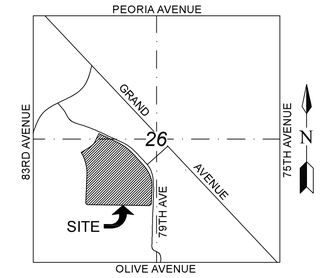
A REPLAT OF LOT 3 OF THE REPLAT OF "PEORIA PLACE" RECORDED IN BOOK 1019, PAGE 13, MARICOPA COUNTY RECORDS

LYING WITHIN A PORTION OF THE SOUTH HALF OF SECTION 26
TOWNSHIP 3 NORTH, RANGE 1 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
CITY OF PEORIA, MARICOPA COUNTY, ARIZONA.



VICINITY MAP

DEDICATION:

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

GBFR PEORIA PLACE, LLC, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "A REPLAT OF LOT 3 OF THE REPLAT OF "PEORIA PLACE", RECORDED IN BOOK 1019, PAGE 13, MARICOPA COUNTY RECORDS, LYING WITHIN THE SOUTH HALF 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 DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT 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 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 "REPLAT OF PEORIA PLACE", (BOOK 1019, PAGE 13, M.C.R.) SHALL REMAIN IN FULL FORCE AND EFFECT WITH THE RECORDATION OF THIS RE-PLAT.

OWNER HEREBY GRANTS TO THE CITY OF PEORIA, AN 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 AND AS SET FORTH ON THIS PLAT. 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 WITHIN THEIR RESPECTIVE TRACTS REGARDLESS OF THE DEDICATION OF THE EASEMENT.

OWNERS DO HEREBY GRANT AND CONVEY TO THE PUBLIC NON-EXCLUSIVE PERMANENT AND PERPETUAL PEDESTRIAN ACCESS EASEMENT FOR PEDESTRIAN INGRESS AND EGRESS UPON AND ACROSS ANY PUBLIC SIDEWALK/ROUTES ENCROACHING ONTO LOT 3.

OWNER HEREBY GRANTS 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 UNDER, AND ACROSS LOTS AS SHOWN HEREON, 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.

OWNER HEREBY GRANTS 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 SEWER LINE UNDER, AND ACROSS LOTS AS SHOWN HEREON, 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 SEWER 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 SEWER LINES.
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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.

OWNERS WARRANT AND REPRESENT TO THE CITY OF PEORIA THAT THEY ARE THE SOLE OWNER OF GRANTED SHALL CEASE AND REVERT TO THE GRANTORS, THEIR HEIRS OR ASSIGNSTHEIR RESPECTIVE PROPERTY COVERED HEREBY AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON OR ENTITY HAVING AND INTEREST IN THEIR RESPECTIVE LAND ADVERSE TO THIS PLAT HAS CONSENTED TO OR JOINED IN THIS PLAT AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE, OR WHICH THE OWNERS WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

GBFR PEORIA PLACE, LLC, AS OWNER, HEREUNDER CAUSED THEIR NAMES TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THERETO

DULY AUTHORIZED THIS _____ DAY OF _____, 2023.

BY: GBFR PEORIA PLACE, LLC

BY: _____

ITS: _____

ACKNOWLEDGEMENT:

STATE OF ARIZONA }
} SS
COUNTY OF MARICOPA }

ON THIS _____ DAY OF _____, 2023, THE UNDERSIGNED, PERSONALLY APPEARED _____, THE _____ OF GBFR PEORIA PLACE, LLC, AND ACKNOWLEDGED THAT HE/SHE, AS SUCH BEING AUTHORIZED TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED IN WITNESS THEREOF. I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ _____
NOTARY PUBLIC EXPIRES

OWNER

GBFR PEORIA PLACE, LLC
465 MEETING STREET, SUITE 500
CHARLESTON, SOUTH CAROLINA 29403

SURVEYOR

AW LAND SURVEYING, LLC
PO BOX 2170
CHANDLER, AZ 85244
PHONE: 480-244-7630
CONTACT: DANIEL D. ARMIJO

DESCRIPTION

LOT 3 SET FORTH AND DESCRIBED ON THAT CERTAIN PLAT ENTITLED "A REPLAT OF THE FINAL PLAT FOR "PEORIA PLACE", AS RECORDED IN BOOK 1009, PAGE 25 OF MARICOPA COUNTY RECORDS", RECORDED IN BOOK 1019, PAGE 13 IN THE OFFICIAL RECORDS OF MARICOPA COUNTY.

APPROVALS

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

APPROVED BY: _____
MAYOR DATE

ATTEST: _____
CITY CLERK DATE

APPROVED BY: _____
FOR CITY ENGINEER DATE

LAND AREA TABLE:

LOT	NET (Sq. Feet)	NET (Acres)
3	1,316,825 Sq. Feet	30.23 Acres
R/W	271 Sq. Feet	0.006 Acres

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 OR SHRUBS. 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. MAINTANENCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN ALL TRACTS AND EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNERS.

D. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAP 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 PARTIALLY LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND SUCH PORTION 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. THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A DESIGNATED TRUCK ROUTE BY THE CITY OF PEORIA. 83RD AVENUE AND GRAND AVENUE ARE DESIGNATED AS A TRUCK ROUTE BY THE CITY OF PEORIA.

I. THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A ROCK QUARRY (GRAVEL OPERATION).

J. 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.

BASIS OF BEARING:

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26, T3N, R1E, USING A BEARING OF NORTH 88 DEGREES 34 MINUTES 36 SECONDS EAST, AS SHOWN ON THE REPLAT OF THE FINAL PLAT OF "PEORIA PLACE", RECORDED IN BOOK 1019, PAGE 13, MARICOPA COUNTY RECORDS.

FLOOD ZONE INFORMATION

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1705 M , DATED SEPTEMBER 18, 2020, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".
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.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF DECEMBER 2022. THAT THE PLAT IS CORRECT AND ACCURATE. THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED OR ESTABLISHED AS DESCRIBED AND THE LOT CORNERS PERMANENTLY SET.

DANIEL D. ARMIJO 06-08-23
REGISTERED LAND SURVEYOR DATE

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
45377
DANIEL D.
ARMIJO
06-08-23

[redacted]

SHEET INDEX

SHEET	
1	DEDICATION AND ACKNOWLEDGEMENTS
2	BOUNDARY & EASEMENT DEDICATION
3	BOUNDARY & EASEMENT DEDICATION
4	CURVE & LINE TABLES

R230009

REVISIONS:

DRAWING SCALE(S):

AW LAND SURVEYING, LLC
P.O. BOX 2170, CHANDLER, AZ 85244
(480) 244-7630 EMAIL: DARMIJO@AWLANDSURVEY.COM

A REPLAT OF LOT 3

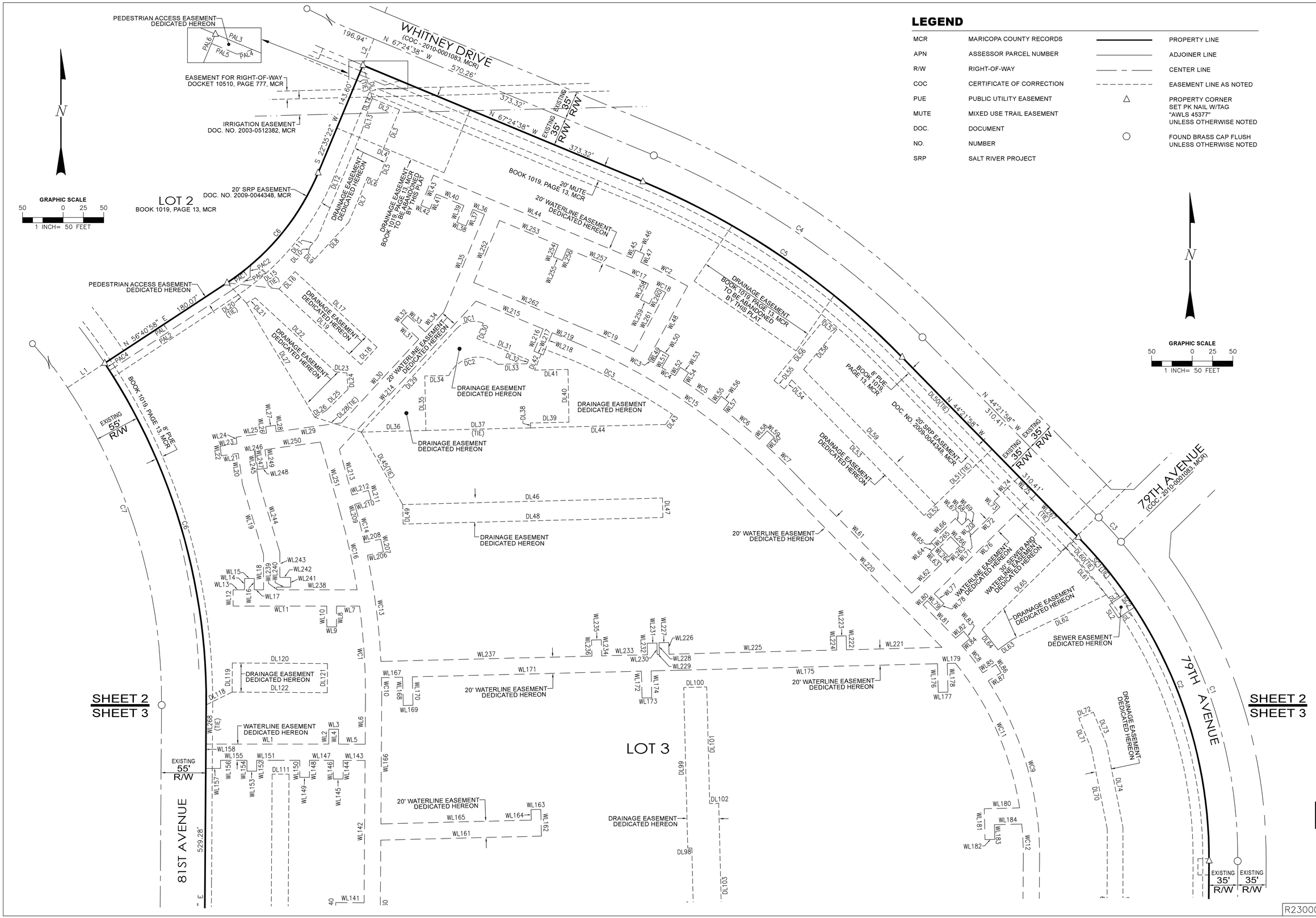
"PEORIA PLACE"

ORIGINAL PLAN DATE 01-04-2023

LATEST REVISION DATE 06-08-2023

JOB NUMBER 23-001

SHEET NUMBER 1 OF 4



AW LAND SURVEYING, LLC
P.O. BOX 2170, CHANDLER, AZ 85244
(480) 244-7630 EMAIL: DARMUJO@AWLANDSURVEY.COM

A REPLAT OF LOT 3

"PEORIA PLACE"

REGISTERED LAND SURVEYOR CERTIFICATE NO. 45377 DANIEL D. ARMUJO 08-23

[redacted]

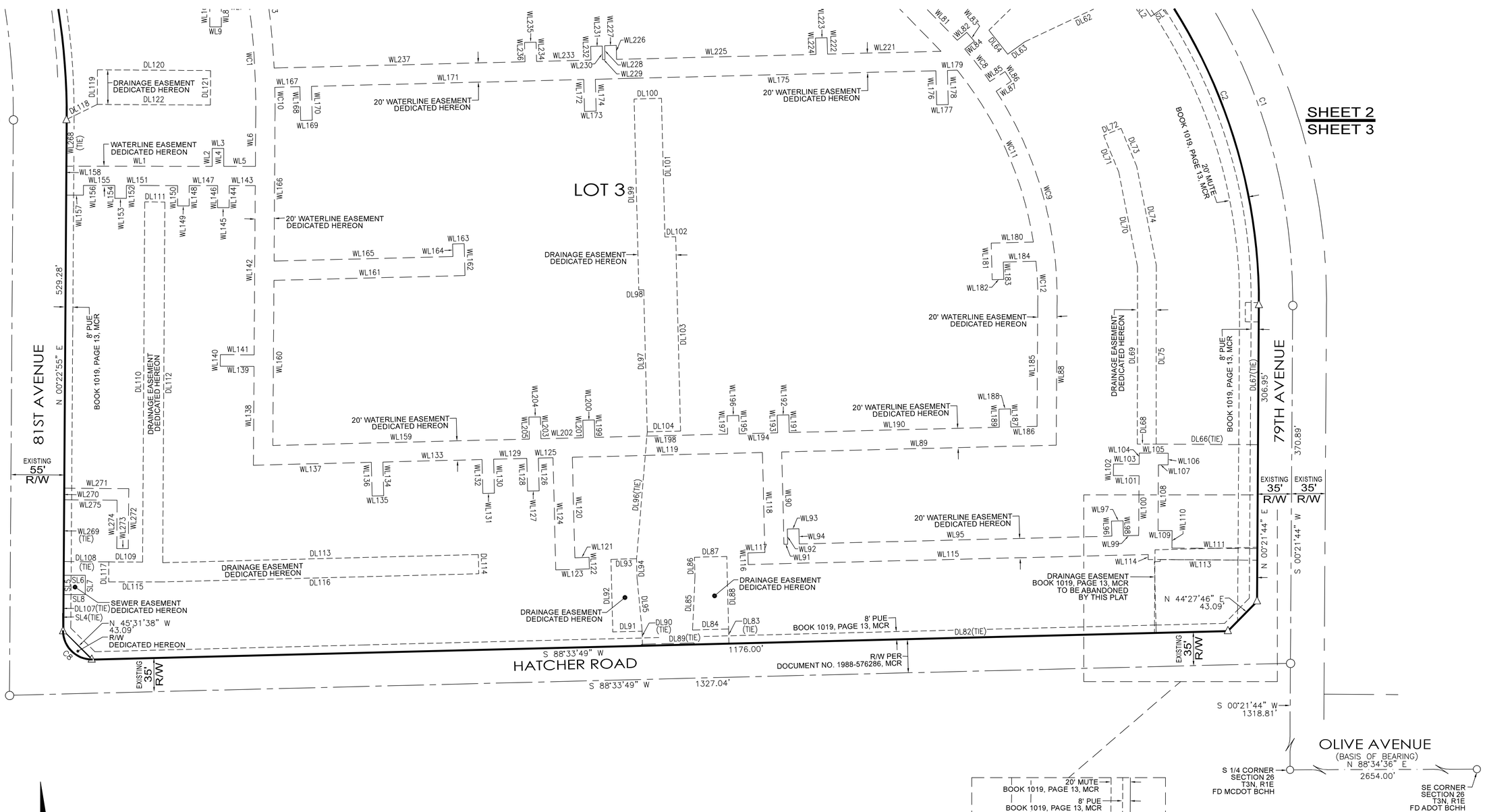
ORIGINAL PLAN DATE 07-04-2023

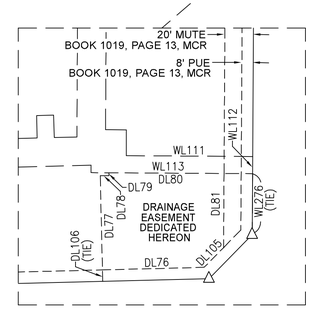
LATEST REVISION DATE 08-08-2023

JOB NUMBER 23-001

SHEET NUMBER 2 OF 4

R230009





LEGEND

MCR	MARICOPA COUNTY RECORDS		PROPERTY LINE
APN	ASSESSOR PARCEL NUMBER		ADJOINER LINE
R/W	RIGHT-OF-WAY		CENTER LINE
COC	CERTIFICATE OF CORRECTION		EASEMENT LINE AS NOTED
PUE	PUBLIC UTILITY EASEMENT	△	PROPERTY CORNER SET PK NAIL W/TAG "AWLS 45377" UNLESS OTHERWISE NOTED
MUTE	MIXED USE TRAIL EASEMENT		
DOC.	DOCUMENT	○	FOUND BRASS CAP FLUSH UNLESS OTHERWISE NOTED
NO.	NUMBER		
SRP	SALT RIVER PROJECT		

N

GRAPHIC SCALE
50 0 25 50
1 INCH= 50 FEET

REVISIONS:

DRAWING SCALE(S):

AW LAND SURVEYING, LLC
P.O. BOX 2170, CHANDLER, AZ 85244
(480) 244-7630 EMAIL: DARMJO@AWLANDSURVEY.COM

A REPLAT OF LOT 3

"PEORIA PLACE"

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
45377
DANIEL D.
ARMJO
08-23

[redacted]

ORIGINAL PLAN DATE
01-04-2023

LATEST REVISION DATE
08-08-2023

JOB NUMBER
23-001

SHEET NUMBER
3 OF 4

R230009

LINE	BEARING	DISTANCE
L1	N 56°34'30" E	55.00'
L2	S 22°35'22" W	35.00'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	600.00'	427.72'	40°50'40"	N 20°03'36" W	418.72'
C2	565.00'	441.07'	44°43'42"	S 22°00'07" E	429.96'
C3	600.00'	40.68'	3°53'05"	S 42°25'26" E	40.67'
C4	1000.00'	402.20'	23°02'40"	S 55°53'18" E	399.50'
C5	965.00'	388.12'	23°02'40"	S 55°53'18" E	385.51'
C6	755.00'	445.48'	33°48'25"	S 16°31'18" E	439.05'
C7	700.00'	852.28'	69°45'35"	S 34°29'52" E	800.60'
C8	30.00'	48.08'	91°49'06"	S 45°31'38" E	43.09'

PEDESTRIAN ACCESS EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
PAC1	300.00'	37.09'	7°05'00"	N 53°08'28" E	37.06'
PAC2	44.00'	15.21'	19°48'21"	S 03°57'41" W	15.13'
PAC3	311.00'	27.86'	5°08'01"	N 54°06'58" E	27.86'
PAC4	755.00'	11.00'	0°50'05"	S 33°00'27" E	11.00'

PEDESTRIAN ACCESS EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
PAL1	N 56°40'58" E	180.07'
PAL2	S 56°40'58" W	180.13'
PAL3	S 67°24'38" E	49.58'
PAL4	S 73°16'27" W	19.75'
PAL5	N 67°24'38" W	34.29'
PAL6	N 22°35'22" E	12.52'

WATERLINE EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
WC1	826.00'	115.50'	8°00'43"	N 03°37'26" W	115.41'
WC2	870.00'	64.87'	4°16'20"	S 62°58'13" E	64.86'
WC3	767.00'	7.52'	0°33'42"	S 60°26'03" E	7.52'
WC4	767.00'	19.11'	1°25'39"	N 58°32'35" W	19.11'
WC5	767.00'	48.76'	3°38'32"	S 55°06'43" E	48.75'
WC6	767.00'	57.42'	4°17'21"	S 50°14'59" E	57.40'
WC7	767.00'	53.93'	4°01'42"	N 45°11'41" W	53.91'
WC8	397.00'	42.37'	6°06'53"	S 37°33'21" E	42.35'
WC9	397.00'	234.73'	33°52'37"	N 15°49'41" W	231.33'
WC10	846.00'	27.23'	1°50'38"	N 00°32'24" W	27.23'
WC11	377.00'	197.01'	29°56'31"	S 23°54'06" E	194.78'
WC12	377.00'	46.09'	7°00'17"	N 02°22'19" W	46.06'
WC13	846.00'	131.90'	8°55'59"	S 07°16'59" E	131.77'
WC14	846.00'	40.87'	2°46'06"	S 14°13'03" E	40.87'
WC15	747.00'	315.90'	24°13'48"	N 55°17'44" W	313.55'
WC16	826.00'	94.71'	6°34'09"	S 12°19'01" E	94.65'
WC17	850.00'	31.29'	2°06'32"	S 64°49'31" E	31.29'
WC18	850.00'	11.93'	0°48'14"	S 62°33'35" E	11.93'
WC19	767.00'	69.63'	5°12'05"	S 64°48'35" E	69.61'

WATERLINE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
WL1	S 89°56'38" E	151.21'
WL2	N 00°03'22" E	18.46'
WL3	S 89°56'38" E	12.00'
WL4	S 00°03'22" W	18.46'
WL5	S 89°56'38" E	32.82'
WL6	N 00°22'55" E	54.83'
WL7	N 89°56'38" W	28.37'
WL8	S 00°03'22" W	25.59'
WL9	N 89°56'38" W	12.00'
WL10	N 00°03'22" E	25.59'
WL11	N 89°56'38" W	115.23'
WL12	N 00°03'22" E	20.00'
WL13	S 89°56'38" E	14.00'
WL14	N 00°03'22" E	13.88'
WL15	S 89°56'38" E	12.00'
WL16	S 00°03'22" W	13.88'
WL17	S 89°56'38" E	11.38'
WL18	N 00°03'20" E	43.46'
WL19	N 16°45'01" W	90.12'
WL20	N 07°44'44" W	38.48'
WL21	S 82°15'16" W	20.96'
WL22	N 07°44'44" W	12.00'
WL23	N 82°15'16" E	20.96'
WL24	N 07°44'44" W	8.30'
WL25	N 82°15'16" E	37.85'
WL26	N 07°44'44" W	7.93'
WL27	N 82°29'52" E	12.00'
WL28	S 07°44'44" E	7.88'
WL29	N 82°15'16" E	81.29'
WL30	N 42°41'14" E	140.27'
WL31	N 47°18'46" W	30.00'
WL32	N 42°41'14" E	12.00'
WL33	S 47°18'46" E	30.00'
WL34	N 42°41'14" E	33.28'
WL35	N 22°35'22" E	130.52'
WL36	N 67°20'40" W	15.54'
WL37	S 22°35'22" W	22.28'
WL38	N 67°24'38" W	12.00'
WL39	N 22°35'22" E	22.29'
WL40	N 67°20'40" W	36.88'
WL41	S 22°35'22" W	19.99'
WL42	N 67°24'38" W	12.00'
WL43	N 22°35'22" E	40.00'
WL44	S 67°20'40" E	264.63'
WL45	N 24°29'55" E	10.91'
WL46	S 65°30'05" E	12.00'
WL47	S 24°29'55" W	10.91'
WL48	S 28°15'01" W	102.86'
WL49	N 30°17'54" E	17.51'
WL50	S 59°42'06" E	12.00'
WL51	S 30°17'54" W	17.51'
WL52	N 32°37'19" E	12.06'
WL53	S 57°22'41" E	12.00'
WL54	S 32°37'19" W	12.06'
WL55	N 37°09'35" E	11.09'
WL56	S 52°50'25" E	12.00'
WL57	S 37°09'35" W	11.09'
WL58	N 42°20'38" E	14.05'
WL59	S 47°39'22" E	12.00'
WL60	S 42°20'38" W	14.05'
WL61	S 44°21'58" E	201.25'
WL62	N 45°38'02" E	52.03'
WL63	N 44°21'58" W	20.07'
WL64	N 45°38'02" E	9.06'
WL65	N 45°00'23" W	8.21'
WL66	N 45°38'02" E	42.00'
WL67	S 44°21'58" E	11.43'
WL68	N 45°22'41" E	10.56'
WL69	S 44°37'19" E	12.00'
WL70	S 45°22'41" W	10.61'
WL71	S 44°21'58" E	4.85'
WL72	N 45°38'02" E	48.83'
WL73	N 44°21'58" W	10.00'
WL74	N 45°38'02" E	43.17'
WL75	S 44°21'58" E	30.00'
WL76	S 45°38'02" W	175.58'
WL77	S 44°21'58" E	16.95'
WL78	S 45°38'02" W	12.00'
WL79	N 44°21'58" W	16.95'
WL80	S 45°38'02" W	7.42'
WL81	S 44°21'58" E	57.33'
WL82	N 50°04'11" E	12.88'
WL83	S 39°55'49" E	12.00'
WL84	S 50°04'11" W	12.80'
WL85	N 57°10'21" E	18.97'
WL86	S 32°49'39" E	12.00'
WL87	S 57°10'21" W	18.80'
WL88	S 00°20'56" W	144.26'
WL89	S 88°33'46" W	284.38'
WL90	S 01°26'11" E	95.70'
WL91	N 88°33'46" E	3.80'
WL92	N 01°26'14" W	15.80'
WL93	N 88°33'46" E	12.00'
WL94	S 01°26'14" E	15.80'
WL95	N 88°33'46" E	323.83'
WL96	N 01°26'14" W	15.63'
WL97	N 88°33'46" E	12.00'
WL98	S 01°26'14" E	15.63'
WL99	N 88°33'46" E	15.78'
WL100	N 00°21'44" E	61.92'
WL101	N 89°38'16" W	26.59'
WL102	N 00°21'44" E	12.00'
WL103	S 89°38'16" E	26.59'
WL104	N 00°21'44" E	11.52'
WL105	S 89°38'30" E	30.00'
WL106	S 00°21'30" W	12.00'
WL107	N 89°38'30" W	10.00'

WATERLINE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
WL108	S 00°21'44" W	68.16'
WL109	S 89°38'16" E	14.58'
WL110	S 00°21'44" W	18.05'
WL111	S 89°38'16" E	88.42'
WL112	S 00°21'44" W	12.00'
WL113	N 89°38'16" W	113.00'
WL114	N 00°21'44" E	5.16'
WL115	S 88°33'46" W	414.42'
WL116	N 01°26'14" W	12.00'
WL117	N 88°33'46" E	17.63'
WL118	N 01°26'11" W	103.70'
WL119	S 88°33'46" W	196.93'
WL120	S 01°26'14" E	104.15'
WL121	N 88°33'46" E	14.76'
WL122	S 01°26'14" E	12.00'
WL123	S 88°33'46" W	34.76'
WL124	N 01°26'14" W	116.15'
WL125	S 88°33'46" W	15.19'
WL126	S 01°27'33" E	33.89'
WL127	S 88°32'27" W	12.00'
WL128	N 01°27'33" W	33.89'
WL129	S 88°33'46" W	34.33'
WL130	S 01°27'33" E	35.08'
WL131	S 88°32'27" W	12.00'
WL132	N 01°27'33" W	35.08'
WL133	S 88°33'46" W	102.76'
WL134	S 01°27'33" E	35.00'
WL135	S 88°32'27" W	12.00'
WL136	N 01°27'33" W	35.00'
WL137	S 88°33'46" W	122.09'
WL138	N 00°22'55" E	102.42'
WL139	N 89°37'06" W	35.00'
WL140	N 00°22'55" E	12.00'
WL141	S 89°37'06" E	35.00'
WL142	N 00°22'55" E	175.34'
WL143	N 89°56'38" W	27.01'
WL144	S 00°07'51" W	22.91'
WL145	N 89°52'09" W	12.00'
WL146	N 00°07'51" E	22.90'
WL147	N 89°56'38" W	29.46'
WL148	S 00°03'22" W	20.97'
WL149	N 90°00'00" W	12.00'
WL150	N 00°03'22" E	20.98'
WL151	N 89°56'38" W	21.44'
WL152	S 00°07'51" W	13.31'
WL153	N 89°52'09" W	12.00'
WL154	N 00°07'51" E	13.30'
WL155	N 89°56'38" W	32.50'
WL156	S 00°01'11" W	10.00'
WL157	N 89°56'38" W	18.16'
WL158	N 00°22'55" E	30.00'
WL159	S 88°33'46" W	265.74'
WL160	N 00°22'55" E	171.09'
WL161	N 88°33'46" E	197.88'
WL162	N 01°26'14" W	33.00'
WL163	S 88°33'46" W	12.00'
WL164	S 01°26'14" E	13.00'
WL165	S 88°33'46" W	185.25'
WL166	N 00°22'55" E	152.85'
WL167	N 88°33'46" E	25.97'
WL168	S 01°26'14" E	35.00'
WL169	N 88°33'46" E	12.00'
WL170	N 01°26'14" W	35.00'
WL171	N 88°33'46" E	282.11'
WL172	S 01°26'14" E	33.08'
WL173	N 88°33'46" E	12.00'
WL174	N 01°26'14" W	33.08'
WL175	N 88°33'46" E	318.06'
WL176	S 01°26'14" E	35.36'
WL177	N 88°33'46" E	12.00'
WL178	N 01°26'14" W	35.36'
WL179	N 88°33'46" E	10.17'
WL180	S 88°33'46" W	43.66'
WL181	S 01°26'14" E	38.00'
WL182	N 88°33'46" E	12.00'
WL183	N 01°26'14" W	18.00'
WL184	N 88°33'46" E	33.75'
WL185	S 00°20'56" W	125.01'
WL186	S 88°33'46" W	27.02'
WL187	N 01°29'53" W	18.76'
WL188	S 88°30'07" W	12.00'
WL189	S 01°29'53" E	18.75'
WL190	S 88°33'46" W	217.66'
WL191	N 01°17'22" W	18.30'
WL192	S 88°42'38" W	12.00'
WL193	S 01°17'22" E	18.33'
WL194	S 88°33'46" W	39.91'
WL195	N 01°17'22" W	18.98'
WL196	S 88°42'38" W	12.00'
WL197	S 01°17'22" E	19.01'
WL198	S 88°33'46" W	137.50'
WL199	N 01°17'22" W	18.06'
WL200	S 88°42'38" W	12.00'
WL201	S 01°17'22" E	18.09'
WL202	S 88°33'46" W	43.82'
WL203	N 01°27'33" W	22.72'
WL204	S 88°32'27" W	12.00'
WL205	S 01°27'33" E	22.72'
WL206	N 77°58'18" E	20.20'
WL207	N 12°01'42" W	16.00'
WL208	S 77°58'18" W	20.27'
WL209	N 15°36'06" W	7.77'
WL210	N 74°11'20" E	20.92'
WL211	N 15°10'44" W	12.00'
WL212	S 74°11'20" W	21.01'
WL213	N 15°36'06" W	58.50'
WL214	N 42°41'14" E	248.24'

WATERLINE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
WL215	S 67°24'38" E	89.65'
WL216	S 22°35'22" W	29.55'
WL217	S 67°24'38" E	12.00'
WL218	N 22°35'22" E	29.55'
WL219	S 67°24'38" E	32.20'
WL220	S 44°21'58" E	274.95'
WL221	S 88°33'46" W	117.59'
WL222	N 01°26'14" W	17.11'
WL223	S 88°33'46" W	12.00'
WL224	S 01°26'14" E	17.11'
WL225	S 88°33'46" W	206.49'
WL226	N 01°26'14" W	14.50'
WL227	S 88°33'46" W	12.00'
WL228	S 01°26'14" E	14.50'
WL229	S 88°33'46" W	2.59'
WL230	N 01°27'48" W	14.21'
WL231	S 88°32'12" W	12.00'
WL232	S 01°27'48" E	14.20'
WL233	S 88°33'46" W	56.29'
WL234	N 01°26'14" W	19.89'
WL235	S 88°33'46" W	12.00'
WL236	S 01°26'14" E	19.89'
WL237	S 88°33'46" W	259.97'
WL238	N 89°56'38" W	99.07'
WL239	N 00°03'20" E	3.36'
WL240	S 89°56'40" E	17.10'
WL241	N 00°03'20" E	12.00'
WL242	N 89°56'40" W	13.29'
WL243	N 00°03'20" E	31.06'
WL244	N 16°45'01" W	91.50'
WL245	N 07°44'44" W	37.20'
WL246	N 82°15'16" E	1.16'
WL247	S 07°44'44" E	22.94'
WL248	N 82°15'16" E	12.00'
WL249	N 07°44'44" W	22.94'
WL250	N 82°15'16" E	68.99'
WL251	S 15°36'06" E	93.01'
WL252	N 22°35'22" E	82.75'
WL253	S 67°20'40" E	78.45'
WL254	S 22°35'22" W	15.68'
WL255	S 67°24'38" E	12.00'
WL256	N 22°35'22" E	15.67'
WL257	S 67°20'40" E	77.49'
WL258	S 26°13'46" W	21.73'
WL259	S 63°46'14" E	12.00'
WL260	N 26°13'46" E	21.65'
WL261	S 28°16'46" W	82.85'
WL262	N 67°24'38" W	145.30'
WL263	S 45°38'02" W	18.97'
WL264	N 44°21'58" W	16.28'
WL265	N 45°38'02" E	18.97'
WL266	S 44°21'58" E	16.28'
WL267	S 44°21'58" E	74.31'
WL268	N 00°22'55" E	48.29'
WL269	N 00°22'55" E	135.25'
WL270	N 00°22'55" E	12.00'
WL271	S 89°35'52" E	67.10'
WL272	S 00°24'08" W	62.12'
WL273	N 89°35'52" W	12.00'
WL274	N 00°24'08" E	50.12'
WL275	N 89°35'52" W	55.09'
WL276	N 00°21'44" E	42.63'

SEWER EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
SC1	565.00'	90.53'	9°10'49"	N 39°46'33" W	90.43'
SC2	565.00'	20.00'	2°01'42"	S 34°10'18" E	20.00'

SEWER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
SL1	S 55°49'42" W	23.91'
SL2	N 34°10'18" W	20.00'
SL3	N 55°49'42" E	23.91'
SL4	N 00°22'55" E	36.93'
SL5	N 00°22'55" E	20.00'
SL6	S 89°58'49" E	22.75'
SL7	S 00°22'55" W	20.00'
SL8	N 89°58'49" W	22.75'

DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
DL1	S 15°43'39" E	42.74'
DL2	S 67°24'38" E	36.29'
DL3	S 22°35'22" W	52.47'
DL4	S 67°24'38" E	8.37'
DL5	S 22°35'22" W	39.00'
DL6	N 67°24'38" W	12.87'
DL7	S 22°35'22" W	60.10'
DL8	S 42°41'14" W	62.17'
DL9	N 47°18'46" W	10.77'
DL10	N 14°47'08" E	8.30'
DL11	N 40°00'08" E	14.43'
DL12	N 22°35'39" E	143.51'
DL13	N 16°22'29" E	32.45'
DL14	N 22°35'22" E	8.49'
DL15	S 83°11'15" E	64.45'
DL16	N 42°41'13" E	29.10'
DL17	S 47°18'47" E	137.02'
DL18	S 42°41'13" W	29.10'
DL19	N 47°18'47" W	137.42'
DL20	S 43°42'03" E	34.74'
DL21	N 59°05'56" E	12.58'
DL22	S 47°18'46" E	134.45'
DL23	S 84°42'45" E	14.01'
DL24	S 03°59'02" E	20.17'
DL25	S 45°35'28" W	36.83'
DL26	S 59°05'56" W	16.93'
DL27	N 30°54'04" W	163.83'
DL28	S 72°18'02" E	59.93'
DL29	N 42°41'14" E	172.75'
DL30	S 22°35'22" W	20.50'
DL31	S 67°24'38" E	69.00'
DL32	S 22°35'22" W	5.02'
DL33	S 88°53'34" W	36.29'
DL34	S 88°50'03" W	29.71'
DL35	S 01°09'57" E	67.11'
DL36	S 88°33'49" W	79.64'
DL37	N 88°33'49" E	128.96'
DL38	N 01°06'23" W	6.02'
DL39	N 88°53'37" E	47.35'
DL40	N 01°06'23" W	65.00'
DL41	S 88°53'37" W	41.04'
DL42	N 21°56'52" E	28.26'
DL43	S 33°58'06" W	14.97'
DL44	S 88°33'49" W	166.36'
DL45	S 29°48'43" E	102.86'
DL46	N 88°33'46" E	319.80'
DL47	S 01°26'14" E	24.00'
DL48	S 88°33'09" W	319.95'
DL49	N 01°04'09" W	24.06'
DL50	S 44°21'58" E	158.39'
DL51	S 45°38'02" W	97.72'
DL52	S 45°42'38" W	19.42'
DL53	N 44°17'22" W	233.34'
DL54	S 39°31'09" W	14.50'
DL55	N 50°28'51" W	16.41'
DL56	N 39°31'09" E	97.87'
DL57	S 50°28'51" E	19.42'
DL58	S 39°31'09" W	64.16'
DL59	S 44°17'22" E	232.42'
DL60	S 50°02'52" W	20.49'
DL61	S 40°45'26" E	76.30'

DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
DL62	S 64°34'56" W	127.94'
DL63	S 54°08'51" W	21.72'
DL64	N 38°05'23" W	31.57'
DL65	N 45°38'02" E	143.84'
DL66	N 89°38'16" W	105.54'
DL67	S 00°21'44" W	144.66'
DL68	N 89°57'01" W	19.42'
DL69	N 00°02'59" E	183.60'
DL70	N 11°12'01" W	100.40'
DL71	N 22°27'01" W	40.71'
DL72	N 67°32'59" E	19.42'
DL73	S 22°27'01" E	42.62'
DL74	S 11°12'01" E	104.23'
DL75	S 00°02'59" W	185.51'
DL76	S 88°33'46" W	71.07'
DL77	N 01°21'03" W	65.80'
DL78	N 88°33'46" E	5.99'
DL79	N 00°21'21" E	1.95'
DL80	N 89°38'16" W	80.50'
DL81	S 00°21'44" W	61.28'
DL82	S 88°33'49" W	442.54'
DL83	N 01°26'11" W	14.98'
DL84	S 88°33'46" W	37.28'
DL85	N 02°34'04" E	55.15'
DL86	N 01°26'11" W	20.24'
DL87	N 88°33'52" E	33.42'
DL88	S 01°26'14" E	75.26'
DL89	S 88°33'49" W	89.57'
DL90	N 01°26'11" W	14.98'
DL91	S 88°33'46" W	30.39'
DL92	N 01°26'14" W	75.26'
DL93	N 88°33'46" E	26.54'
DL94	S 01°25'59" E	20.24'
DL95	S 05°26'26" E	55.15'
DL96	N 04°48'05" E	131.94'
DL97	N 01°26'04" W	147.24'
DL98	S 88°33'56" W	5.02'
DL99	N 01°26'04" W	197.85'
DL100	N 88°33'56" E	28.38'
DL101	S 01°26'04" E	143.73'
DL102	N 88°33'56" E	11.15'
DL103	S 01°26'04" E	201.37'
DL104	S 88°33'56" W	34.50'
DL105	S 44°27'46" W	19.37'
DL106	N 01°21'03" W	8.00'
DL107	N 00°22'55" E	71.25'
DL108	S 89°37'05" E	46.94'
DL109	S 89°39'29" E	35.00'
DL110	N 00°20'31" E	373.24'
DL111	S 89°39'29" E	20.84'
DL112	S 00°20'31" W	373.79'
DL113	N 88°30'41" E	326.91'
DL114	S 01°33'27" E	19.92'
DL115	S 89°57'33" E	55.07'
DL116	S 88°30'41" W	328.34'
DL117	N 00°20'31" E	20.79'
DL118	N 63°50'32" E	35.57'
DL119	N 00°22'55" E	35.86'
DL120	S 89°37'05" E	117.17'
DL121	S 00°22'55" W	35.78'
DL122	N 89°39'22" W	117.17'

DRAINAGE EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
DC1	29.50'	36.08'	70°04'46"	N 77°43'37" E	33.87'
DC2	38.50'	71.16'	105°53'39"	S 77°05'51" W	61.45'
DC3	725.50'	178.95'	14°07'56"	S 63°05'52" E	178.49'

REVISIONS:

DRAWING SCALE(S):

AW LAND SURVEYING, LLC
P.O. BOX 2170, CHANDLER, AZ 85244
(480) 244-7630 EMAIL: DARMUJO@AWLANDSURVEY.COM

A REPLAT OF LOT 3

"PEORIA PLACE"

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
45377
DANIEL D.
ARMUJO
08-23

[redacted]

ORIGINAL PLAN DATE
07-04-2023

LATEST REVISION DATE
08-08-2023

JOB NUMBER
23-001

SHEET NUMBER
4 OF 4

R230009