

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS: TRADER JOE'S COMPANY, A CALIFORNIA CORPORATION (LOT 1) AND 101 & BELL DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY (LOT 2), AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF "PROJECT NEMO", A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, 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 THE PLAT OF "PROJECT NEMO", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER GIVEN EACH RESPECTIVELY ON SAID PLAT.

OWNERS HEREBY DEDICATE TO THE CITY OF PEORIA, AN ARIZONA MUNICIPAL CORPORATION, IN MARICOPA COUNTY, ARIZONA, THAT PORTION OF THE PROPERTY WITHIN 75TH AVENUE RIGHTS-OF-WAY DESIGNATED HEREON, FOR USE AS (A) PUBLIC STREETS, AND (B) ANY AND ALL PUBLIC SEWER, WATER, GAS, ELECTRIC AND ANY OTHER UTILITY SERVICES. ALL LANDSCAPING WITHIN THE STREET RIGHTS-OF-WAY OF 75TH AVENUE SHALL BE MAINTAINED BY THE OWNER OF THE ADJACENT PARCEL, THEIR SUCCESSORS AND ASSIGNS. OWNERS HEREBY WARRANT TO THE CITY THE TITLE TO SAID PORTION OF THE PROPERTY WITHIN THE 75TH AVENUE RIGHTS-OF-WAY, AGAINST THE CLAIMS OF ALL PERSONS WHOMSOEVER.

THE OWNERS DO HEREBY GRANT AND CONVEY TO EACH OTHER, FOR THE BENEFIT OF THE OWNERS AND THEIR RESPECTIVE AGENTS, EMPLOYEES, LICENSEES, INVITEES AND THE TENANTS AND OCCUPANTS OF EACH LOT FROM TIME TO TIME, A PRIVATE, NON-EXCLUSIVE, PERMANENT AND PERPETUAL CROSS ACCESS EASEMENT FOR PURPOSES OF PROVIDING VEHICULAR AND PEDESTRIAN ACCESS (BUT NOT PARKING) OVER, ACROSS AND THROUGH, AND OTHER RELATED USE OF, THE EASEMENT AREA. SUCH PRIVATE CROSS ACCESS EASEMENT SHALL RUN WITH THE LAND.

IN THE EVENT THE RIGHTS, PRIVILEGES AND EASEMENTS HEREIN GRANTED SHALL BE ABANDONED AND PERMANENTLY CEASE TO BE USED FOR THE PURPOSES HEREIN GRANTED, ALL RIGHTS HEREIN GRANTED SHALL CEASE AND REVERT TO THE GRANTORS, THEIR SUCCESSORS OR ASSIGNS.

GRANTORS DO 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 WATER LINES OVER, UNDER, AND ACROSS THE PUBLIC WATER EASEMENT AS SHOWN HEREON, TO HAVE AND TO HOLD SAID EASEMENT UNTO SAID CITY OF PEORIA AND UNTO ITS SUCCESSORS AND ASSIGNS FOREVER, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO PERMIT THE CONSTRUCTION, OPERATION, MAINTENANCE, AND REPLACEMENT OF A PUBLIC WATER LINE. SUBJECT TO NOTES 1, 2, 3 AND 4. GRANTORS HEREBY COVENANT THAT THEY ARE LAWFULLY SEIZED AND POSSESSED ON THIS AFOREMENTIONED PROPERTY; THAT THEY HAVE A GOOD AND LAWFUL RIGHT TO CONVEY IT; AND THAT THEY WILL WARRANT THE TITLE AND QUIET POSSESSION THERETO AGAINST THE LAWFUL CLAIMS OF ALL PERSONS.

- NOTES:
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 DESCRIBED 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 PROMPTLY RESTORE PAVEMENT SURFACES.
4. GRANTOR, ITS SUCCESSORS OR ASSIGNS AT ITS SOLE COST, SHALL BE RESPONSIBLE FOR PROMPTLY REPLACING ANY LANDSCAPING OR IMPROVEMENT(S) PLACED IN THE EASEMENT BY GRANTOR OR ITS SUCCESSORS OR ASSIGNS.

PUBLIC UTILITY EASEMENTS (PUE) ARE DEDICATED TO THE CITY OF PEORIA FOR USE AS SUCH. THE MAINTENANCE OF LANDSCAPING WITHIN THE RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE FRONTING PROPERTY OWNERS.

PUBLIC SIDEWALK EASEMENTS (PSE) ARE DEDICATED TO THE CITY OF PEORIA FOR USE AS SUCH.

THE 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 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 OWNERS OR ASSOCIATION IS IN EXISTENCE, IT WILL BE RESPONSIBLE FOR PROVIDING ALL REQUIRED MAINTENANCE OF SUCH FACILITIES REGARDLESS OF THE DEDICATION OF THE EASEMENT.

THE STORMWATER RETENTION VOLUMES REQUIRED BY CITY OF PEORIA ENGINEERING DESIGN STANDARDS FOR THE SHARED ACCESS ROAD TO BE CONSTRUCTED WITHIN THE PRIVATE CROSS ACCESS EASEMENT GRANTED HEREON HAVE BEEN MET BY UTILIZING TEMPORARY RETENTION BASINS CONTAINED WITHIN TEMPORARY RETENTION EASEMENTS SHOWN HEREIN. TEMPORARY RETENTION VOLUME CANNOT BE ALTERED OR CHANGED UNTIL SUCH TIME THAT THE VOLUME IS ACCOUNTED FOR IN A PERMANENT RETENTION SOLUTION. MAINTENANCE OF THE AREAS WITHIN THE TEMPORARY RETENTION EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER UNTIL SUCH TIME THAT THE VOLUME IS ACCOUNTED FOR IN A PERMANENT RETENTION SOLUTION.

IN WITNESS WHEREOF: TRADER JOE'S COMPANY, A CALIFORNIA CORPORATION (LOT 1), AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF THE UNDERSIGNED OFFICER OF TRADER JOE'S COMPANY, A CALIFORNIA CORPORATION, THEREUNTO DULY AUTHORIZED THIS ____DAY OF _____, 20____.

TRADER JOE'S COMPANY, A CALIFORNIA CORPORATION (LOT 1)

BY: _____

ITS: _____

IN WITNESS WHEREOF: 101 & BELL DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY (LOT 2), AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF THE UNDERSIGNED OFFICER OF 101 & BELL DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THEREUNTO DULY AUTHORIZED THIS ____DAY OF _____, 20____.

101 & BELL DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY (LOT 2)

BY: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } SS

BEFORE ME THIS ____ DAY OF _____, 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO HAS ACKNOWLEDGED TO BE MANAGER OF TRADER JOE'S COMPANY, A CALIFORNIA CORPORATION (LOT 1) PLATTED HEREON AND ACKNOWLEDGE THAT _____ AS _____ EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC _____ EXPIRES _____

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } SS

BEFORE ME THIS ____ DAY OF _____, 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO HAS ACKNOWLEDGED TO BE MANAGER OF 101 & BELL DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY (LOT 2) PLATTED HEREON AND ACKNOWLEDGE THAT _____ AS _____ EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC _____ EXPIRES _____

FINAL PLAT
PROJECT NEMO

A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

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 OWNERS.
4. 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.
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. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.
7. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.
8. 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 LOT 1.
9. THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A DESIGNATED TRUCK ROUTE. OLIVE AVENUE IS DESIGNATED AS A TRUCK ROUTE BY THE CITY OF PEORIA.
10. THIS SUBDIVISION IS SUBJECT TO THE AGREEMENTS AND EASEMENTS ACCORDING TO DOCUMENT NUMBER 2022-0200382, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARENT PARCEL LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; AND ALSO THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3" MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HANDHOLE MARKING THE EAST QUARTER CORNER OF SAID SECTION 35, FROM WHICH AN ARIZONA DEPARTMENT OF TRANSPORTATION BRASS CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 35 BEARS NORTH 00 DEGREES 17 MINUTES 32 SECONDS EAST, A DISTANCE OF 2634.20 FEET;

THENCE NORTH 00 DEGREES 17 MINUTES 32 SECONDS EAST, A DISTANCE OF 1024.78 FEET;

THENCE DEPARTING SAID EAST LINE NORTH 89 DEGREES 42 MINUTES 28 SECONDS WEST, A DISTANCE OF 77.08 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 75TH AVENUE ACCORDING TO DOCUMENT 1998-005222 OF MARICOPA COUNTY RECORDS ALSO BEING THE POINT OF BEGINNING, SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 89 DEGREES 37 MINUTES 59 SECONDS EAST, A RADIAL DISTANCE OF 23,020.88 FEET AND HAVING A CHORD BEARING OF SOUTH 00 DEGREES 19 MINUTES 52 SECONDS WEST, AND A DISTANCE OF 28.96 FEET;

THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00 DEGREES 04 MINUTES 19 SECONDS, A DISTANCE OF 28.96 FEET;

THENCE SOUTH 00 DEGREES 17 MINUTES 32 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 998.14 FEET;

THENCE SOUTH 88 DEGREES 34 MINUTES 04 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 35, A DISTANCE OF 1252.82 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 35;

THENCE CONTINUING SOUTH 88 DEGREES 34 MINUTES 04 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 35, A DISTANCE OF 20.91 FEET;

THENCE NORTH 45 DEGREES 12 MINUTES 58 SECONDS EAST, A DISTANCE OF 29.35 FEET;

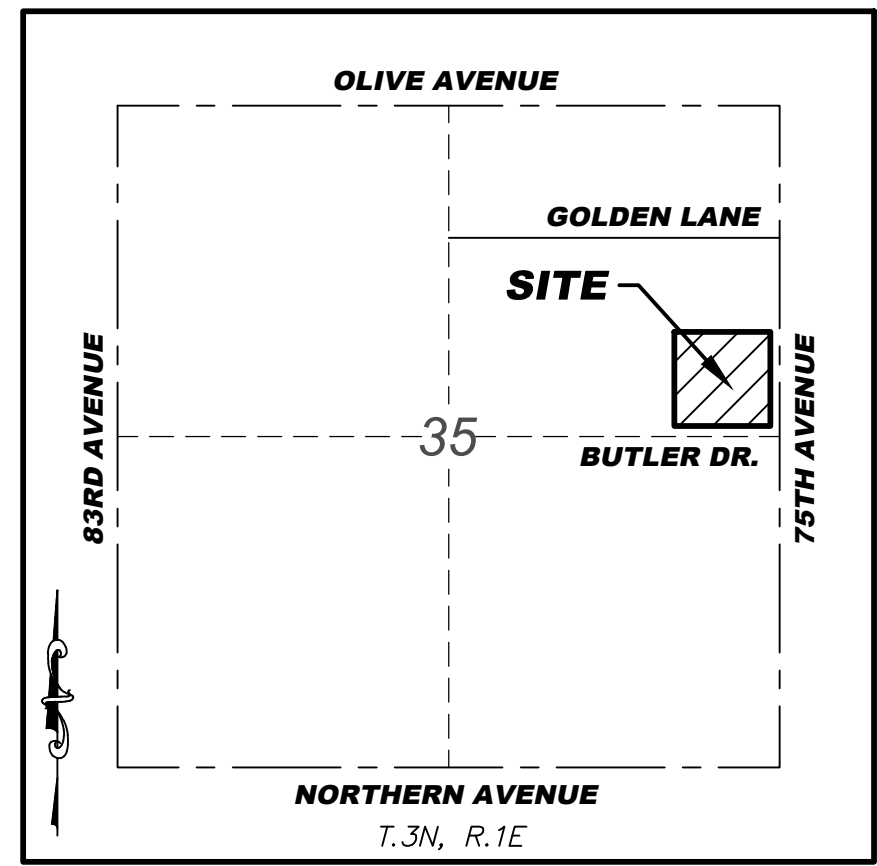
THENCE NORTH 00 DEGREES 05 MINUTES 15 SECONDS EAST, A DISTANCE OF 602.87 FEET;

THENCE NORTH 00 DEGREES 04 MINUTES 00 SECONDS EAST, A DISTANCE OF 446.58 FEET;

THENCE SOUTH 89 DEGREES 29 MINUTES 21 SECONDS EAST, A DISTANCE OF 1256.38 FEET TO THE POINT OF BEGINNING.

Table with 4 columns: LOT, AREA (SF), AREA (AC), NET. Rows for lots 1 and 2.

Table with 3 columns: STREET, AREA (SF), AREA (AC). Row for R/W 75TH AVENUE.



VICINITY MAP
N.T.S.

SURVEYOR

RICK ENGINEERING COMPANY
2401 W. PEORIA AVENUE, SUITE 130
PHOENIX, ARIZONA 85029
PHONE: (602) 957-3350
CONTACT: JARED HANSMANN
JHANSMANN@RICKENGINEERING.COM

CIVIL ENGINEER

RICK ENGINEERING COMPANY
2401 W. PEORIA AVENUE, SUITE 130
PHOENIX, ARIZONA 85029
PHONE: (602) 957-3350
CONTACT: JEFF HUNT, PE
JHUNT@RICKENGINEERING.COM

OWNER/DEVELOPER

LOT 1
TRADER JOE'S COMPANY, A CALIFORNIA CORPORATION
800 S. SHAMROCK AVENUE
MONROVIA, CALIFORNIA 91016
CONTACT: ROBERT CAMARENA
PH: (626) 599-3700
RCAMARENA@TRADERJOES.COM

LOT 2
101 & BELL DEVELOPMENT PARTNERS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
2525 E. CAMELBACK RD., SUITE 880
PHOENIX, ARIZONA 85016
PH: (602) 732-4210
CONTACT: JOEL WAGE
JOEL.WAGE@VANTRUSTRE.COM

REFERENCE DOCUMENTS

DEED 2016-0206092
RECORD OF SURVEY BOOK 1580 PAGE 2 M.C.R
DOC. NO. 2004-14449244 M.C.R.
DOC. NO. 1998-0005222 M.C.R

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35, SAID LINE BEARS SOUTH 00 DEGREES 17 MINUTES 32 SECONDS WEST.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1715L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", 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.

ZONING

ZONE: PAD PLANNED AREA DEVELOPMENT

APPROVALS

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF PEORIA, ARIZONA, THIS ____ DAY OF _____, 20____.

APPROVED BY: _____ DATE: _____
MAYOR

ATTEST: _____ DATE: _____
CITY CLERK

APPROVED BY: _____ DATE: _____
FOR CITY ENGINEER

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 FEBRUARY, 2024, 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.

JARED HANSMANN
2401 W. PEORIA AVENUE, SUITE 130
PHOENIX, ARIZONA 85029
PHONE: 602-957-3350
JHANSMANN@RICKENGINEERING.COM

DATE

SURVEYOR:

2401 W. PEORIA AVE., SUITE #130
PHOENIX, AZ 85029
602-957-3350

rickengineering.com

RICK ENGINEERING COMPANY
San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

DRAWN BY:

DSR / SCALE:

JH / DATE:

CHECKED BY:

NTS

2/27/2024

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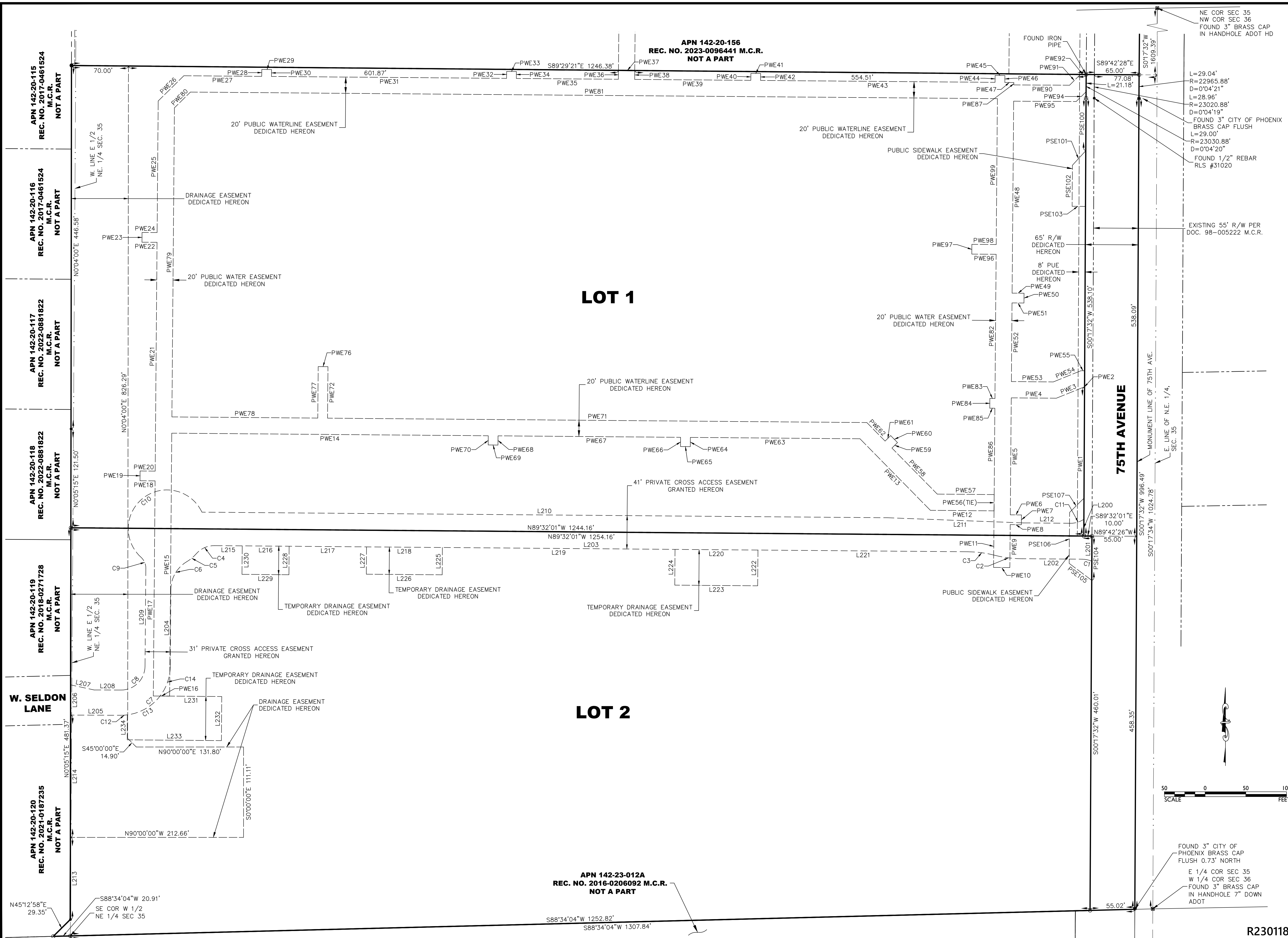
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W. SELDON LANE

APN 142-20-115
REC. NO. 2017-0461524
M.C.R.
NOT A PART

APN 142-20-116
REC. NO. 2017-0461524
M.C.R.
NOT A PART

APN 142-20-117
REC. NO. 2022-0861822
M.C.R.
NOT A PART

APN 142-20-118
REC. NO. 2022-0861822
M.C.R.
NOT A PART

APN 142-20-119
REC. NO. 2016-0271728
M.C.R.
NOT A PART

APN 142-20-120
REC. NO. 2021-0187235
M.C.R.
NOT A PART

S88°34'04"W 20.91'
SE COR W 1/2
NE 1/4 SEC 35

APN 142-23-012A
REC. NO. 2016-0206092 M.C.R.
NOT A PART

S88°34'04"W 1307.84'

SURVEYOR:

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: 1"=50'
CHECKED BY: JH | DATE: 2/27/2024

**FINAL PLAT
PROJECT NEMO**

PEORIA, ARIZONA



R230118

C:\RICK\Projects\798_01\798_Cold_Storage\Survey\6798_NEWLINE_R3.dwg — plotted by: dreaper ON 2024-02-26 @ 12:47 — ctsisig bw.ctb — ©2024 Rick Engineering Company

PWE LINE TABLE		
LINE	DIRECTION	LENGTH
PWE1	N00°17'34"E	183.09'
PWE2	N89°32'00"W	0.67'
PWE3	S67°58'00"W	36.66'
PWE4	N89°32'00"W	55.40'
PWE5	S00°28'00"W	143.79'
PWE6	S89°32'00"E	13.69'
PWE7	S00°28'00"W	12.00'
PWE8	N89°32'00"W	13.69'
PWE9	S00°28'00"W	52.75'
PWE10	N89°32'00"W	20.00'
PWE11	N00°28'00"E	69.52'
PWE12	N89°32'00"W	78.20'
PWE13	N44°32'00"W	123.33'
PWE14	N89°32'00"W	388.78'
PWE15	S00°28'05"W	323.11'
PWE16	N89°32'01"W	20.00'
PWE17	N00°28'05"E	264.31'
PWE18	N89°31'55"W	18.53'
PWE19	N00°28'05"E	12.00'
PWE20	S89°31'55"E	18.53'
PWE21	N00°28'05"E	281.17'
PWE22	S89°31'55"E	18.54'
PWE23	N00°28'05"E	12.00'
PWE24	S89°31'55"E	18.54'
PWE25	N00°28'05"E	161.74'
PWE26	N45°28'00"E	44.16'
PWE27	S89°32'00"E	95.68'
PWE28	S00°28'00"W	8.50'
PWE29	S89°32'00"E	12.00'
PWE30	S00°28'00"W	8.50'

P.S.E. LINE TABLE		
LINE	DIRECTION	LENGTH
PSE100	S0°17'34"W	64.58'
PSE101	S42°27'21"W	24.29'
PSE102	S0°28'00"W	50.45'
PSE103	S89°32'00"E	16.46'
PSE104	S0°17'34"W	54.40'
PSE105	N52°59'34"W	34.68'
PSE106	N0°28'00"E	62.70'
PSE107	N45°25'43"E	24.84'

PWE LINE TABLE		
LINE	DIRECTION	LENGTH
PWE31	S89°32'00"E	288.74'
PWE32	N00°28'00"E	8.50'
PWE33	S89°32'00"E	12.00'
PWE34	S00°28'00"W	8.50'
PWE35	S89°32'00"E	125.33'
PWE36	N00°28'00"E	10.97'
PWE37	S89°29'22"E	20.00'
PWE38	S00°28'00"W	10.95'
PWE39	S89°32'00"E	142.67'
PWE40	N00°28'00"E	8.50'
PWE41	S89°32'00"E	12.00'
PWE42	S00°28'00"W	8.50'
PWE43	S89°32'00"E	287.99'
PWE44	N00°28'00"E	8.50'
PWE45	S89°32'00"E	12.00'
PWE46	S00°28'00"W	8.50'
PWE47	S89°32'00"E	11.04'
PWE48	S00°28'00"W	235.89'
PWE49	S89°32'00"E	14.66'
PWE50	S00°28'00"W	12.00'
PWE51	N89°32'00"W	14.66'
PWE52	S00°28'00"W	96.65'
PWE53	S89°32'00"E	51.42'
PWE54	N67°58'00"E	36.66'
PWE55	S89°32'00"E	4.59'
PWE56	N00°28'00"E	20.00'
PWE57	N89°32'00"W	69.91'
PWE58	N44°32'00"W	79.40'
PWE59	N45°28'00"E	9.59'
PWE60	N44°32'00"W	12.00'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	23°21'28"	29.50'	12.03'	N77°51'17"W 11.94'
C2	14°52'12"	135.50'	35.17'	N82°59'01"W 35.07'
C3	14°03'05"	134.50'	32.98'	N82°34'27"W 32.90'
C4	49°30'28"	29.50'	25.49'	S65°42'45"W 24.70'
C5	18°21'27"	47.50'	15.22'	S50°08'15"W 15.15'
C6	58°50'53"	39.50'	40.57'	S29°53'32"W 38.81'
C7	89°45'18"	60.50'	94.77'	S45°20'45"W 85.38'
C8	90°00'00"	29.50'	46.34'	N45°13'24"E 41.72'
C9	48°35'23"	17.50'	14.84'	N23°49'36"W 14.40'
C10	203°01'11"	47.50'	168.31'	N53°23'18"E 93.09'
C11	34°10'58"	29.50'	17.60'	N73°22'31"E 17.34'
C12	7°32'29"	60.50'	7.96'	N86°27'09"E 7.96'
C13	45°10'00"	60.50'	47.69'	N60°05'55"E 46.47'
C14	37°02'50"	60.50'	39.12'	N18°59'30"E 38.44'

PWE LINE TABLE		
LINE	DIRECTION	LENGTH
PWE61	S45°28'00"W	9.59'
PWE62	N44°32'00"W	31.92'
PWE63	N89°32'00"W	208.31'
PWE64	S00°28'00"W	11.33'
PWE65	N89°32'00"W	12.00'
PWE66	N00°28'00"E	11.33'
PWE67	N89°32'00"W	224.21'
PWE68	S00°28'00"W	11.33'
PWE69	N89°32'00"W	12.00'
PWE70	N00°28'00"E	11.33'
PWE71	N89°32'00"W	662.40'
PWE72	N00°28'00"E	63.28'
PWE76	N89°32'00"W	12.00'
PWE77	S00°28'00"W	63.28'
PWE78	N89°32'00"W	179.17'
PWE79	N00°28'05"E	379.82'
PWE80	N45°28'00"E	27.59'
PWE81	S89°32'00"E	991.18'
PWE82	S00°28'00"W	177.17'
PWE83	N89°32'00"W	6.28'
PWE84	S00°28'00"W	12.00'
PWE85	S89°32'00"E	6.28'
PWE86	S00°28'00"W	106.09'
PWE87	S00°28'00"W	2.97'
PWE90	S89°41'27"E	68.45'
PWE91	N45°23'16"E	18.80'
PWE92	S89°29'21"E	7.08'
PWE94	N45°23'16"E	17.10'
PWE95	N89°41'27"W	76.77'
PWE96	N89°32'00"W	29.89'

PWE LINE TABLE		
LINE	DIRECTION	LENGTH
PWE97	N00°28'00"E	12.00'
PWE98	S89°32'00"E	29.89'
PWE99	N00°28'00"E	179.27'

LINE TABLE		
LINE	DIRECTION	LENGTH
L200	S0°17'34"W	20.61'
L201	S0°17'34"W	30.90'
L202	N89°32'01"W	73.14'
L203	N89°32'01"W	925.41'
L204	S0°28'05"W	94.95'
L205	N89°46'36"W	61.69'
L206	N0°05'15"E	37.10'
L207	S77°51'36"E	29.56'
L208	S89°46'36"E	32.85'
L209	N0°28'05"E	120.53'
L210	S89°32'01"E	841.47'
L211	S87°49'45"E	167.64'
L212	S89°32'01"E	57.68'
L213	N0°05'15"E	100.89'
L214	N0°05'15"E	150.31'
L215	N89°32'01"W	34.11'
L216	N89°32'01"W	57.65'
L217	N89°32'01"W	95.03'
L218	N89°32'01"W	93.19'
L219	N89°32'01"W	285.76'
L220	N89°32'01"W	101.85'
L221	N89°32'01"W	257.81'
L222	S0°27'59"W	43.95'
L223	N89°32'01"W	101.85'
L224	N0°27'59"E	43.95'
L225	S0°27'59"W	33.59'
L226	N89°32'01"W	93.19'
L227	N0°27'59"E	33.59'
L228	S0°27'59"W	35.03'
L229	N89°32'01"W	57.65'
L230	N0°27'59"E	35.03'
L231	S89°32'01"E	75.77'
L232	S0°27'59"W	54.16'
L233	N89°32'01"W	115.64'
L234	N0°04'00"E	30.67'

LEGEND

- FOUND 1/2" REBAR AS NOTED
- SET 1/2" REBAR LS # 60697
- FOUND BRASS CAP FLUSH AS NOTED
- FOUND BRASS CAP IN HANDHOLE AS NOTED
- M.C.R. MARICOPA COUNTY RECORDS
- BK./PG. BOOK & PAGE
- DOC. DOCUMENT NUMBER
- DKT. DOCKET NUMBER
- APN ASSESSOR PARCEL NUMBER
- R/W RIGHT OF WAY
- P.W.E. PUBLIC WATER EASEMENT
- P.S.E. PUBLIC SIDEWALK EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- MCDOT MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION
- ADOT HD ARIZONA DEPARTMENT OF TRANSPORTATION HIGHWAY DEPARTMENT
- BOUNDARY LINE
- SECTION LINE
- EASEMENT LINE
- ADJACENT BOUNDARY LINE

SURVEYOR:

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 602-957-3350
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DRAWN BY: DSR | SCALE: JH | DATE: 2/27/2024
 CHECKED BY: NTS

FINAL PLAT
PROJECT NEMO
 PEORIA, ARIZONA

