

DEDICATION
STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT EMPIRE RESIDENTIAL COMMUNITIES FUND II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBMITTED UNDER THE NAME OF "IRONWOOD ESTATES"; A PORTION OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON; AND HEREBY PUBLISHES AND FOR THE PLAT OF "IRONWOOD ESTATES", AND CASEMENTS AND STREETS CONSTITUTING SAME, AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES 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 DEDICATED FOR THE PURPOSES SHOWN.

THE EMPIRE RESIDENTIAL COMMUNITIES FUND II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF PEORIA THE 104TH AVENUE RIGHTS-OF-WAY AS SHOWN HEREON, FOR THE USE AS (A) PUBLIC STREETS, AND (B) ANY AND ALL PUBLIC SEWER, WATER, GAS, ELECTRIC AND ANY OTHER UTILITY SERVICES LOCATED WITHIN THE 104TH AVENUE RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE EMPIRE RESIDENTIAL COMMUNITIES FUND II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HEREBY WARRANTS TO THE CITY THE TITLE TO SAID RIGHT-OF-WAY AS SHOWN HEREON, AGAINST THE CLAIMS OF ALL PERSONS WHOEVER.

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

THE CITY OF PEORIA IS HEREBY GIVEN AN EASEMENT FOR MAINTENANCE OF LANDSCAPING, RETENTION AND DRAINAGE FACILITIES ON TRACTS "A", "B", "C", "D", "E" AND ALSO LOTS 3 & 4. THIS EASEMENT MAY BE EXERCISED BY THE CITY OF PEORIA AT SUCH TIME THAT THE HOMEOWNERS ASSOCIATION FAILS TO EXIST AND PROVIDE THE CITY WITH MAINTENANCE AND OPERATION OF THE LANDSCAPING, RETENTION AND DRAINAGE FACILITIES, AS LONG AS THE HOMEOWNERS ASSOCIATION IS IN EXISTENCE, IT WILL BE RESPONSIBLE FOR PROVIDING ALL MAINTENANCE OF LANDSCAPING, RETENTION AND DRAINAGE FACILITIES, REGARDLESS OF THE DEDICATION OF THE EASEMENT.

EMPIRE RESIDENTIAL COMMUNITIES FUND II, LLC, A LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY GRANT TO THE CITY OF PEORIA, AS EASEMENT FOR MAINTENANCE OF ON-SITE RETENTION BASINS(S), PIPE STORAGE SYSTEM(S), OR ANY DRAINAGE FACILITIES WITHIN THIS DEVELOPMENT AS REFLECTED ON THE PROPERTY GRANTING AND DRAINAGE PLAN. THIS EASEMENT MAY BE EXERCISED BY THE CITY OF PEORIA ONLY AT SUCH TIME THAT THE PROPERTY GRANTOR 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 NUISANCE OR IMPACTS PUBLIC HEALTH AND SAFETY, AS LONG AS THE PROPERTY/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.

ROADWAY AND P.U.E. PER DKT. 2894, PG. 120, M.C.R. SHOWN HEREON TO BE ABANDONED.

EMPIRE RESIDENTIAL COMMUNITIES FUND II, LLC, A LIMITED LIABILITY COMPANY, AS OWNER, 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 REPAIR UNDER, AND ACROSS, TRACTS "B" AND "C" AND LOTS 1 THROUGH 6 SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, COUNTY, ARIZONA 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, AND THE GRANTOR HEREBY COVENANTS THAT IT IS LAWFULLY SEIZED AND POSSESSED ON THIS AFFOREMENTED 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 THEREON TO THE LAWFUL CLAIM OF ALL PERSONS.

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 EFFICIENT MAINTENANCE AND OPERATION OF THE PUBLIC WATER SERVICE LINE, UNDER, AND ACROSS, TRACTS "B" AND "C" AND LOTS 1 THROUGH 6 SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, COUNTY, ARIZONA AND TO HOLD THE SAID EASEMENT UNTO THE CITY OF PEORIA, A MUNICIPAL CORPORATION OF MARICOPA COUNTY, ARIZONA AND UNTO ITS SUCCESSORS AND ASSIGNS, EXCEPT AS NOTED HEREIN.

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.

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.

TRACT "D" IS HEREBY DEDICATED TO AND OWNED BY THE HOMEOWNERS ASSOCIATION (HOA) FOR THE PURPOSE OF PRIVATE STREETS/ACCESS. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE STREETS/ACCESS. A PUBLIC UTILITY EASEMENT, PUBLIC WATER EASEMENT, PUBLIC SEWER EASEMENT, INGRESS AND EGRESS FOR REFUSE COLLECTION, EMERGENCY AND SERVICE TYPE ACCESS ARE HEREBY DEDICATED OVER TRACT "D". EMPIRE RESIDENTIAL COMMUNITIES FUND II, LLC, A LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DECLARES THAT THE FOLLOWING RESTRICTIONS: THE PRIVATE STREETS DEPICTED ON THIS PLAT SHALL BE PRIVATE AND SHALL NOT BE DEDICATED TO PUBLIC USE UNLESS SUCH TIME AS ALL OWNERS (I.E. 100%) OF THE LOTS WITHIN THIS PLAT NOTE TO APPROVE SUCH STREETS BEING DEDICATED TO PUBLIC USE AND SUCH DEDICATION IS ACCEPTED BY THE CITY. THE DEDICATION OF SUCH STREETS TO PUBLIC USE IS APPROVED BY 100% OF SUCH OWNERS AND ACCEPTED BY THE CITY, UPON THE EXPENSE OF SUCH OWNERS AND AT THE EXPENSE OF SUCH DEDICATION, THAT SUCH STREETS SHALL BE RESTRICTED TO THE THEN-CURRENT CITY STANDARDS, AT NO EXPENSE TO THE CITY (I.E. SUCH UPGRADING SHALL BE AT THE EXPENSE OF SUCH OWNERS AND AT THE WRITTEN CONSENT OF THE CITY AND ALL OWNERS (I.E. 100%) OF THE LOTS WITHIN THIS PLAT.

EMPIRE RESIDENTIAL COMMUNITIES FUND II, LLC, A LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY GRANT TO THE CITY OF PEORIA, AN ARIZONA MUNICIPAL CORPORATION, IN MARICOPA COUNTY, ARIZONA, ITS SUCCESSORS, AND ASSIGNS, A PERMANENT, PERPETUAL AND EXCLUSIVE UTILITY EASEMENT FOR THE FOLLOWING PURPOSES, NAMELY: THE RIGHT TO ACCESS AND ENTER UPON, OVER, ACROSS, AND UNDER THE SURFACE, FOR ACCESS, CONSTRUCTION, MAINTENANCE, OPERATION AND REPLACEMENT OF UTILITIES OVER, UNDER, AND ACROSS TRACT TO HAVE AND TO HOLD THE SAID EASEMENT UNTO THE CITY OF MARICOPA, STATE OF ARIZONA, COUNTY, ARIZONA 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 (AT THE CITY OF PEORIA'S DISCRETION) TO ALLOW OTHER UTILITIES TO UTILIZE SUCH EASEMENT, INGRESS AND EGRESS TO PERMIT THE CONSTRUCTION, OPERATION, MAINTENANCE, AND REPLACEMENT OF UTILITIES SUBJECT TO NOTES 1, 2, 3 AND 4.

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 EFFICIENT MAINTENANCE AND OPERATION OF SAID UTILITY 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.

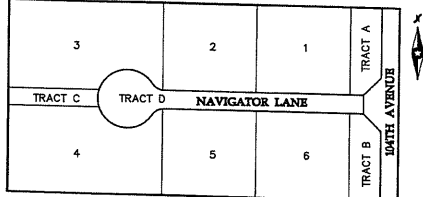
4. GRANTOR, ITS SUCCESSORS OR ASSIGNS AT ITS SOLE COST, SHALL BE RESPONSIBLE FOR PROMPTLY REPLACING ANY LANDSCAPING OR IMPROVEMENT(S) PLACED IN THE EASEMENT BY GRANTOR OR ITS SUCCESSORS OR ASSIGNS, IN THE EVENT THE RIGHT, PRIVILEGE AND EASEMENT HEREIN GRANTED SHALL BE ABANDONED AND PERMANENTLY CEASE TO BE USED FOR THE PURPOSES HEREIN GRANTED. ALL RIGHTS HEREIN GRANTED SHALL CEASE AND REVERT TO THE GRANTORS, THEIR HEIRS OR ASSIGNS.

IN WITNESS WHEREOF, EMPIRE RESIDENTIAL COMMUNITIES FUND II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETOFORE CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF Richard Zacher ITS AUTHORIZED AGENT. WITNESSED AND AUTHORIZED THIS 12th DAY OF January, 2017.

OWNER/AUTHORIZED SIGNER

FINAL PLAT
FOR
"IRONWOOD ESTATES"

A SUBDIVISION OF A PORTION OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



KEY MAP
N1S

GENERAL NOTES

- THE SUBDIVISION IS SUBJECT TO MAINTENANCE IMPROVEMENT DISTRICT (MID# 1207).
- 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 PARKING, NOR ANY PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PEORIA SHALL NOT BE REQUIRED TO, REPLACE ANY DESTRUCTION 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 TRACTS, EASEMENTS AND RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH #4 REBAR AND CAPPED OR TAGGED BEARING THE REGISTERED NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- 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 WITHIN THE VICINITY OF A MILITARY AIRPORT.
- THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A DESIGNATED TRUCK ROUTE. LAKE PLEASANT ROAD IS DESIGNATED AS A TRUCK ROUTE BY THE CITY OF PEORIA.
- THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A ROCK QUARRY (GRAVEL OPERATION).
- NO STRUCTURE OF ANY KIND MAY BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENTS OR TRACT WHICH WOULD IMPED THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT.
- AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND 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.
- LOW LEVEL LIGHTING SHALL BE PROVIDED IN TRACT C. V. FENCING SHALL BE PROVIDED ON LOTS 3 AND 4 ADJACENT TO TRACT C.

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

BEFORE ME, THIS 12th DAY OF January, 2017, Richard Zacher PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE Authorized Agent OF Empire Residential Communities Fund II, LLC THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT Empire Residential Communities Fund II, LLC EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

[Signature] March 15, 2020

NOTARY PUBLIC EXPIRES

RATIFICATION & CONSENT

BY THIS RATIFICATION THE IRONWOOD ESTATES COMMUNITY ASSOCIATION, ACKNOWLEDGED THE RESPONSIBILITIES DEDICATED HEREON.

NAME: [Redacted]
TITLE: Authorized Agent DATE: 11/2/17

ACKNOWLEDGMENT FOR RATIFICATION

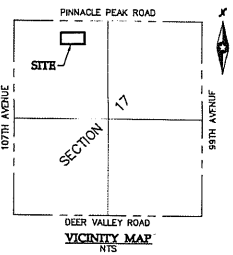
STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

BEFORE ME, THIS 12th DAY OF January, 2017, Rich C Zacher PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

[Signature] March 15, 2020

EXPIRES



PROJECT OWNER/DEVELOPER
EMPIRE RESIDENTIAL COMMUNITIES FUND II, LLC
6517 NORTH SCOTTSDALE ROAD, SUITE 101
SCOTTSDALE, ARIZONA 85254
CONTACT: SHELBY DUPLESSIS
PHONE: (480) 951-2207

LAND SURVEYOR
WESTWOOD PROFESSIONAL SERVICES
6909 EAST GREENWAY PARKWAY, SUITE 250
SCOTTSDALE, ARIZONA 85254
CONTACT: JOSHUA S. MOYSES
PHONE: (480) 747-8558
FAX: (480) 367-8025

SHEET INDEX
FP01 COVER SHEET, DEDICATION & NOTES
FP02 FINAL PLAT, TRACT TABLE, LEGEND

AREA SUMMARY

LOT AREA=	168,923 S.F.	3.88 AC.
TRACT AREA=	38,761 S.F.	0.89 AC.
NET AREA=	207,684 S.F.	4.77 AC.
RIGHT-OF-WAY OFFSITE AREA=	11,792 S.F.	0.27 AC.
GROSS AREA=	219,476 S.F.	5.04 AC.

ZONING CASE NUMBER
Z15-0001

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST ONE QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 17, BEING AN ALUMINUM CAP FLUSH FROM THE NORTHWEST CORNER OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER, A DISTANCE OF 188'07"15" ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER, A DISTANCE OF 664.60 FEET;
THENCE LEAVING SAID NORTH LINE S00°31'59"W, A DISTANCE OF 331.10 FEET TO A FOUND BRASS CAP ACCEPTED AS THE NORTHEAST CORNER OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 17, ALSO BEING THE POINT OF BEGINNING;
THENCE S00°31'59"W, A DISTANCE OF 331.10 FEET TO A FOUND BRASS CAP ACCEPTED AS THE SOUTHWEST CORNER OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 17, ALSO BEING THE POINT OF BEGINNING;
THENCE N89°10'03"W, A DISTANCE OF 458.35 FEET;
THENCE N89°01'14"W, A DISTANCE OF 208.08 FEET;
THENCE N00°00'55"E, A DISTANCE OF 328.73 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 17;
THENCE S89°16'08"W, A DISTANCE OF 664.48 FEET BACK TO THE POINT OF BEGINNING.

UTILITIES

UTILITY	PROVIDER
WATER, SEWER, AND FIRE	CITY OF PEORIA
TELEPHONE	CENTURY LINK
ELECTRICITY	APS
CABLE TV	COX COMMUNICATIONS
GAS	SOUTHWEST GAS

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, ACCORDING TO THE FINAL PLAT OF "IRONWOOD PHASE 4B", BOOK 483, OF MAPS, PAGE 27, M.C.R. NUMBER: N89°07'15"W

FEMA DESIGNATION

ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 04013C1235L, DATED OCTOBER 18, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", AREAS OF 0.25 ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OF WATER; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OF WATER; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OF WATER; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OF WATER.

APPROVALS

APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, ARIZONA, THIS _____ DAY OF _____ 20____.

MAYOR _____ DATE _____
ATTEST, CITY CLERK _____ DATE _____
FOR CITY ENGINEER _____ DATE _____

LAND SURVEY CERTIFICATION

I, JOSHUA S. MOYSES, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT, CONSISTING OF 2 SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF MARCH, 2020, AND MEETS THE MINIMUM STANDARDS FOR AN ARIZONA LAND BOUNDARY SURVEY; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SIZED AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: JOSHUA S. MOYSES, RLS
RLS# 47372
WESTWOOD PROFESSIONAL SERVICES
6909 EAST GREENWAY PARKWAY, SUITE 250
SCOTTSDALE, ARIZONA 85254
PHONE: (480) 747-8558



Westwood

Westwood Professional Services, Inc.
6909 East Greenway Parkway, Suite 250
Scottsdale, AZ 85254
Phone (480) 747-8558
Fax (480) 374-0025
westwood.com

Designed: WPS
Checked: JSM
Drawn: KWD
Project Number: 0076120

Prepared for:

Empire Residential Communities Fund II, LLC
6617 North Scottsdale Road, Suite 101
Scottsdale, Arizona 85250

Ironwood Estates
Final Plat

Peoria, Arizona

Cover Sheet

PLAN CHECK NO.
R160016

Date: 12/14/2016
Drawing No: FP01
Sheet No: 1 of 2

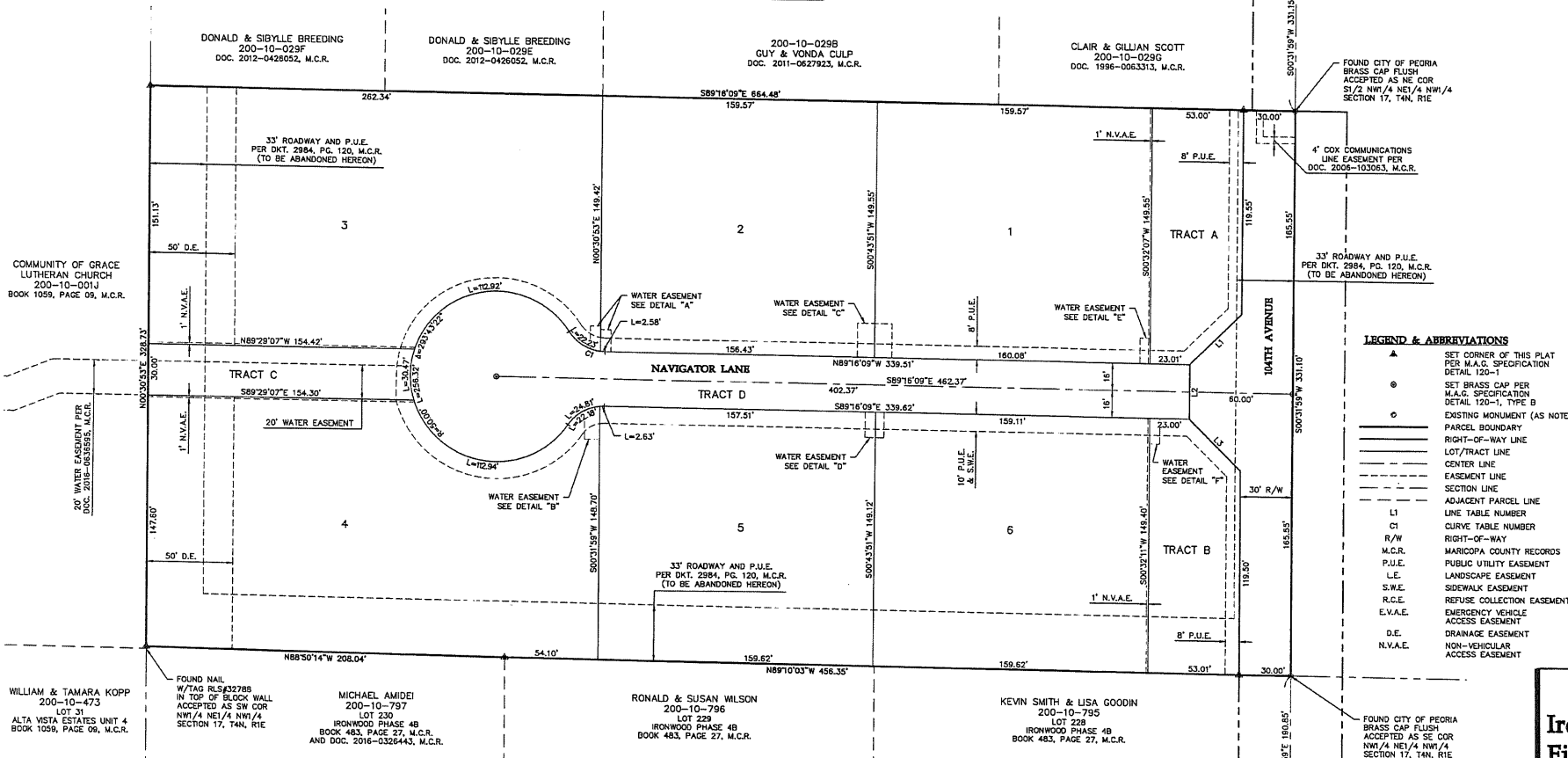
TRACT TABLE			
TRACT	AREA (SQ.FT.)	AREA (ACRES)	USE
TRACT A	7,477	0.1716	LANDSCAPE, OPEN SPACE, RETENTION, P.U.E.
TRACT B	7,471	0.1715	LANDSCAPE, OPEN SPACE, RETENTION, P.U.E., WATER EASEMENT
TRACT C	4,585	0.1052	LANDSCAPE, OPEN SPACE, P.U.E., WATER EASEMENT
TRACT D	19,229	0.4414	PRIVATE STREET, INGRESS/EGRESS, R.C.E., E.V.A.E., WATER, & P.U.E.

NOTE:
THE USES LISTED HEREON MAY NOT BE THE ENTIRE TRACT.
REFER TO PLAN SHEET FOR EXACT LOCATION OF EACH
USE/EASEMENT WITHIN THE TRACT.

LOT AREA TABLE		
LOT	AREA (SQ.FT.)	AREA (ACRES)
1	23,902	0.5487
2	23,821	0.5469
3	37,042	0.8504
4	36,553	0.8391
5	23,818	0.5468
6	23,767	0.5461

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	25.00'	24.81'	58°51'41"
C2	25.00'	24.81'	56°51'41"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S45°37'55"W	42.35'
L2	N0°31'59"E	32.00'
L3	S44°22'05"E	42.50'



- LEGEND & ABBREVIATIONS**
- ▲ SET CORNER OF THIS PLAT PER M.A.G. SPECIFICATION DETAIL 120-1
 - SET BRASS CAP PER M.A.G. SPECIFICATION DETAIL 120-1, TYPE B
 - EXISTING MONUMENT (AS NOTED)
 - PARCEL BOUNDARY
 - RIGHT-OF-WAY LINE
 - LOT/TRACT LINE
 - CENTER LINE
 - EASEMENT LINE
 - SECTION LINE
 - ADJACENT PARCEL LINE
 - L1 LINE TABLE NUMBER
 - C1 CURVE TABLE NUMBER
 - R/W RIGHT-OF-WAY
 - M.C.R. MARICOPA COUNTY RECORDS
 - P.U.E. PUBLIC UTILITY EASEMENT
 - L.E. LANDSCAPE EASEMENT
 - S.W.E. SIDEWALK EASEMENT
 - R.C.E. REFUSE COLLECTION EASEMENT
 - E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
 - D.E. DRAINAGE EASEMENT
 - N.V.A.E. NON-VEHICULAR ACCESS EASEMENT

Westwood
Westwood Professional Services, Inc.
6300 East Greenway Parkway, Suite 250
Scottsdale, AZ 85254
Phone (480) 747-6554
Fax (480) 576-8028
westwood.com

Designed: WPS
Checked: JSM
Drawn: KWD
Project Number: 000743206

Prepared for:
Empire Residential Communities Fund II, LLC
6617 North Scottsdale Road, Suite 101
Scottsdale, Arizona 85250

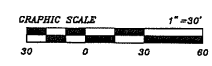
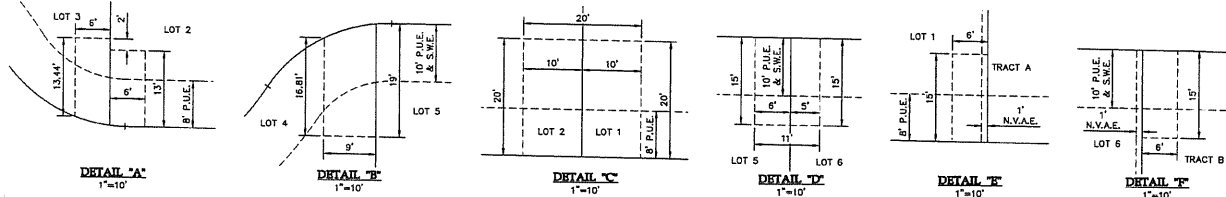


Ironwood Estates
Final Plat
Peoria, Arizona

Final Plat

PLAN CHECK NO.
R160016

Date: 12/14/2016
Drawing No: FP02
Sheet No: 2 of 2



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