FINAL PLAT

HERITAGE CHARTER SCHOOL

A RE-PLAT OF LOTS 4 & 5 OF "THE CROSSING AT MARICOPA" PORTION OF APN 512-42-724, 725, & 726, MARICOPA, AZ. 85138

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 3 EAST

TRACT 'D"

DOC 2016-044010 P.C.R.

(NOT A PART)

OF THE GILA AND SALT RIVER MERIDIAN. PINAL COUNTY. ARIZONA

LOT 4A

KNOW ALL MEN BY THESE PRESENTS: THAT OUR LADY OF GRACE ROMAN CATHOLIC PARISH - MARICOPA, AN ARIZONA NON-PROFIT CORPORATION AND HERITAGE ACADEMY INC., AN ARIZONA NON-PROFIT CORPORATION, AS OWNERS DO HEREBY PUBLISH THIS FINAL "HERITAGE CHARTER SCHOOL" OVER A PORTION OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS, AND FOR, THE PLAT OF SAID "HERITAGE CHARTER SCHOOL" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT AND EASEMENT

CONSTITUTING SAME, AND THAT EACH LOT AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

DEDICATION:

STATE OF ARIZONA

COUNTY OF PINAL

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR THE ABUTTING PROPERTY OWNER.

A CROSS DRAINAGE AGREEMENT BETWEEN OUR LADY OF GRACE ROMAN CATHOLIC PARISH AND HERITAGE ACADEMY INC. FOR THE USE OF THE RETENTION BASIN LOCATED ON TRACT "D" OF THE CROSSING AT MARICOPA PER DOC. 2016-044010 P.C.R.

A CROSS ACCESS AGREEMENT BETWEEN OUR LADY OF GRACE ROMAN CATHOLIC PARISH AND HERITAGE ACADEMY INC. FOR THE USE OF AN ACCESS ROAD FROM HERITAGE ACADEMY'S PROPERTY THROUGH THE OUR LADY OF GRACE ROMAN CATHOLIC PARISH OWNED PARCEL. SAID ROAD SHALL MEET ALL CITY OF MARICOPA'S STANDARD FOR A FIRE ACCESS LANE. FINAL LAYOUT SHALL BE DETERMINED BASED ON BUILD-OUT OF PROPERTY.

IN WITNESS WHEREOF: OUR LADY OF GRACE ROMAN CATHOLIC PARISH - MARICOPA, AN ARIZONA NON-PROFIT CORPORATION AND HERITAGE ACADEMY INC., AN ARIZONA NON-PROFIT CORPORATION, AS OWNERS, HAVE HEREUNDER CAUSED THIER COMPANY NAMES TO BE AFFIXED AND HAS EXECUTED

THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED THIS DAY OF

BY: OUR LADY OF GRACE ROMAN CATHOLIC PARISH - MARICOPA, AN ARIZONA NON-PROFIT CORPORATION
BY:
KEN LEPPER, AUTHORIZED AGENT
ITS:
BY: HERITAGE ACADEMY, INC., AN ARIZONA NON-PROFIT CORPORATION
BY:

ACKNOWLEDGEMENT (OUR LADY OF GRACE ROMAN CATHOLIC PARISH - MARICOPA)

STATE OF ARIZONA) SS COUNTY OF PINAL

ITS:

ON THIS _____ DAY OF _____ 20 ____ , BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED

ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS THEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES

ACKNOWLEDGEMENT (HERITAGE ACADEMY):

STATE OF ARIZONA) SS COUNTY OF PINAL

ON THIS _____ DAY OF ______ 20 ____ , BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED

ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS THEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC MY COMMISSION EXPIRES MY COMMISSION EXPIRES:

LEINHOLDER RATIFICATION: KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN DKT. NO. 2016-003962, RECORDS OF PINAL COUNTY RECORDER. PINAL COUNTY, ARÍZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS PLAT, THE DECLARATION OF RESTRICTIONS RECORDED CONCURRENTLY HEREWITH, AND EACH AND EVERY DEDICATION CONTAINED HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAMES THIS _____, 20 _____,

ACKNOWLEDGEMENT (LEINHOLDER):

) SS

ON THIS _____ DAY OF ____ __ 20 ____ ,BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED

ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS THEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES

MY COMMISSION EXPIRES:

NOTES:

1. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.

2. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.

3. ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN EASEMENTS DEDICATED FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF. NO TREES ARE ALLOWED.

4. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT.

SHEET LEGEND

PLAT SHEET

TRACT "C"

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

INDEX MAP

LOTS 4 AND 5, INCLUSIVE, AND TRACTS A, B, C AND D, INCLUSIVE, OF THE CROSSING AT MARICOPA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN RECORDING NO. 2016-044010.

RECORD DOCUMENTS:

"THE CROSSING AT MARICOPA" AS RECORDED PER FEE NO. 2016-044010 P.C.R.

LOT 3

(NOT A PART)

LOT 5A

"GLENNWILDE PARCEL 17 REPLAT" AS RECORDED PER FEE NO. 2009-117628 & 2011-093070 P.C.R.

OVERALL GROSS AREA: 679.982 SQUARE FEET OR 15.610 ACRES

LOT 4A NET AREA: 435,607 SQUARE FEET OR 10.000 ACRES LOT 5A NET AREA: 244,375 SQUARE FEET OR 5.610 ACRES

CERTIFICATE OF ASSURED WATER SUPPLY:

THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF GLOBAL WATER - SANTA CRUZ WATER COMPANY, LLC WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY OF WHICH IS SUBMITTED WITH THIS PLAT.

SURVEYORS CERTIFICATION:

THIS IS TO CERTIFY THAT THIS RE-PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAMES A. LOFTIS, R.L.S. ARIZONA NO. 26404 6370 E. THOMAS ROAD, SUITE 200 SCOTTSDALE, ARIZONA 85251

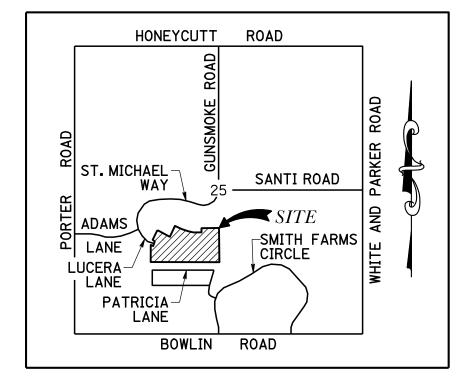
RECORDING:

STATE OF ARIZONA

COUNTY OF PINAL I HEREBY CERTIFY THAT THIS INSTRUMENT IS FILED AT THE REQUEST _ON THIS_____DAY OF_____2O___,

IN BOOK OF MAPS AND PLATS AT PAGE THEREOF AT

VIRGINIA ROSS PINAL COUNTY RECORDER



VICINITY MAP

OUR LADY OF GRACE ROMAN CATHOLIC PARISH - MARICOPA 18700 N SAINT GABRIEL WAY MARICOPA, ARIZONA 85138

CONTACT: KEN LEPPER PHONE: (832) 725-5541 EMAIL: KGLMAILAZ@GMAIL.COM

DEVELOPER: HERITAGE ACADEMY 32 SOUTH CENTER

MESA, ARIZONA 85210 CONTACT: JARED TAYLOR PHONE: (480) 969-5641

EMAIL: JTAYLOR@HERITAGEACADEMYAZ.COM

ENGINEER 3 ENGINEERING 6370 E. THOMAS ROAD, SUITE 200

SCOTTSDALE, ARIZONA 85251 CONTACT: DANEIL G. MANN, P.E. PHONE: (602) 334-4387 EMAIL: DAN@3ENGINEERING.COM

ADDRESS:

PORTION OF APN 512-42-724, 725, & 726, MARICOPA, AZ. 85138

SURVEYOR: 3 ENGINEERING

6370 E. THOMAS ROAD, SUITE 200 SCOTTSDALE, ARIZONA 85251

DATE

DATE

CONTACT: JAMES A. LOFTIS PHONE: (602) 334-4387

BASIS OF BEARING:

THE BASIS OF BEARING IS THE EAST LINE OF LOT 2 OF THE FINAL PLAT FOR GLENNWILDE PARCEL 17 REPLAT, BEARS N 00°11′58"E PER INSTRUMENT NO. 2009-117628, PINAL COUNTY RECORDS.

CERTIFICATIONS AND APPROVAL

APPROVED:

DEVELOPMENT SERVICES DIRECTOR CITY OF MARICOPA, ARIZONA

APPROVED:

CITY ENGINEER CITY OF MARICOPA. ARIZONA

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA, THIS _____ DAY OF _ 20 _____.

MAYOR

CITY CLERK DATE

FINAL PLAT HERITAGE CHARTER SCHOOL

civil engineering

DATE: 04/04/19 FP01 1 of 2

SCOTTSDALE, ARIZONA 8525 PHONE: (602) 334-4387

FAX: (602) 490-3230

WWW.3ENGINEERING.COM

AWN BY: R. HANN

PROJECT NO.

1692

