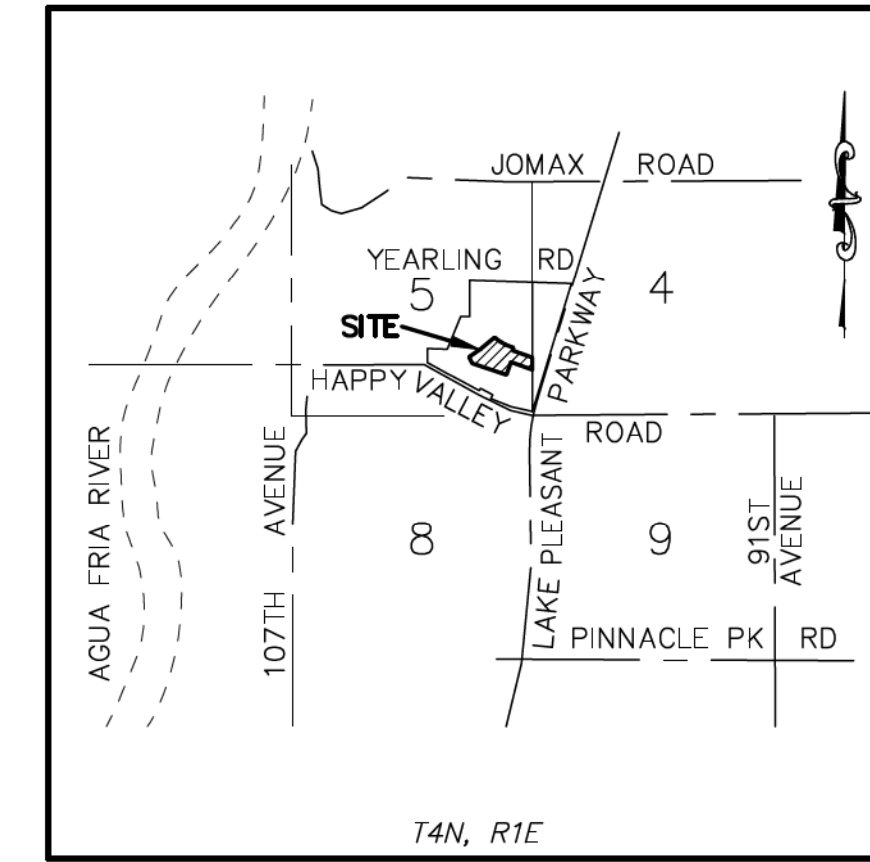


FINAL PLAT LAKE PLEASANT TOWNE CENTER - PARCELS 12 AND 14

A RE-PLAT OF PARCELS 12 AND 14, OF LAKE PLEASANT TOWNE CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 874 OF MAPS, PAGE 29, RESIDING WITHIN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
N.T.S.

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS: VESTAR LPTC, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "LAKE PLEASANT TOWNE CENTER - PARCELS 12 AND 14", A RE-PLAT OF PARCELS 12 AND 14, OF LAKE PLEASANT TOWNE CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 874 OF MAPS, PAGE 29, RESIDING IN THE SOUTHEAST QUARTER OF SECTION 5, 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 "SHOPS AT LAKE PLEASANT - PARCELS 12 AND 14", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER GIVEN EACH RESPECTIVELY ON SAID PLAT. ALL NOTATIONS AND DEDICATIONS STATED ON OR WITHIN THE RECORDED PLAT OF LAKE PLEASANT TOWNE CENTER*(M.C.R. BOOK 874, PAGE 29) SHALL REMAIN IN FULL FORCE AND EFFECT WITH THE RECORDATION OF THIS RE-PLAT.

IN WITNESS WHEREOF: VESTAR LPTC, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF THE UNDERSIGNED OFFICER OF VESTAR LPTC, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THEREUNTO DULY AUTHORIZED THIS ____ DAY OF _____, 2024.

VESTAR LPTC, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

BEFORE ME THIS ____ DAY OF _____, 2024, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO HAS ACKNOWLEDGED TO BE _____ OF VESTAR LPTC, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE LEGAL OWNER OF THE PROPERTY 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 _____

LIEN HOLDER RATIFICATION AND APPROVAL

AS BENEFICIARY UNDER THAT CERTAIN CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING RECORDED AS INSTRUMENT NO. 2021-0354188, IN THE RECORDS OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, THE UNDERSIGNED HEREBY RATIFIES AND APPROVES THIS PLAT.

FIRST INTERNATIONAL BANK & TRUST

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024.

BY _____ AS _____ FOR AND ON BEHALF OF

FIRST INTERNATIONAL BANK & TRUST

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

PARENT PARCEL(S) LEGAL DESCRIPTION

PARCELS 12 AND 14, OF LAKE PLEASANT TOWNE CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, RECORDED IN BOOK 874 OF MAPS, PAGE 29.

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 DECONSTRUCTION.
- 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.
- MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN ALL TRACTS, EASEMENTS AND RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE OWNERS.
- 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.
- 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.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA WATER 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.
- 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.

REFERENCE DOCUMENTS

FINAL PLAT OF LAKE PLEASANT TOWNE CENTER RECORDED IN BOOK 874, PAGE 29, M.C.R.

REPLAT OF LAKE PLEASANT TOWNE CENTER RECORDED IN BOOK 945, PAGE 12, M.C.R.

RECORD OF SURVEY PLSS SUBDIVISION MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY T. 4 N., R. 1 E. RECORDED IN BOOK 775, PAGE 37, M.C.R.

RECORD OF SURVEY FOR THE CITY OF PEORIA OF THE CENTER LINE OF LAKE PLEASANT PARKWAY RECORDED IN BOOK 662, PAGE 37, M.C.R.

RECORD OF SURVEY RECORDED IN BOOK 1063 OF MAPS, PAGE 47, M.C.R.

AREA

TOTAL: 151,994 SQUARE FEET, OR 3.489 ACRES, MORE OR LESS

SURVEYOR

RICK ENGINEERING COMPANY
2401 W PEORIA AVE SUITE #130
PHOENIX, ARIZONA 85029
PHONE: (602)957-3350
CONTACT: ERIC SOSTROM
ESOSTROM@RICKENGINEERING.COM

ENGINEER

OPTIMUS CIVIL DESIGN GROUP
4650 E. COTTON CENTER BLVD
PHOENIX, ARIZONA 85040
PHONE: (602) 286-9300
CONTACT: JEFF BEHRANA
JBEHRANA@OPTIMUSCDG.COM

OWNER/DEVELOPER

VESTAR LPTC, LLC, A DELAWARE LIMITED LIABILITY COMPANY
2415 EAST CAMELBACK ROAD, SUITE 100
PHOENIX, ARIZONA 85016
CONTACT: JACK VAN KLEUNEN
(602) 866-0900
JVANKLEUNEN@VESTAR.COM

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, HAVING A BEARING OF S00°05'14"E PER THE REPLAT OF LAKE PLEASANT TOWNE CENTER RECORDED IN BOOK 945, PAGE 12, M.C.R.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1235 L, DATED 10/16/2013, PORTIONS OF THIS PROPERTY ARE LOCATED IN FLOOD ZONE "X" (SHADED) AND IN FLOOD ZONE AE WITH BASE FLOOD ELEVATIONS (BFE).

APPROVALS

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF PEORIA, ARIZONA, THIS ____ DAY OF _____, 2024.

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.

ERIC SOSTROM, RLS #41894
2401 W PEORIA AVE SUITE #130
PHOENIX, ARIZONA 85029
PHONE: (602)957-3350
ESOSTROM@RICKENGINEERING.COM



SURVEYOR:

2401 W PEORIA AVE, STE 130
 PHOENIX, AZ 85029
 602.957.3350
 rickengineering.com
RICK ENGINEERING COMPANY
 San Diego - Riverside - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

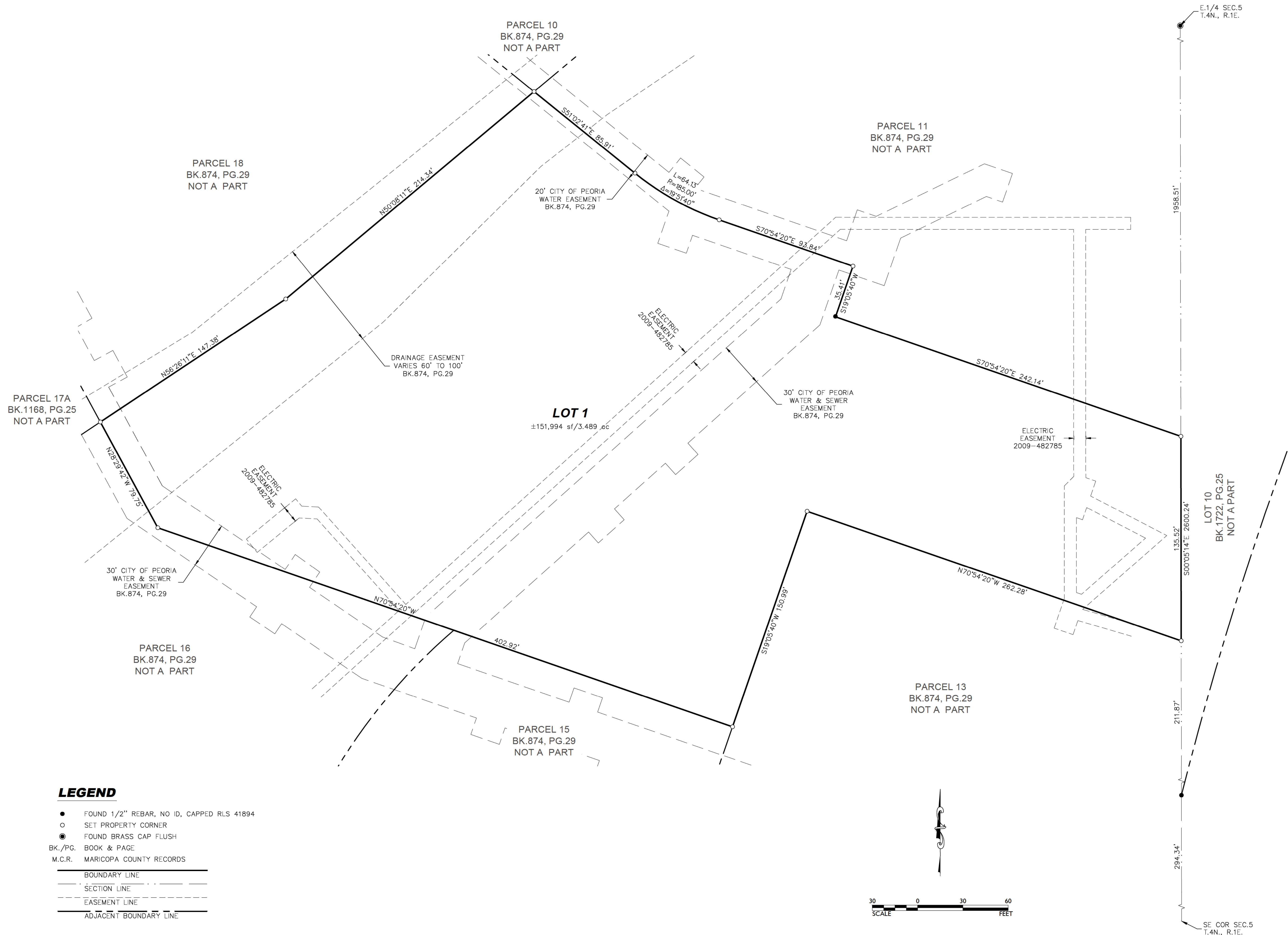
DRAWN BY: _____
 CHECKED BY: _____
 DCG | SCALE: _____
 ELS | DATE: 2/27/2024
 NTS

ALTA / NSPS LAND TITLE SURVEY
LAKE PLEASANT TOWNE CENTER -
PARCELS 12 AND 14
 PEORIA, ARIZONA



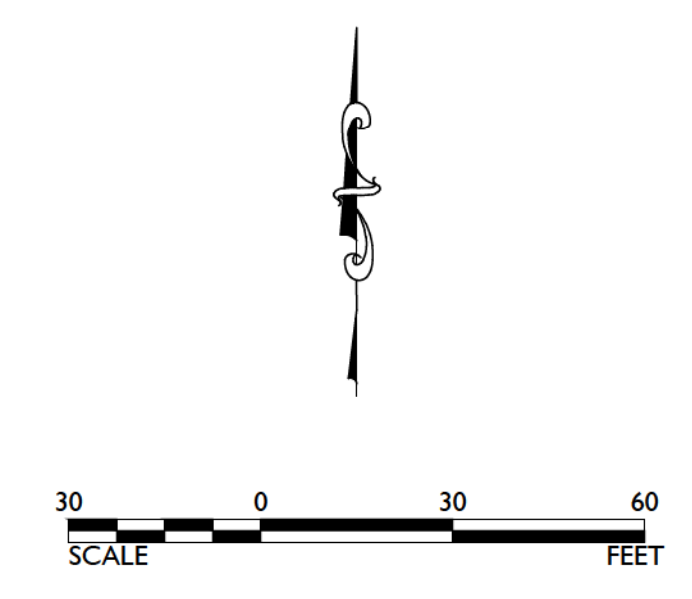
PROJECT NO.
P5754
SHEET NO. 1 OF 2

\\sp.rickeng.com\projects\p05500\5754_Lake_Pleasant_Towne_Center_Survey\FCL_1214_RE-PLAT\5754_RE-PLAT.dwg © 2024 Rick Engineering Company

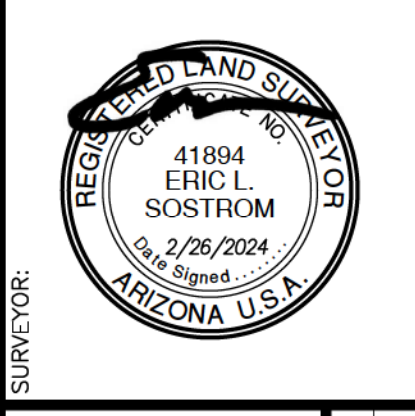


LEGEND

- FOUND 1/2" REBAR, NO ID, CAPPED RLS 41894
- SET PROPERTY CORNER
- FOUND BRASS CAP FLUSH
- BK./PG. BOOK & PAGE
- M.C.R. MARICOPA COUNTY RECORDS
- BOUNDARY LINE
- - - SECTION LINE
- - - EASEMENT LINE
- - - ADJACENT BOUNDARY LINE



NO.	BY	DATE	REVISION



SURVEYOR:
 2401 W PEORIA AVE, STE 130
 PHOENIX, AZ 85029
 602.957.3350
 rickengineering.com

DRAWN BY: DCG | SCALE: 1" = 30'
 CHECKED BY: ELS | DATE: 2/27/2024

ALTA / NSPS LAND TITLE SURVEY
LAKE PLEASANT TOWNE CENTER -
PARCELS 12 AND 14
 PEORIA, ARIZONA



PROJECT NO.
P5754
 SHEET NO. 2 OF 2