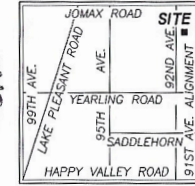


FINAL PLAT FOR

**92ND AND JOMAX PLACE LOTS 3A AND 3B**

BEING A SUBDIVISION OF LOT 3 OF "92ND AND JOMAX PLACE" MINOR LAND DIVISION AS RECORDED IN BOOK 978 OF MAPS, PAGE 27  
 LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 4,  
 TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
 MARICOPA COUNTY, ARIZONA.



VICINITY MAP  
 NOT TO SCALE

**DEDICATION:**

STATE OF ARIZONA )  
 ) SS  
 COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT THE DIAMOND KING GROUP, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER DOES HEREBY PUBLISH THIS FINAL PLAT OF "92ND AND JOMAX PLACE LOTS 3A AND 3B" BEING A SUBDIVISION OF LOT 3 OF "92ND AND JOMAX PLACE" MINOR LAND DIVISION AS RECORDED IN BOOK 978 OF MAPS, PAGE 27, RECORDS OF MARICOPA COUNTY LOCATED IN A PORTION OF SECTION 4, TOWNSHIP 4 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 FINAL PLAT AS, AND FOR, THE FINAL PLAT OF SAID 92ND AND JOMAX PLACE OF LOTS 3A AND 3B AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT. EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

DIAMOND KING GROUP, LLC, AN ARIZONA LIMITED LIABILITY COMPANY HEREBY DEDICATES TO THE CITY THE BRIDLES ROAD 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 BRIDLES ROAD RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE FRONTING PROPERTY OWNERS. DIAMOND KING GROUP, LLC, AN ARIZONA LIMITED LIABILITY COMPANY HEREBY WARRANTS TO THE CITY THE TITLE TO SAID RIGHT OF WAY AS SHOWN HEREON, AGAINST THE CLAIMS OF ALL PERSONS WHOMSOEVER.

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

IN WITNESS WHEREOF DIAMOND KING GROUP, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HERETO CAUSED ITS COMPANY NAME TO BE SIGNED AND SAME TO BE ATTESTED BY THE SIGNATURE OF ITS UNDERSIGNED MEMBER THEREUNTO DULY AUTHORIZED TO DO SO.

DIAMOND KING GROUP, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

ITS: \_\_\_\_\_

**ACKNOWLEDGEMENT:**

STATE OF ARIZONA )  
 ) SS  
 COUNTY OF MARICOPA)

ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023,

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC WHO ACKNOWLEDGE HIMSELF/HERSELF TO BE \_\_\_\_\_, OWNER OF THE PROPERTY MAPPED HEREON.

IN WITNESS WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES

**APPROVALS:**

APPROVED BY:  
 THE MAYOR AND CITY COUNCIL OF THE CITY OF PEORIA, ARIZONA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**PARENT LEGAL DESCRIPTION:**

COMMITMENT FOR TITLE INSURANCE ORDER NUMBER 4727010204-MW  
 THE EAST HALF OF LOT 12, SECTION 4, 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.

**LOT 3A LEGAL DESCRIPTION:**

A PORTION OF LOT 3, "92ND AND JOMAX" ACCORDING TO BOOK 978 OF MAPS, PAGE 27 RECORDS OF MARICOPA COUNTY, ARIZONA AND LYING IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4;

THENCE SOUTH 01 DEGREES 56 MINUTES 52 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 299.01 FEET;

THENCE SOUTH 89 DEGREES 51 MINUTES 54 SECONDS WEST, A DISTANCE OF 166.23 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 01 DEGREES 55 MINUTES 43 SECONDS EAST, A DISTANCE OF 296.52 FEET;

THENCE SOUTH 89 DEGREES 49 MINUTES 21 SECONDS WEST, A DISTANCE OF 166.32 FEET;

THENCE NORTH 01 DEGREES 54 MINUTES 34 SECONDS WEST, A DISTANCE OF 296.64 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 54 SECONDS EAST, A DISTANCE OF 166.23 FEET TO THE POINT OF BEGINNING.

**LOT 3B LEGAL DESCRIPTION:**

A PORTION OF LOT 3, "92ND AND JOMAX" ACCORDING TO BOOK 978 OF MAPS, PAGE 27 RECORDS OF MARICOPA COUNTY, ARIZONA AND LYING IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4;

THENCE SOUTH 01 DEGREES 56 MINUTES 52 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 299.01 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 01 DEGREES 56 MINUTES 52 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 296.40 FEET;

THENCE SOUTH 89 DEGREES 49 MINUTES 21 SECONDS WEST, A DISTANCE OF 166.32 FEET;

THENCE NORTH 01 DEGREES 55 MINUTES 43 SECONDS WEST, A DISTANCE OF 296.52 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 41 SECONDS EAST, A DISTANCE OF 166.23 FEET TO THE POINT OF BEGINNING.

**REFERENCE DATA:**

THIS SURVEY IS SUPPORTED BY THE FOLLOWING RECORD INFORMATION:

- (R1) EXHIBIT A LEGAL DESCRIPTION OBTAINED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NUMBER 4727010204-MW, DATED MARCH 29, 2022
- (R1) MINOR LAND DIVISION PER BOOK 690 OF MAPS, PAGE 21, MCR.
- (R2) MINOR LAND DIVISION PER BOOK 978 OF MAPS, PAGE 27, MCR.
- (R3) MINOR LAND DIVISION PER BOOK 690 OF MAPS, PAGE 20, MCR.
- (R4) FINAL PLAT FOR STRADA COLLINA PER BOOK 875 OF MAPS, PAGE 22, MCR.

**FLOODZONE:**

CURRENT FLOOD ZONE IS "ZONE X" (AREA OF 0.2% ANNUAL CHANCE FLOOD); AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WIDTH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD); PER FIRI MAP NO. 04013C1235L, DATED OCTOBER 16, 2013.

**ZONING:**

SR-43 RESIDENTIAL LAND CITY OF PEORIA

**BASIS OF BEARING:**

S89°57'51"E ALONG THE MONUMENT LINE OF JOMAX ROAD AS MEASURED BETWEEN MONUMENTS NUMBERED 1 AND 2 SHOWN HEREON AND DESCRIBED UNDER MONUMENT NOTES.

**AREAS:**

LOT 3A - ±49,291 SQUARE FEET OR ±1.13 ACRES  
 LOT 3B - ±49,270 SQUARE FEET OR ±1.13 ACRES  
 TOTALS - ±98,561 SQUARE FEET OR ±2.26 ACRES

**MONUMENT NOTES:**

ALL MONUMENTATION SHOWN HEREON WAS ACCEPTED UNLESS OTHERWISE NOTED

- 1 NORTH ¼ CORNER OF SECTION 4 FOUND BRASS CAP FLUSH MARKED "LS #43994"
- 2 NORTHEAST CORNER FOUND REBAR WITH CAP MARKED "LS 10344"
- 3 FOUND CITY OF PEORIA BRASS CAP FLUSH
- 4 EAST ¼ CORNER OF SECTION 4 FOUND COTTON PICKER SPINDLE AND TAG MARKED "LS #25393"
- 5 CENTER OF SECTION 4 FOUND CITY OF PEORIA BRASS CAP FLUSH
- 6 FOUND ½" REBAR WITH CAP MARKED "LS #37259"
- 7 FOUND ½" REBAR 0.26' SOUTH OF BOUNDARY LINE.
- 8 FOUND ½" REBAR 0.39' SOUTH AND 0.10' WEST OF BOUNDARY LINE.
- 9 FOUND ½" REBAR WITH CAP MARKED "LS #16887" 0.21' SOUTH OF BOUNDARY LINE.
- 10 FOUND ½" REBAR WITH TAG 0.12' SOUTH OF BOUNDARY LINE.
- 11 FOUND ½" REBAR

**RECORD OWNER:**

APN# 201-08-179  
 OWNER  
 THE DIAMOND KING GROUP, LLC, AN ARIZONA LIMITED LIABILITY COMPANY  
 PROPERTY ADDRESS:  
 N/A

**SURVEYOR'S NOTES:**

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NUMBER 4727010204-MW, DATED MARCH 29, 2022 AT 5:00 P.M.
2. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OR RECORD WHICH WOULD AFFECT THIS PARCEL. HENCEFORTH PROPERTY MAY BE SUBJECT TO EXISTING EASEMENTS AND RIGHT-OF-WAYS.
3. OWNERSHIP INFORMATION SHOWN HEREON WAS OBTAINED FROM THE MARICOPA COUNTY ASSESSOR'S WEBSITE AND MAY BE INACCURATE OR OUT-OF-DATE.
4. ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.
5. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
6. THIS SURVEY SHOULD NOT BE CONSTRUED AS DEDICATING ANY EASEMENTS OR RIGHTS OF WAY. THE PROPOSED DESCRIPTIONS SHOWN HEREON ARE PROVIDED TO THE OWNER AS A SERVICE AND IS FOR THEIR DIRECTION. ANY LOT SPLITS, RIGHTS OF WAY, OR EASEMENT DEDICATIONS ARE THE RESPONSIBILITY OF THE OWNER, ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE APPROPRIATE GOVERNING MUNICIPALITIES.
7. ALL CORNERS SHALL BE MONUMENTED WITH ½" REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
8. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.
9. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.
10. HILLSIDE LOTS WILL REQUIRE INDIVIDUAL HILLSIDE DEVELOPMENT REVIEW BY THE CITY'S PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

**SURVEYOR'S STATEMENT:**

I, LANCE C. DICKSON, BEING A LICENSED LAND SURVEYOR IN THE STATE OF ARIZONA HEREBY STATE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WAS MADE UNDER MY SUPERVISION AND IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THE MONUMENTS SHOWN HEREON DO EXIST AS INDICATED.

LANCE C. DICKSON RLS #46843 DATE \_\_\_\_\_

REVISIONS

92ND AND JOMAX PLACE LOTS 3A & 3B

Arizona Surveying and Mapping  
 Absolute Confidence Since 1988



FIELDWORK BY: CMP  
 DRAWN BY: CLL  
 CHECKED BY: LCD  
 JOB # P22-188  
 DATE: 06/14/23

SHEET NO.

1 OF 2

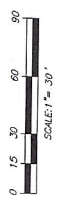
A PORTION OF THE NORTHEAST QUARTER OF SECTION 4,  
 TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER  
 BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

2440 W. MISSION LANE, SUITE 4  
 PHOENIX, ARIZONA 85027  
 TEL (602) 246-9919 FAX (602) 246-9944 info@asam.com

FINAL PLAT FOR

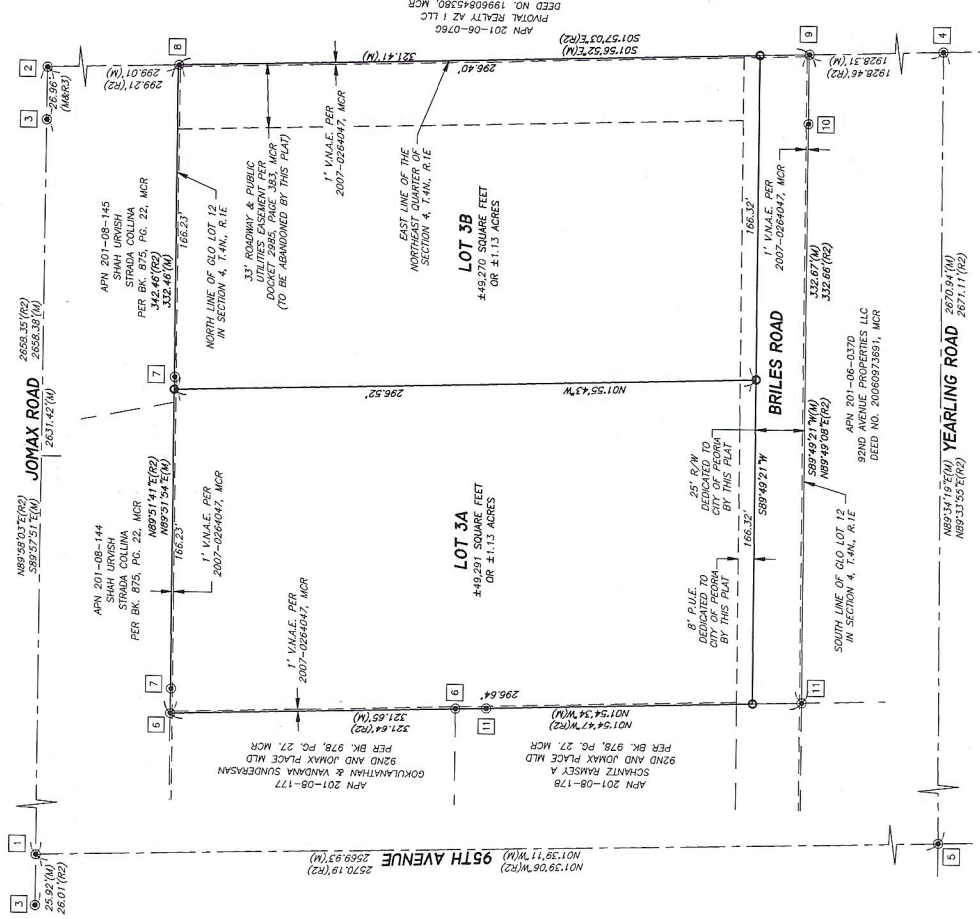
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**LEGEND:**

- BOUNDARY LINE
- MONUMENT LINE
- - - EASEMENT LINE
- ADDING PROPERTY
- SET 1/2" REBAR RLS #16643 UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- CALCULATED POINT, NOTHING FOUND AND NOTHING SET
- (M) MEASURED DATA
- (R2) RECORDED DATA
- MGR MARICOPA COUNTY RECORDS
- R/W RIGHT-OF-WAY
- APN ASSessor's PARCEL NUMBER
- V.A.M.A.E. VEHICULAR NON-ACCESS EASEMENT
- MONUMENT NOTE



**UTILITY COMPANY CONTACTS**  
 APS - ROGER WATKINS@APS.COM  
 JAMES GENERSON@APS.COM  
 CENTURY LINK - WRE.EASEMENT@CENTURYLINK.COM  
 COX - AZ.DONLISON@COX.COM  
 AZ.ENG@EMT3200V.COM  
 SW GAS - CLE.ROWREK@SWGAS.COM  
 CITY OF PEORIA - DANIEL.KEL@PEORIAAZ.GOV

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 DRAWN BY: CLL  
 CHECKED BY: LCD  
 JOB #: P22-186  
 DATE: 06/14/23

SHEET NO. 2  
 2 OF 2

REVISIONS

A PORTION OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.  
**92ND AND JOMAX PLACE LOTS 3A & 3B**