

**CITY OF PEORIA, ARIZONA  
COUNCIL COMMUNICATION**

CC: 15C  
Amend No. \_\_\_\_\_

Date Prepared: November 07, 2008      Council Meeting Date: December 02, 2008

---

**TO:** Carl Swenson, City Manager

**THROUGH:** Susan Daluddung, Deputy City Manager 

**FROM:** Andrew Granger, P.E., City Engineer 

**THROUGH:** Maher M. Hazine, P.E., CFM, Assistant City Engineer 

**PREPARED BY:** Lloyd Lane, Land Survey Coordinator 

**SUBJECT:** Approve the Re-Plat of Peoria Place, a request made by H.E. Peoria Place Property, LLC, a Delaware Limited Liability Company. (Project No. R080013A, 26 T3N)

**RECOMMENDATION:**

Discussion and possible action to approve the Re-Plat of Peoria Place, located at the southeast corner 83<sup>rd</sup> Avenue and Monroe Street and authorize the Mayor and City Clerk to sign and record the Re-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 of Peoria (City) prior to recordation of the Re-Plat.
2. An approval of design from the City Engineering Department for the necessary improvements in accordance with the City Subdivision Regulations, as determined by the City Engineer, must be obtained prior to recording the Re-Plat.
3. The developer must provide a financial assurance in the amount agreed upon by the City Engineer and an Agreement to Install for construction of the infrastructure improvements in accordance with the City Subdivision Regulations, prior to recordation of the Re-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: \_\_\_\_\_

Council Communication- R080013A  
Re-Plat – Peoria Place  
SEC 83<sup>rd</sup> Avenue & Monroe Street  
December 2, 2008  
Page: 2

4. In the event that the Re-Plat is not recorded within 60 days of Council approval, the Re-Plat will become void. 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:**

The purpose of the Re-Plat is to make modifications to the dedication language and the proposed Salt River Project (SRP) easement as recently requested by SRP. This development is within the City's water/sewer service area.

**ATTACHMENTS:**

1. Re-Plat
2. Vicinity Map

# A REPLAT OF THE FINAL PLAT FOR "PEORIA PLACE", AS RECORDED IN BOOK 1009, PAGE 25 OF MARICOPA COUNTY RECORDS BEING A PORTION OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, CITY OF PEORIA, MARICOPA COUNTY, ARIZONA.

**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 REPLAT OF THE FINAL PLAT FOR "PEORIA PLACE" AS RECORDED IN BOOK 1009, PAGE 25 OF MARICOPA COUNTY RECORDS, BEING 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 REPLAT AS, AND FOR THE PLAT OF SAID "PEORIA PLACE" AND HEREBY DECLARES THAT SAID REPLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACT, 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 DEDICATED 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 DESIGNATED 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 DESIGNATED BY THIS PLAT. THE CROSS ACCESS EASEMENTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON HE PEORIA PLACE, LLC, 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 OF COTTON CROSSING, 83RD AVENUE, 79TH AVENUE, & MOUNTAIN VIEW ROAD SHALL BE THE RESPONSIBILITY OF THE FRONTING PROPERTY OWNERS.

A MULTI-USE TRAIL EASEMENT (MUTE) SHALL BE DEDICATED OVER A PORTION OF LOTS 2, 3 AND 6, AS SHOWN HEREON, TO THE CITY OF PEORIA FOR PUBLIC ACCESS AND CONSTRUCTION OF SUCH FACILITIES. THE TRAIL SHALL BE LOCATED WITHIN THE LIMITS AS SHOWN ON SHEETS 3 AND 4 HEREON.

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 OR FOR CONSTRUCTION, MAINTENANCE, OPERATION AND REPLACEMENT 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 A, B, & C.

AND THE GRANTEE HEREBY COVENANTS THAT IT IS LAWFULLY SOLEZED AND POSSESSED ON THIS AFFORMENTED TRACT OR PARCEL OF LAND, THAT IT HAS A GOOD AND LAWFUL RIGHT TO SELL AND CONVEY IT, AND THAT THEY WILL WARRANT THE TITLE AND QUIET POSSESSION THEREIN AGAINST THE LAWFUL CLAIM OF ALL PERSONS.

NOTWITHSTANDING THE PREVIOUS RECORDING OF A FINAL PLAT ON OCTOBER 23, 2008 IN BOOK 1009 PAGE 25 OF MARICOPA COUNTY RECORDS OFFICE (THE "INITIAL PLAT") FOR THE INITIAL PLAT, THE PROPERTY OF THE RESPECTIVE RIGHTS OF ALL PARTIES IN CONNECTION WITH DEDICATIONS, EASEMENTS, RIGHTS OF WAY, ON ANY OTHER USE, ACCESS, OR RELATED RIGHTS IN CONNECTION WITH SUCH SUBJECT PROPERTY (COLLECTIVELY, THE "USE RIGHTS") SHALL BE CONCLUSIVELY DETERMINED AS OF THE DATE OF THIS AFFORMENTED TRACT TO THE INITIAL PLAT, NO PROPERTY OF USE, ACCESS, OR RELATED RIGHTS IN CONNECTION WITH SUCH SUBJECT PROPERTY SHALL BE DETERMINED AS OF THE DATE OF THIS INITIAL PLAT. FURTHER, NOTWITHSTANDING THE FOREGOING, THE USE RIGHTS OF SALT RIVER PROJECT INCLUDING THE RIGHTS GRANTED BY IRRIGATION EASEMENTS IN 2008 SHALL BE DETERMINED AS OF THE DATE OF THIS INITIAL PLAT. THE CITY OF PEORIA AND HE PEORIA PLACE PROPERTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY IN CONNECTION WITH SUCH SUBJECT PROPERTY.

IN WITNESS WHEREOF:

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

BY: \_\_\_\_\_ DATE \_\_\_\_\_

ITS: \_\_\_\_\_

**SUBDIVIDERS CERTIFICATIONS**

BY ITS EXECUTION OF THIS RE-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 ADJUTING 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; AND (3) 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 ARIZONA } ss.  
COUNTY OF MARICOPA }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2008, BEFORE ME, THE UNDERSIGNED

NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED \_\_\_\_\_

TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, I BELIEVED TO ME

THAT HE/HIS EXECUTED THE WITHIN INSTRUMENT VOLUNTARILY, AND

THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT, AUTHORIZED, 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 HANDS) OF SECTION 26 BEARS N 89°35'02" E (BASIS OF BEARINGS) A DISTANCE OF 283.71 FEET;

THENCE S 00°21'44" W ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 26, A DISTANCE OF 2837.45 FEET TO THE POINT OF BEGINNING;

THENCE N 89°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°34'06" E A DISTANCE OF 914.82 FEET;

THENCE N 49°24'32" E A DISTANCE OF 1.65 FEET;

THENCE LEAVING SAID RIGHT OF WAY S 13°24'47" E OF A DISTANCE OF 878.70 FEET;

THENCE S 00°21'44" W PARALLEL TO AND 898.07 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26 A DISTANCE OF 358.10 FEET;

THENCE S 89°34'38" W A DISTANCE OF 854.48 FEET;

THENCE N 00°21'44" E PARALLEL TO AND 35.00 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26 A DISTANCE OF 932.74 FEET;

THENCE 300.87 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 633.00 FEET, THROUGH A CENTRAL ANGLE OF 37°09'35", A CHORD BEARING N 13°12'38" W AND A CHORD DISTANCE OF 298.18 FEET;

THENCE S 00°21'44" W PARALLEL TO AND 35.00 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26 A DISTANCE OF 598.78 FEET;

THENCE S 44°27'44" W A DISTANCE OF 43.09 FEET;

THENCE S 89°34'49" W ALONG THE NORTH RIGHT OF WAY OF HATCHER ROAD, A DISTANCE OF 1178.00 FEET;

THENCE 47.88 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 81°26'21", A CHORD BEARING N 45°45'01" W AND A CHORD DISTANCE OF 42.99 FEET;

THENCE N 02°22'59" E ALONG THE EAST RIGHT OF WAY OF 91ST AVENUE, A DISTANCE OF 824.17 FEET;

THENCE 819.24 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 755.00 FEET, THROUGH A CENTRAL ANGLE OF 89°45'35", A CHORD BEARING N 34°31'58" W AND A CHORD DISTANCE OF 882.51 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26;

THENCE S 89°34'14" W ALONG SAID NORTH LINE A DISTANCE OF 887.73 FEET;

THENCE N 00°21'02" E ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 26, A DISTANCE OF 3318.83 FEET;

THENCE N 89°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°33'07" E ALONG SAID WEST RIGHT OF WAY A DISTANCE OF 1808.78 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 26;

THENCE N 89°34'14" E ALONG SAID SOUTH LINE A DISTANCE OF 3.34 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 127.4088 ACRES, MORE OR LESS, INCLUDING ANY EASEMENTS OF RECORD.

EXCEPTING THEREFROM:

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 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 HANDS) OF SECTION 26 BEARS N 89°35'02" E (BASIS OF BEARINGS) A DISTANCE OF 283.71 FEET;

THENCE S 00°21'44" W ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 26, A DISTANCE OF 2837.45 FEET;

THENCE S 00°21'44" W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 26, A DISTANCE OF 87.88 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°00'00" E A DISTANCE OF 29.71 FEET;

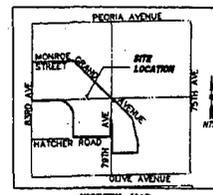
THENCE N 48°08'07" E A DISTANCE OF 30.54 FEET;

THENCE N 45°09'04" W A DISTANCE OF 29.88 FEET;

THENCE S 45°45'41" W A DISTANCE OF 29.88 FEET, TO THE POINT OF BEGINNING;

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

SECTION DESCRIPTION CONTAINS 127.3881 (INCLUDING PARCEL DESCRIBED ABOVE AND LESS EXCEPTED) ACRES MORE OR LESS, INCLUDING ANY EASEMENTS OF RECORD.



**LOT TABLE**

NAME	AREA	USAGE
SQUARE FEET	ACRES	
TR. A	8,332	0.189
LOT 1	371,958	8.539
LOT 2	680,519	15.627
LOT 3	1,317,124	30.237
LOT 4	489,863	11.287
LOT 5	848,828	19.413
LOT 6	812,823	18.608
LOT 7	898,738	20.687

**FLOOD INSURANCE RATE MAP (FIRM) INFORMATION**

COMMUNITY PANEL NUMBER	SUFFIX	DATE OF FIRM (FIRM DATE)	FIRM ZONE	BASIS FLOOD ELEVATION (BY AD ZONE, USE DEPNO)
4360	0403C1830	N 09/11/2006	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.

**GENERAL NOTES**

- 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.
- ALL NEW AND EXISTING UTILITY FACILITIES, INCLUDING ELECTRICAL FACILITIES LESS THAN 88 KVIA, CABLE T.V., TELECOMMUNICATIONS FIBER OPTICAL, CELLULAR, GAS, ETC. SHALL BE INSTALLED UNDERGROUND AS PART OF THE STREET IMPROVEMENTS.
- MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN ALL TRACTS, EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL PARCEL CORNERS SHALL BE MONUMENTED WITH ONE-HALF INCH REDDAR AND CAPPED OR TAGGED, BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, BUT EXCLUDING TREES NOW GROWING OR THAT MAY HEREAFTER GROW UPON THE SEWER 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 SEWERLINES.
- THE CITY OF PEORIA SHALL NOT BE RESPONSIBLE FOR REPLACING ANY LANDSCAPING OR ANY IMPROVEMENT PLACED IN THE SEWER EASEMENT BY GRANTEE OR ITS SUCCESSORS OR ASSIGNS, EXCEPT AS NOTED HEREIN.
- THE CITY OF PEORIA SHALL MAKE REASONABLE EFFORTS TO PROMPTLY RESTORE ASPHALT CONCRETE PAVEMENT SURFACES.
- GRANTEE, ITS SUCCESSORS OR ASSIGNS AT ITS SOLE COST, SHALL BE RESPONSIBLE FOR PROMPTLY REPLACING ANY LANDSCAPING OR IMPROVEMENT(S) PLACED IN THE SEWER EASEMENT BY GRANTEE OR ITS 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 GRANTED SHALL CEASE AND REVERT TO THE GRANTEE, THEIR HEIRS OR ASSIGNS.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.
- THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A DESIGNATED TRUCK ROUTE, 83rd AVE & GRAND AVE ARE DESIGNATED AS TRUCK ROUTES BY THE CITY OF PEORIA.
- THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A ROCK QUARRY (GRAVEL OPERATION).
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED, NOR BE ALLOWED TO GROW WITHIN, ANY DRAINAGE EASEMENT HEREIN OR ANY TRACT DESIGNATED HEREIN FOR DRAINAGE PURPOSES, WHICH WOULD IMPED THE FLOW OF WATER OVER, UNDER, OR THROUGH SUCH EASEMENT OR TRACT.
- EXISTING SRP EASEMENTS SHOWN HEREON TO BE ABANDONED AND EASEMENTS TO BE RE-DEDICATED, IN A DIFFERENT LOCATION, BY SEPARATE INSTRUMENT POST-CONSTRUCTION OF NEW SRP FACILITIES.
- TRACT A WILL BE DEDICATED TO CITY OF PEORIA VIA SEPARATE INSTRUMENT.
- ALL RETENTION REQUIRED VOLUMES SHOWN ON THIS PLAT AS INDICATED BY DRAINAGE EASEMENTS, ARE REPRESENTATIVE OF VOLUMES REQUIRED TO SATISFY STREET RUNOFF. EACH LOT WHEN DEVELOPED WILL BE REQUIRED TO PROVIDE APPROPRIATE VOLUME FOR FINAL DEVELOPMENT TYPE PER CITY OF PEORIA DEVELOPMENT CRITERIA IN ADDITION TO THE STREET VOLUMES SHOWN HEREON.

**APPROVALS**

APPROVED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ARIZONA  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2008

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST, CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

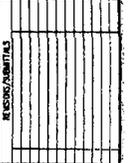
CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_



**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 A 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 REPRODUCED.

ROBERT A. JOHNSTON \_\_\_\_\_ 11-15-08  
DATE



REPLAT OF THE FINAL PLAT "PEORIA PLACE"

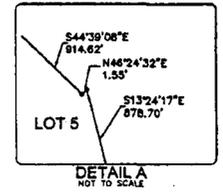
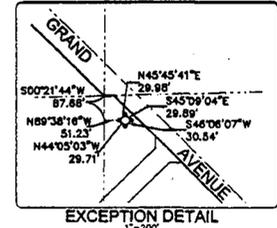
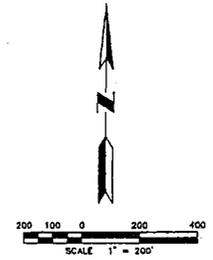
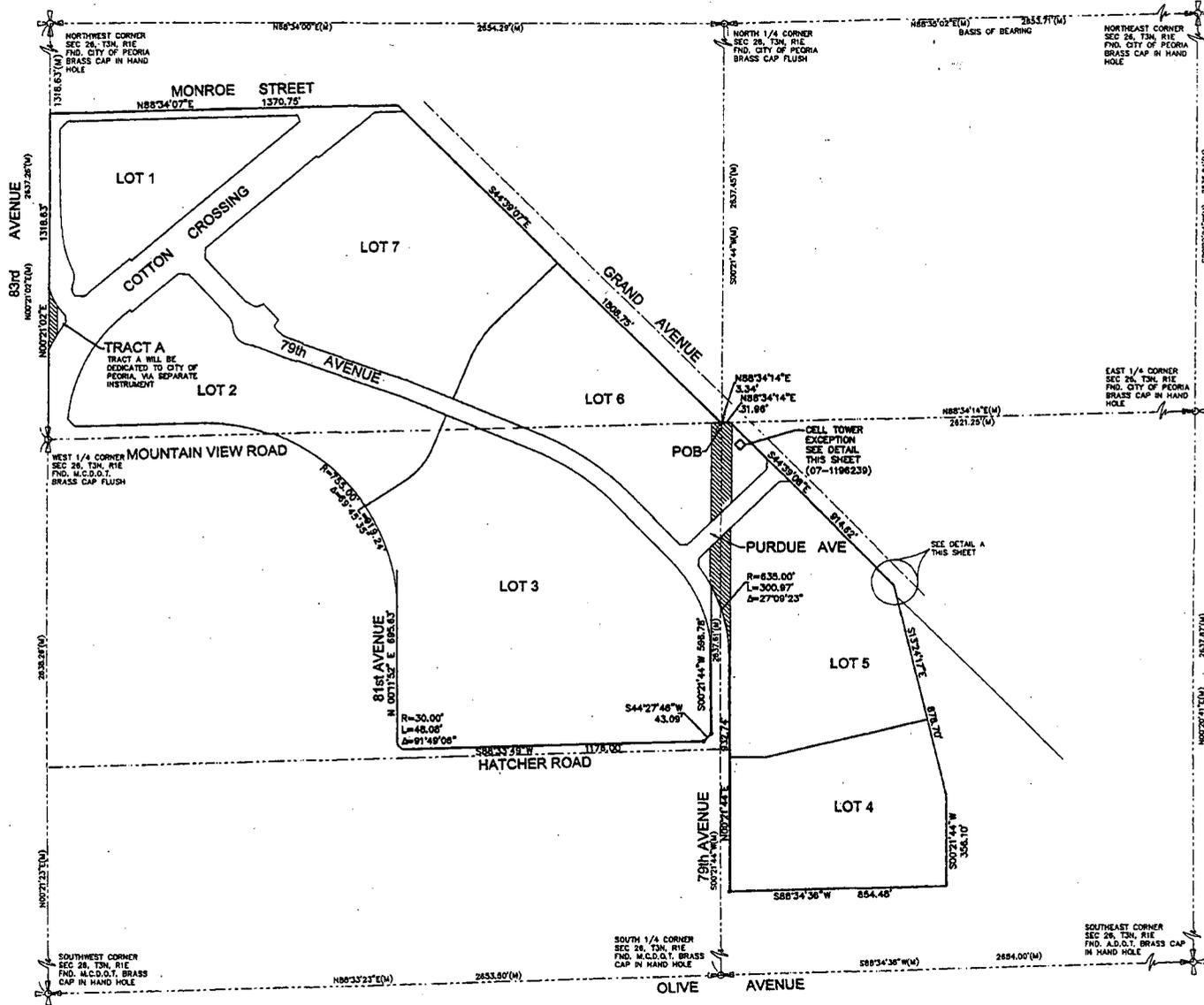
A PORTION OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

R080013



DATE OF SURVEY 11-15-08  
JOB NO. A07065.01  
BOOKING N/A  
OWNER REA  
MAP FILE A07065.01RDP  
CREATED RAJ  
JOB DATE 11-15-08

R:\2007\A07085.01\Map\_A07085.01RPO1.dwg Thu, 12-Nov-2008 11:27AM rchmads



12 CORPORATES OF ARIZONA  
1048 North 44th Street  
Suite 100  
Phoenix, Arizona 85008  
P. 602.846.4400  
www.vlsurvey.com

**REPLAT OF THE FINAL PLAT  
'PEORIA PLACE'**

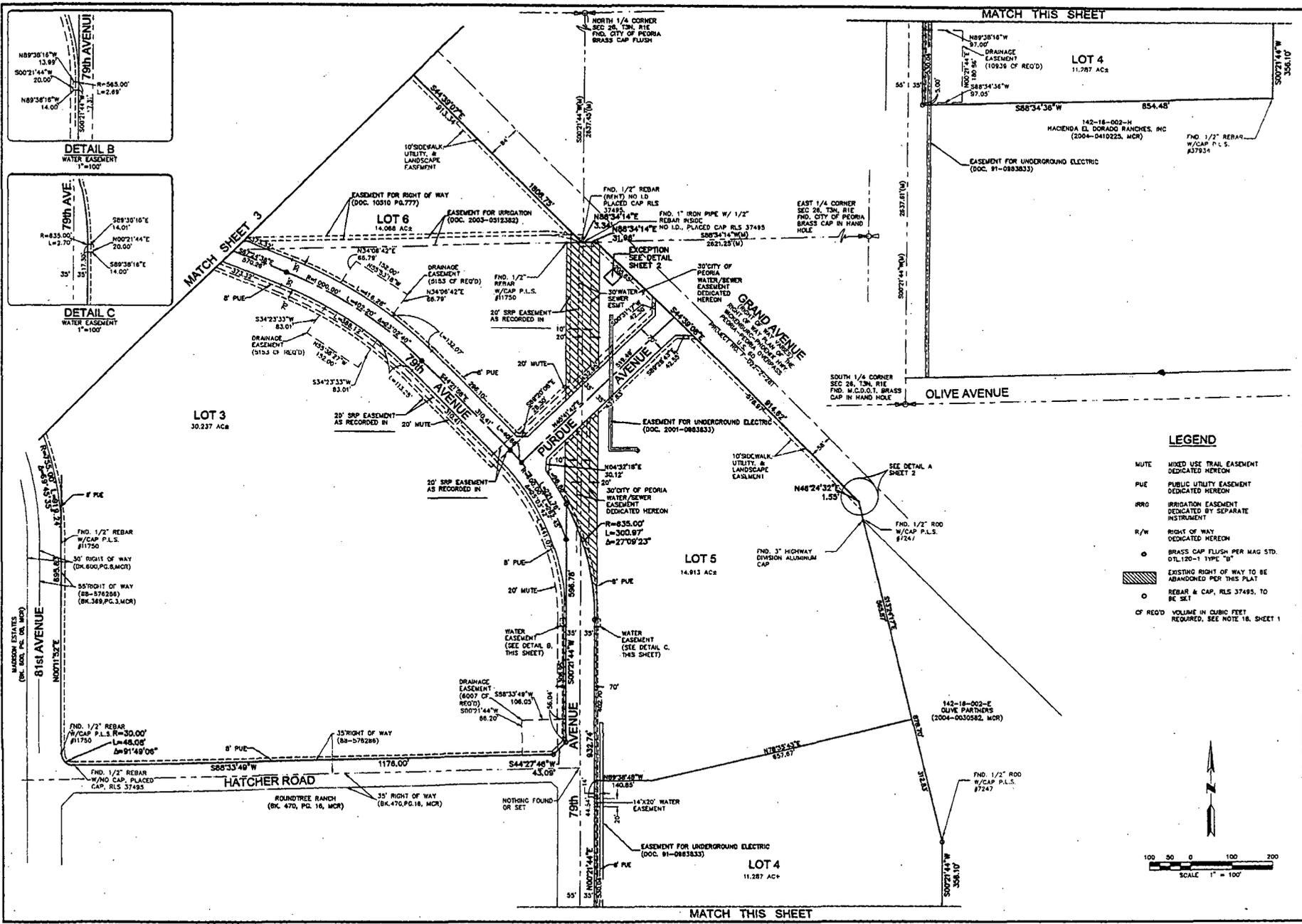
A PORTION OF SECTION 26, TOWNSHIP 3 NORTH RANGE 1 EAST  
OF THE CALAND SALT PIER NEQUENT  
CITY OF PEORIA, MARICOPA COUNTY, ARIZONA



FORM NO. 31-2011
DATE 10/27/2005-01
REVISED N/A
OWNER SEA
ASAP FILE A07085.01RPO1
CHECKED RAJ
DATE 08/28/08 11-13-08



R:\2007\A07065.01\Plan\A07065.01.PDF Thu 11-13-08 11:31 AM reference



MATCH THIS SHEET

**DETAIL B**  
WATER EASEMENT  
1"=100'

**DETAIL C**  
WATER EASEMENT  
1"=100'

- LEGEND**
- MUTE MIXED USE TRAIL EASEMENT DEDICATED HEREON
  - PUE PUBLIC UTILITY EASEMENT DEDICATED HEREON
  - IRRG IRRIGATION EASEMENT DEDICATED BY SEPARATE INSTRUMENT
  - R/W RIGHT OF WAY DEDICATED HEREON
  - BRASS CAP FLUSH PER MAG STD. DTL.120-1 TYPE "B"
  - EXISTING RIGHT OF WAY TO BE ABANDONED PER THIS PLAN
  - REBAR & CAP, RLS 37495, TO BE SET
  - OF RECD VOLUME IN CUBIC FEET REQUIRED, SEE NOTE 18, SHEET 1

RECORDS/DEEDS/TITLES



**V3**

REGISTERED PROFESSIONAL ENGINEER  
 1504 West 40th Street  
 Suite 200  
 Peoria, Illinois 61604  
 P. 314.644.4300  
 www.V3inc.com

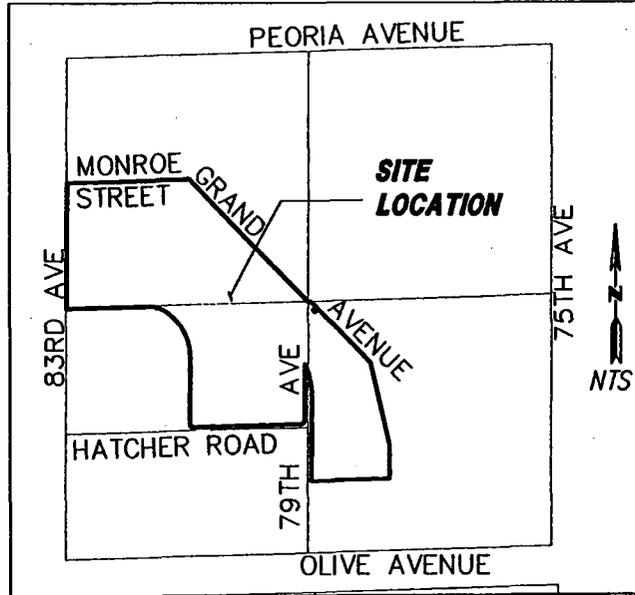
**REPLAT OF THE FINAL PLAT**  
**PEORIA PLACE**

A PORTION OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 EAST,  
CITY OF PEORIA, ILLINOIS COUNTY, ILLINOIS.



EXPIRES 03-31-2011  
 JOB NO. A07065.01  
 DRAWN VJA  
 CHECKED REA  
 PLAN FILE A07065.01RPO1  
 CHECKED RAJ  
 SHEET DATE 11-13-08

4 of 4 SHEETS



**VICINITY MAP**  
SECTION 26



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

**VICINITY MAP**  
**PEORIA PLACE**

**SHEET**  
**1 OF 1**