

DEDICATION
 STATE OF ARIZONA }
 COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:
 GLEN D. AND RACHEL THOMAS, AS FOR LOT 228-A, AND MICHAEL FITZPATRICK, AS FOR LOT 227-A, AS OWNERS, DO HEREBY PUBLISH THIS RE-PLAT THOMAS FITZPATRICK REPLAT OVER A PORTION OF THE NORTHWEST QUARTER OF SECTION 17, 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 SAID THOMAS FITZPATRICK REPLAT AND HEREBY DECLARES THAT SAID PLAT SET FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING THE SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBERS, LETTERS OR MARK 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.

EXCEPT AS SPECIFICALLY NOTED HERE, ALL NOTATIONS AND DEDICATIONS STATED ON OR WITHIN THE RECORDED PLAT OF "IRONWOOD PHASE 4B" AS RECORDED IN BOOK 483 AT PAGE 27, M.C.R., SHALL REMAIN IN FULL FORCE AND EFFECT WITH THE RECORDATION OF THIS RE-PLAT.

OWNER APPROVAL

IN WITNESS WHEREOF:
 GLEN D. AND RACHEL THOMAS, AS OWNERS OF LOT 228-A, AND MICHAEL FITZPATRICK, AS OWNER OF LOT 227-A, HEREBY ATTEST TO AND AUTHORIZE THIS RE-PLAT.

BY: _____ DATE: _____
 GLEN D. THOMAS
 BY: _____ DATE: _____
 RACHEL THOMAS
 BY: _____ DATE: _____
 MICHAEL FITZPATRICK

ACKNOWLEDGEMENT

STATE OF ARIZONA }
 COUNTY OF MARICOPA } SS
 BEFORE ME THIS _____ DAY OF _____ 20____, GLEN D. THOMAS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE THE LEGAL OWNER OF THE PROPERTY AS INDICATED HEREON, AND ACKNOWLEDGED THAT BEING AUTHORIZED TO DO SO, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.
 BY: _____ MY COMMISSION EXPIRES _____
 NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF ARIZONA }
 COUNTY OF MARICOPA } SS
 BEFORE ME THIS _____ DAY OF _____ 20____, RACHEL THOMAS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HERSELF TO BE THE LEGAL OWNER OF THE PROPERTY AS INDICATED HEREON, AND ACKNOWLEDGED THAT BEING AUTHORIZED TO DO SO, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.
 BY: _____ MY COMMISSION EXPIRES _____
 NOTARY PUBLIC

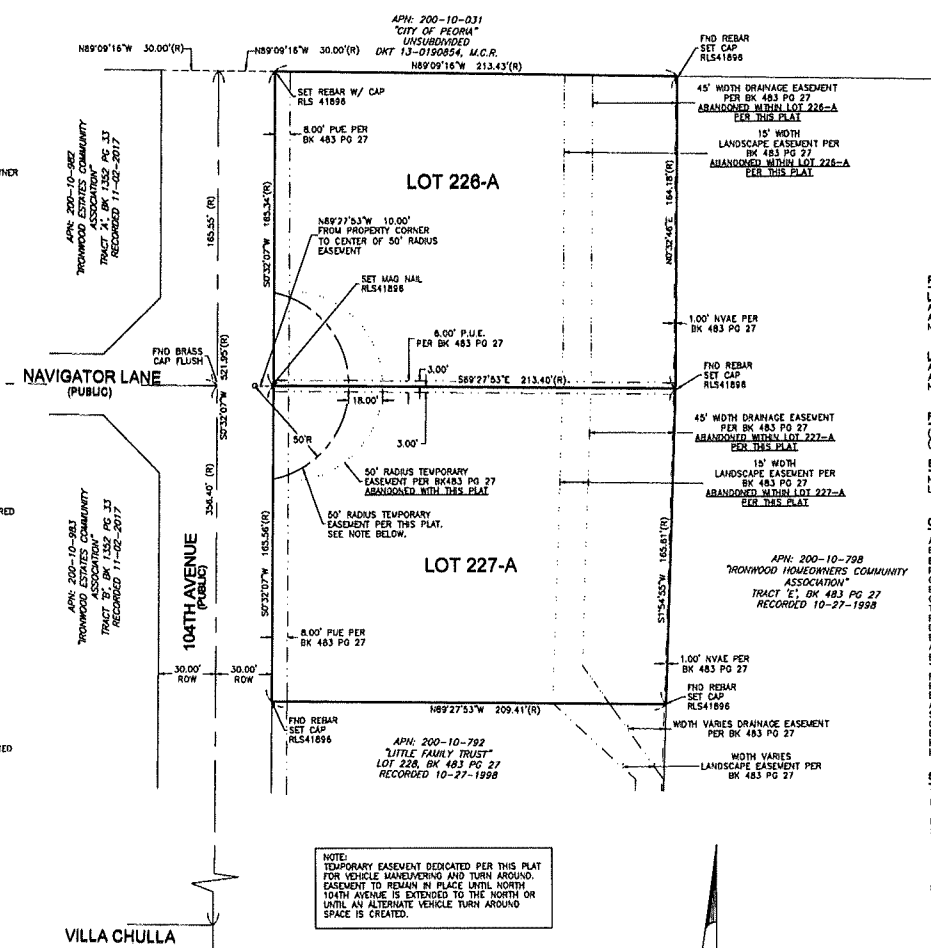
ACKNOWLEDGEMENT

STATE OF ARIZONA }
 COUNTY OF MARICOPA } SS
 BEFORE ME THIS _____ DAY OF _____ 20____, MICHAEL FITZPATRICK PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE THE LEGAL OWNER OF THE PROPERTY AS INDICATED HEREON, AND ACKNOWLEDGED THAT BEING AUTHORIZED TO DO SO, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.
 BY: _____ MY COMMISSION EXPIRES _____
 NOTARY PUBLIC

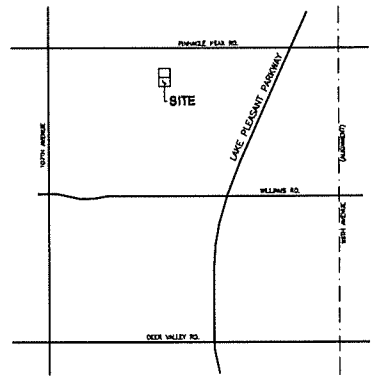
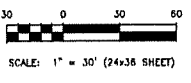
"THOMAS FITZPATRICK REPLAT"

A REPLAT OF LOTS 228 AND 227 OF "IRONWOOD PHASE 4B" AS RECORDED IN BOOK 483 AT PAGE 27, IN THE RECORDS OF MARICOPA COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, BEING IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



ABBREVIATIONS

N.V.A.E.	NON-VEHICULAR ACCESS EASEMENT
ROW	RIGHT OF WAY
DKT	RECORDING DOCKET
PUE	PUBLIC UTILITY EASEMENT
MCR	MARICOPA COUNTY RECORDER
BK	BOOK
PG	PAGE
FND	FOUND



VICINITY MAP
 SCALE: N.T.S. SEC. 17 T.4N. R.1E

PARCEL INFORMATION
LOT 228-A
 APN: 200-10-793 (MARICOPA COUNTY, AZ)
 ADDRESS: 23187 N. 104TH AVE., PEORIA, AZ 85383
 NET AREA: 33,161 SQ.FT. OR 0.81 ACRES MORE OR LESS
LOT 227-A
 APN: 200-10-794 (MARICOPA COUNTY, AZ)
 ADDRESS: 23187 N. 104TH AVE., PEORIA, AZ 85383
 NET AREA: 33,000 SQ.FT. OR 0.80 ACRES MORE OR LESS

REFERENCE DOCUMENTS
 (R1) BOOK 438 OF MAPS, PAGE 27 MCR
 (R2) BOOK 1352 OF MAPS, PAGE 33 MCR

BASIS OF BEARINGS
 NORTH 90 DEGREES 32 MINUTES 07 SECONDS EAST ALONG THE MONUMENT LINE OF 104TH AVENUE AS SHOWN IN BOOK 438 OF MAPS, PAGE 27 MCR.

CITY OF PEORIA NOTES
 A. THE SUBDIVISION IS SUBJECT TO STREET LIGHT IMPROVEMENT DISTRICT (SLID) #143.
 B. 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.
 C. 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.
 D. MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN ALL TRACTS, EASEMENTS AND RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
 E. 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.
 F. 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 RIGHT 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.
 G. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA 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.
 I. THIS SUBDIVISION IS LOCATED WITHIN THE VICINITY OF A MILITARY AIRPORT.

SURVEYOR 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 APRIL 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 THIS SURVEY TO BE RETRACED.

BRETT L. NOWACKI, R.L.S.

APPROVALS
 APPROVED BY: _____ DATE: _____
 CITY ENGINEER
 APPROVED BY: _____ DATE: _____
 MAYOR
 APPROVED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA ON THIS _____ DAY OF _____, 20____
 ATTEST BY: _____ DATE: _____
 CITY CLERK

OWNER SEE PARCEL INFO THIS SHEET
PROPERTY INFO SEE PARCEL INFO THIS SHEET
REVISIONS
A.L.T.A./N.S.P.S. LAND TITLE SURVEY "GLEN THOMAS" COVER SHEET, NOTES, SCHEDULE B ITEMS A PART OF THE NORTHWEST QUARTER OF SEC. 17, T.4N, R.1E MARICOPA COUNTY, ARIZONA
DRAWN BY: JCB CHECKED BY: JCB DATE: 07-11-24 SCALE: AS SHOWN PROJECT #: 2404003 LAST MODIFIED: 08-02-2024 LAST MODIFIED BY:
COOPER AERIAL SURVEYS CO. 11402 N. CAMELOT ROAD PHOENIX, AZ 85028 602-978-5111
BHEET 1 OF 1 FP-1

CITY OF PEORIA R240077