

FINAL PLAT

PEORIA AVENUE & 88TH DRIVE

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PARENT LEGAL DESCRIPTION

PARCEL NO. 1: LOT 4, OF BOWEN DESERT CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 614 OF MAPS, PAGE 26.
PARCEL NO. 2: LOT 5, OF BOWEN DESERT CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1124 OF MAPS, PAGE 45.
PARCEL NO. 3: A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, PUBLIC UTILITIES AND DRAINAGE AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED NOVEMBER 9, 1998 IN INSTRUMENT NO. 99-0811862 AND RECORDED NOVEMBER 19, 2003 IN INSTRUMENT NO. 2003-1585150 AND NOVEMBER 2, 1999 IN RE-RECORDED MAY 17, 2004 IN INSTRUMENT NO. 2004-0844620, RECORDS OF MARICOPA COUNTY, ARIZONA.

NOTES

- THE CONSTRUCTION OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENTS, EXCEPT UTILITIES, WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING, AND/OR FENCING, NOR ANY PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PEORIA SHALL NOT BE REQUIRED TO REPLACE ANY PLANTING OR RECONSTRUCTION.
- A NEW MANHOLE (UTILITY, ELECTRICAL, GAS, ETC.) SHALL BE INSTALLED UNDERGROUND AS PART OF THE STREET IMPROVEMENTS. FEEDER OPTICS, CELLULAR, GAS, ETC. SHALL BE INSTALLED UNDERGROUND AS PART OF THE STREET IMPROVEMENTS.
- MANHOLE(S) OF ANY KIND AND DRAINAGE FACILITIES WITHIN TRACTS, EASEMENTS AND RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER ASSOCIATION.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH 8" REBAR AND CHIPPED OR TRAGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR FACILITY.
- SHOWS FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHEDS, HEEDERS OR OTHER PLANTS, BUT EXCLUDING TREES, 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.
- NO STRUCTURE OF ANY KIND BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT OR TRACT WHICH WOULD IMPAIR THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT.

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN PERMANENTLY SET BY COMPLETION OF CONSTRUCTION.



ADAM BURCHAM
 1201 S. ALMA SCHOOL RD. SUITE #1200
 MESA, AZ 85210

DEDICATION

STATE OF NEW YORK } SS
 COUNTY OF MONROE }
 COUNTY OF MONROE } BY THESE PRESENTS,
 GRAND AVENUE STORAGE, LLC, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT OF PEORIA AVENUE & 88TH DRIVE, OVER A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND TRUSTED HEREON, AND HEREBY RELEASES THIS PLAT TO THE PUBLIC DOMAIN, FOR THE USE AND BENEFIT OF THE PEOPLE OF THE STATE OF NEW YORK, AND THAT THE LOCATION AND DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE ADOWN BY THE NUMBER, LETTER OR MAKE GIVEN TO EACH RESPECTIVELY AND INCLUDED IN THE ABOVE DESCRIBED PHRASES, EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN. OWNERS HEREBY HERETO DEDICATE TO THE CITY OF PEORIA THE PUBLIC RIGHTS-OF-WAY AS SHOWN ON THE PLAT: GRAND AVENUE STORAGE, LLC, AS OWNER, HEREBY DEDICATE TO THE CITY OF PEORIA THE PUBLIC RIGHTS-OF-WAY AS SHOWN HEREON, FOR THE USE AS (A) PUBLIC STREETS, AND (B) ANY AND ALL PUBLIC SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION LINES, AND (C) ANY AND ALL PUBLIC UTILITIES, AND (D) ANY AND ALL PUBLIC RIGHTS-OF-WAY AS SHOWN HEREON, AGAINST THE CLAIMS OF ALL PERSONS WHOEVER.

GRAND AVENUE STORAGE, LLC, 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 DRAINAGE EASEMENT, THE RIGHT TO ENTER UPON AND CONDUCT SUCH WORK AS NECESSARY TO MAINTAIN, REPAIR, REPLACE, IMPROVE, OPERATE, MAINTAIN, AND OPERATE SUCH FACILITIES 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 OR SAFETY. THE CITY OF PEORIA HEREBY GRANTS TO GRAND AVENUE STORAGE, LLC, AS OWNER, THE RIGHT TO ENTER UPON AND CONDUCT SUCH WORK AS NECESSARY FOR PROVIDING ALL REQUIRED MAINTENANCE OF SUCH FACILITIES REGARDLESS OF THE DEDICATION OF THE EASEMENT TO THE CITY OF PEORIA.

GRAND AVENUE STORAGE, LLC, 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 OF ANY AND ALL PUBLIC UTILITIES, WATER, GAS, AND SEWER LINES OVER, UNDER, AND ADJACENT TRACT(S) SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA.

TO HAVE AND TO HOLD THE SAME EASEMENT TO THE CITY OF PEORIA, A MUNICIPAL CORPORATION OF MARICOPA COUNTY, ARIZONA, AND TO ITS SUCCESSORS AND ASSIGNS FOREVER, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO PERMIT THE CONSTRUCTION, OPERATION, MAINTENANCE, AND REPLACEMENT OF PUBLIC WATER /SEWER LINE, SUBJECT TO NOTES 1, 2, 3 AND 4.

AND THE GRANTOR HEREBY COVENANTS THAT IT IS LAWFULLY SEIZED AND POSSESSED ON THIS AGREEMENTED TRACT OR PARCELS 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 THEREOF AGAINST THE CAPITAL CLAIM OF ALL PERSONS.

NOTES:
 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 WATER 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 WITNESS WHEREOF, GRAND AVENUE STORAGE, LLC, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER(S).

THIS _____ DAY OF _____, 2023.
 GRAND AVENUE STORAGE, LLC

BY: _____, ITS _____

ACKNOWLEDGEMENT

STATE OF NEW YORK }
 COUNTY OF MONROE } SS

ON THIS _____ DAY OF _____, 2023, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY
 APPEARED _____, AS OWNER, AND ACKNOWLEDGED THAT HE/SHE BEING DULY AUTHORIZED TO DO SO, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF/HERSELF AS SUCH AUTHORIZED REPRESENTATIVE.

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

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

SHEET INDEX

- COVER SHEET
- FINAL PLAT

OWNER
 GRAND AVENUE STORAGE, LLC
 1600 BUCKSH AND LOBE PLAZA
 ROCHESTER, NY 14624

SURVEYOR
 ADAM BURCHAM
 1201 S. ALMA SCHOOL RD. SUITE #1200
 MESA, AZ 85210
 PHONE: (480) 892-3313
 CONTACT: ADAM BURCHAM, PLS

ZONING
 C-2

PARCEL ADDRESS
 ADDRESS NOT AVAILABLE AT TIME OF SURVEY

PARCEL AREA
 GROSS AREA: 194,391 SQ. FT. OR 4,4625 AC. ±
 NET AREA: 194,391 SQ. FT. OR 4,4625 AC. ±
 NET AREA (LOT 1): 188,639 SQ. FT. OR 4,3309 AC. ±
 NET AREA = GROSS MINUS RIGHT-OF-WAY

BASES OF BEARING
 THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MEASURED BEARING=89°23'14" W

REFERENCE DOCUMENTS
 "BOWEN DESERT CENTER", A FINAL PLAT, AS SHOWN IN BOOK 614, PAGE 26, M.C.R.
 "PEORIA DES 2", RECORD OF SURVEY, AS SHOWN IN BOOK 1124, PAGE 45, M.C.R.
 "MVC 88TH DRIVE & PEORIA AVENUE", RECORD OF SURVEY, AS SHOWN IN BOOK 1521, PAGE 20, M.C.R.

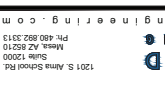
FEMA CERTIFICATION
 THIS SITE IS LOCATED WITHIN FLOOD ZONE "X", FEMA FLOOD MAP D401501685M DATED SEPTEMBER 20, 2020. ZONE "X" OF FLOODING IS LIMITED TO AREAS WITH AN ANNUAL FLOODING PROBABILITY OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM AN ANNUAL CHANCE FLOOD.

CITY OF PEORIA COUNCIL APPROVAL
 APPROVED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ARIZONA.

WITORS
 THIS _____ DAY OF _____, 2023.

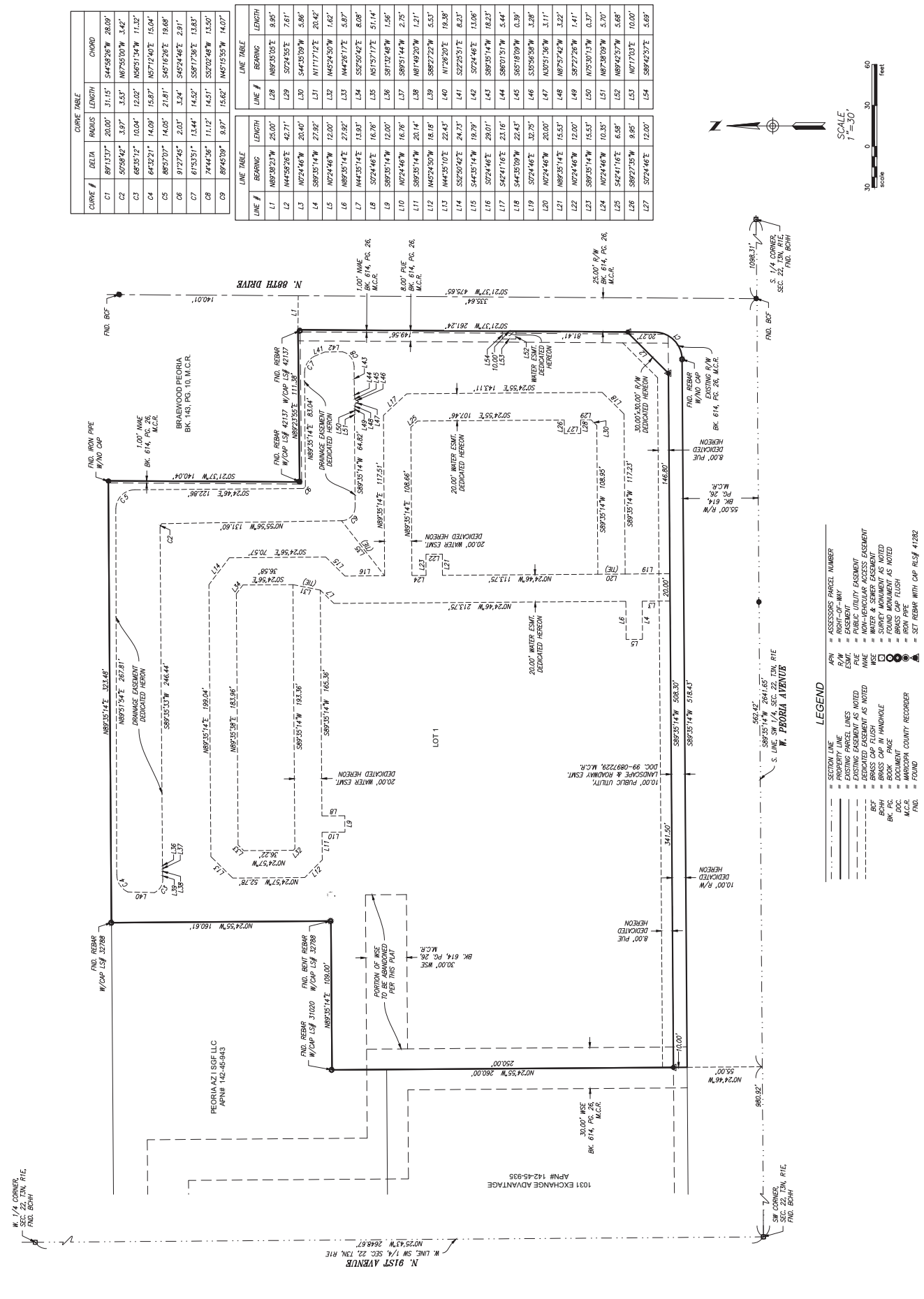
CITY CLERK
 THIS _____ DAY OF _____, 2023.

CITY ENGINEER
 THIS _____ DAY OF _____, 2023.



PEORIA & 88TH
 FINAL PLAT
 City of Peoria, Maricopa County, Arizona





CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD
C1	89°13'37"	20.00'	31.15'	544°59'26"W 28.09'
C2	56°28'42"	3.97'	3.57'	107°59'10"W 3.42'
C3	68°35'12"	10.04'	12.02'	106°51'34"W 11.32'
C4	64°22'21"	14.09'	15.87'	107°12'40"W 15.04'
C5	86°57'07"	14.05'	21.81'	54°16'26"E 19.86'
C6	91°27'45"	2.03'	3.24'	54°24'46"E 2.91'
C7	61°33'51"	13.44'	14.52'	58°17'36"E 13.83'
C8	74°44'36"	11.12'	14.51'	55°02'48"W 13.50'
C9	88°45'09"	9.97'	15.82'	104°15'35"W 14.07'

LINE TABLE

LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N89°35'14"E	26.00'	L28	N89°35'02"E	9.95'
L2	N44°58'26"E	42.71'	L29	S02°24'55"E	7.61'
L3	N24°46'14"W	20.40'	L30	S4°35'59"W	5.86'
L4	S89°35'14"W	27.95'	L31	N11°17'12"E	20.42'
L5	N24°46'14"W	12.00'	L32	N62°24'50"W	1.62'
L6	N89°35'14"E	27.95'	L33	N44°26'17"E	5.87'
L7	N44°35'14"E	15.93'	L34	S52°26'42"E	8.08'
L8	S02°24'46"E	16.76'	L35	N31°51'17"E	51.14'
L9	S89°35'14"W	12.00'	L36	S81°35'14"W	1.66'
L10	N24°46'14"W	16.76'	L37	S89°35'14"W	2.75'
L11	S89°35'14"W	20.14'	L38	N81°49'20"W	1.21'
L12	N44°35'14"E	16.18'	L39	N62°27'22"W	5.53'
L13	N44°35'14"E	22.43'	L40	N12°26'20"E	19.39'
L14	S52°26'42"E	24.23'	L41	S22°22'53"E	8.23'
L15	S02°24'46"E	16.76'	L42	S02°24'46"E	11.06'
L16	S02°24'46"E	29.01'	L43	S89°35'14"W	18.23'
L17	S42°41'01"E	23.16'	L44	S89°35'14"W	5.44'
L18	S44°35'09"W	22.43'	L45	S61°16'09"W	0.39'
L19	S02°24'46"W	20.00'	L46	S55°56'56"W	3.28'
L20	N24°46'14"W	15.53'	L47	N35°51'56"W	3.11'
L21	N89°35'14"E	15.53'	L48	N87°57'42"W	3.22'
L22	N24°46'14"W	12.00'	L49	S87°22'26"W	1.41'
L23	N24°46'14"W	10.35'	L50	N05°50'13"W	0.37'
L24	N24°46'14"W	10.35'	L51	N07°26'09"W	5.70'
L25	S42°41'01"E	6.59'	L52	N89°42'57"W	5.68'
L26	S89°35'14"W	12.00'	L53	N07°17'03"E	10.00'
L27	S02°24'46"E	12.00'	L54	S89°42'57"E	5.68'

