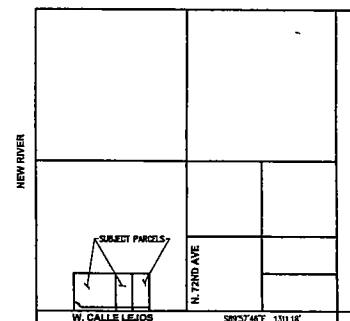


FINAL PLAT OF CALLE LEJOS

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE
NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

W HAPPY VALLEY RD.



VICINITY MAP

THE SE 1/4 OF THE SW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF THE SW 1/4
OF THE SE 1/4 OF THE SW 1/4 OF THE NW 1/4 SEC 12, T4N, R1E G4SRM
SCALE - 1" = 500'

DEDICATION

STATE OF ARIZONA } s.s.
COUNTY OF MARICOPA }
KNOW ALL MEN BY THESE PRESENTS:

J. CHARLES T. LIGHTNER AND WHITNEY A. LIGHTNER, AS OWNERS, DOES HEREBY PUBLISH THIS PLAT OF CALLE LEJOS, OVER A PORTION OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF CALLE LEJOS AND HEREBY SECURES 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 PROCESS. EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

J. CHARLES T. LIGHTNER AND WHITNEY A. LIGHTNER, AS OWNER, HEREBY DEDICATE TO THE CITY THE CALLE LEJOS RIGHTS-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 CALLE LEJOS RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE FRONTING PROPERTY OWNERS. J. CHARLES T. LIGHTNER AND WHITNEY A. LIGHTNER HEREBY WARRANTS TO THE CITY THE TITLE TO SAID RIGHT OF WAY AS SHOWN HEREON, AGAINST THE CLAIMS OF ALL PERSONS WHOEVER.

PUBLIC UTILITY EASEMENTS (SUD) 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.

DATED THIS _____ DAY OF _____, 2023

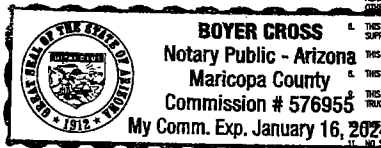
GRANTOR: J. CHARLES T. LIGHTNER AND WHITNEY A. LIGHTNER

BY: _____

ITS: _____

BY: _____

ITS: _____



GENERAL 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 60 KVA, CABLE TV, 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 FRONTING PROPERTY OWNERS.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- SHRUBS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, BUT EXCLUDING TREES OVER 30 INCHES IN HEIGHT SHALL NOT BE PERMITTED WITHIN NEW EASEMENTS OR THE RIGHT DISTANCE TRIANGLES, NO LIMBS, LEAVES, NEEDLES OR OTHER FRUITS ABOVE 30 INCHES IN HEIGHT OR BELOW 24 INCHES ARE PERMITTED. TREES ARE TO BE PLANTED SO AS NOT TO OBSTRUCT 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS.
- THIS SUBMISSION IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.
- THIS SUBMISSION IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.
- THIS SUBMISSION IS LOCATED WITHIN THE VICINITY OF A MILITARY AIRPORT.
- THIS SUBMISSION IS LOCATED IN THE VICINITY OF A DESIGNATED TRUCK ROUTE, HAPPY VALLEY ROAD AND 67TH AVENUE IS/ARE DESIGNATED AS A TRUCK ROUTE BY THE CITY OF PEORIA.
- THIS SUBMISSION IS LOCATED IN THE VICINITY OF A ROCK QUARRY (GRAVEL OPERATION).
- NO CONSTRUCTION OF ANY KIND BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT OR TRACT WHICH WOULD IMPEDER THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT.

ACKNOWLEDGMENT

STATE OF ARIZONA } s.s.
COUNTY OF MARICOPA }
THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023

BY: _____
FOR AND BEHALF OF J. CHARLES T. LIGHTNER

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: 1/16/2024

ACKNOWLEDGMENT

STATE OF ARIZONA } s.s.
COUNTY OF MARICOPA }
THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023

BY: _____
FOR AND BEHALF OF WHITNEY A. LIGHTNER

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: 1/16/2024

CITY OF PEORIA COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF PEORIA, ARIZONA THIS _____ DAY OF _____, 2023

NAME: _____ MAYOR DATE: _____
NAME: _____ CITY CLERK DATE: _____
NAME: _____ ENGINEER DATE: _____
NAME: _____ ENGINEER DATE: _____

PARENT PARCEL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS AS RESERVED IN THE PATENT OF SAID LAND.

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY	PANEL #	SUFFIX	DATE OF FIRM (BOOK DATE)	FIRM ZONE	BASE FLOOD ELEVATION (in AIG Contour, Unit Depth)
040050	1255	L	10/16/2013	X	N/A

REFERENCE DOCUMENTS:

- MOR BOOK 460 PAGE 6.
- MOR BOOK 460 PAGE 25.
- MOR BOOK 467 PAGE 18.
- MOR BOOK 464 PAGE 11.
- MOR BOOK 468 PAGE 25.
- MOR BOOK 501 PAGE 17.
- MOR BOOK 530 PAGE 47.
- MOR BOOK 531 PAGE 44.
- MOR BOOK 534 PAGE 30.
- MOR BOOK 536 PAGE 38.
- MOR BOOK 594 PAGE 18.
- MOR BOOK 594 PAGE 18.
- MOR BOOK 594 PAGE 18.
- MOR BOOK 594 PAGE 18.
- MOR BOOK 594 PAGE 18.
- MOR BOOK 594 PAGE 18.
- MOR BOOK 594 PAGE 18.
- MOR BOOK 594 PAGE 18.

OWNER

J. CHARLES T. LIGHTNER AND WHITNEY A. LIGHTNER
14322 N. CENTRAL AVE
PHOENIX, AZ 85024

SURVEYOR

LANDCOR CONSULTING
1925 S VAL VISTA DR., SUITE 121
MESA, ARIZONA 85204
CONTACT: NICHOLAS JARRETT, PLS.
PHONE: 480-543-8433

LOT	DESCRIPTION	SO FT	ACRES
1	SINGLE FAMILY RESIDENCE	107,344	2,454
2	SINGLE FAMILY RESIDENCE	43,584	1,000
3	SINGLE FAMILY RESIDENCE	43,584	1,000

SHEET	DESCRIPTION	TITLE
1	COVER	COV
2	FINAL PLAT	FP1

STREET NAME	CLASSIFICATION	SO FT	ACRES
WEST CALLE LEJOS	COLLECTOR STREET	21,585	0.485

SURVEYORS NOTES

THE WORDS CERTIFY, CERTIFICATE AND CERTIFICATION SHOWN AND USED HEREON, ARE REPHRASED/OUTLINED BY ARS 32-195 IN THAT A PERSON OR FIRM REGISTERED BY THE BOARD IS EXPRESSING A PROFESSIONAL OPINION REGARDING THE FACTS OR FIGURES THAT ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE OR EXPRESS IMPLIED WARRANTY OR GUARANTEE.

ALL DIMENSIONS ARE MEASURED UNLESS STATED OR NOTED OTHERWISE. THIS AREA OF SURVEY HAS PROPERTY CONTROLLING CORNERS WITHIN THE QUARTERS OF SAID SECTION 12 THAT VARY FROM THE STANDARD BREAKOUT OF ADJACENT PARCELS. THE OCCUPYING WALLS AND FENCES AGREE TO THE CONTROLLING MONUMENTS AS SHOWN HEREON.

ZONING AND SETBACK INFORMATION, IF SHOWN OR STATED, IS BASED UPON PUBLICLY AVAILABLE DOCUMENTS FROM THE GOVERNING AGENCIES OF THIS SUBJECT PROPERTY. ZONING AND SETBACKS ARE SUBJECT TO CHANGES AND VARIANCES AT ANYTIME. THEREFORE LANDCOR CONSULTING WILL TAKE NO RESPONSIBILITY IN THESE MATTERS.

CONTRACTOR SHALL VERIFY LOCATION & CONDITION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE UTILITY LOCATIONS, IF SHOWN HEREON, WERE OBTAINED FROM FIELD OBSERVATIONS CONDUCTED IN OCTOBER, 2022.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA, BEING 140°12'17" BETWEEN THE WEST QUARTER CORNER OF SAID SECTION 12 AND THE NORTHWEST CORNER OF SECTION OF SAID SECTION 12.

SURVEYORS CERTIFICATION

I, NICHOLAS W. JARRETT, HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF ARIZONA, HOLDING ARIZONA PROFESSIONAL SURVEYOR LICENSE NUMBER 54338 AS PRESCRIBED BY THE STATE OF ARIZONA, AND THAT THE SURVEY OF THE DESCRIBED PROPERTY HEREON WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH OF OCTOBER, 2022. FURTHERMORE, ALL MEASUREMENTS AND DIMENSIONS ARE SHOWN TO BE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



R230007

1925 S. VAL VISTA DR.,
MESA, AZ 85204
PHOENIX, ARIZONA
LANDCOR CONSULTING



CALLE LEJOS
FINAL PLAT
 7417 W CALLE LEJOS
 PEORIA, ARIZONA 85383

DATE:	REVISIONS:

FINAL PLAT

DATE: 06-08-23


PROJ. #: 1992

COV

1 of 2

RIGHT OF WAY TABLE			
STREET NAME	CLASSIFICATION	SQ FT	ACRES
WEST CALLE LEJOS	COLLECTOR STREET	21,595	0.495



 LANDCOR CONSULTING	1955 S. Val Vista Dr., # 121 Mesa, AZ 85204 Ph: (480) 553-9433 landcorconsulting.com	
	DATE: 6-09-23 SCALE: NA	CALLE LEJOS