

**CONDOMINIUM REPLAT FOR**  
**"8506 W. DEER VALLEY ROAD"**  
**A CONDOMINIUM**

A CONDOMINIUM RE-PLAT OF UNITS D1 AND D2 OF THE CONDOMINIUM PLAT OF "SUNRISE TERRACE OFFICE CONDOMINIUM", AS RECORDED IN BOOK 888 OF MAPS, PAGE 12, MARICOPA COUNTY RECORDS, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

**DEDICATION**

STATE OF ARIZONA }  
 COUNTY OF MARICOPA } ss

KNOW ALL MEN BY THESE PRESENTS:

DESERT SHORES, LLC, A MINNESOTA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS CONDOMINIUM REPLAT OF "8506 W. DEER VALLEY ROAD" OVER A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15 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 PUBLISH THIS CONDOMINIUM REPLAT AS, AND FOR, THE CONDOMINIUM REPLAT OF SAID "8506 W. DEER VALLEY ROAD" AND HEREBY DECLARES THAT THIS CONDOMINIUM REPLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, CONSTITUTING SAME, AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID CONDOMINIUM REPLAT.

ALL NOTATIONS AND DEDICATIONS STATED ON OR WITHIN THE CONDOMINIUM PLAT OF "SUNRISE TERRACE OFFICE CONDOMINIUM" AS RECORDED IN BOOK 888 OF MAPS, PAGE 12, MARICOPA COUNTY RECORDS, SHALL REMAIN IN FULL FORCE AND EFFECT WITH THE RECORDED OF THIS REPLAT.

IN WITNESS WHEREOF,

BRADLEY COOKS, PRESIDENT OF DESERT SHORES, LLC, A MINNESOTA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERE UNDER CAUSED HIS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY SIGNATURE.

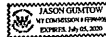
BRADLEY COOKS  
 PRESIDENT OF DESERT SHORES, LLC  
 A MINNESOTA LIMITED LIABILITY COMPANY

**ACKNOWLEDGMENT**

STATE OF Arizona }  
 COUNTY OF Lee } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF November 2016 BY BRADLEY COOKS, IN THEIR AFOREMENTIONED CAPACITY ON BEHALF OF DESERT SHORES, LLC. MY COMMISSION EXPIRES 07/05/2020

NOTARY PUBLIC



**RATIFICATION**

BY THIS RATIFICATION MICHAEL RED

DULY ELECTED PRESIDENT

OF SUNRISE TERRACE OFFICE CONDOMINIUM ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION

ACKNOWLEDGES THE RESPONSIBILITIES IDENTIFIED HEREON.

**ACKNOWLEDGMENT**

STATE OF Arizona }  
 COUNTY OF Maricopa } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF December 2016, BY MICHAEL RED, IN HIS AFOREMENTIONED CAPACITY ON BEHALF OF SUNRISE TERRACE OFFICE CONDOMINIUM ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION.

MY COMMISSION EXPIRES February 25, 2020

NOTARY PUBLIC



**CITY NOTES**

- 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.
- 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.
- MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN ALL EASEMENTS AND RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE OWNER.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH "I" REBAR 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 OVER 10 INCHES IN HEIGHT SHALL NOT BE PERMITTED WITHIN VIEW EASEMENTS OR THE SIGN DISTANCE TRIANGLES. NO LIMBS, LEAVES, NEEDLES OR OTHER FRAGILE 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.
- THIS SUBDIVISION IS LOCATED WITHIN THE ROSE VALLEY 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 WITHIN THE VICINITY OF A MILITARY AIRPORT.
- THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A DESIGNATED TRUCK ROUTE. DEER VALLEY ROAD IS DESIGNATED AS A TRUCK ROUTE BY THE CITY OF PEORIA.
- THE BOUNDARIES OF EACH UNIT ARE THE INTERIOR UNFINISHED SURFACES OF THE PERIMETER WALLS, FLOOR, CEILING, WINDOWS, AND DOORS. PLEASE REFER TO A.R.S. SECTION 33-1912 AND TO THE DECLARATION OF OFFICE CONDOMINIUM RECORDED ON DECEMBER 21, 2007 AT INSTRUMENT NO. 2007-178456 IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

**DESCRIPTION (PARENT PARCEL)**

RECORD DESCRIPTION PER SPECIAL WARRANTY DEED IN DOCUMENT NUMBER 2007-0924972, MARICOPA COUNTY RECORDS

UNITS D1 AND D2, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED ON DECEMBER 21, 2007 AT INSTRUMENT NO. 2007-178456 AND THE PLAT FOR SUNRISE TERRACE OFFICE CONDOMINIUM, RECORDED IN BOOK 888 OF MAPS, PAGE 12, BOTH OF WHICH WERE RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

**AREA TABLE**

PARENT PARCEL (NET)	83,134 SQ. FT. 1,908 ACRES
ORIGINAL UNIT D1	2,598.16 SQ. FT.
ORIGINAL UNIT D2	1,395.75 SQ. FT.
NEW UNIT D1	2,383.53 SQ. FT.
NEW UNIT D2	1,578.80 SQ. FT.

**REFERENCES**

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

SUBDIVISION OF "SILVERTON" RECORDED IN BOOK 441 OF MAPS, PAGE 37, MARICOPA COUNTY RECORDS

PLSS SUBDIVISION OF "MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY" RECORDED IN BOOK 775 OF MAPS, PAGE 37 MARICOPA COUNTY RECORDS

PLAT OF "SUNRISE TERRACE OFFICE CONDOMINIUM" RECORDED IN BOOK 888 OF MAPS, PAGE 12, MARICOPA COUNTY RECORDS

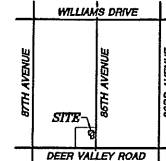
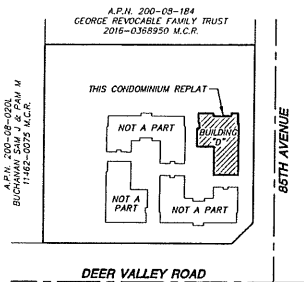
PLSS SUBDIVISION OF "MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY" RECORDED IN BOOK 1023 OF MAPS, PAGE 15 MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 1298 OF MAPS, PAGE 38, MARICOPA COUNTY RECORDS

SPECIAL WARRANTY DEED IN 2007-0924972, MARICOPA COUNTY RECORDS

**KEY MAP**

NOT TO SCALE



**VICINITY MAP**

NOT TO SCALE

**SURVEYOR**

SUPERIOR SURVEYING SERVICES INC.  
 12415 N. 23RD AVENUE  
 PHOENIX, ARIZONA 85027  
 (602) 869-0223

**OWNER**

DESERT SHORES, LLC,  
 A MINNESOTA LIMITED LIABILITY COMPANY  
 8623 27TH STREET NORTH  
 LANE EMBL, MN 55042  
 A.P.N.'s 200-08-525 & 200-08-526

**FLOOD PLAIN CERTIFICATION**

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 0401SC1265L, DATED OCTOBER 18, 2013, THE SUBJECT PROPERTY IS LOCATED IN ZONE X-1. ZONE X-1 IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

**BASIS OF BEARINGS**

THE MONUMENT LINE OF 85TH AVENUE, USING A BEARING OF SOUTH 00 DEGREES 47 MINUTES 36 SECONDS WEST PER THE PLAT OF "SUNRISE TERRACE OFFICE CONDOMINIUM", RECORDED IN BOOK 888 OF MAPS, PAGE 12, MARICOPA COUNTY RECORDS.

**APPROVALS**

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

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

ATTEST: \_\_\_\_\_ CITY CLERK DATE: \_\_\_\_\_

APPROVED: \_\_\_\_\_ FOR CITY ENGINEER DATE: \_\_\_\_\_

**PURPOSE FOR REPLAT**

THE PURPOSE OF THIS REPLAT IS TO RE-DEFINE THE BOUNDARY BETWEEN UNITS D1 AND D2.

**CERTIFICATION**

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF NOVEMBER, 2016, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE 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.

DAVID S. KLEN  
 R.L.S. 42137  
 NOVEMBER 17, 2016



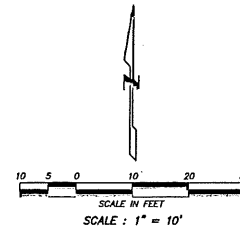
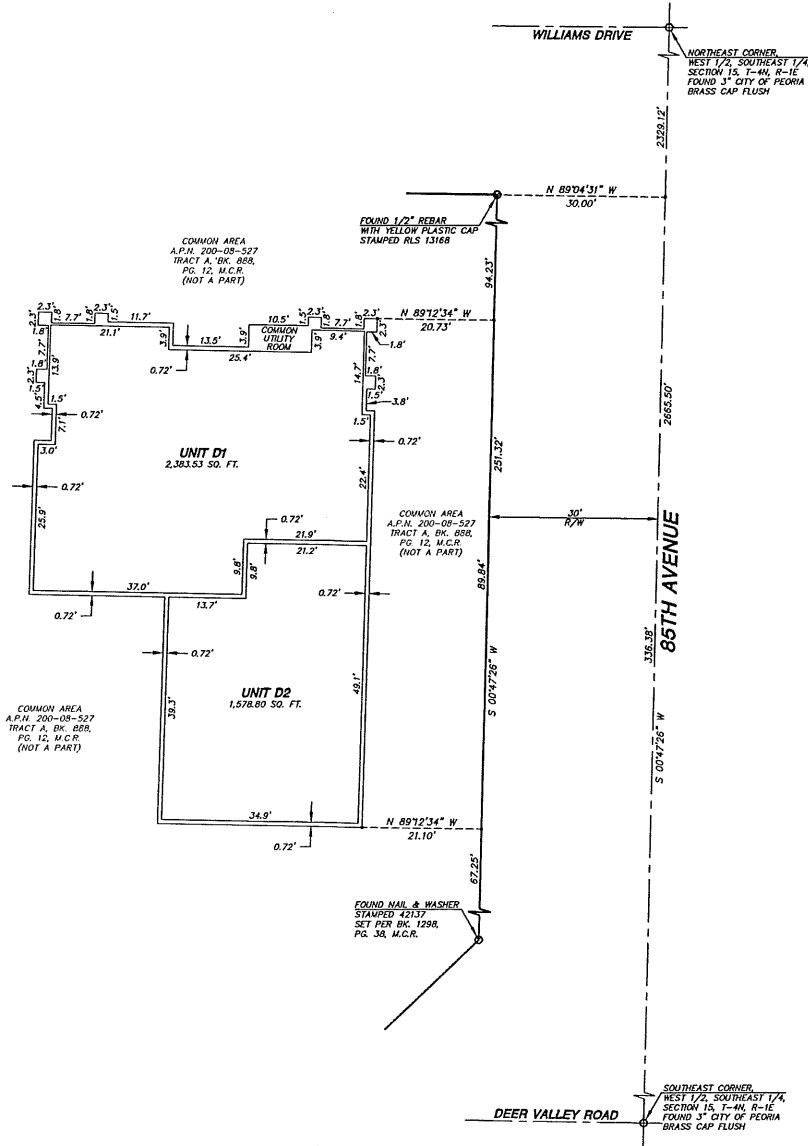
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 8506 W. DEER VALLEY ROAD  
 A CONDOMINIUM RE-PLAT OF A PORTION OF SUNRISE TERRACE OFFICE CONDOMINIUM

21415 N. 23rd Avenue, Phoenix, AZ 85027  
 602-869-0223 (office) 602-869-0725 (fax)  
 info@superiorsurveying.com  
 www.superiorsurveying.com



DRG:DW DMC:DK  
 SHEET 1 OF 2  
 DATE: 11/17/16  
 JOB NO.: 160021

#R16009



**LEGEND**

- PARENT PARCEL BOUNDARY LINE
- - - CENTER LINE OR MONUMENT LINE
- UNIT LINE
- A.P.N. ASSESSOR PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDER
- R/W RIGHT-OF-WAY
- BK BOOK
- PG. PAGE

**CONDOMINIUM REPLAT FOR**  
 8506 W. DEER VALLEY ROAD  
 A CONDOMINIUM RE-PLAT OF A PORTION OF SUNRISE TERRACE OFFICE CONDOMINIUM

5141 E. N. 25th Avenue, Phoenix, AZ 85027  
 602-386-0223 (office) 602-386-0726 (fax)  
 www.superior-surveying.com  
 info@superiorsurveying.com

**SUPERIOR**  
 SURVEYING SERVICES, INC.

DATE: 11/27/16  
 SHEET: 2 OF 2  
 JOB NO.: 160921

#R160069