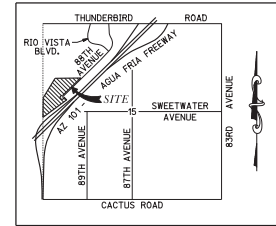


FINAL PLAT FOR THUNDERBIRD 101 PEORIA, ARIZONA

A REPLAT OF PARCEL 6 OF TRIANNA, RECORDED IN BOOK 979 OF MAPS, PAGE 7, M.C.R. LOCATED IN A PORTION OF THE WEST HALF OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
N.T.S.

DEDICATION:

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS: THAT NEXTGEN APARTMENTS - T101, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER DOES HEREBY PUBLISH THIS FINAL PLAT FOR "THUNDERBIRD 101" A REPLAT OF PARCEL 6 OF TRIANNA, RECORDED IN BOOK 979 OF MAPS, PAGE 7, M.C.R. OVER A PORTION OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HERON AND HEREBY PUBLISHES THIS PLAT AS, AND FOR, THE PLAT OF SAID "THUNDERBIRD 101" A REPLAT OF PARCEL 6 OF TRIANNA, RECORDED IN BOOK 979 OF MAPS, PAGE 7, M.C.R. AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT, 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 THE SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

ALL NOTATIONS AND DEDICATIONS STATED ON OR WITHIN THE RECORDED PLAT OF "TRIANNA" (M.C.R. BOOK 979, PAGE 7) SHALL REMAIN IN FULL FORCE AND EFFECT WITH THE RECORDDATION OF THIS RE-PLAT UNLESS EXPLICITLY ABANDONED BY THIS PLAT.

PUBLIC ACCESS EASEMENTS (PAE) ARE DEDICATED TO THE CITY OF PEORIA FOR USE AS SUCH, THE MAINTENANCE OF LANDSCAPING WITHIN THE RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE FRONTING PROPERTY OWNER.

NEXTGEN APARTMENTS - T101, LLC, AN ARIZONA LIMITED LIABILITY COMPANY DO HEREBY GRANT 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 A WATER LINE OVER, UNDER, AND ACROSS THE PARCEL, AS SHOWN, SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA.

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 LINE, SUBJECT TO NOTES 1, 2, 3 AND 4.

AND THE GRANTOR HEREBY COVENANTS THAT IT IS LAWFULLY SEIZED AND POSSESSED ON THIS AFOREMENTIONED 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 THERETO AGAINST THE LAWFUL CLAIM OF ALL PERSONS.

NOTES:

1. THE SAID EASEMENT TO INCLUDE 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 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.
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.

IN THE EVENT THE RIGHT, PRIVILEGE AND EASEMENT HEREIN GRANTED SHALL BE ABANDONED AND PERMANENTLY CEASE TO BE USED FOR THE PURPOSES HEREIN GRANTED ALL RIGHTS HEREIN GRANTED SHALL CEASE AND REVERT TO THE GRANTORS, THEIR HEIRS OR ASSIGNS.

THE OWNER DOES HEREBY GRANT TO THE CITY OF PEORIA, AS EASEMENT FOR MAINTENANCE OF ON-SITE RETENTION BASINS(S), PIPE STORAGE SYSTEM(S), OR ANY DRAINAGE FACILITY(IES) 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/CENTER OWNER OR ASSOCIATION 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/CENTER OWNER OR ASSOCIATION IS IN EXISTENCE, IT WILL BE RESPONSIBLE FOR PROVIDING ALL REQUIRED MAINTENANCE OF SUCH FACILITIES REGARDLESS OF THE DEDICATION OF THE EASEMENT.

IN WITNESS WHEREOF, NEXTGEN APARTMENTS - T101, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS CAUSED ITS COMPANY NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED TO BY THE SIGNATURE OF THE UNDERSIGNED AUTHORIZED AGENT THEREUNTO DULY AUTHORIZED THIS ____ DAY OF _____, 2024.
BY: NEXTGEN APARTMENTS - T101, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

By: _____

_____, AUTHORIZED AGENT

ITS: _____

ACKNOWLEDGEMENT:

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

BEFORE ME THIS ____ DAY OF _____, 2024, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO WHO ACKNOWLEDGED HIM/HER 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 HERELUNTO SET MY HAND AND OFFICIAL SEAL.

By: _____ NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

NOTES:

1. 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 GROUND COVER. 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.
2. 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.
3. MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER.
4. ALL LOT CORNERS SHALL BE MONUMENTED PER AZ REV STATUTES 33-103.
5. 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 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 TO NOT OBSTRUCT 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS.
6. THIS DEVELOPMENT IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.
7. THIS DEVELOPMENT IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.
8. THIS DEVELOPMENT IS LOCATED WITHIN THE VICINITY OF A MILITARY AIRPORT.
9. NO STRUCTURE OF ANY KIND SHALL 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.

LEGAL DESCRIPTION:

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

PARCEL 6 OF TRIANNA, RECORDED IN BOOK 979 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA

APPROVALS:

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

APPROVED BY: _____ MAYOR _____ DATE _____

ATTESTED BY: _____ CITY CLERK _____ DATE _____

APPROVED BY: _____ FOR CITY ENGINEER _____ DATE _____

SURVEYORS CERTIFICATION:

THIS IS TO CERTIFY THAT THIS RE-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.

JAMES A. LOFTIS, R.L.S.
ARIZONA NO. 26404
6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85251



FINAL PLAT FOR THUNDERBIRD 101

30 engineering
planning civil engineering surveying

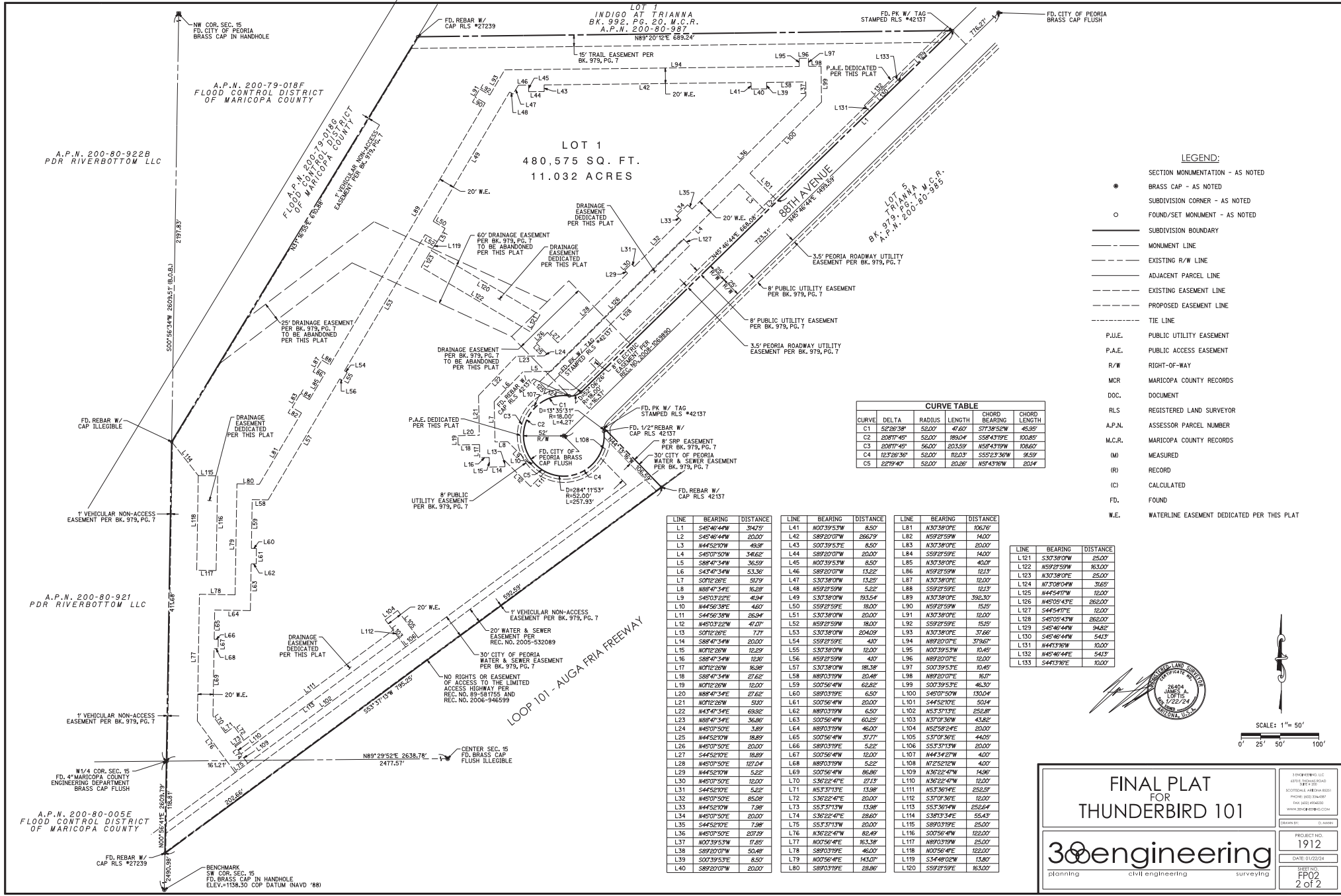
ENGINEERING, LLC
4575 WINDWARD ROAD
SCOTTSDALE, ARIZONA 85251
PHONE: (480) 980-9862
FAX: (480) 458-0030
WWW.30E.COM

DESIGNED BY: _____ DRAWN BY: _____

PROJECT NO. 1912

DATE: 01/22/24

SHEET NO. FP01
1 of 2



LEGEND:

- SECTION MONUMENTATION - AS NOTED
- BRASS CAP - AS NOTED
- SUBDIVISION CORNER - AS NOTED
- FOUND/SET MONUMENT - AS NOTED
- SUBDIVISION BOUNDARY
- MONUMENT LINE
- EXISTING R/W LINE
- ADJACENT PARCEL LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- TIE LINE
- F.U.E. PUBLIC UTILITY EASEMENT
- P.A.E. PUBLIC ACCESS EASEMENT
- R/W RIGHT-OF-WAY
- MCR MARICOPA COUNTY RECORDS
- DOC. DOCUMENT
- RLS REGISTERED LAND SURVEYOR
- A.P.N. ASSESSOR PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- (M) MEASURED
- (R) RECORD
- (C) CALCULATED
- FD. FOUND
- W.E. WATERLINE EASEMENT DEDICATED PER THIS PLAT

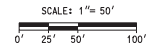
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	52°25'38"	56.00	47.60	S77°38'32"W	45.867
C2	20°07'45"	52.00	18.04	S58°37'56"W	10.885
C3	20°07'45"	56.00	203.59	N58°43'19"W	108.62
C4	12°28'36"	58.00	182.03	S55°23'36"W	95.59
C5	22°19'40"	52.00	20.86	N54°13'16"W	20.44

LINE	BEARING	DISTANCE
L1	S45°46'44"W	3142.57
L2	S45°46'44"W	20.00
L3	N44°52'10"W	49.58
L4	S45°03'50"W	346.82
L5	S88°47'34"W	36.59
L6	S43°47'34"W	53.36
L7	S07°12'28"E	507.9
L8	N88°47'34"E	16.28
L9	S45°03'22"E	49.58
L10	N44°56'39"E	4.67
L11	S44°56'39"W	26.94
L12	N45°03'22"W	41.07
L13	S07°12'28"E	7.71
L14	S88°47'34"W	20.00
L15	N07°12'28"W	12.29
L16	S88°47'34"W	12.87
L17	N07°12'28"W	65.98
L18	S88°47'34"W	27.62
L19	N07°12'28"W	12.00
L20	N88°47'34"E	27.62
L21	N07°12'28"W	5.07
L22	N43°47'34"E	69.82
L23	N88°47'34"E	36.86
L24	N45°07'50"E	3.89
L25	N44°52'10"W	18.89
L26	N45°07'50"E	20.00
L27	S44°52'10"E	18.89
L28	N45°07'50"E	127.04
L29	N44°52'10"W	5.22
L30	N45°07'50"E	12.00
L31	S44°52'10"E	5.22
L32	N45°07'50"E	85.08
L33	N44°52'10"W	7.98
L34	N45°07'50"E	20.00
L35	S44°52'10"E	7.98
L36	N45°07'50"E	207.19
L37	N07°39'53"W	77.85
L38	S89°20'07"W	53.49
L39	S07°39'53"E	8.50
L40	S89°20'07"W	20.00

LINE	BEARING	DISTANCE
L41	N00°39'53"W	8.50
L42	S89°20'07"W	266.79
L43	S00°39'53"E	8.50
L44	S89°20'07"W	20.00
L45	N00°39'53"W	8.50
L46	S89°20'07"W	13.22
L47	S30°38'01"W	13.22
L48	N59°29'59"W	5.22
L49	S30°38'01"W	193.54
L50	S59°29'59"E	18.00
L51	S30°38'01"W	20.00
L52	N59°29'59"W	18.00
L53	S30°38'01"W	204.09
L54	S59°29'59"E	4.00
L55	S30°38'01"W	12.00
L56	N59°29'59"W	4.00
L57	S30°38'01"W	18.38
L58	N89°03'19"W	20.48
L59	S00°56'41"W	62.82
L60	S89°03'19"E	6.50
L61	S00°56'41"W	20.00
L62	N89°03'19"W	6.50
L63	S00°56'41"W	60.29
L64	N89°03'19"W	46.00
L65	S00°56'41"W	37.77
L66	S89°03'19"E	5.22
L67	S00°56'41"W	12.00
L68	N89°03'19"W	5.22
L69	N36°22'47"W	86.86
L70	S36°22'47"E	27.13
L71	N53°37'13"E	13.98
L72	S36°22'47"E	20.00
L73	S53°37'13"W	13.98
L74	S36°22'47"E	286.0
L75	S53°37'13"W	20.00
L76	N36°22'47"W	82.49
L77	N00°56'41"E	163.38
L78	S89°03'19"E	46.00
L79	N00°56'41"E	14.07
L80	S89°03'19"E	28.86

LINE	BEARING	DISTANCE
L81	N30°38'01"E	106.76
L82	N59°29'59"W	14.00
L83	N30°38'01"E	20.00
L84	S59°29'59"E	14.00
L85	N30°38'01"E	40.00
L86	N59°29'59"W	12.13
L87	N30°38'01"E	12.00
L88	S59°29'59"E	12.13
L89	N30°38'01"E	396.30
L90	N59°29'59"W	15.15
L91	N30°38'01"E	12.00
L92	S59°29'59"E	15.15
L93	N30°38'01"E	37.66
L94	N89°20'07"E	37.66
L95	N00°59'43"W	10.45
L96	N89°20'07"E	12.00
L97	S00°59'43"E	10.45
L98	N89°20'07"E	16.77
L99	S00°59'43"E	46.30
L100	S45°07'50"W	130.04
L101	S44°52'10"E	50.44
L102	N53°37'13"E	252.87
L103	N37°07'36"W	43.82
L104	N52°58'24"E	20.00
L105	S37°07'36"E	44.05
L106	S53°37'13"W	20.00
L107	N44°52'10"W	40.00
L108	N72°52'12"W	4.00
L109	N36°22'47"W	149.6
L110	N36°22'47"W	12.00
L111	N53°36'41"E	252.37
L112	S37°07'36"E	12.00
L113	S53°36'41"W	252.64
L114	S36°13'34"E	55.43
L115	S89°03'19"E	25.00
L116	S00°56'41"W	122.00
L117	N89°03'19"W	25.00
L118	N00°56'41"E	122.00
L119	S34°48'02"W	13.07
L120	S59°29'59"E	163.00

LINE	BEARING	DISTANCE
L121	S30°38'01"W	25.00
L122	N59°29'59"W	163.00
L123	N30°38'01"E	25.00
L124	N73°08'01"W	31.65
L125	N45°54'17"E	12.00
L126	N45°09'43"E	262.00
L127	S45°54'17"E	12.00
L128	S45°09'43"W	262.00
L129	S45°49'44"W	94.82
L130	S45°49'44"W	54.13
L131	N45°13'16"W	10.00
L132	N45°40'44"E	54.13
L133	S45°13'16"E	10.00



FINAL PLAT FOR THUNDERBIRD 101

30 engineering
planning civil engineering surveying

<p>ENGINEERING, LLC 4575 W. BROAD ROAD SCOTTSDALE, ARIZONA 85251 PHOENIX, ARIZONA 85004 FAX: 480.440.6333 WWW.30ENGINEERING.COM</p>	<p>PROJECT NO. 1912</p> <p>DATE: 01/23/24</p> <p>SHEET NO. FP02</p> <p>2 of 2</p>
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