

RESOLUTION NO. 05-05

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF MARICOPA, ARIZONA, ACCEPTING PUBLIC IMPROVEMENTS AND MAINTENANCE RESPONSIBILITY FOR ALL STREETS WITHIN PARCEL NO. 2 OF THE VILLAGES AT RANCHO EL DORADO.

WHEREAS, the City has received a request from the owner/developer to accept public improvements and maintenance responsibility for all streets within Parcel No. 2 of the Villages at Rancho El Dorado, as indicated on the map attached as Exhibit "A" hereto; and

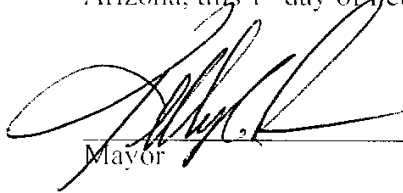
WHEREAS, it appears that the public improvements in question have been properly dedicated for public use; and

WHEREAS, the Maricopa Public Works Department has inspected the public improvements and has notified the Maricopa City Council that the public improvements have been installed to the satisfaction of the Maricopa Public Works Department; and

WHEREAS, it appears to the Maricopa City Council that the current owner has paid to the City the appropriate Subdivision Street Maintenance Fee, as established by Resolution 04-16, and any other applicable fees relating to the property;


NOW, THEREFORE, BE IT RESOLVED that the Maricopa City Council hereby accepts all streets within Parcel No. 2 of the Villages at Rancho El Dorado, as indicated on the map attached as Exhibit "A" hereto, into the City road system for purposes of public use, ownership and future maintenance. This Resolution shall be in full force and effect from and after its passage.

PASSED AND ADOPTED BY THE Mayor and Council of the City of Maricopa, Arizona, this 1st day of February, 2005.



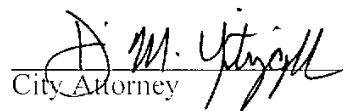
Mayor

ATTEST:



City Clerk

APPROVED AS TO FORM:



City Attorney

EXHIBIT "A"

BASE ZONING

PLANNED AREA DEVELOPMENTS WITHIN OF 3-P.A.D. SINGLE FAMILY ZONE

	CR-1 PREVIOUS	CR-3 P.A.D. APPROVED LAND USE
MAX BUILDING HEIGHT	30 FEET	30 FEET
MIN LOT AREA	7,000 SF	5,500 SF
MIN LOT WIDTH	50 FEET	30 FEET
MIN FRONT YARD	20 FEET	14 FEET
MIN SIDE YARD	8 FEET	5 FEET
MIN SIDE YARD (AT SIDE STREET)	10 FEET	10 FEET
MIN REAR YARD	25 FEET	20 FEET
MIN DIST BETWEEN BLDGS	10 FEET	10 FEET

ALL SETBACKS ARE MEASURED TO THE STEM WALLS
 15 FEET MEASURED FROM BACK OF SIDEWALK TO FACE OF GARAGE FRONT SETBACK MAY BE REDUCED TO 10 FEET FROM FRONT LOT LINE IF GARAGE IS SIDE ENTRY OR GARAGE IS SETBACK MIN. OF 10 FEET.

UTILITY SERVICES

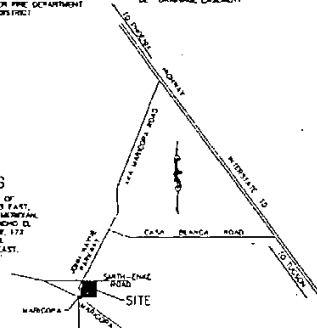
SEWER	PALO VERDE UTILITIES COMPANY
WATER	SANTA CRUZ WATER COMPANY
ELECTRICITY	ELECTRICAL DISTRICT NO. 3
TELEPHONE	QWEST
CABLE TV	DISHNET COMMUNICATIONS, L.L.C.
POLE	FINAL COUNTY DEPARTMENT
FIRE	MARICOPA VOLUNTARY FIRE DEPARTMENT
SCHOOLS	MARICOPA SCHOOL DISTRICT
SOLID WASTE	PRIVATE HAULER

BENCHMARK

NEED BENCHMARK CORNER STAMPED P. 360 1982, 100 FEET NORTH FROM POST OFFICE AT MARICOPA IN SECTION 27, T4S, R3E, 100 FEET EAST OF THE CENTERLINE OF PLANNED ROAD, 181 FEET NORTH OF THE NORTH END OF THE MAIN TRACT OF THE SITE. ELEVATION - 1174.04 FEET (NAD 83 VERTICAL DATUM)

BASIS OF BEARINGS

NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, FINAL COUNTY, ARIZONA, AS SHOWN ON PLAT 104-113, DORADO AS BEING IN CORNER C. SLUG 172 BEARING OF FINAL COUNTY, ARIZONA, THE BEARING OF WHICH IS NORTH 89° 00' 00" EAST.

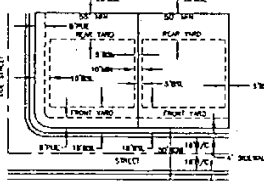


LAND USE TABLE

DROPT ACREAGE	34.978 ACRES
AREA OF PUBLIC STREETS	7.534 ACRES
NET ACREAGE	27.967 ACRES
AREA OF TRACTS	2.143 ACRES
AREA OF LOTS	29.817 ACRES
TOTAL NUMBER OF LOTS	178 LOTS
OVERALL DENSITY	5.11 DU/ACROSS AC
AVRAGE AREA PER LOT	6,275 SF

TRACT USES

ENCLINE	TRACT	ACRES	SIZE
ENCLINE A	TRACT A	1.147 ACRES	COMMON AREA, OPEN SPACE, DRAINAGE, LANDSCAPING, PUBLIC UTILITY EASEMENT, SEWER EASEMENT
ENCLINE B	TRACT B	0.884 ACRES	DRAINAGE AREA, OPEN SPACE, DRAINAGE, LANDSCAPING, PUBLIC UTILITY EASEMENT
ENCLINE C	TRACT C	0.338 ACRES	COMMON AREA, OPEN SPACE, DRAINAGE, LANDSCAPING, PUBLIC UTILITY EASEMENT



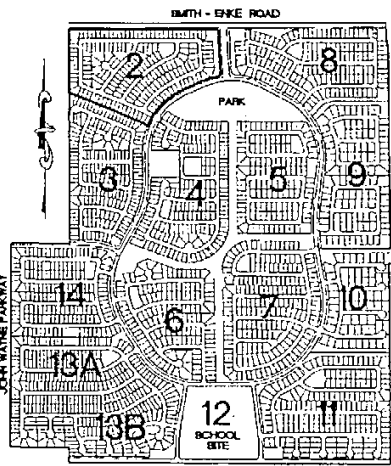
Typ. Lot Setbacks
 SEE FINAL PLAT SHEETS FOR ADDITIONAL DETAIL ON SOME LOTS

FINAL PLAT FOR 'PARCEL 2 OF THE VILLAGES AT RANCHO EL DORADO'

A PLANNED AREA DEVELOPMENT
 LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, FINAL COUNTY, ARIZONA
 OWNED BY: MJM DEVELOPMENT, INC., AN ARIZONA CORPORATION
 ADDRESS: 426 N. 44TH ST. SUITE 100
 PHOENIX, ARIZONA 85008, PHONE: (602) 955-2424

LEGEND

- EXISTING SECTION MONUMENT (INDICATED AS NOTED)
- PROPOSED SURVEY MONUMENT (BRASS CAP)
- EXISTING SURVEY MONUMENT (BRASS CAP)
- PARCEL BOUNDARY MONUMENT (1/2" BUBBLE WITH CAP TO BE SET UPON COMPLETION OF PLANNED IMPROVEMENTS)
- CORNER OF THIS SUBDIVISION
- PUBLIC UTILITY EASEMENT
- BUILDING SETBACK LINE
- WALKWAY OR HIGH-ACCESS EASEMENT
- DRAINAGE EASEMENT



LOCATION WITHIN THE VILLAGES AT RANCHO EL DORADO
 H.T.S. SEE SHEET 2 FOR SHEET INDEX

NOTES

- OPEN SPACE AREAS TO BE MAINTAINED BY THE VILLAGES AT RANCHO EL DORADO HOMEOWNERS ASSOCIATION.
- ALL STREETS TO BE PUBLIC STREETS.
- ALL MODERN BUILDING SETBACKS ARE MEASURED FROM THE STEM WALLS OF THE BUILDING.
- THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF THE SANTA CRUZ WATER COMPANY AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO AFS 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY A LETTER OF COMMITMENT, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT.
- A 1/2" CAPPED REAR WALL BE SET AT ALL LOT AND TRACT CORNERS UPON COMPLETION OF ANY/NE IMPROVEMENTS.
- A RAINFALL GAGE SURVEY MONUMENT SHALL BE SET IN CONJUNCTION AT ALL CORNERLINE P.C., P.T. AND STREET INTERSECTIONS UPON COMPLETION OF PLANNED IMPROVEMENTS.
- LOTS AND TRACTS SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS, ASSIGNMENTS, CHARGES, SERVITUDES, LIENS, RESERVATIONS AND EASEMENTS FOR RANCHO EL DORADO ARE UNLIECEASED AS OF THIS DATE.
- NO AREA WITHIN THIS SITE IS ABOVE THE 12% SLOPE LINE.
- THERE WILL BE A MOORE COUNSEL AS AN EMERGENCY USE ON LOTS THROUGHOUT THE PLAT. LOTS WILL BE A BAKER COTTON LOT. THERE WILL BE A PARKING AREA AND LOT WILL BE OVERFLOW PARKING. LOTS SHALL BE UNLIECEASED IN CONJUNCTION WITH THE PARKING AREA UPON COMPLETION OF THE SITE'S USE AS A MODEL COUNTRY. ALL LOTS SHALL REVERT TO RESIDENTIAL UNITS (UPON BUILD-OUT).
- THE STIPULATIONS BETWEEN VILLAGES REQUIRED BY THE DRAINAGE COVENANTS HAVE BEEN MET AND THE OVERALL DRAINAGE SYSTEM VILLAGES WILL NOT BE CHANGED WITHOUT FINAL COUNTY APPROVAL.
- THE BOUNDARIES OF THIS SUBDIVISION ARE BASED ON THAT ALL VILLAGES LAND WILL SURVEY FOR SECTION 22, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, BY LANDMARK SURVEYING, JOB NO. 000014, DATED 7/16/2008.
- AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS 'TRACTS' OR 'ELEMENTS' (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES) IN ACCORDANCE WITH THE APPROVED PLANS.

OWNER'S AGREEMENT

IT IS AGREED THAT PRIOR TO THE SALE OF ANY LOT OR THE ISSUANCE OF ANY BUILDING PERMITS, HOMEOWNERS DESIRED, ALL LOTS WILL BE ACCURATELY STAKED AND MARKED AS SHOWN ON THIS PLAT, AND A CERTIFICATION FILED WITH FINAL COUNTY BY AN ARIZONA REGISTERED LAND SURVEYOR DESCRIBING EACH LOT AND ACCURATELY STAKED AND MARKED, AS SHOWN ON THIS PLAT, AND DESCRIBING THE TIME MARKERS USED.

OWNER: MJM DEVELOPMENT, INC.
 AN ARIZONA CORPORATION
 BY: *Debra Brooker-Giles* VICE PRESIDENT

ACKNOWLEDGMENT FOR OWNER'S AGREEMENT

STATE OF ARIZONA }
 COUNTY OF MARICOPA }
 ON THIS 26th DAY OF April, 2008, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED DEBRA BROOKER-GILES, WHO ACKNOWLEDGED HERSELF TO BE THE PRESIDENT OF MJM DEVELOPMENT, INC., AN ARIZONA CORPORATION AND WHO AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING OWNER'S AGREEMENT.

IN WITNESS WHEREOF:
 I HEREBY SET MY HAND AND OFFICIAL SEAL
Robert Parofca September 26, 2008
 COUNTY CLERK

APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:
DR R. R. R. R. 4/16/08
 FINAL COUNTY PLANNING & DEVELOPMENT SERVICES DATE
R. E. 5-7-08
 FINAL COUNTY PLANNING DEPARTMENT DATE
Debra Brooker-Giles 5/17/08
 FINAL COUNTY CLERK DATE
 THIS PLAT HAS BEEN APPROVED AS TO FORM IN ACCORDANCE WITH A.S. 91-1001, THIS 26th DAY OF April, 2008, UPON RECEPTION OF INFORMATION OF THE PLAT SHALL NOT BE DEEMED TO CONSTITUTE FOR EFFECT AN ACCEPTANCE BY THE COUNTY FOR OPERATION OF ANY STREET, MEDIAN, TRUCKS FACILITY OR OTHER WAY OR SPACE SHOWN UPON THE PLAT AND THE COUNTY MAINTENANCE SYSTEM.
 FINAL COUNTY BOARD OF SUPERVISORS
 BY: *Robert Parofca* COUNTY CLERK

ASSURANCES

ASSURANCE IN THE FORM OF SUBDIVISION BOND HAS BEEN SUBMITTED TO GUARANTEE INSTALLATION OF ALL REQUIRED MAJOR INFRASTRUCTURE FOR THIS PROJECT.

CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE LAND DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTORSHIP DURING THE MONTH OF DECEMBER, 2008, AND THE PLAT REPRESENTS THE SURVEY MADE. I FURTHER CERTIFY ALL EXISTING 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.

REGISTERED LAND SURVEYOR
 BY: *J. M. J.* 3/01
 21071
 RLS:J

STATE OF ARIZONA
 COUNTY OF MARICOPA
 1005-4358675
 I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE IN ACCORDANCE WITH THE PROVISIONS OF THE ARIZONA STATUTES.
 REGISTERED LAND SURVEYOR
 BY: *Debra Brooker-Giles*
 COUNTY CLERK

ENGINEER

JAM AND ASSOCIATES
 4351 NORTH MARSHALL WAY
 SUITE 17
 SCOTTSDALE, ARIZONA 85251
 PHONE: (602) 945-1400

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MJM DEVELOPMENT, INC., AN ARIZONA CORPORATION IS THE OWNER OF THE TITLE TO (1) THE PROPERTY BEING DEDICATED ON THIS PLAT FOR STREET OR ROADWAY PURPOSES, AND (2) THE PUBLIC UTILITY OR OTHER PUBLIC USES AND INTERESTS BEING DEDICATED TO THE PUBLIC BY THIS PLAT. MJM DEVELOPMENT, INC., AN ARIZONA CORPORATION, HEREBY IRREVOCABLY TO FINAL COUNTY, ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS CLAIMING UNDER IT, AND ANY OTHER MATTERS OF RECORD.

MJM DEVELOPMENT, INC., AN ARIZONA CORPORATION HAS SUBMITTED UNDER THE NAME OF TRACTS 3 OF THE VILLAGES AT RANCHO EL DORADO, A PLANNED AREA DEVELOPMENT LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, FINAL COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS FINAL PLAT FOR 'PARCEL 2 OF THE VILLAGES AT RANCHO EL DORADO'. SAID AND THAT SAID LOTS, TRACTS AND STREETS SHALL BE KNOWN BY THE NUMBERS, LETTERS OR NAMES GIVEN FOR SAID STREETS AND PROPERTIES SHOWN ON SAID PLAT AND DEDICATED TO THE PUBLIC FOR HIGHWAY PURPOSES, INCLUDING BUT NOT LIMITED TO ACCESS, DRAINAGE, PLUMBING, LIENS AND PUBLIC UTILITIES. EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE PURPOSES SHOWN HEREON.

TRACTS 3 THROUGH 5, INCLUDING THE COMMON AREAS WHICH SHALL BE CONVEYED TO AND MAINTAINED BY THE VILLAGES AT RANCHO EL DORADO HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.

WITH PORTIONS OF DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON OVER, UNDER AND THROUGH TRACTS 3 THROUGH 5, INCLUDING THE COMMON AREAS DEDICATED AS SUCH HEREON, AND THE SAME SHALL BE MAINTAINED WITHIN THE DRAINAGE EASEMENT WHICH OVERLIES OR INTERFERES WITH THE DRAINAGE EASEMENT. THE MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF VILLAGES AT RANCHO EL DORADO HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THE DRAINAGE EASEMENTS. THE DRAINAGE EASEMENTS SHALL BE MAINTAINED AND MAINTAIN THE DRAINAGE EASEMENTS AND CHANGE THE HOMEOWNERS ASSOCIATION THE COST OF THE MAINTENANCE.

PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON OVER, UNDER AND THROUGH THOSE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REPAIRS OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION. SAID UTILITY EASEMENTS ARE AVAILABLE FOR NON-EXCLUSIVE USE BY SANTA CRUZ WATER COMPANY, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AND PALO VERDE UTILITIES COMPANY, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY. MAINTENANCE OF THE AREAS SUBJECT TO SUCH EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

IN WITNESS WHEREOF:
 MJM DEVELOPMENT, INC., AN ARIZONA CORPORATION HAS HEREBY CAUSED ITS NAME TO BE AFFIXED AND HAS HEREBY CAUSED THE SIGNATURE OF THE UNDERSIGNED DEBRA BROOKER-GILES, THEREBY DAILY, AUTHORIZED THE COUNTY OF Maricopa, 2008.
 OWNER: MJM DEVELOPMENT, INC.
 AN ARIZONA CORPORATION
 BY: *Debra Brooker-Giles* VICE PRESIDENT

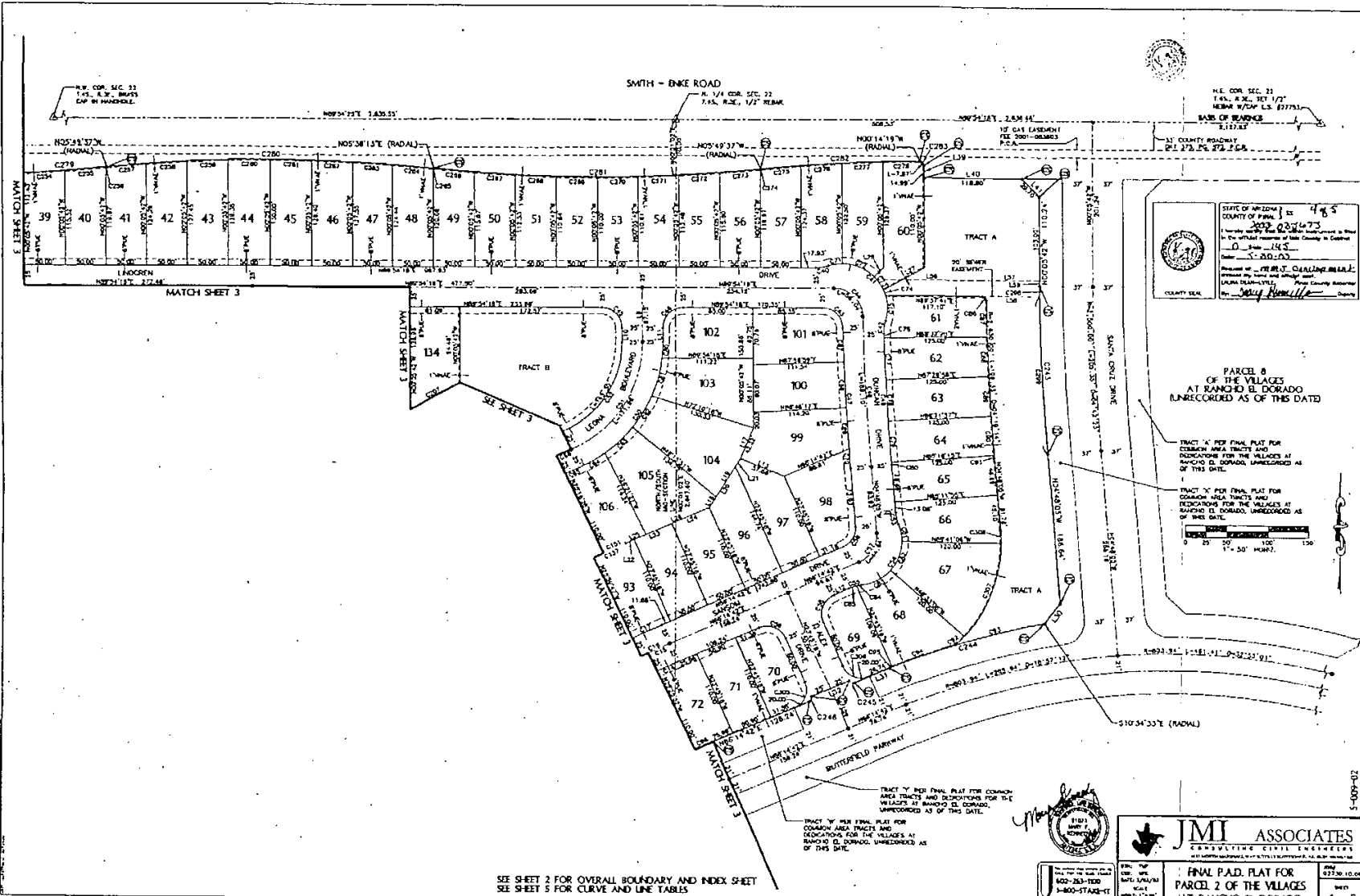
ACKNOWLEDGMENT

STATE OF ARIZONA }
 COUNTY OF Maricopa }
 ON THIS 26th DAY OF April, 2008, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED DEBRA BROOKER-GILES, WHO ACKNOWLEDGED HERSELF TO BE THE VICE PRESIDENT OF MJM DEVELOPMENT, INC., AN ARIZONA CORPORATION AND WHO AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREON CONTAINED.

IN WITNESS WHEREOF:
 I HEREBY SET MY HAND AND OFFICIAL SEAL
Robert Parofca September 26, 2008
 COUNTY CLERK

JMI ASSOCIATES
 CONSULTING CIVIL ENGINEERS
 10000 N. CENTRAL AVENUE, SUITE 100, PHOENIX, AZ 85018
 (602) 955-1400
 FINAL PLAT FOR
 'PARCEL 2 OF THE VILLAGES
 AT RANCHO EL DORADO'
 07730-10-08
 4471
 1 of 5

8-009-02



STATE OF ARIZONA
 COUNTY OF PINAL
 485
 2022-02-14-773
 D. Title: 1485
 S. 200-023
 Prepared by: JIMMY CHALLENGER, M.S.L.S.
 Checked by: JIMMY CHALLENGER, M.S.L.S.
 County Recorder: Sally Humilla

PARCEL 2
 OF THE VILLAGES
 AT RANCHO EL DORADO
 (UNRECORDED AS OF THIS DATE)

TRACT A PER FINAL PLAT FOR
 COMMON AREA TRACTS AND
 RECDICATIONS FOR THE VILLAGES AT
 RANCHO EL DORADO, UNRECORDED AS
 OF THIS DATE.

TRACT B PER FINAL PLAT FOR
 COMMON AREA TRACTS AND
 RECDICATIONS FOR THE VILLAGES AT
 RANCHO EL DORADO, UNRECORDED AS
 OF THIS DATE.

TRACT C PER FINAL PLAT FOR
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TRACT D PER FINAL PLAT FOR
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TRACT E PER FINAL PLAT FOR
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TRACT F PER FINAL PLAT FOR
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TRACT G PER FINAL PLAT FOR
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TRACT H PER FINAL PLAT FOR
 COMMON AREA TRACTS AND
 RECDICATIONS FOR THE VILLAGES AT
 RANCHO EL DORADO, UNRECORDED AS
 OF THIS DATE.

TRACT I PER FINAL PLAT FOR
 COMMON AREA TRACTS AND
 RECDICATIONS FOR THE VILLAGES AT
 RANCHO EL DORADO, UNRECORDED AS
 OF THIS DATE.

SEE SHEET 2 FOR OVERALL BOUNDARY AND INDEX SHEET
 SEE SHEET 5 FOR CURVE AND LINE TABLES

JMI ASSOCIATES
 CONSULTING CIVIL ENGINEERS
 400 NORTH GARDEN AVENUE, SUITE 200, TUCSON, AZ 85718
 TEL: 520-797-1111 FAX: 520-797-1112
 WWW: WWW.JMI-ASSOCIATES.COM

**FINAL P.L.D. PLAT FOR
 PARCEL 2 OF THE VILLAGES
 AT RANCHO EL DORADO**

DATE: 02/14/2022
 SHEET: 4 OF 5

