

FINAL PLAT "Guardian Storage"

A RE-PLAT OF LOTS 1 AND 2, OF 85TH AVENUE SELF STORAGE, BOOK 1375 OF MAPS, PAGE 20, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL PERSONS BY THESE PRESENTS: THAT GSA NORTHERN LP, A CALIFORNIA LIMITED PARTNERSHIP, AS OWNER, DOES HEREBY PUBLISH THIS "GUARDIAN STORAGE", BEING A RE-PLAT OF LOTS 1 AND 2, OF 85TH AVENUE SELF STORAGE, ACCORDING TO BOOK 1375 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS, AND FOR, THE PLAT OF SAID "GUARDIAN STORAGE" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS CONVENING 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 AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

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 IS 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.

GSA NORTHERN LP, A CALIFORNIA LIMITED PARTNERSHIP, AS OWNER 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 THE CITY OF PEORIA, A MUNICIPAL CORPORATION OF MARICOPA COUNTY, ARIZONA AND UNTO ITS SUCCESSORS AND ASSIGNS FOREVER, TOGETHER WITH THE RIGHT OF ACCESS 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 ADVENTIONED 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.

- 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.
- 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 HEREON.
- THE CITY OF PEORIA WILL MAKE REASONABLE EFFORTS TO PROMPTLY RESTORE ASPHALT CONCRETE PAVEMENT SURFACES.
- 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 HEREN GRANTED SHALL BE ABANDONED AND PERMANENTLY CEASE TO BE USED FOR THE PURPOSES HEREN GRANTED ALL RIGHTS HEREN GRANTED SHALL CEASE AND REVERT TO THE GRANTORS, THEIR HEIRS OR ASSIGNS.

IN WITNESS WHEREOF, GSA NORTHERN LP, A CALIFORNIA LIMITED PARTNERSHIP, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED BY THE UNDERSIGNED, DULY AUTHORIZED THIS _____ DAY OF _____, 2023.

GSA NORTHERN, LP, A CALIFORNIA LIMITED PARTNERSHIP

BY: GSA HOLDINGS 7, LLC A CALIFORNIA LIMITED LIABILITY COMPANY

BY: JOHN MNAR

ITS: MANAGER

NOTES

- NO CONSTRUCTION OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENTS, EXCEPT UTILITIES, WOOD, WIRE, OR REMOVABLE SECTION PIPE 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 89 KV, CABLE T.V., 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 PROPERTY OWNER.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2-INCH REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THE POINT.
- SIGNS, 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 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.
- THIS LOTS IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.
- THIS LOTS IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.

LIEN HOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, FIRST BANK, AS LENDER, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS PLAT, THE DECLARATION OF RESTRICTIONS RECORDED CONCURRENTLY HEREWITH, AND EACH AND EVERY DEDICATION CONTAINED HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS SIGNED THEIR NAME THIS _____ DAY OF _____, 2023.

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC DATE _____

MY COMMISSION EXPIRES: _____, 20 _____

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

ON THIS _____ DAY OF _____, 2023 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC DATE _____

MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION

LOTS 1 AND 2, OF 85TH AVENUE SELF STORAGE, BOOK 1375 OF MAPS, PAGE 20, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH WOODOT BRASS CAP IN A HAND HOLE AT THE SOUTH QUARTER CORNER OF SAID SECTION 34, FROM WHICH A 3-INCH WOODOT BRASS CAP IN A HAND HOLE AT THE SOUTHWEST CORNER OF SAID SECTION 34, BEARS NORTH 89 DEGREES 37 MINUTES 13 SECONDS EAST (BASIS OF BEARING) 2,591.00 FEET.

THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, NORTH 89 DEGREES 37 MINUTES 13 SECONDS EAST, 322.04 FEET;

THENCE NORTH 0 DEGREES 03 MINUTES 49 SECONDS EAST, 65.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 0 DEGREES 03 MINUTES 49 SECONDS EAST, 1246.16 FEET;

THENCE NORTH 89 DEGREES 31 MINUTES 37 SECONDS EAST, 157.31 FEET;

THENCE NORTH 89 DEGREES 26 MINUTES 56 SECONDS EAST, 788.99 FEET;

THENCE SOUTH 0 DEGREES 17 MINUTES 54 SECONDS WEST, 426.02 FEET;

THENCE SOUTH 89 DEGREES 27 MINUTES 20 SECONDS WEST, 787.38 FEET;

THENCE SOUTH 0 DEGREES 04 MINUTES 51 SECONDS WEST, 820.51 FEET;

THENCE SOUTH 89 DEGREES 37 MINUTES 13 SECONDS WEST, 156.93 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 531,515 SQUARE FEET OR 12,201.9 ACRES, MORE OR LESS.

LEGEND

■	FOUND SURVEY MONUMENT AS NOTED
■	M.C.R.
■	MARICOPA COUNTY RECORDS
■	ASSESSORS PARCEL NUMBER
■	RIGHT OF WAY
■	REGISTERED LAND SURVEYOR
■	LAND SURVEYOR
■	DRAINAGE EASEMENT
■	EMERGENCY ACCESS EASEMENT
■	PERMANENT DRAINAGE EASEMENT
■	PUBLIC UTILITY EASEMENT
■	WATER LINE EASEMENT
---	PROPERTY LINE
---	PARCEL LINE
---	LOT LINE
---	SECTION LINE
---	CENTER LINE
---	EASEMENT LINE
---	TIE LINE

FLOOD ZONE

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "ZONE X SHADED" (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 LEVES FROM 1% ANNUAL CHANCE FLOOD), ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE MARICOPA COUNTY, COMMUNITY PANEL NO. 04013C1715L, EFFECTIVE DATE OCTOBER 16, 2013.

BASIS OF BEARING

NORTHERN AVENUE PER FINAL PLAT "85TH AVENUE SELF STORAGE" RECORDED IN BOOK 1375 OF MAPS, PAGE 20, M.C.R. ALSO BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, 13N, 1E, MARICOPA COUNTY.

BEARING = (NORTH 89 DEGREES 37 MINUTES 13 SECONDS EAST)

AREA SUMMARY TABLE

DESCRIPTION	AREA (SF)	AREA (ACRES)	MAINTENANCE RESPONSIBILITY
LOTS	531,515	12.2019	LOT OWNER
TRACTS	0	0	
PRIVATE STREETS	0	0	
RIGHT-OF-WAY	0	0	
GROSS AREA	531,515	12.2019	

OWNER

GSA NORTHERN LP,
A CALIFORNIA LIMITED PARTNERSHIP
2042 BUSINESS CENTER DRIVE SUITE 100
IRVINE, CA 92612

SHEET INDEX

- COVER SHEET
- FINAL PLAT, LOT AREA TABLE, TRACT AREA & USAGE TABLE, CURVE TABLE, LINE TABLE

REFERENCE DOCUMENT

- FINAL PLAT OF 85TH AVENUE SELF STORAGE, BOOK 1375 OF MAPS, PAGE 20 M.C.R.
- FINAL PLAT OF SUMMERSET VILLAGE, BOOK 484 OF MAPS, PAGE 06 M.C.R.
- FINAL PLAT OF BUTLER PLACE, BOOK 465 OF MAPS, PAGE 25, M.C.R.
- FINAL PLAT OF HARVEST CHURCH, PARCEL 2, BOOK 1541 OF MAPS, PAGE 16, M.C.R.

CERTIFICATION

I, MICHAEL D. POLLOCK, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF FEBRUARY, 2023; THAT THE PLAT IS TRUE AND ACCURATE AS SHOWN; THAT ALL MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; AND THE MONUMENTS DESCRIBED HAVE BEEN LOCATED AS DESCRIBED.

MICHAEL D. POLLOCK, RLS 45378
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, STE. 120
MESA, ARIZONA 85201
PHONE: (480) 503-2260
FAX: (480) 503-2258

DATE OF PREPARATION: 02/24/23

CITY OF PEORIA APPROVALS

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

BY: _____ DATE _____

ATTEST: _____ DATE _____
CITY CLERK

BY: _____ DATE _____
FOR CITY ENGINEER

May 08, 2023 2:27 pm S:\Projects\2020\20-1375 Land Survey\03-1375 Re-Plat\20-1375 - Regulatory

1130 N. Alma School Rd, Suite 120
Mesa, Arizona 85201 | P: 480.503.2260
T: 480.503.2250 | F: 480.503.2258
www.epsgr.com

EPS GROUP

"Guardian Storage"
FINAL PLAT

Project: _____
Revisions: _____

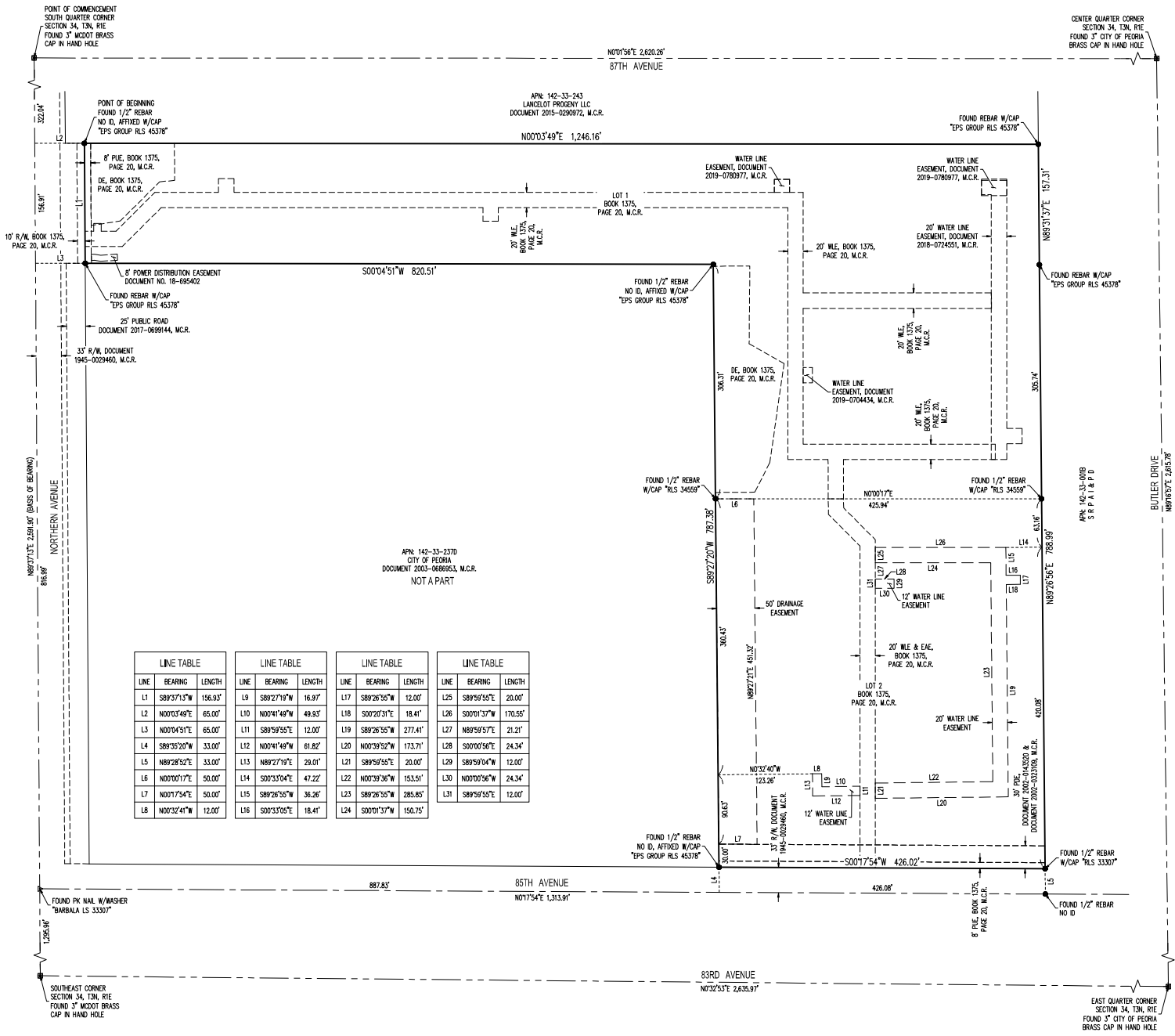
Drawn by: A.G.
Reviewed by: M.R.

45378
MICHAEL D.
POLLOCK

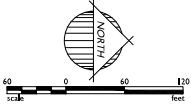
Job No.
20-1375
FP01
Sheet No.
1
of 2

R230001

May 08, 2023 2:27pm S:\Projects\2020\20-1375\Land Survey\Chap\20-1375 Re-Plan\20-1375 - Repl.dwg



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S89°31'13\"	156.93'	L9	S89°27'19\"	16.97'	L17	S89°26'55\"	12.00'	L25	S89°59'55\"	20.00'
L2	N00°03'49\"	65.00'	L10	N00°41'49\"	49.93'	L18	S00°20'31\"	18.41'	L26	S00°01'37\"	170.55'
L3	N00°04'51\"	65.00'	L11	S89°59'55\"	12.00'	L19	S89°26'55\"	277.41'	L27	N89°59'57\"	21.21'
L4	S89°35'20\"	33.00'	L12	N00°41'49\"	61.82'	L20	N00°39'52\"	173.71'	L28	S00°00'56\"	24.34'
L5	N89°28'52\"	33.00'	L13	N89°27'19\"	29.01'	L21	S89°59'55\"	20.00'	L29	S89°59'04\"	12.00'
L6	N00°00'17\"	50.00'	L14	S00°33'04\"	47.22'	L22	N00°39'36\"	153.51'	L30	N00°00'56\"	24.34'
L7	N00°17'54\"	50.00'	L15	S89°26'55\"	36.26'	L23	S89°26'55\"	285.85'	L31	S89°59'55\"	12.00'
L8	N00°32'41\"	12.00'	L16	S00°33'05\"	18.41'	L24	S00°01'37\"	150.75'			



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EPS GROUP

"Guardian Storage"
 PEORIA, ARIZONA

FINAL PLAT

Project: _____
 Revisions: _____

Drawn by: A.G.
 Reviewed by: M.R.

Job No.
20-1375

Sheet No.
2 of 2

R230001