A RE-PLAT
OF
JORDAN BUSINESS & INDUSTRIAL PARK

A RE-PLAT OF LOT 12, OF JORDAN BUSINESS AND INDUSTRIAL PARK, ACCORDING TO
BOOK 270 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA
SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 EAST

DEDICATION

BLUE TERRA DEVELOPMENT, LLC, & 75TH AVE LLC AS OWNERS, DO HEREBY PUBLISH THIS "REPLAT OF JORDAN BUSINESS & INDUSTRIAL PARK" OVER A PORTION OF SECTION 26, TOWNSHIP 3N, RANGE 1E 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 "REPLAT OF JORDAN BUSINESS & INDUSTRIAL PARK" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS 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.

ALL NOTATIONS AND DEDICATIONS STATED ON OR WITHIN THE RECORDED PLAT OF "A PLAT OF JORDAN BUSINESS & INDUSTRIAL PARK" (M.C.R. BOOK 270, PAGE 4) SHALL REMAIN IN FULL FORCE AND EFFECT WITH THE RECORDATION OF THIS RE-PLAT.

IN WITNESS THEREOF, BLUE TERRA DEVELOPMENT, LLC, & 75TH AVE LLC, AS OWNERS, HAVE HEREUNTO CAUSED THEIR NAMES TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICE THEREUNTO DULY AUTHORIZED, THIS ____ DAY OF _____ 2023.

[redacted] 3/15/2023
BY: [redacted] DATE

[redacted]
75TH AVE, LLC DATE

CERTIFICATION STATEMENT

I, PHILLIP C. WILLIAMS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF MARCH, 2022; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE TO THE SURVEY TO BE RETRACED; THAT THE CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN

[redacted] 3/02/2023
REGISTRATION NO. 51970 DATE

NOTES

A. 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.
B. 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.
C. MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN ALL TRACTS, EASEMENTS AND RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
D. ALL LOT CORNERS SHALL BE MONUMENTED WITH X" REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
E. 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.
F. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.
G. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.
H. NO STRUCTURE OF ANY KIND WILL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT OR TRACT WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT.

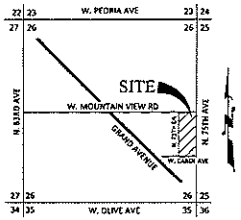
REFERENCE DOCUMENTS

(13) AN EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 3044, PAGE 110 AND IN DOCKET 3119, PAGE 388

(14) AN EASEMENT FOR ROADS AND DITCHES IN THE DOCUMENT RECORDED IN PLAT BOOK 40 OF MAPS, PAGE 2

(15) ALL EASEMENTS SHOWN ON THE PLAT OF MOUNT ACRES, AS RECORDED IN PLAT BOOK 270 OF MAPS, PAGE(S) 4

(16) AN EASEMENT FOR IRRIGATION FACILITIES IN THE DOCUMENT RECORDED MAY MAY 22, 2015 AS 2015-0361536



VICINITY MAP
T 3N, R 1E, S 26
(N.T.S.)

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF MARICOPA } SS

ON THIS 15th DAY OF March 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED Scott Stewart WHO ACKNOWLEDGED TO BE A MEMBER OF BLUE TERRA DEVELOPMENT LLC, AN IDAHO LIMITED LIABILITY COMPANY AND THAT HE OR SHE EXECUTED THIS INSTRUMENT FOR PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: 10-7-2028

[redacted] 3/15/2023
DATE

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF MARICOPA } SS

ON THIS 3rd DAY OF March 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED Fernando Calderon Espinoza WHO ACKNOWLEDGED TO BE A MEMBER OF 75TH AVE LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND THAT HE OR SHE EXECUTED THIS INSTRUMENT FOR PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: 3-16-22

[redacted] 3-01-23
DATE

APPROVAL

APPROVED BY THE MAYOR & CITY COUNCIL OF PEORIA, ARIZONA ON THIS _____DAY OF _____, 2023

BY: _____ _____
MAYOR DATE

_____ _____
ATTEST: CITY CLERK DATE

_____ _____
FOR CITY ENGINEER DATE

FEMA FIRM INFORMATION

COMMUNITY NUMBER	PANEL #	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE
040050	0401SC1705	M	09/18/2020	X

OWNERS

BLUE TERRA DEVELOPMENT, LLC AN IDAHO LIMITED LIABILITY COMPANY
APN: 142-18-018E

75TH AVE LLC, AN ARIZONA LIMITED LIABILITY COMPANY
APN: 142-18-018A

SURVEYOR

R.B. WILLIAMS & ASSOCIATES, INC.
1921 S ALMA SCHOOL RD, STE 101
MESA, AZ 85210
CONTACT: PHIL WILLIAMS, P.E., R.L.S.
PHONE: (480) 424-1352
EMAIL: PHIL@RBWILLIAMS.COM

BASIS OF BEARING

THE EAST LINE OF THE SE 1/4 OF SECTION 26, T3N, R1E M.C.R.
BEARING: S 01°46'00" W

SITE INFORMATION

TOTAL GROSS LAND AREA: 194,046.40 SF / 4.4547 AC

LOT 1: 128,737.72 SF / 2.9554 AC

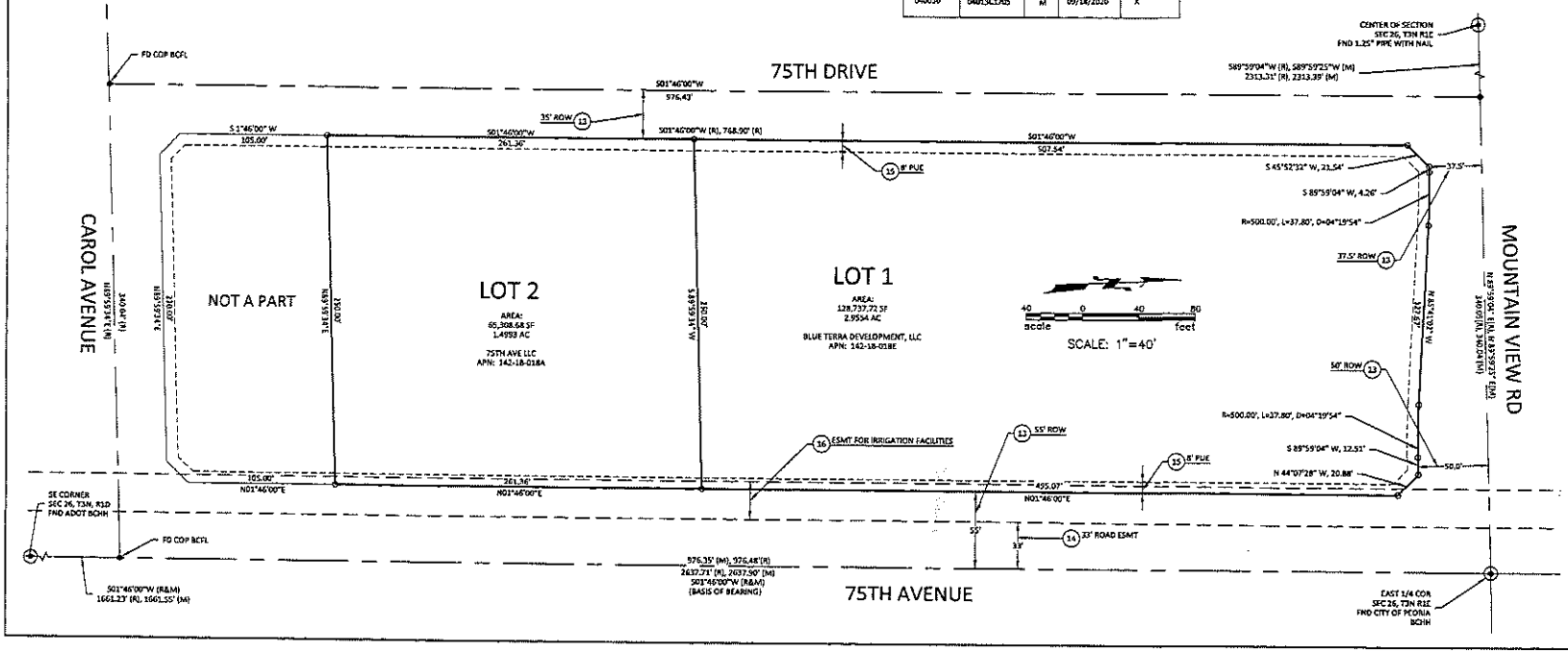
LOT 2: 65,308.68 SF /1.4993 AC

LEGEND

PROPERTY LINE
CENTER LINE
EASEMENT LINE
ROW RIGHT-OF-WAY
FOUND MONUMENT AS NOTED
PROPERTY CORNERS TO BE SET

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
LOT 12, JORDAN BUSINESS & INDUSTRIAL PARK, ACCORDING TO BOOK 270 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA.



R220064

R.B. WILLIAMS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1921 S. ALMA SCHOOL RD., STE 101
MESA, ARIZONA 85210
PHONE: (480) 424-1352
PHILLIP C. WILLIAMS, P.E.
CHIEF: R.B. WILLIAMS, P.E., R.L.S.

[redacted]

51970 PHILLIP C. WILLIAMS ARIZONA

PROJECT NAME
PEORIA STORAGE
SWC N 75TH AVE & W MOUNTAIN VIEW RD
PEORIA, AZ 85345

SHEET TITLE
FINAL PLAT

REVISIONS:

DATE	3/02/2023
DESIGN	JLW
DRAWN	AEF
CHK'D	PCW
SUB.	

23022FP01.DWG

FP01
SHEET NO.
1/1