CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

CC: 30C
Amend No. _____

Date Prepared: June 11, 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 "Peoria Place", a request made by HE Peoria Place Property, LLC, a Delaware Limited Liability Company (Project No. R080013)

RECOMMENDATION:

That Mayor and Council approve the Final Plat for "Peoria Place", located at the Southeast Corner (SEC) of 83rd Avenue and Monroe Street, and authorize the 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:

REV. 07/05

SUMMARY:

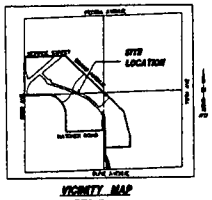
The purpose of the plat is to subdivide the existing parcels into Seven (7) Lots. This development has dedicated the required rights-of-way and is within the City of Peoria water\sewer service area.

ATTACHMENTS:

1. Final Plat
2. Vicinity Map

FINAL PLAT
PEORIA PLACE

A PORTION OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, CITY OF PEORIA, MARICOPA COUNTY, ARIZONA.



VICINITY MAP

DEDICATION

DEDICATION

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS:

THAT HE PEORIA PLACE PROPERTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS "PEORIA PLACE" A PORTION OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND HEREBY PUBLISH THIS PLAT AS, AND FOR THE PLAT OF SAID "PEORIA PLACE"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 KNOWN BY THE NUMBER, LETTER OR NAME GIVEN 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 OWNER DOES 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) AND CROSS DRAINAGE EASEMENT UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED BY THIS PLAT. THE CROSS ASSESS EASEMENTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON SKS PEORIA PLACE, L.L.C., THEIR SUCCESSORS AND ASSIGNS. STREETS AND PUBLIC UTILITY EASEMENTS ARE DEDICATED TO THE PUBLIC FOR USE AS SUCH.

SEWER EASEMENT:
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 REPACEMENT OF A WATER AND/OR SEWER 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, ITS SUCCESSORS, AND ASSIGNS FOREVER, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO PERMIT THE CONSTRUCTION, OPERATION, MAINTENANCE, AND REPLACEMENT OF PUBLIC WATER / SEWER LINE. SUBJECT TO NOTES 6, 7, AND 8.

AND THE GRANTOR HEREBY COVENANTS THAT IT IS LAWFULLY SEIZED AND POSSESSED ON THE AFOREMENTIONED TRACT OR PARCEL OF LAND: THAT IT HAS A GOOD AND LAWFUL RIGHT TO SELL AND CONVEYN; AND THAT THEY WILL WARRANT THE TITLE AND QUIET POSSESSION THERETO AGAINST THE LAWFUL CLAIM OF ALL PERSONS.

IN WITNESS WHEREOF:
SKS HE PEORIA PLACE PROPERTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY:

BY: _____ _____
DATE

ITS: _____

SUBDIVIDERS CERTIFICATIONS

BY ITS EXECUTION OF THIS PLAT, THE UNDERSIGNED, AS SUBDIVIDER, HEREBY CERTIFIES: (1) RULES AS MAY BE ESTABLISHED BY THE ARIZONA STATE DEPARTMENT OF TRANSPORTATION RELATING TO PROVISIONS FOR THE SAFETY OF ENTRANCE UPON AND DEPARTURE FROM ABUTTING STATE PRIMARY HIGHWAYS HAVE BEEN FOLLOWED AS APPLICABLE; (2) RULES AS MAY BE ESTABLISHED BY THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY RELATING TO THE CONSTRUCTION OR PREVENTION OF CONSTRUCTION OF STREETS IN LAND ESTABLISHED AS BEING SUBJECT TO PERIODIC INUNDATION HAVE BEEN FOLLOWED AS APPLICABLE; (3) RULES AS MAY BE ESTABLISHED BY THE MARICOPA COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES RELATING TO THE PROVISION OF DOMESTIC WATER SUPPLY AND SANITARY SEWER DISPOSAL HAVE BEEN FOLLOWED AS APPLICABLE; AND (4) THE REQUIREMENTS OF THE CITY OF PEORIA ZONING ORDINANCE AND THE CITY OF PEORIA INFRASTRUCTURE DEVELOPMENT GUIDELINES HAVE BEEN ADDRESSED AND FOLLOWED AS APPLICABLE.

HE PEORIA PLACE PROPERTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY:_____

ITS:_____

DEDICATION ACKNOWLEDGMENT

STATE OF ARIZON)
) SS.
COUNTY OF MARICOP)

ON THIS ___ DAY OF _____, 2008, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
_____ WHO PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT, TO PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL: _____
NOTARY PUBLIC

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER (CITY OF PEORIA BRASS CAP FLUSH) OF SAID SECTION 26, FROM WHICH POINT THE NORTHEAST CORNER (CITY OF PEORIA BRASS CAP IN HANDHOLE) OF SECTION 26 BEARS N 88°35'02" E (BASIS OF BEARINGS) A DISTANCE OF 2653.71 FEET;

THENCE S 00°21'44" W ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 26, A DISTANCE OF 2637.45 FEET;

THENCE N 88°34'14" E ALONG THE SOUTH LINE SAID NORTHEAST QUARTER OF SECTION 26, A DISTANCE OF 31.98 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF GRAND AVENUE;

THENCE THE FOLLOWING COURSES ALONG SAID RIGHT OF WAY:

THENCE S 44°38'08" E A DISTANCE OF 914.62 FEET;

THENCE N 46°24'32" E A DISTANCE OF 1.53 FEET;

THENCE LEAVING SAID RIGHT OF WAY S 13°24'17" E OF A DISTANCE OF 878.70 FEET;

THENCE S 00°21'44" W PARALLEL TO AND 889.07 FEET EAST OF THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26 A DISTANCE OF 356.10 FEET;

THENCE S 88°34'36" W A DISTANCE OF 849.48 FEET;

THENCE N 00°21'44" E PARALLEL TO AND 40.00 FEET EAST OF THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26 A DISTANCE OF 932.58 FEET;

THENCE 85.21 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 640.00 FEET, THROUGH A CENTRAL ANGLE OF 07°37'41", A CHORD BEARING N 03°27'07" W AND A CHORD DISTANCE OF 85.14 FEET;

THENCE S 82°44'02" W A DISTANCE OF 5.00 FEET;

THENCE 227.21 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 635.00 FEET, THROUGH A CENTRAL ANGLE OF 20°30'02", A CHORD BEARING N 17°30'59" W AND A CHORD DISTANCE OF 226.00 FEET, FROM WHICH POINT THE RADIUS POINT BEARS S 82°44'02" W;

THENCE S 00°21'44" W PARALLEL TO AND 40.00 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26 A DISTANCE OF 607.77 FEET;

THENCE 48.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 87°31'05", A CHORD BEARING S 44°17'16" W AND A CHORD DISTANCE OF 41.82 FEET;

THENCE S 88°12'49" W ALONG THE NORTH RIGHT OF WAY OF HATCHER ROAD, A DISTANCE OF 1172.13 FEET;

THENCE 48.06 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 91°47'21", A CHORD BEARING N 43°53'31" W AND A CHORD DISTANCE OF 43.08 FEET;

THENCE N 00°00'10" E ALONG THE EAST RIGHT OF WAY OF 81ST AVENUE, A DISTANCE OF 541.38 FEET;

THENCE 914.86 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 755.00 FEET, THROUGH A CENTRAL ANGLE OF 69°25'39", A CHORD BEARING N 34°42'39" W AND A CHORD DISTANCE OF 859.91 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26;

THENCE S 88°34'14" W ALONG SAID NORTH LINE A DISTANCE OF 884.06 FEET;

THENCE N 00°21'02" E ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 26, A DISTANCE OF 1318.63 FEET;

THENCE N 88°34'07" E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26 A DISTANCE OF 1370.75 FEET TO THE WEST RIGHT OF WAY OF GRAND AVENUE;

THENCE S 44°39'07" E ALONG SAID WEST RIGHT OF WAY A DISTANCE OF 1808.75 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 26;

THENCE N 88°34'14" E ALONG SAID SOUTH LINE A DISTANCE OF 3.34 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 127.4178 ACRES, MORE OR LESS, INCLUDING ANY EASEMENTS OF RECORD.

ALSO INCLUDING:

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER (CITY OF PEORIA BRASS CAP FLUSH) OF SAID SECTION 26, FROM WHICH POINT THE NORTHEAST CORNER (CITY OF PEORIA BRASS CAP IN HANDHOLE) OF SECTION 26 BEARS N 88°35'02" E (BASIS OF BEARINGS) A DISTANCE OF 2653.71 FEET;

THENCE S 00°21'44" W ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 26, A DISTANCE OF 2637.45 FEET;

THENCE S 00°21'44" W ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 26, A DISTANCE OF 1986.70 FEET;

THENCE LEAVING SAID WEST LINE S 89°38'16" E A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

THENCE 197.70 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 460.00 FEET, THROUGH A CENTRAL ANGLE OF 24°37'31", A CHORD BEARING S 11°57'02" E AND A CHORD DISTANCE OF 196.19 FEET, FROM WHICH POINT THE RADIUS POINT BEARS S 89°38'16" E;

THENCE S 24°15'47" E A DISTANCE OF 107.36 FEET;

THENCE 215.22 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 540.00 FEET, THROUGH A CENTRAL ANGLE OF 22°50'06", A CHORD BEARING S 12°50'44" E AND A CHORD DISTANCE OF 213.79 FEET;

THENCE S 01°25'41" E A DISTANCE OF 52.97 FEET;

THENCE S 46°25'32" E A DISTANCE OF 42.43 FEET;

THENCE S 88°34'36" W A DISTANCE OF 140.00 FEET;

THENCE N 43°34'28" E A DISTANCE OF 42.42 FEET;

THENCE N 01°25'41" W A DISTANCE OF 52.96 FEET;

THENCE 183.33 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 460.00 FEET, THROUGH A CENTRAL ANGLE OF 22°50'07", A CHORD BEARING N 12°50'44" W AND A CHORD DISTANCE OF 182.12 FEET;

THENCE N 24°15'47" W A DISTANCE OF 33.23 FEET;

THENCE N 00°21'44" E PARALLEL TO AND 40.00 FEET EAST OF THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 26 A DISTANCE OF 292.40 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 0.7787 ACRES, MORE OR LESS, INCLUDING ANY EASEMENTS OF RECORD.

EXCEPTING THEREFROM:

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER (CITY OF PEORIA BRASS CAP FLUSH) OF SAID SECTION 26, FROM WHICH POINT THE NORTHEAST CORNER (CITY OF PEORIA BRASS CAP IN HANDHOLE) OF SECTION 26 BEARS N 88°35'02" E (BASIS OF BEARINGS) A DISTANCE OF 2653.71 FEET;

THENCE S 00°21'44" W ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 26, A DISTANCE OF 2637.45 FEET;

THENCE S 00°21'44" W ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 26, A DISTANCE OF 87.68 FEET;

THENCE LEAVING SAID WEST LINE S 89°38'16" E A DISTANCE OF 51.23 FEET TO THE POINT OF BEGINNING;

THENCE S 44°05'03" E A DISTANCE OF 29.71 FEET;

THENCE N 46°06'07" E A DISTANCE OF 30.54 FEET;

THENCE N 45°09'04" W A DISTANCE OF 29.89 FEET;

THENCE S 45°45'41" W A DISTANCE OF 29.98 FEET, TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 0.0207 ACRES, MORE OR LESS, INCLUDING ANY EASEMENTS OF RECORD.

SAID DESCRIPTION CONTAINS 128.1736 (INCLUDING 2 PARCELS DESCRIBED ABOVE AND LESS EXCEPTION) ACRES MORE OR LESS, INCLUDING ANY EASEMENTS OF RECORD.

LOT TABLE

NAME	AREA		USAGE
	SQUARE FEET±	ACRES±	
TR. A	3084.84	0.071	PEDESTRIAN ACCESS/OPEN SPACE
TR. B	33,846.12	.777	RIGHT OF WAY
LOT 1	385,883.35	8.854	OFFICE
LOT 2	606,648.33	13.927	RESIDENTIAL
LOT 3	1,322,759.05	30.366	RESIDENTIAL
LOT 4	489,004.56	11.226	RESIDENTIAL
LOT 5	646,949.00	14.852	RESIDENTIAL
LOT 6	612,672.80	14.063	RESIDENTIAL
LOT 7	906,878.12	20.819	OFFICE/RETAIL

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM (PANEL DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE, USE DEPTH)
4350	04013C1630	H	SEPT. 30,2005	X	-

ZONE X = AREAS OF 500-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 LEVEES FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE NORTH LINE OF THE NORTH EAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 EAST AS RECORDED IN BOOK 863, PAGE 7 OF OFFICIAL RECORDS, MARICOPA COUNTY. SAID COURSE BEARS N88°35'02"E.

OWNER/DEVELOPER

HE PEORIA PLACE PROPERTY, LLC
2850 E. CAMELBACK ROAD 110
PHOENIX, ARIZONA 85016

ENGINEER/SURVEYOR

V3 COMPANIES OF ARIZONA
1048 NORTH 44TH STREET, SUITE 100
PHOENIX, ARIZONA 85008
PHONE: (602) 648-4800
FAX: (602) 648-4801
CONTACT: SHAWN HANRAHAN
CONTACT: ROBERT A. JOHNSTON, R.L.S.

GENERAL NOTES

1. NO CONSTRUCTION OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENTS ON THIS PLAT, EXCEPT UTILITIES, WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING, AND/OR PAVING; AND NO PLANTING OF ANY KIND SHALL BE PLACED WITHIN SUCH UTILITY EASEMENTS, EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PEORIA SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTION OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION WITHIN THE UTILITY EASEMENTS.

2. ALL NEW AND EXISTING UTILITY FACILITIES, INCLUDING ELECTRICAL FACILITIES LESS THAN 69 KVA, CABLE T.V., TELECOMMUNICATIONS FIBER OPTICS, CELLULAR, GAS, ETC. SHALL BE INSTALLED UNDERGROUND AS PART OF THE STREET IMPROVEMENTS.

3. MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN ALL TRACTS, EASMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

4. ALL PARCEL CORNERS SHALL BE MONUMENTED WITH ONE-HALF INCH REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THOIR 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 EASEMENTS OR THE SIGHT DISTANCE TRIANGLES. NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES IN HEIGHT OR BELOW 84 INCHES ARE PERMITTED. TREES ARE TO BE PLANTED SO AS NOT TO OBSTRUCT 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS.

6. SAID SEWER EASEMENT TO INCLUDE THE RIGHT TO CUT BACK AND TRIM SUCH PORTION OF THE BRANCHES AND TOPS OF TREES NOW GROWING OR THAT MAY HEREAFTER GROW UPON THE WATER EASEMENT DESCRIBED HEREON, AS MAY EXTEND OVER SAID EASEMENT SO AS TO PREVENT THE SAME FROM INTERFERING WITH THE EFFICIENT MAINTENANCE AND OPERATION OF SAID WATERLINES.

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

8. THE CITY OF PEORIA SHALL MAKE REASONABLE EFFORTS TO PROMPTLY RESTORE ASPHALT CONCRETE PAVEMENT SURFACES.

9. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.

10. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.

11. THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A DESIGNATED TRUCK ROUTE. LONE MOUNTAIN ROAD IS DESIGNATED AS A TRUCK ROUTE BY THE CITY OF PEORIA.

12. THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A ROCK QUARRY (GRAVEL OPERATION).

13. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED, NOR BE ALLOWED TO GROW WITHIN, ANY DRAINAGE EASEMENT HEREON OR ANY TRACT DESIGNATED HEREIN FOR DRAINAGE PURPOSES, WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH SUCH EASEMENT OR TRACT.

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ARIZONA
THIS_____ DAY OF _____, 2008

_____
MAYOR DATE

_____
ATTEST, CITY CLERK DATE

_____
CITY ENGINEER DATE

CERTIFICATE OF SURVEY

I, ROBERT A. JOHNSTON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF 4 SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ROBERT A. JOHNSTON 5-20-08
DATE

REVISIONS/SUBMITTALS

V3 COMPANIES OF ARIZONA
1048 North 44th Street
Suite 100
Phoenix, Arizona 85008
P. 602.648.4800
www.V3co.com

FINAL PLAT
PEORIA PLACE
A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN CITY OF PEORIA, MARICOPA COUNTY, ARIZONA.

REGISTERED LAND SURVEYOR
CERTIFICATE NUMBER
37485
ROBERT A. JOHNSTON
5-20-08
EXPIRES June 30, 2011

JOB NO.	A07065.01
REVISED	
DRAWN	FLC
DWG FILE	A07065.01FP01
CHECKED	RAJ
ORIG. SUB DATE	5-5-08

1 OF 4 SHEETS

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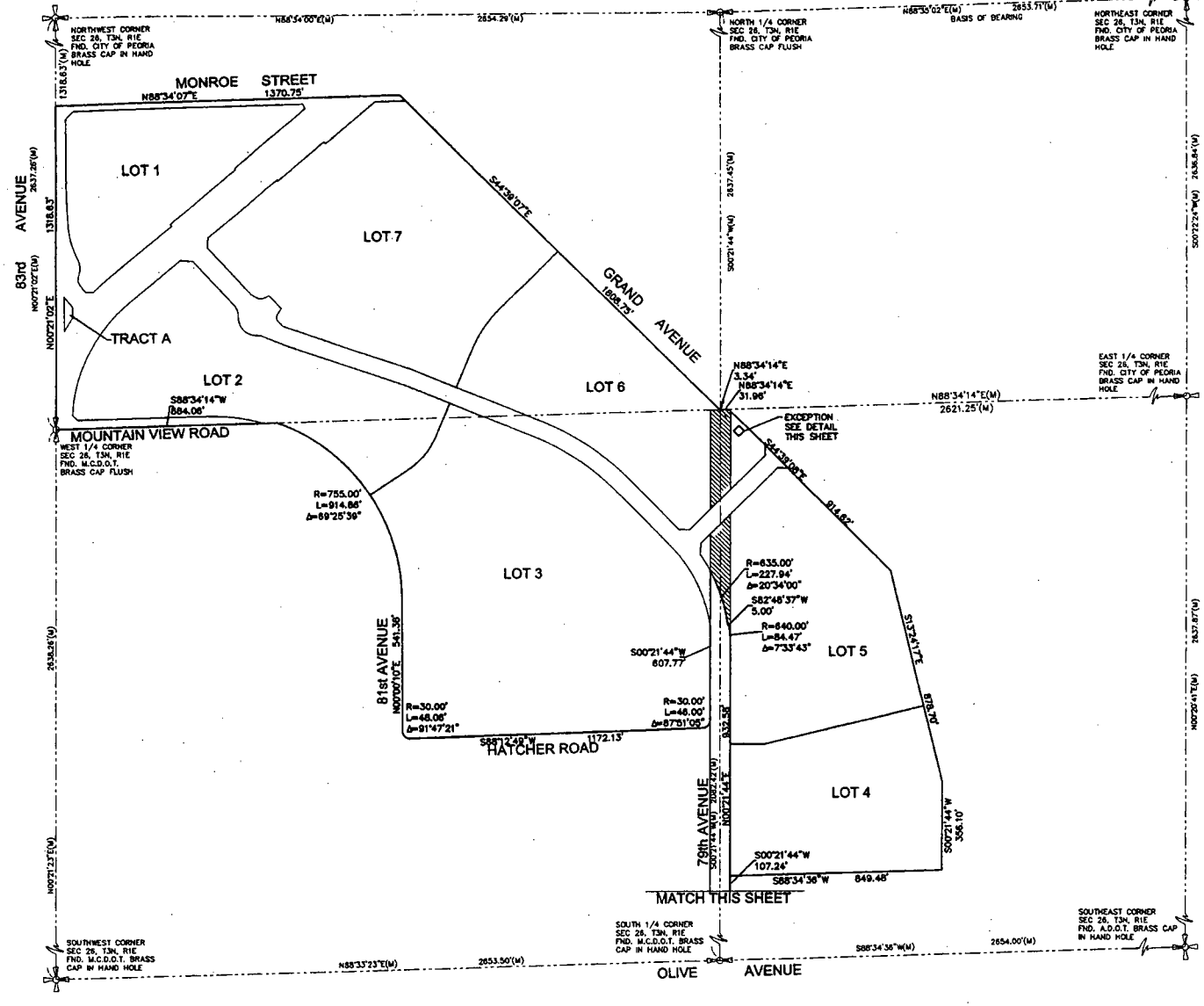

REVISIONS/SUBMITTALS

V3 COMPANIES OF ARIZONA
2340 North 44th Street
Suite 100
Phoenix, Arizona 85008
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FINAL PLAT
PEORIA PLACE

A PORTION OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN
CITY OF PEORIA, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 37495
ROBERT A. JOHNSTON
EXPIRES 06-30-2011

JOB NO.	A07065.01
SCANNED	
DRAWN	FLC
ACAD FILE	A07065.01FP01
CHECKED	RAJ
ORIG SUB DATE	5-5-08

2 OF 4 SHEETS

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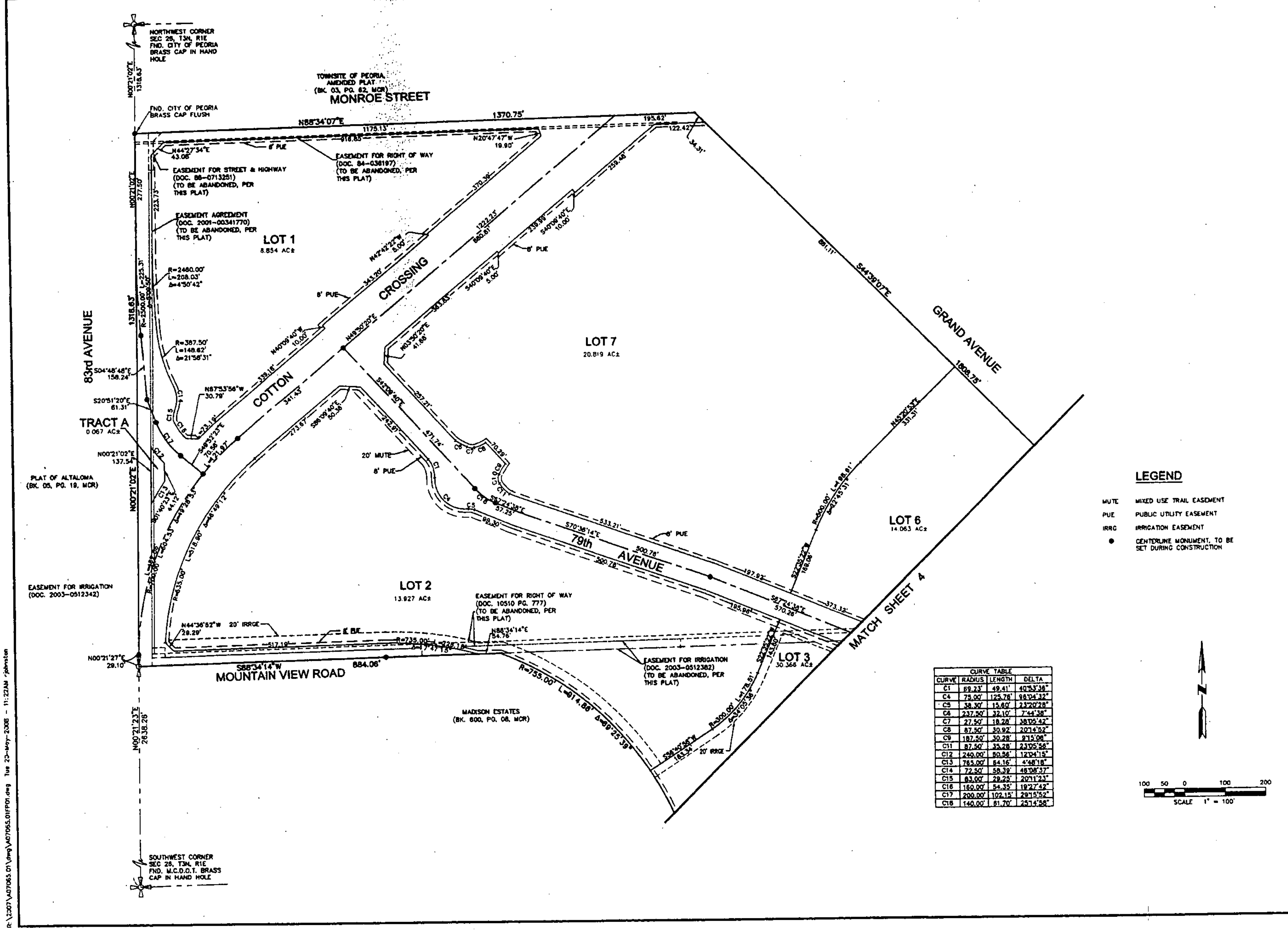

LEGEND

- MUTE — MIXED USE TRAIL EASEMENT
- PUE — PUBLIC UTILITY EASEMENT
- IRRG — IRRIGATION EASEMENT
- ● — CENTERLINE MONUMENT, TO BE SET DURING CONSTRUCTION

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	69.23'	49.41'	40°53'38"
C4	75.00'	125.76'	96°04'32"
C5	38.30'	15.60'	23°20'28"
C6	237.50'	32.10'	7°44'38"
C7	27.50'	18.28'	38°05'42"
C8	87.50'	30.92'	20°14'52"
C9	187.50'	30.28'	9°15'08"
C11	87.50'	35.28'	23°05'58"
C12	240.00'	50.56'	12°04'15"
C13	765.00'	64.16'	4°48'18"
C14	72.50'	58.39'	46°08'37"
C15	83.00'	29.25'	20°11'23"
C16	160.00'	54.35'	19°27'42"
C17	200.00'	102.15'	29°15'52"
C18	140.00'	61.70'	25°14'58"

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A PORTION OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN CITY OF PEORIA, MARICOPA COUNTY, ARIZONA.

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Phoenix, Arizona 85008
P. 602.648.4800
www.V3co.com

REGISTERED LAND SURVEYOR CERTIFICATE NO. 37495 ROBERT A. JOHNSTON

JOB NO. A07065.01
DESIGNED
DRAWN FLC
ACAD FILE A07065.01FP01
CHECKED RAJ
ORIG SUB DATE 5-5-08

3 of 4 SHEETS

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MATCH THIS SHEET

MATCH SHEET 3

LOT 6
14.063 AC±

EASEMENT FOR IRRIGATION
(DOC. 2003-0512362)
(TO BE ABANDONED, PER
THIS PLAT)

EXCEPTION
SEE DETAIL
SHEET 2

12' SEWER
EASEMENT

GRAND AVENUE

79th AVENUE

LOT 3
30.366 AC±

EASEMENT FOR UNDERGROUND ELECTRIC
(DOC. 2001-0983833)
(TO BE ABANDONED, PER
THIS PLAT)

12' SEWER ESMT

LOT 5
14.852 AC±

81st AVENUE

MADISON ESTATES
(BK. 600, PG. 08, MCR)

HATCHER ROAD

ROUNDTREE RANCH
(BK. 470, PG. 16, MCR)

79th AVENUE

EASEMENT FOR UNDERGROUND ELECTRIC
(DOC. 91-0983833)

LOT 4
11.226 AC±

142-16-002-E
OLIVE PARTNERS
(2004-0030582, MCR)

LOT 4
11.226 AC±

142-16-002-H
HACIENDA EL DORADO RANCHES, INC
(2004-0410225, MCR)

EASEMENT FOR UNDERGROUND ELECTRIC
(DOC. 91-0983833)

TRACT B
0.777 AC±

SOUTH 1/4 CORNER
SEC 28, T3N, R1E
FND. M.C.D.O.T. BRASS
CAP IN HAND HOLE

MATCH THIS SHEET

LEGEND

MUTE	MIXED USE TRAIL EASEMENT
PUE	PUBLIC UTILITY EASEMENT
IRRG	IRRIGATION EASEMENT
	EXISTING RIGHT OF WAY TO BE ABANDONED PER THIS PLAT
●	CENTERLINE MONUMENT, TO BE SET DURING CONSTRUCTION

SCALE 1" = 100'

REVISIONS/SUBMITTALS

V3 COMPANIES OF ARIZONA
1040 North 44th Street
Suite 120
Phoenix, Arizona 85008
P. 602.846.6800
www.V3co.com

FINAL PLAT
PEORIA PLACE

A PORTION OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 1 EAST,
OF THE GILA AND SALT RIVER MERIDIAN
CITY OF PEORIA, MARICOPA COUNTY, ARIZONA

JOB NO.	A07065.01
DESIGNED	
DRAWN	FLC
ACAD FILE	A07065.01FP01
CHECKED	RAJ
DRAW SUB DATE	5-5-08

4 of 4 SHEETS

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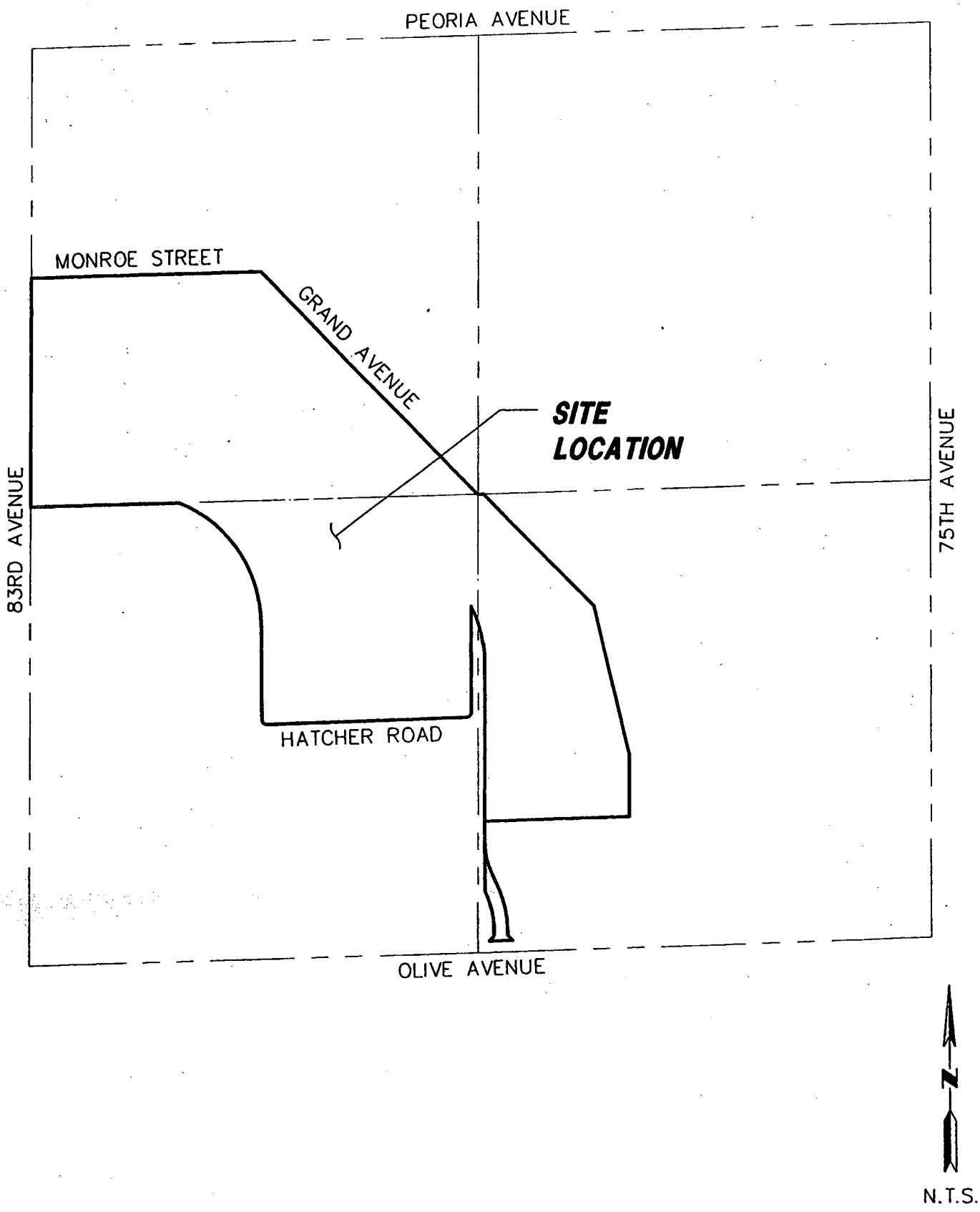

V3 COMPANIES OF ARIZONA
1048 North 44th Street
Suite 100
Phoenix, Arizona 85008
P. 602.648.4800
www.V3co.com

VICINITY MAP EXHIBIT

PEORIA PLACE

FIGURE 1

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