

FINAL PLAT
OF
WEST MARICOPA VILLAGE

A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 2 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
PINAL COUNTY, ARIZONA.

OWNER / DEVELOPER

MARICOPA 35, LLC
MATRIX EQUITIES, INC. (ITS MANAGER)
10446 N. 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
PHONE: (480) 945-9292
CONTACT: RONALD SMITH P.E.
EMAIL: ron@matrix-equities.com

LAND SURVEYOR

BOWMAN CONSULTING
1295 W. WASHINGTON STREET, SUITE 108
TEMPE, ARIZONA 85281
PHONE: (480) 629-8830
CONTACT: DOUGLAS B. TONEY
EMAIL: dtoney@bowmanconsulting.com

ENGINEER

BOWMAN CONSULTING
1295 W. WASHINGTON STREET, SUITE 108
TEMPE, AZ 85281
PHONE: (480) 629-8830
CONTACT: JEFFREY RYBARCZYK P.E.
EMAIL: jrybarczyk@bowmanconsulting.com

NOTES

- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACE UNDERGROUND.
- MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING WITHIN THE STREET RIGHT-OF-WAYS SHALL BE THE RESPONSIBILITY OF THE CITY OF MARICOPA.
- ALL WORK WITHIN PUBLIC RIGHT-OF-WAY REQUIRES PERMITS FROM AND INSPECTIONS BY THE CITY OF MARICOPA.
- ALL TRENCH WORK WITHIN PUBLIC UTILITY EASEMENT REQUIRES PERMITS FROM AND INSPECTIONS 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.

BENCHMARK:

NGS CONTROL POINT Z 284 BRASS DISK SET IN CONCRETE MONUMENT
LATITUDE: 33°03'39.06" W
LONGITUDE: 112°03'18.99" W
ELEVATION: 1166.52 (NAVD88)

BASIS OF BEARINGS:

NORTH 89 DEGREES 38 MINUTES 46 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, ACCORDING TO THE FINAL PLAT OF ESTRELLA GIN BUSINESS PARK, FEE # 2016-059695 OFFICAL RECORDS OF PINAL COUNTY.

LAND USE TABLE:

OVERALL AREA	35.2408	ACRES
AREA OF PRIVATE STREETS	1.4286	ACRES
NET ACREAGE	33.8122	ACRES
TOTAL NUMBER OF LOTS	3	LOTS

UTILITY SERVICE PROVIDERS

UTILITY	COMPANY
WATER	GLOBAL WATER
SEWER	GLOBAL WATER
ELECTRICITY	ELECTRICAL DISTRICT NO. 3
GAS	SOUTHWEST GAS
TELEPHONE	CENTURY LINK
CABLE TV	ORBITEL
FIRE	CITY OF MARICOPA FIRE DISTRICT
POLICE	PINAL COUNTY SHERIFF'S DEPT
SOLID WASTE	VARIOUS COLLECTION PROVIDERS AVAILABLE

LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THE NORTH 33 FEET THEREOF; AND

EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PARCEL AS CONVEYED TO THE STATE OF ARIZONA, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, RECORDED IN DOCKET 1495, PAGE 17, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 21, WHICH LIES BETWEEN THE SOUTH LINE OF THE EXISTING 33.00 FOOT PUBLIC HIGHWAY RIGHT-OF-WAY AND THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21;

THENCE SOUTH 00 DEGREES 52 MINUTES 48 SECONDS EAST, A DISTANCE OF 50.00 FEET ALONG THE WEST LINE OF SAID SECTION 21 TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 39 MINUTES 03 SECONDS EAST, A DISTANCE OF 2900 FEET TO THE POINT OF TERMINUS OF SAID LINE; AND

EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PARCEL AS CONVEYED TO THE CITY OF MARICOPA, AN ARIZONA MUNICIPAL CORPORATION, RECORDED IN RECORDING NO. 2015-083664, DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21 BEING AN A.D.O.T. ALUMINUM CAP IN HAND HOLE, FROM WHICH THE NORTH QUARTER CORNER THEREOF BEING AN A.D.O.T. ALUMINUM CAP IN HAND HOLE, BEARS NORTH 89 DEGREES 38 MINUTES 46 SECONDS EAST, A DISTANCE OF 2673.85 FEET;

THENCE NORTH 89 DEGREES 38 MINUTES 46 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 1336.93 FEET TO THE NORTHWEST QUARTER CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21;

THENCE SOUTH 00 DEGREES 42 MINUTES 44 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 50.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 50.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 38 MINUTES 46 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 120.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 120.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21;

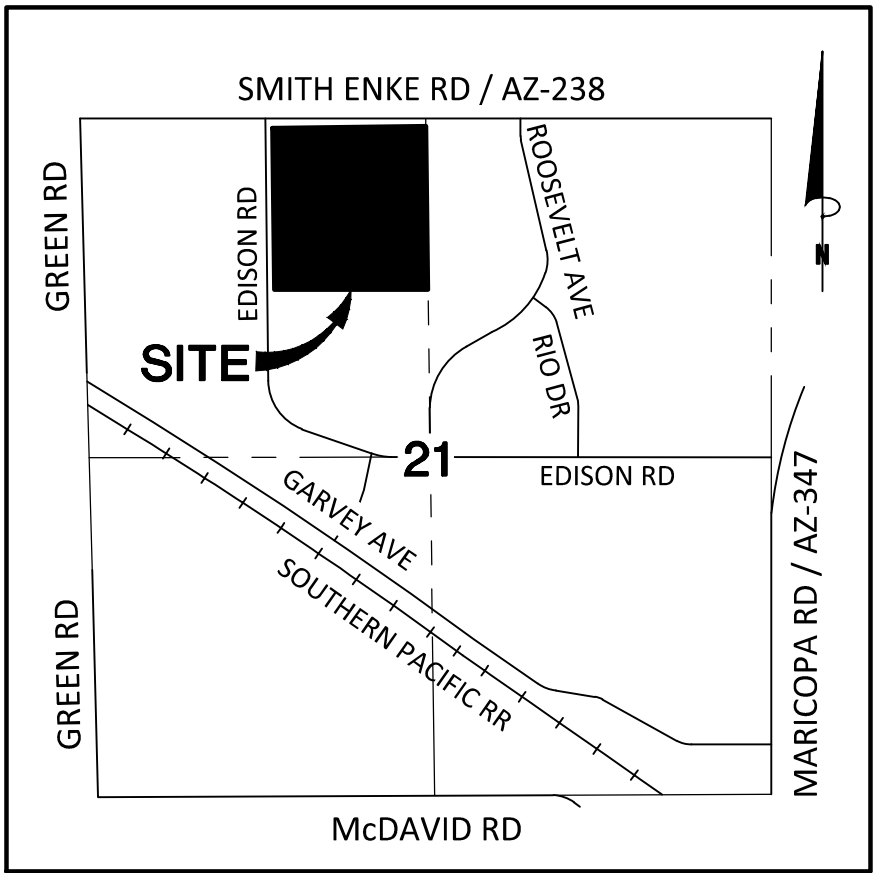
THENCE SOUTH 00 DEGREES 42 MINUTES 44 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1262.61 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21;

THENCE SOUTH 89 DEGREES 46 MINUTES 06 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 120.00 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21;

THENCE NORTH 00 DEGREES 42 MINUTES 44 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 1262.36 FEET TO THE POINT OF BEGINNING

DECLARATION & PROPERTY OWNERS ASSOCIATION

A DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR WEST MARICOPA VILLAGE (THE "DECLARATION") WILL BE RECORDED PRIOR TO THE RECDORDATION OF THE PLAT OF THE SUBJECT PROPERTY. SAID DECLARATION SHALL DEFINE ALL "COMMON AREAS" WITHIN WEST MARICOPA VILLAGE (THE "PROJECT") AND SHALL ESTABLISH THAT SAID COMMON AREAS ARE SUBJECT TO RECIPROCAL CROSS-EASEMENTS FOR THE BENEFIT OF ALL PORTIONS OF THE PROJECT FOR THE PURPOSES, AMONG OTHER THINGS, OF PERMITTING (i) VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE COMMON AREAS WITHIN THE PROJECT, (ii) PARKING WITHIN THE PARKING AREAS CONSTRUCTED WITHIN THE PROJECT, (iii) INSTALLATION, OPERATION, AND MAINTENANCE OF UTILITIES, (iv) MAINTENANCE AND CONSTRUCTION OF IMPROVEMENTS WITHIN THE PROJECT, INCLUDING BUILDINGS, DRIVEWAYS, PARKING AREAS AND LANDSCAPED AREAS, AND (v) ENCROACHMENTS. PURSUANT TO THE DECLARATION THE WEST MARICOPA VILLAGE PROPERTY OWNERS ASSOCIATION WILL BE FORMED, WHICH SHALL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS, INCLUDING ACCESS DRIVEWAYS, DRIVEWAY AND PARKING LOT LIGHTING, LANDSCAPING AND DRAINAGE FACILITIES LOCATED IN COMMON AREAS.



VICINITY MAP
N.T.S.

CITY COUNCIL APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA, THIS ____ DAY OF _____, 2021.

BY: _____ DATE _____
MAYOR

BY: _____ DATE _____
CITY CLERK

CITY DEPARTMENT APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA, THIS ____ DAY OF _____, 2021.

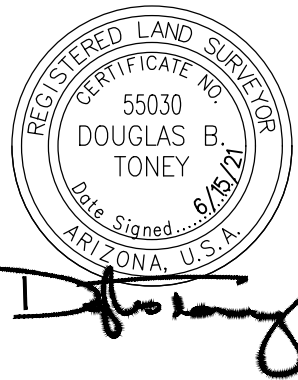
BY: _____ DATE _____
ECONOMIC & COMMUNITY DEVELOPMENT DIRECTOR

BY: _____ DATE _____
CITY ENGINEER

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER 2020, AND THIS PLAT REPRESENTS THE SURVEY MADE. I FURTHER CERTIFY ALL EXTERIOR BOUNDARY MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE ACCURATELY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: DOUGLAS B. TONEY
REGISTERED LAND SURVEYOR NO. 55030
BOWMAN CONSULTING
1295 WEST WASHINGTON STE 108
TEMPE, ARIZONA 85281



SHEET INDEX

- COVER, NOTES, DEDICATION
- PLAT MAP, CURVE TABLE, LOT AREA TABLE

DECLARATION, TITLE WARRANTY, AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: MARICOPA 35, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "WEST MARICOPA VILLAGE", LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME AND THAT SAID LOTS, TRACTS, STREETS AND EASEMENTS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY.

MARICOPA 35, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, IS THE OWNER OF FEE TITLE IN: (A) THE PROPERTY BEING DEDICATED ON THIS PLAT FOR ROADWAY PURPOSES AND ALL INCIDENTALS THERETO; AND (B) THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE PUBLIC. MARICOPA 35, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY WARRANTS TO THE CITY OF MARICOPA, A MUNICIPAL CORPORATION IN THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS, SUBJECT TO ALL MATTERS OF RECORD.

STREETS SHOWN ON THIS PLAT ARE PRIVATE ACCESS EASEMENTS, INCLUDING, DRAINAGE, TELECOMMUNICATIONS AND PUBLIC UTILITIES.

NON-EXCLUSIVE DRAINAGE EASEMENTS, TRAIL EASEMENTS, MULTI-USE EASEMENTS, EMERGENCY ACCESS EASEMENTS AND INGRESS/EGRESS EASEMENTS ARE HEREBY GRANTED UPON, OVER, ACROSS AND THROUGH THE AREAS DESIGNATED AS SUCH HEREON. NO USE SHALL BE PERMITTED WITHIN THE EASEMENTS WHICH WOULD PROHIBIT OR INTERFERE WITH THE INTENDED USE. MAINTENANCE OF THE EASEMENTS SHALL BE THE RESPONSIBILITY OF WEST MARICOPA VILLAGE PROPERTY OWNERS ASSOCIATION.

PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS AND THROUGH THE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION.

IN WITNESS WHEREOF: MARICOPA 35, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED THEIR NAME TO BE AFFIXED AND HAVE EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED, THIS ____ DAY OF _____, 2021.

BY: MATRIX EQUITIES INC.

ITS: MANAGER

BY: _____
LARRY L. MILLER

ITS: PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF PINAL

ON THIS ____ DAY OF _____, 2021, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED LARRY L. MILLER, WHO ACKNOWLEDGED HIMSELF TO BE PRESIDENT OF MATRIX EQUITIES, INC., AND BEING AUTHORIZED SO TO DO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC MY COMMISSION EXPIRES: ____

LIENHOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS: THAT JOHN AND VINCE PROPERTIES L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS BENEFICIARY UNDER THAT DEED OF TRUST RECORDED APRIL 26, 2019, AS INSTRUMENT NO. 2019-031924, OFFICIAL RECORD OF PINAL COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS PLAT, THE DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY HEREWITH, AND EACH AND EVERY DEDICATION CONTAINED HEREIN AND CONSENTS TO ALL OF THE TERMS AND PROVISIONS OF THE FOREGOING DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR WEST MARICOPA VILLAGE.

LIENHOLDER APPROVAL STATEMENT

IN WITNESS WHEREOF, JOHN AND VINCE PROPERTIES L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF JOHN BLAUVELT, ITS MEMBER THEREUNTO DULY AUTHORIZED THIS ____ DAY OF _____, 2021.

LIENHOLDER/AUTHORIZED SIGNER

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF PINAL

ON THIS ____ DAY OF _____, 2021, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED JOHN BLAUVELT, WHO ACKNOWLEDGED HIMSELF TO BE MEMBER OF JOHN AND VINCE PROPERTIES L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AND BEING AUTHORIZED SO TO DO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

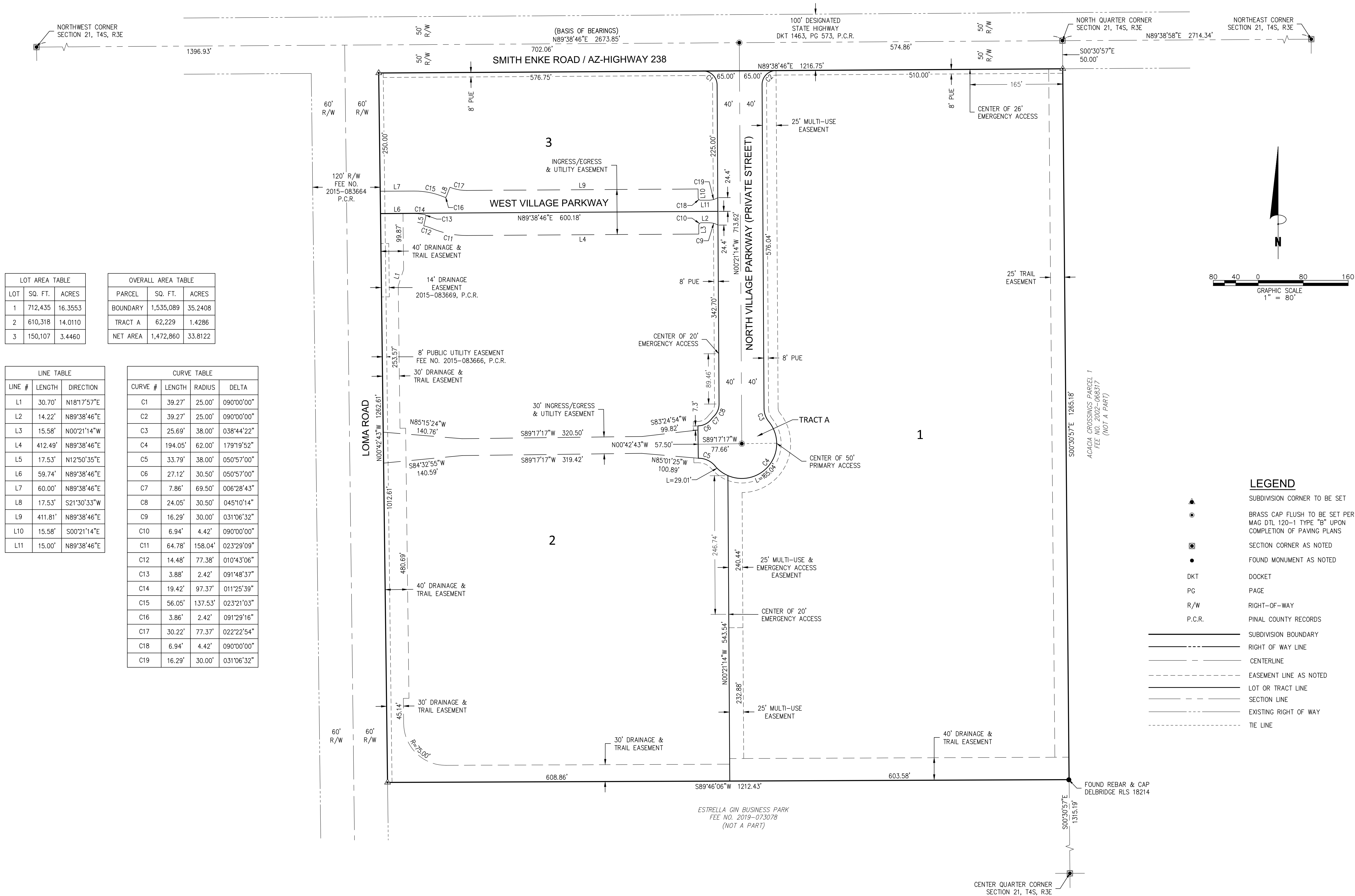
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC MY COMMISSION EXPIRES: ____

FINAL PLAT OF
WEST MARICOPA VILLAGE
MARICOPA, ARIZONA

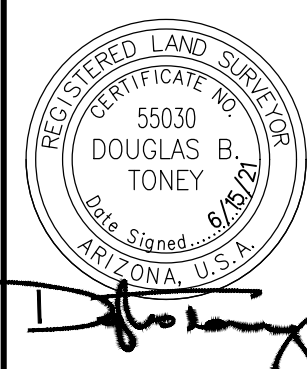
Bowman
CONSULTING
Bowman Consulting Group, Ltd.
1295 W Washington Street, #108
Tempe, AZ 85281
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowmanconsulting.com

DATE: 6/15/21
PROJ NO: 050712-03
TASK NUM: 001
DRAWN BY: TL
CHECKED: DT
QUALITY: JR
CLIENT NO:
SCALE
N.T.S.
1 of 2



FINAL PLAT OF
WEST MARICOPA VILLAGE
MARICOPA, ARIZONA

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DATE: 6/15/21
PROJ NO: 050712-03
TASK NUM: 001
DRAWN BY: TL
CHECKED: DT
QUALITY: JR
CLIENT NO:
SCALE
1" = 80'
2 OF 2