

RESOLUTION NO. 05-45

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE CITY OF MARICOPA, ARIZONA, ACCEPTING PUBLIC IMPROVEMENTS AND MAINTENANCE RESPONSIBILITY FOR ALL STREETS WITHIN THE VILLAGES AT RANCHO EL DORADO PARCEL 7 INTO THE CITY STREET/ROAD MAINTENANCE SYSTEM.

WHEREAS, the City has received a request from the owner/developer to accept public improvements and maintenance responsibility for all streets within the Villages at Rancho El Dorado Parcel 7 into the City street/road maintenance system.

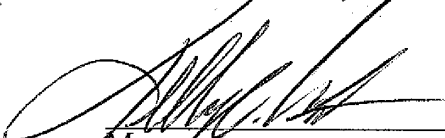
WHEREAS, it appears that the public improvements in question have been properly dedicated for public use; and

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 the Villages at Rancho El Dorado Parcel 7, 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 6th day of December, 2005.



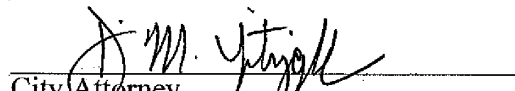
Mayor

ATTEST:

APPROVED AS TO FORM:



City Clerk



City Attorney

EXHIBIT "A"

BASE ZONING

PLANNED AREA DEVELOPMENTS WITH CR-3 P.A.D. SINGLE FAMILY ZONE

	CR-3 PREVIOUS	CR-3 P.A.D. APPROVED LAND USE
MAX BUILDING HEIGHT	30 FEET	30 FEET
MIN LOT AREA	7,000 SF	6,000 SF
MIN LOT WIDTH	40 FEET	35 FEET
MIN FRONT YARD	20 FEET	14 FEET
MIN SIDE YARD	8 FEET	8 FEET
MIN SIDE YARD (AT SIDE STREET)	10 FEET	10 FEET
MIN REAR YARD	25 FEET	20 FEET
MIN DIST BETWEEN BLDGS	18 FEET	10 FEET

* ALL SETBACKS ARE MEASURED TO THE STEIN WALLS
 * 18 FEET MEASURED FROM BACK OF SETBACK TO FACE OF GARAGE FRONT SETBACK MAY BE REDUCED TO 10 FEET (FROM FRONT LOT LINE) IF GARAGE IS 50% DRIVE OR GARAGE IS SETBACK MIN. OF 18 FEET

UTILITY SERVICES

SEWER	PAID VENDOR UTILITIES COMPANY
WATER	SANTA CRUZ WATER COMPANY
ELECTRICITY	ELECTRICAL DISTRICT NO. 3
TELEPHONE	QWEST
WIRE TV	SOUTHWEST GAS CORPORATION
CABLE	QWEST COMMUNICATIONS, L.L.C.
POSTAL SERVICE	PINAL COUNTY SHERIFF'S OFFICE
POLICE	MARICOPA VOLUNTARY FIRE DEPARTMENT
SCHOOLS	MARICOPA SCHOOL DISTRICT
SOLID WASTE	PRIVATE HAULER

BENCHMARK

NEAREST BENCHMARK IS STAMPED # 380 1997, 0.1 MILE NORTH FROM POST OFFICE AT MARICOPA, IN SECTION 27, T4S, R3E, 100 FEET EAST OF THE SOUTHWEST CORNER OF PAVED ROAD, 141 FEET NORTH OF THE NORTH END OF THE MAIN TRAIL OF THE SPEC. ELEVATION = 1724.04 FEET (NAVD 88 VERTICAL DATUM).

BASIS OF BEARINGS

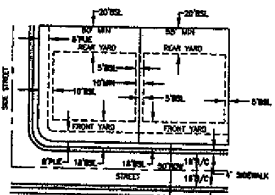
NORTH LINE OF THE NORTH-EAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASIN AND MERIDIAN, AS SHOWN ON THE PLANS, MAY FOR RANCHO EL DORADO AS RECORDED IN CUMBER 2, BOOK 172 RECORDS OF PINAL COUNTY, ARIZONA, THE BEARINGS OF WHICH IS: NORTH 89°54'18" EAST.

LAND USE TABLE

GROSS ACREAGE	39.186 ACRES
AREA OF PUBLIC STREETS	8.188 ACRES
NET ACREAGE	31.003 ACRES
AREA OF TRACTS	14.912 ACRES
AREA OF LOTS	28.541 ACRES
TOTAL NUMBER OF LOTS	191 LOTS
OVERALL DENSITY	4.87 DEVELOPERS AC
AVERAGE AREA PER LOT	0.744 SF

TRACT USES

TRACT NAME	AREA	USE
TRACT A	0.864 ACRES	COMMON AREA, OPEN SPACE, DRAINAGE, LANDSCAPING PUBLIC UTILITY EASEMENT
TRACT B	0.110 ACRES	COMMON AREA, OPEN SPACE, DRAINAGE, LANDSCAPING PUBLIC UTILITY EASEMENT
TRACT C	0.379 ACRES	COMMON AREA, OPEN SPACE, DRAINAGE, LANDSCAPING PUBLIC UTILITY EASEMENT
TRACT D	0.086 ACRES	COMMON AREA, OPEN SPACE, DRAINAGE, LANDSCAPING PUBLIC UTILITY EASEMENT
TRACT E	0.078 ACRES	COMMON AREA, OPEN SPACE, DRAINAGE, LANDSCAPING PUBLIC UTILITY EASEMENT
TRACT F	0.078 ACRES	COMMON AREA, OPEN SPACE, DRAINAGE, LANDSCAPING PUBLIC UTILITY EASEMENT

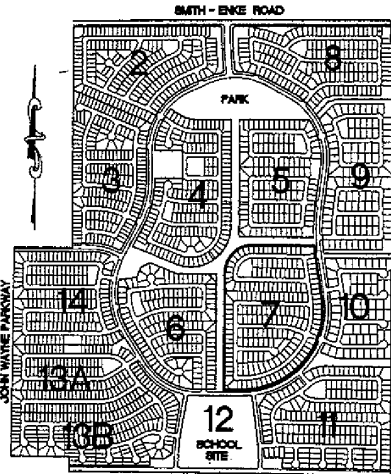


FINAL PLAT FOR 'PARCEL 7 OF THE VILLAGES AT RANCHO EL DORADO'

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

LEGEND

- EXISTING SECTION MONUMENT PNO. AS NOTED
- PROPOSED SURVEY MONUMENT (BRASS CAP)
- PROPOSED SURVEY MONUMENT (BRASS CAP)
- PROPOSED SURVEY MONUMENT (1/2" REBAR WITH CAP TO BE SET UPON COMPLETION OF PAVING IMPROVEMENTS)
- PARCEL BOUNDARY MONUMENT (1/2" REBAR WITH CAP TO BE SET UPON COMPLETION OF PAVING IMPROVEMENTS)
- CORNER OF THIS SUBDIVISION
- PUBLIC UTILITY EASEMENT
- SEE BUILDING SETBACK LINE
- VEHICULAR NON-ACCESS EASEMENT
- DRAINAGE EASEMENT



PARCELS LOCATED WITHIN THE VILLAGES AT RANCHO EL DORADO
 N.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 SANITARIUM BUILDING SETBACKS ARE MEASURED FROM THE STEIN WALLS OF THE BUILDING.
- THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF THE SANTA CRUZ WATER COMPANY AND HAS BEEN RECORDED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARS 45-578. SANTA CRUZ WATER COMPANY HAS ISSUED A LETTER OF COMMITMENT TO PROVIDE WATER SERVICE TO THIS SUBDIVISION.
- A 1/2" CAPPED REBAR WILL BE SET AT ALL LOT AND TRACT CORNERS UPON COMPLETION OF PAVING IMPROVEMENTS.
- A THREE INCH BRASS SURVEY MONUMENT WILL BE SET IN CONCRETE AT ALL CENTERLINE P.C., P.T. AND STREET INTERSECTIONS UPON COMPLETION OF PAVING IMPROVEMENTS.
- LOTS AND TRACTS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, ASSIGNMENTS, CHARGES, EASEMENTS, LIENS, RESERVATIONS AND EASEMENTS FOR RANCHO EL DORADO ARE UNRECORDED AS OF THIS DATE.
- NO AREA WITHIN THIS SITE IS ABOVE THE 15% SLOPE LINE.
- THERE WILL BE A MOOD COMPLEX, AS AN ACCESSORY USE, ON LOTS THROUGH INCLUDING LOT. THERE WILL BE A MAJOR CENTER LOT. THERE WILL BE A PARKING AREA AND LOT. THERE WILL BE OVERFLOW PARKING LOTS. THERE WILL BE LANDSCAPED IN CONJUNCTION WITH THE PARKING. UPON COMPLETION OF THE SITE'S USE AS A MOOD COMPLEX, ALL LOTS WILL REVERT TO RESIDENTIAL UNITS (UPON BUILD-OUT).
- THE STORMWATER RETENTION VOLUMES REQUIRED BY THE DRAINAGE OVERLAP HAVE BEEN MET AND THE OVERALL GROSS RETENTION VOLUMES WILL NOT BE CHANGED WITHOUT PINAL COUNTY APPROVAL.
- THE BOUNDARIES OF THIS SUBDIVISION ARE BASED ON THAT ALTA/ACSM LAND TRUST SURVEY FOR SECTION 22, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASIN AND MERIDIAN, BY LANDMARK SURVEYING, JOB NO. 02021A, DATED 7/8/2002.
- AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND MADE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS 'TRACTS' OR 'EASEMENTS' 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, WHOEVER OCCURS FIRST, ALL LOTS WILL BE ACCURATELY STAKED AND MARKED, AS DESCRIBED ON THIS PLAT, AND A CERTIFICATION FILED WITH PINAL COUNTY BY AN ARIZONA REGISTERED LAND SURVEYOR. CERTIFYING RECORDS WILL BE ACCURATELY STAKED AND MARKED, AS DESCRIBED ON THIS PLAT, AND DESCRIBING THE TYPE BOUNDARY LINES.

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

ACKNOWLEDGMENT FOR OWNER'S AGREEMENT

STATE OF ARIZONA)
 COUNTY OF MARICOPA) SS

ON THIS 22nd day of April, 2003, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED DEBRA BROOKER-GILES, WHO ACKNOWLEDGED HERSELF TO BE VICE PRESIDENT OF MMJ DEVELOPMENT, INC. AN ARIZONA CORPORATION AND BEING 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.
Debra Brooker-Giles September 20, 2004
 NOTARY PUBLIC

APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:
G.R. P. Haddock DATE: 11/21/03
 PINAL COUNTY PLANNING & DEVELOPMENT SERVICES
Ralph Buntman DATE: 9/20/03
 PINAL COUNTY HEALTH DEPARTMENT
Debra Brooker-Giles DATE: 9/20/03
 OWNER: MMJ DEVELOPMENT, INC. AN ARIZONA CORPORATION
 BY: *Debra Brooker-Giles* TITLE: VICE PRESIDENT

THE PLAT HAS BEEN APPROVED AS TO FORM IN ACCORDANCE WITH ARS, SEC. 11-802(A), THIS 22nd DAY OF April, 2003, BY ME, THE UNDERSIGNED, OR REPRODUCTION OF THIS PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EXERCISE ACCEPTANCE BY THE COUNTY FOR REPRODUCTION OF ANY STREET, HIGHWAY, MOBILE FACILITY OR OTHER WAY OR OPEN SPACE SHOWN UPON THE PLAT INTO THE COUNTY MAINTENANCE SYSTEM.

PINAL COUNTY BOARD OF SUPERVISORS
 BY: *Annalynn Danner* CLERK

ASSURANCES

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

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 DECEMBER, 2002, AND THIS PLAT REPRESENTS THE SURVEY MADE. I FURTHER CERTIFY ALL EXISTING BOUNDARY MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE ACCURATELY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

21071
 RLS:#
 KARY F. KENNEDY
 415 N. MARSHALL WAY #18
 SCOTTSDALE, ARIZONA 85261

ENGINEER
 JAM AND ASSOCIATES
 4151 NORTH MARSHALL WAY
 SUITE 12
 SCOTTSDALE, ARIZONA 85261
 PHONE: (602) 945-1400

STATE OF ARIZONA
 COUNTY OF PINAL, S 08 145
 2003-D-0284
 I hereby certify that the above instrument is that of the stated party and that the County is advised of its filing.

Notary Public for Arizona
 JAMES DEAN O'LEARY
 My Comm. Expires 02/28/04
 By: *Debra Brooker-Giles* Deputy

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT MMJ DEVELOPMENT, INC. AN ARIZONA CORPORATION, IS THE OWNER OF FEES TITLE TO (A) THE PROPERTY BEING DEDICATED ON THIS PLAT FOR STREET OR HIGHWAY PURPOSES, AND (B) THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED TO THE PUBLIC BY THIS PLAT. MMJ DEVELOPMENT, INC. AN ARIZONA CORPORATION, HEREBY WARRANTS TO PINAL COUNTY, ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS CLAIMING UNDER IT, AND ANY OTHER MATTERS OF RECORD.

MMJ DEVELOPMENT, INC. AN ARIZONA CORPORATION, HAS SUBMITTED UNDER THE NAME OF "PARCEL 7 OF THE VILLAGES AT RANCHO EL DORADO" A PLANNED AREA DEVELOPMENT LOCATED IN A PORTION OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASIN AND MERIDIAN, PINAL COUNTY ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PURSUES HERETBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND OVERS THE NEARBY LOTS AND COMBINE OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTRUCTING SAID PLAT AND THAT SAID LOTS, TRACTS AND STREETS SHALL BE FORTH THE LOCATION AND OVERS THE NEARBY LOTS AND COMBINE OF THE LOTS, TRACTS AND STREETS SHOWN ON SAID PLAT ARE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES, INCLUDING BUT NOT LIMITED TO ACCESS, DRAINAGE, TRANSMISSION LINES AND PUBLIC UTILITIES. EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE PURPOSES SHOWN HEREON.

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

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS AND THROUGH TRACTS A THROUGH F, INCLUDING, AND THOSE AREAS DEPICTED AS SUCH HEREON. NO USE SHALL BE PERMITTED WITHIN THE DRAINAGE EASEMENT WHICH WOULD PROHIBIT OR INTERFERE WITH THE DRAINAGE USE, 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 GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE DRAINAGE EASEMENTS ARE LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE MAINTENANCE.

PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER AND ACROSS AND THROUGH THOSE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF UNDERGROUND AND OVERHEAD LINES, INCLUDING BUT NOT LIMITED TO 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 PAID VENDOR 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, I HEREBY SET MY HAND AND OFFICIAL SEAL.
Debra Brooker-Giles September 20, 2004
 NOTARY PUBLIC

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

ACKNOWLEDGMENT

STATE OF ARIZONA)
 COUNTY OF MARICOPA) SS

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IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.
Debra Brooker-Giles September 20, 2004
 NOTARY PUBLIC

JMI ASSOCIATES
 CONSULTING CIVIL ENGINEERS

FINAL PLAT FOR
 PARCEL 7 OF THE VILLAGES AT
 RANCHO EL DORADO SOUTH

DATE: 09/22/03
 SHEET: 1 of 5

9-009-02