

FINAL PLAT FOR "AGUA FRIA SENIOR LIVING CENTER"

BEING A REPLAT OF LOT 3 OF "10TH AVENUE AND OLIVE AVENUE"
AS RECORDED IN BOOK 1102 PAGE 33 AND ALSO WITHIN
A PORTION OF THE NORTHEAST QUARTER OF SECTION 31
TOWNSHIP 3 NORTH, RANGE 1 EAST, GILA AND SALT RIVER BASE
AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT AGUA FRIA SENIOR LIVING LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS GRANTOR, DOES HEREBY PUBLISH THIS "AGUA FRIA SENIOR LIVING CENTER" OVER A PORTION OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATED HEREON AND HEREBY PUBLISHES THIS PLAT AS, AND FOR, THE PLAT OF "AGUA FRIA SENIOR LIVING CENTER" AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND WAY'S THE DIMENSIONS OF THE LOTS AND EASEMENTS CONSTITUTING THE SAME, AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT. EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

THE OWNER DOES HEREBY GRANT TO THE CITY OF PEORIA AN EASEMENT FOR MAINTENANCE OF IN-GROUND RETENTION BASINS, PIPE STORAGE SYSTEMS, OR ANY DRAINAGE FACILITIES WITHIN THIS DEVELOPMENT AS REFLECTED ON THE APPROVED GRADING AND DRAINAGE PLAN. THIS EASEMENT MAY BE EXERCISED BY THE CITY OF PEORIA ONLY AT SUCH TIME THAT THE PROPERTY CENTER OWNER RESPONSIBLE FOR THE MAINTENANCE OF SUCH FACILITIES FAILS TO PROVIDE THE REQUIRED MAINTENANCE AND OPERATION AND THE CITY HAS DETERMINED THAT LACK OF MAINTENANCE AND OPERATION CONSTITUTES A NUISANCE OR IMPAIRS PUBLIC HEALTH AND SAFETY. AS LONG AS THE PROPERTY CENTER OWNER IS IN EXISTENCE IT WILL BE RESPONSIBLE FOR PROVIDING ALL REQUIRED MAINTENANCE OF SUCH FACILITIES REGARDLESS OF THE EASEMENT.

AGUA FRIA SENIOR LIVING, LLC, DOES 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 AROUND THE LOTS 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, TO BE USED WITH THE RIGHT OF EGRESS AND ACCESS TO PERMIT THE CONSTRUCTION, OPERATION, MAINTENANCE, AND REPLACEMENT OF PUBLIC WATER LINES, SUBJECT TO NOTES 1, 2, 3 AND 4.

THE GRANTOR HEREBY COVENANTS THAT IT IS LAWFULLY SEIZED AND POSSESSED ON THE ABOVE DESCRIBED TRACT OR PARCEL OF LAND THAT IT HAS A GOOD AND LAWFUL RIGHT TO SELL AND CONVEY AND THAT THEY WILL WARRANT THE TITLE AND QUIET POSSESSION THEREOF AGAINST THE LAWFUL CLAIM OF ALL PERSONS.

- NOTES:
1. THE SAID EASEMENT INCLUDES THE RIGHT TO CUT BACK AND TRIM SUCH PORTION OF THE BRANCHES AND TOPS OF THE TREES NOW GROWING ON THAT MAY HEREIN SHOW UPON THE ABOVE DESCRIBED PREMISES, AS MAY EXIST ON SAID EASEMENT, SO AS TO PREVENT THE SAME FROM INTERFERING WITH THE EFFICIENT 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 GRANTOR OR ITS SUCCESSORS OR ASSIGNS, EXCEPT AS NOTED HEREIN.
 3. THE CITY OF PEORIA WILL MAKE REASONABLE EFFORTS TO PROMPTLY RESTORE ASPHALT CONCRETE PAVEMENT SURFACES (AS APPLICABLE) TO THE ORIGINAL CONDITION (OR IMPROVED CONDITION) PLACED IN THE EASEMENT BY GRANTOR OR ITS SUCCESSORS OR ASSIGNS.

IN THE EVENT THE RIGHT, TITLE, 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 GRANTORS, THEIR HEIRS OR ASSIGNS.

ALL NOTATIONS AND DEDICATIONS STATED ON OR WITHIN THE RECORDED PLAT OF 10TH AVENUE AND OLIVE AVENUE, BOOK 1102, PAGE 33, SHALL REMAIN IN FULL FORCE AND EFFECT WITH THE REDEMPTION OF THIS REPLAT.

IN WITNESS WHEREOF, AGUA FRIA SENIOR LIVING, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS GRANTOR, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND TO BE ATTESTED BY THE SIGNATURE OF Philip D. Williams, P.E., R.L.S.

THEREUNTO DULY AUTHORIZED THIS 24 DAY OF July, 2016.

BY: [Signature]
ITS: President of GFL

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }

ON THIS THE 24 DAY OF July, 2016, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED Philip D. Williams, who acknowledged himself to be the President of AGUA FRIA SENIOR LIVING, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT THEY, AS SAID AGENT, BEING AUTHORIZED TO DO SO, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF I HEREBY SET MY HAND AND OFFICIAL SEAL

AT: [Signature] MY COMMISSION EXPIRES: 10-25-19

NOTES

1. NO CONSTRUCTION OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENTS, EXCEPT UTILITIES, ROSE, WIRE, OR REMOVABLE SECTION TYPE FENCIBLES/AND/OR PAVING, NOR ANY PLANTING EXCEPT GRASS. IT SHALL FURTHER BE UNDERSTOOD THAT THE CITY OF PEORIA SHALL NOT BE REQUIRED TO REPAIR 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 99 KVA, CABLE T.V., TELECOMMUNICATIONS FIBER OPTICS, CELLULAR CARS, ETC. SHALL BE INSTALLED UNDERGROUND AS PART OF THE STREET IMPROVEMENTS.
3. ALL EASEMENTS SHALL BE MONUMENTED WITH 2" REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
4. BORDERS, 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 RIGHT DISTANCE TRIANGLES. NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES IN HEIGHT OR BELOW 34 INCHES ARE PERMITTED. TREES ARE TO BE PLANTED SO AS NOT TO OBSTRUCT 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER CONSTRUCTIONS.
5. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.
6. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA.
7. NO STRUCTURE OF ANY KIND WILL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT OR TRACT WHICH WOULD IMPED THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT.
8. THE PROPERTY OWNER(S) IN THE DEVELOPMENT, WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" OR EASEMENTS (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES) IN ACCORDANCE WITH APPROVED PLANS.

LIENHOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED, SOLELY AUTHORIZED OFFICER OF MIDLAND STATES BANK, AN ILLINOIS BANKING CORPORATION, HEREBY RATIFIES THE REDEMPTION OF THIS PLAT FOR "AGUA FRIA SENIOR LIVING CENTER" AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

MIDLAND STATES BANK

BY: [Signature]
ITS: Christopher E. Boddy, Relationship Manager

ACKNOWLEDGMENT

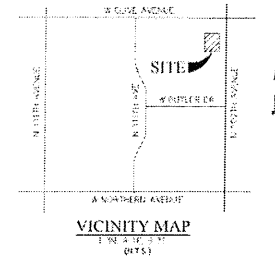
STATE OF ARIZONA }
COUNTY OF MARICOPA }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 24 DAY OF July, 2016, BY Philip D. Williams, WHO ACKNOWLEDGED HIMSELF/HERS/ITSELF TO BE President of AGUA FRIA SENIOR LIVING, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT THEY, AS SAID AGENT, BEING AUTHORIZED TO DO SO, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF I HEREBY SET MY HAND AND OFFICIAL SEAL

BY: [Signature] MY COMMISSION EXPIRES: 10-25-19

NOTARIAL SEAL
AND NOTATION
Philip D. Williams, P.E., R.L.S.
Maricopa County, Arizona
My Commission Expires 10-25-19



CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THE MONUMENTS DESCRIBED

DATE: 7-28-16

PHILIP D. WILLIAMS, P.E., R.L.S.
REGISTRATION NO. 51670
R.B. WILLIAMS & ASSOCIATES, INC.

OWNER

AGUA FRIA SENIOR LIVING, LP
4883 E. PARADISE LANE, #7
DOWNTOWN, ARIZONA 85260
PHONE: (480) 569-5755
CONTACT: DOUG HAMILTON

SURVEYOR

R.B. WILLIAMS & ASSOCIATES, INC.
40 W. BASILINE ROAD, STE 110
TEMPE, ARIZONA 85283
PHONE: (480) 824-2192
FAX: (480) 424-2193
CERTIFICATE: PHIL WILLIAMS, P.E., R.L.S.

BASIS OF BEARING

NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SAID NORTH LINE BEARING S 89°53'07" E

FLOODPLAIN

FLOOD ZONE X-SHADED PER FEMA FIRM PANEL 1605
MAP NO. 64013C000L, REVISED 10-16-2013.

LOT TABLE

LOT	AREA (SQ)	AREA (AC)
1	74,299.97	1.7058
2	733,181.76	16.8222
TOTAL	807,481.73	18.5280

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEORIA, ARIZONA THIS 24 DAY OF July, 2016.

MAYOR _____ DATE _____

ATTEST, CITY CLERK _____ DATE _____

FOR CITY ENGINEER _____ DATE _____

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1
FINAL PLAT	2

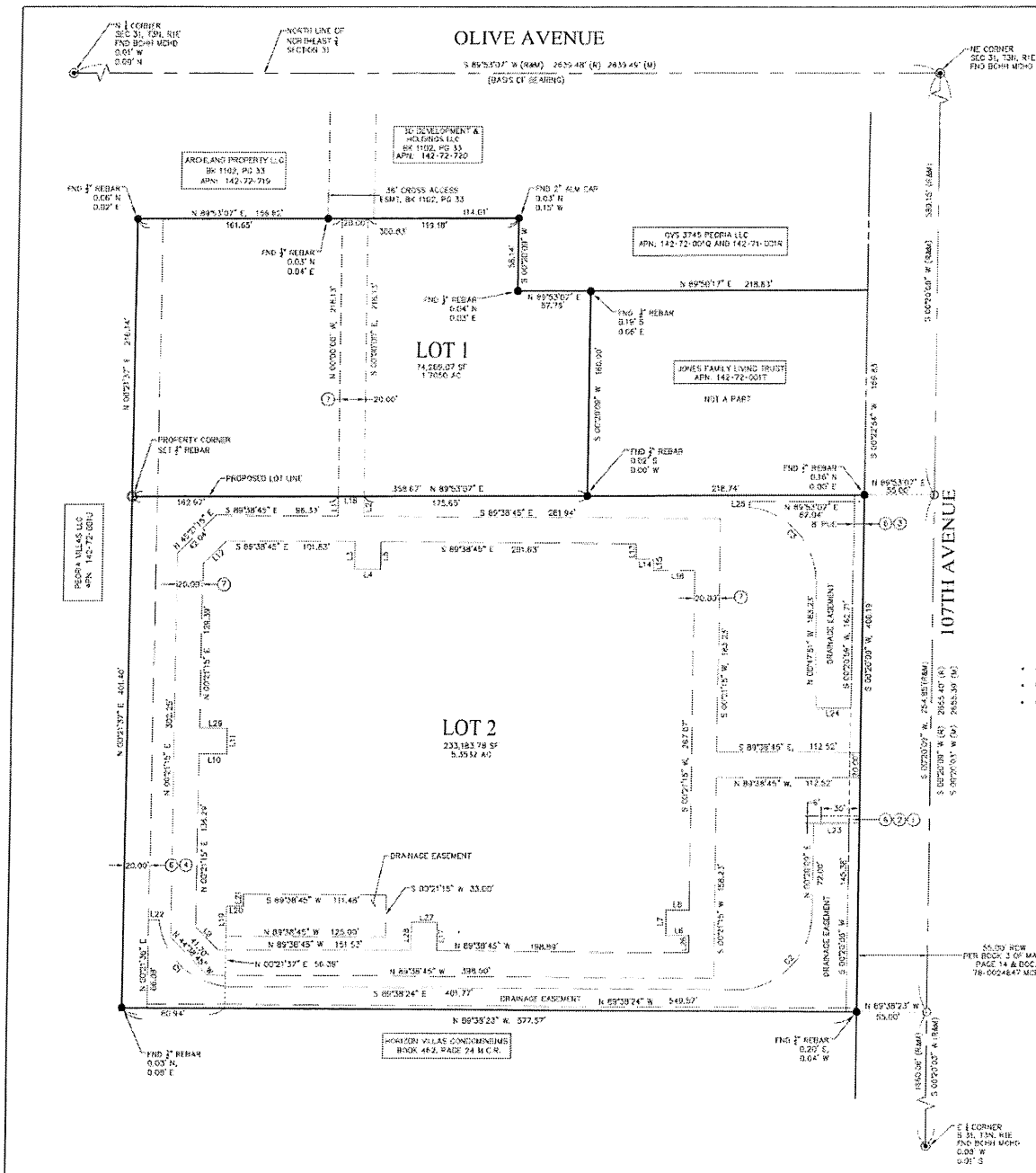
R.B. WILLIAMS & ASSOCIATES, INC.
CONSULTING ENGINEERS
40 W. BASILINE ROAD, STE 110
TEMPE, ARIZONA 85283
PHONE: (480) 824-2192
FAX: (480) 424-2193
PHILIP D. WILLIAMS, P.E., R.L.S.
REGISTRATION NO. 51670

AGUA FRIA SENIOR LIVING, LLC
THE OLIVE AVENUE AND 10TH AVENUE
PEORIA, ARIZONA

COVER SHEET

DATE: 07-28-16
BY: [Signature]
CHECKED: [Signature]
DATE: 07-28-16
CS02
SHEET NO.
1/2

R160008



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

LOT 3, OF 107TH AVENUE AND OLIVE AVENUE, ACCORDING TO BOOK 1102 OF MAPS, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA.

EASEMENTS

- EASEMENT FOR DOWN GUT LINES AND RIGHTS INCIDENT THEREON, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 1987-104413.
- ELECTRICAL EASEMENT AS DISCLOSED IN BOOK 605 OF MAPS, PAGE 8.
- RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS AND PUBLIC UTILITY EASEMENT AS RECORDED IN DOCUMENT NO. 2052-057523.
- EASEMENT FOR SEWER AND RIGHTS INCIDENT THEREON RECORDED IN DOCUMENT NO. 2011-051215.
- EASEMENTS SET AS DESCRIBED IN BOOK 1102 OF MAPS, PAGE 33.
- 20.00' WATER LINE EASEMENT DEDICATED ON THIS PLAT.

REFERENCE DOCUMENTS

- FINAL PLAT FOR 107TH AVENUE AND OLIVE AVENUE, BOOK 1102, PAGE 33, MCR
- HORIZONTAL RECORD OF HORIZON VILLAS CONDOMINIUM AMENDED BOOK 462, PAGE 24, MCR
- COUNTRY MEADOWS UNITS FIVE, SIX AND SEVEN, BOOK 309, PAGE 46, MCR

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	58.24'	86.01'	87°48'40"
C2	59.67'	86.75'	83°32'25"
C3	58.50'	85.24'	81°26'00"

LEGEND

—	PROPERTY LINE
---	MONUMENT LINE
- - -	EASEMENT
- - -	RIGHT-OF-WAY

○	PROPERTY CORNER SET 1/2" REBAR
●	END 1/2" REBAR (EXCEPTED - CAP A/J R/S 11970 & NO CAP FOUND)
⊙	BRASS CAP
⊙	RIGHT-OF-WAY
⊙	BRASS CAP IN HAND HOLE
⊙	FOUND
⊙	MONUMENT
⊙	MARICOPA COUNTY HIGHWAY DEPT
⊙	NOTHING SET - LEGAL DESCRIPTION OF POINT

NOTE: ALL REBAR SET SHALL BE CAPPED WITH R/S NO. 51970. REBAR FOUND THAT HAVE NO CAP SHALL ALSO BE CAPPED WITH R/S NO. 51970.

R.B. WILLIAMS & ASSOCIATES, INC.
CONSULTING ENGINEERS
401 N. 10TH AVENUE, SUITE 110
PHOENIX, ARIZONA 85004
TEL: (602) 462-2333
FAX: (602) 462-2333

AGUA FRIA SENIOR
LIVING, LLC
5100 OLIVE AVENUE AND 107TH AVENUE
PHOENIX, ARIZONA

FINAL PLAT

DATE: 7/28/16
DESIGN: JRM
DRAWN: JRM
CHECKED: JRM
SUB: JRM

PL01

SHEET NO. 2/2

R165008