

MINOR REPLAT OF "HUNT RETAIL OF SAN TAN HEIGHTS LOT 2"

A REPLAT OF LOT 2 OF HUNT RETAIL OF SAN TAN HEIGHTS, ACCORDING TO FEE NUMBER 2018-048866, OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.



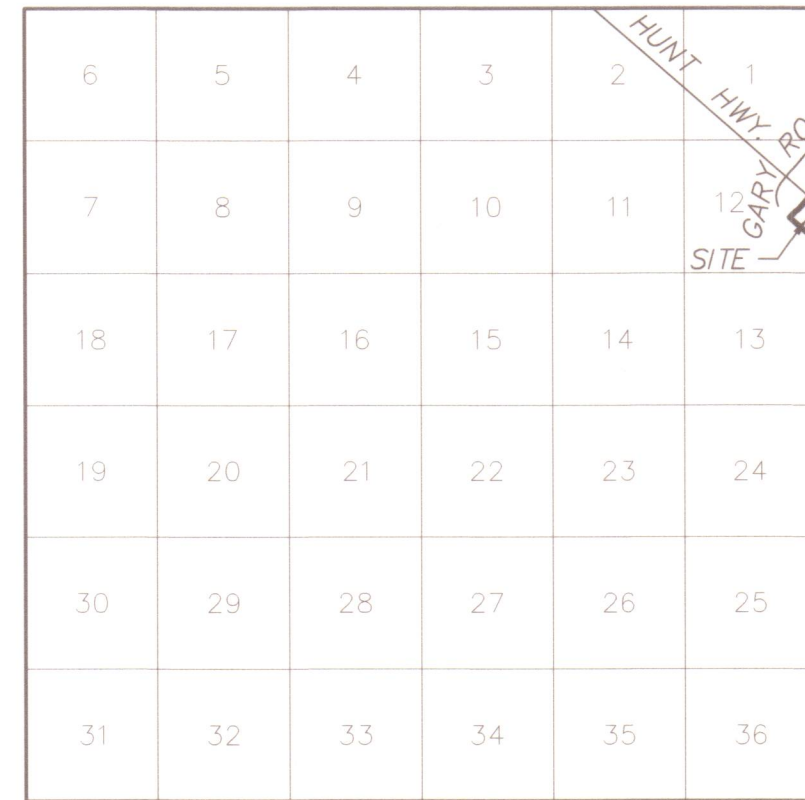
NOTES:

1. THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF EPCOR, 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 A WILL-SERVE LETTER PROVIDED BY JOHNSON UTILITIES LLC, A COPY OF WHICH HAS BEEN SUBMITTED WITH THIS PLAT.
2. NO STRUCTURE SHALL BE CONSTRUCTED IN NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE STORM WATER RETENTION/DETENTION AREAS OR TO DRAINAGE EASEMENTS WITHOUT PRIOR APPROVAL BY PINAL COUNTY.
3. THE STORMWATER RETENTION VOLUMES REQUIRED BY THE PINAL COUNTY DRAINAGE ORDINANCE HAVE BEEN MET AND THE OVERALL GROSS RETENTION/DETENTION VOLUMES WILL NOT BE CHANGED WITHOUT PRIOR APPROVAL OF PINAL COUNTY. MAINTENANCE OF THE AREAS SUBJECT TO STORM WATER RETENTION/DETENTION SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.
4. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND AS REQUIRED.
5. ALL TRENCH WORK WITHIN PUBLIC UTILITY EASEMENTS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
6. ON ALL LOTS THE OWNER AND/OR DEVELOPER SHALL ENSURE THAT THE STRUCTURE CAN FIT WITHIN THE BUILDING SETBACKS.
7. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, AS ADOPTED BY PINAL COUNTY AND ADMINISTERED BY THE PINAL COUNTY BUILDING SAFETY DEPARTMENT.
8. NO SCHOOLS OR DAY CARE CENTERS SHALL BE LOCATED WITHIN ONE-QUARTER (1/4) MILE OF LAND IN AGRICULTURAL PRODUCTION REQUIRING AERIAL SPRAYING.
9. THIS SUBDIVISION IS IN THE VICINITY OF THE FLIGHT PATTERN/NOISE CORRIDORS OF THE WILLIAMS GATEWAY AIRPORT, AND IN THE FUTURE MAY BE WITHIN THE FLIGHT PATTERNS/NOISE CORRIDORS OF SAID AIRPORT.
10. THERE SHALL BE NO FENCING ALLOWED IN UTILITY, SEWER OR WATER EASEMENTS.
11. THIS SUBDIVISION IS SUBJECT TO THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "COMMON OPERATION AND RECIPROCAL EASEMENT AGREEMENT FOR SAN TAN HEIGHTS" RECORDED NOVEMBER 09, 2005 AS 2005-155474 OF OFFICIAL RECORDS; SUPPLEMENTAL DECLARATION OF COVENANT AND RESTRICTION RECORDED AS 2005-155476 OF OFFICIAL RECORDS; SUPPLEMENTAL DECLARATION OF COVENANT AND RESTRICTION RECORDED MARCH 31, 2016 AS 2016-019573 OF OFFICIAL RECORDS AND AFFIDAVIT OF CORRECTION RECORDED AUGUST 11, 2016 AS 2016-053093 OF OFFICIAL RECORDS.
12. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED IN 2005-043625 OF OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA; SUPPLEMENTAL DECLARATION OF COVENANT AND RESTRICTION RECORDED AS 2005-155474 OF OFFICIAL RECORDS; SUPPLEMENTAL DECLARATION OF COVENANT AND RESTRICTION RECORDED MARCH 31, 2016 AS 2016-019573 OF OFFICIAL RECORDS AND AFFIDAVIT OF CORRECTION RECORDED AUGUST 11, 2016 AS 2016-053093 OF OFFICIAL RECORDS.

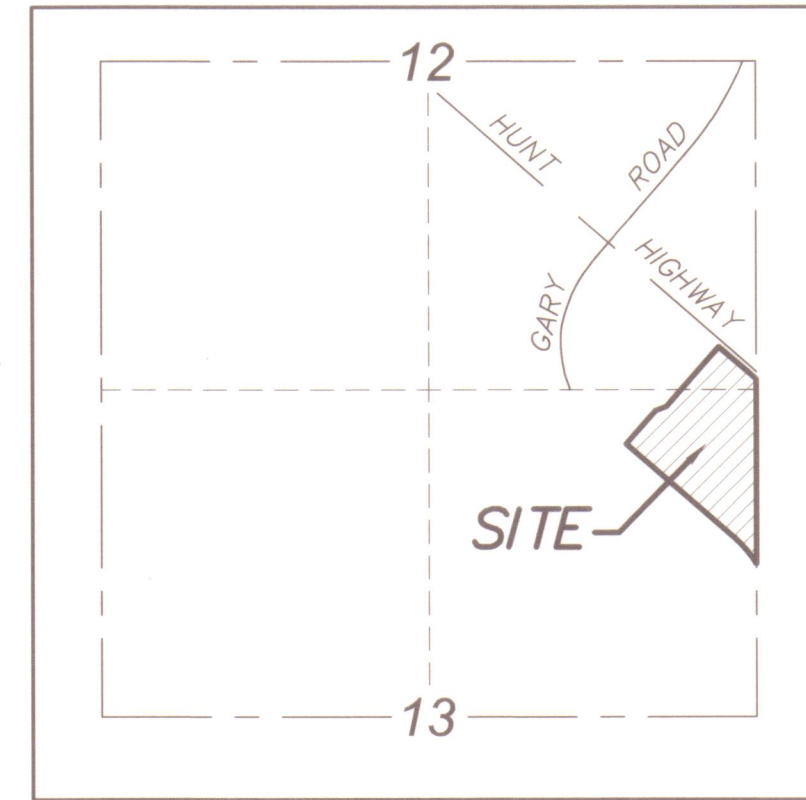
OWNER/DEVELOPER:
HUNT RETAIL INVESTMENTS, LLC
12340 SARATOGA SUNNYVALE ROAD
SARATOGA, CALIFORNIA 95070

ENGINEER:
KIMLEY-HORN
1001 W. SOUTHERN AVE #131
MESA, ARIZONA 85210

SURVEYOR:
RICK ENGINEERING
2401 W. PEORIA AVE., SUITE 130
PHOENIX, ARIZONA 85029



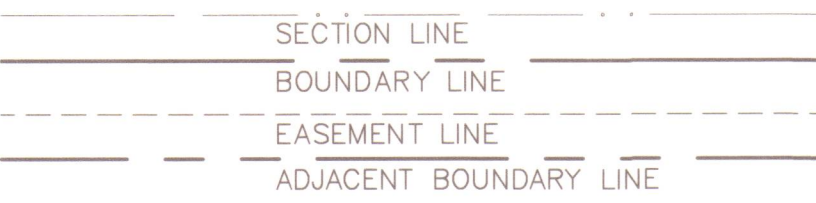
VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

LEGEND:

- FOUND 1/2" REBAR LS#35833
 - SET PROPERTY CORNER 1/2" CAPPED REBAR LS#35833 OR PK NAIL W/ WASHER IN PAVEMENT
 - FOUND BRASS CAP FLUSH
- R/W RIGHT OF WAY
APN. ASSESSOR PARCEL NUMBER
R/W RIGHT OF WAY
(TYP.) TYPICAL
BK./PG. BOOK & PAGE
DKT. DOCKET
DOC. DOCUMENT
PCR PINAL COUNTY RECORDS



BASE ZONING:

CB-2/PAD (GENERAL BUSINESS ZONE)
CASE #PZ-PD-037-03.

SETBACKS
FRONT: 15'
SIDE: 0' (ADJACENT TO CB-2)
REAR: 10'

AREA

LOT 2A 42,687 SQ.FT. OR 0.980 ACRES
LOT 2B 46,713 SQ.FT. OR 1.072 ACRES

APPROVALS:

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

Glenn Bak 10-13-23
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION DATE

Ann Shel 10/13/2023
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AQUIFER PROTECTION DIVISION DATE

[Signature] 10/14/2023
PINAL COUNTY PUBLIC WORKS DEPARTMENT DATE
PINAL COUNTY ENGINEER

ASSURANCES IN THE FORM OF A N/A FEE NO. N/A
HAVE BEEN SUBMITTED TO PINAL COUNTY WITH THIS PLAT TO GUARANTEE THE INSTALLATION OF ALL REQUIRED INFRASTRUCTURE FOR THIS PROJECT.

THIS PLAT HAS BEEN APPROVED AS TO FORM IN ACCORDANCE WITH A.R.S. SEC. 11-822, THIS _____ DAY OF _____ 2023. APPROVAL OR RECORDATION OF THIS PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY PINAL COUNTY FOR DESIGNATION OF ANY STREET, HIGHWAY, BICYCLE FACILITY OR OTHER WAY OR OPEN SPACE SHOWN UPON THIS PLAT INTO THE COUNTY MAINTENANCE SYSTEM.

PINAL COUNTY BOARD OF SUPERVISORS

BY: _____ CHAIRMAN DATE _____
ATTEST: _____ CLERK DATE _____

BENCHMARK:

NGS DESIGNATION: L364
PID: DU0670
BENCHMARK DISK ON STEEL ROD
ELEVATION = 1504.20' (NAVD '88)

BASIS OF BEARINGS:

THE CENTERLINE OF HUNT HIGHWAY, ACCORDING TO THE MINOR LAND DIVISION OF PAVILIONS AT SAN TAN HEIGHTS, DOCUMENT BOOK 13, PAGE 105. SAID LINE BEARS SOUTH 49 DEGREES 12 MINUTES 25 SECONDS EAST.

LAND USE TABLE:

TOTAL GROSS AREA: 2.052 ACRES
TOTAL NUMBER OF LOTS: 2
AVERAGE AREA PER LOT: 1.026 ACRES

LAND SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTIONS DURING THE MONTH AUGUST, 2023, AND THIS PLAT REPRESENTS THE SURVEY MADE. I FURTHER CERTIFY ALL EXTERIOR BOUNDARY MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL AREA ARE ACCURATELY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

[Signature]
JARED HANSMANN NO. 60697
RICK ENGINEERING COMPANY
2401 W. PEORIA AVE., SUITE 130
PHOENIX, ARIZONA 85029



UTILITY SERVICES:

- | | |
|-------------|-----------------------------|
| CABLE | COX COMMUNICATIONS |
| GAS | CITY OF MESA GAS |
| SEWER | EPCOR |
| FIRE | RURAL METRO FIRE |
| ELECTRIC | SALT RIVER PROJECT |
| TELEPHONE | CENTURY LINK COMMUNICATIONS |
| WATER | TOWN OF QUEEN CREEK WATER |
| SOLID WASTE | VARIOUS PROVIDERS |
| GAS | EL PASO NATURAL GAS |
| IRRIGATION | QUEEN CREEK IRR. DIST. |
| POLICE | PINAL COUNTY SHERIFF |

DECLARATION, TITLE WARRANTY AND DEDICATION:

THAT HUNT RETAIL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAVE SUBDIVIDED UNDER THE NAME "HUNT RETAIL OF SAN TAN HEIGHTS LOT 2", A REPLAT OF LOT 2 OF HUNT RETAIL OF SAN TAN HEIGHTS, ACCORDING TO FEE NUMBER 2018-048866, OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARE THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, AND EASEMENTS CONSTITUTING SAME AND THAT SAID LOTS, AND TRACTS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY.

HUNT RETAIL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, IS THE OWNER OF FEE TITLE IN: THE PROPERTY BEING DEDICATED ON THIS PLAT TO THE PUBLIC FOR DRAINAGE PURPOSES AND ALL INCIDENTALS THERETO, HUNT RETAIL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY WARRANT 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.

IT IS AGREED THAT PRIOR TO THE SALE OF ANY LOT OR THE ISSUANCE OF ANY BUILDING PERMITS, WHICHEVER OCCURS FIRST, ALL LOTS WILL BE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND A CERTIFICATION FILED WITH PINAL COUNTY BY AN ARIZONA REGISTERED LAND SURVEYOR CERTIFYING SUCH LOTS ARE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND DESCRIBING THE TYPE OF MARKERS USED.

IN WITNESS WHEREOF:

HUNT RETAIL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAVE HEREUNTO CAUSED THEIR NAMES TO BE AFFIXED AND HAVE EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED, THIS 2nd DAY OF October, 2023.

BY: HUNT RETAIL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: *Peggy Galeb*
ITS: *Manager*

ACKNOWLEDGMENT:

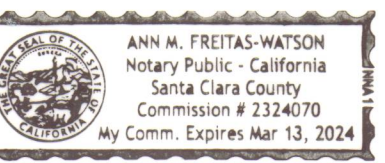
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF SANTA CLARA } SS
ON OCTOBER 2, 2023 BEFORE ME, ANN M. FREITAS-WATSON, NOTARY PUBLIC PERSONALLY APPEARED PEGGY GALEB, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO THE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FORGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

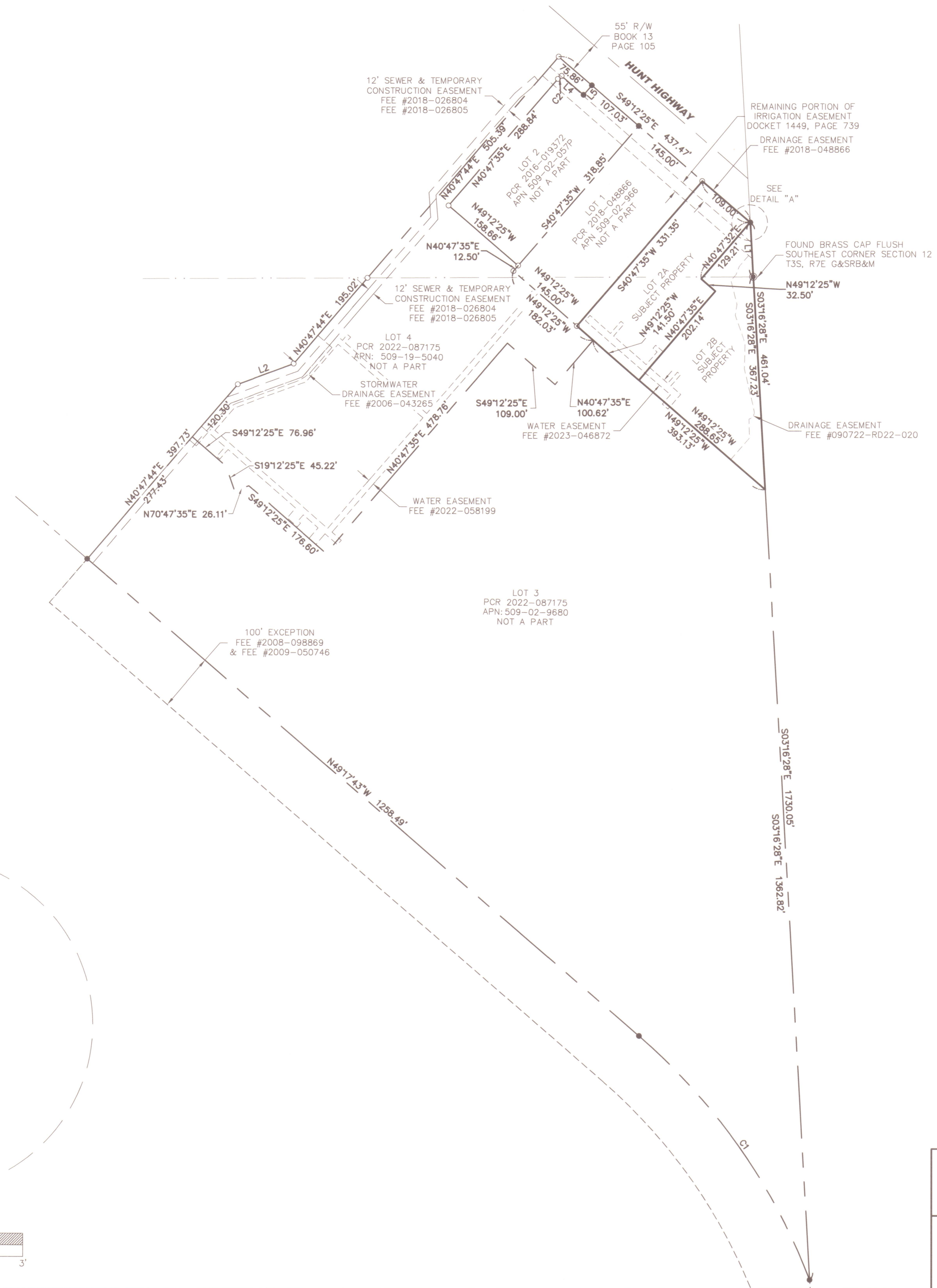
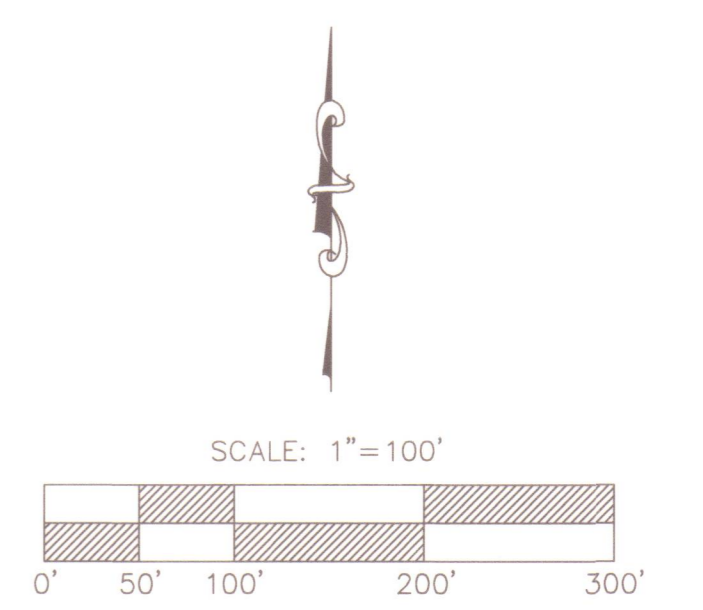
SIGNATURE *[Signature]* (SEAL)



RICK ENGINEERING COMPANY
2401 W. PEORIA AVE SUITE #130
PHOENIX, AZ 85029
602.957.3350
rickengineering.com

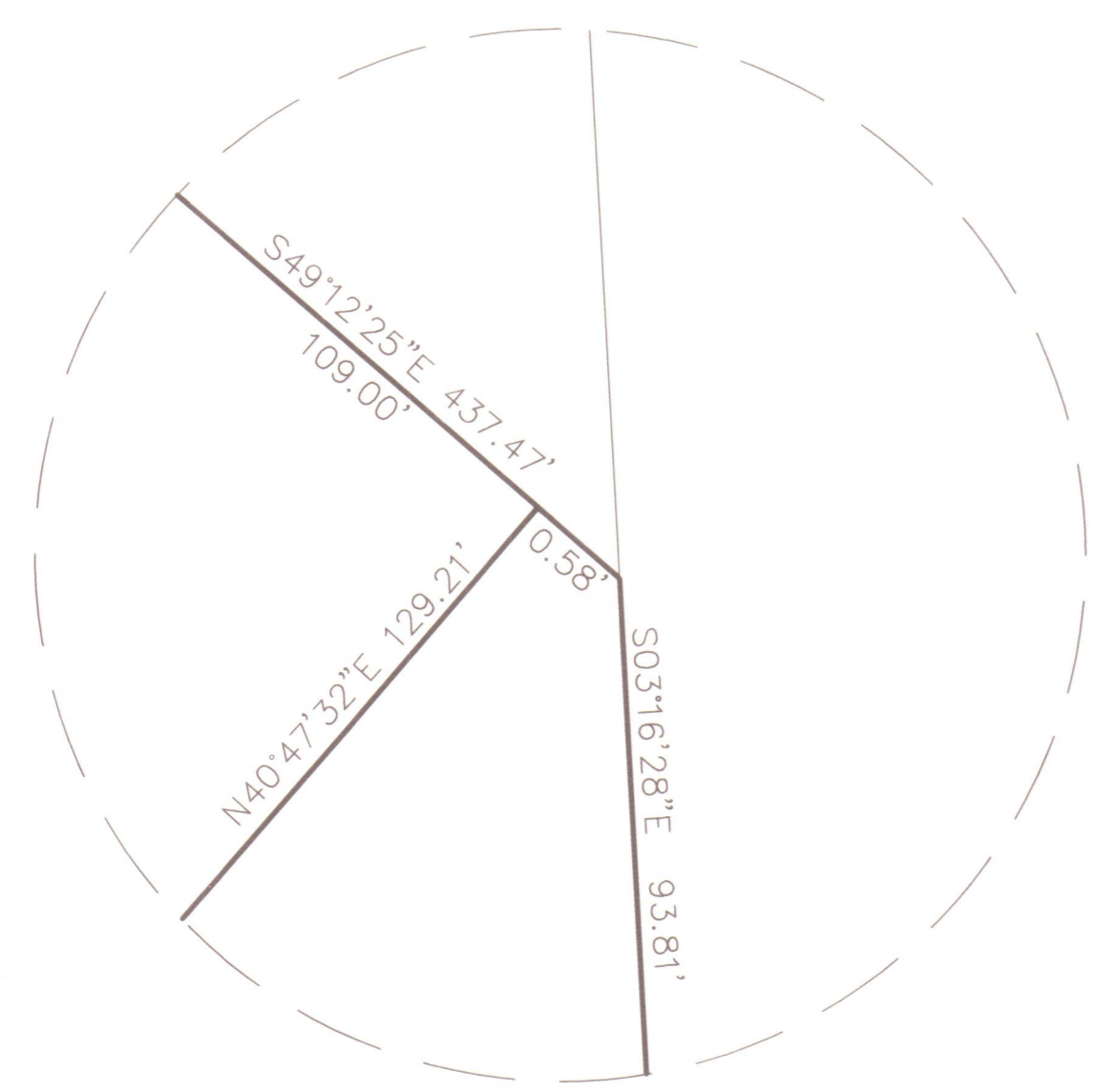
**MINOR REPLAT OF
HUNT RETAIL OF SAN TAN HEIGHTS LOT 2
PINAL COUNTY, ARIZONA**

DWG: 17-137 REPLAT
DRAWN BY: DSR
CHECK BY: JH
DATE: 8/28/2023
SHEET: 1 OF 2



LINE TABLE		
LINE	BEARING	LENGTH
L1	S03°12'18"E	93.81
L2	N69°45'29"E	102.94
L3	N00°16'10"W	20.50
L4	S49°12'25"E	50.06
L5	N40°47'35"E	22.00

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CHORD
C1	28°15'18"	1050.00	517.80	N35°10'04"W 512.57
C2	16°26'01"	28.57	8.19	S51°54'05"W 8.17



DETAIL "A"
SCALE: 1"=1'



RICK ENGINEERING COMPANY San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver	2401 W PEORIA AVE SUITE #130 PHOENIX, AZ 85029 602.957.3350 rickengineering.com
	MINOR REPLAT OF HUNT RETAIL OF SAN TAN HEIGHTS LOT 2 PINAL COUNTY, ARIZONA
DWG: 17-137 REPLAT DRAWN BY: DSR CHECK BY: JH DATE: 8/28/2023 SHEET: 2 OF 2	FP23-003