

# "RE-PLAT OF LOT 10 AND TRACT A"

OF

LOT 10 AND TRACT A, SUNRISE UNIT FOUR PHASE TWO ACCORDING TO THE PLAT OF RECORD IN BOOK 210 OF MAPS, PAGE 25, RECORDS OF MARICOPA COUNTY, ARIZONA AND BEING SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

## BASIS OF BEARINGS

NORTH 00°04'56" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA PER 2ND AMENDED RECORD OF SURVEY PLSS SUBDIVISION AS RECORDED IN BOOK 1023 OF MAPS, PAGE 15, RECORDS OF MARICOPA COUNTY, ARIZONA.

## LEGAL DESCRIPTION

LOT 10 AND TRACT A, SUNRISE UNIT FOUR PHASE TWO ACCORDING TO THE PLAT OF RECORD IN BOOK 210 OF MAPS, PAGE 25, RECORDS OF MARICOPA COUNTY, ARIZONA AND BEING SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 15;

THENCE NORTH 00°04'56" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 1583.08 FEET;

THENCE NORTH 89°55'04" EAST, A DISTANCE OF 33.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10, SUNRISE UNIT FOUR PHASE TWO AND THE POINT OF BEGINNING;

THENCE NORTH 00°04'56" WEST ALONG THE WEST LINE OF SAID LOT 10 AND TRACT A, SUNRISE UNIT FOUR PHASE TWO, A DISTANCE OF 270.02 FEET TO THE NORTHWEST CORNER OF SAID TRACT A, SUNRISE UNIT FOUR PHASE TWO;

THENCE SOUTH 89°28'54" EAST ALONG THE NORTH LINE OF SAID TRACT A, SUNRISE UNIT FOUR PHASE TWO, A DISTANCE OF 150.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT A, SUNRISE UNIT FOUR PHASE TWO;

THENCE SOUTH 00°31'06" WEST ALONG THE EAST LINE OF SAID TRACT A AND LOT 10, SUNRISE UNIT FOUR PHASE TWO, A DISTANCE OF 227.24 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 45.00 FEET, AND WHOSE CENTER BEARS SOUTH 18°38'58" WEST;

THENCE SOUTHWESTERLY ALONG ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 108°07'52" AND AN ARC LENGTH OF 84.93 FEET TO A POINT OF TANGENCY ON THE SOUTH LINE OF SAID LOT 10, SUNRISE UNIT FOUR PHASE TWO;

THENCE NORTH 89°28'54" WEST ALONG THE SOUTH LINE OF SAID LOT 10, SUNRISE UNIT FOUR PHASE TWO, A DISTANCE OF 88.17 FEET TO THE POINT OF BEGINNING.

## FINAL PLAT NOTES

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.

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.

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.

THIS SUBDIVISION IS LOCATED WITHIN THE SUNRISE WATER CO. SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.

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

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

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

## FLOOD ZONE INFORMATION

THIS PARCEL IS LOCATED WITHIN ZONE X DELINEATED ON THE MARICOPA COUNTY, ARIZONA AND INCORPORATED FLOOD INSURANCE RATE MAP/FLOOD HAZARD BOUNDARY MAP PANEL NO. CH031213R, DATED OCTOBER 16, 2013, AND PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE X IS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE (1) FOOT OR WITH DRAINAGE AREAS LESS THAN ONE (1) SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

## SCHEDULE B ITEMS

AN EASEMENT FOR ELECTRICAL PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED IN DOCKET 13594, PAGE 140, MCR.

QUIT CLAIM DEED RECORDED IN DOCUMENT NO. 2011-1077878, MCR.

QUIT CLAIM DEED RECORDED IN DOCUMENT NO. 2011-1077878, MCR.

SUNRISE UNIT FOUR PHASE TWO AS RECORDED IN BOOK 210 OF MAPS, PAGE 25, MCR.

## LEGEND

|     |                          |
|-----|--------------------------|
| APN | ASSESSOR'S PARCEL NUMBER |
| MCR | MARICOPA COUNTY RECORDER |
| PUE | PUBLIC UTILITY EASEMENT  |
| R/W | RIGHT OF WAY             |
| ○   | SURVEY MONUMENT          |
| ●   | PROPERTY BOUNDARY CORNER |
| --- | PROPERTY LINE            |
| --- | EASEMENT LINE            |
| --- | STREET CENTERLINE        |
| --- | ADJACENT LOT OR R/W      |

## LOT 1 AREA

37,908 S.F.  
=0.870 Acres

## CURVE DATA

| CURVE | RADIUS | LENGTH | DELTA      |
|-------|--------|--------|------------|
| CT    | 45.00' | 84.93' | 108°07'52" |

## LINE DATA

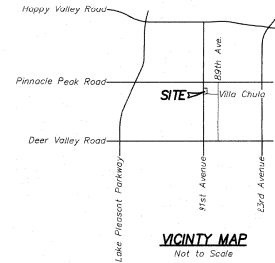
| LINE | BEARING     | LENGTH |
|------|-------------|--------|
| L1   | N89°28'54"W | 88.17' |

## SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND THE FINAL PLAT OF THE PREMISES DESCRIBED AND MAPPED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER, 2023 AND THAT THIS MAP IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED IN IT HAVE BEEN LOCATED, AS SHOWN HEREON.

SIGNATURE

DATE



## OWNER

SUNRISE WATER CO., AN ARIZONA CORPORATION  
9098 WEST PINNACLE PEAK ROAD  
PEORIA, ARIZONA 85383  
PRESIDENT: STEVEN CAMPBELL

## SURVEYOR

KEOGH ENGINEERING, INC.  
850 NORTH 137TH AVENUE #110  
GOODYEAR, ARIZONA 85338  
PHONE: 623-535-7260  
EMAIL: KEOGH@KEOGHENGINEERING.COM  
CONTACT: DENNIS KEOGH

## DEDICATION

STATE OF ARIZONA  
COUNTY OF MARICOPA } S.S.

SUNRISE WATER CO., AN ARIZONA CORPORATION, AS OWNER, DOES HEREBY PUBLISH "RE-PLAT OF LOT 10 AND TRACT A", SUNRISE UNIT FOUR PHASE TWO ACCORDING TO THE PLAT OF RECORD IN BOOK 210 OF MAPS, PAGE 25, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, 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, THE PLAT OF SAID "REPLAT" 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 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.

ALL NOTATIONS AND DEDICATIONS STATED ON OR WITHIN THE RECORDED PLAT OF "SUNRISE UNIT FOUR PHASE TWO" (BOOK 210 OF MAPS, PAGE 25) SHALL REMAIN IN FULL FORCE AND EFFECT WITH THE RECDICATION OF THIS RE-PLAT.

IN WITNESS WHEREOF:

STEVEN CAMPBELL, AS PRESIDENT OF SUNRISE WATER CO., AN ARIZONA CORPORATION, HAS HERETO CAUSED HIS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY HIS SIGNATURE AS OWNER.

STEVEN CAMPBELL

## ACKNOWLEDGEMENT

STATE OF ARIZONA  
COUNTY OF MARICOPA } S.S.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME THE UNDERSIGNED OFFICER PERSONALLY APPEARED STEVEN CAMPBELL WHO ACKNOWLEDGED HIMSELF TO BE THE OWNER OF THE DESCRIBED PROPERTY HEREON, AND BEING AUTHORIZED SO TO DO, TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREON CONTAINED IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

## APPROVALS

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF PEORIA, ARIZONA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

APPROVED BY: \_\_\_\_\_ MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY: \_\_\_\_\_ FOR CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

## "REPLAT OF LOT 10 AND TRACT A"

**Keogh Engineering, Inc.**  
850 N. 137th Ave. #110, Goodyear, AZ 85338  
Phone: 623-535-7260  
Email: info@keogheing.com

R230130

SHEET 1 OF 1

JOB NO. 22540

MAP NO. E-22540