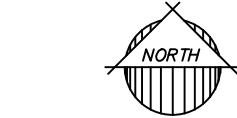
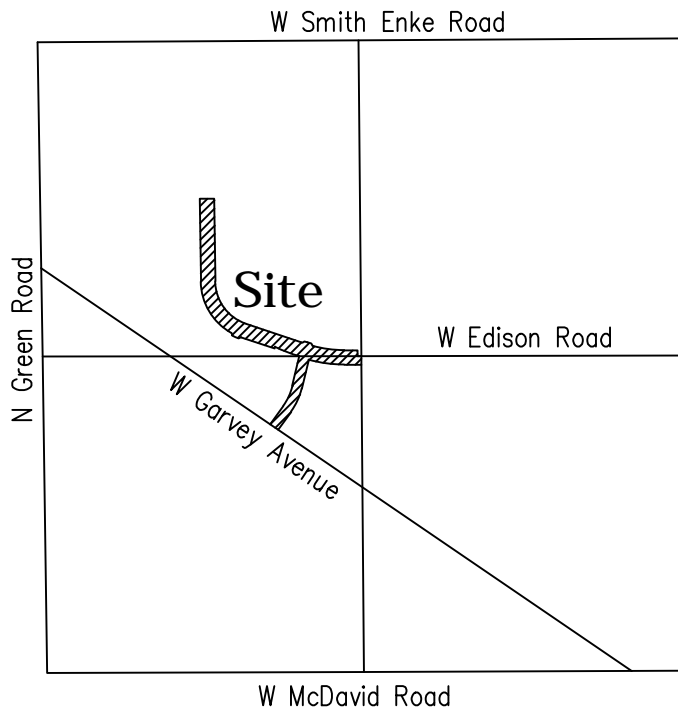


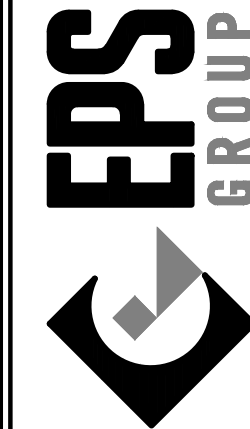
Amended Final Plat of Estrella Gin Business Park

A portion of the West Half of Section 21,
Township 4 South, Range 3 East, Gila and Salt River
Meridian, Pinal County, Arizona
This Final Plat Supercedes and
Amends the "Final Plat of Estrella Business Park", recorded in
Fee No. 2016-059695, Records of Pinal County, Arizona.



VICINITY MAP
N.T.S.

2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

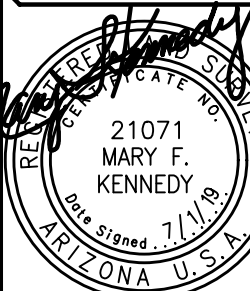


Estrella Gin Business Park
Maricopa, Arizona
Amended Final Plat

Project:

CALL TWO WORKING DAYS
BEFORE YOU DUE
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

Designer: GH
Drawn by: AG



Expires 6/30/2021

Job No.
19-0705

Sheet No.
1
of 4

LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALTY RIVER MERIDIAN, PINAL COUNTY, ARIZONA, LYING NORTH OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY.

EXCEPT THOSE PORTIONS CONVEYED TO PINAL COUNTY, ARIZONA IN QUIT CLAIM DEEDS RECORDED IN DOCKET 973, PAGE 345 AND DOCKET 1018, PAGE 934; AND

ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21;

THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, A DISTANCE OF 945.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE EAST ALONG A LINE PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 70.00 FEET TO A POINT ON A LINE 70 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21;

THENCE SOUTH ALONG SAID LINE, A DISTANCE OF 50.00 FEET;

THENCE WEST ALONG A LINE PERPENDICULAR TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, A DISTANCE OF 70.00 FEET TO A POINT ON SAID WEST LINE;

THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; AND

ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE ARIZONA DEPARTMENT OF TRANSPORTATION ALUMINUM CAP IN HANDHOLE MARKING THE NORTH QUARTER CORNER OF SAID SECTION 21 FROM WHICH THE ARIZONA DEPARTMENT OF TRANSPORTATION ALUMINUM CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 21 BEARS NORTH 89 DEGREES 38 MINUTES 51 SECONDS EAST, A DISTANCE OF 2714.34 FEET;

THENCE SOUTH 00 DEGREES 31 MINUTES 04 SECONDS EAST, ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 21, A DISTANCE OF 2066.95 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 31 MINUTES 04 SECONDS EAST, ALONG SAID NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 21, A DISTANCE OF 563.37 FEET TO THE 1 1/4 INCH IRON PIPE MARKING THE CENTER OF SAID SECTION 21;

THENCE SOUTH 89 DEGREES 53 MINUTES 52 SECONDS WEST, ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 21, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 30.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLE FROM THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 21;

THENCE NORTH 00 DEGREES 31 MINUTES 04 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 371.06 FEET TO THE BEGINNING OF A TANGENT CURVE OF 630.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17 DEGREES 45 MINUTES 10 SECONDS, A DISTANCE OF 195.20 FEET TO THE POINT OF BEGINNING.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

CITY OF MARICOPA, AN MUNICIPAL CORPORATION, DOES HEREBY PUBLISH THIS "FINAL PLAT OF ESTRELLA GIN BUSINESS PARK". LOCATED IN SECTION 21, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN HEREON AND HEREBY DECLARES THIS MAP OF DEDICATION SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE STREETS CONSTITUTING SAME AND THAT SAID STREETS SHALL BE KNOWN BY NAME GIVEN EACH RESPECTIVELY.

THE CITY OF MARICOPA, A MUNICIPAL CORPORATION, IS THE OWNER OF FEE TITLE TO THE FOLLOWING PROPERTY, AND IS THE ONLY PARTY HAVING AN INTEREST IN THE FOLLOWING PROPERTY: (A) THE PROPERTY BEING DEDICATED ON THIS MAP FOR ROADWAY PURPOSES; AND (B) THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS MAP TO THE PUBLIC. OWNER HEREBY WARRANTS TO PINAL COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS, SUBJECT TO ALL MATTERS OF RECORD.

PUBLIC UTILITY EASEMENTS (P.U.E.) ARE DEDICATED FOR THE BENEFIT OF THE PUBLIC AND ARE LOCATED WHERE SHOWN, IN, OVER, AND UNDER THE AREAS DESIGNATED AS SUCH HEREON, FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF NECESSARY UTILITIES. PUBLIC UTILITIES LOCATING UTILITY FACILITIES IN THIS PUBLIC UTILITY EASEMENT SHALL COMPLY WITH THE CODES AND REGULATIONS OF THE CITY OF MARICOPA, ARIZONA. SUCH PUBLIC UTILITIES SHALL BE AND REMAIN RESPONSIBLE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE AND REPAIR OF THEIR UTILITY FACILITIES.

STREETS SHOWN ON THIS FINAL PLAT ARE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS AND PUBLIC UTILITIES.

IN WITNESS WHEREOF:

CITY OF MARICOPA, AN MUNICIPAL CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS FINAL PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED, THIS _____ DAY OF _____, 2019

OWNER: CITY OF MARICOPA, AN MUNICIPAL CORPORATION

BY: _____
ITS: AUTHORIZED REPRESENTATIVE

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF PINAL } SS

ON THIS, THE _____ DAY OF _____, 2019 BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF /HERSELF TO BE _____ CITY OF MARICOPA, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS MAP OF DEDICATION FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS THEREOF:

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES _____

AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
PARCEL 1	1,275,703	29.2861
PARCEL 2	443,773	10.1876
PARCEL 3	428,465	9.8362
PARCEL 4	87,120	2.0000
ROW 1	320,173	7.3502
ROW 2	25,395	0.5830
TOTAL	2,580,630	59.2431

NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES AND DRIVEWAYS.
- LOT AND PARCEL MONUMENTATION TO BE SET AT COMPLETION OF STREET PAVING.
- NO AREA WITHIN THIS SITE IS ABOVE: THE 15% SLOPE.
- ALL NEW OR REPLACED UTILITIES SHALL BE PLACED UNDERGROUND (UNLESS OTHERWISE NOTED).
- ALL WORK WITHIN PUBLIC RIGHT-OF-WAY REQUIRES PERMITS AND INSPECTIONS BY THE CITY OF MARICOPA.
- ALL TRENCH WORK WITHIN THE PUBLIC UTILITY EASEMENT ADJACENT TO PUBLIC RIGHT-OF-WAY, REQUIRES PERMIT AND INSPECTION BY THE CITY OF MARICOPA.
- NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS MAY BE CONSTRUCTED.

CITY NOTES

- ALL STREETS ARE PUBLIC STREETS.
- A THREE INCH BRASS SURVEY MONUMENT WILL BE SET IN CONCRETE AT ALL CENTERLINE, P.C., P.T. AND STREET INTERSECTIONS UPON COMPLETION OF PAVING PLANS.
- ALL NEW OR RELOCATED UTILITIES WILL BE UNDERGROUND.
- MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPE SHALL BE THE RESPONSIBILITY OF CITY OF MARICOPA.

BASIS OF BEARING

THE EAST-WEST MID-SECTION LINE OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, SAID BEARING BEING:

SOUTH 89 DEGREES 53 MINUTES 30 SECONDS WEST

ASSURED WATER SUPPLY:

THE ARIZONA DEPARMENT OF WATER RESOURCES HAS GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY, DWR FILE NO. _____, FOR THE SUBDIVISION IN ACCORDANCE WITH SECTION 45-576 OF THE ARIZONA REVISED STATUTES (ARS).

SANITARY SEWER:

_____ AGREED TO SERVE THIS SUBDIVISION AND HAS NOT AGREED TO ALLOW THE SUBDIVISION TO USE AN ALTRATIVE SEWAGE DISPOSAL METHOD.

BY: _____

OWNER

CITY OF MARICOPA
39700 W. CIVIC CENTER PLAZA
MARICOPA, ARIZONA 85138
PHONE: (520) 316-6944

SURVEYOR

EPS GROUP, INC.
2045 S. VINEYARD AVENUE
SUITE 101
MESA, AZ 85210
PHONE: (480) 503-2250
FAX: (480) 503-2258
CONTACT: GERALD HUGHES, R.L.S.

REFERENCED SURVEYS

FINAL PLAT - FEE NO. 2016-059695, P.C.R.
MAP OF DEDICATION - FEE NO. 2013-000597, P.C.R.
RECORD OF SURVEY - BOOK 21, PAGE 238, P.C.R.
WARRANTY DEED - FEE NO. 2008-008493, P.C.R.
FINAL PLAT - CABINET D, SLIDE 110, P.C.R.

SHEET INDEX

1 COVER, NOTES, DEDICATION, BASIS OF BEARING, LEGAL DESCRIPTION, AND CERTIFICATIONS

2 & 4 FINAL PLAT PLAN SHEET

ACCEPTANCE

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF MARICOPA, ARIZONA THIS _____ DAY OF _____, 2019.

BY: _____
MAYOR CITY CLERK

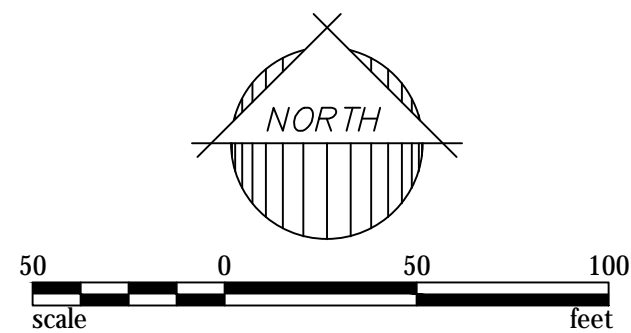
APPROVED:
BY: _____
DEVELOPMENT SERVICES DIRECTOR DATE
CITY OF MARICOPA, ARIZONA

APPROVED:
BY: _____
CITY ENGINEER DATE
CITY OF MARICOPA, ARIZONA

CERTIFICATION

THIS IS TO CERTIFY THAT I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA; THIS PLAT WAS MADE UNDER MY DIRECTION; THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS"; THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF JUNE, 2019; THE SURVEY IS TRUE AND COMPLETE AS SHOWN; MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET BEFORE RECORDATION; THEIR POSITIONS ARE CORRECTLY SHOWN; AND SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MARY KENNEDY
REGISTERED LAND SURVEYOR #21071



2
of 4

