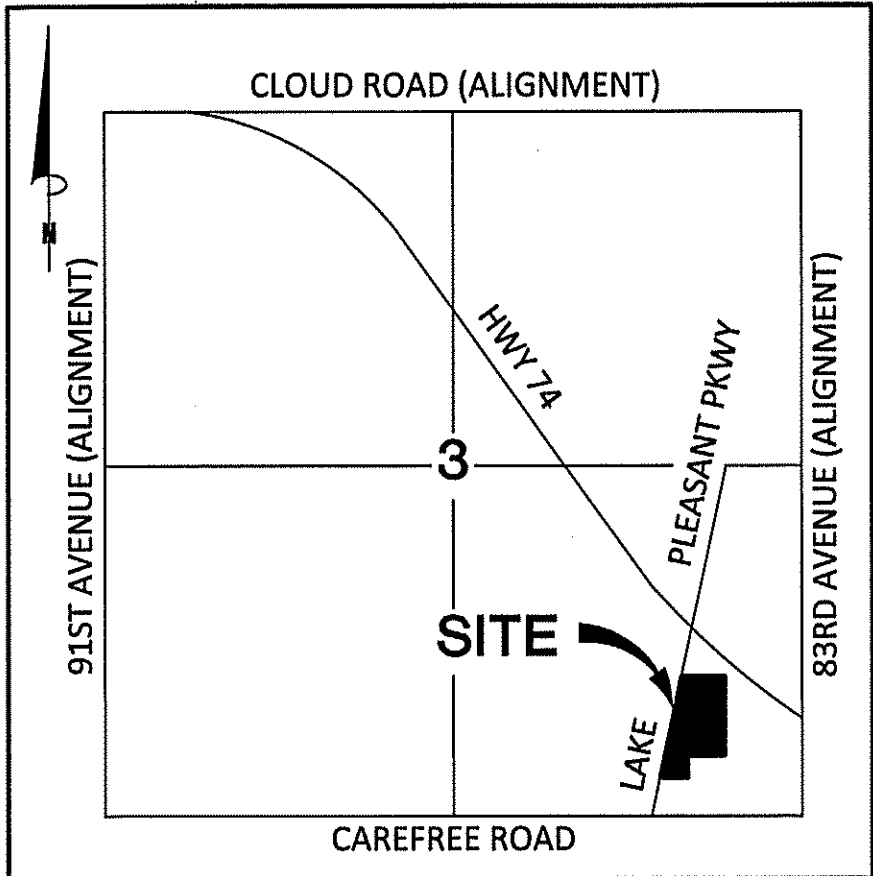


A FINAL PLAT OF
"LAKE PLEASANT CONVENIENCE STORE"
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3,
TOWNSHIP 5 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
N.T.S.

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

RG3 SOLAR, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS PLAT OF "LAKE PLEASANT CONVENIENCE STORE" OVER A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS, AND FOR, THE PLAT OF SAID "LAKE PLEASANT CONVENIENCE STORE" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS CONSTITUTING SAME, AND THAT EACH LOT, EASEMENT 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.

RG3 SOLAR, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY THE LAKE PLEASANT PARKWAY RIGHT-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. LANDSCAPING WITHIN THE LAKE PLEASANT PARKWAY RIGHT-OF-WAY SHALL BE MAINTAINED BY THE FRONTING PROPERTY OWNER. RG3 SOLAR, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY WARRANTS TO THE CITY THE TITLE TO SAID RIGHT OF WAY AS SHOWN HEREON, AGAINST THE CLAIMS OF ALL PERSONS WHOMSOEVER.

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

THE 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 FACILITY(IES) WITHIN THIS DEVELOPMENT AS REFLECTED ON THE APPROVED GRADING AND DRAINAGE PLAN. THIS EASEMENT MAY BE EXERCISED BY THE CITY OF PEORIA ONLY AT SUCH TIME THAT THE PROPERTY OWNER 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.

RG3 SOLAR, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER,, DOES HEREBY GRANT TO THE PUBLIC, A PERMANENT, PERPETUAL AND EXCLUSIVE INGRESS/EGRESS EASEMENT FOR THE FOLLOWING PURPOSES, NAMELY: THE RIGHT TO ACCESS AND ENTER UPON, OVER, ACROSS, FOR ACCESS ACROSS LOT 1 AS SHOWN ON THE PLAT.

IN WITNESS WHEREOF;
RG3 SOLAR, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED SIGNER THEREUNTO DULY AUTHORIZED.

RG3 SOLAR, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED SIGNER THEREUNTO DULY AUTHORIZED.

ITS: Pres.

ACKNOWLEDGMENT

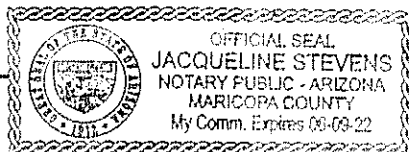
STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

ON THIS 3 DAY OF March, 2022, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED Marvin Rose, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

3/3/22
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: 4/9/22



LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3, BEING MARKED BY A CITY OF PEORIA BRASS CAP IN HAND HOLE, FROM WHICH POINT THE SOUTHEAST CORNER OF SAID SECTION 3, BEING MARKED BY AN ALUMINUM CAP IN A POT HOLE, BEARS SOUTH 89°59'27" EAST (BASIS OF BEARINGS), A DISTANCE OF 2622.76 FEET;

THENCE SOUTH 89°59'27" EAST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1243.76 FEET TO THE CENTERLINE OF LAKE PLEASANT PARKWAY, ACCORDING TO BOOK 2 OF ROAD MAPS, PAGE 43, MARICOPA COUNTY RECORDS;

THENCE NORTH 10°34'01" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 335.25 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 10°34'01" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 1069.88 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER;

THENCE NORTH 89°55'26" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1087.04 FEET TO THE RIGHT-OF-WAY LINE OF STATE ROUTE 74, ACCORDING TO DOCUMENT NO. 1994-0819796, MARICOPA COUNTY RECORDS, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE NORTHERLY AND HAVING A RADIUS POINT WHICH BEARS NORTH 35°21'05" EAST, A RADIAL DISTANCE OF 8058.12 FEET;

THENCE EASTERLY ALONG SAID RIGHT-OF-WAY AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°17'48", AN ARC DISTANCE OF 41.71 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 00°00'29" EAST, ALONG SAID EAST LINE, A DISTANCE OF 1358.92 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 3;

THENCE NORTH 89°59'27" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1311.31 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER;

THENCE NORTH 01°04'46" WEST, ALONG SAID WEST LINE, A DISTANCE OF 329.63 FEET TO 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 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 PROPERTY OWNER.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH ½" 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 30 INCHES IN HEIGHT SHALL NOT BE PERMITTED WITHIN VIEW 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 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS.
- THE PROPERTY OWNER WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS AND EASEMENTS (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES) IN ACCORDANCE WITH APPROVED PLANS.
- THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A DESIGNATED TRUCK ROUTE. LAKE PLEASANT PARKWAY IS DESIGNATED AS A TRUCK ROUTE BY THE CITY OF PEORIA.
- IMPROVEMENTS FOR LAKE PLEASANT CONVENIENCE STORE SHALL BE CONSTRUCTED PER THE APPROVED SITE PLAN (CASE NO. SP20-42). ANY FUTURE DEVELOPMENT, IMPROVEMENTS, OR USE BEYOND THE SCOPE OF DEVELOPMENT APPROVED WITHIN SP20-42 SHALL REQUIRE THE DEVELOPER TO AMEND THE APPROVED SITE PLAN, UNLESS OTHERWISE APPROVED BY THE ZONING ADMINISTRATOR.
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCE 2020-11.

SHEET INDEX

- COVER, NOTES, DEDICATION, SITE DATA, BASIS OF BEARING, CERTIFICATIONS, LEGAL DESCRIPTION
- FINAL PLAT PLAN

SITE DATA

ZONING PAD
ZONING CASE # Z19-05
NUMBER OF LOT 2
GROSS AREA 39.3968 ACRES
NET AREA 37.5298 ACRES

ENGINEER

BOWMAN CONSULTING
1600 N DESERT DRIVE
SUITE 210
TEMPE, AZ 85381
PHONE: (480) 629-8830
CONTACT: JOHN GRAY

OWNER

RG3 SOLAR, LLC
2601 W DUNLAP AVE
SUITE 10
PHOENIX, AZ 85201
PHONE: (480) 755-0959
CONTACT: JEFF WINTER

BASIS OF BEARINGS

SOUTH 89 DEGREES 59 MINUTES 27 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

FLOOD ZONE INFORMATION

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C0840L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONES "AE". AREAS OF 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS, AND ZONE "X": AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 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.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

3/2/22
DOUGLAS B. TONEY
REGISTERED LAND SURVEYOR NO. 55030
BOWMAN CONSULTING
1600 N DESERT DRIVE, SUITE 210
TEMPE, ARIZONA 85281
PHONE #: (480)-629-8830



APPROVALS:

APPROVED BY THE MAYOR & COUNCIL OF THE CITY OF PEORIA, ARIZONA THIS _____ DAY OF _____, 2022.

ATTEST:

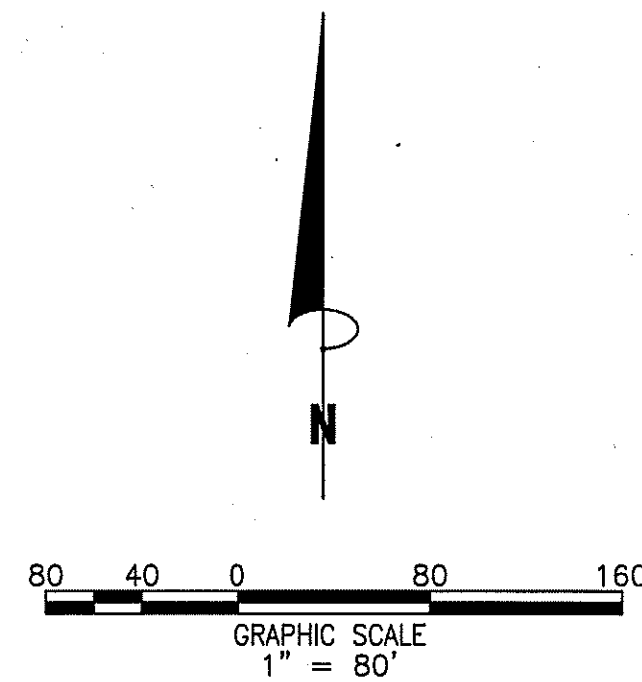
MAYOR _____ DATE _____
CITY CLERK _____ DATE _____
FOR CITY ENGINEER _____ DATE _____

A FINAL PLAT OF
"LAKE PLEASANT CONVENIENCE STORE"
PEORIA, ARIZONA

Bowman
CONSULTING
Bowman Consulting Group, Ltd.
1600 N Desert Drive, #210
Tempe, AZ 85281
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowman.com

DATE: 3/2/22
PROJ NO: 050898-01
TASK NUM: 001
DRAWN BY: DT/TL
CHECKED: DT
QUALITY:
CLIENT NO:
SCALE
N.T.S.
1 OF 2

File: Y:\050898 - Lake Pleasant Convenience Store, Out Sta\050898-01-001 (SRI)\Survey\DWG\050898 Plat.dwg Plotted: Mar 02, 2022

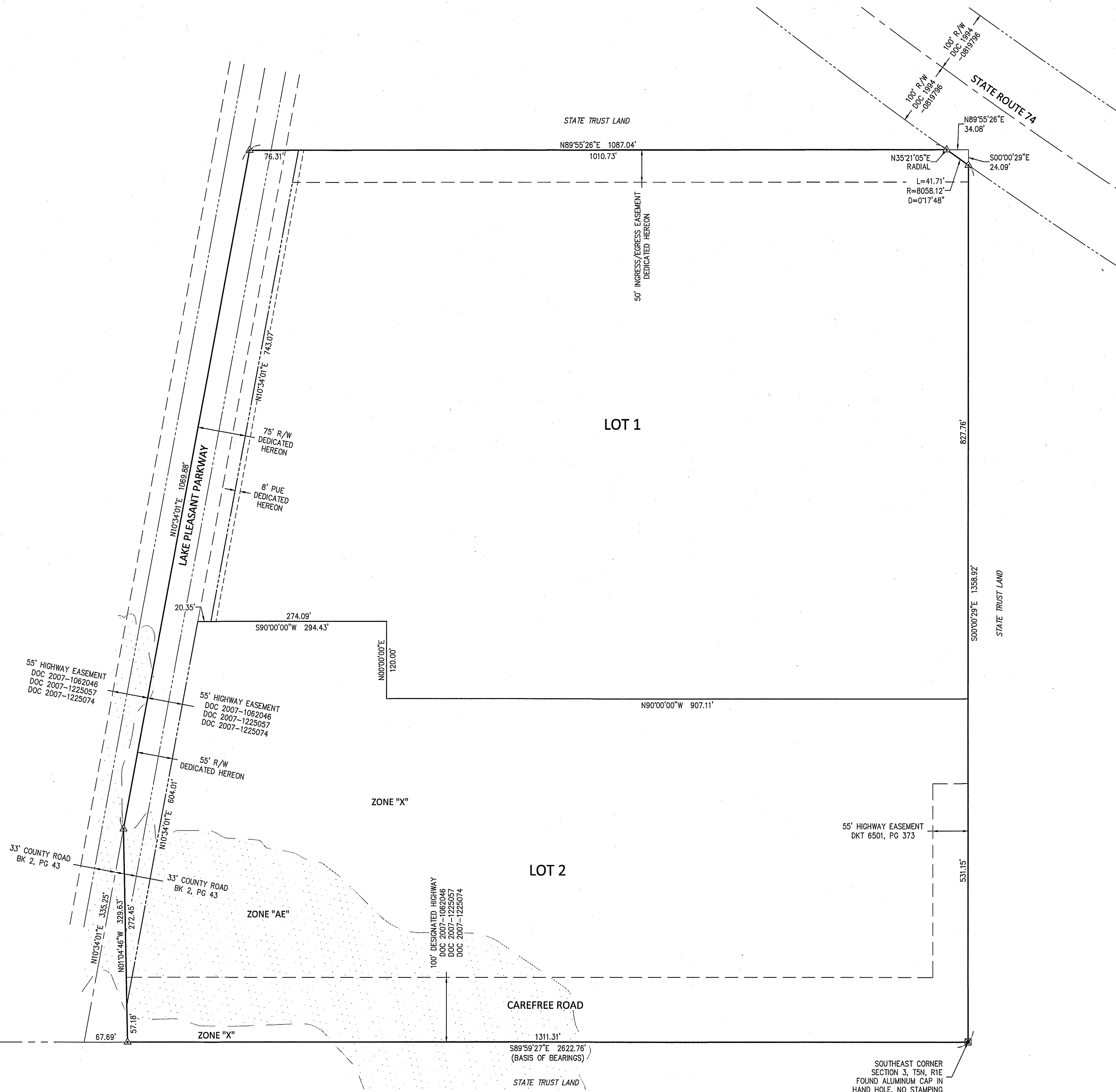


LEGEND	
□	FOUND SECTION CORNER AS NOTED
△	SUBDIVISION CORNER TO BE SET W/ TAG RLS#55030 UNLESS OTHERWISE NOTED
M.C.R.	MARICOPA COUNTY RECORDER
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
RLS	REGISTERED LAND SURVEYOR
---	EASEMENT LINE (AS NOTED)
---	SECTION LINE
---	STREET CENTERLINE
---	RIGHT-OF-WAY LINE
---	FLOOD ZONE LIMITS
---	SUBDIVISION BOUNDARY

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
1	922,175	21.1702
2	712,624	16.3598

OVERALL AREA TABLE		
PARCEL	SQ. FT.	ACRES
BOUNDARY	1,716,126	39.3968
ROW	81,327	1.8670
NET	1,634,799	37.5298

SOUTH QUARTER CORNER
SECTION 3, T5N, R1E
FOUND CITY OF PEORIA
BRASS CAP IN HAND HOLE



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DATE: 3/2/22
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TASK NUM: 001
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SCALE
1" = 80'
2 OF 2