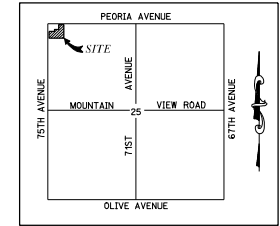


# FINAL PLAT FOR "THE VILLAGES" PEORIA, ARIZONA

A REPLAT OF REPLAT OF LOT 2, ALRO PLAT PER BOOK 619 OF MAPS, PAGE 38,  
RECORDS OF MARICOPA COUNTY, ARIZONA

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 25, 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 3RD AVENUE PEORIA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER DOES HEREBY PUBLISH THIS FINAL PLAT FOR "THE VILLAGES" A REPLAT OF REPLAT OF LOT 2, ALRO PLAT PER BOOK 619 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA OVER A PORTION OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS, AND FOR, THE PLAT OF SAID "THE VILLAGES" 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.

PUBLIC UTILITY EASEMENTS (PUE) 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.

3RD AVENUE PEORIA, 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 AFORESAID 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 FACILITIES 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: 3RD AVENUE PEORIA, 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 \_\_\_\_\_, 2023.  
BY: 3RD AVENUE PEORIA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
\_\_\_\_\_, AUTHORIZED AGENT

ITS: \_\_\_\_\_

**ACKNOWLEDGEMENT:**

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIMSELF 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 HEREBY 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 PEORIA, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

LOTS 1A AND 2A, REPLAT OF LOT 2, ALRO PLAT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 619 OF MAPS, PAGE 38.

PARCEL NO. 2:

A NON-EXCLUSIVE, PERPETUAL, AND RECIPROCAL EASEMENT FOR REASONABLE ACCESS, INGRESS AND EGRESS AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN DOCUMENT NO. 96-392914.

PARCEL NO. 3:

A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS AS SET FORTH IN RECIPROCAL EASEMENT AGREEMENT, RECORDED IN DOCUMENT NO. 2002-629293.

**APPROVALS:**

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEORIA,  
THIS DAY \_\_\_\_ OF \_\_\_\_\_, 2023

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 "THE VILLAGES"

**30 engineering**  
planning civil engineering surveying

30 ENGINEERING, LLC  
4715 E. WASHINGTON ROAD  
SCOTTSDALE, ARIZONA 85251  
PHONE: (602) 358-4847  
FAX: (602) 358-4830  
WWW.30ENGINEERING.COM

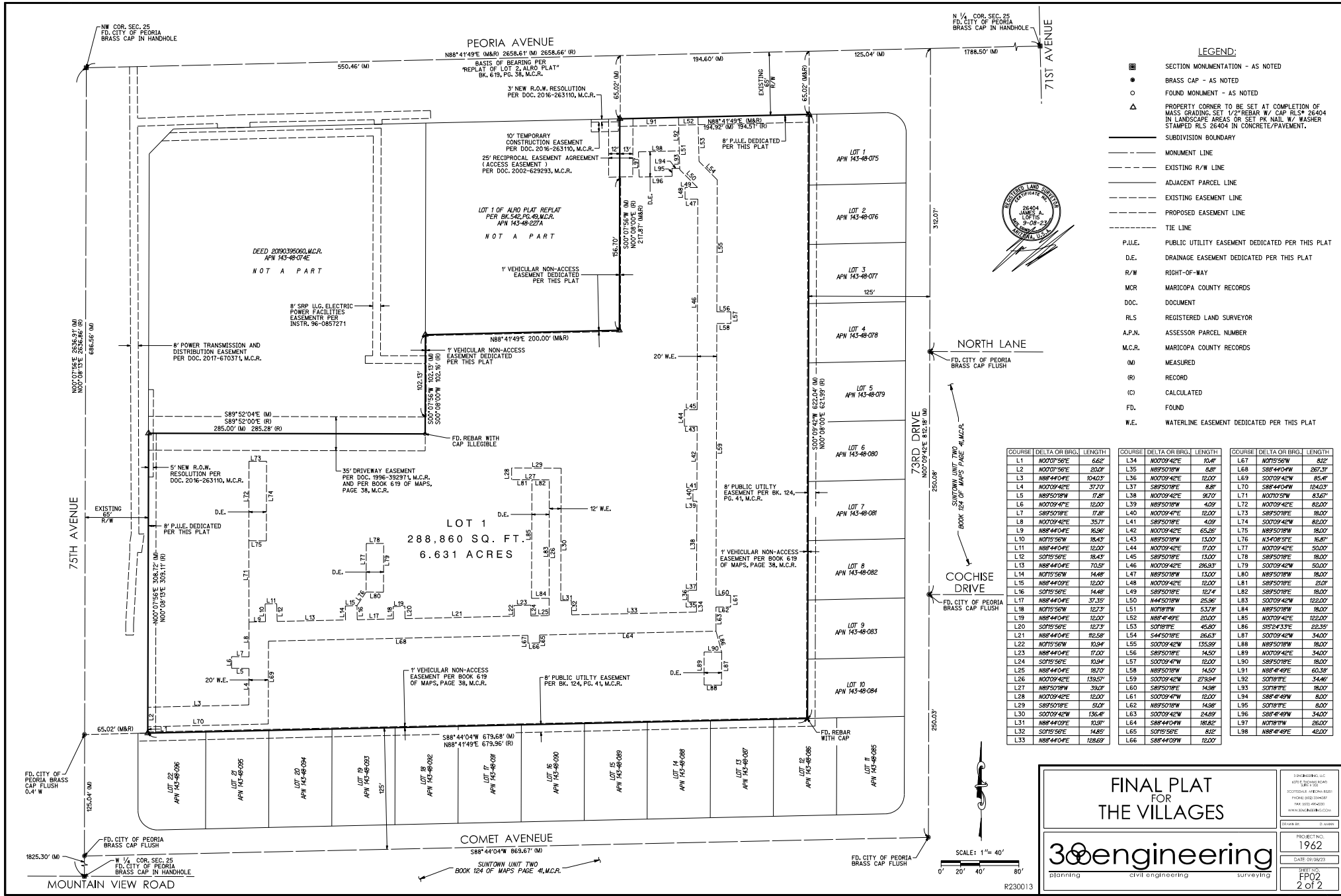
DESIGNED BY: J. WARD

PROJECT NO.: 1962

DATE: 03/09/23

SHEET NO.: FP01  
1 of 2

R230013



**LEGEND:**

- ▣ SECTION MONUMENTATION - AS NOTED
- BRASS CAP - AS NOTED
- FOUND MONUMENT - AS NOTED
- △ PROPERTY CORNER TO BE SET AT COMPLETION OF MASS GRADING. SET 1/2" REBAR W/ CAP RLS# 26404 IN LANDSCAPE AREAS OR SET PK NAIL W/ WASHER STAMPED RLS 26404 IN CONCRETE/PAVEMENT.
- SUBDIVISION BOUNDARY
- MONUMENT LINE
- EXISTING R/W LINE
- ADJACENT PARCEL LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- TIE LINE
- P.U.E. PUBLIC UTILITY EASEMENT DEDICATED PER THIS PLAT
- D.E. DRAINAGE EASEMENT DEDICATED PER THIS PLAT
- 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



COURSE	DELTA OR BRG.	LENGTH	COURSE	DELTA OR BRG.	LENGTH	COURSE	DELTA OR BRG.	LENGTH
L1	N00°07'56"E	6.62'	L34	N00°09'42"E	10.47'	L67	N0°15'56"W	8.02'
L2	N00°07'56"E	23.07'	L35	N89°50'18"W	8.87'	L68	S88°44'09"W	267.31'
L3	N88°44'04"E	104.03'	L36	N00°09'42"E	12.00'	L69	S00°09'42"W	85.44'
L4	N00°09'42"E	37.70'	L37	S89°50'18"E	8.87'	L70	S88°44'04"W	124.03'
L5	N89°50'18"W	17.81'	L38	N00°09'42"E	9.07'	L71	N00°07'56"W	83.67'
L6	N00°09'42"E	12.00'	L39	N89°50'18"W	4.09'	L72	N00°09'42"E	82.00'
L7	S89°50'18"E	17.81'	L40	N00°09'42"E	12.00'	L73	S89°50'18"E	18.00'
L8	N00°09'42"E	35.71'	L41	S89°50'18"E	4.09'	L74	S00°09'42"W	82.00'
L9	N88°44'04"E	16.96'	L42	N00°09'42"E	65.26'	L75	N89°50'18"E	18.00'
L10	N0°15'56"W	16.43'	L43	N89°50'18"W	13.00'	L76	N3°40'51"E	16.87'
L11	N88°44'04"E	12.00'	L44	N00°09'42"E	17.00'	L77	N00°09'42"E	50.00'
L12	S0°15'56"E	16.43'	L45	S89°50'18"E	13.00'	L78	S89°50'18"E	18.00'
L13	N88°44'04"E	70.51'	L46	N00°09'42"E	26.93'	L79	S00°09'42"W	50.00'
L14	N0°15'56"W	14.48'	L47	N89°50'18"E	13.00'	L80	N89°50'18"E	18.00'
L15	N88°44'09"E	12.00'	L48	N00°09'42"E	12.00'	L81	S89°50'18"E	21.01'
L16	S0°15'56"E	14.48'	L49	S89°50'18"E	12.74'	L82	S89°50'18"E	18.00'
L17	N88°44'04"E	37.35'	L50	N44°50'18"W	25.96'	L83	S00°09'42"W	122.00'
L18	N0°15'56"W	12.73'	L51	N0°18'11"W	53.78'	L84	N89°50'18"W	18.00'
L19	N88°44'04"E	12.00'	L52	N88°44'09"E	20.00'	L85	N00°09'42"E	122.00'
L20	S0°15'56"E	12.73'	L53	S0°18'11"E	45.80'	L86	S0°24'23"E	22.35'
L21	N88°44'04"E	82.58'	L54	S44°50'18"E	26.33'	L87	S00°09'42"W	34.00'
L22	N0°15'56"W	10.94'	L55	S00°09'42"W	135.99'	L88	N89°50'18"W	18.00'
L23	N88°44'04"E	17.00'	L56	S89°50'18"E	14.50'	L89	N00°09'42"E	34.00'
L24	S0°15'56"E	10.94'	L57	S00°09'42"W	12.00'	L90	S89°50'18"E	18.00'
L25	N88°44'04"E	18.70'	L58	N89°50'18"E	14.50'	L91	N88°44'09"E	60.38'
L26	N00°09'42"E	139.57'	L59	S00°09'42"W	279.94'	L92	S0°18'11"E	34.46'
L27	N89°50'18"W	39.07'	L60	S89°50'18"E	14.98'	L93	S0°18'11"E	18.00'
L28	N00°09'42"E	12.00'	L61	S00°09'42"W	12.00'	L94	S88°44'09"W	8.00'
L29	S89°50'18"E	50.07'	L62	N89°50'18"W	14.98'	L95	S0°18'11"E	8.00'
L30	S00°09'42"W	136.44'	L63	S00°09'42"W	24.99'	L96	S88°44'09"W	34.00'
L31	N88°44'09"E	83.37'	L64	S88°44'09"W	18.82'	L97	N89°50'18"W	28.00'
L32	S0°15'56"E	14.87'	L65	S0°15'56"E	8.12'	L98	N88°44'09"E	42.00'
L33	N88°44'04"E	128.89'	L66	S88°44'09"W	12.00'			

**FINAL PLAT  
FOR  
THE VILLAGES**

**30 engineering**  
planning    civil engineering    surveying

1300 N. GILBERT AVE.  
SUITE 100, PHOENIX, ARIZONA 85028  
PHOENIX, ARIZONA 85028  
TEL: 602.440.3000  
WWW.30ENGINEERING.COM

PROJECT NO. **1962**  
DATE 09/29/23

SHEET NO. **FP02**  
2 of 2