FINAL PLAT
PEORIA AVENUE & 88TH DRIVE

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF NEW YORK }
} SS
COUNTY OF MONROE }

KNOW ALL PERSONS BY THESE PRESENTS:
GRAND AVENUE STORAGE, LLC, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT OF "PEORIA AVENUE & 88TH DRIVE", OVER A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, 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 "PEORIA AVENUE & 88TH DRIVE" 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. OWNERS HEREBY DEDICATED TO THE CITY OF PEORIA FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THE PLAT.

GRAND AVENUE STORAGE, LLC, AS OWNER, HEREBY DEDICATE TO THE CITY THE PEORIA AVENUE RIGHTS-OF-WAY AS SHOWN HEREON, FOR THE USE AS (A) PUBLIC STREETS; AND (B) ANY AND ALL PUBLIC SEWER, WATER, GAS, ELECTRIC AND ANY OTHER UTILITY SERVICES. LANDSCAPING WITHIN THE PEORIA AVENUE RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION. GRAND AVENUE STORAGE, LLC, HEREBY WARRANTS TO THE CITY THE TITLE TO SAID RIGHT OF WAY AS SHOWN HEREON, AGAINST THE CLAIMS OF ALL PERSONS WHOMSOEVER.

GRAND AVENUE STORAGE, LLC, AS 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 FACILITY(IES) 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.

GRAND AVENUE STORAGE, LLC, AS OWNER, DOES 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 AND/OR SEWER LINE OVER, UNDER, AND ACROSS TRACT(S) 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 /SEWER LINE. SUBJECT TO NOTES 1, 2, 3 AND 4.

AND THE GRANTOR HEREBY COVENANTS THAT IT IS LAWFULLY SEIZED AND POSSESSED ON THIS AFORMENTIONED 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.

IN WITNESS WHEREOF:
GRAND AVENUE STORAGE, LLC, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER(S).

THIS ____ DAY OF _____, 2024.

GRAND AVENUE STORAGE, LLC

BY: _____ ITS: _____

ACKNOWLEDGEMENT

STATE OF NEW YORK }
} SS
COUNTY OF MONROE }

ON THIS ____ DAY OF _____, 2024, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO ACKNOWLEDGE HIMSELF/HERSELF TO BE _____ OF GRAND AVENUE STORAGE, LLC, AS OWNER, AS OWNER, AND ACKNOWLEDGE THAT HE/SHE, BEING DULY AUTHORIZED TO DO SO, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF/HERSELF AS SUCH AUTHORIZED REPRESENTATIVE.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

PARENT LEGAL DESCRIPTION

PARCEL NO. 1:
LOT 4, OF BONITA DESERT CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 814 OF MAPS, PAGE 26.

PARCEL NO. 2:
LOT 5A, OF PEORIA DES 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1124 OF MAPS, PAGE 45.

PARCEL NO. 3:
A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, PUBLIC UTILITIES AND DRAINAGE AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED NOVEMBER 9, 1998 IN INSTRUMENT NO. 98-1008863 AND DISCLOSED IN SITE DEVELOPMENT AGREEMENTS RECORDED SEPTEMBER 2, 1999 IN INSTRUMENT NO. 99-0831862 AND RECORDED NOVEMBER 19, 2003 IN INSTRUMENT NO. 2003-1595150 AND RE-RECORDED MAY 17, 2004 IN INSTRUMENT NO. 2004-0544620, RECORDS OF MARICOPA COUNTY, ARIZONA.

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. MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN ALL TRACTS, EASEMENTS AND RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

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

E. 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.

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

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

H. NO STRUCTURE OF ANY KIND 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.

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT THIS 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. ALL LOT CORNERS WILL BE PERMANENTLY SET BY COMPLETION OF CONSTRUCTION.

[redacted]
ADRIAN W. BURCHAM, R.L.S.
REGISTRATION NO. 41282
1201 S. ALMA SCHOOL RD. SUITE #12000
MESA, AZ. 85210

REGISTERED LAND SURVEYOR 41282 ADRIAN W. BURCHAM ARIZONA U.S.A.

SHEET INDEX

1.....COVER SHEET
2.....FINAL PLAT

OWNER

GRAND AVENUE STORAGE, LLC
1600 BAUSCH AND LOMB PLACE,
ROCHESTER, NY. 14604

SURVEYOR

HUBBARD ENGINEERING
1201 S. ALMA SCHOOL RD. SUITE #12000
MESA, AZ. 85210
PHONE: (480) 892-3313
FAX: (480) 892-7051
CONTACT: ADRIAN BURCHAM, PLS

ZONING

C-2

PARCEL ADDRESS

ADDRESS NOT AVAILABLE AT TIME OF SURVEY

PARCEL AREA

GROSS AREA: 194,387 SQ. FT. OR 4.4625 AC. ±
RIGHT-OF-WAY AREA: 5,748 SQ. FT. OR 0.1320 AC. ±
NET AREA (LOT 1): 188,639 SQ. FT. OR 4.3305 AC. ±
NET AREA = GROSS MINUS RIGHT-OF-WAY

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.
MEASURED BEARING=S89°35'14"W

REFERENCE DOCUMENTS

"BONITA DESERT CENTER", A FINAL PLAT, AS SHOWN IN BOOK 814, PAGE 26, M.C.R.
"PEORIA DES 2", RECORD OF SURVEY, AS SHOWN IN BOOK 1124, PAGE 45, M.C.R.
"NWC 88TH DRIVE & PEORIA AVENUE", RECORD OF SURVEY, AS SHOWN IN BOOK 1321, PAGE 20, M.C.R.

FEMA CERTIFICATION

THIS SITE IS LOCATED WITHIN FLOOD ZONE "X" FEMA FLOOD MAP 04013C1665M DATED SEPTEMBER 20, 2020. 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.

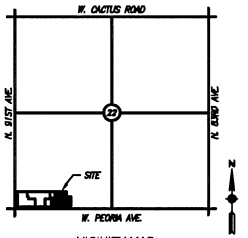
CITY OF PEORIA COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ARIZONA.

_____
MAYOR
THIS ____ DAY OF _____, 2024,

_____
CITY CLERK
THIS ____ DAY OF _____, 2024,

_____
CITY ENGINEER
THIS ____ DAY OF _____, 2024,



VICINITY MAP
T3N, R1E, SEC. 22

HUBBARD ENGINEERING
1201 S. Alma School Rd.
Suite #12000
Mesa, AZ 85210
Ph: 480.892.3313
www.hubbardengineering.com

PEORIA AVENUE & 88TH DRIVE
FINAL PLAT
City of Peoria, Maricopa County, Arizona

Project No. 21134	Date 10/02/24
Project Manager ADRIAN BURCHAM	Project Eng.

Sht: 1 of 2

PROJECT NO. R22006BA

Project No.	Date	Project Manager	Project Eng.
2114	10/02/24	ADAM BURGHAM	

SHT 2 of 2

PEORIA AVENUE & 88TH DRIVE
FINAL PLAT
City of Peoria, Maricopa County, Arizona

HUBBARD ENGINEERING
1201 S. Alma School Rd.
Suite 12000
Mesa, AZ 85210
PH. 480.892.3313
www.hubbardengineering.com

PROJECT NO. R22006BA

CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD
C1	88°17'37"	20.00'	31.15'	S44°50'28"W 28.08'
C2	50°58'42"	3.87'	3.53'	N67°53'10"W 3.42'
C3	68°35'12"	10.04'	12.02'	N55°13'14"W 11.32'
C4	64°32'21"	14.06'	15.07'	N57°12'40"E 15.04'
C5	88°57'07"	14.05'	21.81'	S45°12'26"E 19.68'
C6	91°27'45"	2.03'	3.24'	S42°34'46"E 2.91'
C7	61°53'51"	13.44'	14.53'	S58°17'30"E 13.83'
C8	74°44'36"	11.12'	14.51'	S52°02'44"W 13.50'
C9	85°43'00"	9.97'	15.00'	N45°15'30"W 14.07'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N88°35'23"E	23.00'
L2	N72°24'36"E	42.71'
L3	N72°24'46"W	20.40'
L4	S88°35'14"W	27.82'
L5	N72°24'46"W	12.00'
L6	N88°35'14"E	27.82'
L7	N41°35'14"E	13.83'
L8	S72°24'46"E	18.78'
L9	S88°35'14"W	12.00'
L10	N72°24'46"W	18.78'
L11	S88°35'14"W	20.14'
L12	N72°24'36"W	18.18'
L13	N41°35'14"E	22.43'
L14	S52°26'42"E	24.33'
L15	S41°35'14"W	18.78'
L16	S72°24'46"E	20.01'
L17	S42°41'12"E	23.15'
L18	S72°24'46"E	22.43'
L19	S72°24'46"E	32.75'
L20	N72°24'46"W	20.00'
L21	N88°35'14"E	13.53'
L22	N72°24'46"W	12.00'
L23	S88°35'14"W	13.53'
L24	N72°24'46"W	10.33'
L25	S42°41'12"E	8.58'
L26	S88°35'23"W	8.85'
L27	S72°24'46"E	12.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L28	N88°35'23"E	8.85'
L29	S72°24'36"E	7.41'
L30	S41°35'14"W	5.86'
L31	N11°17'12"E	20.42'
L32	N42°24'30"W	1.02'
L33	N42°24'17"E	5.07'
L34	S52°24'42"E	8.06'
L35	N51°57'17"E	51.14'
L36	S81°32'46"W	1.36'
L37	S88°35'14"W	2.75'
L38	N81°48'30"W	1.21'
L39	S88°27'22"W	5.53'
L40	N17°39'01"E	18.38'
L41	S52°26'51"E	8.33'
L42	S72°24'46"E	13.06'
L43	S88°35'14"W	18.33'
L44	S88°01'31"W	5.44'
L45	S88°18'01"W	0.38'
L46	S35°06'38"W	3.38'
L47	N30°01'36"W	3.11'
L48	N87°57'42"W	3.32'
L49	S87°27'26"W	1.41'
L50	N75°30'15"W	0.37'
L51	N87°39'09"W	5.70'
L52	N88°43'57"W	8.06'
L53	N71°17'03"E	10.00'
L54	S88°43'57"E	5.08'