

# RE-PLAT OF SHOPPES AT PECAN RANCH - PHASE 6 A RE-PLAT OF LOT 6A

A REPLAT OF LOT 6A OF "SHOPPES AT PECAN RANCH - PHASE 5", RECORDED IN FEE NUMBER 2021-109108, PINAL COUNTY RECORDS,  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 8 EAST,  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
PINAL COUNTY, ARIZONA.

### NOTES

- NO TREES ARE PERMITTED WITHIN THE RIGHT-OF-WAY SIGHT VISIBILITY TRIANGLE EASEMENTS AND NO TEMPORARY OR PERMANENT OBJECT, STRUCTURE OR LANDSCAPING SHALL EXCEED TWENTY-FOUR INCHES IN HEIGHT WITHIN THE RIGHT-OF-WAY SIGHT-VISIBILITY TRIANGLE EASEMENTS.
- NO STRUCTURE SHALL BE CONSTRUCTED IN NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE STORM WATER RETENTION AREAS OR TO DRAINAGE EASEMENTS WITHOUT PRIOR APPROVAL BY PINAL COUNTY.
- THE STORMWATER RETENTION VOLUMES REQUIRED BY THE PINAL COUNTY DRAINAGE ORDINANCE HAVE BEEN MET AND THE OVERALL GROSS RETENTION VOLUMES WILL NOT BE CHANGED WITHOUT PRIOR APPROVAL OF PINAL COUNTY. MAINTENANCE OF THE AREAS SUBJECT TO STORM WATER RETENTION SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- ALL TRENCH WORK WITHIN PUBLIC UTILITY EASEMENTS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
- 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.
- 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.
- MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING WITHIN THE COMMON AREA(S) AND STREET RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS.
- A COMMON OPERATION AND RECIPROCAL EASEMENT AGREEMENT EXISTS FOR THIS PROPERTY WHICH DEFINES VEHICULAR AND PEDESTRIAN ACCESS, INGRESS AND EGRESS, RECORDED ON JANUARY 29, 2021, FEE NO. 2021-011733, P.C.R.
- THE ORIGINAL PLAT WAS APPROVED UNDER SHOPPES AT PECAN RANCH, CASE# S-024-06, CABINET H, SLIDE 071.
- THIS IS A RE-PLAT OF LOT 6A OF "SHOPPES AT PECAN RANCH - PHASE 5", RECORDED IN FEE NUMBER 2021-109108, P.C.R.
- THIS SUBDIVISION WAS SUPPLIED A WILL SERVE LETTER BY EPCOR ARIZONA INC., DATED DECEMBER 6, 2018. THIS SUBDIVISION WAS SUPPLIED A WILL SERVE LETTER BY TOWN OF QUEEN CREEK, DATED JANUARY 16, 2019.

### BENCHMARK

INGS DESIGNATION: 2E02, PID AJ3655  
BEING A FOUND 5/8" STEEL ROD IN HAND HOLE  
ELEVATION = 1463.40' (NAVD88)  
LONGITUDE: 111°37'56.76823"  
LATITUDE: 33°12'45.05630"

### BASIS OF BEARINGS

NORTH 89 DEGREES 44 MINUTES 57 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, ACCORDING TO DOCUMENT NO. 2008-055335, PINAL COUNTY RECORDS.

### SITE DATA

GROSS AREA = 84,579 SQ.FT. OR 1.9417 ACRES, MORE OR LESS  
NET AREA = 84,579 SQ.FT. OR 1.9417 ACRES, MORE OR LESS  
NUMBER OF LOTS = 2

### LOT AREA TABLE

LOT	SQ. FT.	ACRES
6A	33,554	0.7703
6C	51,024	1.1714

### OWNER

NEC COMBS & GANTZEL, L.L.C.  
1110 E MISSOURI AVE, SUITE 700  
PHOENIX, AZ 85014  
PHONE: (602) 263-7626  
CONTACT: GARY DAVIDSON

### ENGINEER

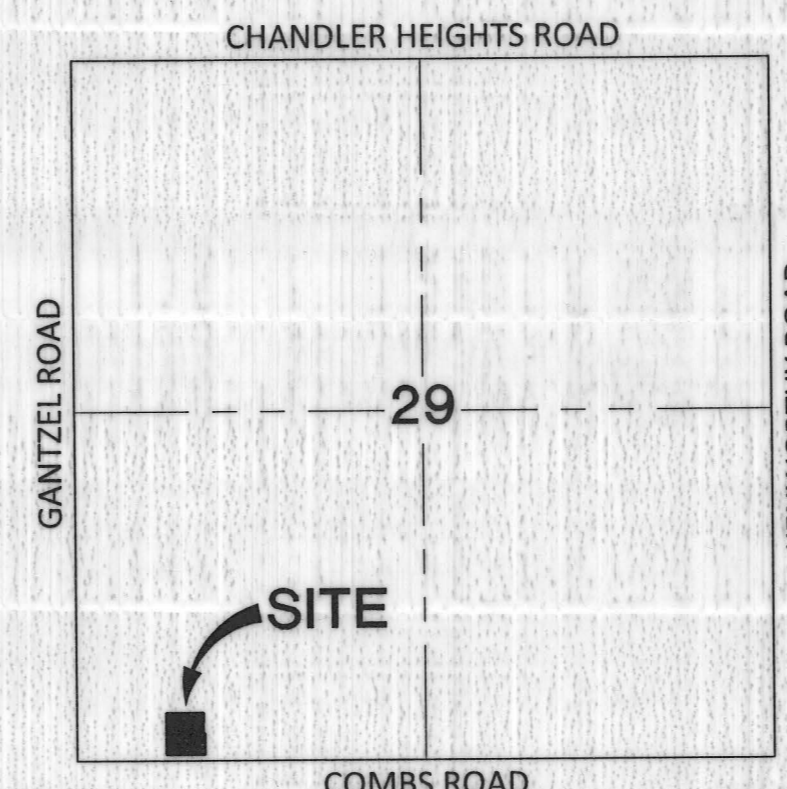
BOWMAN  
1600 N. DESERT DRIVE, #210  
SUITE 108  
TEMPE, AZ 85281  
PHONE: (480) 629-8830  
CONTACT: DAVID MALDONADO-CAMOU

### LAND SURVEYOR

BOWMAN  
1600 N. DESERT DRIVE, #210  
TEMPE, ARIZONA 85281  
PHONE: (480) 629-8830  
CONTACT: DOUGLAS B. TONEY

### SHEET INDEX

- COVER, NOTES, DEDICATION
- FINAL PLAT PLAN



### BASE ZONING & ZONING CASE

ZONING = CB-2 PAD (CASE #PZ-PD-054-00)

### UTILITY / SERVICE PROVIDERS

UTILITY/SERVICE	PROVIDER
WATER	QUEEN CREEK WATER
SEWER	EPCOR
ELECTRICITY	SALT RIVER PROJECT
GAS	CITY OF MESA GAS UTILITY
TELEPHONE	CENTURYLINK / COX COMMUNICATIONS
CABLE TV	COX COMMUNICATIONS
IRRIGATION	NEW MAGMA IRRIGATION DISTRICT
FIRE	RURAL METRO FIRE DEPARTMENT
POLICE	PINAL COUNTY SHERIFF'S DEPT
SOLID WASTE	VARIOUS COLLECTION PROVIDERS AVAILABLE

### LEGEND

- FOUND CAP FLUSH AS NOTED
- FOUND SURVEY MONUMENT AS NOTED
- ▲ SUBDIVISION CORNER TO BE SET
- D.K.T. DOCKET
- DOC. DOCUMENT
- P.D.E. POWER DISTRIBUTION EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R/W RIGHT OF WAY
- P.C.R. PINAL COUNTY RECORDS
- SVTE SITE VISIBILITY TRIANGLE EASEMENT
- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTER LINE
- EXISTING EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE

### 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 NOVEMBER 2021, 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.

*Douglas B. Toney* 4/22/22  
DOUGLAS B. TONEY  
REGISTERED LAND SURVEYOR NO. 55030  
BOWMAN  
1600 N. DESERT DRIVE, #210  
TEMPE, ARIZONA 85281



### APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

*Glenn Bak* 5-13-2022  
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION DATE  
*Ami Shad* 5/16/2022  
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AQUIFER PROTECTION DIVISION DATE  
*Chad* 05/16/2022  
PINAL COUNTY PUBLIC WORKS DEPARTMENT DATE  
PINAL COUNTY ENGINEER

ASSURANCES IN THE FORM OF A N/A RESOLUTION 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 5th DAY OF May, 2022. 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: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
CHAIR CLERK

### DECLARATION, TITLE WARRANTY, AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT NEC COMBS & GANTZEL, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "SHOPPES AT PECAN RANCH PHASE - 6", LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 8 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 AND EASEMENTS CONSTITUTING SAME AND THAT SAID LOTS AND EASEMENTS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY.

NEC COMBS & GANTZEL, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, IS THE OWNER OF FEE TITLE IN THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE PUBLIC. NEC COMBS & GANTZEL, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS 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.

THIS PLAT IS SUBJECT TO THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS FEE NUMBER 2015-044625, PINAL COUNTY RECORDS, AND THEREAFTER, FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS FEE NUMBER 2016-075114, PINAL COUNTY RECORDS, AND THEREAFTER, SUPPLEMENTAL DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS FEE NUMBER 2021-011733, PINAL COUNTY RECORDS.

IT IS AGREED THAT PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE LOT 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: NEC COMBS & GANTZEL, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED THEIR NAME TO BE AFFIXED AND HAVE EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED.

NEC COMBS & GANTZEL, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: GERMANN-GANTZEL, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY  
ITS: SOLE MEMBER

BY: JIM-GERMANN AND GANTZEL, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY  
ITS: MEMBER

BY: J.M. MANAGEMENT COMPANY, INC., AN ARIZONA CORPORATION  
ITS: MANAGER

BY: *James V. Whitehead* DATE 5-5-22  
JAMES V. WHITEHEAD, PRESIDENT

BY: DI-GANTZEL & GERMANN, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY  
ITS: MEMBER

BY: CAR-DEL LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP  
ITS: SOLE MEMBER

BY: GERMANN-GFB II, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY  
ITS: GENERAL PARTNER

BY: *Gary D. Davidson* DATE 5-5-22  
GARY D. DAVIDSON, A MARRIED MAN DEALING WITH HIS SOLE AND SEPARATE PROPERTY, MEMBER

### ACKNOWLEDGMENT

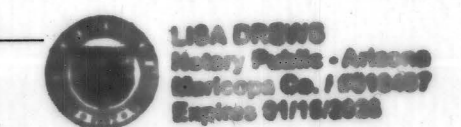
STATE OF ARIZONA } S.S.  
COUNTY OF MARICOPA }

ON THIS 5th DAY OF May, 2022, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JAMES V. WHITEHEAD, WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF NEC COMBS & GANTZEL LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL.

*Lisa Drews* 5/5/22  
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: 1/15/2026



### ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.  
COUNTY OF MARICOPA }

ON THIS 5th DAY OF May, 2022, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED GARY D. DAVIDSON, WHO ACKNOWLEDGED HIMSELF TO BE A MEMBER OF NEC COMBS & GANTZEL LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL.

*Lisa Drews* 5/5/2022  
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: 1/15/2026



REPLAT OF  
SHOPPES AT PECAN RANCH - PHASE 6  
SAN TAN VALLEY, ARIZONA

**Bowman**  
Bowman Consulting Group, Ltd.  
Phone: (480) 629-8830  
Fax: (480) 629-8841  
800 N Desert Drive, #210  
Tempe, AZ 85281  
www.bowman.com

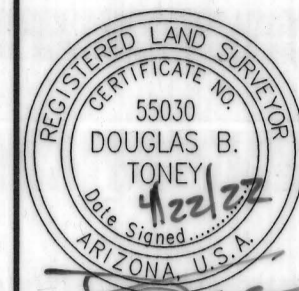
Bowman Consulting Group, Ltd.

DATE: 4/22/22  
PROJ NO: 9814-01  
TASK NUM: 003  
DRAWN BY: TL  
CHECKED: DT  
QUALITY: DM  
CLIENT NO:  
SCALE  
N.T.S.

WEST QUARTER CORNER  
SECTION 29, T2S, R8E  
FOUND BRASS CAP FLUSH  
(ILLEGIBLE)

PECAN CREEK SOUTH UNIT 1  
CABINET F, SLIDE 170, P.C.R.  
(NOT A PART)

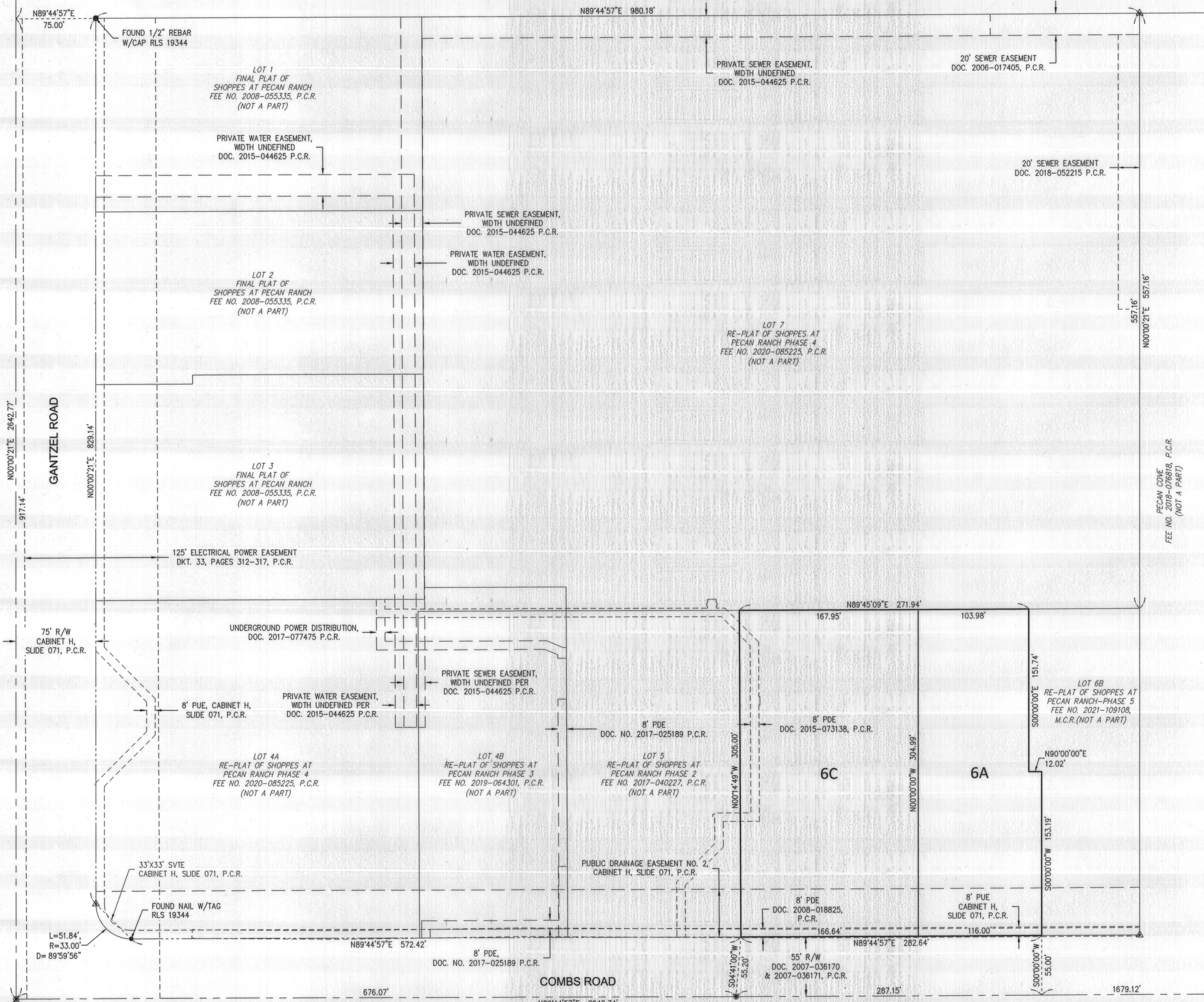
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REPLAT OF  
**SHOPPES AT PECAN RANCH - PHASE 6**  
SAN TAN VALLEY, ARIZONA

DATE: 4/22/22  
PROJ NO: 9814-01  
TASK NUM: 003  
DRAWN BY: TL  
CHECKED: DT  
QUALITY: DM  
CLIENT NO:

SCALE  
1" = 50'  
2 OF 2



- LEGEND**
- FOUND CAP FLUSH AS NOTED
  - FOUND SURVEY MONUMENT AS NOTED
  - ▲ SUBDIVISION CORNER TO BE SET
  - DKT. DOCKET
  - DOC. DOCUMENT
  - PDE POWER DISTRIBUTION EASEMENT
  - PUE PUBLIC UTILITY EASEMENT
  - R/W RIGHT OF WAY
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  - - - EXISTING RIGHT-OF-WAY LINE

File: P:\9814 - NEZ Combs & Gantzel\9814-01-003 (SIB) - Somewhere\Survey\9814-RE-PLAT LOT 6A.dwg Plot: Apr 22, 2022

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