DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOWN ALL MEN BY THESE PRESENTS:

DESERT VIKING 83RD AND OLIVE, LLC AND ABDD ARIZONA RE, LLC, AS OWNERS, DOES HEREBY PUBLISH THIS "DUNKIN 83RD AVENUE AND OLIVE" A REPLAT OF LOT 2 , FINAL PLAT OF "PARC AT ROUNDTREE RANCH" RECORDED IN BOOK 1467, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA OVER A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26 TOWNSHIP 3 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 "DUNKIN 83RD AVENUE AND OLIVE", 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 "PARC AT ROUNDTREE RANCH" RECORDED IN BOOK 1467, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA SHALL REMAIN IN FULL FORCE AND EFFECT WITH THE RECORDATION OF THIS REPLAT.

DESERT VIKING 83RD & OLIVE, LLC AND ABDD ARIZONA RE, LLC, AS OWNERS, HEREBY DEDICATE TO THE CITY THE ANY AND ALL PUBLIC SEWER, WATER, GAS, ELECTRIC AND ANY OTHER UTILITY SERVICES. LANDSCAPING WITHIN THE 83RD AVENUE AND OLIVE AVENUE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER. WARRANTS TO THE CITY THE HEREBY TITLE TO SAID RIGHT OF WAY AS SHOWN HEREON, AGAINST THE CLAIMS OF ALL PERSONS WHOMSOEVER.

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

THE OWNERS DO HEREBY GRANT AND CONVEY TO THE PUBLIC, NON-EXCLUSIVE PERMANENT AND PERPETUAL CROSS ACCESS EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS (NOT PARKING) BLANKET CROSS ACCESS EASEMENT UPON OR ACROSS ALL FIVE COMMERCIAL LOTS IN THIS PLAT. THE CROSS ACCESS EASEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ITS SUCCESSORS AND ASSIGNS.

THE OWNER DOES HEREBY GRANT TO THE CITY OF PEORIA, AS EASEMENT FOR MAINTENANCE OF ON-SITE RETENTION BASIN(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/CENTER 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/CENTER 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.

DESERT VIKING 83RD & OLIVE, LLC AND ABDD ARIZONA RE, LLC, DO 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 REPLACEMENT OF A WATER LINE OVER, UNDER, AND ACROSS TRACT(S) SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA.

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

AND THE GRANTOR HEREBY COVENANTS THAT IT IS LAWFULLY SEIZED AND POSSESSED ON THIS AFOREMENTIONED TRACT OR PARCEL 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 THERETO AGAINST THE LAWFUL 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 THE EVENT THE RIGHT, PRIVILEGE AND EASEMENT 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 GRANTORS, THEIR HEIRS OR ASSIGNS.

IN WITNESS WHEREOF,
DESERT VIKING 83RD & OLIVE, LLC, AS OWNER, HAS HERE UNDER CAUSED HIS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY SIGNATURE.

DESERT VIKING 83RD & OLIVE, LLC

BY: DESERT VIKING 83RD & OLIVE, LLC ITS SOLE MEMBER

BY: [redacted]
NAME: [redacted]
ITS: MGR

IN WITNESS WHEREOF,
ABDD ARIZONA RE, LLC, AS OWNER, HAS HERE UNDER CAUSED HIS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY SIGNATURE.

ABDD ARIZONA RE, LLC

BY: ABDD ARIZONA RE, LLC ITS SOLE MEMBER

BY: [redacted]
NAME: [redacted]
ITS: [redacted]

ACKNOWLEDGMENT

STATE OF Arizona }
COUNTY OF Maricopa } SS

ON March 7, 2023 BEFORE ME, A Kristie McCann PERSONALLY APPEARED [illegible] WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY, AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF (NAME OF STATE) THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATU[redacted]

FINAL PLAT FOR
"DUNKIN 83RD AVENUE AND OLIVE"

REPLAT OF LOT 2, FINAL PLAT OF "PARC AT ROUNDTREE RANCH" RECORDED IN BOOK 1467, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA OVER A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 BOUNDARY INFORMATION AND WATERLINE EASEMENT
SHEET 3 ACCESS EASEMENT
SHEET 4 DRAINAGE EASEMENT

AREA TABLE

LOT 1	56,740 SQ. FT. 1.303 ACRES
LOT 2	30,087 SQ. FT. 0.691 ACRES
LOT 3	27,051 SQ. FT. 0.621 ACRES
LOT 4	35,393 SQ. FT. 0.813 ACRES
LOT 5	47,774 SQ. FT. 1.097 ACRES
TOTAL	197,045 SQ. FT. 4.525 ACRES

CITY NOTES

1. 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.

2. 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.

3. MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN ALL EASEMENTS AND RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE OWNER.

4. ALL LOT CORNERS SHALL BE MONUMENTED WITH ½" REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

5. 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.

6. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.

7. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.

8. 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 IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT.

ACKNOWLEDGMENT

STATE OF Arizona }
COUNTY OF Maricopa } SS

ON March 9, 2023 BEFORE ME, Cailey Ann Perrone PERSONALLY APPEARED [illegible] WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY, AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

CAILEY ANN PERRONE

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF (NAME OF STATE) THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNAT[redacted]

SURVEYOR

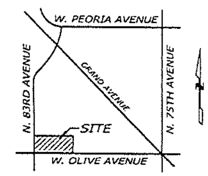
SUPERIOR SURVEYING SERVICES INC.
2122 W. LONE CACTUS DRIVE, SUITE 11
PHOENIX, ARIZONA 85027
(623) 869-0223

OWNER

DESERT VIKING 83RD AND OLIVE, LLC
2390 EAST CAMELBACK ROAD, SUITE 410
PHOENIX, AZ 85016
A.P.N.: 142-15-534C & 142-15-534A

OWNER

ABDD ARIZONA RE, LLC
1185 PARK AVENUE NO. 7B
NEW YORK, NY 10128
A.P.N.: 142-15-534B



VICINITY MAP

NOT TO SCALE

ZONING

ZONE: PAD, PLANNED AREA DEVELOPMENT

SURVEYORS NOTES

1) THE BASIS OF BEARING IS THE MONUMENT LINE OF OLIVE AVENUE, ALSO BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26 USING A BEARING OF SOUTH 88 DEGREES 12 MINUTES 04 SECONDS WEST PER THE PLAT OF PARC AT ROUNDTREE RANCH, RECORDED IN BOOK 1467 OF MAPS, PAGE 27, MARICOPA COUNTY RECORDS.

2) ALL TITLE INFORMATION AND THE DESCRIPTION SHOWN IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER 71005750-071-CH1-SHA, DATED JUNE 29, 2020.

DESCRIPTION

LOT 2 OF PARC @ ROUNDTREE RANCH, ACCORDING TO THE PLAT RECORDED IN BOOK 1467 OF MAPS, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA.

FLOOD PLAIN CERTIFICATION

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C1705M, DATED SEPTEMBER 18, 2020, THE SUBJECT PROPERTY IS LOCATED IN ZONE X (SHADED). ZONE X (SHADED) IS DEFINED AS "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."

APPROVALS

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF PEORIA, ARIZONA THIS ____ DAY OF ______________ 2023.

BY: ______________ DATE: ________
MAYOR

ATTEST: ______________ DATE: ________
CITY CLERK

APPROVED: ______________ DATE: ________
FOR CITY ENGINEER

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF MARCH 2023, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

[redacted]

DAVID S. KLEIN
R.L.S. 42137
MARCH 2, 2023

REGISTERED LAND SURVEYOR 42137 DAVID S. KLEIN 3/2/23 ARIZONA, U.S.A.

R220066

FINAL PLAT
"DUNKIN 83RD AVENUE AND OLIVE"
NEC 83RD AVENUE AND OLIVE, PEORIA, AZ 85345

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

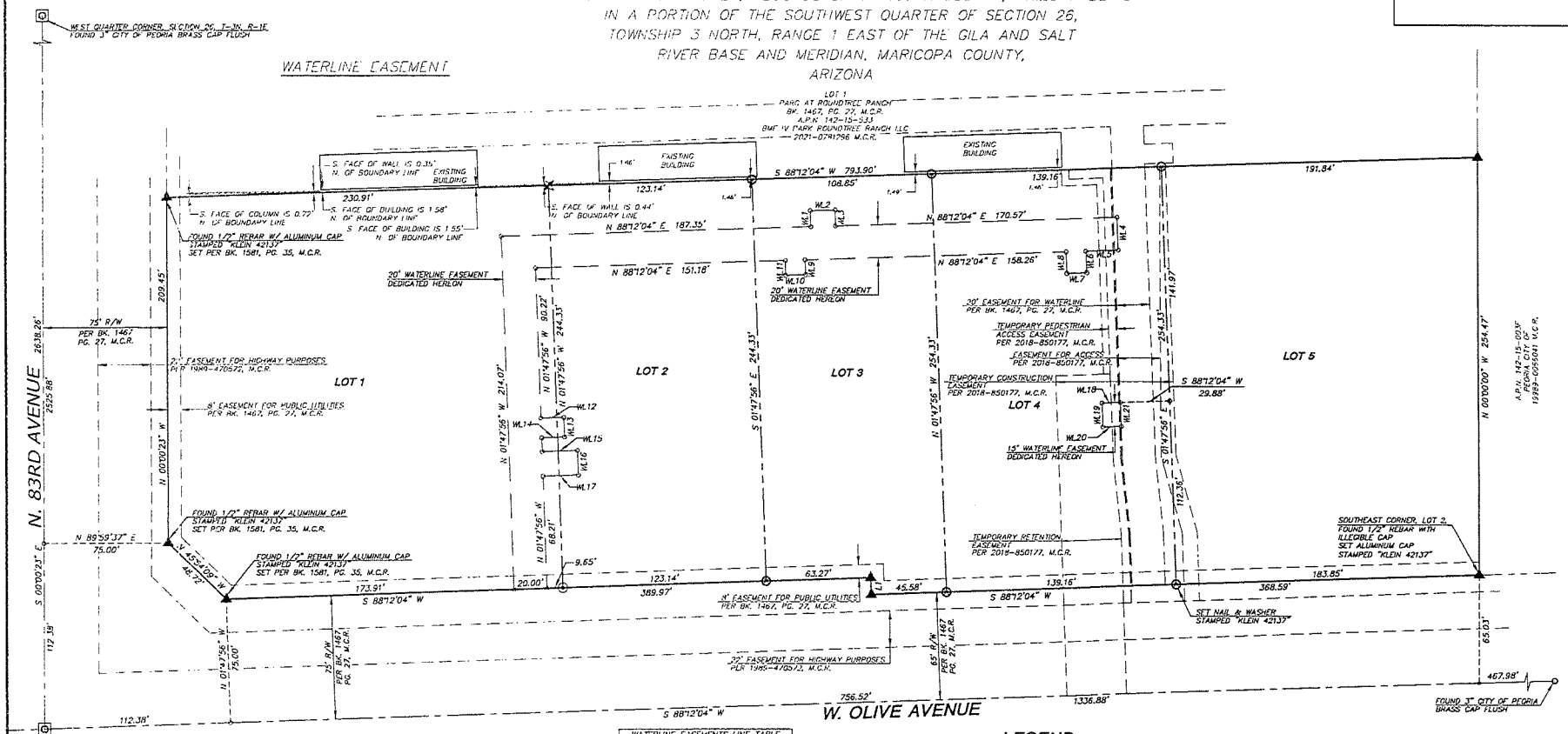
SUPERIOR SURVEYING SERVICES, INC.

DWN: LT CHK: JW
SHEET 1 OF 4
DATE: 3/2/23
JOB: 202107074

FINAL PLAT FOR

"DUNKIN 83RD AVENUE AND OLIVE"

REPLAT OF LOT 2, FINAL PLAT OF "PARC AT ROUNDTREE RANCH" RECORDED IN BOOK 1467, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA BEING IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



LINE	BEARING	DISTANCE
L1	N 01°47'56" W	10.00'

WATERLINE EASEMENTS LINE TABLE		
LINE	BEARING	DISTANCE
W.1	N 01°47'56" W	9.93'
W.2	N 88°12'04" E	15.00'
W.3	N 01°47'56" W	9.93'
W.4	N 01°47'17" W	20.00'
W.5	S 88°12'04" W	19.49'
W.6	N 01°47'56" W	12.87'
W.7	S 88°12'04" W	12.00'
W.8	N 01°47'56" W	12.87'
W.9	N 01°47'56" W	8.72'
W.10	N 88°12'04" E	12.00'
W.11	N 01°47'56" W	8.72'
W.12	S 88°12'04" W	13.77'
W.13	N 01°47'56" W	12.00'
W.14	S 88°12'04" W	13.77'
W.15	S 88°12'04" W	21.33'
W.16	N 01°47'56" W	15.00'
W.17	N 88°12'04" E	21.33'
W.18	S 88°12'04" W	11.05'
W.19	N 01°47'56" W	15.00'
W.20	N 88°12'04" E	11.06'
W.21	N 01°30'07" W	15.00'

LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- EXISTING EASEMENT LINE
- WALL
- ▲ INDICATES CORNER OF THIS SUBDIVISION SET 1/2" REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137" (UNLESS OTHERWISE NOTED)
- ⊗ SET 1/2" REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137" (UNLESS OTHERWISE NOTED)
- ⊙ FOUND 1/2" REBAR W/ ALUMINUM CAP STAMPED "KLEIN 42137" SET PER BK. 1581, PG. 35, M.C.R.
- ⊠ FOUND NAIL IN WASHER IN CONCRETE FOOTER STAMPED "KLEIN 42137" SET PER BK. 1581, PG. 35, M.C.R.
- A.P.N. ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- BK. BOOK

REGISTERED LAND SURVEYOR — ARIZONA — 42137 DAVID S. KLEIN — 3/2/23

R220066

FINAL PLAT
"DUNKIN 83RD AVENUE AND OLIVE"
NEC 83RD AVENUE AND OLIVE, PEORIA, AZ 85345

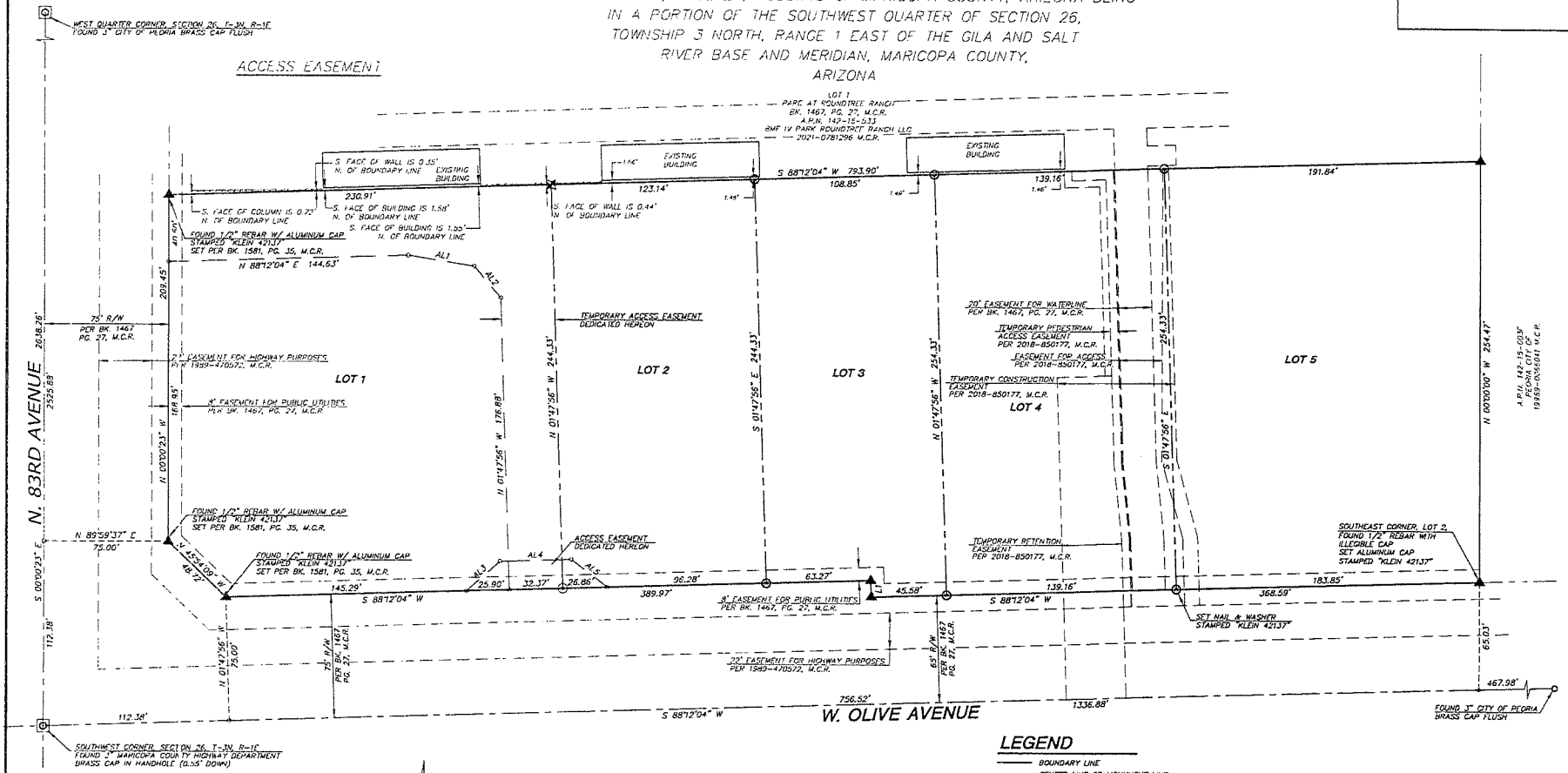
2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.skleinsurveying.com
info@skleinsurveying.com
SURVEYING SERVICES, INC.

DWN: LF CK: JW
SHEET 2 OF 4
DATE: 3/2/23
JOB: 202107024

FINAL PLAT FOR

"DUNKIN 83RD AVENUE AND OLIVE"

REPLAT OF LOT 2, FINAL PLAT OF "PARC AT ROUNDTREE RANCH" RECORDED IN BOOK 1467, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA BEING IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



LINE	BEARING	DISTANCE
L1	N. 01°47'56" W	10.00'

ACCESS EASEMENTS LINE TABLE		
LINE	BEARING	DISTANCE
AL1	N. 80°33'17" W	40.25'
AL2	S 41°10'37" E	24.74'
AL3	N. 48°56'21" E	27.19'
AL4	S. 88°12'51" W	43.00'
AL5	N. 52°29'23" W	27.45'

30 15 0 30 60 90
SCALE IN FEET
SCALE : 1" = 30'

LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- EXISTING EASEMENT LINE
- WALL
- ▲ INDICATES CORNER OF THIS SUBDIVISION SET 1/2" REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137" (UNLESS OTHERWISE NOTED)
- ⊗ SET 1/2" REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137" (UNLESS OTHERWISE NOTED)
- ⊙ FOUND 1/2" REBAR W/ ALUMINUM CAP STAMPED "KLEIN 42137" SET PER BK. 1581, PG. 35, M.C.R.
- ⊠ FOUND NAIL IN WASHER IN CONCRETE FOOTER STAMPED "KLEIN 42137" SET PER BK. 1581, PG. 35, M.C.R.

A.P.N. ASSESSORS PARCEL NUMBER
M.C.R. MARICOPA COUNTY RECORDS
R/W RIGHT OF WAY
BK. BOOK

REGISTERED LAND SURVEYOR 42137 DAVID S. KLEIN

[redacted]

R220066

FINAL PLAT
"DUNKIN 83RD AVENUE AND OLIVE"
NEC 83RD AVENUE AND OLIVE, PEORIA, AZ 85345

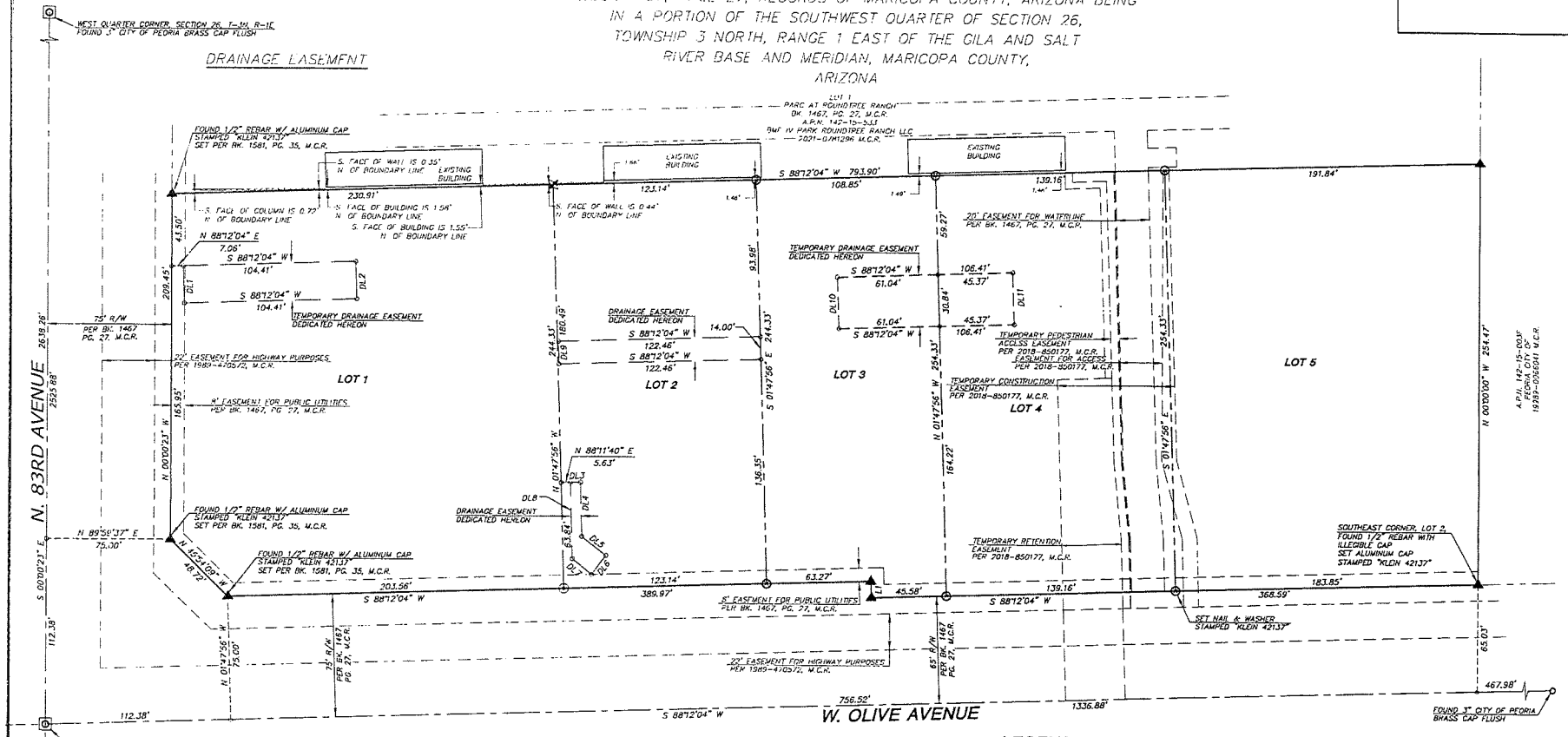
2122 W Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com
SURVEYING SERVICES, INC.

DWN: TF CHK: RW
SHEET 3 OF 4
DATE: 3/2/23
JOB: 202107074

FINAL PLAT FOR

"DUNKIN 83RD AVENUE AND OLIVE"

REPLAT OF LOT 2, FINAL PLAT OF "PARC AT ROUNDTREE RANCH" RECORDED IN BOOK 1467, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA BEING IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



LINE	BEARING	DISTANCE
L1	N 01°47'56" W	10.00'

DRAINAGE EASEMENTS LINE TABLE		
LINE	BEARING	DISTANCE
DL1	N 01°47'56" W	21.84'
DL2	N 01°47'56" W	21.84'
DL3	S 88°11'40" W	6.09'
DL4	N 01°48'20" W	33.20'
DL5	N 52°29'23" W	18.50'
DL6	N 37°30'37" E	14.12'
DL7	S 52°29'23" E	14.82'
DL8	N 01°47'49" W	46.46'
DL9	N 01°47'56" W	14.00'
DL10	N 01°47'56" W	30.84'
DL11	N 01°47'56" W	30.84'

LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- EXISTING EASEMENT LINE
- WALL
- ▲ INDICATES CORNER OF THIS SUBDIVISION SET 1/2" REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137" (UNLESS OTHERWISE NOTED)
- ⊗ SET 1/2" REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137" (UNLESS OTHERWISE NOTED)
- ⊙ FOUND 1/2" REBAR W/ ALUMINUM CAP STAMPED "KLEIN 42137" SET PER BK. 1581, PG. 35, M.C.R.
- ⊠ FOUND NAIL IN WASHER IN CONCRETE FOOTER STAMPED "KLEIN 42137" SET PER BK. 1581, PG. 35, M.C.R.

A.P.N. ASSESSORS PARCEL NUMBER
M.C.R. MARICOPA COUNTY RECORDS
R/W RIGHT OF WAY
BK. BOOK

REGISTERED LAND SURVEYOR — 42137 — DANIEL S. KLEIN

R220066

FINAL PLAT
"DUNKIN 83RD AVENUE AND OLIVE"
NEC 83RD AVENUE AND OLIVE, PEORIA, AZ 85345

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com
SURVEYING SERVICES, INC.

DWN: LF CHK: JW
SHEET 1 OF 1
DATE: 3/1/23
JOB: 202107074