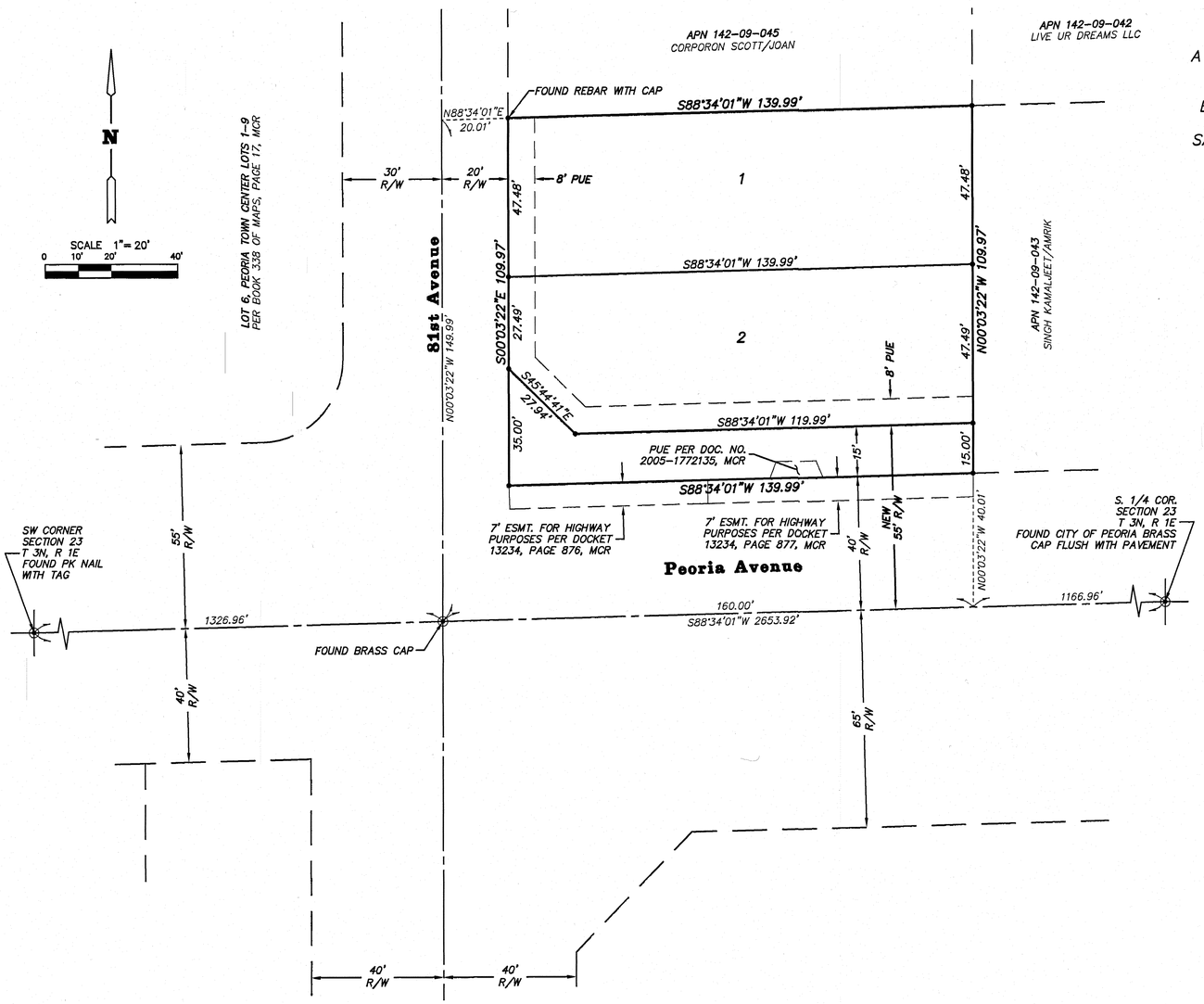
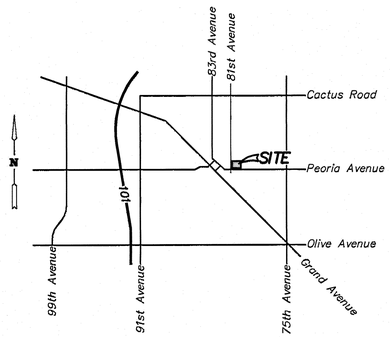
FINAL PLAT
OF
PCG PEORIA

A REPLAT OF A PORTION OF LOTS 17, 18, 19, AND 20, BLOCK 10, PLAT OF PEORIA, AS RECORDED IN BOOK 2 OF MAPS, PAGE 57, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING A PORTION OF THE SOUTHWEST 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 } S.S.
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

PCG REAL ESTATE INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS "PCG PEORIA" OVER A PORTION OF SECTION 23, 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 SAID "PCG PEORIA" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND STREET 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.

PCG REAL ESTATE INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATE TO THE CITY THE PEORIA AVENUE 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. LANDSCAPING WITHIN THE (STREET NAME) RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION. PCG REAL ESTATE INVESTMENTS, LLC, HEREBY WARRANTS TO THE CITY THE TITLE TO SAID RIGHT OF WAY AS SHOWN HEREON, AGAINST THE CLAIMS OF ALL PERSONS WHOMSOEVER.

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

IN WITNESS THEREOF:

PCG REAL ESTATE INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED, THEREUNTO DULY AUTHORIZED THIS 9TH DAY OF MAY, 2024

PCG REAL ESTATE INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY [redacted]

ITS MEMBER

ACKNOWLEDGEMENT

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

ON THIS 9TH DAY OF May 2024, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Cesar Gonzalez, WHO ACKNOWLEDGED HIMSELF TO BE THE Member/Owner OF PCG REAL ESTATE INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

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

[redacted] 5.9.2024
DATE

DAVID GONZALES
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMMISSION # 620000
MY COMMISSION EXPIRES
JANUARY 04, 2026

APPROVALS

APPROVED BY: _____ CITY ENGINEER DATE

APPROVED BY: _____ MAYOR DATE

ATTEST: _____ CITY CLERK DATE

OWNER

PCG REAL ESTATE INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
6002 SOUTH 85TH DRIVE
LAVEEN, ARIZONA 85339
623-203-8577
HREATCONCEPTS1230@GMAIL.COM

SURVEYOR

KEOGH ENGINEERING, INC.
650 NORTH 137TH AVENUE #110
GOODYEAR, ARIZONA 85338
623-535-7260
KEOGH@KEOGHENGINEERING.COM
CONTACT: DENNIS F. KEOGH

LOT AREA TABLE

LOT	AREA (S.F.)	AREA (ACRES)
1	6,645	0.152
2	6,446	0.148

FLOOD INSURANCE RATE MAP INFORMATION

COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (Inbox Date)	FIRM ZONE	BASE FLOOD ELEVATION (In AO Zone, Use Depth)
040050	1705 09/18/20	M	09/18/2020	X	N/A

SITE DATA

NET AREA: 13,091 S.F.= 0.300 Acres

R/W DEDICATED: 2,300 S.F.= 0.053 Acres

PARCEL NUMBERS: 142-09-034 AND 142-09-035

BASIS OF BEARINGS

NORTH 88°34'01" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA PER RECORD OF SURVEY PLSS SUBDIVISION RECORDED IN BOOK 863 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA.

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.

BY: [redacted] 5/9/24
REGISTERED LAND SURVEYOR DATE

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 RECONSTRUCTION.

ALL LOT CORNERS SHALL BE MONUMENTED WITH ½" 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. IN CASES OF PRIVATE WATER COMPANIES, THE NOTE SHALL READ: THIS SUBDIVISION IS LOCATED WITHIN THE (INSERT PRIVATE COMPANY NAME) WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY. H. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.

THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A DESIGNATED TRUCK ROUTE. PEORIA AVENUE IS DESIGNATED AS A TRUCK ROUTE BY THE CITY OF PEORIA.

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.

AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND 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.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:
THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE QUARTER OF SAID SECTION 23;

THENCE EAST 160 FEET;

THENCE NORTH 200 FEET;

THENCE WEST 160 FEET;

THENCE SOUTH 200 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTH 50 FEET, AND THE WEST 80 FEET AND THE SOUTH 33 FEET THEREOF.

PARCEL NO. 2:
THE EAST 60 FEET OF WEST 80 FEET OF THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION TWENTY-THREE (23), TOWNSHIP THREE (3) NORTH, RANGE ONE (1) EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;

THENCE EAST 160 FEET TO A POINT;

THENCE NORTH 200 FEET TO A POINT;

THENCE WEST 160 FEET TO A POINT IN THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;

THENCE SOUTH 200 FEET TO THE POINT OF BEGINNING, EXCEPT NORTH 50 FEET AND EXCEPT SOUTH 33 FEET.

LEGEND

⊙	SURVEY MONUMENT
•	SET 1/2" REBAR WITH CAP (LS10846)
———	SUBDIVISION BOUNDARY LINE
———	PROPERTY LINE
—— – ——	STREET CENTERLINE
—— —— ——	ADJACENT LOT OR R/W
— — — — —	EASEMENT LINE
MCR	MARICOPA COUNTY RECORDER
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY

Call at least two full working days before you begin excavation.
ARIZONA 811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

SHEET 1 OF 1 R240017

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
10846
DENNIS FRANK KEOGH
5/9/24
ARIZONA U.S.A.

DRAWN BY	SPK
CHECKED BY	DFK
FIELD WORK BY	DJK
DATE	MAY, 2024

PREPARED FOR
PCG Real Estate Investments, LLC

FINAL PLAT
OF
PCG PEORIA
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

Keogh Engineering, Inc.
650 N. 137TH AVENUE #110 • GOODYEAR, ARIZONA 85338
PHONE: (623) 535-7260
EMAIL: keogh@keoghengineering.com

JOB NO. 22155 MAP NO. E-22155

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