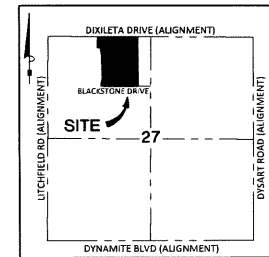


# FINAL PLAT OF "HACIENDAS AT WHITE PEAK - PARCEL A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 WEST,  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA.



**VICINITY MAP**  
N.T.S.

**DEDICATION**

STATE OF ARIZONA }  
COUNTY OF MARICOPA } S.S.

WHITE PEAK, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS PLAT OF "HACIENDAS AT WHITE PEAKS - PARCEL A" OVER A PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATED HEREON AND HEREBY PUBLISHES THIS PLAT AS, AND FOR, THE PLAT OF SAID "HACIENDAS AT WHITE PEAKS - PARCEL A" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT 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.

WHITE PEAK, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF PEORIA, 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. WHITE PEAK, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY WARRANTS TO THE CITY THE TITLE TO SAID RIGHTS OF WAY AS SHOWN HEREON, AGAINST THE CLAIMS OF ALL PERSONS WHOEVER.

TRACT "N" IS NOT DEDICATED TO THE PUBLIC, NOR DECLARED AS A COMMON AREA, BUT IS HEREBY RESERVED FOR FUTURE RIGHT-OF-WAY. TRACT "N" SHALL BE DEDICATED TO THE CITY AT NO COST TO THE CITY AT SUCH TIME THAT THE CITY REQUESTS.

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

THE CITY OF PEORIA IS HEREBY DEDICATED AN EASEMENT FOR MAINTENANCE OF LANDSCAPING, RETENTION AND DRAINAGE FACILITIES. THIS EASEMENT MAY BE EXERCISED BY THE CITY OF PEORIA ONLY AT SUCH TIME THAT THE OWNER FAILS TO EXIST AND PROVIDE THE REQUIRED MAINTENANCE AND OPERATION OF THE LANDSCAPING, RETENTION AND DRAINAGE FACILITIES AS LONG AS THE OWNER IS IN EXISTENCE. IT WILL BE RESPONSIBLE FOR PROVIDING ALL MAINTENANCE OF LANDSCAPING, RETENTION AND DRAINAGE FACILITIES, REGARDLESS OF THE DEDICATION OF THE EASEMENT.

THE OWNER DOES HEREBY DEDICATE TO THE CITY OF PEORIA, AN EASEMENT FOR MAINTENANCE OF ON-SITE RETENTION BASIN(S), PIPE STORAGE SYSTEM(S), OR ANY DRAINAGE FACILITIES 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 OWNER OR MANAGEMENT COMPANY 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 OWNER OR MANAGEMENT COMPANY IS IN EXISTENCE. IT WILL BE RESPONSIBLE FOR PROVIDING ALL REQUIRED MAINTENANCE OF SUCH FACILITIES REGARDLESS OF THE DEDICATION OF THE EASEMENT.

WHITE PEAK, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, DOES HEREBY DEDICATE 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 PUBLIC WATER LINES UNDER AND ACROSS THE WATERLINE EASEMENT AS SHOWN HEREON AND SUBJECT TO NOTES 1, 2, 3, 4, AND 5.

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, AND 5.

AND THE GRANTOR HEREBY COVENANTS THAT IT IS LAWFULLY SEIZED AND POSSESSED ON THIS AFORESAID TRACT OR PARCEL OF LAND, THAT IT HAS A GOOD AND LAWFUL RIGHT TO SELL AND CONVEY IT, AND THAT THEY WILL WARRANT THE TITLE AND QUIET POSSESSION THEREIN AGAINST THE LAWFUL CLAIM OF ALL PERSONS.

- NOTES:
- THE SAID EASEMENT INCLUDES 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 PUBLIC WATER LINES.
  - 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.
  - THE CITY OF PEORIA WILL MAKE REASONABLE EFFORTS TO PROMPTLY RESTORE ASPHALT CONCRETE PAVEMENT SURFACES. SUCH RESTORATION SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE CITY OF PEORIA STANDARDS.
  - ORION, 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.
  - IN THE EVENT THE WATERLINE EASEMENT AS SHOWN HEREON CEASES TO BE USED FOR THE PURPOSES HEREIN GRANTED, THE RIGHT, PRIVILEGE, AND EASEMENT SHALL BE PERMANENTLY ABANDONED AND ALL RIGHTS HEREIN GRANTED SHALL CEASE AND REVERT TO THE GRANTORS, THEIR HEIRS OR ASSIGNS.

IN WITNESS WHEREOF:  
WHITE PEAK, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED SIGNER THEREUNTO DULY AUTHORIZED.

MI WHITE PEAK, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

By: MPC DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, MANAGER

By: MICHAEL H. NUSSLE, AUTHORIZED SIGNATORY

**LEGAL DESCRIPTION**

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 27 BEARS SOUTH 89°41'09" EAST (BASIS OF BEARINGS), A DISTANCE OF 2639.64 FEET.

THENCE SOUTH 89°41'09" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1288.51 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89°41'09" EAST, A DISTANCE OF 1002.18 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°43'31" WEST, A DISTANCE OF 1319.20 FEET.

THENCE NORTH 89°42'11" WEST, A DISTANCE OF 936.03 FEET;

THENCE NORTH 00°17'52" EAST, A DISTANCE OF 136.61 FEET;

THENCE NORTH 26°59'51" EAST, A DISTANCE OF 76.71 FEET;

THENCE NORTH 01°29'45" EAST, A DISTANCE OF 86.14 FEET;

THENCE NORTH 02°19'28" WEST, A DISTANCE OF 502.44 FEET.

THENCE NORTH 35°17'52" EAST, A DISTANCE OF 14.14 FEET;

THENCE NORTH 09°42'09" WEST A DISTANCE OF 240.00 FEET;

THENCE NORTH 54°42'08" WEST, A DISTANCE OF 14.14 FEET;

THENCE SOUTH 80°17'52" WEST, A DISTANCE OF 55.41 FEET;

THENCE NORTH 00°17'52" EAST, A DISTANCE OF 280.90 FEET TO THE POINT OF BEGINNING.

**ACKNOWLEDGMENT**

STATE OF ARIZONA }  
COUNTY OF MARICOPA } S.S.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED MICHAEL H. NUSSLE, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC DATE

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

**SHEET INDEX**

- COVER NOTES, DEDICATION, SITE DATA, BASIS OF BEARINGS, CERTIFICATIONS, LEGAL DESCRIPTION
- PARCEL AREA TABLE, LOT AREA TABLE, TRACT TABLE, LINE & CURVE TABLES
- 3-4 FINAL PLAT PLAN

**SITE DATA**

ZONING	PAD
NUMBER OF LOTS	92
GROSS AREA	28,4898 ACRES
NET AREA	27,2065 ACRES

**ENGINEER**

BOWMAN CONSULTING  
1265 WEST WASHINGTON STREET, SUITE 108  
TEMPE, AZ 85281  
PHONE: (480) 629-8830  
CONTACT: NATHAN LARSON

**OWNER**

MI WHITE PEAK, LLC  
6507 E. GREENWAY PKWY, SUITE 103-452  
SCOTTSDALE, AZ 85254  
CONTACT: MIKE NUSSLE  
EMAIL: MIKEM@PCDEVELOPMENT.COM

**BASIS OF BEARINGS**

NORTH 80 DEGREES 41 MINUTES 09 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ACCORDING TO THE RECORD OF SURVEY RECORDED IN BOOK 1125, PAGE 22, MARICOPA COUNTY RECORDS.

**SURVEYOR'S CERTIFICATION:**

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MICHAEL H. NUSSLE  
REGISTERED LAND SURVEYOR NO. 55630  
BOWMAN CONSULTING  
1600 N. DESERT DRIVE, #210  
TEMPE, ARIZONA 85281  
PHONE: P. (480)-629-8830



**APPROVALS:**

APPROVED BY THE MAYOR & COUNCIL OF THE CITY OF PEORIA, ARIZONA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

ATTEST:  
MAYOR \_\_\_\_\_ DATE \_\_\_\_\_  
CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_  
FOR CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**Bowman**  
Bowman Consulting Group, LLC  
1600 N. DESERT DRIVE, #210  
TEMPE, AZ 85281  
Phone: (480) 629-8830  
Fax: (480) 629-8841  
www.bowmanconsulting.com

FINAL PLAT OF  
"HACIENDAS AT WHITE PEAK - PARCEL A"  
PEORIA, ARIZONA

DATE: 2/14/24  
PROJ. NO.: 051184-01  
TASK NAME: 001  
DRAWN BY: TL  
CHECKED: DT  
QUALITY:  
CLIENT NO.:  
SCALE:  
N.T.S.

OVERALL AREA TABLE		
PARCEL	SQ. FT.	ACRES
BOUNDARY	1,241,015	28.4898
ROW-BLACKSTONE	56,160	1.2893
NET	1,184,855	27.2005

TRACT AREA TABLE				
TRACT	SQ. FT.	ACRES	DESCRIPTION	MAINTAINED BY
TRACT A	29,692	0.6816	DRAINAGE, OPEN SPACE, RETENTION	HOA
TRACT B	138,003	3.1681	DRAINAGE, OPEN SPACE, RETENTION	HOA
TRACT C	17,225	0.3954	DRAINAGE, OPEN SPACE	HOA
TRACT D	2,769	0.0636	DRAINAGE, OPEN SPACE	HOA
TRACT E	1,449	0.0333	DRAINAGE, OPEN SPACE	HOA
TRACT F	4,071	0.0934	DRAINAGE, OPEN SPACE	HOA
TRACT G	38,850	0.8942	DRAINAGE, OPEN SPACE, RETENTION	HOA
TRACT H	1,401	0.0322	DRAINAGE, OPEN SPACE	HOA
TRACT I	8,138	0.1868	DRAINAGE, OPEN SPACE	HOA
TRACT J	2,793	0.0641	DRAINAGE, OPEN SPACE	HOA
TRACT K	1,456	0.0334	DRAINAGE, OPEN SPACE	HOA
TRACT L	33,170	0.7615	DRAINAGE, OPEN SPACE	HOA
TRACT M	24,487	0.5621	DRAINAGE, OPEN SPACE, RETENTION	HOA
TRACT N	56,166	1.2894	DRAINAGE, FUTURE RIGHT-OF-WAY	HOA

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	75.00'	250.00'	017°11'19"
C2	210.00'	350.00'	034°22'39"
C3	75.00'	250.00'	017°11'19"
C4	95.77'	53.00'	103°32'07"
C5	8.50'	36.00'	013°32'07"
C6	67.50'	225.00'	017°11'19"
C7	82.50'	275.00'	017°11'19"
C8	97.05'	53.00'	104°55'07"
C9	225.00'	375.00'	034°22'39"
C10	103.23'	325.00'	018°11'57"
C11	62.50'	275.00'	013°01'15"
C12	67.50'	225.00'	017°11'19"
C13	97.10'	53.00'	104°58'26"
C14	9.37'	36.00'	014°55'07"
C15	9.37'	36.00'	014°55'07"

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
1	6,466	0.1484
2	6,360	0.1460
3	6,360	0.1460
4	6,466	0.1484
5	6,416	0.1473
6	6,416	0.1473
7	6,477	0.1487
8	6,339	0.1455
9	7,144	0.1640
10	7,205	0.1654
11	7,205	0.1654
12	7,569	0.1738
13	6,137	0.1388
14	6,524	0.1498
15	6,360	0.1460
16	6,360	0.1460
17	6,360	0.1460
18	6,403	0.1470
19	6,427	0.1476
20	6,377	0.1484
21	6,573	0.1509
22	6,625	0.1521
23	6,360	0.1460
24	6,360	0.1460

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
25	6,625	0.1521
26	6,625	0.1521
27	6,360	0.1460
28	6,297	0.1446
29	6,297	0.1446
30	6,360	0.1460
31	6,625	0.1521
32	6,625	0.1521
33	6,625	0.1521
34	6,600	0.1515
35	6,624	0.1521
36	6,624	0.1521
37	6,618	0.1519
38	6,336	0.1454
39	6,360	0.1460
40	6,360	0.1460
41	6,360	0.1460
42	6,360	0.1460
43	6,360	0.1460
44	6,360	0.1460
45	6,360	0.1460
46	6,360	0.1460
47	6,360	0.1460
48	6,360	0.1460

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
49	6,360	0.1460
50	6,360	0.1460
51	6,360	0.1460
52	6,360	0.1460
53	6,337	0.1455
54	6,818	0.1565
55	6,369	0.1462
56	6,360	0.1460
57	6,360	0.1460
58	6,360	0.1460
59	6,360	0.1460
60	6,360	0.1460
61	6,360	0.1460
62	6,360	0.1460
63	6,312	0.1449
64	6,310	0.1449
65	6,360	0.1460
66	6,360	0.1460
67	6,360	0.1460
68	6,360	0.1460
69	6,360	0.1460
70	6,360	0.1460
71	6,360	0.1460
72	6,360	0.1460

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
73	6,524	0.1498
74	6,335	0.1454
75	6,360	0.1460
76	6,360	0.1460
77	6,360	0.1460
78	6,360	0.1460
79	8,241	0.1892
80	7,445	0.1709
81	6,676	0.1533
82	6,313	0.1449
83	6,360	0.1460
84	6,360	0.1460
85	6,360	0.1460
86	6,360	0.1460
87	6,336	0.1454
88	6,585	0.1512
89	6,607	0.1517
90	6,616	0.1519
91	6,618	0.1519
92	6,596	0.1514

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	42.43'	N45°17'50"E
L2	42.43'	S44°42'10"E
L3	28.28'	N44°42'08"W
L4	28.28'	N45°17'52"E
L5	28.28'	N44°42'08"W
L6	28.28'	N45°17'52"E
L7	28.28'	N44°42'08"W
L8	24.28'	N37°40'31"E
L9	28.28'	N44°42'08"W
L10	28.86'	N46°05'21"W
L11	28.79'	N46°20'23"E
L12	28.28'	S44°42'08"E
L13	28.29'	S45°16'13"W
L14	28.25'	N45°16'13"E
L15	28.28'	N44°43'47"W
L16	28.28'	N45°17'52"E
L17	28.28'	N44°42'08"W
L18	28.28'	N45°17'52"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L19	28.28'	N44°42'08"W
L20	42.43'	N44°41'39"W
L21	42.42'	N45°18'21"E
L22	14.14'	N44°42'08"W
L23	14.14'	N45°17'52"E
L24	14.14'	N44°42'08"W
L25	14.14'	N45°17'52"E
L26	14.14'	S44°42'08"E
L27	14.29'	S62°28'34"E
L28	14.14'	N45°17'52"E
L29	11.75'	S38°18'12"W
L30	17.22'	S54°34'25"W
L31	14.12'	S44°35'52"E
L32	14.14'	S45°17'52"E
L33	14.14'	N44°42'08"W
L34	14.14'	N45°17'52"E
L35	14.14'	N45°17'52"E

**Bowman**  
 Surveying & Mapping, LLC  
 1000 E. 10th Street  
 Peoria, AZ 85101



FINAL PLAT OF  
 "HACIENDAS AT WHITE PEAK - PARCEL A"  
 PEORIA, ARIZONA

DATE:	2/14/24
PROJ. NO.:	051164-01
TASK. NUM.:	001
DRAWN BY:	TL
CHECKED BY:	DT
SCALE:	N.T.S.

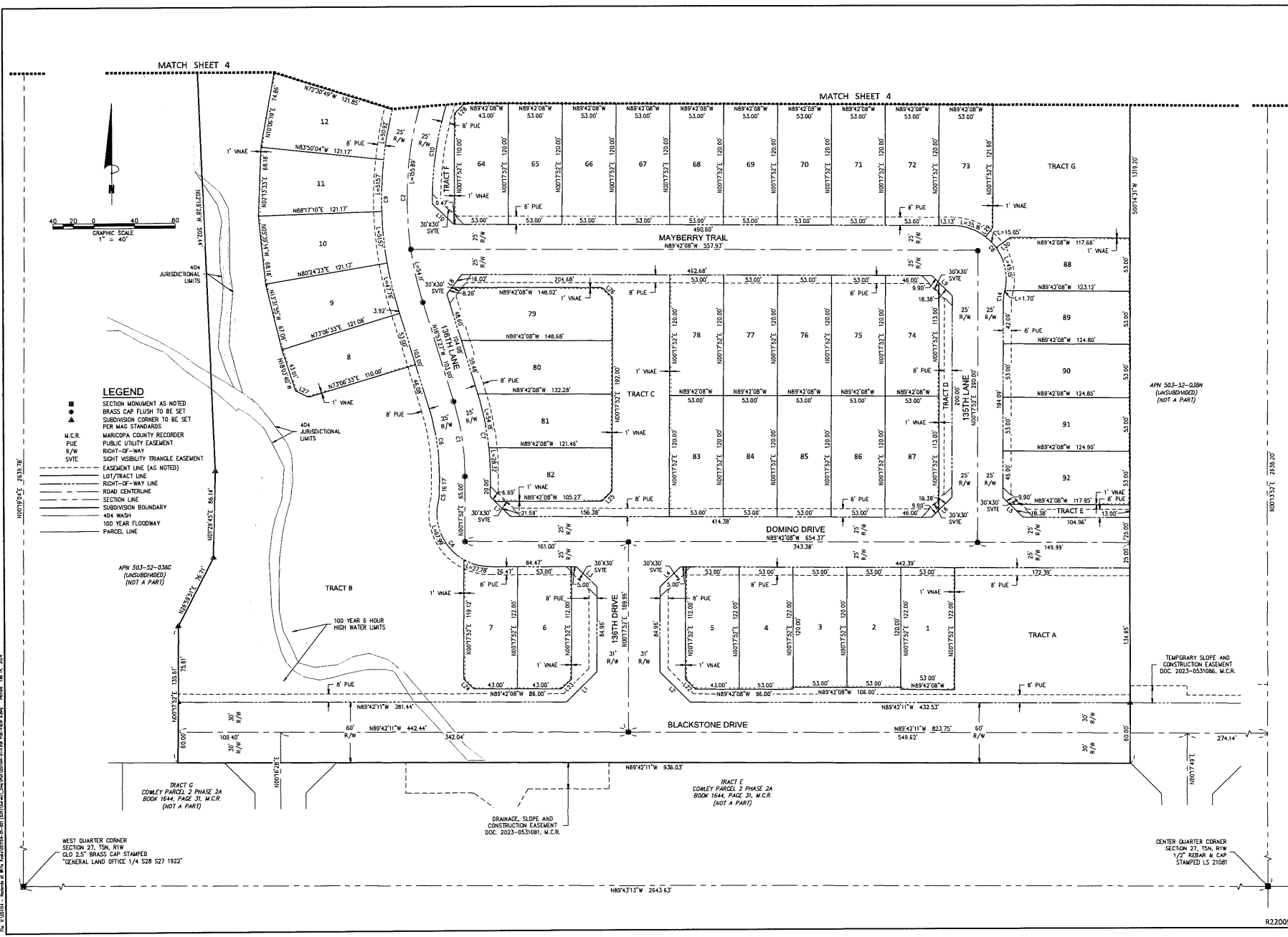
THE ABOVE INFORMATION IS BASED ON THE RECORD PLAT INFORMATION PROVIDED BY THE CLIENT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THE INFORMATION TO BE ACCURATE. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THE INFORMATION TO BE ACCURATE.



**FINAL PLAT OF  
 "HACIENDAS AT WHITE PEAK - PARCEL A"  
 PEORIA, ARIZONA**

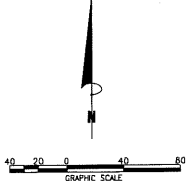
DATE: 2/14/24  
 PROJ. NO.: 2014-09  
 TASK NAME: 001  
 DRAWN BY: TL  
 CHECKED: DT  
 QUALITY:  
 CLIENT NO.:  
 SCALE:  
 1" = 40'

R220093 3 of 4



MATCH SHEET 4

MATCH SHEET 4



- LEGEND**
- SECTION MONUMENT AS NOTED
  - BRASS CAP FLUSH TO BE SET
  - ▲ SUBDIVISION CORNER TO BE SET PER MAC STANDARDS
  - M.C.R. MARICOPA COUNTY RECORDER
  - PUE PUBLIC UTILITY EASEMENT
  - R/W RIGHT-OF-WAY
  - SVTE SIGHT VISIBILITY TRIANGLE EASEMENT
  - EASEMENT LINE (AS NOTED)
  - LOT/TRACT LINE
  - RIGHT-OF-WAY LINE
  - ROAD CENTERLINE
  - SECTION LINE
  - SUBDIVISION BOUNDARY
  - 404 WASH
  - 100 YEAR FLOODWAY
  - PARCEL LINE

APN 503-52-0200 (SUBDIVISION) (NOT A PART)

APN 503-52-0200 (SUBDIVISION) (NOT A PART)

TEMPORARY SLOPE AND CONSTRUCTION EASEMENT DOC. 2023-0531086, M.C.R.

DRAINAGE, SLOPE AND CONSTRUCTION EASEMENT DOC. 2023-0531081, M.C.R.

TRACT E COMLEY PARCEL 2 PHASE 2A BOOK 1544, PAGE 31, M.C.R. (NOT A PART)

TRACT G COMLEY PARCEL 2 PHASE 2A BOOK 1644, PAGE 31, M.C.R. (NOT A PART)

WEST QUARTER CORNER SECTION 27, T5N, R1W OLD 2.5" BRASS CAP STAMPED "GENERAL LAND OFFICE 1/4 528 527 1922"

CENTER QUARTER CORNER SECTION 27, T5N, R1W 1/2" REBAR W. CAP STAMPED "LS 21081"

N89°43'13"W 2643.63

