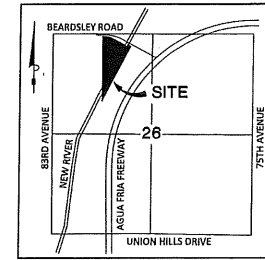


A FINAL PLAT OF
"ARROWHEAD VALLEY RETIREMENT COMMUNITY"
A PORTION OF THE NORTHWEST QUARTER OF SECTION 26,
TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.



VICINITY MAP
N.T.S.

DEDICATION
STATE OF ARIZONA
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS: THAT ARROWHEAD VALLEY RETIREMENT COMMUNITY LLC, A NEBRASKA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "ARROWHEAD VALLEY RETIREMENT COMMUNITY", LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND HEREBY DECLARES THIS PLAT AS, AND FOR, THE PLAT OF SAID "ARROWHEAD VALLEY RETIREMENT COMMUNITY", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF THE LOT AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT AND EASEMENT SHALL BE KNOWN BY THE NUMBER AND NAME THAT IS GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

PUBLIC UTILITY EASEMENTS (PUE) ARE DEDICATED TO THE CITY OF PEORIA FOR USE AS SUCH, THE MAINTENANCE OF LANDSCAPING WITHIN THE RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE FRONTING PROPERTY OWNER.

THE OWNER DOES HEREBY GRANT TO THE CITY OF PEORIA, AS EASEMENT FOR MAINTENANCE OF ON-SITE RETENTION BASIN(S), PIPE STORAGE SYSTEM(S), OR ANY DRAINAGE FACILITY(ES) 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 OR ASSOCIATION RESPONSIBLE FOR THE MAINTENANCE OF SUCH FACILITIES FAILS TO PROVIDE THE REQUIRED MAINTENANCE AND OPERATION AND THE CITY HAS DETERMINED THAT LACK OF SUCH MAINTENANCE AND OPERATION CONSTITUTES A HAZARD OR IMPACTS PUBLIC HEALTH AND SAFETY, AS LONG AS THE PROPERTY/CENTER OWNER OR ASSOCIATION IS IN EXISTENCE, IT WILL BE RESPONSIBLE FOR PROVIDING ALL REQUIRED MAINTENANCE OF SUCH FACILITIES REGARDLESS OF THE DEDICATION OF THE EASEMENT.

ARROWHEAD VALLEY RETIREMENT COMMUNITY LLC, A NEBRASKA LIMITED LIABILITY COMPANY, 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 LINE, SUBJECT TO NOTES 1, 2, 3 AND 4.

AND THE GRANTOR HEREBY COVENANTS THAT IT IS LAWFULLY SEIZED 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.

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 EGRESS 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 HEREON.
3. THE CITY OF PEORIA WILL MAKE REASONABLE EFFORTS TO PROMPTLY RESTORE ASPHALT CONCRETE PAVEMENT SURFACES.
4. GRANTOR, ITS SUCCESSORS OR ASSIGNS AT ITS SOLE COST, SHALL BE RESPONSIBLE FOR PROMPTLY REPLACING ANY LANDSCAPING OR IMPROVEMENT(S) PLACED IN THE EASEMENT BY GRANTOR 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 GRANTORS, THEIR HEIRS OR ASSIGNS.

A BLANKET EASEMENT FOR INGRESS AND EGRESS FOR REFUSE COLLECTION, EMERGENCY AND SERVICE TYPE ACCESS IS HEREBY DEDICATED OVER LOT 1.

IN WITNESS WHEREOF:
ARROWHEAD VALLEY RETIREMENT COMMUNITY LLC, A NEBRASKA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREBY CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED SIGNER THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2016.

ARROWHEAD VALLEY RETIREMENT COMMUNITY LLC, A NEBRASKA LIMITED LIABILITY COMPANY

BY: COLLINGSWORTH MANAGEMENT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

ITS: MANAGER

BY: BRECK C. COLLINGSWORTH

ITS: MANAGER

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS 15 DAY OF October, 2016, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED BRECK C. COLLINGSWORTH, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-28-16

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 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, EASEMENTS AND RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS.
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 FOLLAGE 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. 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. 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 IMPIDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT.

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26, BEING MARKED BY A CITY OF PEORIA BRASS CAP FLUSH FROM WHICH POINT THE NORTH-QUARTER CORNER OF SAID SECTION 26, BEING MARKED BY A BUREAU OF LAND MANAGEMENT BRASS CAP FLUSH, BEARS SOUTH 89°52'21" EAST, A DISTANCE OF 2843.50 FEET;

THENCE SOUTH 89°52'21" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 1321.75 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 26;

THENCE SOUTH 00°00'15" WEST, ALONG THE WEST LINE OF SAID EAST HALF, A DISTANCE OF 68.00 FEET TO THE SOUTH LINE OF THE BEARDSLEY CORRECTOR ROAD RIGHT-OF-WAY, ACCORDING TO DOCUMENT NO. 2009-1181908, MARICOPA COUNTY RECORDS, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°52'21" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 171.45 FEET;

THENCE SOUTH 62°11'30" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 528.09 FEET;

THENCE NORTH 29°24'20" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 50.02 FEET;

THENCE SOUTH 62°11'30" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 105.42 FEET TO THE EAST LINE OF ORDINANCE NO. 2010-08, ACCORDING TO DOCUMENT NO. 2010-0352740 AND 2010-0401717, MARICOPA COUNTY RECORDS;

THENCE SOUTH 27°48'30" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1621.56 FEET TO A POINT ON THE WEST LINE OF SAID EAST HALF;

THENCE NORTH 00°00'15" EAST, ALONG SAID WEST LINE, A DISTANCE OF 1688.64 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT CONVEYED TO THE CITY OF PEORIA IN DOCUMENT NO. 2016-0185457, MARICOPA COUNTY RECORDS.

OWNER/DEVELOPER

ARROWHEAD VALLEY RETIREMENT COMMUNITY LLC
8040 OGER DRIVE
LUCAS, NE 68505
PHONE: (402) 429-2311
CONTACT: BRECK COLLINGSWORTH

ENGINEER

BOWMAN CONSULTING GROUP, LTD.
1295 W WASHINGTON STREET
SUITE 108
TEMPE, ARIZONA 85281
PHONE: (480) 628-8830
CONTACT: JEFF RYBARCZYK

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- 2 FINAL PLAT PLAN

SITE DATA

ZONING	PAD
ZONING CASE	1295-W-0004
NUMBER OF LOTS	64,811 SQ. FT.
GROSS AREA	14,7340 ACRES

BASIS OF BEARINGS

SOUTH 89 DEGREES 52 MINUTES 21 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, PER COACS RECORD OF SURVEY PLUS SUBDIVISION, DOC. 2009-1312350, M.C.R.

FLOOD ZONE INFORMATION

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C12654, DATED OCTOBER 16, 2013 THIS PROPERTY IS LOCATED IN FLOOD ZONE #1; BASE FLOOD ELEVATIONS DETERMINED AND FLOOD ZONE #1; AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. FLOOD ZONE #1 LIMITS TO BE REVISED PER FLOOD CASE # 16-09-31208.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED LAND SURVEYOR NO. 55033
BOWMAN CONSULTING
1295 W WASHINGTON STREET, SUITE 108
TEMPE, ARIZONA 85281

APPROVALS

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

MAYOR _____ DATE _____

ATTESTED BY: CITY CLERK _____ DATE _____

APPROVED BY: FOR CITY ENGINEER _____ DATE _____

Bowman
CONSULTING
Bowman Consulting Group, Ltd.
1295 W WASHINGTON STREET, SUITE 108
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WWW.BOWMANCONSULTING.COM

"ARROWHEAD VALLEY RETIREMENT COMMUNITY"
PEORIA, ARIZONA

DATE	REVISION

DATE: 10-20-16
PROJ. NO.: 050105-01
TASK NAME: 001
DRAWN BY: DT
CHECKED: NG
QUALITY:
CLIENT NO:
SCALE: N.T.S.
1 of 2

R160043

