

REPLAT OF

"LOT 2 OF N.W.C. 67TH AVENUE & PINNACLE PEAK ROAD"

BEING A RESUBDIVISION OF LOT 2 AS SHOWN ON THE FINAL PLAT FOR THE "N.W.C. 67TH AVENUE & PINNACLE PEAK ROAD", RECORDED IN BOOK 719 OF MAPS, PAGE 49, M.C.R., ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, CITY OF PEORIA, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS.

GABRIEL BALEA AND LIDIA BALEA, HUSBAND AND WIFE, AS OWNERS, DO HEREBY PURSUE THIS REPLAT OF LOT 2 OF N.W.C. 67TH AVENUE & PINNACLE PEAK ROAD OVER A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND RE-PLATTED HEREIN AND HEREBY PURSUES THIS REPLAT AS, AND FOR, THE REPLAT OF SAID LOT 2 OF N.W.C. 67TH AVENUE & PINNACLE PEAK ROAD AND HEREBY DECLARES THAT SAID REPLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS CONSTITUTING SAID, AND THAT EACH LOT 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.

ALL NOTATIONS AND DEDICATION STATED ON OR WITHIN THE RECORDED PLAT OF "N.W.C. 67TH AVENUE & PINNACLE PEAK ROAD" RECORDED IN BOOK 719 OF MAPS, PAGE 49, M.C.R., SHALL REMAIN IN FULL FORCE AND EFFECT WITH THE RECORDED OF THIS RE-PLAT, UNLESS OTHERWISE NOTED ON THE REPLAT.

GABRIEL BALEA AND LIDIA BALEA, HUSBAND AND WIFE, AS OWNERS, HEREBY DEDICATE TO THE CITY THE 67TH AVENUE RIGHT-OF-WAY AS SHOWN HEREON, FOR USE AS PUBLIC STREETS AND ANY AND ALL PUBLIC SEWER, WATER, GAS, ELECTRIC AND ANY OTHER UTILITY SERVICES, LANDSCAPING WITHIN THE 67TH AVENUE RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE HOME OWNER, GABRIEL BALEA AND LIDIA BALEA, HUSBAND AND WIFE, AS OWNERS, 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 ARE DEDICATED TO THE CITY OF PEORIA FOR USE AS SUCH, THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC UTILITY EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROVIDING PROPERTY.

IN THE EVENT THE RIGHT, PRIVILEGE AND EASEMENTS 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 GRANTOR, THEIR HEIRS OR ASSIGNS.

LANDSCAPING AND OTHER IMPROVEMENTS (OTHER THAN UTILITY IMPROVEMENTS, MAINTENANCE OF WHICH SHALL BE THE RESPONSIBILITY OF THE UTILITY PROVIDER) WITHIN EACH P.U.E. SHALL BE MAINTAINED BY THE OWNER OF THE LOT ON WHICH SUCH P.U.E. IS LOCATED.

THE UNDERSIGNED, GABRIEL BALEA AND LIDIA BALEA, HUSBAND AND WIFE, AS OWNERS, HAVE HEREBY CAUSED THEIR NAMES TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF THE UNDERSIGNED, SIGNED THEREUNTO DULY AUTHORIZED THIS 25 DAY OF APRIL, 2017.

BY: GABRIEL BALEA

BY: LIDIA BALEA

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS DAY OF APRIL, 2017, BY GABRIEL BALEA AND LIDIA D. BALEA, HUSBAND AND WIFE.

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

DAY 25th APRIL 2017

NOTARY PUBLIC DAN JOSEPH VALDES MONTANANO

MARICOPA COUNTY

MY COMMISSION EXPIRES: MARCH 14, 2021

MY COMMISSION EXPIRES: MARCH 14, 2021

APPROVALS

APPROVAL BY THE COUNCIL OF THE CITY OF PEORIA, ARIZONA ON THE DAY OF 2017.

MAYOR DATE:

ATTEST CITY CLERK DATE:

FOR CITY ENGINEER DATE:

SURVEYOR'S CERTIFICATION

I, ROBERT E. CONSON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JUNE, 2016 THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS, ALL MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN, THEIR POSITION ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: ROBERT E. CONSON, R.L.S. 22262

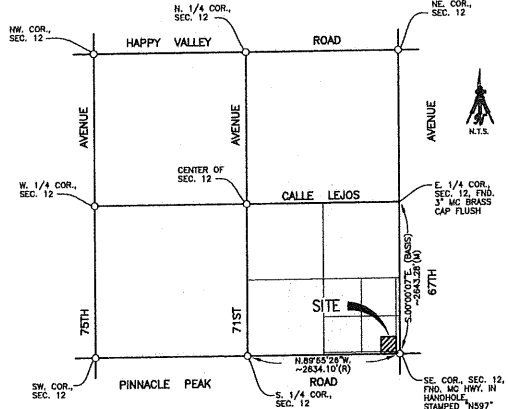
g-mar consulting engineers,

18223 W. ORCHARD LANE

WADDELL, ARIZONA 85355

DATE: 04/25/2017

NOTE: A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESSED OR IMPLIED.



SECTION 12, T.4N., R.1E. OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12, FOUND MARICOPA COUNTY HIGHWAY, BRASS CAP IN HANDHOLE, THENCE NORTH 89 DEGREES 55 MINUTES 26 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 12, TO A POINT ON THE WESTERLY LINE OF A "ROADWAY EASEMENT" PER DOCUMENT NO. 1894-0147090, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 55 MINUTES 26 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 12 TO A POINT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL NO. 2 AS DESCRIBED IN DOCUMENT NO. 2010-0942452, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 289.35 FEET;

THENCE NORTH 00 DEGREES 02 MINUTES 19 SECONDS WEST, TO THE SOUTHWEST CORNER OF LOT 2, "N.W.C. 67TH AVENUE & PINNACLE PEAK ROAD" AS SHOWN ON THE FINAL PLAT ACCORDING TO BOOK 719 OF MAPS, PAGE 49, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 40.00 FEET;

THENCE CONTINUING NORTH 00 DEGREES 02 MINUTES 19 SECONDS WEST, DEPARTING FROM THE SOUTHWEST CORNER OF SAID LOT 2, ALONG THE WESTERLY SUBDIVISION BOUNDARY LINE OF SAID "N.W.C. 67TH AVENUE & PINNACLE PEAK ROAD" TO THE NORTHWEST CORNER OF LOT 2, A DISTANCE OF 224.49 FEET;

THENCE SOUTH 89 DEGREES 54 MINUTES 47 SECONDS EAST, ALONG THE NORTHERLY LINE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 67TH AVENUE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 2, A DISTANCE OF 264.52 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 07 SECONDS EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF 67TH AVENUE, TO THE SOUTHEAST CORNER OF SAID LOT 2, A DISTANCE OF 224.44 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 26 SECONDS EAST, DEPARTING FROM SAID WESTERLY RIGHT-OF-WAY LINE OF 67TH AVENUE, TO THE NORTHEAST CORNER OF SAID CERTAIN PARCEL NO. 2 PER DOCUMENT NO. 2010-0942452, TO THE NORTHEAST CORNER OF SAID CERTAIN PARCEL, A DISTANCE 23.00 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 07 SECONDS EAST, ALONG SAID WESTERLY "ROADWAY EASEMENT" LINE PER DOCUMENT NO. 84-0147090, A DISTANCE OF 40.00 FEET RETURNING TO SAID SOUTHWEST CORNER OF SAID "ROADWAY EASEMENT" AND THE POINT OF BEGINNING.

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 89 KVA, CABLE T.V., TELECOMMUNICATIONS FIBER OPTICS, CELLULAR, GAS, ETC. SHALL BE INSTALLED UNDERGROUND AS PART OF THE STREET IMPROVEMENTS AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDERS U-48 AND R-14-2-131.
- 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 1/2" REBAR AND CAPED OR TAPPED 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 30 INCHES IN HEIGHT SHALL NOT BE PERMITTED WITHIN 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 TO BE PLANTED SO AS NOT TO OBSTRUCT VIEW OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS.
- 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.
- NO STRUCTURE OF ANY KIND BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT HEREIN OR ANY TRACT DESIGNATED HEREIN FOR DRAINAGE PURPOSES, WHICH WOULD IMPIDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT.

BASIS OF BEARINGS

SOUTH 00 DEGREES 00 MINUTES 07 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON THE FINAL PLAT FOR "N.W.C. 67TH AVENUE & PINNACLE PEAK ROAD" AS RECORDED IN BOOK 719 OF MAPS, PAGE 49, RECORDS OF MARICOPA COUNTY, ARIZONA.

FLOOD PLAIN

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) PANEL 04013C1258L, DATED OCTOBER 16, 2013, THIS SUBDIVISION RE-PLAT IS LOCATED IN FLOOD INSURANCE ZONE X, ZONE X IS DEFINED AS FOLLOWS: "AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOODING"

REPLAT STATEMENT

AT THE CLIENT'S REQUEST, LOT 2 WAS SUBDIVIDED INTO LOTS 2A AND 2B.

SURVEYOR NOTES:

- THIS SURVEY IS BASED UPON THE TITLE REPORT PROVIDED BY SECURITY TITLE AGENCY, POLICY NO. 7002305057351000501, DATED OCTOBER 28, 2010.
- ALL T.V., C.S.M. LAND TITLE SURVEY BY g-mar CONSULTING ENGINEERS, LLC, 18223 W. ORCHARD LANE, WADDELL, ARIZONA, DATED FEBRUARY 11, 2015.
- THIS SITE CONTAINS A GROSS MEASURED AREA OF 72,333 SQUARE FEET OR 1.66 ACRES, MORE OR LESS.

ZONING

ZONING CASE NUMBER: 214-0012
ZONING CODE: R1-35

RIGHT-OF-WAY DEDICATION TABLE

ROADWAY NAME	CLASSIFICATION	ROW DEDICATED (SQ.FT.)
67TH AVENUE	MAJOR ARTERIAL	600.00

R160063

g-mar
consulting engineers, llc
18223 west orchid lane
waddell, arizona 85355
p: 602.584.7777
e: gmar@gmareng.com

THIS DOCUMENT IS THE PROPERTY OF g-mar CONSULTING ENGINEERS, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF g-mar CONSULTING ENGINEERS, LLC.

JOB NO. 14-10-013-00

REPLAT OF
LOT 2 OF N.W.C. 67TH AVENUE & PINNACLE PEAK ROAD
SHEET 1 OF 2
01/21/17



APH: 201-15-288
JOY LESUE DOUGARD
8707 W. CAMINO DE ORO
PEORIA, AZ 85383

LOT 1, N.W.C. 67TH AVENUE AND PINNACLE PEAK ROAD, BK 719 OF MAPS, PG 49, MCR
NET A PART








S.89°54'47"E. ~ 264.52

131.46

LOT 2A
AREA= 35166.35 SF OR 0.81 AC

LOT 2B
AREA= 35166.34 SF OR 0.81 AC

LEGEND

	SUBDIVISION BOUNDARY LINE MONUMENT LINE
	SUBDIVISION CORNER, MONUMENT AS NOTED
	SET 1/2" REBAR W/CAP - R.L.S. #2522
	PUBLIC RIGHT OF WAY LINE
	EASEMENT LINE, AS NOTED
	BRASSCAP IN HANDHOLE
	BRASSCAP FLUSH

ABBREVIATIONS

APPROX.	APPROXIMATE
BK.	BOOK
(C)	CALCULATED
COR.	CORNER
C.P.S.	COTTON PICKER SPINDLE
DTL.	DETAIL
D.E.	DRAINAGE EASEMENT
ELEV.	ELEVATION
ESMT	EASEMENT
F.F.	FINISHED FLOOR
FHD.	FOUND
FT.	FEET
ID.	IDENTIFICATION
(IM)	INVERSE MEASUREMENT
M.C.R.	MANICORA COUNTY RECORDER
(M)	MEASUREMENT
M	MENTIONED
M	MEASURED
N.T.S.	NOT TO SCALE
P.O.B.	POINT OF BEGINNING
P	PROPERTY LINE
PG.	PAGE
PROP.	PROPOSED
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RECORDED
R/W	RIGHT OF WAY
STD.	STANDARD
TYP.	TYPICAL
VERT.	VERTICAL

R160063

g-m a r
consulting engineers, llc
18223 west orchid lane
waddell, arizona 85355
e: geoff@g-mareng.com ph: 602.534.7877

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF Y-PLAN AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE SITE FOR WHICH IT WAS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH REUSE, OR REPRODUCTION, PUBLICATION IN ANY MEDIUM IN WHOLE OR PART AS PROVIDED WITHOUT THE WRITTEN PERMISSION OF Y-PLAN ENGINEERING CONSULTANTS, LLC.

JOB NO. 14-10-013-00