

CORRECTIVE FINAL PLAT OF 99TH AVE EZ STOR A RESUBDIVISION OF LOTS 8, 9, & 10 "S.C.COMMERCIALTRACT(AMENDED)" RECORDED IN BOOK 121 OF MAPS, PAGE 23 M.C.R. SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT EZ STOR COMBINED INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND SUN CITY MH, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AS OWNERS HAVE SUBDIVIDED UNDER THE NAME OF "99TH AVE EZ STOR" A RESUBDIVISION OF LOTS 8, 9, & 10 S.C. COMMERCIAL TRACT (AMENDED) RECORDED IN BOOK 121 OF MAPS, PAGE 23 M.C.R., SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND THAT WS 99TH AVENUE LAND INVESTMENTS, LLC, AS OWNERS, HEREBY DECLARE THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE MEASUREMENTS AND DIMENSIONS OF THE STREETS CONSTITUTING SAME, AND THAT THE STREETS SHALL BE KNOWN BY THE NAME THAT IS GIVEN RESPECTIVELY ON SAID PLAT, HEREBY DEDICATE TO THE CITY OF PEORIA. ALL NOTATIONS AND DEDICATION STATED ON OR WITHIN THE RECORDED PLAT OF S.C. COMMERCIAL TRACT (AMENDED) RECORDED IN BOOK 121 OF MAPS, PAGE 23 M.C.R., SHALL REMAIN IN FULL FORCE AND EFFECT WITH THE RECORDED OF THIS FINAL PLAT. STREETS AND PUBLIC UTILITY EASEMENTS ARE DEDICATED TO THE PUBLIC FOR USE AS SUCH. THE OWNER DOES HEREBY GRANT AND CONVEY TO THE PUBLIC, NON-EXCLUSIVE PERMANENT AND PERPETUAL CROSS DRAINAGE EASEMENT UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED BY THIS PLAT. THE CROSS DRAINAGE EASEMENTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON RESPECTIVE OWNERS, SUCCESSORS, AND ASSIGNS. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY OF 99TH AVENUE AND WASHINGTON STREET SHALL BE THE RESPONSIBILITY OF THE FRONTING PROPERTY OWNERS.

IN WITNESS WHEREOF, _____ AS OWNERS HAVE CAUSED THEIR NAMES TO BE SIGNED BELOW THIS _____ DAY OF _____, 2023.

EZ STOR COMBINED INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

SUN CITY MH, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

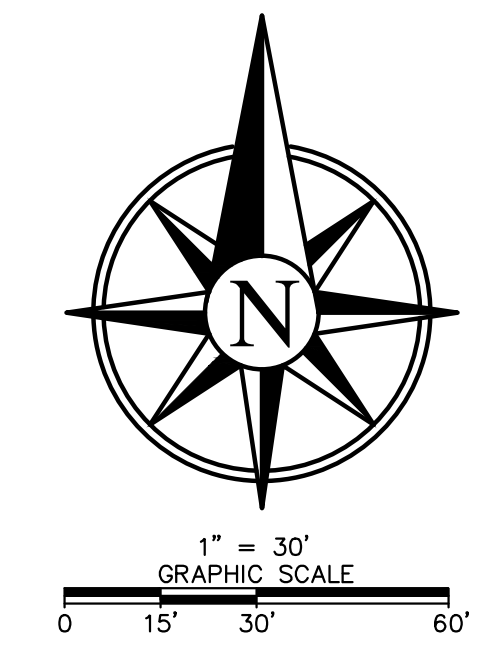
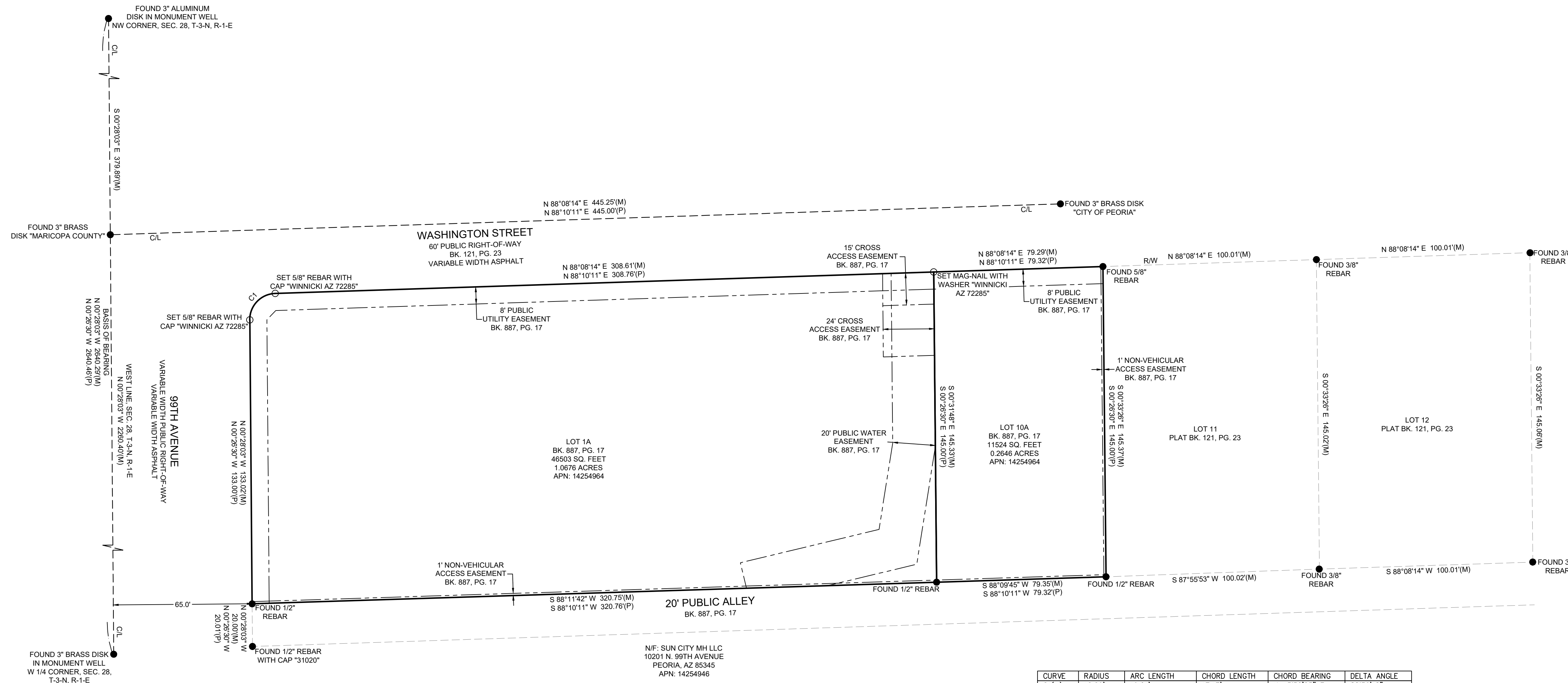


Table with 6 columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Contains data for curves C1(M) and C1(R).

GENERAL SURVEY NOTES

- 1. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER ARIZONA STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83-2011, AS MEASURED ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 1 EAST, WHICH BEARS N00°28'03"W PER GPS COORDINATE OBSERVATIONS.
2. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
3. THE SUBDIVISION IS LOCATED WITHIN THE VICINITY OF A MILITARY AIRPORT.
4. 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.
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 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS.
6. 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.
7. THIS RE-PLAT IS SUBJECT TO ZONING STIPULATIONS PER CITY OF PEORIA ORDINANCE NO. 02-08.
8. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICES AREA.
9. THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A DESIGNATED TRUCK ROUTE. 99TH AVENUE IS DESIGNATED AS A TRUCK ROUTE BY THE CITY OF PEORIA.
10. THE SUBDIVISION IS LOCATED IN THE VICINITY OF A ROCK QUARRY (GRAVEL OPERATION).
11. 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.
12. ALL NEW AND EXISTING UTILITY, ELECTRICAL FACILITIES LESS THAN 69 KVA, CABLE T.V., TELECOMMUNICATIONS FIBER OPTICS, GAS, ETC SHALL BE INSTALLED UNDERGROUND AS PART OF THE STREET IMPROVEMENTS.
13. MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN ALL TRACTS, EASEMENTS AND RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
14. ALL LOT CORNERS SHALL BE MONUMENTED WITH 3/4" REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
15. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.
16. THIS SUBDIVISION IS LOCATED WITHIN THE VICINITY OF A MILITARY AIRPORT.
17. 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.
18. THIS CORRECTIVE PLAT IS BEING CREATED AND RECORDED TO INCLUDE "NEW LOT 10A" THAT WAS CREATED AS A RESULT OF A REPLAT (RECORDED AS BOOK 887, PAGE 17) OF LOTS 8, 9, & 10 OF THE ORIGINAL S.C. COMMERCIAL TRACT PLAT (BOOK 121, PAGE 23).

FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 04013C1685M, WHICH BEARS AN EFFECTIVE DATE OF 9/18/2020 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ARIZONA. THIS _____ DAY OF _____, 2023. MAYOR _____ DATE _____ ATTEST, CITY CLERK _____ DATE _____ CITY ENGINEER _____ DATE _____

ACKNOWLEDGEMENT

STATE OF ARIZONA COUNTY OF MARICOPA ON THIS, THE _____ DAY OF _____, 2023, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ OWNER OF EZ STOR COMBINED INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, EXECUTED THIS INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF: HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT

STATE OF ARIZONA COUNTY OF MARICOPA ON THIS, THE _____ DAY OF _____, 2023, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ OWNER OF SUN CITY MH, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, EXECUTED THIS INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF: HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

REFERENCE DOCUMENTS

- 1. PLAT BOOK 887, PAGE 17
2. PLAT BOOK 121, PAGE 23
3. SPECIAL WARRANTY DEED NO. 20150019719

LEGEND

- FOUND MONUMENT AS NOTED
○ SET MONUMENT AS NOTED
(M) MEASURED/CALCULATED DIMENSION
(P) PLATTED DIMENSION PER BK. 887, PG. 17
PROPERTY LINE
--- EASEMENT
---R/W RIGHT-OF-WAY
--- CENTERLINE

ALTA/NSPS LAND TITLE SURVEY CORRECTIVE FINAL PLAT OF 99TH AVE EZ STOR 99TH AVENUE & WASHINGTON STREET MARICOPA COUNTY PEORIA, AZ 85351

SURVEYOR'S CERTIFICATE I, ROBERT J. WINNICKI, HEREBY CERTIFY THAT I AM REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT HEREON HAS BEEN PREPARED FROM A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE SURVEY IS TRUE AND ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ALL MONUMENTS EXIST OR WILL BE SET AS SHOWN, THAT ALL LOT CORNERS ARE SET OR WILL BE SET, IN ACCORDANCE WITH THE LATEST ADAPTED "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS"; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. REGISTERED SURVEYOR: ROBERT J. WINNICKI REGISTERED LAND SURVEYOR NO. 72285 STATE OF ARIZONA FIRM REGISTRATION NO. 20154 DATED 2023 - USE OF THIS DOCUMENT'S FORMAT IS PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT & PERMISSION BY GRS GROUP AN NIVS COMPANY

Table with columns: DATE, REVISION, HISTORY, JOB NO., SCALE, DRAWN BY, APPROVED BY.

GRS GROUP AN NIVS COMPANY 300 SPECTRUM CENTER DRIVE, SUITE 145, IRVINE, CALIFORNIA 92618 | FIELD SURVEYORS-GLOBAL.COM | PHONE: 330-779-1167