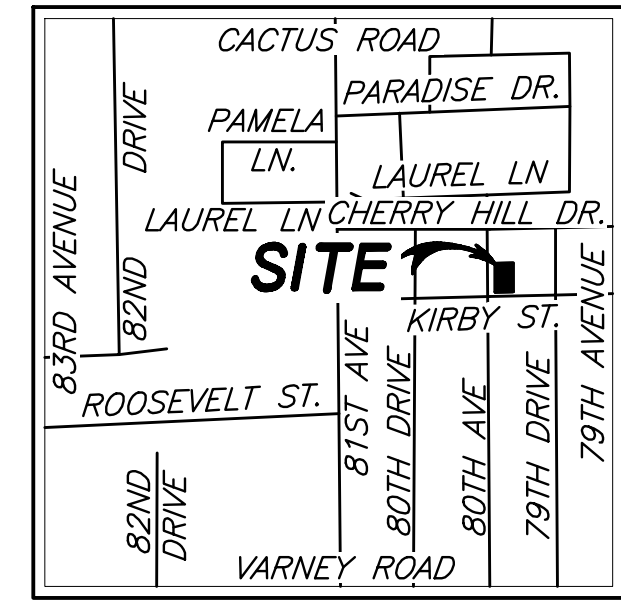


FINAL PLAT FOR LISSETTE'S HOUSE

**A RE-PLAT OF A PORTION OF LOT 58, OF VARNEY TRACT PLAT 2 A SUBDIVISION
RECORDED IN BOOK 34 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA
A PORTION OF THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 3 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.**



VICINITY MAP
NOT TO SCALE

DEDICATION:

STATE OF ARIZONA)
COUNTY OF MARICOPA) S.S.

KNOW ALL MEN BY THESE PRESENTS: NEW VILLAGE LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND LISSETTE BELTRAN, A MARRIED WOMEN AS, ("OWNERS"), HAS SUBDIVIDED UNDER THE NAME OF "FINAL PLAT FOR LISSETTE'S HOUSE", A RE-PLAT OF A PORTION OF LOT 58, VARNEY TRACT PLAT 2, A SUBDIVISION RECORDED IN BOOK 34 OF MAPS, PAGE 24, MARICOPA COUNTY RECORDS BEING A PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA,

AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "FINAL PLAT FOR LISSETTE'S HOUSE", AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, STREET AND EASEMENT CONSTITUTING SAME AND THAT EACH LOT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER AND/OR NAME GIVEN RESPECTIVELY AS SHOWN ON THIS PLAT, AND HEREBY DEDICATES TO THE CITY OF PEORIA FOR USE AS SUCH, THE STREET AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE DEDICATED FOR PURPOSES SHOWN.

STREETS AND PUBLIC UTILITY EASEMENTS ARE DEDICATED TO THE PUBLIC FOR SUCH USE. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY OF BOTH AVENUE AND KIRBY STREET SHALL BE THE RESPONSIBILITY OF THE FRONTING PROPERTY OWNER.

ALL NOTATIONS AND DEDICATIONS STATED ON OR WITHIN THE RECORDED PLAT OF "VARNEY TRACT PLAT 2" RECORDED IN BOOK 34 OF MAPS, PAGE 24, SHALL REMAIN IN FULL FORCE AND EFFECT WITH THE RECORDATION OF THIS RE-PLAT.

IN WITNESS WHEREOF: NEW VILLAGE LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND LISSETTE BELTRAN, A MARRIED WOMEN AS OWNERS HAS HEREON CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER DULY AUTHORIZED ON THIS _____ DAY OF _____, 20__.

BY: NEW VILLAGE LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND LISSETTE BELTRAN, A MARRIED WOMEN.

BY: _____
OWNER

BY: _____
OWNER

ACKNOWLEDGMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

BEFORE ME ON THIS _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGE HIMSELF/HERSELF TO BE _____ THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS, WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

BEFORE ME ON THIS _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGE HIMSELF/HERSELF TO BE _____ THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS, WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

PARENT LEGAL DESCRIPTION:

EXHIBIT A - FROM A COMMITMENT FOR TITLE INSURANCE
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO 1:
THE SOUTH HALF OF LOT 58, OF VARNEY TRACT PLAT 2, ACCORDING TO BOOK 34 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 50 FEET THEREOF.
PARCEL NO 2:

THE NORTH 50 FEET OF THE SOUTH HALF OF LOT 58, OF VARNEY TRACT PLAT 2, ACCORDING TO BOOK 34 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA.

MONUMENT NOTES:

ALL MONUMENTATION SHOWN HEREON WAS ACCEPTED UNLESS OTHERWISE NOTED

- 1 FOUND CITY OF PHOENIX BRASS CAP FLUSH AT THE INTERSECTION OF CHERRY HILL DRIVE AND 80TH AVENUE.
- 2 FOUND CITY OF PHOENIX BRASS CAP FLUSH AT THE INTERSECTION OF KIRBY STREET AND 80TH AVENUE.
- 3 FOUND CITY OF PHOENIX BRASS CAP FLUSH AT THE INTERSECTION OF KIRBY STREET AND 79TH DRIVE.
- 4 FOUND CITY OF PHOENIX BRASS CAP FLUSH AT THE INTERSECTION OF CHERRY HILL DRIVE AND 79TH DRIVE.

CITY OF PEORIA APPROVAL:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEORIA, ARIZONA,

THIS _____ DAY OF _____, 20__

BY: _____
CITY MAYOR DATE

ATTEST: _____
CITY OF PEORIA CLERK DATE

BY: _____
FOR CITY ENGINEER DATE

RECORD OWNER:

APN# 142-02-010A (PARCEL NO. 1)
NEW VILLAGE LLC
PROPERTY ADDRESS
11811 N. 80TH AVENUE
PEORIA, ARIZONA 85345
MAILING ADDRESS
7600 N. 15TH STREET #150
PHOENIX, ARIZONA 85020

RECORD OWNER:

APN# 142-02-010B (PARCEL NO. 2)
LISSETTE BELTRAN
PROPERTY ADDRESS
11811 N. 80TH AVENUE
PEORIA, ARIZONA 85345
MAILING ADDRESS
7600 N. 15TH STREET #150
PHOENIX, ARIZONA 85020

SURVEYOR:

ARIZONA SURVEYING AND MAPPING
2440 W. MISSION LANE STE. 4
PHOENIX, ARIZONA 85021
CONTACT: LANCE C. DICKSON
PHONE: 602-246-9919

BASIS OF BEARING:

N00°08'44"W ALONG THE MONUMENT LINE OF 80TH AVENUE AS MEASURED BETWEEN MONUMENTS NUMBERED 1 AND 2 SHOWN HEREON AND DESCRIBED UNDER MONUMENT NOTES.

FLOODZONE:

CURRENT FLOOD ZONE IS "ZONE X" (AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WIDTH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD); PER FIRM MAP NO. 04013C1705M, DATED SEPTEMBER 18, 2020.

REFERENCE DATA:

- THIS SURVEY IS SUPPORTED BY THE FOLLOWING RECORD INFORMATION:
- (R) WARRANTY DEED #2022-0624159, MCR
 - (R1) FINAL PLAT FOR VARNEY TRACT PLAT 2 PER BOOK 34 OF MAPS, PAGE 24, MCR.
 - (R2) FINAL PLAT FOR ELISHAYOV PER BOOK 1463 OF MAPS, PAGE 22, MCR.
 - (R3) WARRANTY DEED #2023-0176596, MCR.
 - (R4) A COMMITMENT FOR TITLE INSURANCE ISSUED BY DHI TITLE AGENCY AN ISSUING AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NUMBER 200-221000370, DATED JULY 18TH, 2022.

SURVEYOR'S NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY DHI TITLE AGENCY AN ISSUING AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NUMBER 200-221000370, DATED JULY 18TH, 2022 AT 7:00 A.M.
2. THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESSION OR IMPLIED.
3. OWNERSHIP INFORMATION SHOWN HEREON WAS OBTAINED FROM THE MARICOPA COUNTY ASSESSOR'S WEBSITE AND MAY BE INACCURATE OR OUT-OF-DATE.
4. NO CONSTRUCTION OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENTS, EXCEPT UTILITIES, WOOD, WIRE, 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. MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN THE TRACTS, EASEMENTS AND RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE OWNER.
6. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAPPED OR TAGGED BEARING AND REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
7. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.
8. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.
9. THIS SUBDIVISION IS NOT LOCATED WITHIN THE VICINITY OF THE MILITARY AIRPORT.
10. THIS SUBDIVISION IS NOT LOCATED WITHIN THE VICINITY OF A ROCK QUARRY (GRAVEL OPERATION).
11. SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR ANY 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 OBSTRUCTION.

LANCE C. DICKSON RLS #46643 DATE



Lance C. Dickson

REVISIONS

| | |
|--|--|
| | |
| | |
| | |
| | |

FINAL PLAT

A RE-PLAT OF A PORTION OF LOT 58, OF VARNEY TRACT PLAT 2 A SUBDIVISION RECORDED IN BOOK 34 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA
A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

Arizona Surveying and Mapping
Absolute Confidence Since 1988

2440 W. MISSION LANE, SUITE 4
PHOENIX, ARIZONA 85021

TEL (602) 246-9919 FAX (602) 246-9944 info@asami.com

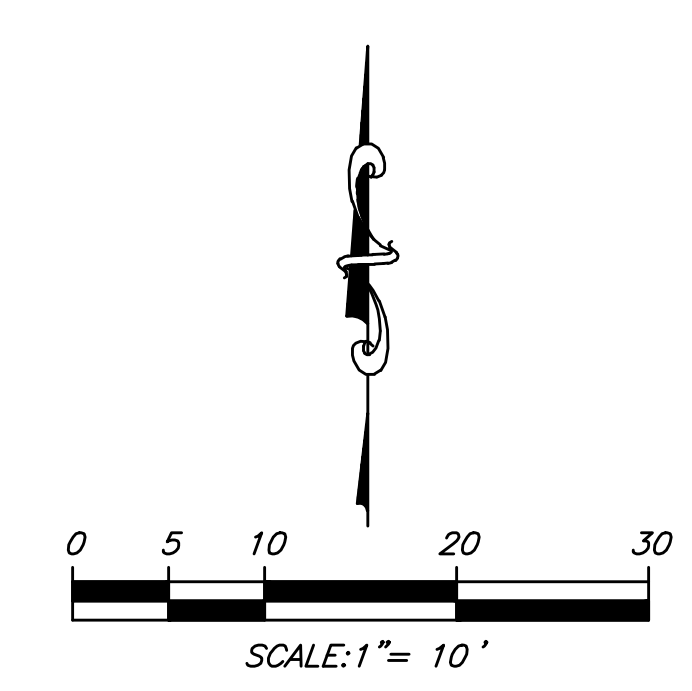
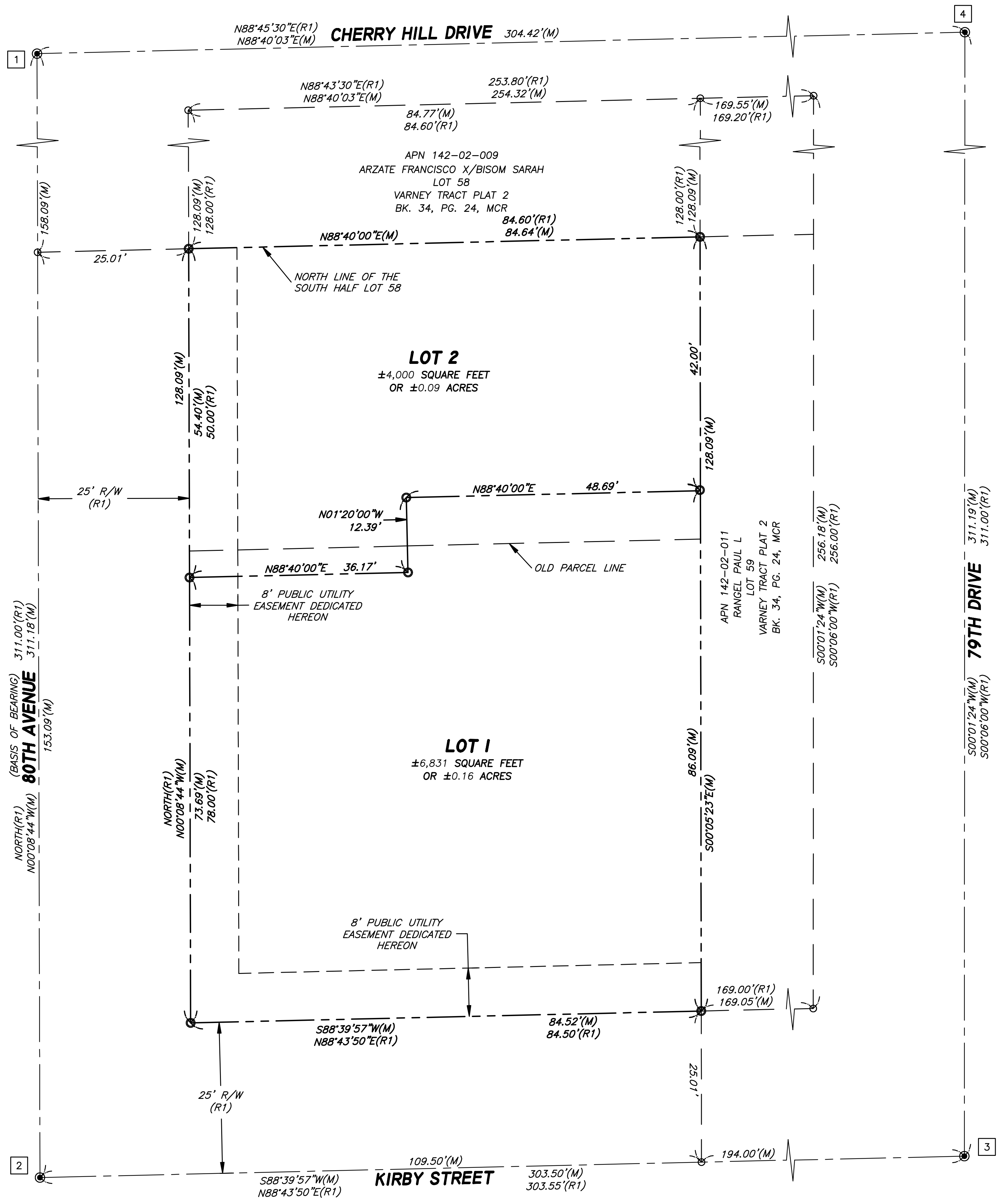


FIELDWORK BY : BMH
DRAWN BY : CLL
CHECKED BY : LCD
JOB # P23-402
DATE : 03/21/24

SHEET NO.
1
1 OF 2

FINAL PLAT FOR LISSETTE'S HOUSE

A RE-PLAT OF A PORTION OF LOT 58, OF VARNEY TRACT PLAT 2 A SUBDIVISION RECORDED IN BOOK 34 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA
A PORTION OF THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 3 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.



LEGEND:

- BOUNDARY LINE
- - - MONUMENT LINE
- ADJOINING PROPERTY
- - - EASEMENT LINE
- SET 1/2" REBAR RLS #46643 UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- CALCULATED POINT. NOTHING FOUND AND NOTHING SET
- (M) MEASURED DATA
- (R) RECORDED DATA
- MCR MARICOPA COUNTY RECORDS
- R/W RIGHT-OF-WAY
- APN ASSESSOR'S PARCEL NUMBER
- # MONUMENT NOTE

| REVISIONS |
|-----------|
| |
| |
| |

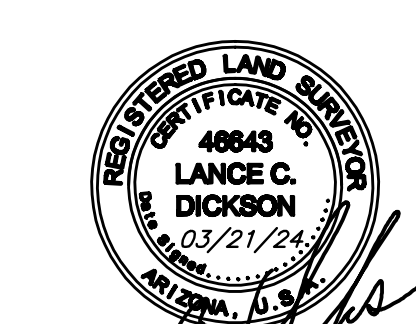
FINAL PLAT

A RE-PLAT OF A PORTION OF LOT 58, OF VARNEY TRACT PLAT 2 A SUBDIVISION RECORDED IN BOOK 34 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA
A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

Arizona Surveying and Mapping
Absolute Confidence Since 1988
2440 W. MISSION LANE, SUITE 4
PHOENIX, ARIZONA 85021
TEL (602) 246-9919 FAX (602) 246-9944 info@asami.com



FIELDWORK BY : BMH
DRAWN BY : CLL
CHECKED BY : LCD
JOB # : P23-402
DATE : 03/21/24



Lance C. Dickson

SHEET NO.
2
2 OF 2

R240016