

# REPLAT FOR LOT 11, ARROWHEAD ENTERTAINMENT CENTER

RECORDED IN BOOK 535 OF MAPS, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA,  
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 1  
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

## DEDICATION

STATE OF ARIZONA }  
COUNTY OF MARICOPA } ss

KNOWN ALL MEN BY THESE PRESENTS:

HARKINS PHOENIX CINEMAS LLC, AS OWNER, DOES HEREBY PUBLISH THIS "16046 N. ARROWHEAD FOUNTAINS CENTER DRIVE" OVER A PORTION OF THE NORTHEAST QUARTER OF SECTION 3 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 "16046 N. ARROWHEAD FOUNTAINS CENTER DRIVE", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS CONSTITUTING SAME, AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER 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.

IN WITNESS WHEREOF,  
HARKINS PHOENIX CINEMAS LLC, AS OWNER, HAS HERE UNDER CAUSED HIS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY SIGNATURE.

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
ITS: \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } ss

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_ PERSONALLY APPEARED WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF ARIZONA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE \_\_\_\_\_

## DESCRIPTION

RECORD DESCRIPTION PER COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER 2216985, DATED JANUARY 11, 2024.

LOT 11, ARROWHEAD ENTERTAINMENT CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 535 OF MAPS, PAGE 27.

## ZONING

ZONE: PAD, PLANNED AREA DEVELOPMENT (Z95-22A.12)

## SURVEYORS NOTES

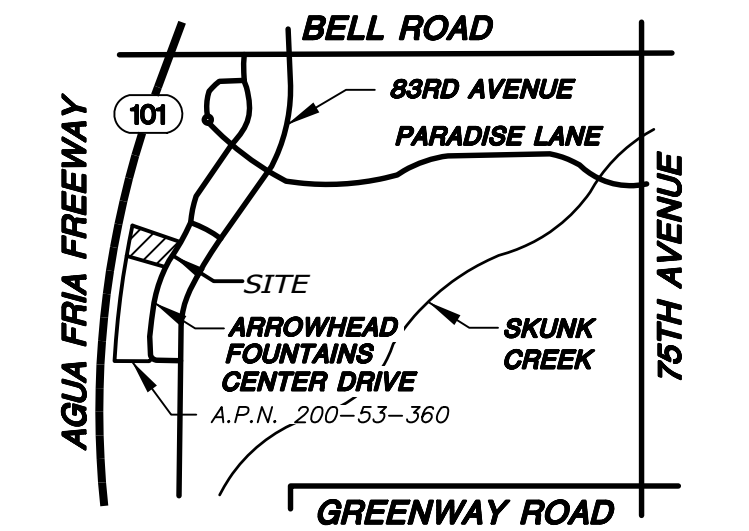
- 1) THE BASIS OF BEARING IS THE MONUMENT LINE OF 83RD AVENUE, ALSO BEING THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 3, USING A BEARING OF NORTH 00 DEGREES 36 MINUTES 13 SECONDS EAST, PER THE RECORD OF SURVEY "MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY" IN BOOK 863 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA.
- 2) ALL TITLE INFORMATION AND THE DESCRIPTION SHOWN IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY STUART TITLE GUARANTY COMPANY, FILE NUMBER 2216985, DATED JANUARY 11, 2024.

## FLOOD PLAIN CERTIFICATION

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C1265L, DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN ZONE X (SHADED). ZONE X (SHADED) IS DEFINED AS "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."

## CITY 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 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.
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. 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.
4. 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.
5. 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.
6. BOTH THE ORIGINAL LOT AND THE CREATED LOTS WILL SHARE ACCESS AND PRIVATE DRAINAGE FACILITIES AND RESPONSIBILITIES SUFFICIENT FOR BOTH LOTS.
7. COMPLIANCE WITH PARKING REQUIREMENTS AND ANY OTHER ZONING OR PLANNING REQUIREMENTS WILL BE CHECKED THROUGH THE SITE PLAN PROCESS AND AGAIN THROUGH THE CONSTRUCTION DOCUMENT PROCESS.



## VICINITY MAP

NOT TO SCALE

## SURVEYOR

SUPERIOR SURVEYING SERVICES INC.  
2122 W. LONE CACTUS DRIVE, SUITE 11  
PHOENIX, ARIZONA 85027  
(623) 869-0223

## AREA TABLE

LOT 11A	412,774.3 SQ. FT. 9.476 ACRES
LOT 11B	87,141 SQ. FT. 2.000 ACRES
<b>TOTAL</b>	<b>499,914 SQ. FT. 11.476 ACRES</b>

## OWNER

HARKINS PHOENIX CINEMAS LLC  
8901 E. McDONALD DRIVE  
SCOTTSDALE, AZ, 85250  
A.P.N.: 200-53-360

## APPROVALS

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

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY CLERK

APPROVED: \_\_\_\_\_ 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 JUNE, 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.

JAMES M. WILLIAMSON  
R.L.S. 76041  
JUNE 4, 2024

—FOR  
NOT  
CONSTRUCTION  
OR REVISION—  
SUPERIOR SURVEYING SERVICES, INC.



REPLAT FOR  
LOT 11, ARROWHEAD ENTERTAINMENT CENTER  
16046 N. ARROWHEAD FOUNTAINS CENTER DRIVE, PEORIA, AZ 85382

2122 W. Lone Cactus Drive, Suite 11  
Phoenix, AZ 85027  
623-869-0223 (Office) 623-869-0726 (fax)  
www.superiorsurveying.com  
info@superiorsurveying.com

**SUPERIOR**  
SURVEYING SERVICES, INC.

DWN: LE CR: JW

SHEET 1 OF 2

DATE: 6/4/24

JOB: 202402061

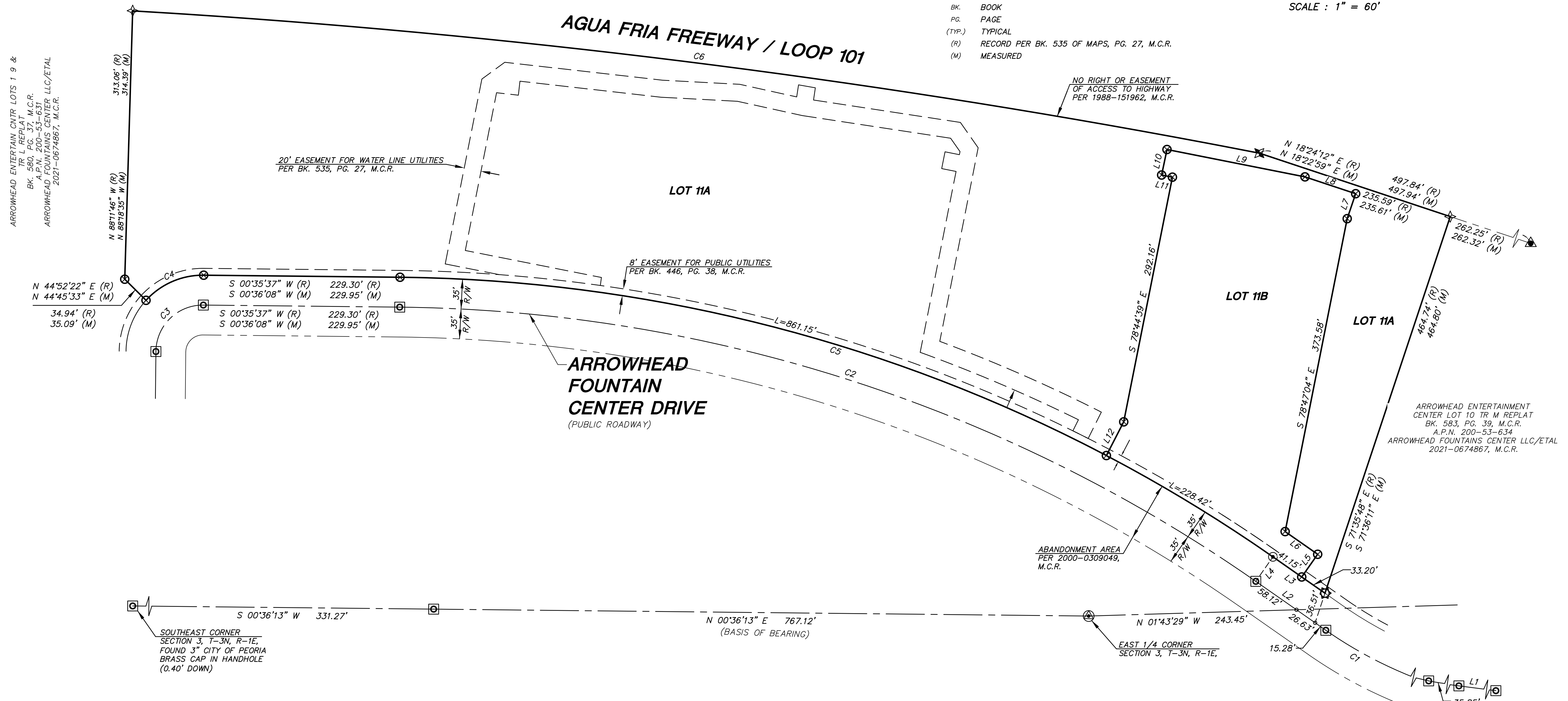
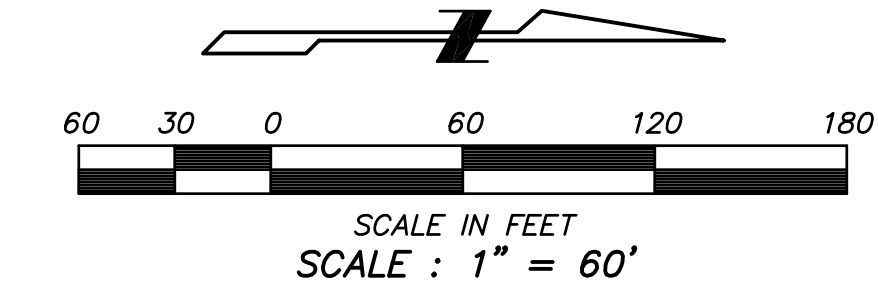
#R240066

LINE	BEARING	DISTANCE
L1	S 07°19'28" W (R)	100.00' (R)
	S 07°23'08" W (M)	99.98' (M)
L2	S 34°54'41" W (R)	100.00' (R)
	S 34°56'26" W (M)	100.03' (M)
L3	S 34°54'41" W (R)	74.33' (R)
	S 34°56'26" W (M)	74.35' (M)
L4	N 55°03'34" W	35.00'
L5	S 54°52'53" E	32.49'
L6	S 34°54'43" W	46.47'
L7	S 71°11'24" E	30.86'
L8	S 18°21'53" W	62.57'
L9	S 11°12'59" W	164.73'
L10	S 78°08'21" E	30.52'
L11	S 11°15'21" W	12.87'
L12	S 62°46'29" E	44.37'

CURVE	RADIUS	LENGTH	DELTA	CHORD BEAR.	CHORD DIST.
C1	500.00'	240.74' (R)	27°35'13" (R)	S 21°06'18" W	238.39'
		240.71' (M)	27°34'59" (M)		
C2	1785.00'	1069.14' (R)	34°19'04" (R)	N 17°45'40" E	1052.71'
		1068.59' (M)	34°18'01" (M)		
C3	55.00'	86.39'	90°00'00"	S 44°23'52" E	77.78'
C4	95.00' (R)	75.88'	45°45'46" (R)	S 23°33'05" E	73.65'
	90.00' (M)		48°18'24" (M)		
C5	1820.00'	1090.10' (R)	34°19'04" (R)	N 17°45'41" E	1073.37'
		1089.57' (M)	34°18'03" (M)		
C6	9941.02'	1330.89' (R)	7°40'13" (R)	N 07°11'52" E	1329.83'
		1330.83' (M)	7°40'13" (M)		

### LEGEND

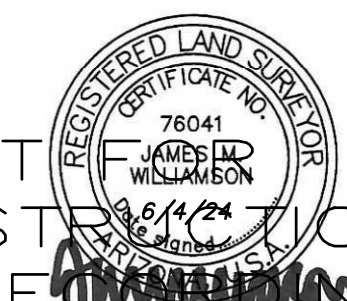
- BOUNDARY LINE
- - - CENTER LINE OR MONUMENT LINE
- ⊗ INDICATES LOT CORNER TO BE SET UPON COMPLETION OF MASS GRADING
- ⊕ FOUND 1/2" REBAR WITH ILLEGIBLE YELLOW PLASTIC CAP
- ⊗ FOUND 3" ARIZONA DEPARTMENT OF TRANSPORTATION HIGHWAY DEPARTMENT ALUMINUM CAP FLUSH
- ⊕ FOUND 1/2" REBAR WITH NO IDENTIFICATION
- ⊗ FOUND NAIL IN WASHER WITH ILLEGIBLE STAMP
- ⊕ FOUND 3" MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP FLUSH STAMPED "2005 LS 33307"
- ⊗ FOUND 3" CITY OF PEORIA BRASS CAP FLUSH (UNLESS OTHERWISE NOTED)
- A.P.N. ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- BK. BOOK
- PG. PAGE
- (TYP.) TYPICAL
- (R) RECORD PER BK. 535 OF MAPS, PG. 27, M.C.R.
- (M) MEASURED



ARROWHEAD ENTERTAINMENT CNTR LOTS 1 9 &  
TR L REPLAT  
BK. 580, PG. 37, M.C.R.  
A.P.N. 200-53-637  
ARROWHEAD FOUNTAINS CENTER, LLC/ETAL  
2021-0674867, M.C.R.

REPLAT FOR  
**LOT 11, ARROWHEAD ENTERTAINMENT CENTER**  
16046 N. ARROWHEAD FOUNTAINS CENTER DRIVE, PEORIA, AZ 85382

2122 W. Lone Cactus Drive, Suite 11  
Phoenix, AZ 85027  
623-869-0223 (office) 623-869-0726 (fax)  
www.superiorsurveying.com  
info@superiorsurveying.com



NOT  
CONSTRUCTION  
OR REVISION

DWN: LE CR: JW  
SHEET 2 OF 2  
DATE: 6/4/24  
JOB: 202402061

#R240066