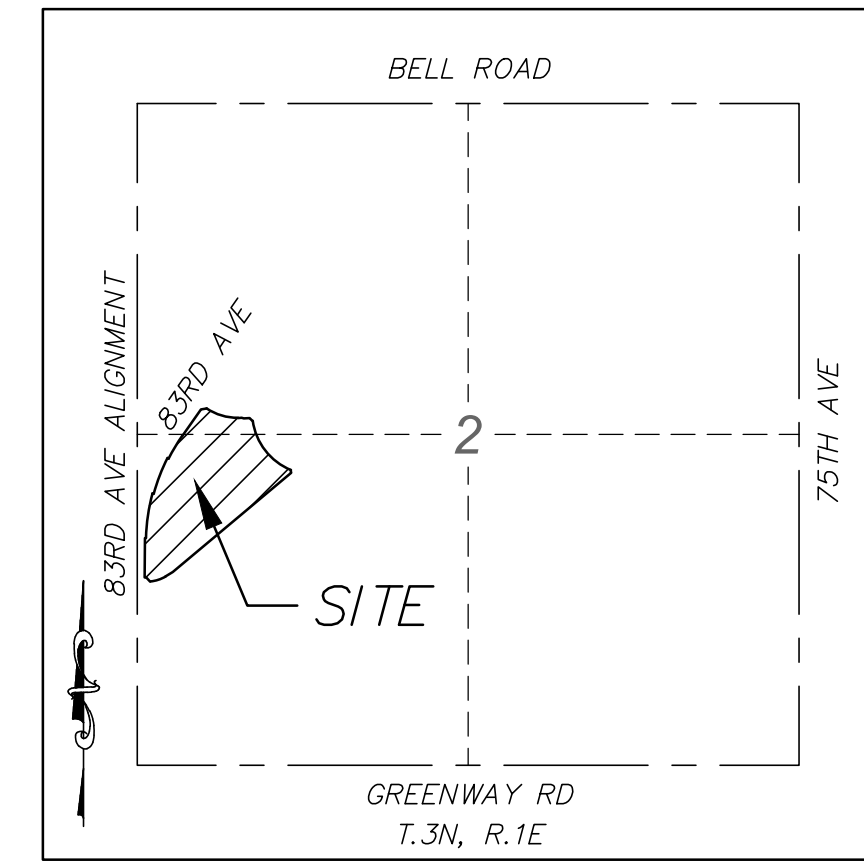


FINAL PLAT STADIUM POINTE

**A REPLAT OF LOT 2 OF PEORIA SPORTS COMPLEX, ACCORDING TO BOOK 1625 OF MAPS,
PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA.
LOCATED IN A PORTION OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF
SECTION 2, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA.**



VICINITY MAP
N.T.S.

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

CITY OF PEORIA, AS OWNER, DOES HEREBY PUBLISH "STADIUM POINTE" A REPLAT OF LOT 2 OF PEORIA SPORTS COMPLEX, ACCORDING TO BOOK 1625 OF MAPS, PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 2, 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 PUBLISHES THIS PLAT AS, AND FOR, "PEORIA SPORTS COMPLEX" 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. CITY OF PEORIA HEREBY DEDICATES TO THE CITY OF PEORIA FOR USE, AS SUCH THE STREETS AND EASEMENTS AS SHOWN HEREON AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

CITY OF PEORIA, AS OWNER, HEREBY DEDICATE TO THE CITY THE 83RD AVENUE, 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. CITY OF PEORIA, HEREBY WARRANTS TO THE CITY THE TITLE TO SAID RIGHT OF WAY AS SHOWN HEREON, AGAINST THE CLAIMS OF ALL PERSONS WHOMSOEVER.

THE OWNER DOES HEREBY GRANT TO THE CITY OF PEORIA, AN 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.

WATER/SEWER 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 AND/OR SEWER 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 INGRESS AND EGRESS TO PERMIT THE CONSTRUCTION, OPERATION, MAINTENANCE, AND REPLACEMENT OF PUBLIC WATER LINE. SUBJECT TO NOTES 1, 2, 3, AND 4 BELOW.

AND THE GRANTOR HEREBY COVENANTS THAT IT IS LAWFULLY SEIZED AND POSSESSED ON THIS AFOREMENTIONED TRACT OR PARCEL OF LAND; THAT IT HAS GOOD AND LAWFUL RIGHT TO SELL AND/OR CONVEY IT; AND THAT THEY WILL WARRANT THE TITLE AND QUIET POSSESSION THERETO AGAINST THE LAWFUL CLAIM OF ALL PERSONS CLAIMING BY, THROUGH AND UNDER THE GRANTOR.

- 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 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 RESTORE ASPHALT AND/OR CONCRETE PAVEMENT SURFACES.
- 4) GRANTOR, ITS SUCCESSORS AND ASSIGNS, AT ITS SOLE COST, SHALL BE RESPONSIBLE FOR PROMPTLY REPLACING ANY ASPHALT, LANDSCAPING OR ANY IMPROVEMENT 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 PURPOSES HEREIN GRANTED ALL RIGHTS HEREIN GRANTED SHALL CEASE AND REVERT TO THE GRANTORS, THEIR HEIR OR ASSIGNS.

OWNER'S AGREEMENT:
IT IS AGREED THAT BY THE COMPLETION OF CONSTRUCTION, ALL PARCELS WILL BE ACCURATELY STAKED AND MARKED WITH PERMANENT MARKERS, AS DESIGNATED ON THIS PLAT AND A CERTIFICATION FILED WITH MARICOPA COUNTY BY AN ARIZONA REGISTERED LAND SURVEYOR CERTIFYING SUCH PARCELS ARE ACCURATELY STAKED AND MARKED WITH THE LAND SURVEYORS REGISTRATION NUMBER, AND DESCRIBING THE TYPE OF MARKERS USED.

IN WITNESS WHEREOF:

CITY OF PEORIA, AS OWNER, HAS HERE UNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF:

BY: _____ DATE: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

BEFORE ME THIS _____ DAY OF _____, 202____, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED SELF TO REPRESENT THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT AS SUCH, EXECUTED THIS INSTRUMENT FOR THE PURPOSE HEREIN CONTAINED.

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

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NOTES

1. 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 OF UTILITIES WITHIN SUCH EASEMENTS.
2. 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.
3. MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN ALL TRACTS, EASEMENTS AND RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE OWNER.
4. 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.
5. 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 MORE THAN 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS.
6. THIS COMMERCIAL SITE IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.
7. THIS COMMERCIAL SITE IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.
8. THIS COMMERCIAL SITE IS LOCATED WITHIN THE VICINITY OF A DESIGNATED TRUCK ROUTE. 83RD AVENUE IS DESIGNATED AS A TRUCK ROUTE BY THE CITY OF PEORIA.
9. NO STRUCTURE OF ANY KIND WILL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED OR ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT OR TRACT THAT WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT.

LEGAL DESCRIPTION

LOT 2 OF PEORIA SPORTS COMPLEX, ACCORDING TO BOOK 1625 OF MAPS, PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA.

REFERENCE DOCUMENTS

FINAL PLAT "PEORIA SPORTS COMPLEX" ACCORDING TO BOOK 1625 OF MAPS, PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA.

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	77,256	1.774
2	75,435	1.732
3	119,152	2.735
4	5,444	0.125
5	7,336	0.168
6	49,144	1.128
7	27,990	0.643
8	68,876	1.581
9	11,736	0.269
10	24,814	0.570

TRACT USE TABLE				
TRACT	USE	AREA (SF)	AREA (AC)	RESPONSIBLE PARTY
TRACT A	O.S., LS., RET.	4,187	0.096	STEINHAUER PROPERTIES
TRACT B	O.S., LS., RET.	8,210	0.188	STEINHAUER PROPERTIES
TRACT C	O.S., LS.	6,478	0.149	STEINHAUER PROPERTIES
TRACT D	O.S., LS.	3,199	0.073	STEINHAUER PROPERTIES
TRACT E	O.S., REC.	73,495	1.687	STEINHAUER PROPERTIES
TRACT F	PRIVATE STREETS	126,553	2.905	STEINHAUER PROPERTIES

O.S.=OPEN SPACE
LS.=LANDSCAPING
RET.=RETENTION
REC.=RECREATION

SHEET INDEX

SHEET 1 - COVER SHEET
SHEET 2 - PLAT MAP
SHEET 3 - PLAT MAP

OWNER

CITY OF PEORIA
8401 W. MONROE ST., ST. #340
PEORIA, AZ 85345
PHONE:
FAX:
CONTACT:

DEVELOPER

STEINHAUER PROPERTIES AT P83, LLC
11400 SE 8TH STREET, SUITE 230
BELLEVUE, WA 98004
TEL: 206-844-0120
CONTACT: ARTHUR CHANG
EMAIL: arthur.chang@steinhauerproperties.com

ADDRESS

15707 N. 83RD AVE.
PEORIA, ARIZONA 85382

SURVEYOR

RICK ENGINEERING
2401 W. PEORIA AVE., SUITE 130
PHOENIX, ARIZONA 85029
PHONE: 602-957-3350
FAX: 480-922-0781
CONTACT: JASON SEGNERI

AREA

TOTAL PROPERTY CONTAINS 689,306 SQUARE FEET OR 15.824 ACRES, MORE OR LESS.

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 2, BEARS NORTH 00 DEGREES 35 MINUTES 37 SECONDS EAST.

ZONING

ZONE: PAD Z93-16A.11 PEORIA SPORTS COMPLEX
ZONING INFORMATION OBTAINED FROM MARICOPA COUNTY ASSESSORS WEBSITE.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1265L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD 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 LEVEES FROM 1% ANNUAL CHANCE FLOOD.

APPROVALS

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

THIS ____ DAY OF _____, 202__

APPROVED BY: _____ DATE _____
MAYOR

ATTESTED BY: _____ DATE _____
CLERK

APPROVED BY: _____ DATE _____
CITY ENGINEER

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND PLAT OF THE PREMISES DESCRIBED HEREON WERE MADE UNDER MY DIRECTION AND THIS PLAT IS CORRECT AND ACCURATE AND THE FOUND MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AND ARE SUFFICIENT TO ENABLE THE

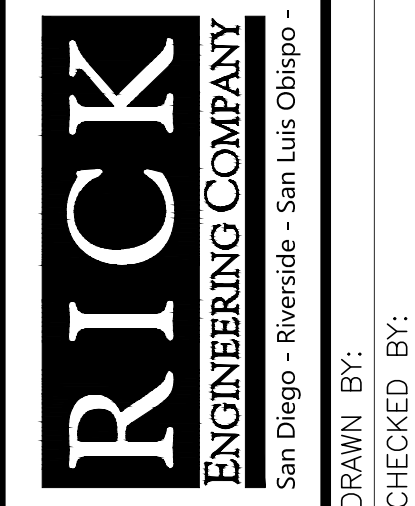


4-6-23

JARED HANSMANN, RLS #00097
JHANSMMANN@RICKENGINEERING.COM

FINAL PLAT
STADIUM POINTE
PEORIA, ARIZONA

2401 W. PEORIA AVE., SUITE #130
PHOENIX, AZ 85029
602.957.3350

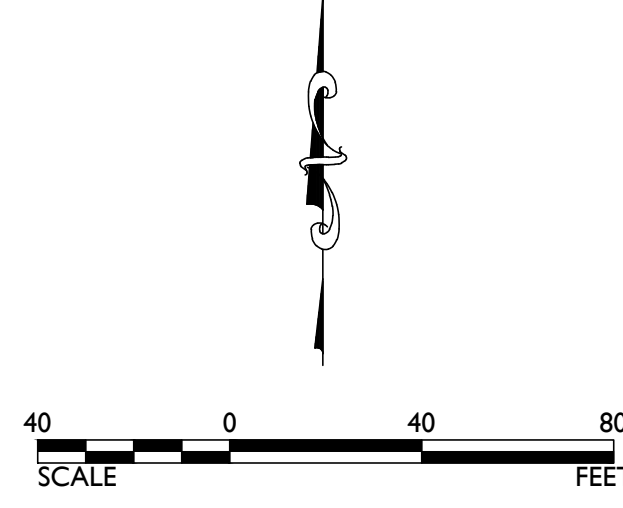


San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver



PROJECT NO.
P5171
SHEET NO. 1 OF 3

R230026



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	13°37'51"	1362.67'	324.18'	N8°23'07"E 323.42'
C2	11°41'16"	1352.67'	275.93'	N21°02'40"E 275.45'
C3	8°00'56"	1342.67'	187.84'	N30°53'46"E 187.68'
C4	35°05'14"	390.75'	239.29'	S73°17'23"E 235.57'
C5	59°46'32"	448.60'	468.01'	S37°49'33"E 447.08'
C6	4°08'34"	1362.67'	98.53'	S3°38'28"W 98.51'
C8	9°29'17"	1362.67'	225.66'	S10°27'24"W 225.40'
C9	3°54'02"	1356.67'	92.36'	S7°39'46"W 92.34'
C10	4°51'29"	1352.67'	114.69'	N24°27'33"E 114.66'
C11	1°19'59"	1342.67'	31.24'	N27°33'18"E 31.24'
C12	6°40'57"	1342.67'	156.60'	N31°33'45"E 156.51'
C14	1°00'59"	1352.67'	23.99'	S14°41'33"W 23.99'
C15	4°15'09"	1352.67'	100.40'	N17°19'37"E 100.37'
C16	12°35'16"	448.60'	98.56'	S14°13'55"E 98.36'
C17	4°45'33"	448.60'	37.26'	S22°54'19"E 37.25'
C18	8°52'58"	448.60'	69.55'	S29°43'35"E 69.48'
C19	6°44'02"	448.60'	52.72'	S37°32'04"E 52.69'
C20	9°18'59"	448.60'	72.94'	S45°33'35"E 72.86'
C21	17°29'44"	448.60'	136.98'	S58°57'56"E 136.45'
C22	54°34'34"	92.50'	88.11'	S33°40'39"E 84.82'
C23	1°39'18"	1352.67'	39.07'	S20°16'50"W 39.07'
C24	37°51'49"	9.50'	6.28'	S69°06'43"W 6.16'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C25	180°00'20"	37.50'	117.81'	N39°49'22"W 75.00'
C26	43°27'46"	30.00'	22.76'	N28°26'55"E 22.22'
C27	3°12'31"	252.50'	14.14'	N8°19'18"E 14.14'
C28	36°26'05"	84.00'	53.42'	S62°38'55"E 52.52'
C29	14°39'21"	252.50'	64.59'	N17°15'14"E 64.41'
C30	40°56'16"	203.00'	145.04'	N25°57'04"E 141.98'
C31	11°46'44"	252.50'	51.91'	N40°31'50"E 51.82'
C32	9°09'11"	250.50'	40.02'	N29°36'41"E 39.98'
C33	24°07'01"	252.50'	106.28'	N58°28'42"E 105.50'
C34	20°30'56"	387.50'	138.75'	N80°47'41"E 138.01'
C35	53°17'15"	59.57'	55.40'	S82°31'40"W 53.43'
C36	21°29'03"	304.50'	114.18'	N23°06'16"E 113.51'
C37	0°55'20"	1352.67'	21.77'	S21°34'09"W 21.77'
C38	1°39'18"	1344.67'	38.84'	S20°16'50"W 38.84'
C39	17°51'52"	252.50'	78.73'	S15°38'58"W 78.41'
C40	35°53'45"	252.50'	158.19'	S52°35'20"W 155.62'
C41	25°15'47"	260.62'	114.91'	S71°50'40"W 113.99'
C54	10°46'11"	416.50'	78.29'	S60°22'19"E 78.17'
C55	8°52'33"	416.50'	64.52'	S70°11'41"E 64.46'
C56	13°36'26"	416.50'	98.92'	S81°26'11"E 98.68'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
WC50	67°33'43"	279.00'	328.99'	N36°45'21"E 310.26'
WC51	21°47'03"	414.00'	157.41'	N81°25'44"E 156.46'
WC52	22°45'40"	394.00'	156.52'	N81°55'03"E 155.49'
WC58	39°38'38"	259.00'	179.21'	N50°42'54"E 175.65'
WC59	27°09'57"	259.00'	122.80'	N14°39'13"E 121.66'

LINE TABLE		
LINE	DIRECTION	LENGTH
SW47	N52°04'42"W	25.41'
SW48	N0°09'58"W	103.43'
SW93	N0°09'58"W	96.72'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N85°01'05"W	2.84'
L2	S50°10'48"W	40.29'
L3	S4°58'55"W	2.82'
L4	S39°49'12"E	2.50'
L5	N84°49'12"W	3.54'
L6	S84°49'12"E	3.34'
L7	N84°49'12"W	3.54'
L8	N10°44'45"W	2.82'
L9	N69°58'07"E	2.82'
L58	S84°17'15"E	6.00'
L94	N53°34'06"E	23.57'
L95	N16°30'53"E	72.00'
L96	N73°29'07"W	13.49'
L97	N21°16'17"W	8.85'
L99	S70°32'48"E	8.00'
L100	S68°53'31"E	8.00'
L101	N16°30'53"E	7.72'
L102	N16°30'53"E	2.50'
L103	N16°30'53"E	11.00'
L104	N16°30'53"E	50.00'
L105	N16°30'53"E	11.00'
L106	S73°29'07"E	100.00'
L107	S16°30'53"W	50.00'
L108	N73°29'07"W	100.00'

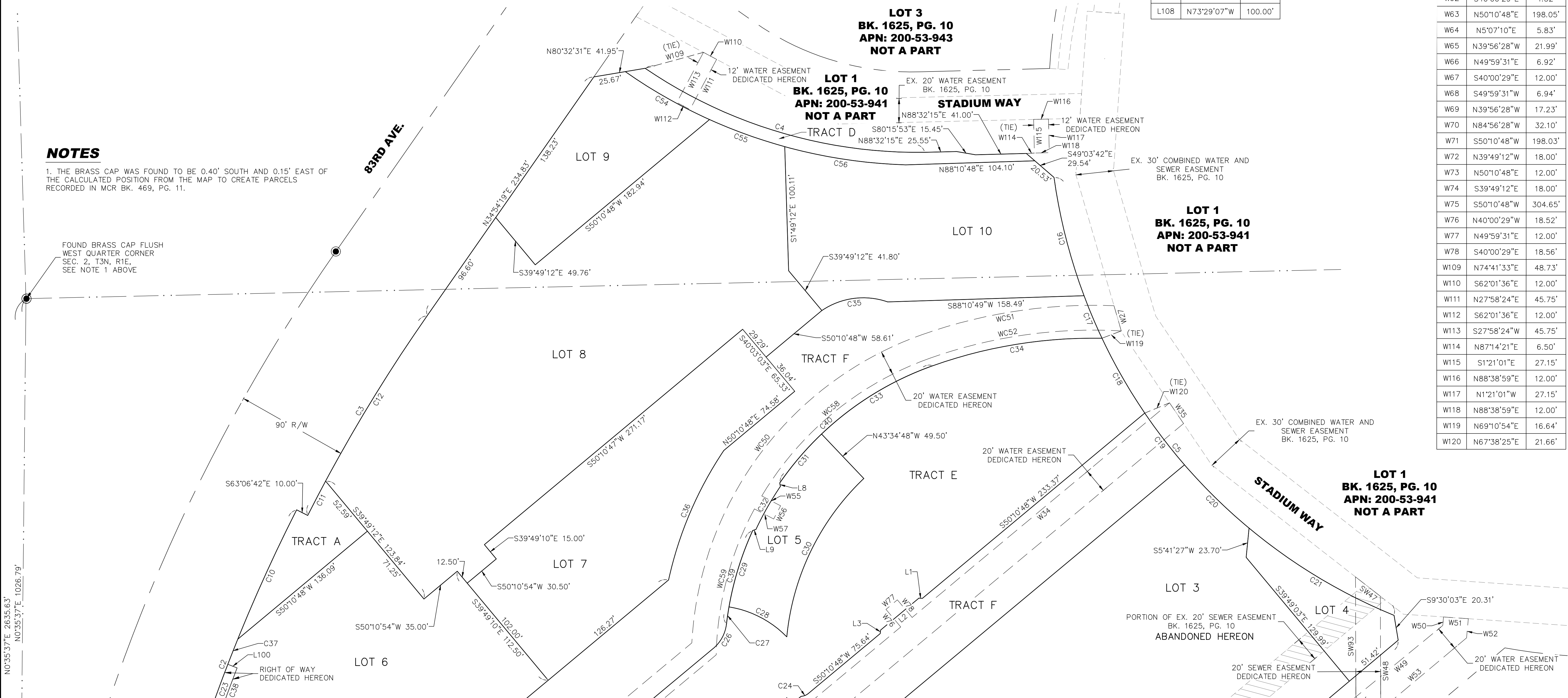
LINE TABLE		
LINE	DIRECTION	LENGTH
CSW36	S89°24'23"E	74.67'
CSW38	N41°56'50"W	30.02'
CSW39	N49°59'21"E	439.25'
CSW40	N51°41'03"E	135.24'
CSW43	N49°59'21"E	638.34'
CSW44	S89°24'23"E	97.51'
CSW45	S0°35'37"W	30.00'
CSW79	N0°35'37"E	51.66'
CSW80	S89°24'23"E	12.00'
CSW81	S0°35'37"W	51.44'
CSW82	N49°59'21"E	556.64'
CSW83	N40°00'29"W	9.50'
CSW84	N49°59'31"E	12.00'
CSW85	S40°00'29"E	9.50'
CSW86	N49°59'21"E	58.72'
CSW87	N51°41'03"E	135.24'
CSW88	N49°59'21"E	125.23'
CSW89	N40°00'29"W	15.95'
CSW90	N49°59'31"E	12.00'
CSW91	S40°00'29"E	15.95'
CSW92	N49°59'21"E	300.56'

LINE TABLE		
LINE	DIRECTION	LENGTH
W20	S50°10'48"W	803.19'
W21	N84°56'28"W	48.65'
W22	N39°56'28"W	67.80'
W23	N5°07'10"E	22.42'
W24	N50°10'48"E	206.35'
W25	N50°10'48"E	197.78'
W27	S16°11'51"E	21.15'
W29	N50°10'48"E	19.56'
W34	S50°10'48"W	270.24'
W35	S34°06'38"E	20.10'
W49	S50°37'16"W	90.69'
W50	S4°59'31"W	6.88'
W51	N86°02'52"W	20.00'
W52	N4°59'31"E	15.53'
W53	N49°59'21"E	98.26'
W54	S41°56'50"E	21.01'
W55	N62°26'28"W	17.15'
W56	N27°33'32"E	12.00'
W57	S62°26'28"E	17.57'
W59	N50°10'48"E	175.15'
W60	N40°00'29"W	4.48'
W61	N49°59'31"E	12.00'
W62	S40°00'29"E	4.52'
W63	N50°10'48"E	198.05'
W64	N5°07'10"E	5.83'
W65	N39°56'28"W	21.99'
W66	N49°59'31"E	6.92'
W67	S40°00'29"E	12.00'
W68	S49°59'31"W	6.94'
W69	N39°56'28"W	17.23'
W70	N84°56'28"W	32.10'
W71	S50°10'48"W	198.03'
W72	N39°49'12"W	18.00'
W73	N50°10'48"E	12.00'
W74	S39°49'12"E	18.00'
W75	S50°10'48"W	304.65'
W76	N40°00'29"W	18.52'
W77	N49°59'31"E	12.00'
W78	S40°00'29"E	18.56'
W109	N74°41'33"E	48.73'
W110	S62°01'36"E	12.00'
W111	N27°58'24"E	45.75'
W112	S62°01'36"E	12.00'
W113	S27°58'24"W	45.75'
W114	N87°14'21"E	6.50'
W115	S1°21'01"E	27.15'
W116	N88°38'59"E	12.00'
W117	N1°21'01"W	27.15'
W118	N88°38'59"E	12.00'
W119	N69°10'54"E	16.64'
W120	N67°38'25"E	21.66'

NOTES

1. THE BRASS CAP WAS FOUND TO BE 0.40' SOUTH AND 0.15' EAST OF THE CALCULATED POSITION FROM THE MAP TO CREATE PARCELS RECORDED IN MCR BK. 469, PG. 11.

FOUND BRASS CAP FLUSH WEST QUARTER CORNER SEC. 2, T3N, R1E, SEE NOTE 1 ABOVE



MATCH SHEET 2

R230026

2401 W. PEORIA AVE., SUITE #130
PHOENIX, AZ 85029
602.957.3350

RICK
ENGINEERING COMPANY

San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver
rickengineering.com

DRAWN BY: DSR | SCALE: 1"=40'
CHECKED BY: JH | DATE: 4/05/2023

FINAL PLAT
STADIUM POINTE
PEORIA, ARIZONA

