

**DEDICATION**

STATE OF ARIZONA  
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

ARUNMOORTHY BALASUBRAMANIAN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND KARTHIKEYAN SUBBIAH, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND SENTHIL KUMAR KOMBIAH, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND SEKAR MYLSAMY, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND RAVINDRANATH O ANNADURAI, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND IYESWARIYA DHANDAYUTHAM, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY AND RENJUSHA AMSAKRISHAN, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, AS OWNERS, DO HEREBY PUBLISH THIS FINAL PLAT OF "BUCKSKIN ESTATES" BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF PEORIA, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS, AND FOR, THE PLAT OF SAID "BUCKSKIN ESTATES" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME, AND THAT EACH LOT, TRACT, EASEMENT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER AND 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.

ARUNMOORTHY BALASUBRAMANIAN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND KARTHIKEYAN SUBBIAH, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND SENTHIL KUMAR KOMBIAH, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND SEKAR MYLSAMY, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND RAVINDRANATH O ANNADURAI, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND IYESWARIYA DHANDAYUTHAM, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY AND RENJUSHA AMSAKRISHAN, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, AS OWNERS, HEREBY DEDICATE TO THE CITY THE 71ST AVENUE, CELESTINE DRIVE AND BRONCO TRAIL 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 THE 71ST AVENUE, CELESTINE DRIVE AND BRONCO TRAIL RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION. ARUNMOORTHY BALASUBRAMANIAN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND KARTHIKEYAN SUBBIAH, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND SENTHIL KUMAR KOMBIAH, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND SEKAR MYLSAMY, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND RAVINDRANATH O ANNADURAI, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND IYESWARIYA DHANDAYUTHAM, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY AND RENJUSHA AMSAKRISHAN, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, AS OWNERS, HEREBY WARRANT 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.

THE ARUNMOORTHY BALASUBRAMANIAN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND KARTHIKEYAN SUBBIAH, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND SENTHIL KUMAR KOMBIAH, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND SEKAR MYLSAMY, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND RAVINDRANATH O ANNADURAI, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND IYESWARIYA DHANDAYUTHAM, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY AND RENJUSHA AMSAKRISHAN, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, AS OWNERS, DO HEREBY GRANT 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. 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.

**ACKNOWLEDGEMENT**

IN WITNESS WHEREOF, ARUNMOORTHY BALASUBRAMANIAN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS AN OWNER, HAS HEREUNDER CAUSED HIS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF:

ARUNMOORTHY BALASUBRAMANIAN, ITS Owner THEREUNTO DULY AUTHORIZED

THIS 13<sup>th</sup> DAY OF September, 2023

OWNER/AUTHORIZED SIGNER

STATE OF ARIZONA  
COUNTY OF MARICOPA

BEFORE ME THIS 13<sup>th</sup> DAY OF September, 2023, ARUNMOORTHY BALASUBRAMANIAN

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO

ACKNOWLEDGED HIMSELF TO BE ARUNMOORTHY BALASUBRAMANIAN, A LEGAL OWNER

OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT

ARUNMOORTHY BALASUBRAMANIAN AS Owner, EXECUTED THIS

INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC  
July 1, 2024  
EXPIRES

**FINAL PLAT FOR "BUCKSKIN ESTATES"**

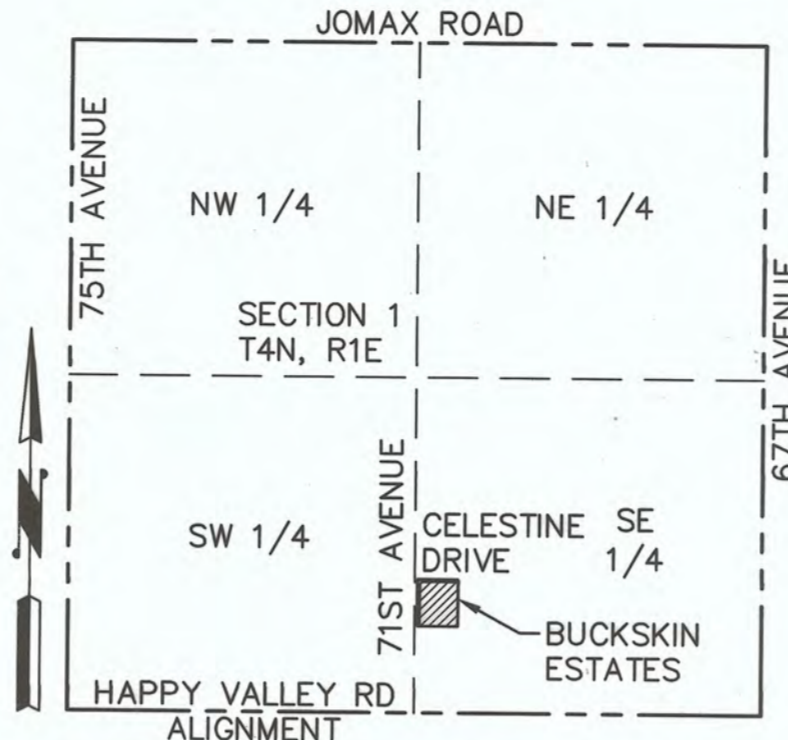
BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA & SALT RIVER MERIDIAN, CITY OF PEORIA, MARICOPA COUNTY, ARIZONA

**PREPARED BY**

ARDURRA  
1001 NORTH CENTRAL AVENUE  
SUITE 900  
PHOENIX, ARIZONA 85004-1945  
PHONE: 602.263.1177  
CONTACT: MR. TROY A. RAY, RLS #33868  
SURVEY OFFICE MANAGER

**PREPARED FOR**

COLBERT CONSULTING GROUP LLC  
2415 E. CAMELBACK ROAD  
SUITE 700  
PHOENIX, AZ 85016-4245  
CELL: 602-488-8956  
OFFICE: 480-758-0094  
CONTACT: MR. WILLIAM COLBERT  
PRESIDENT



**VICINITY MAP**  
NTS

**ACKNOWLEDGEMENT**

IN WITNESS WHEREOF, KARTHIKEYAN SUBBIAH, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS AN OWNER, HAS HEREUNDER CAUSED HIS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF:

KARTHIKEYAN SUBBIAH, ITS Owner THEREUNTO DULY AUTHORIZED

THIS 13<sup>th</sup> DAY OF September, 2023

OWNER/AUTHORIZED SIGNER

STATE OF ARIZONA  
COUNTY OF MARICOPA

BEFORE ME THIS 13<sup>th</sup> DAY OF September, 2023, KARTHIKEYAN SUBBIAH

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO

ACKNOWLEDGED HIMSELF TO BE KARTHIKEYAN SUBBIAH, A LEGAL OWNER

OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT

KARTHIKEYAN SUBBIAH AS Owner, EXECUTED THIS

INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC  
July 1, 2024  
EXPIRES

**ACKNOWLEDGEMENT**

IN WITNESS WHEREOF, SENTHIL KUMAR KOMBIAH, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS AN OWNER, HAS HEREUNDER CAUSED HIS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF:

SENTHIL KUMAR KOMBIAH, ITS Owner THEREUNTO DULY AUTHORIZED

THIS 12<sup>th</sup> DAY OF September, 2023

OWNER/AUTHORIZED SIGNER

STATE OF ARIZONA  
COUNTY OF MARICOPA

BEFORE ME THIS 12<sup>th</sup> DAY OF September, 2023, SENTHIL KUMAR KOMBIAH

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO

ACKNOWLEDGED HIMSELF TO BE SENTHIL KUMAR KOMBIAH, A LEGAL OWNER

OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT

SENTHIL KUMAR KOMBIAH AS Owner, EXECUTED THIS

INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC  
July 1, 2024  
EXPIRES

**ACKNOWLEDGEMENT**

IN WITNESS WHEREOF, SEKAR MYLSAMY, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS AN OWNER, HAS HEREUNDER CAUSED HIS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF:

SEKAR MYLSAMY, ITS Owner THEREUNTO DULY AUTHORIZED

THIS 18<sup>th</sup> DAY OF September, 2023

OWNER/AUTHORIZED SIGNER

STATE OF ARIZONA  
COUNTY OF MARICOPA

BEFORE ME THIS 18<sup>th</sup> DAY OF September, 2023, SEKAR MYLSAMY

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO

ACKNOWLEDGED HIMSELF TO BE SEKAR MYLSAMY, A LEGAL OWNER

OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT

SEKAR MYLSAMY AS Owner, EXECUTED THIS

INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC  
July 1, 2024  
EXPIRES

**ACKNOWLEDGEMENT**

IN WITNESS WHEREOF, RAVINDRANATH O ANNADURAI, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS AN OWNER, HAS HEREUNDER CAUSED HIS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF:

RAVINDRANATH O ANNADURAI, ITS Owner THEREUNTO DULY AUTHORIZED

THIS 12<sup>th</sup> DAY OF September, 2023

OWNER/AUTHORIZED SIGNER

STATE OF ARIZONA  
COUNTY OF MARICOPA

BEFORE ME THIS 12<sup>th</sup> DAY OF September, 2023, RAVINDRANATH O ANNADURAI

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO

ACKNOWLEDGED HIMSELF TO BE RAVINDRANATH O ANNADURAI, A LEGAL OWNER

OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT

RAVINDRANATH O ANNADURAI AS Owner, EXECUTED THIS

INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC  
July 1, 2024  
EXPIRES

**APPROVALS**

APPROVED BY THE MAYOR AND CITY COUNCIL OF PEORIA, ARIZONA

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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

ATTEST, CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

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

**CERTIFICATE OF LAND SURVEYOR**

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST, 2023, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



REGISTERED LAND SURVEYOR  
8/7/23  
DATE

**ACKNOWLEDGEMENT**

IN WITNESS WHEREOF, IYESWARIYA DHANDAYUTHAM, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, AS AN OWNER, HAS HEREUNDER CAUSED HER NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF:

IYESWARIYA DHANDAYUTHAM, ITS Owner THEREUNTO DULY AUTHORIZED

THIS 13<sup>th</sup> DAY OF September, 2023

OWNER/AUTHORIZED SIGNER

STATE OF ARIZONA  
COUNTY OF MARICOPA

BEFORE ME THIS 13<sup>th</sup> DAY OF September, 2023, IYESWARIYA DHANDAYUTHAM

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO

ACKNOWLEDGED HERSELF TO BE IYESWARIYA DHANDAYUTHAM, A LEGAL OWNER

OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT

IYESWARIYA DHANDAYUTHAM AS Owner, EXECUTED THIS

INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC  
July 1, 2024  
EXPIRES

**ACKNOWLEDGEMENT**

IN WITNESS WHEREOF, RENJUSHA AMSAKRISHAN, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, AS AN OWNER, HAS HEREUNDER CAUSED HER NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF:

RENJUSHA AMSAKRISHAN, ITS Owner THEREUNTO DULY AUTHORIZED

THIS 18<sup>th</sup> DAY OF September, 2023

OWNER/AUTHORIZED SIGNER

STATE OF ARIZONA  
COUNTY OF MARICOPA

BEFORE ME THIS 18<sup>th</sup> DAY OF September, 2023, RENJUSHA AMSAKRISHAN

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO

ACKNOWLEDGED HERSELF TO BE RENJUSHA AMSAKRISHAN, A LEGAL OWNER

OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT

RENJUSHA AMSAKRISHAN AS Owner, EXECUTED THIS

INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC  
July 1, 2024  
EXPIRES

CITY OF PEORIA PLAN REVIEW NUMBER: R220099  
ARDURRA SURVEY JOB NUMBER: 222212.3001

 ARDURRA 602-263-1177 www.ardurra.com					
NO.	BY	DATE	REVISION	APPR.	DATE
1.	TAR	6/26	FIRST SUBMITTAL COMMENTS	TAR	6/26
2.	TAR	8/7	SECOND SUBMITTAL COMMENTS	TAR	8/7
DESIGNED:	DRAWN:	CHECKED:	DWG. NO.	SHEET	TOTAL SHEETS
TAR	TAR	TAR			
DATE: 8/7/23	DATE: 8/7/23	DATE: 8/7/23	FINAL PLAT	1	OF 3

## NOTES

A. THE SUBDIVISION IS SUBJECT TO MAINTENANCE IMPROVEMENT DISTRICT (MID) #1279, STREET LIGHT IMPROVEMENT DISTRICT (SLID) #1180.

B. 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.

C. 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

D. MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN ALL TRACTS, EASEMENTS AND RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

E. 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.

F. 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.

G. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.

H. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.

I. THIS SUBDIVISION IS LOCATED WITHIN THE VICINITY OF A MILITARY AIRPORT.

J. THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A DESIGNATED TRUCK ROUTES. HAPPY VALLEY ROAD AND LAKE PLEASANT PARKWAY ARE DESIGNATED AS TRUCK ROUTES BY THE CITY OF PEORIA.

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

L. 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.

M. AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS 'TRACTS' OR EASEMENTS (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES) IN ACCORDANCE WITH APPROVED PLANS.

AREA TABLE - LOTS		
NAME	SQUARE FEET	ACRE
LOT 1	9037.70	0.2075
LOT 2	9022.11	0.2071
LOT 3	8027.56	0.1843
LOT 4	9140.53	0.2098
LOT 5	9534.99	0.2189
LOT 6	8169.19	0.1875
LOT 7	9323.53	0.2141
TOTAL	62255.61	1.4292

AREA TABLE - ROW		
NAME	SQUARE FEET	ACRE
BRONCO TRAIL	17081.92	0.3921
CELESTINE DRIVE	6047.37	0.1388
71ST AVENUE	6933.57	0.1592
TOTAL	30062.86	0.6901

AREA TABLE - TRACTS				
NAME	SQUARE FEET	ACRE	MAINTAINED BY	USE
TRACT A	9306.85	0.2137	BEHOA	DRAINAGE, LANDSCAPE, OPEN SPACE
TRACT B	969.61	0.0223	BEHOA	DRAINAGE, LANDSCAPE, OPEN SPACE
TRACT C	3834.00	0.0880	BEHOA	DRAINAGE, LANDSCAPE, OPEN SPACE
TRACT D	3184.82	0.0731	BEHOA	DRAINAGE, LANDSCAPE, OPEN SPACE
TOTAL	17295.28	0.3971		

BEHOA=BUCKSKIN ESTATES HOMEOWNER'S ASSOCIATION

## LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF THAT TRACT AS CONVEYED TO ARUNMOORTHY BALASUBRAMANIAN, ETAL. BY DEED OF RECORD IN INSTRUMENT NUMBER 2022-0199692, MARICOPA COUNTY RECORDS (MCR) AND ALL OF THAT TRACT AS CONVEYED TO ARUNMOORTHY BALASUBRAMANIAN, ETAL. BY DEED OF RECORD IN INSTRUMENT NUMBER 2023-0030115, MCR AND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA & SALT RIVER MERIDIAN, CITY OF PEORIA, MARICOPA COUNTY, ARIZONA

COMMENCING AT A LOCALLY-ACCEPTED POSITION OF THE SOUTH QUARTER CORNER SECTION 1, TOWNSHIP 4 NORTH, RANGE 1 EAST (3IN. CITY OF PEORIA BRASS CAP FLUSH) FROM WHICH POINT THE LOCALLY-ACCEPTED SOUTHEAST CORNER THEREOF (MCDOT BRASS CAP IN HAND HOLE) BEARS S89°55'45"E A DISTANCE OF 2635.82 FEET;

THENCE N0°02'58"W, ALONG A LOCALLY-ACCEPTED WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 659.56 FEET;

THENCE S89°56'22"E, ACROSS THE RIGHT-OF-WAY OF 71ST AVENUE, A DISTANCE OF 20.00 FEET TO A POINT ON THE CENTERLINE THEREOF BEING THE POINT OF BEGINNING;

THENCE N0°02'58"W, ALONG SAID CENTERLINE OF 71ST AVENUE, A DISTANCE OF 353.85 FEET TO THE INTERSECTION WITH THE CENTERLINE OF CELESTINE DRIVE;

THENCE N89°57'37"E, ALONG SAID CENTERLINE OF CELESTINE DRIVE, A DISTANCE OF 309.55 FEET;

THENCE S00°02'42"E, PARTIALLY ACROSS THE RIGHT-OF-WAY LINE OF SAID CELESTINE DRIVE AND PARTIALLY ALONG THE WEST LINE OF THAT TRACT AS CONVEYED TO HELEN CHAU BY DEED OF RECORD IN INSTRUMENT NUMBER 2011-0082562, MCR AND THE WEST LINE OF ONE OF THOSE TRACTS (APN 201-09-9900) AS CONVEYED TO THE OVERSON FAMILY TRUST BY DEED OF RECORD IN INSTRUMENT NUMBER 2021-0631933, A DISTANCE OF 354.39 FEET TO A SOUTHWEST CORNER OF SAID OVERSON TRACT;

THENCE N89°56'22"W, PARTIALLY ALONG THE NORTH LINE OF ONE OF SAID OVERSON TRACTS (APN 201-09-988A) AND PARTIALLY ACROSS THE RIGHT-OF-WAY OF SAID 71ST AVENUE, A DISTANCE OF 309.53 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2.5164 ACRES OF LAND (109,613.75 S.F.), MORE OR LESS, INCLUDING ANY EASEMENTS OF RECORD.

THE BASIS OF BEARING FOR THE ABOVE DESCRIPTION IS S89°55'45"E FOR THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS CALCULATED FROM INFORMATION SHOWN ON THE PLSS SUBDIVISION RECORD OF SURVEY-MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY(S) RECORDED IN BOOK 719, PAGE 4 (T4N,R2E) AND BOOK 775, PAGE 37 (T4N,R1E) MARICOPA COUNTY RECORDS.

## FLOODPLAIN

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04013C1255L DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN ZONE X (SHADED). ZONE X (SHADED) IS DESCRIBED AS: "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."

## BASIS OF BEARINGS

THE BASIS OF BEARING FOR THE ABOVE DESCRIPTION IS S89°55'45"E FOR THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS CALCULATED FROM INFORMATION SHOWN ON THE PLSS SUBDIVISION RECORD OF SURVEY-MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY(S) RECORDED IN BOOK 719, PAGE 4 (T4N,R2E) AND BOOK 775, PAGE 37 (T4N,R1E) MARICOPA COUNTY RECORDS.

## SURVEY REFERENCES

- BK. 775, PG. 37, MCR - GDACS SURVEY FOR TOWNSHIP 4 NORTH, RANGE 1 EAST
- BK. 1650, PG. 15, MCR - FINAL PLAT OF FEHR FAMILY
- BK. 1256, PG. 17, MCR - FINAL PLAT OF TERRAMAR COVE
- BK. 1614, PG. 22, MCR - MINOR LAND DIVISION FOR JP'S DEVELOPMENT, L.L.C.
- BK. 719, PG. 4, MCR - GDACS SURVEY FOR TOWNSHIP 4 NORTH, RANGE 2 EAST

CITY OF PEORIA PLAN REVIEW NUMBER: R220099  
ARDURRA SURVEY JOB NUMBER: 222212.3001



NO.	BY	DATE	REVISION	APPR.	DATE
1.	TAR	6/26	FIRST SUBMITTAL COMMENTS	TAR	6/26
2.	TAR	8/7	SECOND SUBMITTAL COMMENTS	TAR	8/7
DESIGNED: _____ DRAWN: _____ CHECKED: _____ DWG. NO. _____ SHEET NO. _____ TOTAL SHEETS _____					
DATE: 8/7/23		DATE: 8/7/23		DATE: 8/7/23	
				FINAL PLAT	2 of 3

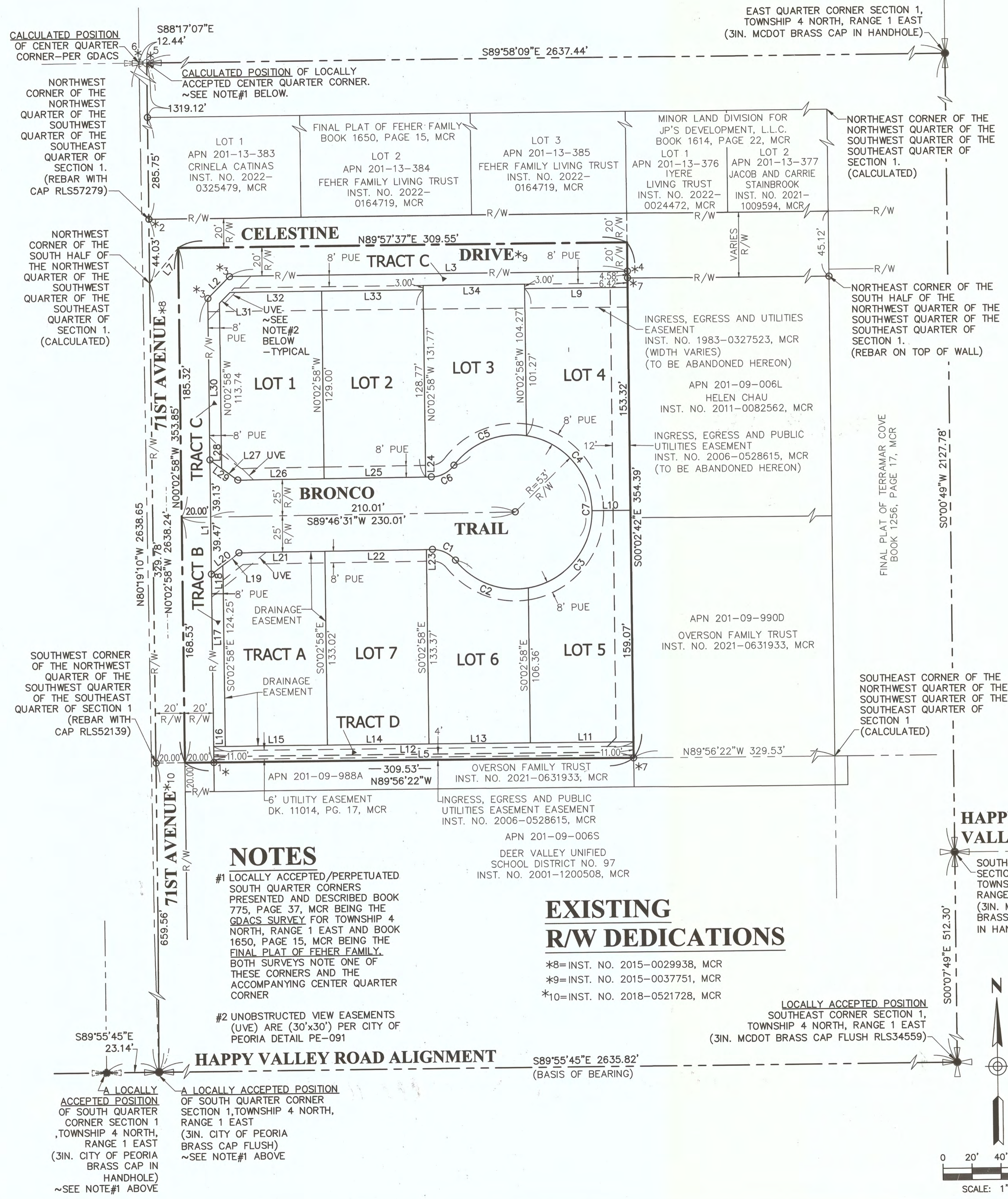


**LEGEND**

- SECTION CORNER
- QUARTER SECTION CORNER
- IN. INCHES DIAMETER
- RLS REGISTERED LAND SURVEYOR
- DK. DOCKET-RECORDING
- BK. BOOK-RECORDING
- PG. PAGE-RECORDING
- APN ASSESSOR'S PARCEL NUMBER
- MCR MARICOPA COUNTY RECORDER
- GDACS RECORD OF SURVEY PLSS SUBDIVISION - MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY
- INST. NO. INSTRUMENT NUMBER-RECORDING
- UVE UNOBSTRUCTED VIEW EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY

**MONUMENTATION**

- MONUMENT TO BE SET
- \*1 PK NAIL WITH SHINER RLS53160
- \*2 REBAR WITH CAP RLS57279
- \*3 REBAR WITH CAP EPS RLS53160
- \*4 PK NAIL WITH SHINER RLS53160
- \*5 CALCULATED POSITION OF LOCALLY ACCEPTED CENTER QUARTER CORNER
- \*6 POSITION OF CENTER QUARTER CORNER CALCULATED PER GDACS
- \*7 PK NAIL WITH TAG RPA RLS 33868



**NOTES**

#1 LOCALLY ACCEPTED/PERPETUATED SOUTH QUARTER CORNERS PRESENTED AND DESCRIBED BOOK 775, PAGE 37, MCR BEING THE GDACS SURVEY FOR TOWNSHIP 4 NORTH, RANGE 1 EAST AND BOOK 1650, PAGE 15, MCR BEING THE FINAL PLAT OF FEHER FAMILY. BOTH SURVEYS NOTE ONE OF THESE CORNERS AND THE ACCOMPANYING CENTER QUARTER CORNER

#2 UNOBSTRUCTED VIEW EASEMENTS (UVE) ARE (30'x30') PER CITY OF PEORIA DETAIL PE-091

**EXISTING R/W DEDICATIONS**

- \*8=INST. NO. 2015-0029938, MCR
- \*9=INST. NO. 2015-0037751, MCR
- \*10=INST. NO. 2018-0521728, MCR

LINE TABLE

LINE	BEARING	LENGTH
L1	N0°02'58"W	318.88'
L2	N44°57'27"E	21.22'
L3	N89°57'37"E	274.55'
L5	N89°56'22"W	289.53'
L7	S39°42'25"W	31.26'
L9	N89°57'37"E	71.00'
L10	N89°58'06"E	26.53'
L11	N89°56'22"W	71.12'
L12	N89°56'22"W	289.53'
L13	N89°56'22"W	70.00'
L14	N89°56'22"W	70.00'
L15	N89°56'22"W	70.41'
L16	N89°56'22"W	8.00'
L17	N00°02'58"W	118.16'
L18	N52°43'56"E	10.05'
L19	N52°43'56"E	13.98'
L20	N52°43'56"E	24.02'
L21	S89°46'31"W	59.28'
L22	S89°46'31"W	70.00'
L23	S89°46'31"W	4.19'
L24	S89°46'31"W	3.90'
L25	S89°46'31"W	70.00'
L26	S89°46'31"W	59.58'
L27	N53°29'33"W	13.66'
L28	N53°29'33"W	9.96'
L29	N53°29'33"W	23.62'
L30	N00°02'58"W	111.12'
L31	N44°57'27"E	10.35'
L32	N89°57'37"E	63.23'
L33	N89°57'37"E	70.00'
L34	N89°57'37"E	70.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHD BRNG
C1	51°56'37"	20.00'	18.13'	N64°15'10"W
C2	60°53'26"	53.00'	56.33'	S68°43'35"E
C3	81°08'59"	53.00'	75.07'	N40°15'12"E
C4	80°27'09"	53.00'	74.42'	N40°32'52"W
C5	61°23'39"	53.00'	56.79'	S68°31'44"W
C6	51°56'37"	20.00'	18.13'	N63°48'13"E
C7	283°53'13"	53.00'	262.60'	N00°13'29"W

CITY OF PEORIA PLAN REVIEW NUMBER: R220099  
 ARDURRA SURVEY JOB NUMBER: 222212.3001

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NO.	BY	DATE	REVISION	APPR.	DATE
1.	TAR	6/26	FIRST SUBMITTAL COMMENTS	TAR	6/26
2.	TAR	8/7	SECOND SUBMITTAL COMMENTS	TAR	8/7

DESIGNED: TAR DRAWN: TAR CHECKED: TAR DWG. NO. SHEET TOTAL  
 DATE: 8/7/23 DATE: 8/7/23 DATE: 8/7/23 FINAL PLAT NO. 3 OF 3

