A FINAL PLAT

"85TH AVENUE SELF STORAGE"

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

C BRIEFFREES, LIC, AS OWNER, DOES HEREITY PARLISH THIS THALL TOWNER, DEER A PORTION OF THE SOUTHESST OWNERS OF SECTION NOT OF THE GLAWAD SHEET HERE BASES AND REDEMAY, MANCHON, ACU ATT DO THESS WAS HEREITY PARLISHES THE FRAM, PARL AND HEREITY AND TEST OFFITH THE LOCKING WAS OR ARE THE MEMBERS OF THE LI WAS TEST OF THE FALL AND THAT EXCALL THE CONTROL THE SECTION WAS THE CONTROL THE SOUTH AND FORTER OF WAS THE THE WAS THE DO NAME OWNER TO DO AND RESPONSITION.	NOW ALL MEN BY THESE PRESENTS THAT	COUNTY OF MARICOPA))SS
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DEDICATION

BILLO LITELAL RESPONSATE VER DEDICALED TO THE CITY OF PECHAL PLITE FOR USE AS SICH. THE WILLDRAWCE OF HURSCAPING MITHIN THE RIGHT-OF-WAY SWALL BE THE RESPONSIBILITY OF THE CONTING PROPERTY OWNER.

FREESE, LLC, AN ARZONA, LAMED LIMBILTY COMPANY DO JESTEDY (MAINT TO THE CITY OF AN ARZONA, LAMED AND LIMBILTY COMPANY DO JESTEDY (MAINT, THE STOCKSSOME, THE STOCKSSOME, THE STOCKSSOME, THE STOCKSSOME, THE STOCKSSOME, THE STOCKSSOME LIMBILTY, THE STOCKSSOME COMPANY ADMINISTRATION OF THE STOCKS OF

I, THE SAID EASINEMT TO INCLIDE THE RIGHT TO CUT BLCCK AND TRAIL SLICK PORTION OF THE BRANCHE AND TOPS OF THE THEES HAV REQUINED OR THAT MAY HEISLETED GROW MAPON THE ABONE DESCRIED TREASES, AS MAY CETTED ONES ALD DESCRIPCT, DO AS TO PREPART THE SAME FROM INTERFERING MTH THE EPPICENT MANTEWACE AND OPERATION OF SAID WATER LINES.

THE CITY OF PECRUA SHALL ANT BE RESPONSIBLE FOR REPLACING ANY LANDSCAPING OR ANY APROVIDIANT PLACED IN THE EASEMENT BY GRANTOR OR ITS SUCCESSORS OR ASSIGNS, EXCEPT AS OTED HEREN.

THE CITY OF PEORIA WILL MAKE REASONABLE EFFORTS TO PROMPTLY RESTORE ASPIALT CONCRETE VEHICH SUPPLIES.

REWATER, ITS SUCCESSORS OR ASSIGNS ATTES SOLE COST; SHALL BE RESPONSIBLE FOR PROMETLY PACHIO ANY LAUSCAPING OR BIPROVENENT(S) PLACED IN THE EASENENT BY GRANTOR OR ITS COESSORS DR ASSIGNS.

DATED THIS 27th DAY OF NOV 2017

THE SOLIT DAYS LUNCON WE WILL AND BEFORE ME, THE BESIDED PROSENDED PROVIDED PROVIDED PROVIDED PROVIDED PROVIDED PROVIDED PROVIDED BY AN OWNED COUNTY OF BETTER PROVIDED THE POPERCOING MADE WAS USED THE POPERCOING TO AN OWNED SECURED THE POPERCOING TRANSPORT FOR THE PROPOSES THE PROVIDED THE POPERCOING TRANSPORT FOR THE POPERCOING TRAN

TANGOLINES ADA!

OR VLC Enterprises LLC

DEDICATION ACKNOWLEDGEMENT:

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

APPROVALS

3TAG

APPROVED:

л. М СОМЕТНИСТВОМ ОР АМУ МАО ЗНАЕ ВЕСМЕТНИСТВО ОЯ РАСЕДО МЕТНЯ ПЕПЕТИТ БРАБЕДЕТЯ, ВОСЕТУ ПЕПЕТЕ МОСОЛ МИТЕ СИНЕВИЛЬНЫЕ SECTION IT PER ERSHOM, AMOORE PANARE, ARE ANY PAUMICE DECORPT GRASE, TI SHALLE IS MOTHER UNDESCRIDOD THAT THE CITY OF FERMA SHALL MOT BE REQUIRED TO, REPLACE ANY OSSITIZATION OR PLANTING THAT MUST BE RESHORD DUTKEN THE CONTRESS OF MANIFEMANCE, CONSTITUTION OR RECONSTRUCTION.

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

HENCE NORTH 00 DEGREES 03 MINUTES 48 SECONDS EAST, A DISTANCE OF 66.00 FEET,

EACE COMMANA/AGRIM ON DEGRESS ON MANTES AS SECONOS EAST, 1246,16 FEST TO A POWNT ON THE MORTH LIVE OF THE JUTHMEST CHAPITER OF THE SOUTHERACT CHARTER AND 222.22 FEST EAST OF THE INSTRIMEST CORNER OF THE SOUTHWEST JUNTER OF THE SOUTHEAST CHARTER OF SUD SECTION:

THENCE NORTH 80 DEGREES 27 MINUTES 12 SECONDS EAST CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 786,89 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF 85TH AVENUE.

HENCE SOUTH 00 DEGREES OO MINUTES 18 SECONDS WEST ALONG SAID MONUMENT LINE, A DISTANCE OF 428.08 FEET;

THENCE SOUTH 89 DEGREES 27 MINUTES 48 SECONDS WEST, A DISTANCE OF 787,36 FEET;

8. ALL NEW AND EXISTING UTILITY, ELECTRICAL FACILITIES LESS THAN 40 KVA, CABLE TV., TELECOMMUNICATIONS FIBER OPTICS, CELLULAR, GAS, ETC SHALL BE INSTALLED UNDERGROUND AS PART OF THE STREET IMPROVEMENTS.

C. MANTEHWACE OF SURFACE AND UNDERGROUND DRAINAGE FACULTIES WITHIN ALL EASEMENTS AND RIGHTS OF HAX Y SHALL BE THE RESPONSIBILITY OF THE OWNER.

D. ALL LOT CORNERS SHALL BE MONUMENTED WITH 12 REBAR AND CAPPED OR TAGGED BEJARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THER PLACEMENT.

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT ROVER BASE AND MERBUAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

YENCE NORTH 80 DEGREES 27 MINUTES OF SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 157.24 FRET;

IENCE NORTH 89 DEGREES 27 MINUTES 32 SECONDS EAST CONTINUING ALONG SAID NORTH LINE A DISTANCE OF 33.00 FEET 3 THE MONUMENT LINE OF 55TH AMBRUE;

HEINCE SOUTH 88 DEGREES 27 MINUTES 48 SECONDS WEST, A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST RIGHT OF VAY LINE OF 85TH AVENUE;

THENCE SOUTH 88 DEGREES 37 MINUTES 13 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 158.9: FEET, TO THE TRUE POINT OF BEGINNING.

FOR CITY BYGINEER

E JONA, FONCIS MULI, L'ILLIY DOSS, STRICTIESS, SHAIR, HEOSS MO JOHEN PLAIR, SUT EXLLINON ISSES ORIGINANTS. SE L'EXPLOSE ORIGINANTS. SE L'ANDIES ORIGINANTS. SE L'ANDIES ORIGINANTS. SE L'ANDIES MOLINES, L'ANDIES ORIGINANTS. SE L'ANDIES MOLINES, L'ANDIES DE SEZIOLIS ORIGINANTS. SE L'ANDIES DE MAIORIT DE SEZIOLIS ORIGINANTS. SEZIOLIS ORIGINANTS. SEZIOLIS DE PLANTES. SEZIOLIS ORIGINANTS. SEZIOLIS DE PLANTES. S

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,

H.THIS SUBDIVISION IS LOCATED WITHIN THE VICINITY OF A MILITARY ARBORT.

THENCE NORTH 80 DEGREES 37 MANTES 13 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 322.03 FEET TO THE TRUE POINT OF BEGINNING. NING AT THE SOUTHWEST CORNER OF THE OF THE SOUTHEAST QUARTER OF SAID SECTION 34;

HENCE SOUTH OD DEGREES OF MINUTES ST SECONDS WEST, A DISTANCE OF 66,00 FEET TO SOUTH LINE OF SAID SECTION 34;

VLC ENTERPRISES, LLC. 4231 N. STATE HWY. 161 STE. 101 IRVINE, TX. 75038 OWNER

ZONING
PAD (PLANED AREA DEVELOPMENT)
DOC. 2017-0147704, MCR

SITE AREA

LOT 1 SITE AREA 326,152.38 SQUARE FEET OR 7.48 ACRES MORE OR LESS.

LOT 2 SITE AREA 205,431,88 SQUARE FEET OR 4,72 ACRES MORE OR LESS.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, VANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARCOPA COUNTY, ARIZONA.

3EARING = N 89"37"13" E

FLOOD ZONE

SURVEYOR'S CERTIFICATION



REVISIONS

R170049

JOB NO 17-034

A FINAL PLAT FOR

85TH AVENUE SELF STORAGE A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

VICINITY MAP N.T.S.

MILLER & SONS SURVEYING

