DEDICATION

STATE OF ARIZONA

KNOW ALL MEN BY THESE PRESENTS:

MORAN CONTRACTING AND DEVELOPMENT AN ARIZONA CORPORATION ("GRANTOR"), AS OWNER, DOES HEREBY PUBLISH THIS PLAT OF "MORAN 92", A PORTION OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED EASEMENTS CONSTITUTING SAME AND THAT EACH LOT SHALL BE KNOWN BY NUMBER, LETTER, OR NAME THAT IS GIVEN TO EACH RESPECTIVELY ON SAID PLAT. EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN

THIS REPLAT DOES NOT DEDICATE ANY NEW EASEMENTS OR RIGHTS OF WAY. ALL NOTATIONS OR DEDICATIONS AS STATED ON OR WITHIN THE MINOR LAND DIVISION RECORDED IN BOOK 743, PAGE 21, M.C.R.O. SHALL REMAIN IN FORCE AND EFFECT WITH THE RECORDING OF THIS PLAT.

IN WITNESS WHEREOF, MORAN CONTRACTING AND DEVELOPMENT, AS OWNER HAS HERETO CAUSED THEIR NAMES TO BE SIGNED BY THE UNDERSIGNED THEREUNTO DULY AUTHORIZED THIS ______ DAY OF _____ . 2021.

MORAN CONTRACTING AND DEVELOPMENT, AN ARIZONA CORPORATION AS OWNER

ACKNOWLEDGMENT

STATE OF ARIZONA SS

ON THIS _____ DAY OF _____, 2021, BEFORE ME THE UNDERSIGNED PERSONALLY _____ WHO ACKNOWLEDGED THAT SHE/HE IS DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF CORPORATION, AS OWNER, BY HERSELF/HIMSELF.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

EXISTING LEGAL DESCRIPTIONS

PARCEL NO. 1:

A portion of Lots 14 and 19, Section 4, 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 Northeast corner of said Section 4;

Thence South 89 degrees 49 minutes 45 seconds West, (an assumed bearing), along the North line of said Section 4, 1329.18 feet to the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 4;

Thence South 02 degrees 00 minutes 24 seconds East, along the West line of the Northeast guarter of the Northeast guarter of said Section 4, 625.36 feet to the Northwest corner of the Southwest quarter of the Northeast quarter of the Northeast quarter of said Section 4:

Thence continuing South 02 degrees 00 minutes 24 seconds East 644.70 feet to the Southwest corner of the Southwest

quarter of the Northeast quarter of the Northeast quarter of said Section 4;

Thence North 89 degrees 31 minutes 50 seconds East 227.22 feet to the True Point of Beginning; Thence North 89 degrees 31 minutes 50 seconds East 201.31 feet;

Thence North 00 degrees 28 minutes 10 seconds West 33.00 feet;

Thence North 09 degrees 56 minutes 20 seconds West 211.05 feet;

Thence North 86 degrees 34 minutes 36 seconds West 14.25 feet;

Thence North 02 degrees 04 minutes 55 seconds West 79.85 feet;

Thence South 89 degrees 34 minutes 16 seconds West 101.91 feet; Thence South 09 degrees 00 minutes 00 seconds West 293.03 feet;

Thence South 00 degrees 28 minutes 10 seconds East 33.00 feet to the True Point of Beginning;

EXCEPT all coal, oil, gas and other minerals as reserved in the Patent to said land. PARCEL NO. 2:

A portion of Lots 14 and 19, Section 4, 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 Northeast corner of said Section 4;

Thence South 89 degrees 49 minutes 45 seconds West, (an assumed bearing), along the North line of said Section 4, 1329.18 feet to the Northwest corner of the Northeast guarter of the Northeast guarter of said Section 4;

Thence South 02 degrees 00 minutes 24 seconds East, along the West line of the Northeast guarter of the Northeast guarter of said Section 4, 625.36 feet to the Northwest corner of the Southwest guarter of the Northeast guarter of the Northeast guarter of said Section 4:

Thence continuing South 02 degrees 00 minutes 24 seconds East 644.70 feet to the Southwest corner of the Southwest

guarter of the Northeast guarter of the Northeast guarter of said Section 4;

Thence North 89 degrees 31 minutes 50 seconds East 666.15 feet to the Southeast corner of the Southwest quarter of the

Northeast guarter of the Northeast guarter of said Section 4 and the True Point of Beginning;

Thence North 02 degrees 04 minutes 55 seconds West 226.34 feet;

Thence South 87 degrees 55 minutes 05 seconds West 33.00 feet;

Thence North 86 degrees 34 minutes 36 seconds West 233.53 feet;

Thence South 09 degrees 56 minutes 20 seconds East 211.05 feet; Thence South 00 degrees 28 minutes 10 seconds East 33.00 feet;

Thence North 89 degrees 31 minutes 50 seconds East 257.62 feet to the True Point of Beginning;

EXCEPT all coal, oil, gas and other minerals as reserved in the Patent to said land.

FINAL PLAT OF

A REPLAT OF A PORTION OF PARCELS "B" & "C" OF THAT MINOR LAND DIVISION RECORDED IN BK. 743, PG. 21, M.C.R.O.

LOCATED IN THE NE 1/4 OF SECTION 4,

TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE

GILA AND SALT RIVER MERIDIAN, CITY OF PEORIA, MARICOPA COUNTY, ARIZONA.

NEW LEGAL DESCRIPTION

A portion of Lots 14 and 19, Section 4, 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 Northeast corner of said Section 4;

Thence South 89 degrees 49 minutes 45 seconds West, (an assumed bearing), along the North line of said Section 4, 1329.18 feet to the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 4;

Thence South 02 degrees 00 minutes 24 seconds East, along the West line of the Northeast quarter of the Northeast quarter of said Section 4, 625.36 feet to the Northwest corner of the Southwest quarter of the Northeast quarter of said Section 4;

Thence continuing South 02 degrees 00 minutes 24 seconds East 644.70 feet to the Southwest corner of the Southwest

APPROVALS

_____DAY OF ______, 2021.

quarter of the Northeast quarter of the Northeast quarter of said Section 4; Thence North 89 degrees 31 minutes 50 seconds East 227.22 feet to the True Point of Beginning;

Thence North 00 degrees 27 minutes 46 seconds West a distance of 33.00 feet;

Thence North 09 degrees 00 minutes 00 seconds East a distance of 293.03 feet;

Thence North 89 degrees 22 minutes 39 seconds East a distance of 102.22 feet; Thence South 02 degrees 04 minutes 55 seconds East a distance of 79.93 feet;

Thence South 86 degrees 31 minutes 09 seconds East a distance of 248.00 feet;

Thence North 87 degrees 55 minutes 05 seconds East a distance of 33.00 feet; Thence South 02 degrees 04 minutes 55 seconds East a distance of 226.47 feet;

Thence South 89 degrees 31 minutes 50 seconds West a distance of 439.42 feet to the True Point of Beginning;

CITY CLERK

FOR CITY ENGINEER

EXCEPT all coal, oil, gas and other minerals as reserved in the Patent to said land.

PROPERTY OWNER/SUBDIVIDER

MORAN CONTRACTING AND DEVELOPMENT P.O. BOX 847 GLENDALE, AZ 85371 PHONE 602-373-0651

CONSULTING SURVEYOR

CHRIS J. FRANKS R.L.S. 7001 W. MCRAE WAY GLENDALE, AZ 85308 PHONE- 602-292-0883

AREA CALCULATIONS

GROSS AREA OF SUBDIVISION LOT 1 AND NET ACREAGE

2.482 ACRES

2.353 ACRES

BASIS OF BEARINGS

NORTH LINE OF SECTION 4 SHOWN AS S 89'49'45" W PER INST. 2000-0731496, M.C.R.O.

ZONING

CITY OF PEORIA SR-43 SUBURBAN RANCH

FEMA FLOOD ZONE DELINEATION

THIS PROJECT LIES WITHIN ZONE "X" AS DEPICTED ON FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 0413C1235L, REVISED OCTOBER 16, 2013. FLOOD ZONE "X" IS CLASSIFIED AS "AREA OF 500 YEAR FLOOD; AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM ONE PERCENT ANNUAL FLOOD"

CERTIFICATE OF LAND SURVEYOR

December, 2020 and that all corners were found or set as shown hereon and that there are no encroachments or improvements onto contiguous properties nor any encroachments from adjoining property onto the subject property other than those shown hereon

Chris J. Franks 4-26-21 Chris J. Franks

GENERAL NOTES

APPROVED BY: THE MAYOR AND CITY COUNCIL OF THE CITY OF PEORIA, ARIZONA ON THIS

NO CONSTRUCTION OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN UTILITY EASEMENTS EXCEPT UTILITIES WOOD, WIRE OR REMOVEABLE SECTION TYPE FENCING 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 BVE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.

MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN TRACTS, EASEMENTS AND RIGHT OF WAYS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL LOT CORNERS SHALL BE MONUMENTED WITH 1" REBARS 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 TREES OVER 30" IN HEIGHT SHALL NOT BE PERMITTED WITHIN VIEW EASEMENTS OR THE SITE DISTANCE TRIANGLES. NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30" IN HEIGHT OR BELOW 84" 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 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 SHALL BE CONSTRUCTED OR ANY VEGETATION SHALL BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT OR ON ANY TRACT WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER OR THROUGH THE EASEMENT OR TRACT.

SUBDIVISION CORNER SET 1/2" REBAR CAPPED LS 22258 V.N.A.E. VEHICULAR NON ACCESS EASEMENT RECORD PER BOOK 743, PG. 21, M.C.R.O. CORNER FOUND AS SHOWN VICINITY MAP JOMAX RD HAPPY VALLEY RD PINNACLE PEAK

LEGEND

SCALE: 1"=50'

NODATE DESCRIPTION

DATE 12-19-20 DESIGNER CJF

JOB NO 12562

CHRIS J. FRANKS LAND SURVEYING

7001 W. MCRAE WAY GLENDALE, AZ 85308 (602) 292-0883

SHEET NUMBER TOTAL SHEETS

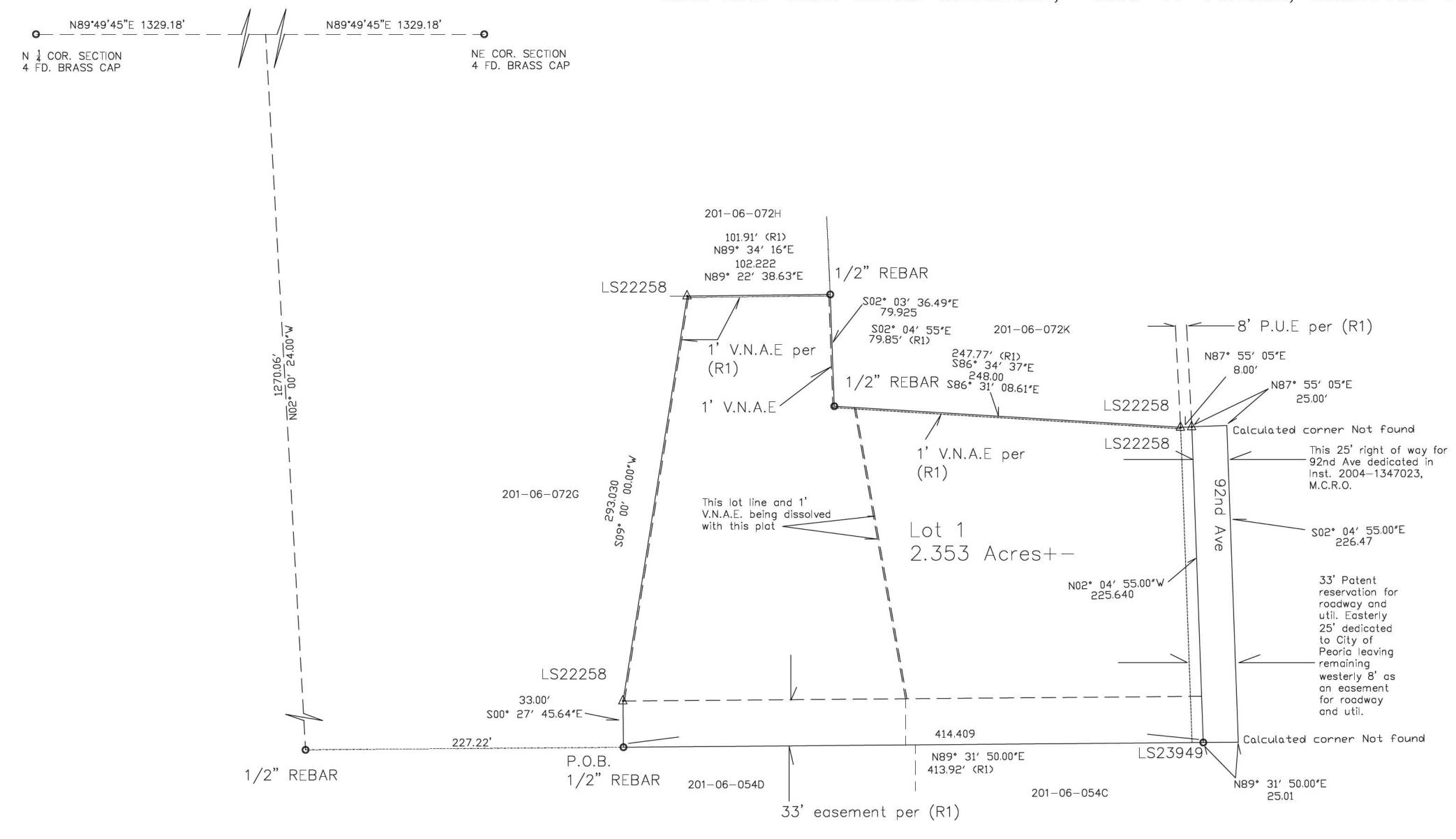
FINAL PLAT OF

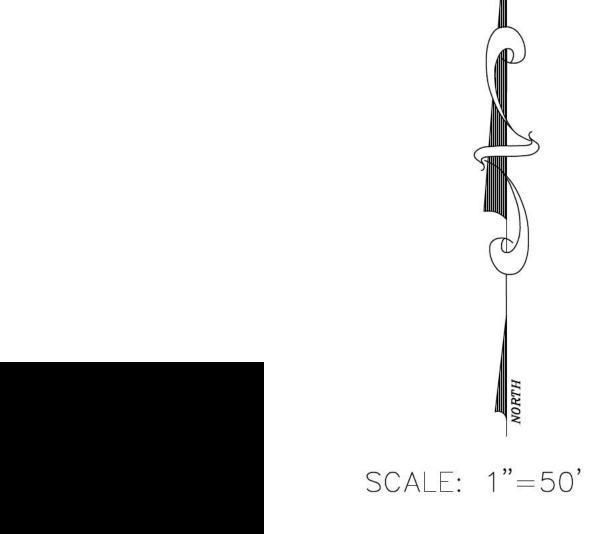
"MORAN 92"

A REPLAT OF A PORTION OF PARCELS "B" & "C" OF THAT MINOR LAND DIVISION RECORDED IN BK. 743, PG. 21, M.C.R.O. LOCATED IN THE NE 1/4 OF SECTION 4,

TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE

GILA AND SALT RIVER MERIDIAN, CITY OF PEORIA, MARICOPA COUNTY, ARIZONA.





LEGEND

SUBDIVISION CORNER SET 1/2" REBAR CAPPED LS 22258

V.N.A.E. VEHICULAR NON ACCESS EASEMENT

(R1) RECORD PER BOOK 743, PG. 21, M.C.R.O.

O CORNER FOUND AS SHOWN

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NO	DATE	DESCRIPTION	BY	
				_

	DATE 12-19-20	CHRIS J. FRANKS			
7	designer CJF	LAND SURVEYING			
	JOB NO 12562	7001 W. MCRAE WAY GLENDALE, AZ 85308 (602) 292-0883			