

BEING A REPLAT OF LOT 42 OF ALTA LOMA, BOOK 5 OF MAPS, PAGE 19, M.C.R.
FOR
10202 N. 89TH AVE, PEORIA, ARIZONA
A PORTION OF THE NW 1/4,
SECTION 27, T. 3 N., R. 1 E., GLA & SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

PARENT PARCEL

A PORTION OF THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 36N., RANGE 10E., COUNTY OF HENRIKSON AND SULLY
COUNTIES, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

COMMENCED AT THE NORTHWEST CORNER OF SECTION 27;
THENCE N89°53'15"E ALONG THE NORTH LINE OF THE NORTHWEST
QUARTER OF SAID SECTION 27 A DISTANCE OF 123.32 FEET TO
THE POINT OF BEGINNING; THENCE S89°53'15"E A DISTANCE OF
10.60 FEET TO THE POINT OF BEGINNING; THENCE S89°53'15"N A DISTANCE OF
136.81 FEET TO THE POINT OF BEGINNING; THENCE S00°21'27"N A DISTANCE OF 151.28 FEET;
THENCE N00°21'27"W A DISTANCE OF 124.61 FEET;
THENCE N00°21'27"E A DISTANCE OF 151.28 FEET TO THE POINT
OF BEGINNING.

18.666 SQUARE FEET, 0.450 ACRES MORE OR LESS

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 STREET IMPROVEMENTS.

3. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAPPED OR TAGGED BEARING REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

4. SONS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHEDS, HEDGES OR OTHER PLANTS, BUT EXCLUDING TREES OVER 30 INCHES SHALL NOT BE PERMITTED WITH NEW 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 NOT TO BE PLANTED SO AS TO OBSTRUCT 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS.

6. THE SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.

BASIS OF BEARING

ALL BEARINGS ARE GRID BEARINGS. DISTANCES ARE MEASURED GROUND DISTANCES UNLESS OTHERWISE NOTED.

FLOODPLAIN CERTIFICATION

ACCORDING TO THE FIRM FLOOD INSURANCE MAP NO. 06013C1685L DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN ZONE X, ZONE X IS DESCRIBED AS: "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS 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."

DEDICATION

REGISTRATION AND BIRTH RECORDS, AS OWNERS, DO NOT HAVE TO BE FILED IN ANY OF THE ABOVE PORTIONS OF SECTIONS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 83

ALL NOTATIONS AND DESIGNATIONS STATED ON OR WITHIN THE RECORDED PLAT OF "MATERIAL" (I.C.S. BOOK 13) SHALL REMAIN IN FULL FORCE AND EFFECT WITH THE RECDORDATION OF THIS RE-PLAT.

<u>RICOBERTO SANUDO - OWNER</u>	<u>DATE</u>
<u>ERIKA QUEZADA - OWNER</u>	<u>DATE</u>

DATE _____
DATE _____DATE _____
DATE _____

ACKNOWLEDGMENT

State of Arizona ss:
County of Maricopa ss:

State of Arizona ss:
County of Maricopa ss:

ON THIS DAY OF , 2016 BEFORE ME
THE UNDERSIGNED OFFICER PERSONALLY APPEARED RICARDO
AND ERICA QUEZADA WHO ACKNOWLEDGED HIMSELF TO BE OWNER
OF THE PROPERTY SHOWN HEREIN AND AS OWNER BEING
AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR
THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES

NOTARY PUBLIC

APPROVALS

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

APPROVED BY: _____
FOR CITY ENGINEER

ER	DATE
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APPROVED BY: _____ MAYOR

DATE _____

COLLECTED BY: _____
CITY CLERK

DATE _____

SURVEYORS CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURETY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND ACCURATE TO MY BEST KNOWLEDGE. THE FIELD WORK WAS COMPLETED ON NOVEMBER 17, 2016.

DATE OF PLAT OR MAP: DECEMBER 30, 2016

CHRIS M. SANTOSUOSSO, PLS NO. 50690

DECEMBER 30, 2016

DATE

THE ABOVE CERTIFICATION IS BASED UPON WORK PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED PROFESSIONAL SURVEY PRACTICE. WE MAKE NO OTHER WARRANTY, EITHER EXPRESSED OR IMPLIED.

R160078

PREPARED FOR
OWNERS
ROBERTO SANUDO & ERIKA QUEZADA
8146 W. WELDON AVE
PHOENIX, ARIZONA 85033

RE-PLAT OF "LOT 42 ALTALOMA"
FOR
10202 N. 89TH AVE, PEDRIA, ARIZONA
BEING A PORTION OF THE NW 1/4.
SECTION 27, T. 3 N., R. 1 E., GILA & SALT RIVER BASE AND
MERIDIAN,
MARICOPA COUNTY, ARIZONA

CMS SURVEYING
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EL MIRAGE, ARIZONA 85335
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