CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

CC: 11C
Amend No. _____

Date Prepared: September 17, 2008 **Council Meeting Date: October 21, 2008**

TO: Carl Swenson, City Manager

FROM: Dan Nissen, P.E., Acting Engineering Director

THROUGH: Maher Hazine, P.E., C.F.M., Assistant City Engineer

PREPARED BY: Lloyd Lane, Senior Engineering Technician

SUBJECT: Re-Approve the Final Plat for Osuna Park, a request made by the City of Peoria, a municipal Corporation. (Project No. R070065)

RECOMMENDATION:

Discussion and possible action to re-approve the Final Plat for Osuna Park, located at the northeast corner of 83rd Drive and Washington Street 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. Water system infrastructure must be designed, constructed, inspected, tested and accepted by the City of Peoria.
2. 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.
3. The actual developer must sign a statement agreeing to grant to the City of Peoria any required easements the City may deem necessary during its review process for the purposes of accommodating utilities and access to such facilities, per the City of Peoria Guidelines.
4. 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.

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

5. 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.
6. 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.

SUMMARY:

This project has dedicated the required rights-of-way and is within the City of Peoria water\sewer service area.

This plat was previously approved by Council on June 22, 2007, and is being resubmitted to Council for re-approval due to the above mentioned 60 day stipulation.

ATTACHMENTS:

1. Final Plat
2. Vicinity Map

FINAL PLAT
OF
"OSUNA PARK"

A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, THE NORTHEAST QUARTER OF SECTION 27, THE SOUTHWEST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, AND A REPLAT OF BLOCK 17, SECTION 27 AS SHOWN ON THE PLAT OF AMENDED PLAT PEORIA TOWNSITE AS RECORDED IN BOOK 3, PAGE 62, MARICOPA COUNTY, ARIZONA

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, NOR ANY PLANTING 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.
2. ALL NEW AND EXISTING UTILITY, ELECTRICAL FACILITIES LESS THAN 69 KV, CABLE TV., 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, EASEMENTS AND RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.
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 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 50% 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. THE CITY OF PEORIA DOES HEREBY GRANT AND CONVEY TO THE PUBLIC NON-EXCLUSIVE PERMANENT AND PERPETUAL CROSS ACCESS EASEMENTS 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 ACCESS EASEMENTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE CITY OF PEORIA, IT'S SUCCESSORS AND ASSIGNS.
9. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY OF 83RD DRIVE, WASHINGTON STREET, PEORIA AVENUE, 83RD AVENUE AND GRAND AVENUE SHALL BE THE RESPONSIBILITY OF THE FRONTING PROPERTY OWNER.
10. ALL NOTATIONS AND DEDICATIONS STATED ON OR WITHIN THE RECORDED PLAT OF PEORIA TOWNSHIP, M.C.R. BOOK 3, PAGE 62 SHALL REMAIN IN FULL FORCE AND EFFECT WITH THE RECORDATION OF THIS RE-PLAT.
11. THIS SUBDIVISION IS LOCATED WITHIN THE VICINITY OF A MILITARY AIRPORT.
12. THIS SUBDIVISION IS LOCATED WITHIN THE VICINITY OF A DESIGNATED TRUCK ROUTE. PEORIA AVENUE IS DESIGNATED AS A TRUCK ROUTE BY THE CITY OF PEORIA.
13. THIS SUBDIVISION IS LOCATED WITHIN THE VICINITY OF A ROCK QUARRY (GRAVEL OPERATION).

LEGEND

R/W	-	RIGHT-OF-WAY
AC.	-	INDICATES ACRE
T.4N.	-	TOWNSHIP 4 NORTH
R.3E.	-	RANGE 3 EAST
FD.	-	FOUND
P.U.E.	-	PUBLIC UTILITY EASEMENT
P.A.E.	-	PRIVATE ACCESS EASEMENT
V.N.A.E.	-	VEHICULAR NON-ACCESS EASEMENT
M.C.R.	-	MARICOPA COUNTY RECORDS
SEC.	-	SECTION
COR.	-	CORNER
(TYP)	-	TYPICAL
(R)	-	RECORDED
(M)	-	MEASURED
	-	INDICATES FOUND BRASS CAP
	-	INDICATES FOUND 1/2" REBAR
	-	INDICATES MONUMENT LINE, EXISTING
	-	INDICATES RIGHT-OF-WAY, EXISTING
	-	INDICATES EASEMENT LINE
B.C.H.H.	-	INDICATES BRASS CAP IN HAND HOLE
	-	INDICATES SUBDIVISION BOUNDARY
	-	RIGHT-OF-WAY/PROPERTY LINE, PROPOSED
●	-	INDICATES BRASS CAP TO BE SET PER MAG 120-1, TYPE "B" OR AS NOTED
△	-	SUBDIVISION CORNER, SET 1/2" REBAR R.L.S. No. 18480

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 1 EAST AS SOUTH 90°00'00" WEST (R)

FLOOD HAZARD DESIGNATION (FEMA)

THIS SUBDIVISION IS LOCATED IN ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 04013C1630H, DATED SEPTEMBER 30, 2005.

PARENT PARCEL LEGAL DESCRIPTIONS

PARCEL NO. 1

PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 380.75 FEET WEST AND 12 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 22.
THENCE NORTH 75 FEET;
THENCE EAST 150 FEET;
THENCE SOUTH 75 FEET;
THENCE WEST 150 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
THENCE WEST (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 12.48 FEET;
THENCE NORTH 0 DEGREES 13 MINUTES EAST AND PARALLEL TO THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 12.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 0 DEGREES 13 MINUTES EAST A DISTANCE OF 46.01 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 60-70;
THENCE NORTH 37 DEGREES 04 MINUTES WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 91.30 FEET;
THENCE SOUTH 78 DEGREES 54 MINUTES 15 SECONDS WEST, A DISTANCE OF 134.86 FEET TO A POINT ON THE NORTHERLY PROLONGATION OF THE EAST LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO CAPITOL PROPERTIES, INC., BY DEED DATED NOVEMBER 10, 1960;
THENCE SOUTH 0 DEGREES 47 MINUTES WEST ALONG SAID EAST LINE AND THE PROLONGATION THEREOF A DISTANCE OF 83.00 FEET TO A POINT 12 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 22;
THENCE EAST AND PARALLEL TO SAID SOUTH LINE A DISTANCE OF 188.41 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 3

FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, NORTH 0 DEGREES 13 MINUTES 0 SECONDS EAST (ASSUMED BEARING), ALONG THE EAST LINE OF SECTION 22, A DISTANCE OF 41.87 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 60-70;
THENCE NORTH 37 DEGREES 04 MINUTES WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 60-70, A DISTANCE OF 111.82 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 78 DEGREES 54 MINUTES 15 SECONDS WEST, 134.86 FEET ALONG THE NORTHERLY LINE OF THE PROPERTY DESCRIBED IN DOCKET 3636, PAGE 383, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE SOUTH 0 DEGREES 47 MINUTES WEST, 18.00 FEET ALONG THE WESTERLY LINE OF THE PROPERTY DESCRIBED IN DOCKET 3636, PAGE 383, RECORDS OF MARICOPA COUNTY, ARIZONA, TO THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN DOCKET 8846, PAGE 380, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE WEST 140.58 FEET ALONG THE NORTH LINE OF THE PARCEL DESCRIBED IN DOCKET 8846, PAGE 380, RECORDS OF MARICOPA COUNTY, ARIZONA, TO THE EAST RIGHT-OF-WAY LINE OF OLIVE STREET, AS DESCRIBED IN DOCKET 3630, PAGE 271, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE NORTH 0 DEGREES 47 MINUTES EAST, 30.00 FEET ALONG SAID RIGHT-OF-WAY LINE TO A ONE-HALF INCH IRON PIPE SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND;
THENCE EAST, 146.58 FEET, PARALLEL TO THE NORTH LINE OF THE PROPERTY DESCRIBED IN DOCKET 8846, PAGE 380, RECORDS OF MARICOPA COUNTY, ARIZONA, TO A ONE-HALF INCH IRON PIPE SET FOR A POINT IN THE NORTHERLY LINE OF THE HEREIN DESCRIBED PARCEL OF LAND;
THENCE NORTH 58 DEGREES 22 MINUTES 12 SECONDS EAST, 123.80 FEET TO A ONE-HALF INCH IRON PIPE SET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 60-70 FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND;
THENCE SOUTH 37 DEGREES 04 MINUTES EAST, 88.00 FEET ALONG THE ABOVE SAID U.S. HIGHWAY 60-70 RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

PARCEL NO. 4

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22 BEING AN IRON PIPE IN THE WEST CURB OF ORANGE AVENUE;
THENCE NORTH 0 DEGREES 13 MINUTES EAST (RECORD BEARING) ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 41.87 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 60, 70 AND 89;
THENCE NORTH 37 DEGREES 04 MINUTES WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 60-70 AND 89 A DISTANCE OF 199.82 FEET TO A POINT;
THENCE SOUTH 58 DEGREES 22 MINUTES 12 SECONDS WEST ALONG THE NORTHERLY PROPERTY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCKET 8746, PAGE 378, RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 123.80 FEET TO A CORNER POINT AND TRUE POINT OF BEGINNING;
THENCE WEST ALONG THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DOCKET 8746, PAGE 378, RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 146.60 FEET TO A CORNER POINT ON THE EAST LINE OF OLIVE STREET, AS RECORDED IN DOCKET 7141, PAGE 383, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE NORTH 0 DEGREES 47 MINUTES EAST ALONG SAID EAST RIGHT-OF-WAY LINE OF OLIVE STREET A DISTANCE OF 99.88 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 44 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 38.1 FEET TO THE POINT OF TANGENCY OF SAID CURVE AND A CORNER POINT;
THENCE SOUTH 43 DEGREES 40 MINUTES 44 SECONDS EAST ALONG A LINE, A DISTANCE OF 184.35 FEET TO A CORNER POINT AND THE TRUE POINT OF BEGINNING.

EXCEPTING ALL OIL, GAS AND OTHER MINERAL RIGHTS IN AND UNDER SAID PROPERTY, TOGETHER WITH EXCLUSIVE RIGHT TO USE SUCH PORTION OF SAID PROPERTY LYING MORE THAN 500 FEET BELOW THE SURFACE THEREOF FOR THE EXTRACTION OF OIL, GAS AND MINERALS FROM SAID PROPERTY OR PROPERTIES IN THE VICINITY THEREOF, HOWEVER, WITH NO RIGHT OF SURFACE ENTRY WHATSOEVER, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 7400, PAGE 483.

PARCEL NO. 5

BLOCK 17, TOWNSITE OF PEORIA, AS RECORDED IN BOOK 2 OF MAPS, PAGE 57 AND AMENDED TOWNSITE OF PEORIA, RECORDED IN BOOK 3 OF MAPS, PAGE 62, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCESS A.D.O.T. RIGHT-OF-WAY ABANDONMENT

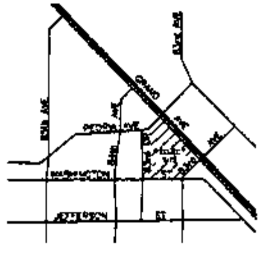
THOSE PORTIONS OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 SE1/4) OF SECTION 22, OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4 SW1/4) OF SECTION 23, OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4 NE1/4) OF SECTION 27, AND OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4) OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SECTION CORNER COMMON TO SAID SECTIONS 22, 23, 26, AND 27 ON THE EXISTING SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 60 (WICKENBURG-PHOENIX HIGHWAY); THENCE SOUTH 89° 13' 31" WEST ALONG SAID EXISTING SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 33.00 FEET; THENCE NORTH 1° 33' 30" WEST CONTINUING ALONG SAID EXISTING SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 88.13 FEET; THENCE NORTH 39° 04' 43" WEST CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 279.50 FEET; THENCE SOUTH 49° 07' 08" EAST 480.89 FEET; THENCE SOUTH 1° 57' 09" EAST 38.89 FEET; THENCE SOUTH 43° 52' 54" WEST 199.28 FEET TO THE AFORESAID EXISTING SOUTHWESTERLY RIGHT OF WAY LINE; THENCE NORTH 37° 59' 31" EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 126.82 FEET; THENCE NORTH 49° 57' 29" WEST CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 57.34 FEET TO THE SECTION LINE COMMON TO SAID SAID SECTION 23 AND 26; THENCE SOUTH 87° 09' 42" WEST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, COINCIDENT WITH SAID COMMON SECTION LINE, A DISTANCE OF 37.21 FEET TO THE POINT OF BEGINNING.

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF JANUARY, 2007, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: ____________ ROBERT B. ATHERTON, R.L.S. No. 18480 DATE



VICINITY MAP
N.T.S.

DEDICATION

STATE OF ARIZONA)
) S.S.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THE CITY OF PEORIA, A MUNICIPAL CORPORATION OF THE STATE OF ARIZONA, AS OWNER, DOES HEREBY PUBLISH THIS "OSUNA PARK" PLAT OVER A PORTION OF SECTIONS 22, 23, 26 AND 27, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN AND A REPLAT OF BLOCK 17, SECTION 27 AS SHOWN ON THE PLAT OF AMENDED PLAT PEORIA TOWNSITE AS RECORDED IN BOOK 3, PAGE 62, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS, AND FOR, THE PLAT OF SAID "OSUNA PARK" 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 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.

IN WITNESS WHEREOF:

BOB BARRETT, MAYOR OF THE CITY OF PEORIA, ARIZONA HAS HEREUNTO AFFIXED HIS SIGNATURE THIS ________ DAY OF ____________ 2007

BY: ______________________
BOB BARRETT
MAYOR

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) S.S.
COUNTY OF MARICOPA)

BEFORE ME THIS ________ DAY OF ____________ 2007, THE FOLLOWING PERSON APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, BOB BARRETT, WHO ACKNOWLEDGED HIMSELF TO BE MAYOR OF THE CITY OF PEORIA, ARIZONA AND ACKNOWLEDGED THAT HE, BEING AUTHORIZED SO TO DO, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES ________ NOTARY PUBLIC ____________

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ARIZONA,

THIS ____________ DAY OF ____________ 2007

MAYOR ______________________ DATE

CITY CLERK ______________________ DATE

CITY ENGINEER ______________________ DATE

SHEET 1 OF 2 SHEETS

QS# 74 RC '065

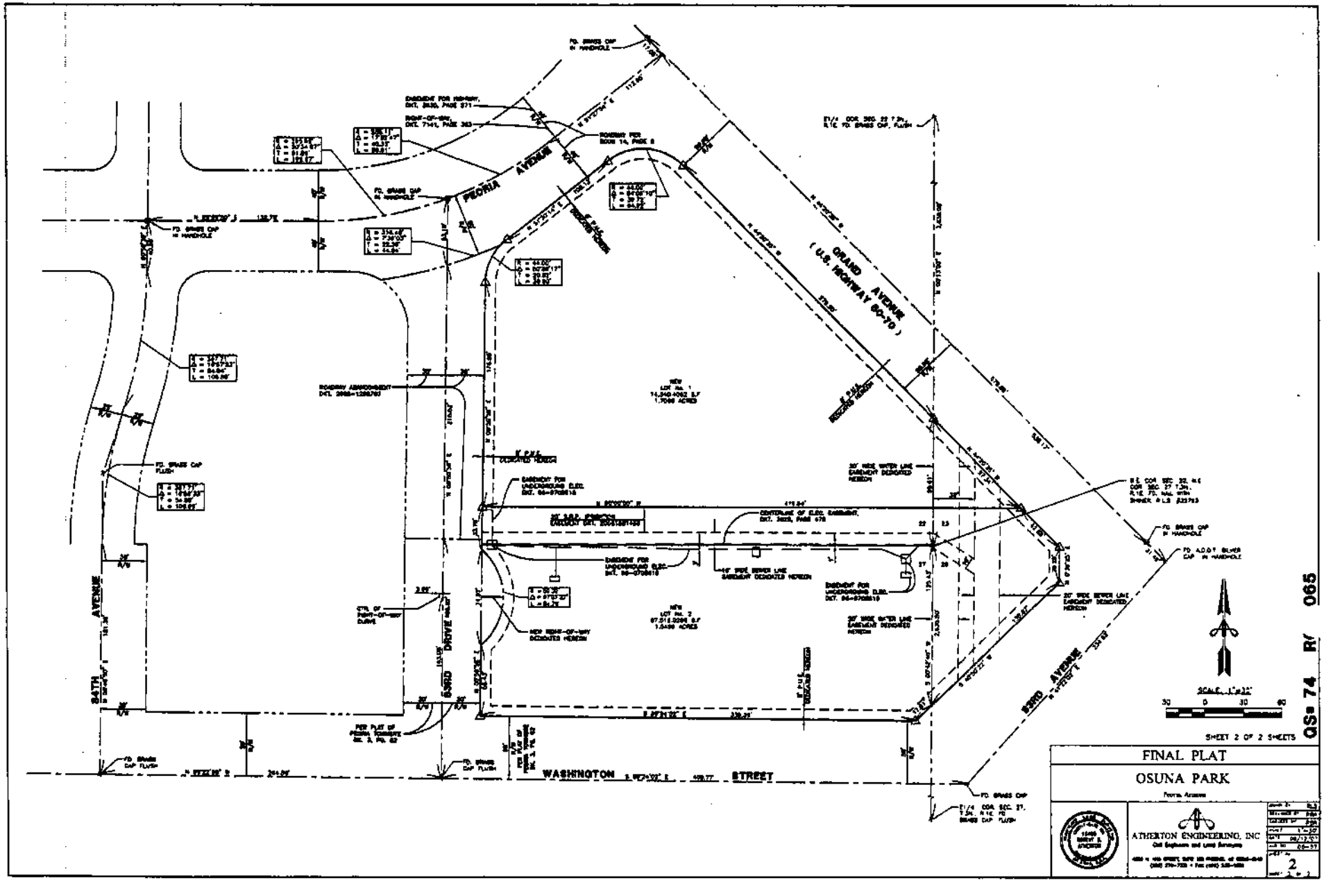
FINAL PLAT

OSUNA PARK

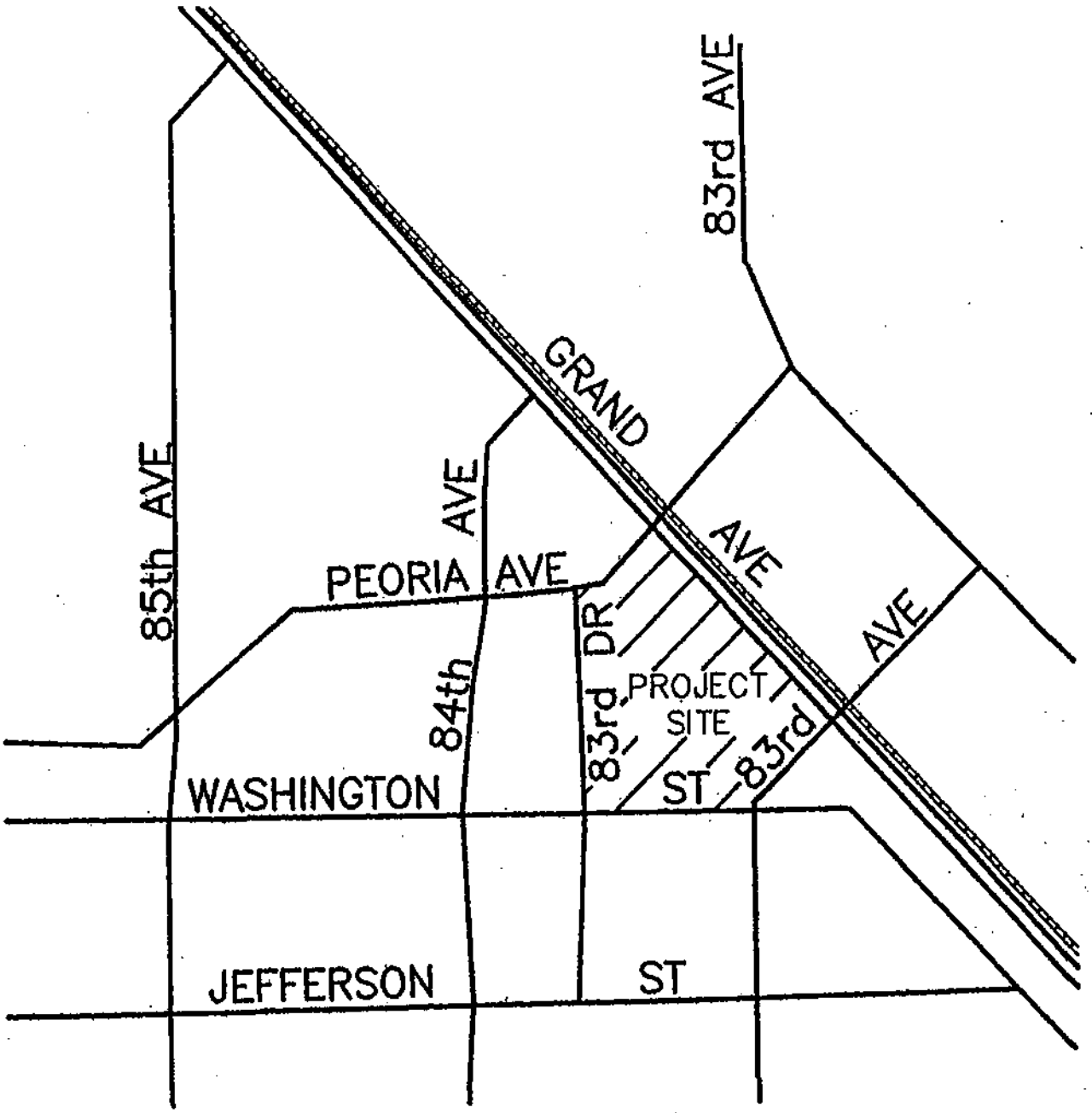
Peoria, Arizona

ATHERTON ENGINEERING, INC.
Civil Engineers and Land Surveyors

DESIGN BY	[illegible]
DRAWN BY	[illegible]
CHECKED BY	[illegible]
SCALE	N/A
DATE	06/11/07
JOB NO.	06-07
SHEET No.	1
	1 of 2


PEORIA AVENUE
GRAND AVENUE
(U.S. HIGHWAY 60-70)
WASHINGTON STREET
84TH AVENUE
83RD DRIVE
83RD AVENUE
SCALE 1"=30'
SHEET 2 OF 2 SHEETS
FINAL PLAT
OSUNA PARK
Peoria, Arizona
ATHERTON ENGINEERING, INC
Civil Engineers and Land Surveyors
2

QS# 74 R/ 065



VICINITY MAP

N.T.S.