

DEDICATION:

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

AARON MCKRAIG AND DAWN MCKRAIG, AS OWNERS, DOES HEREBY PUBLISH THIS REPLAT OF LOT 1 "HIDDEN TREASURES", OVER A PORTION OF SECTION 12, 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 REPLAT OF LOT 1 "HIDDEN TREASURE" AND HEREBY DECLARES THAT SAID 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 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.

ALL NOTATIONS AND DEDICATIONS STATED ON OR WITHIN THE RECORDED PLAT OF "HIDDEN TREASURE" (M.C.R. BOOK 1148, PAGE 47) SHALL REMAIN IN FULL FORCE AND EFFECT WITH THE RECORDED OF THIS RE-PLAT.

PUBLIC UTILITY EASEMENTS (PUE) ARE DEDICATED TO THE CITY OF PEORIA FOR USE AS SUCH. THE MAINTENANCE OF LANDSCAPING WITH THE RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE FRONTING PROPERTY OWNER.

DATED THIS _____ DAY OF _____, 2024

GRANTORS: AARON MCKRAIG AND DAWN MCKRAIG

BY: _____
AARON MCKRAIG, OWNER

BY: _____
DAWN MCKRAIG, OWNER

ACKNOWLEDGEMENT:

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024.

FOR AND BEHALF OF AARON MCKRAIG

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

BY: _____ EXPIRES: _____
NOTARY PUBLIC

ACKNOWLEDGEMENT:

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024.

FOR AND BEHALF OF DAWN MCKRAIG

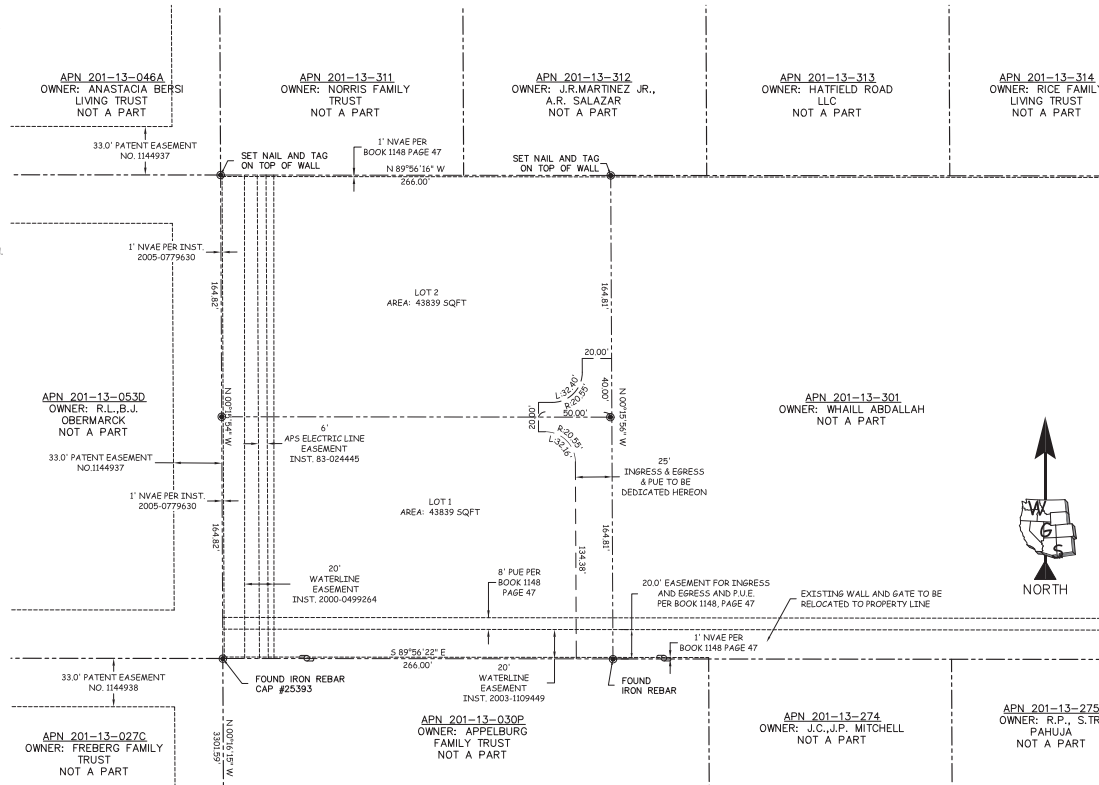
IN WITNESS WHEREOF, I HEARUNTO SET MY HAND AND OFFICIAL SEAL

BY: _____ EXPIRES: _____
NOTARY PUBLIC

- LEGEND**
- SET 1/2" REBAR W/CAP L5 28719 OR AS NOTED
 - ☒ POWER POLE
 - ☒ WATER VALVE
 - ☒ WATER METER
 - ☒ WATER SHUT OFF
 - ☒ FIRE HYDRANT
 - ☒ SEWER MANHOLE
 - ☒ GAS VALVE
 - PUE PUBLIC UTILITY EASEMENT
 - NVAE NON-VEHICULAR ACCESS EASEMENT
 - PROPERTY LINE
 - CENTER LINE
 - EASEMENT LINE
 - CMU WALL

REPLAT OF LOT 1 "HIDDEN TREASURES"
LOT 1 OF FINAL PLAT OF "HIDDEN TREASURES" PER BOOK 1148 PAGE 47 MARICOPA COUNTY RECORDERS OFFICE
SITUATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SURVEY PERFORMED FOR THE BENEFIT OF AARON MCKRAIG AND DAWN MCKAIG

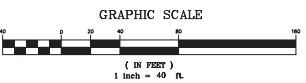


BASIS OF BEARING
THE MID-SECTION LINE OF SECTION 12, T.4N, R.1E OF THE GILA AND SALT RIVER BASE AND MERIDIAN BEARING NORTH 00°16'15" WEST

PERTINENT DOCUMENTS
DEED: 2020-1092402
PLAT: BOOK 1148, PAGE 47

SURVEY DATE
3/14/24

FEMA INFORMATION:
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY NUMBER 040350, SHEET NUMBER 04013C1255L REVISED 10.16.2013, THE SUBJECT PROPERTY IS LOCATED IN AN "X" ZONE.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ARIZONA.

JEFF R. COOK /AZ Reg. No. 28719 Date 3/30/24
My license renewal date is March 31, 2025.

CITY OF PEORIA COUNCIL APPROVAL:

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

MAYOR

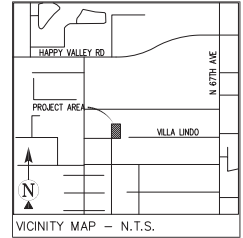
DATE

CITY CLERK

DATE

CITY ENGINEER

DATE



Western Geomatics Services
2025 E RIGGS RD
Suite 8-191
Chandler, AZ 85249
(480) 656-7912

PARENT PARCEL LEGAL DESCRIPTION
LOT 1, OF HIDDEN TREASURES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1148 OF MAPS, PAGE 47.

PARCEL 1 LEGAL DESCRIPTION
THE SOUTH HALF OF LOT 1, OF HIDDEN TREASURES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1148 OF MAPS, PAGE 47.

PARCEL 2 LEGAL DESCRIPTION
THE NORTH HALF OF LOT 1, OF HIDDEN TREASURES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1148 OF MAPS, PAGE 47.

- SURVEYOR'S NOTES**
- HEREBY CERTIFY THAT THIS DRAWING IS BASED ON A SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 - THE SURVEYOR HAS OBTAINED NO INFORMATION RELATING TO, AND HAS NO KNOWLEDGE OF ANY PROPOSED RIGHT OF WAYS, EASEMENTS, OR DEDICATIONS THAT ANY MUNICIPALITY OR GOVERNMENTAL AGENCY MAY REQUIRE.
 - USE OF THIS INFORMATION CONTAINED IN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED IS FORBIDDEN UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY WESTERN GEOMATICS SERVICES. WESTERN GEOMATICS SERVICES SHALL HAVE NO LIABILITY FOR ANY SUCH UNAUTHORIZED USE OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.
 - A TITLE REPORT WAS NOT PROVIDED AT THE TIME THIS SURVEY WAS PERFORMED. ANY EASEMENTS OR OTHER ITEMS CONTAINED WITHIN THE DEED WHICH MAY AFFECT THE PROPERTY HAVE NOT BEEN PLOTTED.
 - THERE ARE 2 LONG STANDING N-S MID-SECTION LINES IN SECTION 12 HEREON, I.E. THERE ARE 2 EXISTING POINTS (23' APART E-W) REPRESENTING THE NORTH 1/4 CORNER (NEITHER ARE SHOWN AS ACCEPTED BY MARICOPA COUNTY. THIS PLAT USED THE WESTERLY POINT ALONG WITH THE SURVEYS MENTIONED IN NOTE 6) AND A SINGLE POINT AT THE SOUTH 1/4 CORNER LIKEWISE THERE EXISTS 2 POINTS (12' APART E-W) REPRESENTING THE CENTER OF SECTION.
 - THE MOST WESTERLY MID-SECTION LINE WAS ACCEPTED FOR USE IN THE FOLLOWING RECORDED SURVEYS: BK 756 PG 15, BK 405 PG 45, BK 1070 PG 34, BK 463 PG 13, BK 405 PG 44, BK 405 PG 43, BK 419 PG 13, BK 503 PG 10, BK 499 PG 09, BK 502 PG 21, BK 450 PG 06, BK 516 PG 27, BK 522 PG 12, BK 611 PG 50, BK 659 PG 02, BK 660 PG 34, BK 726 PG 36, AND BK 810 PG 31.
 - THE MOST EASTERLY MID-SECTION LINE IS CURRENTLY MONUMENTED THE BEST (I.E. MARKED WITH BRASS CAPS IN HAND HOLES) AND WAS ACCEPTED FOR USE IN THE FOLLOWING RECORDED SURVEYS: BK 487 PG 19, BK 588 PG 31, BK 588 PG 30, BK 606 PG 15, BK 606 PG 28, BK 611 PG 16 AND BK641 PG 11.
 - 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.
 - SMALL LOT CORNERS SHALL BE MONUMENTED WITH 1" REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
 - THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.
 - THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.

NO.	DATE	REVISIONS	BY	CHK	APP'D
1	7/29/24	COMMENTS	MC	MC	JC
0	5/20/24	SUBMITTAL	MC	MC	JC

PROJECT #: R240094