

# FINAL PLAT FOR

**HONOR HEALTH STADIUM CREEK**  
A REPLAT OF LOT 1, THE FALLS PEORIA EVENT CENTER, RECORDED IN BOOK 1217,  
PAGE 6, MARICOPA COUNTY RECORDS (MCR) AND A REPLAT OF LOT 2A, MINOR  
LAND DIVISION OF LOT 2 THUNDERBIRD SELF STORAGE, RECORDED IN BOOK 1103,  
PAGE 41, MCR, LYING WITHIN SECTION 10, TOWNSHIP 3 NORTH, RANGE 1 EAST, OF  
THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

**DEDICATION**

STATE OF ARIZONA )  
                                  ) SS,  
COUNTY OF MARICOPA )

THE CITY OF PEORIA, AN ARIZONA MUNICIPAL CORPORATION, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR HONOR HEALTH STADIUM CREEK, A REPLAT OF LOT 1, THE FALLS PEORIA EVENT CENTER, RECORDED IN BOOK 1217, PAGE 6, MARICOPA COUNTY RECORDS (MCR) AND A REPLAT OF LOT 2A, MINOR LAND DIVISION OF LOT 2 THUNDERBIRD SELF STORAGE, RECORDED IN BOOK 1103, PAGE 41, MCR, LYING WITHIN SECTION 10, TOWNSHIP 3 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS, AND FOR, THE PLAT OF SAID FOR HONOR HEALTH STADIUM CREEK AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN RESPECTIVELY ON SAID PLAT. EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

ALL NOTATIONS AND DEDICATIONS STATED ON OR WITHIN THE RECORDED PLAT OF THE FALLS PEORIA EVENT CENTER RECORDED IN BOOK 1217, PAGE 6, MCR AND MINOR LAND DIVISION OF LOT 2 THUNDERBIRD SELF STORAGE RECORDED IN BOOK 1103, PAGE 41, MCR, SHALL REMAIN IN FULL FORCE AND EFFECT WITH THE RECORDED OF THIS RE-PLAT.

THE MAINTENANCE OF LANDSCAPING WITHIN THE RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE FRONTING PROPERTY OWNER.

THE OWNER DOES HEREBY GRANT TO THE CITY OF PEORIA, AS EASEMENT FOR MAINTENANCE OF ON-SITE RETENTION BASINS(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 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.

THE OWNER DOES 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 LOT 1 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 INGRESS AND EGRESS TO PERMIT THE CONSTRUCTION, OPERATION, MAINTENANCE, AND REPLACEMENT OF PUBLIC WATER LINE, SUBJECT TO NOTES 1, 2, 3 AND 4.

**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 OPERATIONS 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 AND 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 HERIN GRANTED SHALL BE ABANDONED AND PERMANENTLY CEASE TO BE USED FOR THE PURPOSES HERIN GRANTED ALL RIGHTS HERIN GRANTED SHALL CEASE AND REVERT TO THE GRANTORS, THEIR HEIRS OR ASSIGNS.

IN WITNESS WHEREOF, THE CITY OF PEORIA, AN ARIZONA MUNICIPAL CORPORATION, AS OWNER, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF:

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_ DATE \_\_\_\_\_  
ITS: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF ARIZONA )  
                                  ) SS,  
COUNTY OF MARICOPA )

BEFORE ME, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,

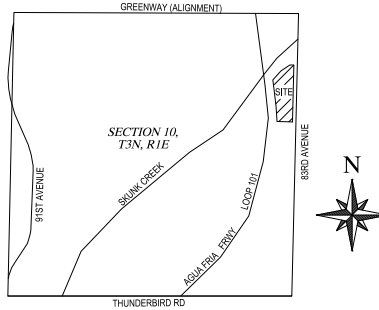
\_\_\_\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED

HIMSELF TO BE \_\_\_\_\_ OF THE CITY OF PEORIA, AN ARIZONA MUNICIPAL CORPORATION, ON BEHALF OF THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND

ACKNOWLEDGE THAT \_\_\_\_\_ AS \_\_\_\_\_, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC \_\_\_\_\_ EXPRES \_\_\_\_\_



**VICINITY MAP**  
NTS

**OWNER**

CITY OF PEORIA  
840 WEST MONROE STREET  
PEORIA, ARIZONA 85345  
PHONE: (623) 773-7000  
CONTACT: HENRY DARWIN, CITY MANAGER

**ENGINEER/SURVEYOR**

WOOD, PATEL & ASSOCIATES, INC.  
2051 WEST NORTHERN AVENUE, SUITE 100  
PHOENIX, ARIZONA 85021  
PHONE: (602) 335-8500  
CONTACT: JOHN RITCHIE, P.E.

**SHEET INDEX**

- 1 - COVER
- 2 - PLAN SHEET
- 3 - PLAN SHEET

**APPROVAL**

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEORIA, ARIZONA ON THE

\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
CLERK

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
FOR CITY ENGINEER

**LEGEND**

- SURVEY MONUMENT FOUND AS NOTED
- CENTERLINE MONUMENT - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD DET. 120 TYPE " " (UNLESS OTHERWISE NOTED)
- ▲ SUBDIVISION CORNER
- △ ALUMINUM CAP
- ADOT ARIZONA DEPARTMENT OF TRANSPORTATION
- APN ASSESSOR PARCEL NUMBER
- COP CITY OF PHOENIX
- DE DRAINAGE EASEMENT
- DOC DOCUMENT
- FD FOUND
- HH HANDHOLE
- ID IDENTIFICATION
- (M) MEASURED DATA
- MCR MARICOPA COUNTY RECORDS
- POE PUBLIC DISTRIBUTION EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- RB REBAR
- (R) RECORD
- RW RIGHT-OF-WAY
- VNAE VEHICULAR NON ACCESS EASEMENT
- WE WATER EASEMENT
- WL WATER LINE

**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 89 KVIA, 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 PROPERTY OWNER.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/4" REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- 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.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.
- THIS SUBDIVISION IS LOCATED WITHIN THE VICINITY OF A MILITARY AIRPORT.
- THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A DESIGNATED TRUCK ROUTE, 83RD AVENUE IS DESIGNATED AS A TRUCK ROUTE BY THE CITY OF PEORIA.
- 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 IMPERE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT.

**FLOOD ZONE**

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04013C1705M DATED SEPTEMBER 18, 2020, THE SUBJECT PROPERTY IS LOCATED IN OTHER AREAS OF FLOOD HAZARD ZONE X, OTHER AREAS OF FLOOD HAZARD ZONE X IS DESCRIBED AS: 1% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

**BASIS OF BEARING**

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON INFORMATION OBTAINED FROM ON-LINE POSITIONING USER SERVICE (OPUS) PROVIDED BY THE NSG WEBSITE WWW.NGSG.NOAA.GOV, OPUS RESULTS ON MAY 9, 2022.

PROJECTION	ARIZONA CENTRAL ZONE, NAD83, (EPOCH 2010)
DATUM	GRS-80
UNITS	INTERNATIONAL FEET
GEOID MODEL	GEN00 2016
SOLUTION	01701250.22D OP1652112017109
LATITUDE	33°37'19.1002"N
LONGITUDE	112°4'15.71756"W
ELLIPSOID HEIGHT	329.155(METERS)
DESCRIPTION	WP CONTROL POINT 100 - SET 7/4"X1/2" REBAR WITH TRAVERSE CAP

MODIFIED TO GROUND AT (GRID) N: 955982.297, E: 602275.909, USING A SCALE FACTOR OF 1.0001407523.

HORIZONTAL ADJUSTMENT NONE  
HORIZONTAL ROTATION NONE

THE RESULTANT BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 1 EAST, HAVING A BEARING OF SOUTH 00°31'00" WEST

**DESCRIPTION**

LOT 1, OF THE FALLS PEORIA EVENT CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1217 OF MAPS, PAGE 6.

TOGETHER WITH

LOT 2A, OF MINOR LAND DIVISION MAP FOR LOT 2 THUNDERBIRD SELF-STORAGE, ACCORDING TO THE PLAT OF RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1103 OF MAPS, PAGE 41.

**CERTIFICATION**

I, BRIAN J. DIEHL, OF WOOD, PATEL & ASSOCIATES, INC., HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CONSISTING OF THREE (3) SHEETS REPRESENTS A SURVEY PERFORMED BY WOOD, PATEL & ASSOCIATES, INC., DURING THE MONTH OF MAY, 2022; THAT THE SURVEY IS CORRECT AND ACCURATE; THAT THE BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BRIAN J. DIEHL, RLS 23945  
WOOD, PATEL & ASSOCIATES, INC.  
2051 WEST NORTHERN AVENUE, SUITE 100  
PHOENIX, ARIZONA 85021  
(602) 335-8500  
SURVEYOR@WOODPATEL.COM



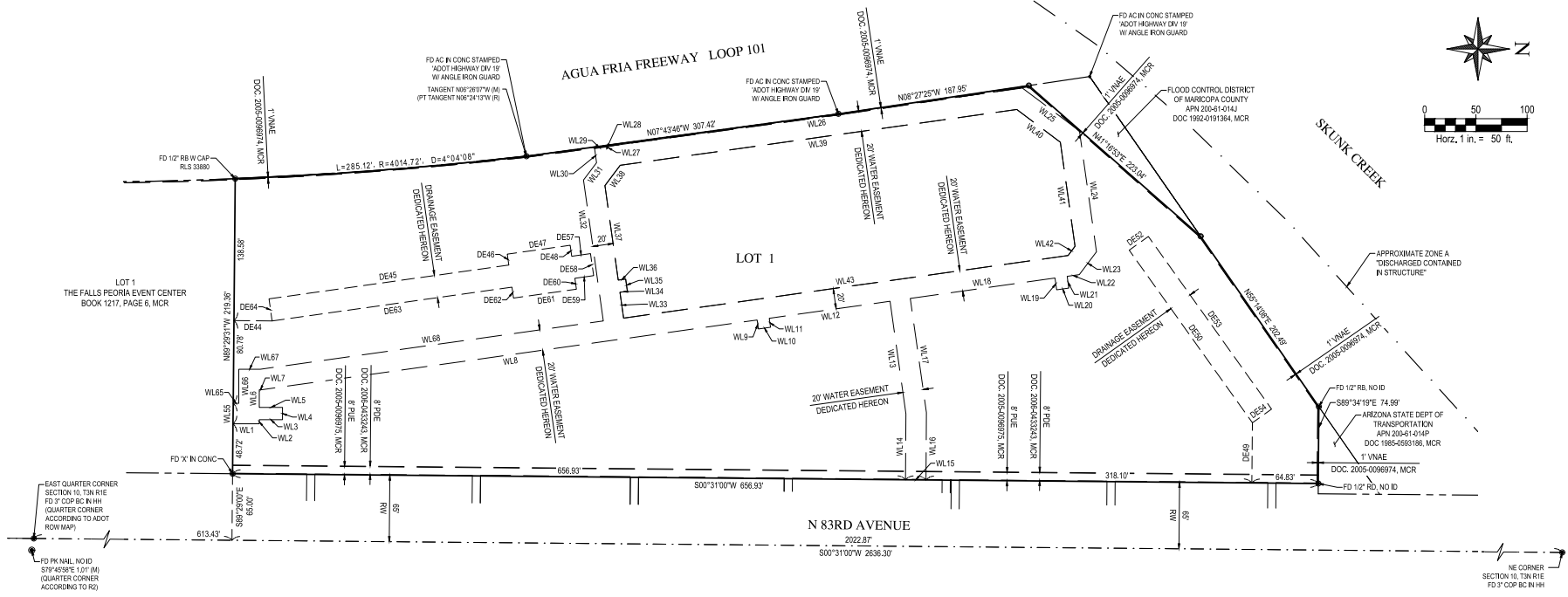
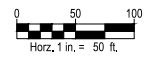
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**FINAL PLAT**

HONOR HEALTH STADIUM CREEK

CHECKED BY	BID
CAD TECHNICIAN	JRS
SCALE	NTS
DATE	08/01/2023
JOB NUMBER	WPM 225343
SHEET	1 OF 3





WE LINE TABLE		
LINE	BEARING	DISTANCE
WL1	N00°00'00"E	25.66'
WL2	N90°00'00"W	4.00'
WL3	N00°00'00"E	22.65'
WL4	N90°00'00"W	12.00'
WL5	S00°00'00"E	22.65'
WL6	N80°00'00"W	17.27'
WL7	N00°00'00"E	2.44'
WL8	N08°01'03"W	488.26'
WL9	N81°59'03"W	8.87'
WL10	N08°00'57"W	12.00'
WL11	S81°59'03"W	8.87'
WL12	N08°01'03"W	119.03'
WL13	N81°58'53"E	111.07'
WL14	S89°40'22"E	64.30'
WL15	N00°31'00"E	20.00'
WL16	N89°40'22"W	65.83'
WL17	S81°58'53"W	112.53'
WL18	N08°01'03"W	142.65'
WL19	N81°58'47"E	11.61'
WL20	N08°01'13"W	12.00'
WL21	S81°58'47"W	11.61'
WL22	N08°01'03"W	11.98'
WL23	N53°01'03"W	27.81'
WL24	S81°59'35"W	118.18'
WL25	S36°58'18"W	69.75'

WE LINE TABLE		
LINE	BEARING	DISTANCE
WL26	S08°00'57"E	407.56'
WL27	S53°00'45"E	3.15'
WL28	S82°10'18"W	1.89'
WL29	S07°49'42"E	12.00'
WL30	N62°10'18"E	13.97'
WL31	S53°00'45"E	21.15'
WL32	N81°58'55"E	138.95'
WL33	N81°59'55"E	25.47'
WL34	S08°00'55"E	7.31'
WL35	N81°59'05"E	12.00'
WL36	N08°00'55"W	7.31'
WL37	N81°58'55"E	93.19'
WL38	S83°00'45"E	24.75'
WL39	S08°00'57"E	390.89'
WL40	S36°58'18"W	53.18'
WL41	S81°59'35"W	102.61'
WL42	N53°01'03"W	11.24'
WL43	N08°01'03"W	438.14'
WL44	N89°29'31"W	20.00'
WL45	S00°00'00"E	5.48'
WL46	N90°00'00"E	33.27'
WL47	S00°00'00"E	21.04'
WL48	S08°01'03"E	338.09'

DE LINE TABLE		
LINE	BEARING	DISTANCE
DE44	S00°30'29"W	37.23'
DE45	N08°01'03"W	236.46'
DE46	S81°58'57"W	10.79'
DE47	N08°01'03"W	62.02'
DE48	N81°58'57"E	10.79'
DE49	S89°29'00"E	58.71'
DE50	N54°28'57"E	207.01'
DE52	S35°31'17"E	23.00'
DE53	S54°28'57"W	207.01'
DE54	N35°31'03"W	23.00'
DE57	N08°01'03"W	18.52'
DE58	N81°58'57"E	21.75'
DE59	S08°01'03"E	18.52'
DE60	N81°58'57"E	10.75'
DE61	S08°01'03"E	62.00'
DE62	S81°58'57"W	10.75'
DE63	S08°01'03"E	236.46'
DE64	S81°58'57"W	21.75'

AREA TABLE		
	AREA SQUARE FEET	AREA ACRES
LOT 1	326,844	7,503.3

**FINAL PLAT**

HONOR HEALTH STADIUM CREEK  
A REPLAT OF LOT 1, THE FALLS PEGRIA EVENT CENTER, RECORDED IN BOOK 1217, PAGE 6, MARICOPA COUNTY RECORDS (MCR) AND A REPLAT OF LOT 2, THUNDERBIRD SELF STORAGE, RECORDED IN BOOK 1103, PAGE 41, MCR, LYING WITHIN SECTION 10, TOWNSHIP 3 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



CHECKED BY: BID  
CAD TECHNICIAN: JRS  
SCALE: 1" = 50'  
DATE: 08/01/2023  
JOB NUMBER: WPH 225343  
SHEET: 3 OF 3