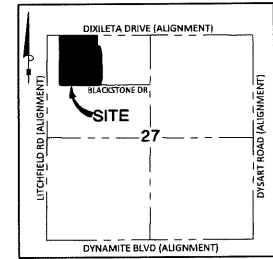


**FINAL PLAT OF  
"HACIENDAS AT WHITE PEAK - PARCEL B"**  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 WEST,  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA.



VICINITY MAP  
N.T.S.

**Bowman**  
Bowman Consulting Group, LLC  
1925 West Washington Street, Suite 108  
Tempe, Arizona 85281  
Phone: (480) 829-8830  
Fax: (480) 829-8831  
www.bowmanaz.com

**DEDICATION**

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

WHITE PEAK, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS PLAT OF "HACIENDA AT WHITE PEAK - PARCEL B" 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 PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS, AND FOR, THE PLAT OF SAID "HACIENDA AT WHITE PEAKS - PARCEL B" 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.

TRACTS "M" AND "N" ARE NOT DEDICATED TO THE PUBLIC, NOR DECLARED AS A COMMON AREA, BUT ARE HEREBY RESERVED FOR FUTURE RIGHT-OF-WAY. TRACTS "M" AND "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 BASINS(S), PIPE STORAGE SYSTEM(S), OR ANY DRAINAGE FACILITY(ES) 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 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 LINES SUBJECT TO NOTES 1, 2, 3 AND 4, AND 5.

AND THE GRANTOR HEREBY COVENANTS THAT IT IS LAWFULLY SEIZED AND POSSESSED ON THIS AFOREMENTIONED TRACT OR PARCELS 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 THERE TO AGAINST THE LAWFUL CLAIM OF ALL PERSONS.

**NOTES:**

1. 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 GREATER 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.
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 ASPHALT CONCRETE PAVEMENT SURFACES. SUCH RESTORATION SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE CITY OF PEORIA STANDARDS.
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.
5. 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 HERETO UNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED SIGNER THEREUNTO DULY AUTHORIZED.

BY: WHITE PEAK, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

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

BY: MICHAEL H. NUESSELE, 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°41'00" EAST (BASIS OF BEARINGS), A DISTANCE OF 2639.6 FEET;

THENCE SOUTH 89°41'00" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 330.02 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89°41'00" EAST, A DISTANCE OF 958.49 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°7'52" WEST, A DISTANCE OF 280.90 FEET;

THENCE NORTH 80°7'52" EAST, A DISTANCE OF 55.41 FEET;

THENCE SOUTH 54°42'08" EAST, A DISTANCE OF 14.14 FEET;

THENCE SOUTH 09°42'00" EAST A DISTANCE OF 246.00 FEET;

THENCE SOUTH 35°47'52" WEST A DISTANCE OF 14.14 FEET;

THENCE SOUTH 02°19'28" EAST, A DISTANCE OF 502.44 FEET;

THENCE SOUTH 01°29'45" WEST, A DISTANCE OF 86.14 FEET;

THENCE SOUTH 26°59'51" WEST, A DISTANCE OF 76.71 FEET;

THENCE SOUTH 00°17'52" WEST, A DISTANCE OF 135.61 FEET;

THENCE NORTH 89°42'11" WEST, A DISTANCE OF 1045.38 FEET;

THENCE NORTH 00°19'04" EAST, A DISTANCE OF 1319.79 FEET TO THE POINT OF BEGINNING.

**ACKNOWLEDGMENT**

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED MICHAEL H. NUESSELE, 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 UNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_

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

**NOTES:**

- A. NO CONSTRUCTION OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENTS, EXCEPT UTILITIES, 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.
- B. ALL NEW AND EXISTING UTILITY, ELECTRICAL FACILITIES LESS THAN 69 KV, CABLE T.V., TELECOMMUNICATIONS FIBER OPTICS, CELLULAR, GAS, ETC SHALL BE INSTALLED UNDERGROUND AS PART OF THE STREET IMPROVEMENTS.
- C. MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN ALL TRACTS, EASEMENTS AND RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE OWNER.
- D. 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.
- E. 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.
- F. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.
- G. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.
- H. 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.
- I. OWNER SHALL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" OR EASEMENTS (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES) IN ACCORDANCE WITH APPROVED PLANS.
- J. OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPLACEMENT OF ALTERNATIVE PAVEMENT SECTIONS CONSTRUCTED WITHIN CITY RIGHT-OF-WAY PER APPROVED PLANS.
- K. THIS SUBDIVISION HAS A REDUCED LEVEL OF STREETLIGHTING. ANY FUTURE ADDITIONAL STREETLIGHTING WILL BE AT THE EXPENSE OF THE ADJACENT PROPERTY OWNERS, NOT AT CITY EXPENSE.

**FLOOD ZONE INFORMATION**

ACCORDING TO THE FLOOD INSURANCE RATE MAP #401300B15L, 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.

**SHEET INDEX**

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

**SITE DATA**

ZONING	PAD
NUMBER OF LOTS	55
GROSS AREA	31,503.6 ACRES
NET AREA	30,912.9 ACRES

**ENGINEER**

BOWMAN CONSULTING  
1925 WEST WASHINGTON STREET, SUITE 108  
TEMPE, AZ 85281  
PHONE: (480) 829-8830  
CONTACT: NATHAN LARSON

**OWNER**

41 WHITE PEAK, LLC  
6501 E. GREENWAY PKY, SUITE 103-402  
SCOTTSDALE, AZ 85224  
CONTACT: MICHAEL NUESSELE  
EMAIL: MKNENMAP@DEVELOPMENT.COM

**BASIS OF BEARINGS**

NORTH 89 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 1129, 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.



REGISTERED LAND SURVEYOR NO. 55030  
BOWMAN CONSULTING  
1600 N. DESERT DRIVE, #210  
TEMPE, ARIZONA 85281  
PHONE #: (480)-629-8830



**APPROVALS:**

APPROVED BY THE MAYOR & COUNCIL OF THE CITY OF PEORIA, ARIZONA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

ATTEST:	
MAYOR	DATE
CITY CLERK	DATE
FOR CITY ENGINEER	DATE

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

DATE:	2/14/24
PROJ. NO.:	05116-01
TASK NUMBER:	001
DRAWN BY:	DT
CHECKED BY:	DT
QUALITY:	
CLIENT NO.:	
SCALE:	N.T.S.
	1 of 4

OVERALL AREA TABLE		
PARCEL	SQ. FT.	ACRES
BOUNDARY	1,372,296	31.5636
ROW-BLACKSTONE	25,731	0.5907
NET	1,346,565	30.9729

TRACT AREA TABLE				
TRACT	SQ. FT.	ACRES	DESCRIPTION	MAINTAINED BY
TRACT A	13,076	0.3002	DRAINAGE, OPEN SPACE, RETENTION	HDA
TRACT B	145,798	3.3471	DRAINAGE, OPEN SPACE, RETENTION	HDA
TRACT C	1,101	0.0253	DRAINAGE, OPEN SPACE	HDA
TRACT D	2,900	0.0666	DRAINAGE, OPEN SPACE	HDA
TRACT E	222,668	5.1117	DRAINAGE, OPEN SPACE, RETENTION	HDA
TRACT F	1,731	0.0397	DRAINAGE, OPEN SPACE	HDA
TRACT G	1,746	0.0405	DRAINAGE, OPEN SPACE	HDA
TRACT H	1,102	0.0253	DRAINAGE, OPEN SPACE	HDA
TRACT I	1,664	0.0382	DRAINAGE, OPEN SPACE	HDA
TRACT J	1,101	0.0253	DRAINAGE, OPEN SPACE	HDA
TRACT K	167,676	3.8493	DRAINAGE, OPEN SPACE, RETENTION	HDA
TRACT L	3,755	0.0862	DRAINAGE, OPEN SPACE	HDA
TRACT M	52,717	1.2102	DRAINAGE, FUTURE RIGHT-OF-WAY	HDA
TRACT N	36,991	0.8492	DRAINAGE, FUTURE RIGHT-OF-WAY	HDA

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	133.74'	250.00'	030°39'04"
C2	248.61'	355.00'	040°07'23"
C3	148.57'	200.00'	042°33'40"
C4	226.66'	225.00'	057°43'09"
C5	332.39'	330.00'	057°42'34"
C6	123.44'	281.00'	025°10'08"
C7	90.26'	219.00'	023°36'50"
C8	104.91'	380.00'	015°49'05"
C9	227.67'	54.00'	241°33'56"
C10	48.50'	36.00'	077°03'57"
C11	142.32'	330.00'	024°42'39"
C12	60.24'	380.00'	009°04'59"
C13	101.93'	53.00'	110°11'20"
C14	87.82'	175.00'	028°45'11"
C15	121.83'	225.00'	031°01'23"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C16	9.37'	36.00'	014°50'08"
C17	11.99'	36.00'	019°04'42"
C18	234.84'	54.00'	249°10'21"
C19	43.46'	36.00'	069°10'21"
C20	251.85'	250.00'	057°43'09"
C21	201.48'	200.00'	057°43'09"
C22	357.57'	355.00'	057°42'38"
C23	266.28'	305.00'	050°01'21"
C24	43.46'	36.00'	069°10'21"
C25	234.84'	54.00'	249°10'22"
C26	15.88'	50.00'	018°11'42"
C27	110.29'	50.00'	126°23'04"
C28	15.88'	50.00'	018°11'45"
C29	189.52'	43.58'	249°10'21"
C30	56.04'	46.42'	069°10'21"

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
1	12,037	0.2763
2	14,981	0.3439
3	10,167	0.2339
4	9,351	0.2147
5	8,177	0.1877
6	8,076	0.1854
7	8,125	0.1865
8	8,125	0.1865
9	8,075	0.1854
10	8,137	0.1868
11	8,136	0.1868
12	8,135	0.1868
13	8,134	0.1867
14	8,084	0.1858
15	8,083	0.1856
16	8,132	0.1867
17	8,131	0.1867
18	8,130	0.1866
19	8,080	0.1855

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
20	8,647	0.1985
21	8,056	0.1849
22	8,125	0.1865
23	8,125	0.1865
24	9,175	0.2106
25	9,198	0.2112
26	8,792	0.2018
27	8,999	0.2066
28	9,331	0.2142
29	9,331	0.2142
30	9,331	0.2142
31	9,331	0.2142
32	8,843	0.2030
33	8,101	0.1860
34	9,471	0.2174
35	10,197	0.2341
36	10,154	0.2331
37	10,883	0.2498
38	10,810	0.2482

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
39	10,237	0.2350
40	8,300	0.1905
41	8,100	0.1860
42	8,101	0.1860
43	8,125	0.1865
44	8,125	0.1865
45	8,549	0.1963
46	9,708	0.2229
47	10,525	0.2416
48	9,553	0.2193
49	8,075	0.1854
50	8,075	0.1854
51	8,125	0.1865
52	8,125	0.1865
53	8,075	0.1854
54	8,506	0.1953
55	8,941	0.2063

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	43.27'	S46°30'37"W
L2	41.22'	S43°08'44"E
L3	29.91'	S11°01'18"E
L4	29.91'	N72°55'13"E
L5	30.68'	S82°50'11"E
L6	28.28'	N45°18'32"E
L7	28.28'	N44°41'33"W
L8	28.28'	N44°41'33"W
L9	28.28'	N45°18'27"E
L10	28.28'	N45°18'27"E
L11	28.28'	N44°41'33"W
L12	28.28'	N44°41'17"W
L13	29.43'	N52°30'54"W
L14	26.11'	N40°17'52"E
L15	13.36'	N22°37'11"W

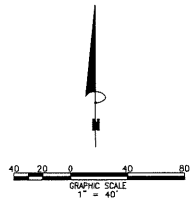
LINE TABLE		
LINE #	LENGTH	DIRECTION
L16	17.72'	N67°28'40"E
L17	14.14'	N45°18'23"E
L18	14.14'	S44°40'47"E
L19	9.96'	N00°18'23"E
L20	14.14'	S44°41'33"E
L21	14.14'	S44°41'33"E
L22	13.80'	N07°18'02"W
L23	14.23'	S44°20'36"E
L24	15.27'	N78°16'34"E
L25	8.45'	S42°24'31"E
L26	14.14'	S44°42'08"E
L27	14.14'	N70°37'29"W
L28	14.14'	S19°22'31"W
L29	7.94'	N64°03'12"E
L30	84.12'	N89°42'08"W

**Bowman**  
Bowman Consulting Group, LLC  
Phone (480) 899-8800  
Fax (480) 899-8801  
Tempe, AZ 85281  
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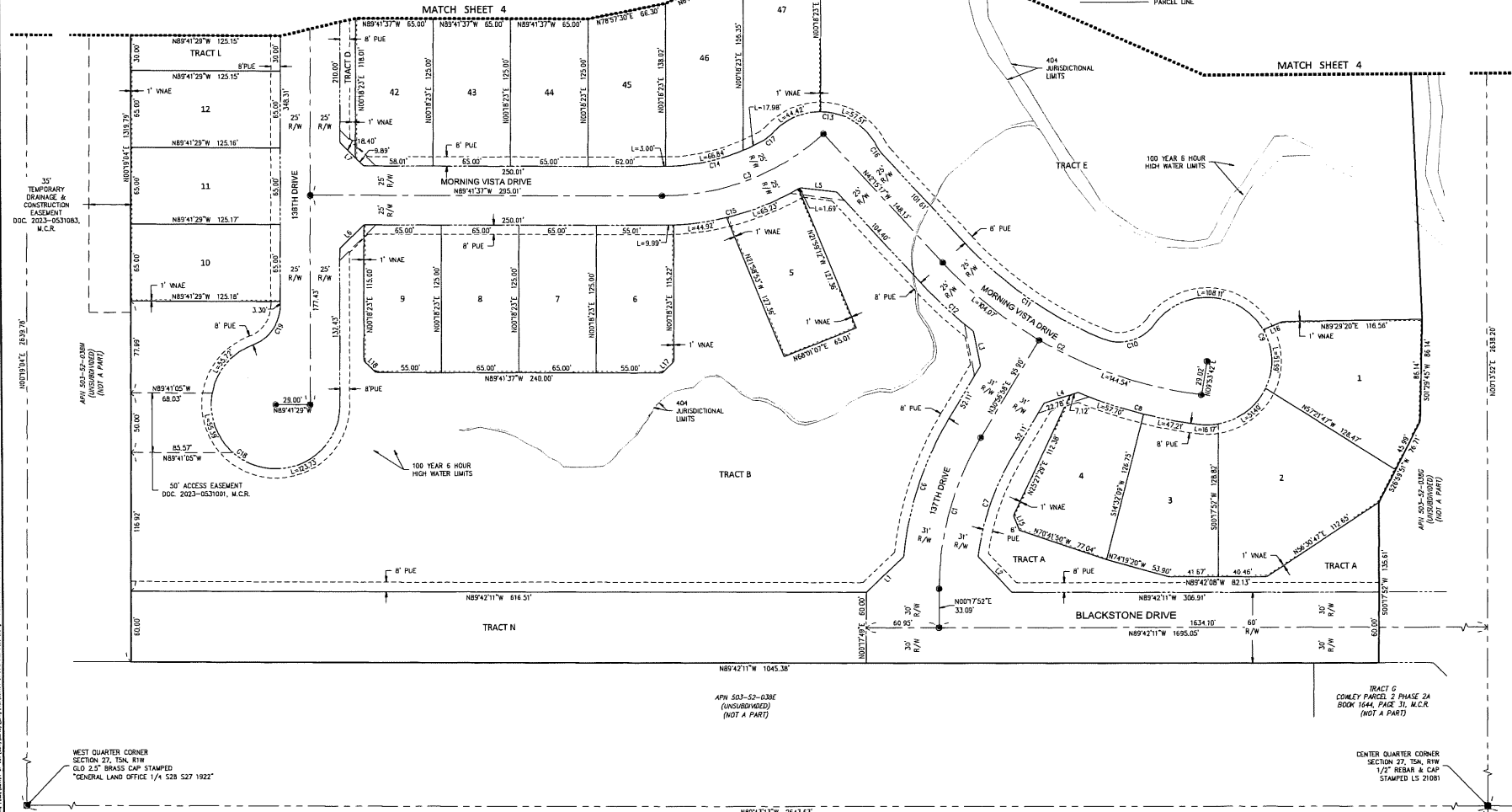


FINAL PLAT OF  
"HACIENDAS AT WHITE PEAK - PARCEL B"  
PEORIA, ARIZONA

DATE:	2/14/24
PROJ. NO.:	05184-01
TASK NAME:	DOT
DRAWN BY:	TL
CHECKED:	DT
QUALITY:	
CLIENT NO.:	
SCALE:	N.T.S.



- LEGEND**
- SECTION MONUMENT AS NOTED
  - BRASS CAP FLUSH TO BE SET
  - ▲ SUBDIVISION CORNER TO BE SET PER MAG STANDARDS
  - M.C.R. MARICOPA COUNTY RECORD
  - P.U.E. PUBLIC UTILITY EASEMENT
  - R/W RIGHT-OF-WAY
  - S.V.T.E. 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



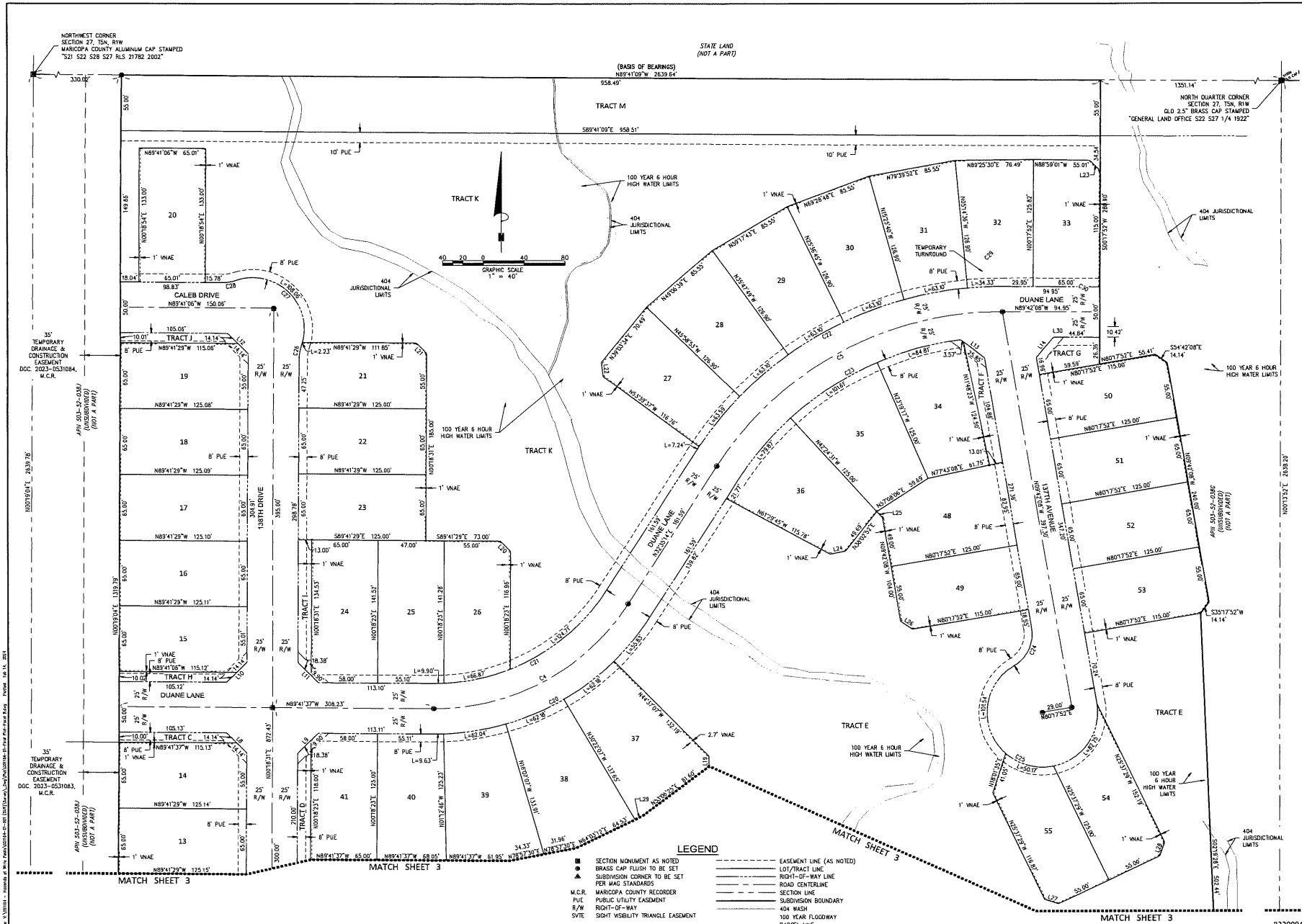
**Bowman**  
 Surveying & Consulting Group, LLC  
 Phone (602) 895-8820  
 Fax (602) 895-8821  
 10000 W. Bellvue Ave., 1st Fl.  
 Tempe, AZ 85281



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

DATE:	2/14/24
PROJ. NO.:	051184-01
TASK NAME:	001
DRAWN BY:	JL
CHECKED BY:	DT
QUALITY:	
CLIENT NO.:	
SCALE:	1" = 40'
SHEET NO.:	3 of 4

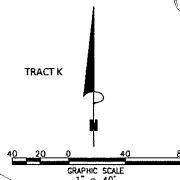
R220094



NORTHWEST CORNER  
SECTION 27, T34, R1W  
MARICOPA COUNTY ALUMINUM CAP STAMPED  
S21 S22 S28 S27 R1S 21782 2002'

(BASIS OF BEARINGS)  
N89°41'29" W 2639.64'

NORTH QUARTER CORNER  
SECTION 27, T34, R1W  
G.L.O. 2.5" BRASS CAP STAMPED  
GENERAL LAND OFFICE S22 S27 1/4 1922'



**LEGEND**

- SECTION MONUMENT AS NOTED
- BRASS CAP FLUSH TO BE SET
- ▲ SUBDIVISION CORNER TO BE SET PER HAC STANDARDS
- M.C.R. MARICOPA COUNTY RECORDER
- P.U.E. 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

**Bowman**  
Bowman Consulting Group, LLC  
Phone: (602) 833-8800  
Fax: (602) 833-8801  
www.bowman.com



**"HACIENDAS AT WHITE PEAK - PARCEL B"**  
PEORIA, ARIZONA

DATE:	2/14/24
PROJ. NO.:	00164-01
TASK NAME:	001
DRAWN BY:	TL
CHECKED BY:	DT
QUALITY:	
CLIENT NO.:	
SCALE:	1" = 40'
	4 of 4

R220094