

# RE-PLAT OF LOT 1 OF A MINOR LAND DIVISION OF LOT 1, MOUNTAIN RANCH MARKETPLACE AT ESTRELLA

BEING A RE-PLAT OF LOT 1 OF "A MINOR LAND DIVISION OF LOT 1, MOUNTAIN RANCH MARKETPLACE AT ESTRELLA" AS RECORDED IN BOOK 1296, PAGE 11,  
RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN A PORTION OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 2 WEST,  
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

## DECLARATION OF PURPOSE

STATE OF ARIZONA )  
 )SS  
COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENTS:

THAT KDCNC, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF A RE-PLAT OF "A MINOR LAND DIVISION OF LOT 1, MOUNTAIN RANCH MARKETPLACE AT ESTRELLA" AS RECORDED IN BOOK 1296, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA, AND "LOT 2, 3 AND 4, MOUNTAIN RANCH MARKETPLACE AT ESTRELLA" RECORDED IN BOOK 1024 OF MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA, A PORTION OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND EASEMENTS CONSTITUTING THE SAME. EACH LOT SHALL BE KNOWN BY THE NUMBER, LETTERS OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

SIGNATURES OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED TO DO SO.

BY: KDCNC, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

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

ITS: \_\_\_\_\_

## DECLARATION OF PURPOSE ACKNOWLEDGMENT:

STATE OF ARIZONA )  
 )SS  
COUNTY OF MARICOPA )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2018,  
BY \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_.

BY: \_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

## LENDER'S CONSENT AND SUBORDINATION

THE UNDERSIGNED, A BENEFICIARY UNDER A CERTAIN DEED OF TRUST ENCUMBERING THE PROPERTY, HEREBY EXPRESSLY CONSENTS TO AND JOINS IN THE EXECUTION AND RECORDING OF THIS SUBDIVISION RE-PLAT.

IT IS EXPRESSLY UNDERSTOOD THAT THIS CONSENT SHALL NOT, IN ANY WAY, AFFECT THE LIEN OF THE DEED OF TRUST UPON THE REMAINDER OF THE PROPERTY. THE UNDERSIGNED REPRESENTS THAT HE OR SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS LENDER'S CONSENT AND SUBORDINATION ON BEHALF OF THE LENDER.

BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION

BY: \_\_\_\_\_  
AUTHORIZED REPRESENTATIVE

## ACKNOWLEDGMENT:

STATE OF ARIZONA )  
 )SS  
COUNTY OF MARICOPA )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2018,  
BY \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_.

BY: \_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

## APPROVALS:

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA

THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2018,

BY: \_\_\_\_\_  
CITY ENGINEER

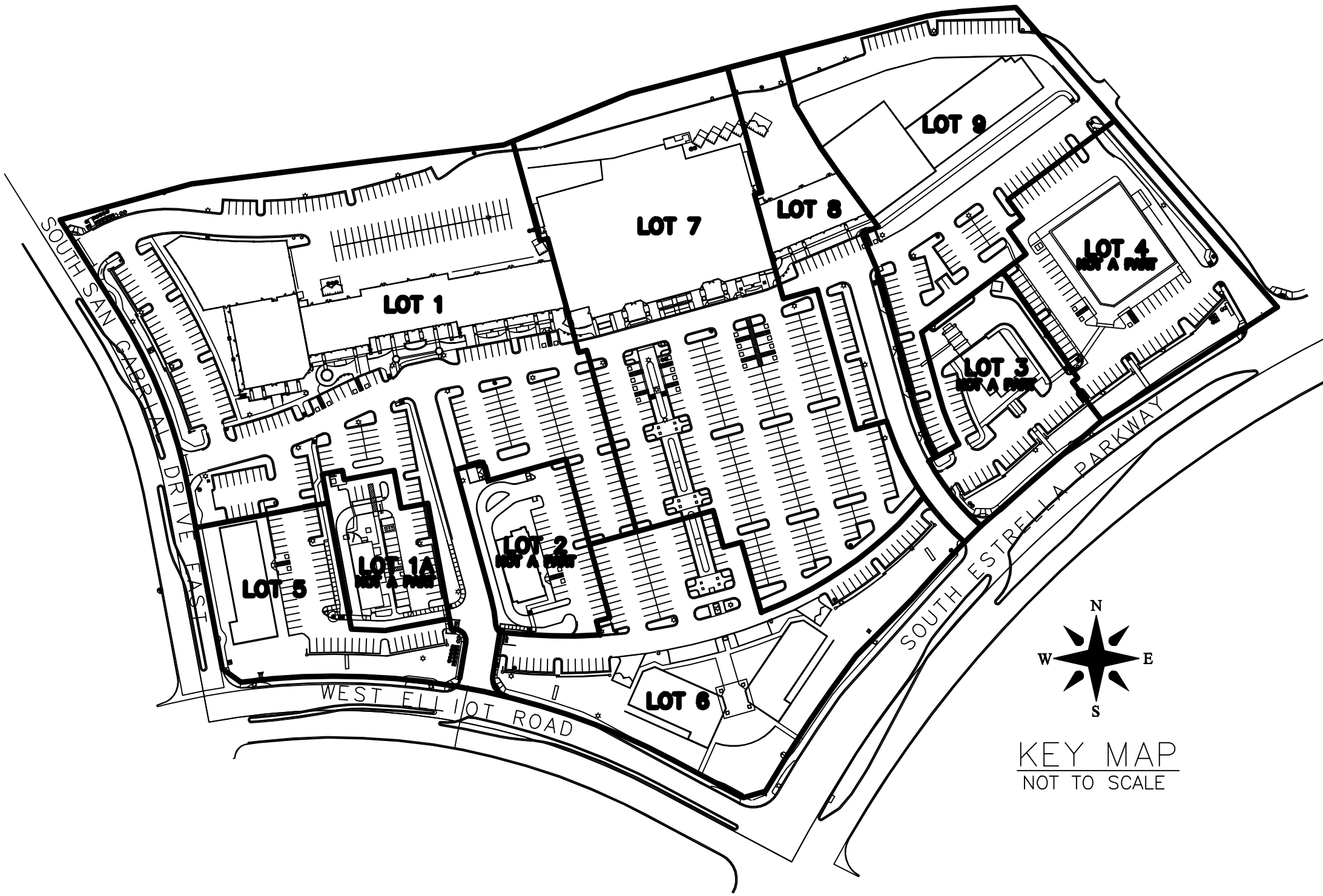
APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA

THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2018,

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

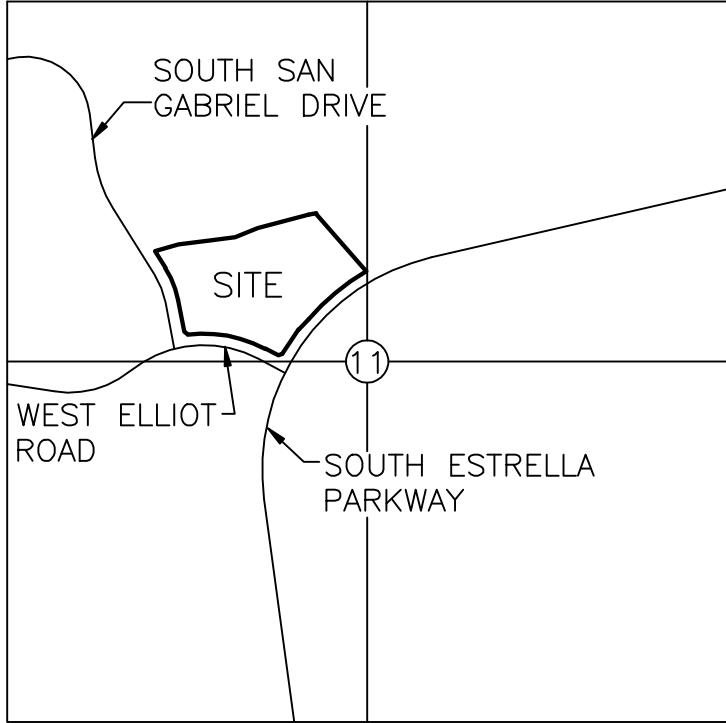
ATTEST: \_\_\_\_\_  
CITY CLERK

LOT AREA TABLE		
LOT 1	263,149 S.F.	6.0411 ACRES
LOT 5	48,065 S.F.	1.1034 ACRES
LOT 6	112,366 S.F.	2.5796 ACRES
LOT 7	195,416 S.F.	4.4861 ACRES
LOT 8	53,755 S.F.	1.2340 ACRES
LOT 9	110,156 S.F.	2.5288 ACRES
TOTAL	782,907 S.F.	17.9730 ACRES



## NOTES

- 1.) THIS DEVELOPMENT IS WITHIN THE SERVICE AREA OF THE CITY OF GOODYEAR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARS 45-576 SUBSECTION B. THE CITY OF GOODYEAR'S ASSURED WATER SUPPLY DESIGNATION IS SUPPORTED IN PART BY THE CITY'S MEMBERSHIP IN THE CENTRAL ARIZONA GROUNDWATER REPLENISHMENT DISTRICT (CAGRD). PROPERTY WITHIN THIS DEVELOPMENT MAY BE ASSESSED A FEE BASED ON ITS PRO RATA SHARE OF THE CITY'S COST FOR CAGRD PARTICIPATION.
- 2.) NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT: UTILITIES, ASPHALT PAVING, GRASS, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING. THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTIONS, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING OR RECONSTRUCTING UTILITY FACILITIES.
- 3.) NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION SHALL BE PLANTED NOR WILL BE ALLOWED TO GROW WITHIN, ON OR OVER ANY DRAINAGE EASEMENT WHICH WOULD OBSTRUCT OR DIVERT THE FLOW OF STORM WATER. THE CITY MAY, IF IT SO DESIRES, CONSTRUCT OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND OF THE DRAINAGE EASEMENT.
- 4.) STRUCTURES WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET; LANDSCAPING WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN TWO (2) FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN SEVEN (7) FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACES LESS THAN EIGHT (8) FEET APART.
- 5.) THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON A PROPERTY.
- 6.) THIS PARCEL IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHTS AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM PHOENIX-GOODYEAR AIRPORT AND LUKE AIR FORCE BASE.
- 7.) ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND, EXCLUDING POWER LINES 69KV AND LARGER.
- 8.) ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THE THEIR PLACEMENT,
- 9.) THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES, OR LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.
- 10.) MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE POA OR HOA, WITH THE FOLLOWING EXCEPTIONS (RESIDENTIAL AND COMMERCIAL SUBDIVISION-LIST THE LOTS AND SPECIFY THE EXCEPTIONS).
- 11.) THERE IS A RECORDED EASEMENT FOR INGRESS/EGRESS AND PUBLIC UTILITIES BY RECIPROCAL EASEMENT AGREEMENT RECORDED AS 2007-635652 OF OFFICIAL RECORDS AND FIRST AMENDMENT RECORDED AS 2008-781451 OF OFFICIAL RECORDS THAT PROVIDES LEGAL ACCESS TO A PUBLIC WAY FOR ALL LOTS WITHIN THE PLATTED BOUNDARY.



VICINITY MAP  
NOT TO SCALE

## UTILITY PROVIDERS

WATER: CITY OF GOODYEAR  
SEWER: CITY OF GOODYEAR  
ELECTRIC: ARIZONA PUBLIC SERVICE  
GAS: SOUTHWEST GAS  
TELEPHONE: CENTURY LINK  
FIRE: CITY OF GOODYEAR  
REFUSE COLLECTION: PRIVATE COMMERCIAL HAULER

## OWNER/DEVELOPER

KDCNC, LLC, AN ARIZONA LIMITED LIABILITY COMPANY  
C/O KITCHELL DEVELOPMENT  
SUITE 100  
PHOENIX, ARIZONA 85016  
PHONE: 480-391-6000  
CONTACT: ROBERT SCHRAMM

## LEGAL DESCRIPTION

LOT 1, OF A MINOR LAND DIVISION OF LOT 1, MOUNTAIN RANCH MARKETPLACE AT ESTRELLA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1296, OF MAPS, PAGE 11.

## REFERENCE DOCUMENTS

A MINOR LAND DIVISION OF " LOT 1, MOUNTAIN RANCH MARKETPLACE AT ESTRELLA", AS RECORDED IN BOOK 1296 OF MAPS, PAGE 11, RECORDS OF MARICOPA COUNTY, ARIZONA..

FINAL PLAT OF "MOUNTAIN RANCH MARKETPLACE AT ESTRELLA", AS RECORDED IN BOOK 1024 OF MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA..

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS FINAL PLAT IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11 TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, BEING N01°14'17"E PER THE FINAL PLAT OF "MOUNTAIN RANCH MARKETPLACE AT ESTRELLA", AS RECORDED IN BOOK 1024 OF MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA..

## LAND SURVEYOR'S CERTIFICATE

I, RICHARD A. STOCKMAN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF TWO PAGES, REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF NOVEMBER, 2017, THAT THIS SURVEY IS TRUE AND ACCURATE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

*Richard A. Stockman*  
RICHARD A. STOCKMAN  
11042 N. 24TH AVENUE, SUITE 101  
PHOENIX, ARIZONA 85029  
PH: 602-368-8644  
ARIZONA REGISTERED LAND SURVEYOR #36326



## SHEET INDEX

SHEET 1: DEDICATION, ACKNOWLEDGMENTS, APPROVAL SIGNATURES, SURVEYORS CERTIFICATE, LEGAL DESCRIPTION, BASIS OF BEARINGS, NOTES, LENDERS CONSENT, LOT AREA TABLE, REFERENCE DOCUMENTS.

SHEET 2: PLAT MAPPING.

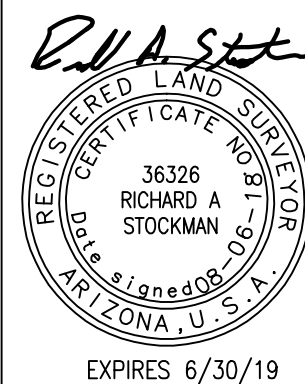
11042 N. 24TH AVE, STE 101  
PHOENIX, ARIZONA 85029  
PHONE :602-368-8644  
WWW.S&WLANDSURVEYING.COM

LAND  
SURVEYING  
SERVICES

S&W

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MOUNTAIN RANCH MARKETPLACE AT ESTRELLA

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EXPIRES 6/30/19

SHEET

1 OF 2

