

RE-PLAT 17 VENTANA PICACHOS

LOT 17 VENTANA PICACHOS

RECORDED IN BOOK 821 OF MAPS, PAGE 43 M.C.R. SITUATED IN THE NE ¼ OF SECTION 10 T4N R1E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PEORIA, MARICOPA COUNTY, ARIZONA.

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:

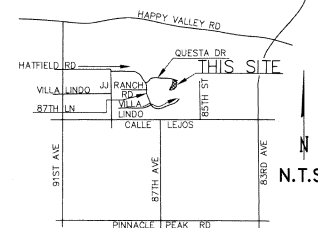
COMMUNITY NUMBER	PANEL NUMBER AND DATE	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD ELEV (IN AD ZONE, USE DEPTH)
040050	1235 10/16/13	L	11/4/15	X	N/A

PARENT PARCELS:

LOT 17

LOT 17, VENTANA PICACHOS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE ON THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 821, PAGE 43

CONTAINING AN AREA OF 54,584 SQ. FT. OR 1.25 AC ±



VICINITY MAP

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS: THAT IAN & CHERYL GALLIGAN, AS OWNERS, HAS COMBINED LOT 17, VENTANA PICACHOS, RECORDED IN BK 821 PG 43 SITUATED IN SECTION 10, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON THIS PLAT. THAT IAN & CHERYL GALLIGAN, AS OWNERS, DOES HEREBY DEDICATE TO THE CITY OF PEORIA FOR USE AS SUCH, THE EASEMENTS AS SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL NOTATIONS AND DEDICATIONS STATED ON OR WITHIN THE RECORDED PLAT OF "VENTANA PICACHOS" (M.C.R. BOOK 814, PAGE 9) SHALL REMAIN IN FULL FORCE AND EFFECT WITH THE RECORDATION OF THIS RE-PLAT

IN WITNESS THEREOF: IAN & CHERYL GALLIGAN, AS OWNERS, HAS HEREON CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OWNER

THEREUNTO THIS 24 DAY OF February, 2023

IAN GALLIGAN
CHERYL GALLIGAN v Cheryl Galligan

VENTANA PICACHOS RATIFICATION AND CONSENT

THE UNDERSIGNED HEREBY RATIFIES AND CONSENTS TO THIS FINAL LOT AND EASEMENTS FOR THIS FINAL PLAT INCLUDING ITS MAINTENANCE OBLIGATION AS SET FORTH

BY [Signature] DATE 2/24/2023

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS
ACKNOWLEDGED BEFORE ME Feb 22, 2023, BY _____ AS _____

NOTARY PUBLIC [Signature]
MY COMMISSION EXPIRES November 20, 2023

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS
ACKNOWLEDGED BEFORE ME Feb 24, 2023, BY Ian Galligan & Cheryl Galligan AS THE OWNERS.

NOTARY PUBLIC [Signature]
MY COMMISSION EXPIRES: 8/15/2023

APPROVALS

APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, ARIZONA
THIS _____ THE DAY OF _____ 20__

BY _____ MAYOR DATE _____
ATTEST BY: _____ CITY CLERK DATE _____
BY _____ FOR CITY ENGINEER DATE _____

SURVEY CERTIFICATION:

I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA;
THIS PLAT WAS MADE UNDER MY DIRECTION;
THIS PLAT MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS;
THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED
HEREON WERE MADE DURING THE MONTH OF APRIL, 2019 ;
THE SURVEY IS TRUE AND COMPLETE AS SHOWN, MONUMENTS SHOWN ACTUALLY EXIST,
THEIR POSITIONS ARE CORRECTLY SHOWN, AND
SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

NAME RICHARD D. TABOR
REGISTERED LAND SURVEYOR # AZ19857

SURVEY CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY INFORMATION SHOWN HEREON WAS EXECUTED UNDER MY DIRECTION.



OWNER:
LAUREN LOTS LLC
MAILING ADDRESS: 601 S 9TH ST.
LAS VEGAS, NV. 89101

SITE ADDRESS:
8703 W QUESTA DR.
PEORIA, AZ. 85383

ASSESSORS PCL. NO.:

ZONING:
R1-35

LOT DATA:
AREA: 54,584 SQ. FT. / 1.25 ACRES±

GRAHAM SURVEYING & ENGINEERING INC.
Civil Engineers & Land Surveyors
P.O. BOX 1240, Carefree, Arizona 85377
(480) 488-4393

LOT 17 VISTANA PICACHOS, SHT. 1 OF 2, JOB #20-247LLA

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