# FINAL PLAT FOR

# "COPPER SKY"-PARCELS 1, 2, 3, 4, & 5

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

ANY STREET DESIGNATED ON THIS PLAT AS PRIVATE STREETS WILL REMAIN PRIVATE.

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

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.

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.

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

ALL TRACTS THAT WILL NOT BE DEDICATED TO THE CITY OF MARICOPA AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF MARICOPA AND SHALL BE CONVEYED BY WARRANTY (OR SPECIAL WARRANTY) DEED TO THE HOME OWNERS' ASSOCIATION. THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.

ALL TRACTS THAT WILL NOT BE DEDICATED TO THE CITY OF MARICOPA AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF MARICOPA AND SHALL BE OWNED IN COMMON, WITH AN UNDIVIDED INTEREST BY ALL LOT OWNERS IN THIS SUBDIVISION. THE COMMON PROPERTY SHALL BE INCLUDED WITHIN THE SCOPE OF DEEDS TRANSFERRING OWNERSHIP OF LOTS IN THIS SUBDIVISION. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON

TRACT, LOT AND PARCEL MONUMENTATION TO BE SET AT COMPLETION OF STREET

#### UTILITY COMPANIES

GLOBAL WATER RESOURCES SEWER GLOBAL WATER RESOURCES

## **WATER**

COPPER SKY COMMERCIAL PARK LIES WITHIN THE SERVICE AREA OF GLOBAL WATER RESOURCES. 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 DEVELOPMENT HAS BEEN RECEIVED FROM GLOBAL WATER RESOURCES AS EVIDENCED BY THE SIGNED DRINKING WATER SERVICE AGREEMENT. A COPY OF WHICH IS SUBMITTED WITH THIS PLAT.

BY:\_\_\_\_\_

ITS: AUTHORIZED REPRESENTATIVE

#### SANITARY SEWER

COPPER SKY COMMERCIAL PARK IS WITHIN THE SERVICE AREA OF THE GLOBAL WATER RESOURCES DOMESTIC SEWER IMPROVEMENT DISTRICT. ON-SITE SANITARY SEWER DISTRIBUTION LINES WILL BE CONSTRUCTED BY THE DEVELOPER OF COPPER SKY COMMERCIAL PARK AND OWNED AND MAINTAINED BY GLOBAL WATER RESOURCES.

ITS: AUTHORIZED REPRESENTATIVE

#### CONVEYANCE AND DEDICATION

STATE OF ARIZONA } ss COUNTY OF PINAL

KNOWN ALL MEN BY THESE PRESENTS THAT O1W, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "COPPER SKY", A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA AS SHOWN PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "COPPER SKY". AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSION OF LOTS, EASEMENTS, TRACTS AND STREETS CONSTITUTING THE SAME, AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER AND NAME GIVEN EACH RESPECTIVELY, AND THAT O1W, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS AND HEREBY GRANTS TO THE PUBLIC THE DRAINAGE AND PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID PLAT.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

RIGHT-OF-WAY, AS SHOWN PLATTED HEREON, IS HEREBY DEDICATED FOR PUBLIC USE. 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.

IN WITNESS WHEREOF, O1W, AS OWNER, HAS HEREUNTO CAUSED IT'S NAME TO BE THE SAME TO BE ATTESTED BY THE SIGNATURE OF (OWNER OR DESIGNATED SIGNATORY AND TITLE)

#### <u>ACKNOWLEDGMENT</u>

STATE OF ARIZONA COUNTY OF PINAL ON THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2021, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIM/HERSELF TO BE \_\_\_\_ \_\_\_\_\_ AND BEING AUTHORIZED TO DO SO ON

BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR HTE PURPOSES THEREIN

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES

#### LEGAL DESCRIPTION

SURVEYOR NOTES

REQUIRED MAINTENANCE

PROPERTY OWNER IS NOTIFIED BY THE CITY.

ARIZONA BEARING S89°54'45"E. (ASSUMED BEARING)

BASIS OF BEARING

1-FIELDWORK WAS COMPLETED IN THE MONTH OF SEPTEMBER, 2019.

2-ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

MAY BE DISCLOSED BY A CURRENT TITLE REPORT OR OTHER RESEARCH.

3-THIS SURVEYOR HAS MADE NO INDEPENDENT SEARCH FOR TAXES, ASSESSMENTS, RESERVATIONS IN PATENT, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, LIENS,

COVENANTS, CONDITIONS OF RESTRICTIONS OR ANY OTHER RECORD INFORMATION THAT

1. PROPERTY OWNERS AND/OR HOMEOWNER ASSOCIATIONS SHALL PROPERLY MAINTAIN

ALL LANDSCAPE MATERIALS AND LANDSCAPED AREAS, INCLUDING THAT WITHIN THE PUBLIC RIGHTS-OF-WAY ADJACENT TO THE DEVELOPMENT, IN ACCORDANCE WITH THE

APPROVED LANDSCAPE PLAN, EXCEPT IN AND ALONG PUBLIC RIGHTS-OF-WAY AND EASEMENTS WHERE THE CITY OF MARICOPA HAS AGREED TO PROVIDE MAINTENANCE.

2. REPLACEMENT OF DEAD TREES ALONG ARTERIAL AND COLLECTOR STREET SHALL BE

BY THE INDIVIDUAL PROPERTY OWNER OR THE HOMEOWNER'S ASSOCIATION AND SHALL

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH,

RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY,

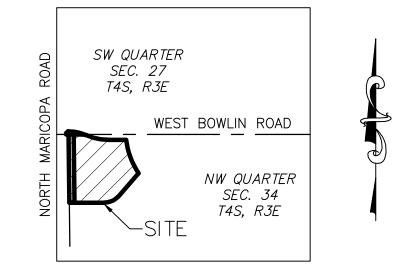
BE COMPLETED WITHIN THREE (3) MONTHS FROM THE DATE THAT THE ASSOCIATION OR

SHEET INDEX

TITLE SHEET, TRACT TABLES, AND KEY MAP 2 FINAL PLAT

### PARCEL TABLE

PARCEL TABLE		
PARCEL	NET AREA (ACRES)	
PARCEL 1	88487.23	
PARCEL 2	34007.64	
PARCEL 3	34366.80	
PARCEL 4	92454.32	
PARCEL 5	110693.69	



VICINITY MAP

SCALE: 1" = 1000'

#### TRACT TABLE

TRACT TABLE				
TRACT	NET AREA (ACRES)	OWNER	USE	
RIGHT-OF-WAY	20884.34	CITY OF MARICOPA	ACCESS	

### LAND USE TABLE

LAND USE TABLE		
AREA ID	AREA (ACRES)	
GROSS ACREAGE	380892.62	
AREA OF TRACTS	20884.34	
NET ACREAGE	360008.28	
AREA OF PARCELS	360008.28	

#### LEGEND

———— SECTION LINE ----- MONUMENT LINE SUBDIVISION BOUNDARY —— LOT LINES ---- EXISTING EASEMENT BRASS CAP (AS NOTED) CONCRETE NAIL (AS NOTED)

REBAR PIN (AS NOTED)

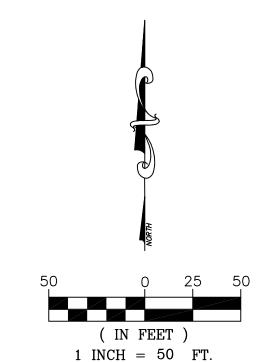
PCR. PINAL COUNTY RECORDER MEASURED BEARINGS/DISTANCES RECORDED BEARINGS/DISTANCES

### OWNER OF RECORD

CITY OF MARICOPA, A MUNICIPAL CORPORATION 39700 WEST CIVIC CENTER PLAZA MARICOPA, ARIZONA 85138 P: 520-316-6986 F: 520-568-9120 CONTACT: MR. RODOLFO LOPEZ

## CITY DEPARTMENT APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021. ECONOMIC & COMMUNITY DEVELOPMENT DIRECTOR CITY ENGINEER



CITY COUNCIL APPROVALS

CITY OF MARICOPA, ARIZONA

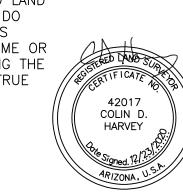
APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021. BY: \_\_\_\_\_\_ DATE: \_\_\_\_\_ \_\_\_\_\_\_ DATE: \_\_\_\_\_\_

> I, COLIN D. HARVEY, A DULY LICENSED LAND SURVEYOR IN THE STATE OF ARIZONA DO HEREBY CERTIFY THAT THIS DRAWING IS BASED ON A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH OF NOVEMBER, 2020 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEYOR CERTIFICATE

ARIZONA R.L.S. 42017

DRAWN BY: JH JOB NUMBER A FINAL PLAT



CHECKED BY: CDH

HARVEY LAND SURVEYING, INC. P.O. BOX 10772 CASA GRANDE, AZ 85130 PHONE: (520) 876-4786 E-MAIL: COLEHARVEY@HARVEYSURVEYING.COM

DATE: DECEMBER 23, 2020 SHEET 1 OF 2 2020-122

