

**CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION**

CC: 28C
Amend No. _____

Date Prepared: June 04, 2008

Council Meeting Date: July 01, 2008

TO: Carl Swenson, City Manager
FROM: Dan Nissen, P.E., Acting Engineering Director
THROUGH: Maher Hazine, P.E., Assistant City Engineer
PREPARED BY: Lloyd Lane, Senior Engineering Technician
SUBJECT: Approve the Final Plat for Lake Pleasant Promenade Commerce Park, a request made by HD Partners Peoria, LLC and Jolake, LLC. (Project No. R070115)

RECOMMENDATION:

That Mayor and Council approve the Final Plat for Lake Pleasant Promenade Commerce Park, located near the Northwest Corner of Lake Pleasant Parkway and Jomax Road, and authorize Mayor and City Clerk to sign and record the Final Plat with the Maricopa County Recorder's Office, subject to the following stipulations:

1. All civil and landscape/irrigation plans must be approved by the City, prior to recordation of the Final Plat, unless specifically approved by the Engineering Director.
2. The Financial Assurance and Agreement to Install for construction of the infrastructure improvements off-site and on-site, including but not limited to water, sewer, street lights, grading and drainage, paving, curb, gutter, sidewalk, drainage features, and signing and striping, must be posted with the City in accordance with the City of Peoria Subdivision Regulations, prior to recordation of the Final Plat.
3. All required drainage improvements upstream and downstream, as determined by the developer's engineers and as approved by the Engineering Director, for this project must be designed, constructed, inspected and accepted by the City, prior to any occupancy.
4. In the event that the Final Plat is not recorded within 60 days of Council approval, the Final Plat will become void. At which time, the Developer may request re-approval from the City, with the understanding that the City has the option of imposing additional requirements or stipulations.

CITY CLERK USE ONLY:

- Consent Agenda
 Carry Over to Date: _____
 Approved
 Unfinished Business (Date heard previous: _____)
 New Business
 Public Hearing: No Action Taken

ORD. # _____ RES. # _____
LCON# _____ LIC. # _____
Action Date: _____

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SUMMARY:

The purpose of the Final Plat is to subdivide a parcel of land into two lots. This development has dedicated the required rights-of-way for Lake Pleasant Parkway and is within the City of Peoria water\sewer service area.

ATTACHMENTS:

1. Final Plat
2. Vicinity Map

DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

THAT HD PARTNERS PEORIA, LLC AND JOLAKE, LLC, AS OWNERS, DO HEREBY PUBLISH THE LAKE PLEASANT PROMENADE COMMERCIAL PART, A PLAT OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISH THE PLAT AS AND FOR THE PLAT OF SAID LAKE PLEASANT PROMENADE COMMERCIAL PART, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE OWNED BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF PEORIA FOR USE, AS SUCH, THE STREETS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES, EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

THE OWNERS DO HEREBY GRANT AND CONVEY TO THE PUBLIC, NON-EXCLUSIVE PERMANENT AND PERPETUAL CROSS ACCESS EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS (BUT NOT PARKING), THE CROSS ACCESS EASEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON HD PARTNERS PEORIA, LLC, JOLAKE, LLC AND THEIR SUCCESSORS AND ASSIGNS.

STREETS AND PUBLIC UTILITY EASEMENTS ARE DEDICATED TO THE PUBLIC FOR USE, AS SUCH, THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE FRONTING PROPERTY OWNER.

THAT HD PARTNERS PEORIA, LLC AND JOLAKE, LLC, AS OWNERS, DO HEREBY GRANT TO THE CITY OF PEORIA, AN ARIZONA MUNICIPAL CORPORATION, IN MARICOPA COUNTY, ARIZONA, ITS SUCCESSORS, AND ASSIGNS, A PERMANENT AND PERPETUAL EASEMENT FOR THE FOLLOWING PURPOSES, NAMELY: THE RIGHT TO ENTER UPON FOR CONSTRUCTION, MAINTENANCE, OPERATION AND REPLACEMENT OF A WATER LINE OVER, UNDER, AND ACROSS TRACT(S) SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA.

TO HAVE AND TO HOLD THE SAID EASEMENT UNTO THE CITY OF PEORIA, A MUNICIPAL CORPORATION OF MARICOPA COUNTY, ARIZONA AND UNTO ITS SUCCESSORS AND ASSIGNS FOREVER, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO PERMIT THE CONSTRUCTION, OPERATION, MAINTENANCE, AND REPLACEMENT OF PUBLIC WATER LINES, SUBJECT TO NOTES 1, 2, 3 AND 4.

AND THE GRANTEE HEREBY COVENANTS THAT IF IT LAWFULLY BEGINS AND POSSESSED OF THE ABOVE-DESCRIBED TRACT OR PARCEL OF LAND; THAT IF IT HAS A GOOD AND LAWFUL RIGHT TO SELL AND CONVEY IT; AND THAT IT WILL WARRANT THE TITLE AND QUIET POSSESSION THEREOF AGAINST THE LAWFUL CLAIM OF ALL PERSONS.

NOTES:
1. THE SAID EASEMENT TO INCLUDE THE RIGHT TO CUT BACK AND TRIM SUCH PORTION OF THE BRANCHES AND TOPS OF THE TREES NOW GROWING OR THAT MAY HEREAFTER GROW UPON THE ABOVE DESCRIBED PREMISES, AS MAY EXTEND OVER SAID EASEMENT, SO AS TO PREVENT THE SAME FROM INTERFERING WITH THE PROPER MAINTENANCE AND OPERATION OF SAID WATER LINES.

2. THE CITY OF PEORIA SHALL NOT BE RESPONSIBLE FOR REPLACING ANY LANDSCAPING OR ANY IMPROVEMENT PLACED IN THE EASEMENT BY GRANTEE OR HIS SUCCESSORS OR ASSIGNS, EXCEPT AS NOTED HEREIN.

3. THE CITY OF PEORIA WILL MAKE REASONABLE EFFORTS TO PROMPTLY RESTORE ASPHALT CONCRETE PAVEMENT SURFACES.

4. GRANTEE, ITS SUCCESSORS OR ASSIGNS AT ITS SOLE COST, SHALL BE RESPONSIBLE FOR PROMPTLY REPLACING ANY LANDSCAPING OR ANY IMPROVEMENT(S) PLACED IN THE EASEMENT BY GRANTEE OR HIS SUCCESSORS OR ASSIGNS.

IN THE EVENT THE RIGHT, PRIVILEGE AND EASEMENT HEREIN GRANTED SHALL BE ABANDONED AND PERMANENTLY CEASE TO BE USED FOR THE PURPOSES HEREIN GRANTED ALL RIGHTS HEREIN SHALL CEASE AND REVERT TO THE GRANTEE, THEIR HEIRS OR ASSIGNS.

IN WITNESS WHEREOF, THE OWNERS, HAVE HERETOBY CAUSED THEIR NAMES TO BE SIGNED BY THE UNDERSIGNED OFFICER HERETOBY DULY AUTHORIZED.

THIS 2nd DAY OF June, 2008, HD PARTNERS PEORIA, LLC BY: [Signature] and JOLAKE, LLC BY: [Signature]

ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF COCHISE

ON THIS 2nd DAY OF June, 2008, BEFORE ME THE UNDERSIGNED OFFICER, APPEARED [Signature] WHO ACKNOWLEDGED HIMSELF TO BE THE [Signature] OF HD PARTNERS PEORIA, LLC AND ACKNOWLEDGED THAT HE AS SUCH OFFICER, HAD BEEN DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE SAME, BY HIMSELF, AS SUCH OFFICER.

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

[Signature]

MY COMMISSION EXPIRES 12-29-2011



ACKNOWLEDGEMENT

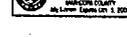
STATE OF ARIZONA
COUNTY OF MARICOPA

ON THIS 2nd DAY OF June, 2008, BEFORE ME THE UNDERSIGNED OFFICER, APPEARED [Signature] WHO ACKNOWLEDGED HIMSELF TO BE THE [Signature] OF JOLAKE, LLC AND ACKNOWLEDGED THAT HE AS SUCH OFFICER, HAD BEEN DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE SAME, BY HIMSELF, AS SUCH OFFICER.

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

[Signature]

MY COMMISSION EXPIRES 01/26/2012



FINAL PLAT

FOR

"LAKE PLEASANT PROMENADE COMMERCIAL PART"

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33 TOWNSHIP 5 NORTH, RANGE 1 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

GENERAL NOTES

- 1. NO CONSTRUCTION OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENTS, EXCEPT UTILITIES, WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING AND/OR PAVING...
2. ALL NEW AND EXISTING UTILITY, ELECTRICAL FACILITIES LESS THAN 69 kVA, CABLE TV, TELECOMMUNICATIONS FREE OFFICES, CELLULAR, GAS, ETC SHALL BE INSTALLED UNDERGROUND AS PART OF THE STREET IMPROVEMENTS.
3. MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN ALL TRACTS, GASBENTS AND RIGHTS-OF-WAY SHALL BE THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
4. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
5. SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, BUT EXCLUDING TREES OVER 30 INCHES IN HEIGHT SHALL NOT BE PERMITTED WITHIN VIEW EASEMENT OR THE SIGHT TRIANGLE TRIANGLES, NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES IN HEIGHT OR BELOW 6 INCHES ARE PERMITTED. TREES ARE TO BE PLANTED SO AS NOT TO OBSTRUCT 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS.
6. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.
7. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.
8. THIS SUBDIVISION IS LOCATED WITHIN THE VICINITY OF A MILITARY AIRPORT.
9. THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A DESIGNATED TRUCK ROUTE (JOMAX ROAD AND LAKE PLEASANT PARKWAY).
10. THE SUBDIVISION IS LOCATED IN THE VICINITY OF A ROCK QUARRY (GRAVEL OPERATION).
11. NO STRUCTURE OF ANY KIND BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT OR TRACT WHICH WOULD IMPURE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT.
12. THE PURPOSE OF THIS PLAT IS TO SPLIT PARENT PARCELS INTO LOTS 1 AND 2 AND DEDICATE NECESSARY EASEMENTS FOR LOT 1, ADDITIONAL RIGHTS-OF-WAY EASEMENTS ARE REQUIRED FOR LOT 2 AND SHALL BE DEDICATED AS PART OF LOT 2 REPLAT.

LEGAL DESCRIPTION (201-06-091 C)

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR A TRACT AT THE OLD GLASS BRASS CAP AT THE SOUTHWEST CORNER OF SAID SECTION 33, SAID POINT ALSO BEING THE CENTERLINE INTERSECTION OF 19TH AVENUE AND JOMAX ROAD; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 33, SAID LINE ALSO BEING THE MONUMENTED CENTERLINE OF JOMAX ROAD, AS SHOWN IN THE FINAL PLAT OF "PLEASANT VALLEY DRIVE", BOOK 580 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 1,064.91 FEET TO A BRASS CAP AT THE INTERSECTION OF PLEASANT VALLEY DRIVE.

THENCE DEPARTING SAID CENTERLINE OF JOMAX ROAD ALONG THE UNMONUMENTED CENTERLINE OF PLEASANT VALLEY DRIVE THROUGH THE FOLLOWING FOUR COURSES: THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 198.19 FEET, TO THE BEGINNING OF A TANGENT CURVE CONVEX TO THE EAST AND HAVING A RADIUS OF 755.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20 DEGREES 03 MINUTES 44 SECONDS EAST, A DISTANCE OF 294.36 FEET;

THENCE NORTH 20 DEGREES 03 MINUTES 44 SECONDS EAST, A DISTANCE OF 290.20 FEET TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 1,395.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11 DEGREES 05 MINUTES 28 SECONDS A DISTANCE OF 270.04 FEET;

THENCE DEPARTING SAID CENTERLINE SOUTH 81 DEGREES 01 MINUTES 44 SECONDS EAST TO A POINT ON THE EASTERN RIGHT-OF-WAY OF PLEASANT VALLEY DRIVE, ALSO BEING THE BEGINNING OF A CURVE CONVEX TO THE WEST THE CENTER OF WHICH BEARS NORTH 81 DEGREES 01 MINUTES 44 SECONDS WEST, A DISTANCE OF 1,425.00 FEET, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 87 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 289.08 FEET;

THENCE NORTH 87 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 103.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONVEX TO THE SOUTH, THE CENTER OF WHICH BEARS SOUTH 02 DEGREES 35 MINUTES 01 SECONDS EAST, A DISTANCE OF 1,500.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19 DEGREES 54 MINUTES 30 SECONDS, A DISTANCE OF 521.20 FEET;

THENCE SOUTH 17 DEGREES 19 MINUTES 31 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 307.50 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 59 DEGREES 54 MINUTES 36 SECONDS WEST, A DISTANCE OF 119.13 FEET;

THENCE NORTH 86 DEGREES 00 MINUTES 45 SECONDS WEST, A DISTANCE OF 532.92 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (201-06-091 C)

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POUND OLD GLASS BRASS CAP AT THE SOUTHWEST CORNER OF SAID SECTION 33, FROM WHICH A ROUND 12" BENCH MARK PIPE AT THE SOUTH QUARTER CORNER OF SAID SECTION 33 BEARS EAST (ASSUMED BEARING), A DISTANCE OF 458.34 FEET;

THENCE EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 1,064.91 FEET TO A POINT BEING THE MOST SOUTHWEST CORNER OF PLEASANT VALLEY DRIVE AS SHOWN IN BOOK 580 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH THE FOLLOWING FIVE COURSES:

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 198.19 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 755.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20 DEGREES 03 MINUTES 44 SECONDS EAST, A DISTANCE OF 294.36 FEET;

THENCE NORTH 20 DEGREES 03 MINUTES 44 SECONDS EAST, A DISTANCE OF 290.20 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1,395.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11 DEGREES 05 MINUTES 28 SECONDS EAST, A DISTANCE OF 270.04 FEET;

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EXCEPT THAT PORTION OF SAID LAND NOW MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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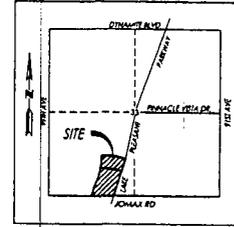
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VICINITY MAP SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNERS (201-06-091 B)

HD PARTNERS PEORIA, LLC 11024 N. 28TH DRIVE, STE 170 PHOENIX, AZ 85029

OWNERS (201-06-091 C)

JOLAKE, LLC 3344 E. CAMELBACK ROAD, SUITE 107 PHOENIX, AZ 85016

CLIENT

PROTEUS GROUP 233 WEST ERIE, SUITE 4W CHICAGO, IL 60601 (312) 337-7800

ENGINEER/SURVEYOR

EVANS, KUHN & ASSOCIATES, INC. 7227 N. 16TH STREET, SUITE 140 PHOENIX, AZ 85020 (602) 241-0782

SHEET INDEX

1 COVER SHEET 2 FINAL PLAT

A.P.N. #

APN 201-06-091 B APN 201-06-091 C

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 EAST, BEARING 190°00'00".

AREA

Table with 3 columns: LOT, ACRES, and TOTAL AREA OF PARCEL. LOT 1: 4.678 ACRES, LOT 2: 14.793 ACRES, TOTAL AREA: 19.471 ACRES.

FLOODPLAIN INFORMATION

THE SUBJECT PARCEL LIES WITHIN FLOOD ZONE "X" AS Delineated ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEMA MAP NO. 04033C11 001 DATED SEPTEMBER 30, 2005.

FLOOD ZONE "X" IS DEFINED AS AREAS OF 50-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVES FROM 100-YEAR FLOOD.

CERTIFICATION

I, JOHN A. MUEHLING, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS PLAT, CONSISTING OF TWO SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF FEBRUARY 2007, THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN, THAT ALL MONUMENTS AND LOT CORNERS ACTUALLY EXIST AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RELOCATED.

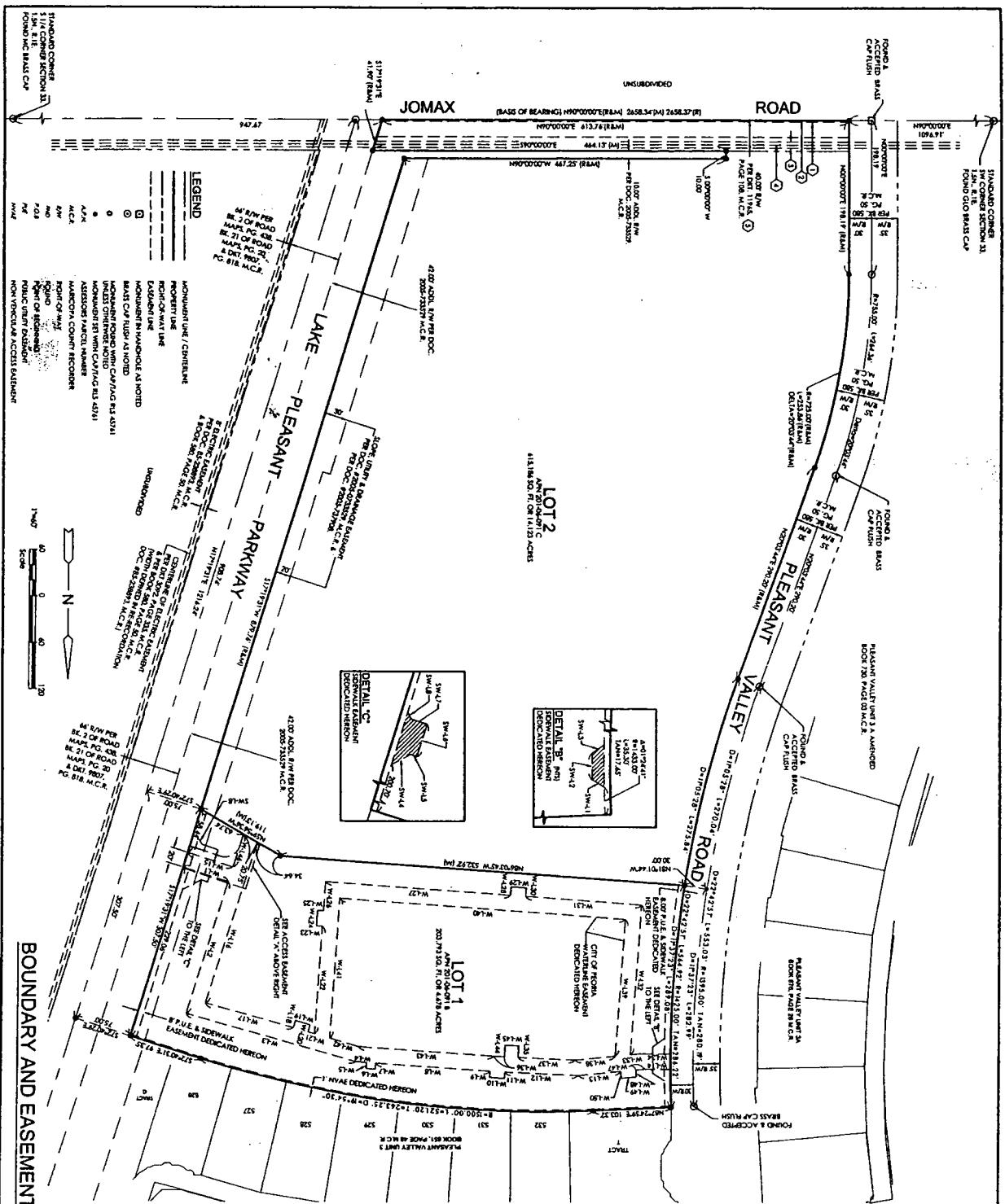
Signature of John A. Muehling, Registered Land Surveyor No. 42574, State of Arizona.

APPROVALS

APPROVED BY THE MAYOR AND THE CITY COUNCIL, CITY OF PEORIA, STATE OF ARIZONA THIS ___ DAY OF ___, 2008.

APPROVED BY: MAYOR DATE: ATTESTED BY: CITY CLERK DATE: APPROVED BY: CITY ENGINEER DATE:

Final Plat for Lake Pleasant Promenade Commercial Part, Jomax Road and Lake Pleasant Parkway, Peoria, Arizona. Includes Evans, Kuhn & Associates, Inc. contact info, drawing status (Final), and sheet number (1 of 2).



EXISTING EASEMENT & ERM NOTES

- TO PUBLIC WATERLINE EASEMENT PER DOC. 2002-0282989, M.C.E.
- CENTRUPLE OF DECLARED MONUMENT PER DIST. 11312, PAGE 227, M.C.E. (PUSH CONDITION WITH RIGHT-OF-WAY)
- ELECTRIC EASEMENT PER DOC. 85-2288741, M.C.E. & PER BOOK 200-17492, M.C.E.
- CENTRUPLE OF ELECTRIC EASEMENT PER DIST. 2007-14624, M.C.E. RE-RECORDATION DOC. 85-2288741, M.C.E. #1
- NO EASEMENT FOR MONUMENT PURPOSES PER DIST. 11312, PAGE 128, M.C.E.

EASEMENT LINE TABLES

WATER EASEMENT

| LINE NO. | LINE LENGTH | BEARING | LINE TYPE | DATE |
|----------|-------------|----------------|-----------|----------|
| W-1 | 2.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-2 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-3 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-4 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-5 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-6 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-7 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-8 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-9 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-10 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-11 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-12 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-13 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-14 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-15 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-16 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-17 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-18 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-19 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-20 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-21 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-22 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-23 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-24 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-25 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-26 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-27 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-28 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-29 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-30 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-31 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-32 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-33 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-34 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-35 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-36 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-37 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-38 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-39 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-40 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-41 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-42 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-43 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-44 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-45 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-46 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-47 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-48 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-49 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| W-50 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |

SIDEWALK EASEMENT

| LINE NO. | LINE LENGTH | BEARING | LINE TYPE | DATE |
|----------|-------------|----------------|-----------|----------|
| S-1 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| S-2 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| S-3 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| S-4 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| S-5 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| S-6 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| S-7 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| S-8 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| S-9 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| S-10 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| S-11 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| S-12 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| S-13 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| S-14 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| S-15 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| S-16 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| S-17 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| S-18 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| S-19 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| S-20 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| S-21 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| S-22 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| S-23 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| S-24 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| S-25 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| S-26 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| S-27 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| S-28 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| S-29 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |
| S-30 | 1.00 | N 1° 00' 00" W | BOUNDARY | 11/11/21 |

FINAL PLAT FOR LAKE PLEASANT PROMENADE COMMERCE PARK
JOMAX ROAD AND LAKE PLEASANT PARKWAY
PEORIA, ARIZONA

Drawn Status: FINAL

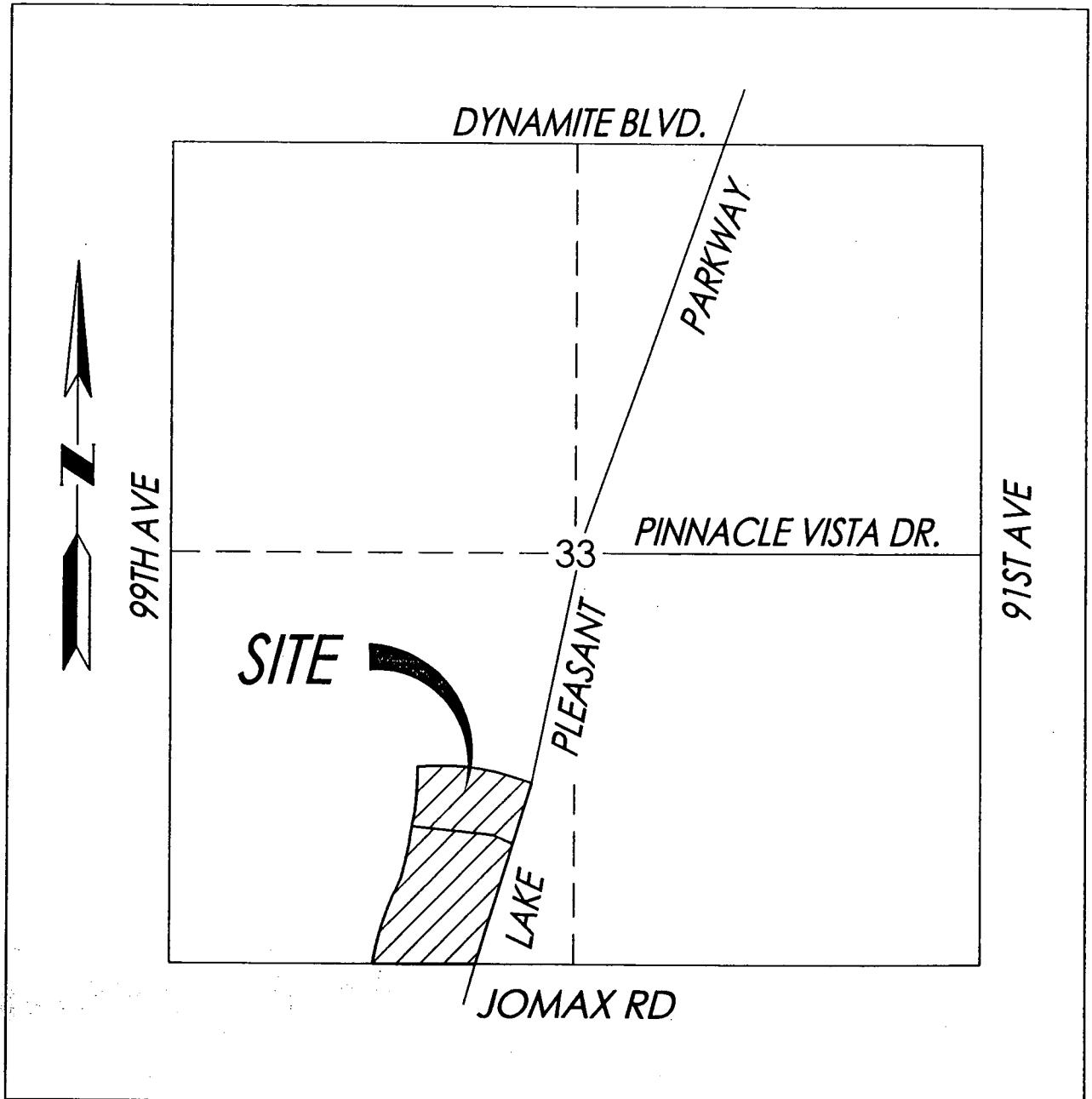
Project No: 002

Scale: 1" = 100'

2 OF 2

FINAL PLAT FOR LAKE PLEASANT COMMERCE PARK

Engine: Kuhn & Associates, Inc.
1221 N. 18th Street
Peoria, AZ 85601
602-248-1100
www.kuhnassociates.com



VICINITY MAP

SECTION 33

T.5N., R.1E., G.&S.R. B. & M.
MARICOPA COUNTY, ARIZONA