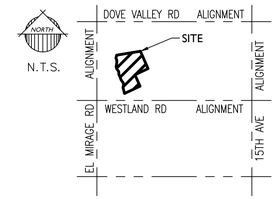
A REPLAT OF PARCEL AMU-2

RECORDED IN BOOK 1625, PAGE 14, MARICOPA COUNTY RECORDER,
SITUATED IN THE NORTHWEST 1/4 OF
SECTION 13, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE
GILA AND SALT RIVER MERIDIAN
CITY OF PEORIA, MARICOPA COUNTY, ARIZONA



SEC. 13
T.5 N., R.1 W.

VICINITY MAP

PARENT PARCEL LEGAL DESCRIPTION

PARCEL AMU-2 OF RE-PLAT FOR PARCELS E, F & G AS ORIGINALLY RECORDED IN THE MASTER PLAT OF "MYSTIC AT LAKE PLEASANT HEIGHTS" BOOK 1458, PAGE 50 RECORDS OF MARICOPA COUNTY, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1625 OF MAPS, PAGE 14.

LEGAL DESCRIPTION PER THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE WITH FILE NO. NCS-1180485-PHX1, HAVING AN EFFECTIVE DATE OF JUNE 1, 2023.

LOT 1 LEGAL DESCRIPTION

A PORTION OF PARCEL AMU-2 RECORDED IN BOOK 1625, PAGE 14, MARICOPA COUNTY RECORDER, SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A GLO BRASS CAP AT THE WEST QUARTER CORNER OF SAID SECTION 13, FROM WHICH A CITY OF PEORIA BRASS CAP FLUSH HOLE AT THE WEST CORNER OF SAID SECTION 10, BEARS SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST (BASIS BEARING) A DISTANCE OF 2,646.15 FEET;

THENCE, DEPARTING SAID WEST LINE, SOUTH 89 DEGREES 45 MINUTES 42 SECONDS EAST, 329.52 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 1200.00 FEET;

THENCE, NORTHEASTERLY 523.17 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 24 DEGREES 58 MINUTES 46 SECONDS;

THENCE, NORTH 65 DEGREES 15 MINUTES 31 SECONDS EAST, 165.69 FEET;

THENCE, NORTH 24 DEGREES 44 MINUTES 29 SECONDS WEST, 65.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL AMU-2 AND THE POINT OF BEGINNING;

THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE WESTERLY LINE OF SAID PARCEL AMU-2:

THENCE, NORTH 13 DEGREES 03 MINUTES 52 SECONDS WEST, 208.82 FEET;
THENCE, NORTH 8 DEGREES 58 MINUTES 45 SECONDS EAST, 115.01 FEET;
THENCE, NORTH 13 DEGREES 24 MINUTES 07 SECONDS WEST, 52.99 FEET;
THENCE, NORTH 35 DEGREES 19 MINUTES 13 SECONDS WEST, 119.75 FEET;
THENCE, NORTH 20 DEGREES 46 MINUTES 20 SECONDS WEST, 141.46 FEET;
THENCE, NORTH 28 DEGREES 01 MINUTES 52 SECONDS WEST, 59.33 FEET;
THENCE, NORTH 3 DEGREES 50 MINUTES 17 SECONDS WEST, 113.80 FEET;
THENCE, NORTH 35 DEGREES 15 MINUTES 11 SECONDS WEST, 121.06 FEET;
THENCE, NORTH 12 DEGREES 48 MINUTES 12 SECONDS WEST, 72.43 FEET;
THENCE, NORTH 9 DEGREES 04 MINUTES 19 SECONDS EAST, 151.45 FEET;
THENCE, NORTH 2 DEGREES 21 MINUTES 14 SECONDS WEST, 86.76 FEET;
THENCE, NORTH 25 DEGREES 19 MINUTES 27 SECONDS WEST, 64.41 FEET;
THENCE, NORTH 14 DEGREES 00 MINUTES 06 SECONDS EAST 109.08 FEET;

THENCE, DEPARTING SAID WESTERLY LINE, NORTH 80 DEGREES 58 MINUTES 47 SECONDS EAST ALONG THE SOUTH LINE THE BUREAU OF RECLAMATION "CAP" CANAL RIGHT-OF-WAY, 407.93 FEET;

THENCE, SOUTH 1 DEGREES 17 MINUTES 06 SECONDS WEST, DEPARTING SAID SOUTH LINE 500.13 FEET;

THENCE, SOUTH 24 DEGREES 44 MINUTES 12 SECONDS EAST, 761.98 FEET TO THE SOUTHERLY LINE OF SAID PARCEL AMU-2;

THENCE, SOUTH 65 DEGREES 15 MINUTES 31 SECONDS WEST, 492.52 FEET TO THE POINT OF BEGINNING.

LOT 2 LEGAL DESCRIPTION

A PORTION OF PARCEL AMU-2 RECORDED IN BOOK 1625, PAGE 14, MARICOPA COUNTY RECORDER, SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A GLO BRASS CAP AT THE SOUTHWEST QUARTER CORNER OF SAID SECTION 13, FROM WHICH A CITY OF PEORIA BRASS CAP FLUSH HOLE AT THE WEST CORNER OF SAID SECTION 10, BEARS SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST (BASIS BEARING) A DISTANCE OF 2,646.15 FEET;

THENCE, DEPARTING SAID WEST LINE, SOUTH 89 DEGREES 45 MINUTES 42 SECONDS EAST, 329.52 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 1200.00 FEET;

THENCE, NORTHEASTERLY 523.17 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 24 DEGREES 58 MINUTES 46 SECONDS;

THENCE, NORTH 65 DEGREES 15 MINUTES 31 SECONDS EAST, 658.21 FEET;

THENCE, NORTH 24 DEGREES 44 MINUTES 29 SECONDS WEST, 65.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 24 DEGREES 44 MINUTES 12 SECONDS WEST, 761.98 FEET;
THENCE NORTH 1 DEGREES 17 MINUTES 06 SECONDS EAST, 500.13 FEET;

THENCE NORTH 80 DEGREES 58 MINUTES 47 SECONDS EAST ALONG THE SOUTH LINE OF THE BUREAU OF RECLAMATION "CAP" RIGHT-OF-WAY, 429.40 FEET TO THE NORTHEAST CORNER OF SAID PARCEL AMU-2;

THENCE DEPARTING SAID SOUTH LINE, SOUTH 23 DEGREES 20 MINUTES 32 SECONDS EAST ALONG THE EASTERLY LINE OF SAID PARCEL AMU-2, 660.76 FEET TO THE EASTERN MOST SOUTHEAST CORNER OF SAID PARCEL AMU-2;

THENCE SOUTH 65 DEGREES 15 MINUTES 31 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL AMU-2, 502.31 FEET TO THE NORTHERN MOST SOUTHEAST CORNER OF SAID LOT PARCEL AMU-2;

THENCE SOUTH 23 DEGREES 20 MINUTES 32 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL AMU-2, 434.61 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL AMU-2;

THENCE SOUTH 65 DEGREES 15 MINUTES 31 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL AMU-2, 103.79 FEET TO THE POINT OF BEGINNING.

AREA TABLE

SUBJECT PROPERTY	AREA (SF MORE OR LESS)	AREA (AC MORE OR LESS)
LOT: 1	534,295	12.2657
LOT: 2	460,327	10.5677
Parcel AMU-2	994,622	22.8334

FLOODZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C0815L, DATED SEPTEMBER 16, 2013 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X": 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, AND IN FLOOD ZONE AE, AREAS INUNDATED BY THE BASE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED

NOTES

1. ALL MONUMENTS SHOWN HEREON WAS ACCEPTED UNLESS NOTED. HAVE BEEN SET OR FOUND AS SHOWN.
2. ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS NOTED OTHERWISE.

OWNER

LAKE PLEASANT PHOENIX ASLI V111, LLC
3800 N. CENTRAL AVENUE STE 460
PHOENIX, AZ 85012

REFERENCE DOCUMENTS

(R1) RE-PLAT FOR PARCELS E, F & G, MYSTIC AT LAKE PLEASANT HEIGHTS, BOOK 1625 OF MAPS, PAGE 14, MCR

(R2) MASTER FINAL PLAT FOR MYSTIC AT LAKE PLEASANT HEIGHTS, BOOK 1458 OF MAPS, PAGE 50, MCR

(R3) FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE WITH FILE NO. NCS-1180485-PHX1, HAVING AN EFFECTIVE DATE OF JUNE 1, 2023.

BASIS OF BEARINGS

THE MONUMENTED CENTERLINE OF WESTLAND ROAD FROM THE CITY OF PEORIA BRASS CAP FLUSH AT THE WEST QUARTER CORNER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 1 WEST, EASTERLY TO THE FIRST BRASS CAP AT THE BEGINNING OF A CURVE.
RECORDED BEARING: S89°45'42"E

APPROVALS AND ACCEPTANCE OF DEDICATION

APPROVED BY THE COUNCIL OF THE CITY OF PEORIA, ARIZONA, THIS_____DAY OF_____, 2024.

_____
MAYOR DATE

_____
ATTEST, CITY CLERK DATE

_____
CITY ENGINEER DATE

SURVEYOR'S CERTIFICATION:

I, JERRY L. DODD, JR., A DULY LICENSED LAND SURVEYOR IN THE STATE OF ARIZONA DO HEREBY CERTIFY THAT THIS SURVEY IS BASED ON A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH OF AUGUST, 2024 AND IS TRUE AND CORRECT TO BEST OF MY KNOWLEDGE AND BELIEF.

DATE OF PLAT OR MAP: _____

JERRY L. DODD, JR REGISTRATION NO. 52139
EPS GROUP INC.
1130 N. ALMA SCHOOL RD.
SUITE 120
MESA, AZ 85201
480-503-2250

NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

R240103

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com
EPS GROUP

Project:
PARCEL AMU-2
PEORIA, ARIZONA

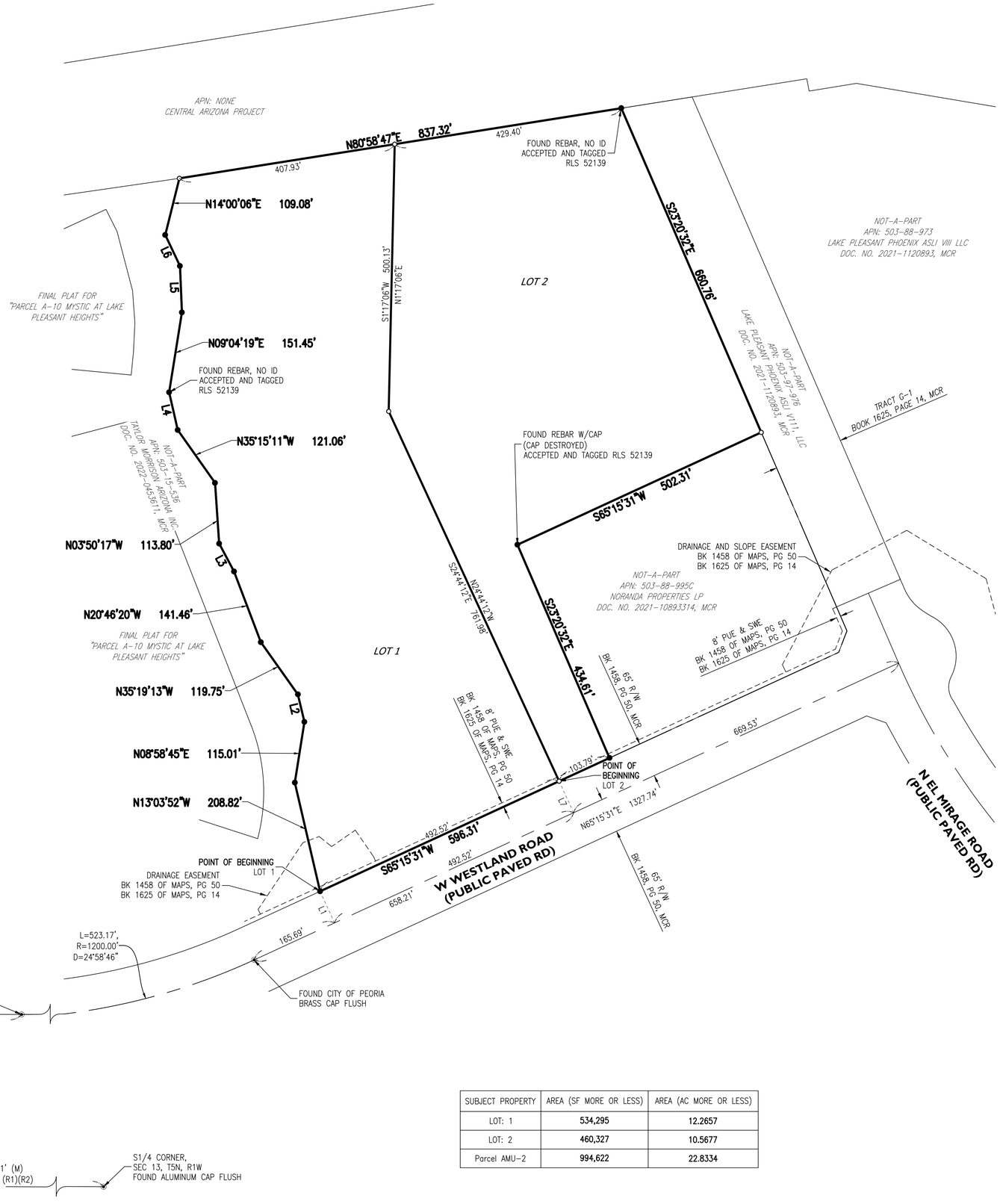
Revisions:

Call at least two full working days before you begin excavation.
ARIZONA811
Arizona One-Call, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Drawn by: MPZ
Reviewed by: JLD

Job No.
23-0385
RP

Sheet No.
1
of 2



NORTH

100 0 100 200
scale feet

LEGEND

▣	FD MON IN HANDHOLE AS NOTED
◉	FD MON FLUSH AS NOTED
●	FND REBAR W/CAP "FEDOR RLS 57347" UNLESS OTHERWISE NOTED
○	SET 1/2" REBAR W/CAP "EPS RLS 52139", UNLESS OTHERWISE NOTED
FD	FOUND
BCHH	BRASS CAP IN HAND HOLE
BCF	BRASS CAP FLUSH
BC	BRASS CAP
MCR	MARICOPA COUNTY RECORDER
DOC	DOCUMENT
DKT	DOCKET
BK	BOOK
PG	PAGE
R/W	RIGHT OF WAY
PUE	PUBLIC UTILITY EASEMENT
SWE	SIDEWALK EASEMENT

SUBJECT PROPERTY	AREA (SF MORE OR LESS)	AREA (AC MORE OR LESS)
LOT: 1	534,295	12.2657
LOT: 2	460,327	10.5677
Parcel AMU-2	994,622	22.8334

LINE TABLE

LINE	BEARING	LENGTH
L1	N24°44'29"W	65.00'
L2	N13°24'07"W	52.99'
L3	N28°01'52"W	59.33'
L4	N12°48'12"W	72.43'
L5	N02°21'14"W	86.76'
L6	N25°19'27"W	64.41'
L7	N24°44'29"W	65.00'

EPS GROUP
1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
w w w . e p s g r o u p i n c . c o m

PARCEL AMU-2

PEORIA, ARIZONA

Project:

Revisions:

Call at least two full working days before you dig, it's the law!
ARIZONA 811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
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2
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