

OR

When recorded return to:  
CITY OF MARICOPA



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTTLE

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(The above space reserved for recording information)

RESOLUTION NO. 05-07

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DOCUMENT TITLE

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**RESOLUTION NO. 05-07**

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF MARICOPA, ARIZONA, ABANDONING THE BOWLIN ROAD RIGHT-OF-WAY IN MARICOPA MEADOWS SUBDIVISION**

**WHEREAS**, the City has received a request from the owner/developer of Maricopa Meadows to abandon the Bowlin Road section line right-of-way previously dedicated to public use; and

**WHEREAS**, it appears that, as part of the development of Maricopa Meadows, suitable alternate roadways to the Bowlin Road section line right-of-way have been created, improved and dedicated for public use; and

**WHEREAS**, abandoning the Bowlin Road right-of-way will provide open space for a regional drainage facility, provide trail and recreational amenities within the Maricopa Meadows community and do so without unreasonably obstructing access to neighboring properties; and

**WHEREAS**, the Council believes that abandonment of the Bowlin Road right-of-way will not deprive any other person of any property or rights attendant thereto and that abandoning the Bowlin Road right-of-way in Maricopa Meadows will serve a legitimate public interest;

**NOW, THEREFORE, BE IT RESOLVED** that, pursuant to A.R.S. §28-7205, the Maricopa City Council hereby vacates and abandons the Bowlin Road right-of-way in Maricopa Meadows, whose legal description is as follows:

That portion of Sections Twenty-Eight (28), and Thirty Three (33), Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, being more particularly described as follows:

The Northerly thirty-three (33) feet of the Northwest Quarter of said Section Thirty-Three (33);

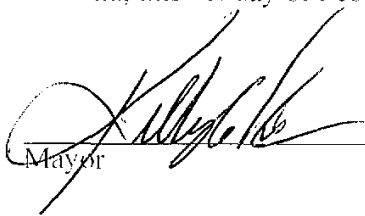
Along with the Southerly thirty-three (33) feet of the Southwest Quarter of said Section Twenty-Eight (28);

Along with the Southerly thirty-three (33) feet of the Westerly 224.04 feet of the Southeast Quarter of said Section Twenty-Eight (28);

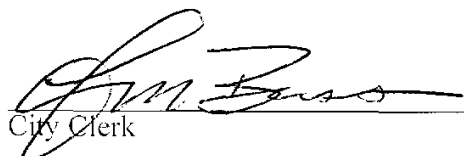
commonly known as the Bowlin Road section-line right of way, and as shown on the map attached as Exhibit A hereto.

Title to such road shall pass as provided by A.R.S. §28-7205.

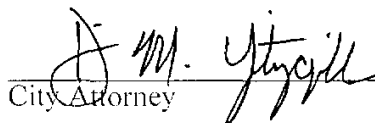
PASSED AND ADOPTED BY THE Mayor and Council of the City of Maricopa,  
Arizona, this 1st day of February, 2005.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

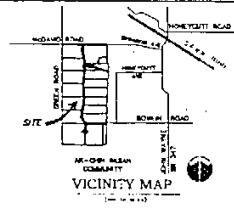
APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

***EXHIBIT "A"***

# MASTER PLAT OF "MARICOPA MEADOWS"

A PORTION OF SECTION 28 AND SECTION 33, TOWNSHIP  
4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE  
AND MERIDIAN, PINAL COUNTY, ARIZONA

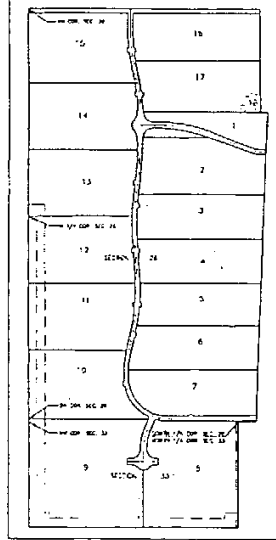


STATE OF ARIZONA  
COUNTY OF PINAL  
2004-01771F  
I hereby certify that the within instrument is filed in the office records of the County in Compliance with the provisions of Article 17, Section 1, of the Arizona Constitution.  
Notary Public  
Laura Dean-Little, Pinal County Recorder  
By: *[Signature]* Deputy

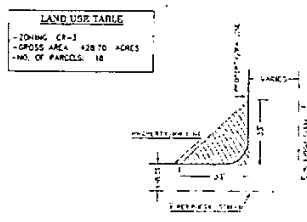
- GENERAL NOTES**
1. EASEMENTS WITHIN THE COVER INTERIOR SPACING DISTANCE IS LIMITED TO A HEIGHT OF 30'.
  2. ALL TRACTS OF INDIVIDUAL PARCELS ARE DESIGNATED AS DRAINAGE EASEMENTS WHICH SHALL BE COMPLIED TO AND MAINTAINED BY THE MARICOPA MEADOWS HOMEOWNERS ASSOCIATION FOR AN ARIZONA HOMEOWNERS ASSOCIATION.
  3. ALL EASEMENTS WITHIN TRACTS OF PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE MARICOPA MEADOWS HOMEOWNERS ASSOCIATION.
  4. DRAINAGE EASEMENTS SHALL BE COMPLIED TO AND MAINTAINED BY MARICOPA MEADOWS HOMEOWNERS ASSOCIATION, SUBJECT TO THE FOLLOWING: (A) THE ASSOCIATION WILL MAINTAIN THE DRAINAGE FACILITIES, THE GOVERNING (L)T) HAVING JURISDICTION OVER THE AREA IN WHICH THE DRAINAGE EASEMENTS ARE LOCATED AND THE (L)T) AT ITS DISCRETION, TO ENTER UPON AND MAINTAIN THE DRAINAGE EASEMENTS AND CHANGE THE HOMEOWNERS ASSOCIATION THE COST OF MAINTENANCE.
  5. NO STRUCTURES SHALL BE CONSTRUCTED IN JOSE SHALL OTHER IMPROVEMENTS OR INSTALLATIONS IN DECK TO THE DRAINAGE EASEMENTS WITHIN PRIOR APPROVAL BY PINAL COUNTY.
  6. THE STORMWATER RETENTION VOLUMES REQUIRED BY THE PINAL COUNTY DRAINAGE ORDINANCES HAVE BEEN MET AND THE OVERALL GROSS RETENTION/STORAGE VOLUMES WILL NOT BE EXCEEDED WITHOUT PRIOR COUNTY APPROVAL.
  7. THE PLAT OF "MARICOPA MEADOWS" IS SUBJECT TO AN AGRICULTURAL SPRAY EASEMENT RECORDED IN PACE # 2002-02472.
  8. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
  9. ALL EASEMENTS ARE SUBORDINATE TO DRAINAGE EASEMENTS.
  10. MARICOPA MEADOWS, L.L.C. HAS RECEIVED A CERTIFICATE OF ASSUMED WATER SUPPLY FOR THIS SUBDIVISION PURSUANT TO ARIZ. § 45-276, AND SUBMITTED SAID CERTIFICATE WITH THIS PLAT.
  11. ALL LOTS WITHIN THIS SUBDIVISION MAY BE SUBJECT TO AN ANNUAL ASSESSMENT FOR STREET LIGHTS THROUGH THE MARICOPA MEADOWS HOMEOWNERS ASSOCIATION.
  12. ALL UTILITIES SHOWN ON THIS PROJECT SHALL BE MAINTAINED BY THE MARICOPA HOMEOWNERS ASSOCIATION AND ARE TO BE MAINTAINED BY THE MARICOPA HOMEOWNERS ASSOCIATION UNLESS THEY CEASE TO DRAIN THE SURFACE WATER IN A 36-HOUR PERIOD. REGULAR MAINTENANCE OF THE DRAINAGE SYSTEMS SHALL BE REQUIRED TO ACHIEVE THE BEST OPERATION OF THE SYSTEM.
  13. THERE SHALL BE NO DRIPPING OR SEEPAGE WITHOUT PRIOR WRITTEN APPROVAL OF THE BOARD OF SUPERVISORS. EXCEPT PARCELS/TRACTS SOLD FOR SUBDIVISION DEVELOPMENT IN ACCORDANCE WITH THE APPROVED PLANNED AREA DEVELOPMENT PERMITTING CASE #2-10-000-003.
  14. NO SCHOOL OR DAY CARE CENTERS SHALL BE LOCATED WITHIN 1/4 MILE OF LAND IN AGRICULTURAL PRODUCTION REQUIRING AERIAL SPRAYING.

**OWNER/DEVELOPER:**  
MARICOPA MEADOWS, L.L.C.  
1000 NORTH 41ST STREET, SUITE 200  
SCOTTSDALE, ARIZONA 85251  
PHONE: (480) 947-5100  
FAX: (480) 947-5101

**ENGINEER:**  
DAK, INC.  
210 W. WASHINGTON STREET, SUITE 101  
TUCSON, ARIZONA 85701  
PHONE: (520) 797-4670  
FAX: (520) 797-4650



**BASIS OF BEARING:**  
THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, BEING HEREIN SET, SAID LINE ALSO BEING THE WINDMILL CENTERLINE OF MC DAVID ROAD.



**DECLARATION CERTIFICATE OF TITLE AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:  
MARICOPA MEADOWS, L.L.C. in and for itself, and its successors, do hereby certify that the within instrument is filed in the office records of the County in Compliance with the provisions of Article 17, Section 1, of the Arizona Constitution.

MARICOPA MEADOWS, L.L.C. in the name of the title and the beneficial interests therein have had an accurate survey of the land shown on this plat made by the engineer, DAK, INC., and the property shown on this plat is being dedicated to the public use of the State of Arizona, Pinal County, Arizona, for the use of such property as shown on this plat, and any other matters of record.

Public utility easements are hereby dedicated to the public upon, over, under, across and through the areas depicted on this plat for the installation, maintenance, repair, and removal of underground utilities, including, but not limited to, water, sewer, gas, electric, telephone and cable television, maintenance of the areas subject to such public utility easements shall be the responsibility of the lot or tract owner.

It is agreed that prior to the sale of any lot or the issuance of any building permits on the lots, the owner shall be responsible for the installation, maintenance, repair, and removal of any underground utilities, including, but not limited to, water, sewer, gas, electric, telephone and cable television, maintenance of the areas subject to such public utility easements shall be the responsibility of the lot or tract owner.

IN WITNESS WHEREOF:  
MARICOPA MEADOWS, L.L.C. an Arizona Limited Liability Company, has executed these presents to be attested and the same have been attested by the undersigned, **LARRY L. MILLER**, Notary Public for the State of Arizona, on this 10th day of September, 2003.

**ACKNOWLEDGMENT**

STATE OF ARIZONA  
COUNTY OF Maricopa  
I, the undersigned, Notary Public for the State of Arizona, do hereby certify that the within instrument is filed in the office records of the County in Compliance with the provisions of Article 17, Section 1, of the Arizona Constitution, and the same have been attested by the undersigned, **LARRY L. MILLER**, Notary Public for the State of Arizona, on this 10th day of September, 2003.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, at the City of Phoenix, Arizona, this 10th day of September, 2003.

**APPROVALS**

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:  
**D.R. Rittenbach** 12/2/03  
PINAL COUNTY PLANNING & DEVELOPMENT SERVICES  
DATE

**R.C.** 12-2-03  
PINAL COUNTY ENVIRONMENTAL HEALTH  
DATE

**[Signature]** 11/28/03  
PINAL COUNTY CLERK OF COURTS  
DATE

THIS PLAT HAS BEEN APPROVED AS TO FORM IN ACCORDANCE WITH A.E.S. SEC. 17-1001 BY THE STATE OF ARIZONA, COUNTY OF MARICOPA, AND THE COUNTY OF PINAL COUNTY, ARIZONA, ON THIS 10th DAY OF SEPTEMBER, 2003. APPROVED ON RECORDATION OF THIS PLAT SHALL BE DEEMED TO BE COMPLETED IN EFFECT ON ACCEPTANCE BY THE COUNTY FOR DESIGNATION OF ANY STREET, HIGHWAY, BRIDGE, TRAIL OR OTHER PUBLIC USE OR OTHER SPACE SHOWN UPON THE PLAT INTO THE COUNTY MAINTENANCE SYSTEM.

PINAL COUNTY BOARD OF SUPERVISORS  
BY: **WINDO ZUG** 11/28/03  
CLERK

**LEGEND:**

1	OWNER'S PLAT
2	SECTION 28
3	SECTION 33
4	SECTION 34
5	SECTION 35
6	SECTION 36
7	SECTION 37
8	SECTION 38
9	SECTION 39
10	SECTION 40
11	SECTION 41
12	SECTION 42
13	SECTION 43
14	SECTION 44
15	SECTION 45
16	SECTION 46
17	SECTION 47
18	SECTION 48

**LAND SURVEYOR'S CERTIFICATION**  
I hereby certify that the survey and subdivision of the premises described and shown herein were made under my supervision during the month of September, 2003, and that the plat represents the survey made by me, or under my supervision, and that the same are true and correct in accordance with the laws of the State of Arizona, and that I am a duly licensed and qualified land surveyor in the State of Arizona.

**[Signature]** 10/25/03  
DAVE L. LOTT  
ARIZONA REGISTERED LAND SURVEYOR # 21222

**LENDER'S RATIFICATION**  
The undersigned, in the name of the lender, do hereby certify that the within instrument is filed in the office records of the County in Compliance with the provisions of Article 17, Section 1, of the Arizona Constitution, and the same have been attested by the undersigned, **LARRY L. MILLER**, Notary Public for the State of Arizona, on this 10th day of September, 2003.

LENDER: STATE BANK ARIZONA, N.A.  
BY: **[Signature]**  
NAME: **[Signature]**  
TITLE: **[Signature]**

STATE OF ARIZONA  
COUNTY OF Maricopa  
I, the undersigned, Notary Public for the State of Arizona, do hereby certify that the within instrument is filed in the office records of the County in Compliance with the provisions of Article 17, Section 1, of the Arizona Constitution, and the same have been attested by the undersigned, **LARRY L. MILLER**, Notary Public for the State of Arizona, on this 10th day of September, 2003.

BY: **[Signature]** 10-25-03  
NOTARY PUBLIC

**MEMORANDUM OF RATIFICATION**  
The undersigned, in the name of the lender, do hereby certify that the within instrument is filed in the office records of the County in Compliance with the provisions of Article 17, Section 1, of the Arizona Constitution, and the same have been attested by the undersigned, **LARRY L. MILLER**, Notary Public for the State of Arizona, on this 10th day of September, 2003.

BY: **[Signature]**  
NAME: **[Signature]**  
TITLE: **[Signature]**

STATE OF ARIZONA  
COUNTY OF Maricopa  
I, the undersigned, Notary Public for the State of Arizona, do hereby certify that the within instrument is filed in the office records of the County in Compliance with the provisions of Article 17, Section 1, of the Arizona Constitution, and the same have been attested by the undersigned, **LARRY L. MILLER**, Notary Public for the State of Arizona, on this 10th day of September, 2003.

BY: **[Signature]** 10-25-03  
NOTARY PUBLIC

**ORAK**  
PINAL COUNTY PLANNING & DEVELOPMENT SERVICES  
1000 NORTH 41ST STREET, SUITE 200  
SCOTTSDALE, ARIZONA 85251  
PHONE: (480) 947-5100  
FAX: (480) 947-5101

PROJECT NO. 11818  
MARICOPA MEADOWS  
Sheet No. D1-1 of 5

DATE 9/9/2003

