

# FINAL PLAT OF PEORIA SHIRES

**A REPLAT OF APN: 201-016-029E  
A PORTION OF THE NORTHEAST QUARTER OF SECTION 9,  
TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND  
SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA**

## SURVEYOR

MILLER LAND SURVEYING  
DEJAN KNEZEVIC, RLS 57279

MAILING ADDRESS:  
131 S. 20TH ST.  
PHOENIX, AZ 85034

602.243.7193

## RECORD OWNERS

NATHAN & MELISSA M. SHIRES

MAILING ADDRESS:  
9285 W. WEEPING WILLOW RD.  
PEORIA, AZ 85383

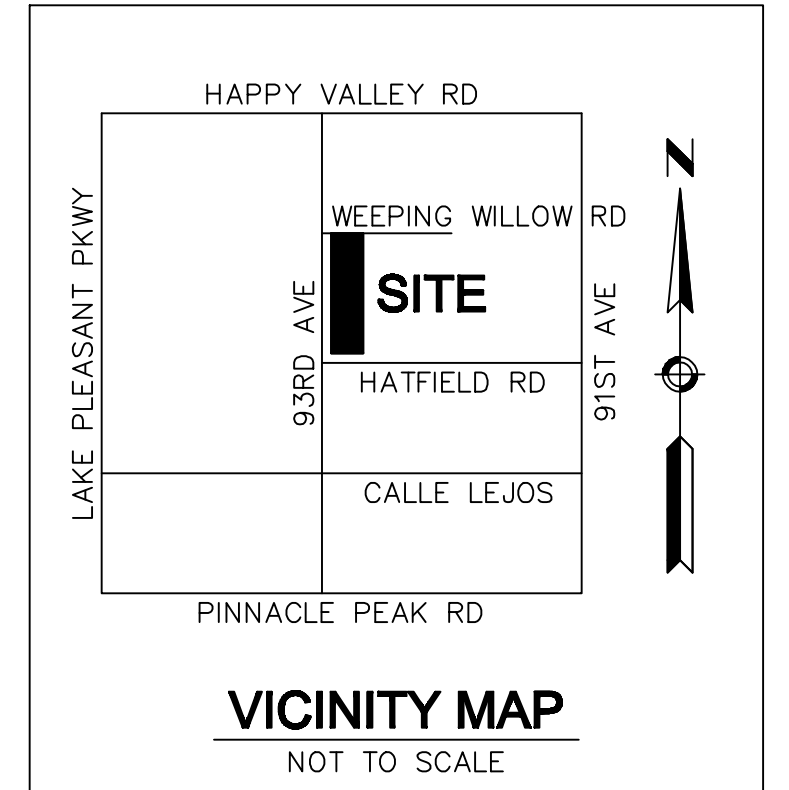
## PARENT PARCEL

APN: 201-16-029E

MAILING ADDRESS:  
NOT AVAILABLE

AREA:  
±97,282 SQ. FT. / ±2.23329 ACRES

ZONE: R1-8



## MARICOPA COUNTY RECORDING INFORMATION

### DEDICATION

STATE OF ARIZONA )  
 )SS  
COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENTS: THAT NATHAN & MELISSA M. SHIRES, THE LEGAL OWNERS OF APN: 201-09-993, DOES HEREBY PUBLISH THIS PLAT OF "PEORIA SHIRES", BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, 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 PLAT AS, AND FOR, "PEORIA SHIRES" AND HEREBY DECLARES THAT SAID PLAT SET FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS CONSTITUTING SAME, AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH, RESPECTIVELY ON SAID PLAT, EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

PUBLIC UTILITY EASEMENT (P.U.E.) IS DEDICATED TO THE CITY OF PEORIA FOR USE AS SUCH, THE MAINTENANCE AND LANDSCAPING WITHIN THE RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE FRONTING PROPERTY OWNER.

IN WITNESS WHEREOF, OWNERS HAS HEREUNTO CAUSED ITS NAMES TO BE AFFIXED AND THE SAME TO BE ATTESTED BY ITS DULY AUTHORIZED SIGNATORY.

NATHAN & MELISSA M. SHIRES

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

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

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

### ACKNOWLEDGEMENTS

STATE OF ARIZONA )  
 )SS  
COUNTY OF MARICOPA )

BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, NATHAN SHIRES, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE NATHAN SHIRES, THE LEGAL OWNER OF APN: 201-16-029E MARICOPA COUNTY RECORDS, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGES THAT NATHAN SHIRES EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC EXPIRES

BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, MELISSA M. SHIRES, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HERSELF TO BE MELISSA M. SHIRES, THE LEGAL OWNER OF APN: 201-16-029E MARICOPA COUNTY RECORDS, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGES THAT MELISSA M. SHIRES EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC EXPIRES

### FLOODZONE

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X ZONE X: AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS

FEMA MAP PANEL NUMBER: 04013C1235L  
EFFECTIVE DATE: 10/16/2013

### BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 EAST. SAID BEARING BEING SOUTH 89°22'38" WEST (DEED).

### LEGAL DESCRIPTION

(PER DEED AS RECORDED IN DOCUMENT NO. 2016-0726068, M.C.R.)

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST QUARTER OF SAID SECTION 9;

THENCE SOUTH 89 DEGREES 22 MINUTES 38 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 9 A DISTANCE OF 1341.89 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 9;

THENCE SOUTH 00 DEGREES 48 MINUTES 34 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 665.29 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 27 MINUTES 08 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 183.15 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 48 MINUTES 34 SECONDS WEST A DISTANCE OF 665.53 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 31 MINUTES 40 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 183.15 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST CORNER;

THENCE NORTH 00 DEGREES 48 MINUTES 34 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 663.29 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY;

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 9;

THENCE NORTH 89 DEGREES 22 MINUTES 38 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1341.69 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 9;

THENCE SOUTH 00 DEGREES 48 MINUTES 34 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 665.29 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 27 MINUTES 08 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 30.01 FEET;

THENCE SOUTH 00 DEGREES 48 MINUTES 34 SECONDS WEST, PARALLEL AND 30 FEET EAST OF THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 635.32 FEET;

THENCE NORTH 89 DEGREES 31 MINUTES 40 SECONDS EAST, PARALLEL AND 30 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 153.14 FEET;

THENCE SOUTH 00 DEGREES 48 MINUTES 34 SECONDS WEST, A DISTANCE OF 30.01 FEET;

THENCE SOUTH 89 DEGREES 31 MINUTES 40 SECONDS WEST, ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 183.15 FEET;

THENCE NORTH 00 DEGREES 48 MINUTES 34 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 665.29 FEET TO THE TRUE POINT OF BEGINNING.

### APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEORIA, ARIZONA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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

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

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

### GENERAL NOTES

- NO CONSTRUCTION OF ANY KIND SHALL BE CONSTRUCTED WITHIN THE UTILITY EASEMENTS, EXCEPT UTILITIES, WOOD, WIRE, OF 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 69KVA, CABLE T.V. TELECOMMUNICATIONS FIBER OPTICS, CELLULAR, GAS, ETC. SHALL BE INSTALLED UNDERGROUND AS PART OF STREET IMPROVEMENTS.
- MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN ALL TRACTS, EASEMENTS AND RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHURBS, 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 SERVICE AREA.
- 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 TRACT.
- ALL LOTS TO PROVIDE RETENTION FOR THE 100 YEAR, 2 HOUR STORM EVENT, THE DRAINAGE EASEMENTS DEDICATED HEREON ARE INTENDED FOR THE CONVEYANCE OF OVERFLOW.
- NO HILLSIDE SLOPES IN EXCESS OF 10% GRADE, NO PROTECTED NATIVE PLANTS AND NO CONSERVATION FEATURES ON THE SITE.

### REFERENCE DOCUMENTS

- CONDITION OF TITLE REPORT
- DEED AS RECORDED IN DOCUMENT No. 2016-0726068, M.C.R.
- BOUNDARY SURVEY AS RECORDED IN BOOK 423 OF MAPS, PAGE 38, M.C.R.
- LOT SPLIT AS RECORDED IN BOOK 423 OF MAPS, PAGE 43, M.C.R.
- AMENDED LOT SPLIT AS RECORDED IN BOOK 427 OF MAPS, PAGE 28, M.C.R.

### SURVEYOR'S NOTES

- ALL DIMENSIONS SHOWN HEREON ARE FIELD MEASURED OR CALCULATED FROM FIELD MEASUREMENTS UNLESS NOTED OTHERWISE.

### SURVEYOR'S CERTIFICATION

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 MARCH 2023; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OF WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

\_\_\_\_\_  
DEJAN KNEZEVIC, RLS #57279

04/04/23  
DATE

### MILLER LAND SURVEYING

131 SOUTH 20TH STREET  
PHOENIX, AZ 85034-2512  
TEL 602.243.7193  
FAX 602.712.1969



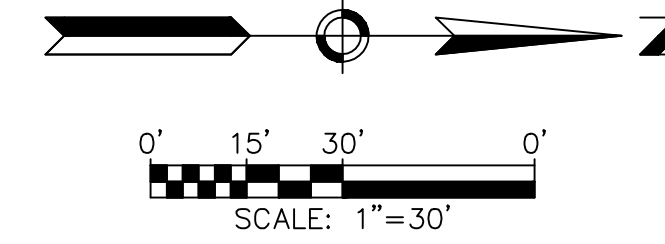
DATE | 04/04/2023  
REVISION | 0  
DRAWN | DK/GP  
CHECKED | HC  
PROJECT # | 23032PLAT

SHEET NUMBER

1 OF 2

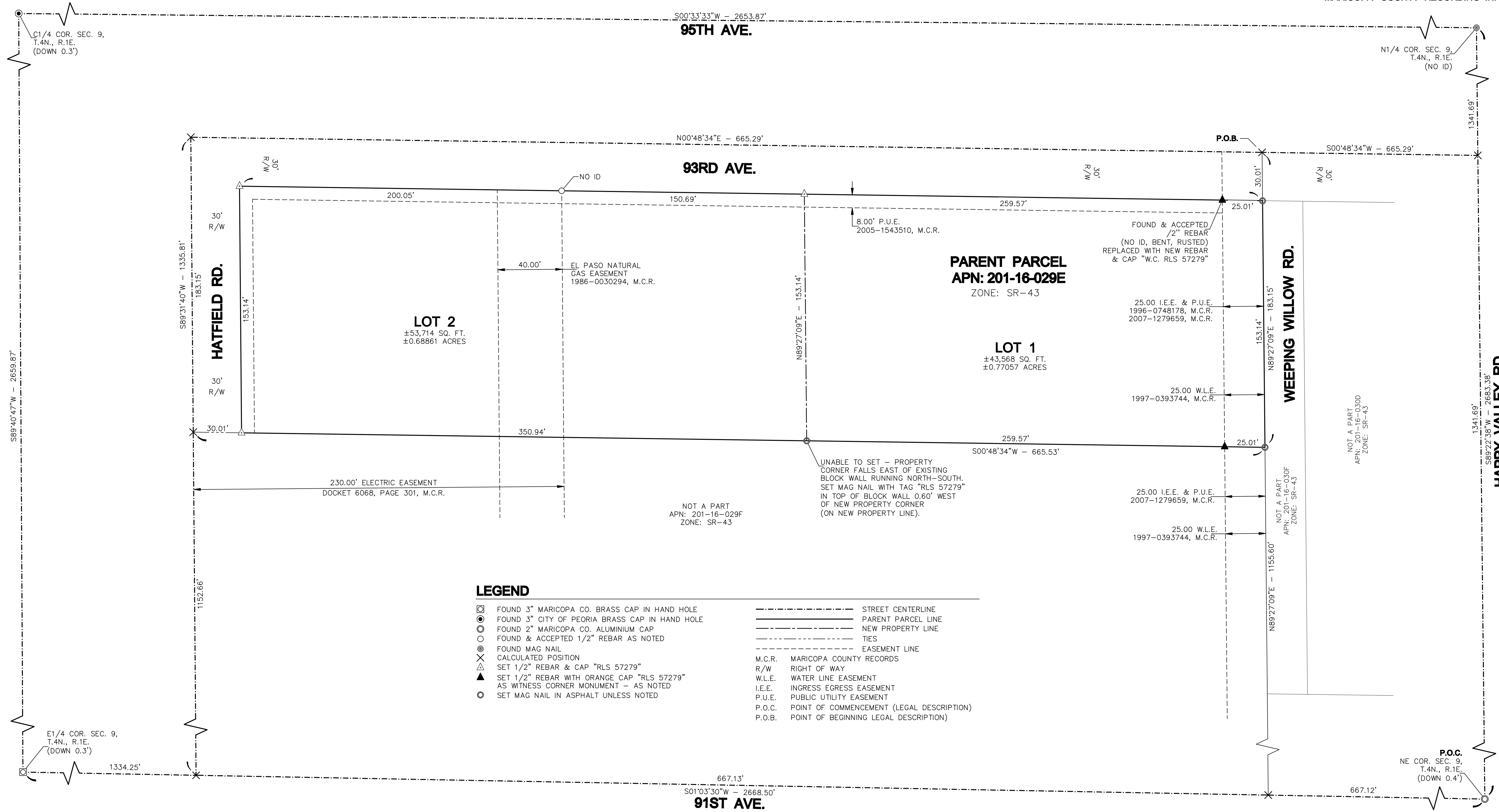
# FINAL PLAT OF PEORIA SHIRES

A REPLAT OF APN: 201-16-029E  
A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 EAST  
OF THE GILA AND SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA



MARICOPA COUNTY RECORDING INFORMATION

AREA TABLE
LOT 1 = ±43,569 SQ. FT. / ±1.00021 ACRES
LOT 2 = ±53,713 SQ. FT. / ±1.23308 ACRES
TOTAL = ±97,282 SQ. FT. / ±2.23329 ACRES



### LEGEND

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>⊠ FOUND 3" MARICOPA CO. BRASS CAP IN HAND HOLE</li> <li>⊙ FOUND 3" CITY OF PEORIA BRASS CAP IN HAND HOLE</li> <li>⊚ FOUND 2" MARICOPA CO. ALUMINIUM CAP</li> <li>○ FOUND &amp; ACCEPTED 1/2" REBAR AS NOTED</li> <li>⊙ FOUND MAG NAIL</li> <li>⊗ CALCULATED POSITION</li> <li>△ SET 1/2" REBAR &amp; CAP "RLS 57279"</li> <li>▲ SET 1/2" REBAR WITH ORANGE CAP "RLS 57279" AS WITNESS CORNER MONUMENT - AS NOTED</li> <li>○ SET MAG NAIL IN ASPHALT UNLESS NOTED</li> </ul> | <ul style="list-style-type: none"> <li>— STREET CENTERLINE</li> <li>— PARENT PARCEL LINE</li> <li>— NEW PROPERTY LINE</li> <li>--- TIES</li> <li>--- EASEMENT LINE</li> <li>M.C.R. MARICOPA COUNTY RECORDS</li> <li>R/W RIGHT OF WAY</li> <li>W.L.E. WATER LINE EASEMENT</li> <li>I.E.E. INGRESS EGRESS EASEMENT</li> <li>P.U.E. PUBLIC UTILITY EASEMENT</li> <li>P.O.C. POINT OF COMMENCEMENT (LEGAL DESCRIPTION)</li> <li>P.O.B. POINT OF BEGINNING LEGAL DESCRIPTION</li> </ul> |
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### MILLER LAND SURVEYING

131 SOUTH 20TH STREET  
PHOENIX, AZ 85034-2512  
TEL 602.243.7193  
FAX 602.712.1969



DATE 10/04/2023  
REVISION 10  
DRAWN 1 DK/GP  
CHECKED 1 HC  
PROJECT # 123032PLAT

SHEET NUMBER

**2 OF 2**

**NOT FOR RECORDING**