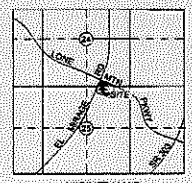
REPLAT

OF

LOTS 1, 3 AND 4
MARKETPLACE AT VISTANCIA

A REPLAT OF LOTS 1, 3 AND 4, "MARKETPLACE AT VISTANCIA", RECORDED IN BOOK 1776, PAGE 04, MARICOPA COUNTY RECORDS, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
N.T.S.

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

SMITH'S FOOD AND DRUG CENTERS, INC. AN OHIO CORPORATION AND VISTANCIA POINT SHOPPING CENTER, LLC AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS, DO HEREBY PUBLISH THIS RE-PLAT OF "LOTS 1, 3 AND 4 - MARKETPLACE AT VISTANCIA" OVER A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS RE-PLAT AS AND FOR, THE RE-PLAT OF SAID "LOTS 1, 3 AND 4 - MARKETPLACE AT VISTANCIA" AND HEREBY DECLARES THAT SAID RE-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 RE-PLAT AND HEREBY DEDICATES TO THE CITY OF PEORIA FOR USE, AS SUCH, THE STREETS AS SHOWN ON SAID RE-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 "MARKETPLACE AT VISTANCIA" (M.C.R. BOOK 1776, PAGE 4) SHALL REMAIN IN FULL FORCE AND EFFECT WITH THE RECORDATION OF THIS RE-PLAT.

IN WITNESS WHEREOF:

SMITH'S FOOD AND DRUG CENTERS, INC. AN OHIO CORPORATION, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE OFFICER LISTED BELOW, THEREUNTO DULY AUTHORIZED.

SMITH'S FOOD AND DRUG CENTERS, INC. AN OHIO CORPORATION

BY: [redacted]
ITS: President

VISTANCIA POINT SHOPPING CENTER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: BARCLAY HOLDINGS XCII, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
ITS: [redacted]

BY: CEC EX PIL LIBERTY LLC, AN ARIZONA LIMITED LIABILITY COMPANY
ITS: CO-MANAGING MEMBER
BY: [redacted]
NAME: NANCY BALL
TITLE: Manager

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS 16th DAY OF July, 2024, BY Monica Gomez THE AUTHORIZED SIGNATORY FOR SMITH'S FOOD AND DRUG CENTERS, INC. AN OHIO CORPORATION, FOR AND BEHALF THEREOF.

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

[redacted] April 20, 2025
NOTARY PUBLIC EXPIRES

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS 9th DAY OF July, 2024, BY SCOTT T. ARCHER THE AUTHORIZED SIGNATORY FOR BARCLAY HOLDINGS XCII, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, FOR AND BEHALF THEREOF.

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

[redacted] June 30, 2025
NOTARY PUBLIC EXPIRES

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS 3rd DAY OF July, 2024, BY Nancy Ball THE AUTHORIZED SIGNATORY FOR CEC EX PIL LIBERTY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, FOR AND BEHALF THEREOF.

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

[redacted] Dec 25, 2027
NOTARY PUBLIC EXPIRES

NOTES

A. 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.

B. 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.

C. ALL LOT CORNERS SHALL BE MONUMENTED WITH ½" REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

D. 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.

E. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.

F. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.

G. THIS SUBDIVISION IS LOCATED WITHIN THE VICINITY OF A MILITARY AIRPORT.

H. THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A ROCK QUARRY (GRAVEL OPERATION).

LIEN HOLDER RATIFICATION

SUNWEST BANK, A UTAH CORPORATION, AS BENEFICIARY PER THAT CERTAIN DEED OF TRUST RECORDED IN DOCUMENT NO. 2022-0580841 MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS PLAT.
IN WITNESS WHEREOF, THE UNDERSIGNED HAS SIGNED HER NAME THIS 9th DAY OF July, 2024.

SUNWEST BANK, A UTAH CORPORATION

BY: [redacted]
ITS: VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS 9th DAY OF July, 2024, BY ALEXA MANSFIELD THE AUTHORIZED SIGNATORY FOR SUNWEST BANK, A UTAH CORPORATION, FOR AND BEHALF THEREOF.

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

[redacted] June 30, 2026
NOTARY PUBLIC EXPIRES

APPROVALS

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

APPROVED BY: _____ MAYOR _____ DATE

ATTEST: _____ CITY CLERK _____ DATE

APPROVED BY: _____ CITY ENGINEER _____ DATE

PARCEL DESCRIPTION

LOTS 1, 3 AND 4, "MARKETPLACE AT VISTANCIA", RECORDED IN BOOK 1776, PAGE 4, MARICOPA COUNTY RECORDS.

BASIS OF BEARING

THE BASIS OF BEARING IS THE NORTH PROPERTY LINE OF A.P.N. 503-82-495J, USING A BEARING OF NORTH 87 DEGREES 23 MINUTES 30 SECONDS WEST, PER THE MAP OF DEDICATION OF "LONE MOUNTAIN ROAD, PHASE 4", RECORDED IN BOOK 1064, PAGE 15, MARICOPA COUNTY RECORDS.

FLOOD ZONE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C0895L AND 04013C0920L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".

ZONE X 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; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

LAND AREA TABLE:

LOT	NET (Sq. Feet)	NET (Acres)
3	95,321	2.19
4	47,777	1.10

ZONING:

ZONE: CITY OF PEORIA PCD

CERTIFICATION

I, DANIEL D. ARMIJO, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF MAY 2024; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ACTUALLY EXIST AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DANIEL D. ARMIJO, RLS 45377
AW LAND SURVEYING, LLC
PO BOX 2170
CHANDLER, ARIZONA 85244
PH: 480-244-7530
DARMIJO@AWLANDSURVEY.COM

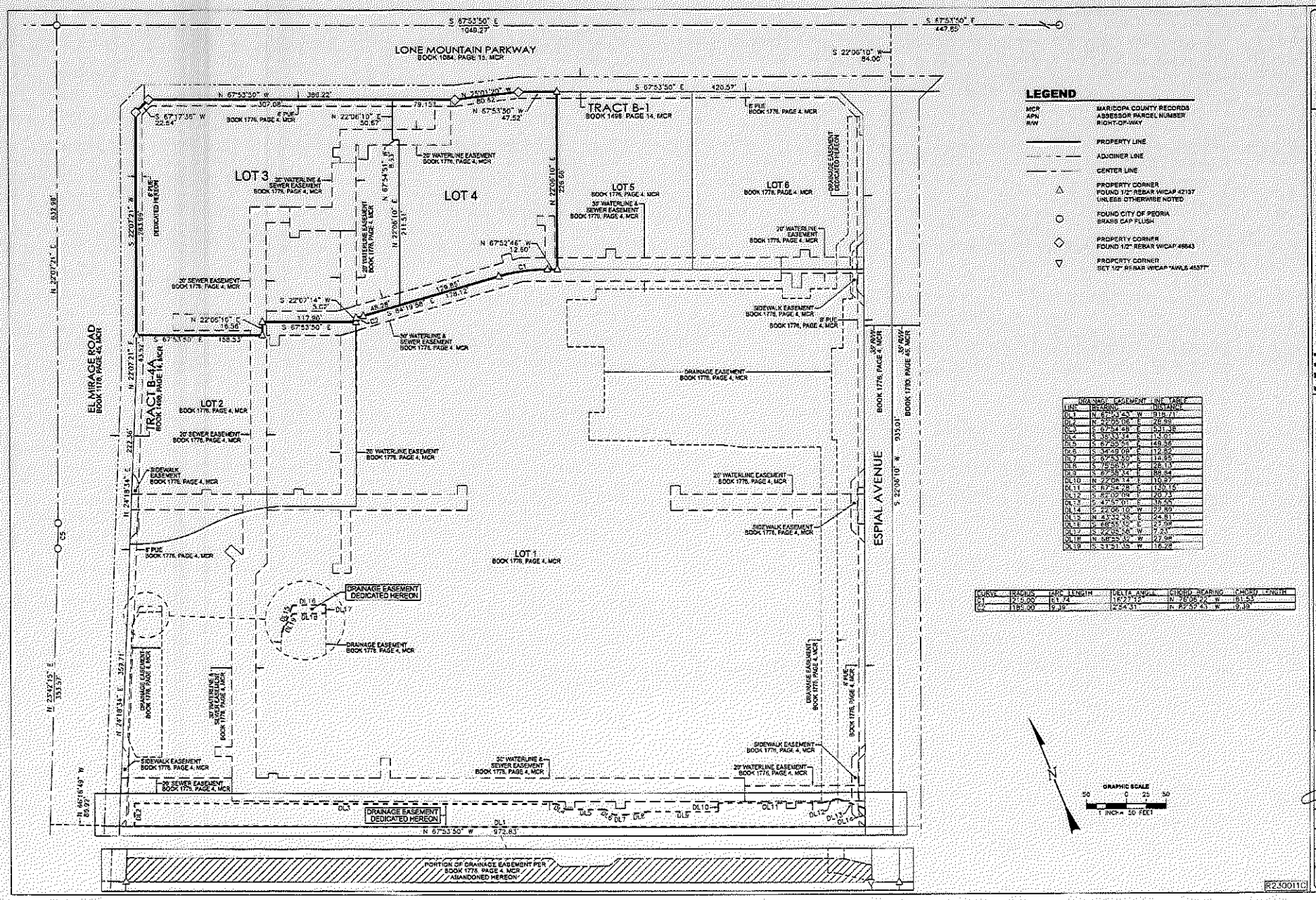
R2J00710

AW LAND SURVEYING LLC
P.O. BOX 2170, CHANDLER, AZ 85244
(480) 244-7530 EMAIL: DARMIJO@AWLANDSURVEY.COM

LOTS 1, 3 AND 4
MARKETPLACE AT VISTANCIA
REPLAT

JOB NUMBER
21-129

SHEET NUMBER
1 OF 2



LEGEND

MCR	MARICOPA COUNTY RECORDS
APN	ASSESSOR PARCEL NUMBER
R/W	RIGHT-OF-WAY
	PROPERTY LINE
	ADJOINER LINE
	CENTER LINE
△	PROPERTY CORNER FOUND 1/2" REBAR W/CAP 42137 UNLESS OTHERWISE NOTED
○	FOUND CITY OF PEORIA BRASS CAP FLUSH
◇	PROPERTY CORNER FOUND 1/2" REBAR W/CAP 46643
◁	PROPERTY CORNER SET 1/2" REBAR W/CAP "AWLS 46577"

DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
DL1	N 67°53'50" W	918.71'
DL2	N 22°06'10" E	26.88'
DL3	S 67°54'48" E	541.38'
DL4	S 38°33'24" E	14.07'
DL5	S 67°55'51" E	49.58'
DL6	S 34°49'08" E	13.83'
DL7	S 67°53'50" E	19.65'
DL8	S 75°56'57" E	28.13'
DL9	S 67°55'33" E	86.54'
DL10	N 22°06'10" E	110.27'
DL11	S 67°54'28" E	130.15'
DL12	S 67°01'09" E	20.73'
DL13	S 49°57'01" E	35.55'
DL14	S 22°06'10" W	22.80'
DL15	N 43°22'36" E	24.81'
DL16	S 68°55'12" E	27.98'
DL17	S 42°05'54" W	7.73'
DL18	N 68°55'12" W	27.98'
DL19	S 31°51'35" W	16.28'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C3	275.00'	61.74'	12°52'12"	N 76°08'22" W	61.63'
C4	180.00'	9.49'	2°54'31"	N 82°32'43" W	9.48'

AW LAND SURVEYING LLC
P.O. BOX 2116, CHANDLER, AZ 85244
(480) 244-7550 EMAIL: DARIUS@AWLANDSURVEY.COM

LOTS 1, 3 AND 4
MARKETPLACE AT VISTANCIA
REPLAT

JOB NUMBER
21-126

SHEET NUMBER
2 OF 2

R23-00110