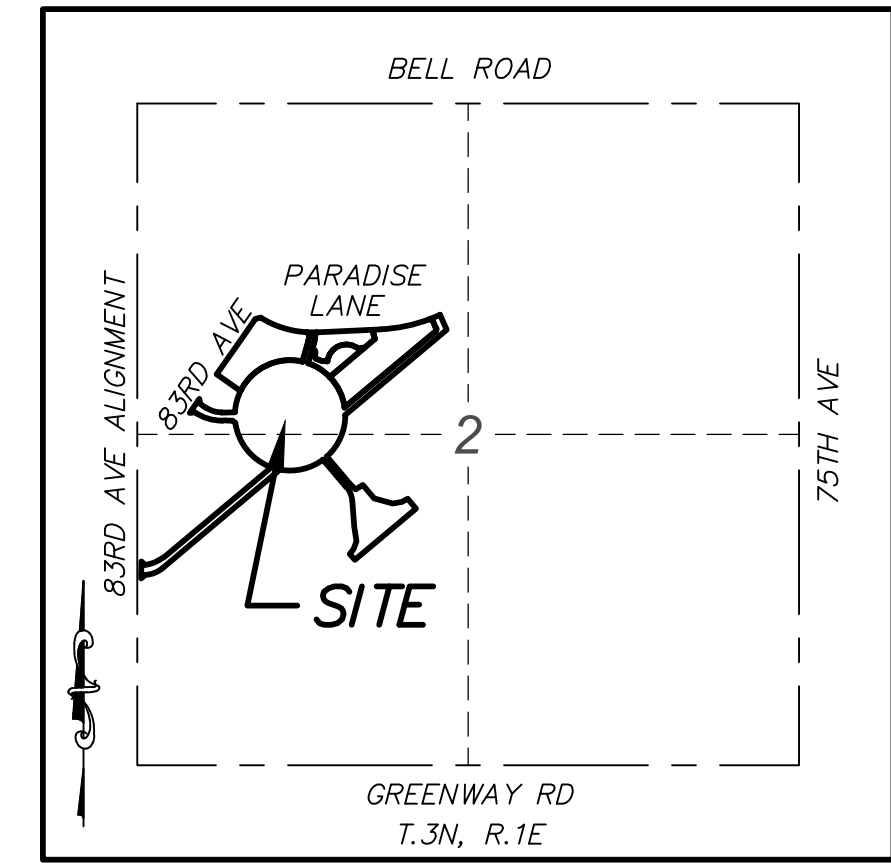


REPLAT OF PEORIA SPORTS COMPLEX

A REPLAT OF LOTS 1, 4 AND 5 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 THIS FINAL PLAT FOR "PEORIA SPORT COMPLEX" A REPLAT OF LOTS 1, 4 AND 5 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, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT. AND 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.

EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN. ALL NOTATIONS AND DEDICATION STATED ON OR WITHIN THE RECORDED PLAT OF "PEORIA SPORTS COMPLEX" (BOOK 1625, PAGE 10, M.C.R.) SHALL REMAIN IN FULL FORCE AND EFFECT WITH THE RECDORATION OF THIS RE-PLAT.

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. "EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN. ALL NOTATIONS AND DEDICATION STATED ON OR WITHIN THE RECORDED PLAT OF "PEORIA SPORTS COMPLEX" (BOOK 1625, PAGE 10, M.C.R.) SHALL REMAIN IN FULL FORCE AND EFFECT WITH THE RECDORATION OF THIS RE-PLAT"

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 OWNERS 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 OWNERS 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.

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.
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 PROPERTY OWNERS ASSOCIATION FORMED UNDER THAT CERTAIN DEVELOPMENT AGREEMENT RECORDED AS DOCUMENT NO. 2021-0482279, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA AS AMENDED.
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 SUBDIVISION 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 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.
10. PURSANT TO THAT CERTAIN DEVELOPMENT AGREEMENT RECORDED AS DOCUMENT NO. 2021-0482279, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA AS AMENDED, THE DEVELOPER BY WAY OF A PROPERTY OWNERS ASSOCIATION COMPOSED OF ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED BY WAY OF A DECLARATION SETTING FORTH CONDITIONS, COVENANTS AND RESTRICTIONS (THE "CC&RS"), AND SHALL HAVE THE RESPONSIBILITY FOR CONSTRUCTING AND MAINTAINING ALL IMPROVEMENTS REQUIRED PER RECORDED DEVELOPMENT AGREEMENT.

LEGAL DESCRIPTION

LOTS 1, 4 AND 5 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.

LEGEND

MONUMENT LINE	---
BOUNDARY ADJOINER LINE	---
BOUNDARY LINE	---
SECTION LINE	---
EASEMENT LINE	---
R/W	RIGHT OF WAY
S.P.U.D.R.	STREETS, PARKS, UTILITIES AND DRAINAGE
P.U.E.	PUBLIC UTILITY EASEMENT
L.E.	LANDSCAPE EASEMENT

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	986,618	22.650
2	214,897	4.933
3	70,418	1.617
4	55,094	1.265
5	229,448	5.267

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:

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 _____, 2023.

APPROVED BY: _____ DATE _____
MAYOR

ATTESTED BY: _____ DATE _____
CLERK

APPROVED BY: _____ DATE _____
CITY ENGINEER

CERTIFICATION

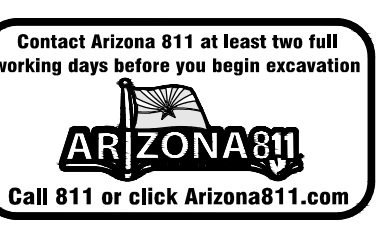
THIS IS TO CERTIFY THAT THE SURVEY AND PLAT OF THE PREMISES DESCRIBED HEREON WERE MADE UNDER MY DIRECTION AND THIS PLAT IS CORRECT AND ACCURATE AND THE FOUND MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RE-TRACED.

BY: _____ 10-18-23
JARED HANSMANN, RLS #60697
JHANSMANN@RICKENGINEERING.COM

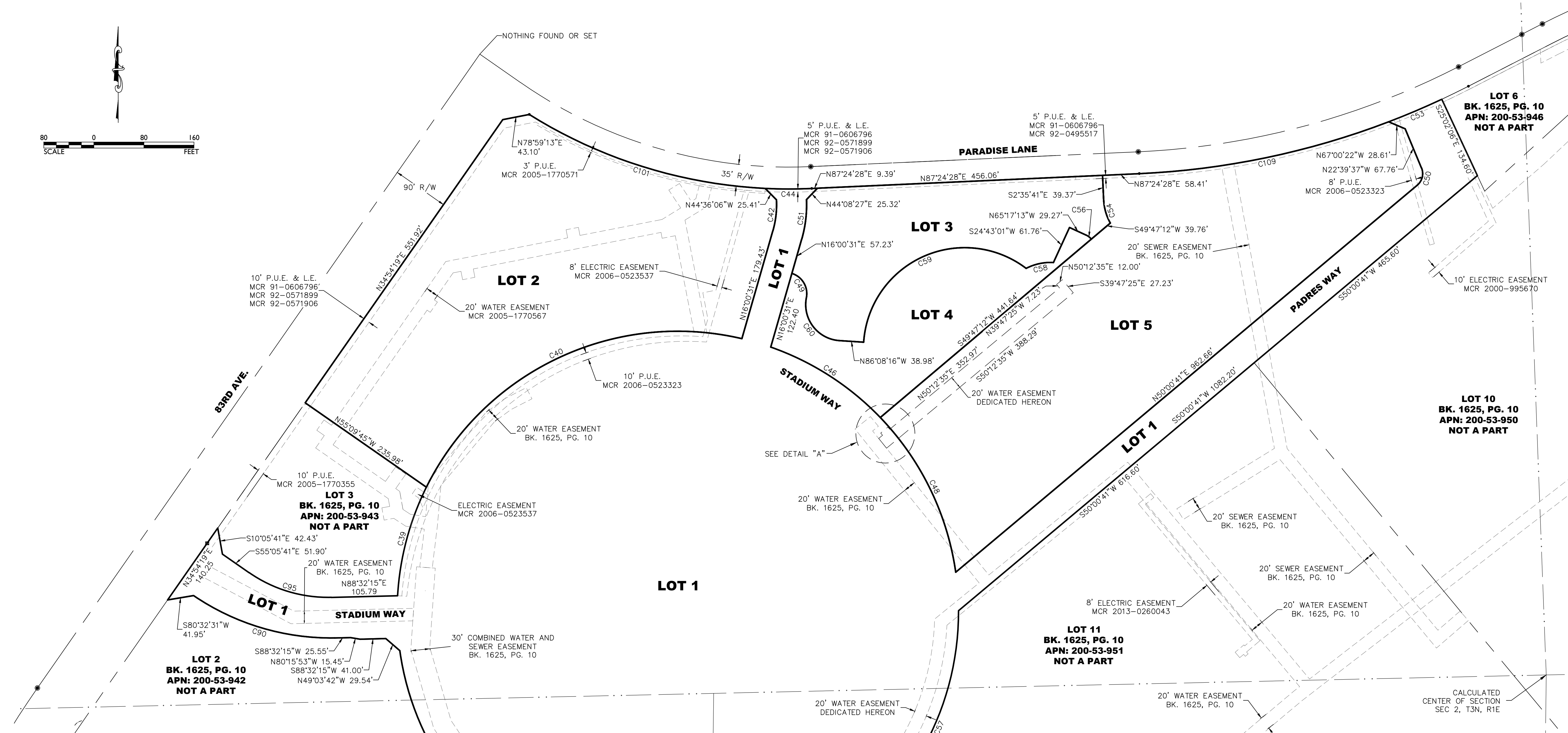
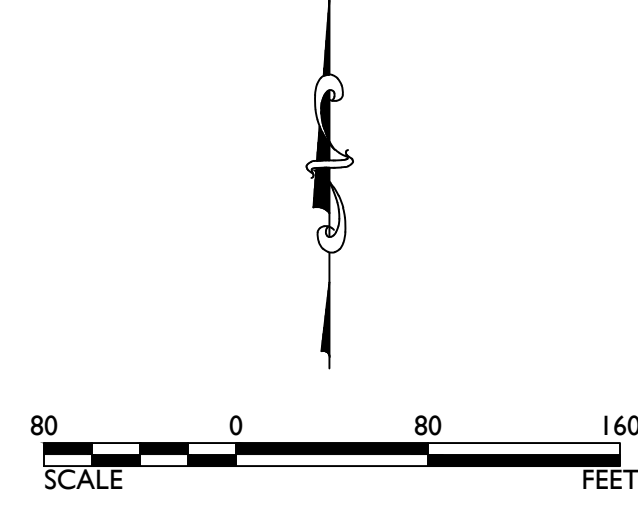


RICK ENGINEERING COMPANY
 2401 W. PEORIA AVE., SUITE #130
 PHOENIX, AZ 85029
 602.957.3350
 rickengineering.com
 San Diego - Riverside - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver
 DRAWN BY: _____ DSR / SCALE: _____ NTS
 CHECKED BY: _____ JH / DATE: 10/18/2023

FINAL PLAT
PEORIA SPORTS COMPLEX
PEORIA, ARIZONA



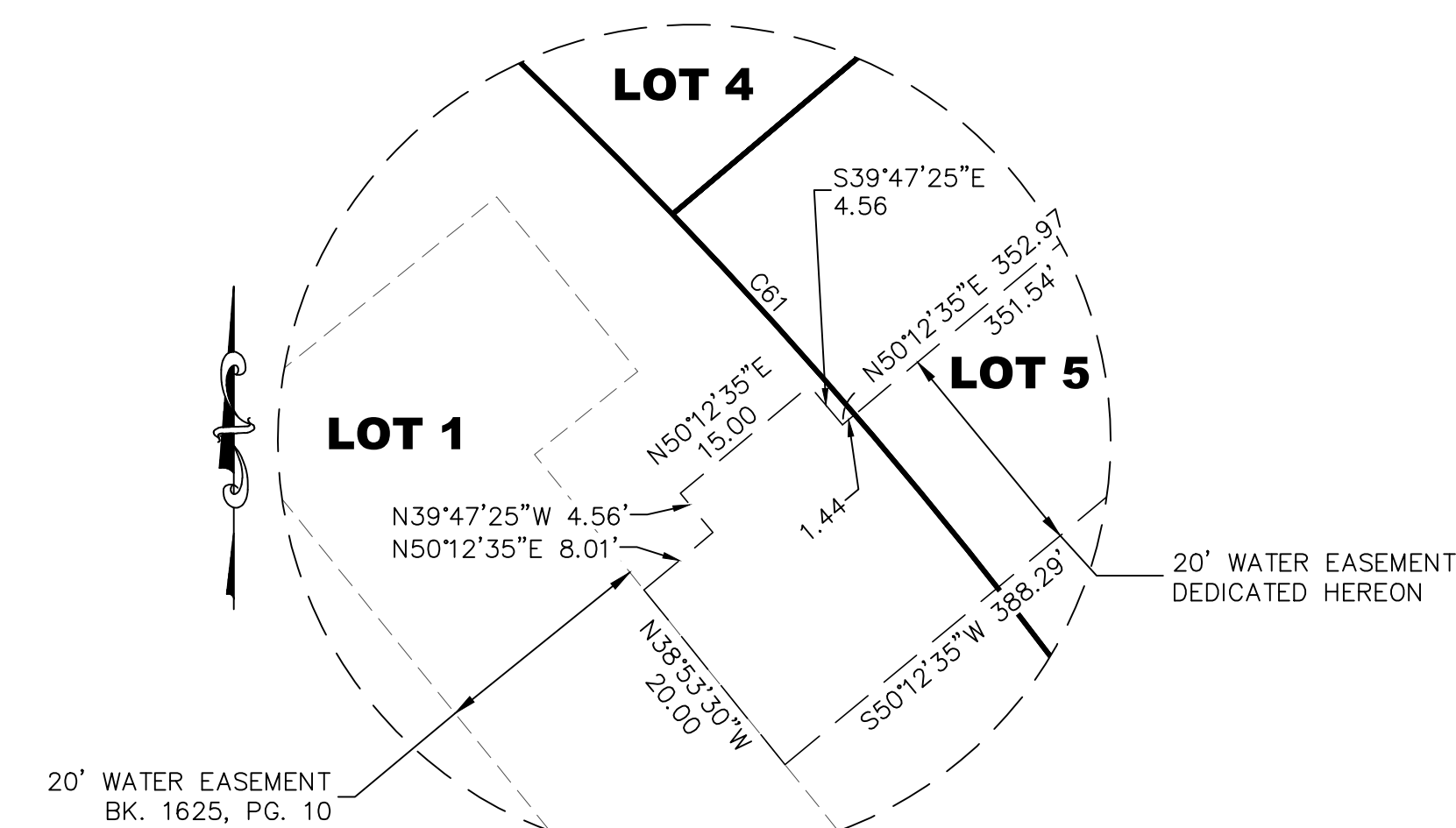
R230106



MATCH SHEET 3

CURVE	DELTA	RADIUS	LENGTH	CHORD
C39	23°05'25"	448.60'	180.79'	N14°51'19"E 179.57'
C40	76°47'27"	448.60'	601.24'	N64°47'45"E 557.24'
C42	19°04'42"	150.80'	50.21'	N6°28'10"E 49.98'
C44	5°24'50"	784.89'	74.16'	S89°53'07"E 74.14'
C46	26°49'41"	448.60'	210.05'	N57°15'40"W 208.14'
C48	35°42'36"	448.60'	279.59'	S25°59'32"E 275.09'
C49	83°34'15"	33.87'	49.40'	N30°54'20"W 45.14'
C50	72°40'18"	24.00'	30.44'	N13°40'32"E 28.44'
C51	18°23'33"	198.80'	63.82'	N6°48'45"E 63.54'
C53	4°07'35"	1280.00'	92.19'	N67°01'57"E 92.17'
C54	26°48'27"	83.00'	38.83'	S15°59'55"E 38.48'
C56	26°44'42"	22.50'	10.50'	N51°54'52"W 10.41'
C57	48°21'24"	448.60'	378.61'	S23°55'13"W 367.47'

CURVE	DELTA	RADIUS	LENGTH	CHORD
C58	30°13'45"	85.56'	45.14'	S77°52'24"W 44.62'
C59	123°24'51"	161.91'	348.75'	S65°34'09"W 285.13'
C60	97°09'23"	57.60'	97.68'	N37°33'35"W 86.39'
C61	3°05'04"	448.60'	24.15'	S42°18'17"E 24.15'
C72	35°43'06"	200.00'	124.68'	N22°39'01"W 122.67'
C74	47°09'48"	448.60'	369.27'	S76°47'31"W 358.93'
C77	38°20'11"	229.84'	153.79'	S69°09'27"W 150.94'
C81	25°15'47"	260.62'	114.91'	N71°50'40"E 113.99'
C85	59°46'32"	448.60'	468.01'	N37°49'33"W 447.08'
C90	35°05'14"	390.75'	239.29'	N73°17'23"W 235.57'
C95	36°22'04"	220.00'	139.64'	S73°16'43"E 137.31'
C101	29°09'18"	784.89'	399.39'	S72°36'03"E 395.10'
C109	18°18'44"	1280.00'	409.10'	N78°15'06"E 407.36'



DETAIL "A"
NOT TO SCALE

NO.	BY	DATE	REVISION



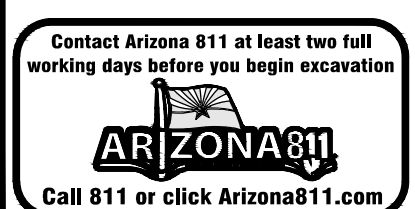
2401 W. PEORIA AVE., SUITE #130
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RICK
ENGINEERING COMPANY

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

DRAWN BY: JH
CHECKED BY: JH
DATE: 10/18/2023

FINAL PLAT
PEORIA SPORTS COMPLEX
PEORIA, ARIZONA

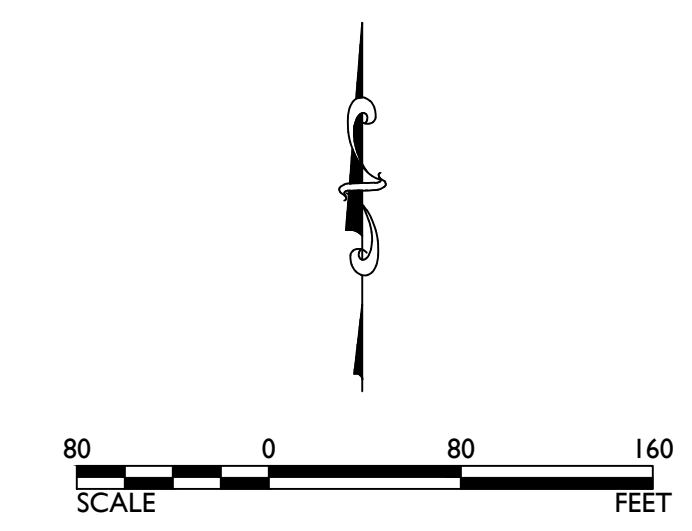


PROJECT NO. P5171
SHEET NO. 2 OF 3

R230106

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C39	23°05'25"	448.60'	180.79'	N14°51'19"E 179.57'
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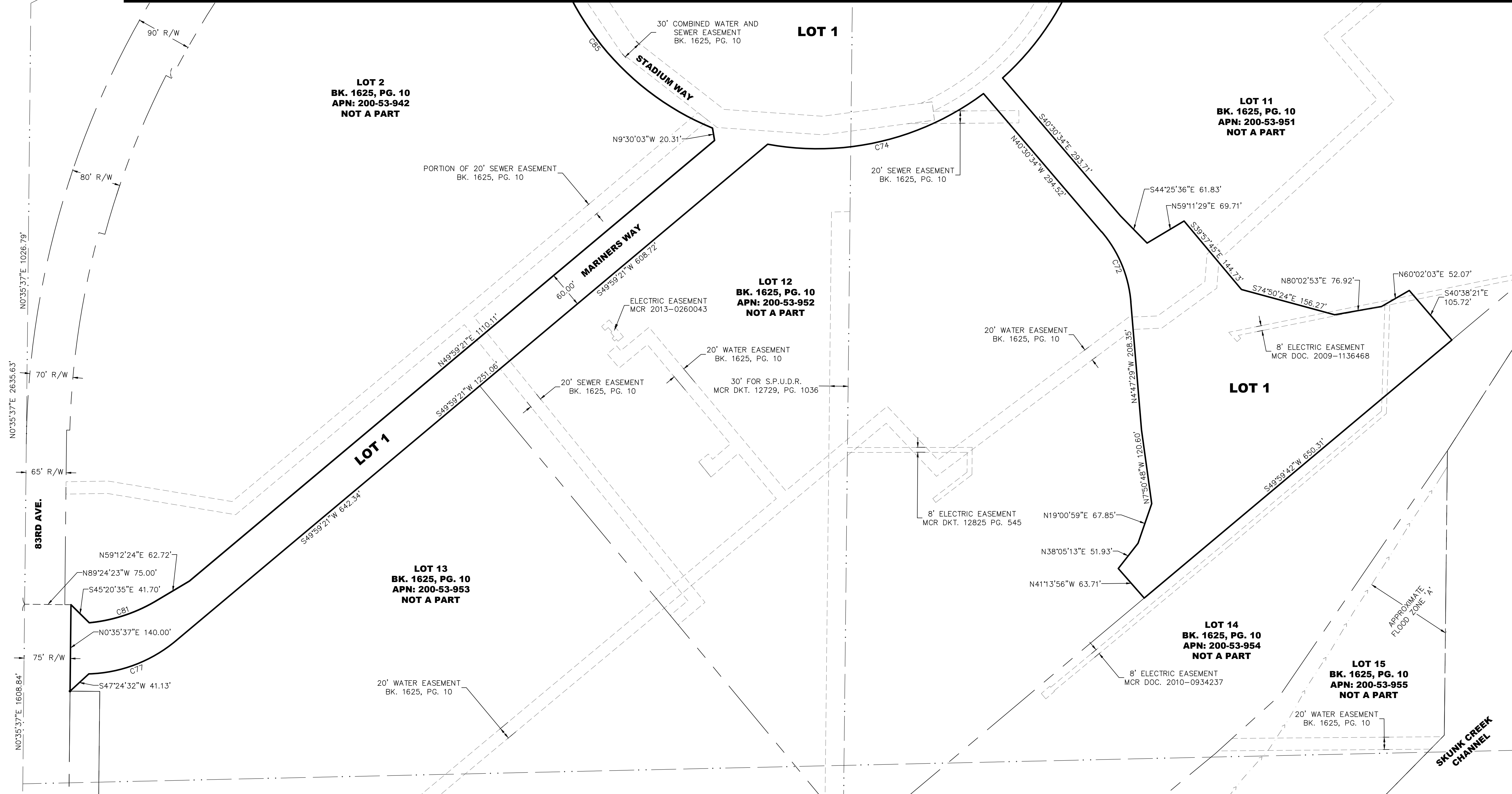
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C109	18°18'44"	1280.00'	409.10'	N78°15'06"E 407.36'



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



83RD AVE.
 NO°35'37"E 2635.63'
 NO°35'37"E 1026.79'
 70' R/W
 65' R/W
 75' R/W
 NO°35'37"E 1608.84'

R230106



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 DRAWN BY: DSR | SCALE: 1"=80'
 CHECKED BY: JH | DATE: 10/18/2023

FINAL PLAT
PEORIA SPORTS COMPLEX
PEORIA, ARIZONA



PROJECT NO. **P5171**
 SHEET NO. **3 OF 3**