

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS:

THAT COCHRAN ESTATES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS TECHNICAL SERVICES CORP., AN ARIZONA CORPORATION, AND AZPRO DEVELOPMENTS, INC., AN ARIZONA CORPORATION, AS OWNERS, DO HEREBY PUBLISH THIS FINAL PLAT FOR "HIDDEN PARADISE ESTATES", BEING A SUBDIVISION LYING WITHIN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF PEORIA, MARICOPA COUNTY, ARIZONA, AS PLATTED HEREON AND HEREBY PUBLISH THIS PLAT AS, AND FOR, THE PLAT OF SAID FINAL PLAT FOR "HIDDEN PARADISE ESTATES" DESCRIBED HEREON, 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.

COCHRAN ESTATES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS TECHNICAL SERVICES CORP., AN ARIZONA CORPORATION, AND AZPRO DEVELOPMENTS, INC., AN ARIZONA CORPORATION, AS OWNERS, HEREBY DEDICATE TO THE CITY OF PEORIA THE 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 RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE HIDDEN PARADISE PROPERTY OWNERS ASSOCIATION. COCHRAN ESTATES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS TECHNICAL SERVICES CORP., AN ARIZONA CORPORATION, AND AZPRO DEVELOPMENTS, INC., AN ARIZONA CORPORATION HEREBY WARRANT TO THE CITY OF PEORIA THE TITLE TO SAID RIGHT OF WAY AS SHOWN HEREON, AGAINST THE CLAIMS OF ALL PERSONS WHOMSOEVER.

TRACT Q IS DEDICATED TO THE CITY OF PEORIA FOR USE AS A SANITARY SEWER LIFT STATION SITE.

TRACT R IS FOR THE PURPOSES OF FUTURE STREET RIGHT-OF-WAY AND SHALL BE CONVEYED BY THE HIDDEN PARADISE PROPERTY OWNERS' ASSOCIATION TO THE CITY OF PEORIA AT SUCH TIME THE CITY REQUESTS.

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.

THE OWNERS DO HEREBY GRANT TO SUNRISE WATER COMPANY, AN ARIZONA CORPORATION, WATER EASEMENTS DELINEATED HEREIN, AND ARE SUBJECT TO THEIR OPERATIONS AND MAINTENANCE THEREOF.

THE CITY OF PEORIA IS HEREBY GIVEN A PUBLIC ACCESS EASEMENT FOR DEVELOPED MULTI-PURPOSE TRAILS IN TRACTS "A" THROUGH "R", INCLUSIVE. IN ADDITION, A 30' WIDE PUBLIC ACCESS MULTI USE TRAIL EASEMENT SHALL BE DEDICATED FOR THE NEW RIVER TRAIL ACROSS TRACTS "B" AND "D". ALL MULTI-PURPOSE TRAILS WITHIN SAID TRACTS WILL BE MAINTAINED BY THE HIDDEN PARADISE PROPERTY OWNERS ASSOCIATION.

THE CITY OF PEORIA IS HEREBY GIVEN AN EASEMENT FOR MAINTENANCE OF LANDSCAPING, RETENTION AND DRAINAGE FACILITIES ON TRACTS "A" THROUGH "R", INCLUSIVE. THIS EASEMENT MAY BE EXERCISED BY THE CITY OF PEORIA AT SUCH TIME THAT THE HIDDEN PARADISE PROPERTY OWNERS ASSOCIATION FAILS TO EXIST AND PROVIDE THE REQUIRED MAINTENANCE AND OPERATION OF THE LANDSCAPING, RETENTION AND DRAINAGE FACILITIES. AS LONG AS THE HIDDEN PARADISE PROPERTY OWNERS ASSOCIATION IS IN EXISTENCE, IT WILL BE RESPONSIBLE FOR PROVIDING ALL MAINTENANCE OF LANDSCAPING, RETENTION AND DRAINAGE FACILITIES, REGARDLESS OF THE DEDICATION OF THE EASEMENT.

THE OWNERS DO HEREBY GRANT TO THE CITY OF PEORIA AN EASEMENT FOR MAINTENANCE OF ON-SITE RETENTION BASIN(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 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 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.

THE OWNERS 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 SEWER LINE OVER, UNDER, AND ACROSS TRACTS A, Q, AND R, INCLUSIVE, 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 SEWER LINE. SUBJECT TO NOTES 1, 2, 3, AND 4.

AND THE GRANTOR HEREBY COVENANTS THAT IT IS LAWFULLY SEIZED AND POSSESSED ON THIS AFOREMENTIONED 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 UNDERSIGNED COCHRAN ESTATES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS TECHNICAL SERVICES CORP., AN ARIZONA CORPORATION, AND AZPRO DEVELOPMENTS, INC., AN ARIZONA CORPORATION, HAVE CAUSED ITS NAMES TO BE AFFIXED TO THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED

SIGNER THEREUNTO DULY AUTHORIZED THIS 25th DAY OF February 2021.

COCHRAN ESTATES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: [Signature]
ITS: General Counsel

ITS TECHNICAL SERVICES CORP., AN ARIZONA CORPORATION

BY: [Signature]
ITS: General Counsel

AZPRO DEVELOPMENTS, INC., AN ARIZONA CORPORATION

BY: [Signature]
ITS: General Counsel

FINAL PLAT FOR
"HIDDEN PARADISE ESTATES"
A PORTION OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER
OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER
MERIDIAN, CITY OF PEORIA, MARICOPA COUNTY, ARIZONA

DEDICATION ACKNOWLEDGEMENT

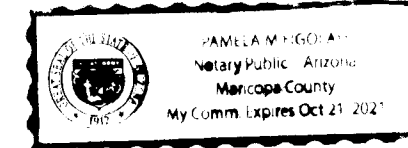
STATE OF ARIZONA)
COUNTY OF MARICOPA)

ON THIS 25th DAY OF February 2021, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

Brian Hatch PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
NOTARY PUBLIC



DEDICATION ACKNOWLEDGEMENT

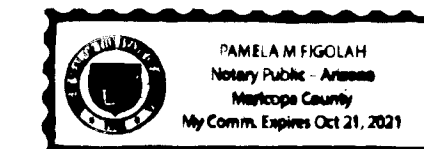
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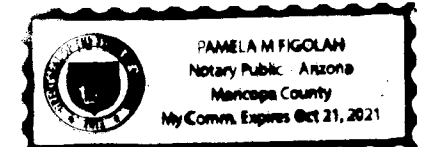
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NOTARY PUBLIC



RATIFICATION

AS BENEFICIARY UNDER THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY ARIZONA, IN RECORDER'S NUMBER (MCR#) 2005-1036876, THE UNDERSIGNED HEREBY RATIFIES, APPROVES AND CONFIRMATION IS GIVEN TO SAID DEDICATION AS STATED IN THIS PLAT TO THE INTEREST OF THE UNDERSIGNED. THE PERSON SIGNING FOR BENEFICIARY WARRANTS AND REPRESENTS THEY HAVE POWER AND AUTHORITY TO DO SO.

BY: [Signature]

COCHRAN ESTATES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

RATIFICATION ACKNOWLEDGEMENT

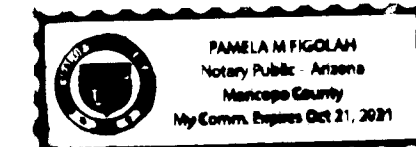
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BY: [Signature]

ITS TECHNICAL SERVICES CORP., AN ARIZONA CORPORATION

RATIFICATION ACKNOWLEDGEMENT

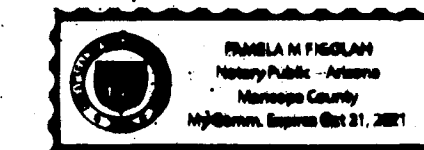
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BY: [Signature]

AZPRO DEVELOPMENTS, INC., AN ARIZONA CORPORATION

RATIFICATION ACKNOWLEDGEMENT

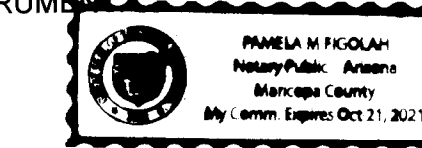
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WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
NOTARY PUBLIC



HIDDEN PARADISE PROPERTY OWNERS' ASSOCIATION RATIFICATION AND CONSENT

THE UNDERSIGNED HEREBY RATIFIES AND CONSENTS TO THIS PLAT, INCLUDING ITS MAINTENANCE OBLIGATIONS AS SET FORTH HEREIN. AUTHORIZED THIS 25th DAY OF February 2021.

HIDDEN PARADISE PROPERTY OWNERS ASSOCIATION (HPPOA), AN ARIZONA NON PROFIT CORP.

BY: [Signature]
ITS: Director & V.P.

OWNERS

COCHRAN ESTATES LLC
AN ARIZONA LIMITED LIABILITY COMPANY
633 W. SOUTHERN AVENUE, UNIT 1154
TEMPE, ARIZONA 85282
PHONE: (480)-298-5616
CONTACT : SANDRA PASTERNAK

ITS TECHNICAL SERVICES CORP.,
AN ARIZONA CORPORATION
C/O WORLD CARGO
9295 SHAUGHNESSY STREET
VANCOUVER, BC
V6P 6P4
PHONE: (778) 833-5411
CONTACT: MATT BRYSON

AZPRO DEVELOPMENTS, INC.,
AN ARIZONA CORPORATION
25455 32ND AVENUE
ALDERGROVE, BC
V4A 2A2
PHONE: (604) 825-9582
CONTACT: TERRY JOHNSON

ENGINEER

COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 264-6831
FAX: (602) 264-0928
CONTACT: DOUGLAS W. CHUBIN, P.E.
EMAIL: DCHUBIN@CVLCI.COM

HIDDEN PARADISE PROPERTY OWNERS' ASSOCIATION RATIFICATION AND CONSENT ACKNOWLEDGEMENT

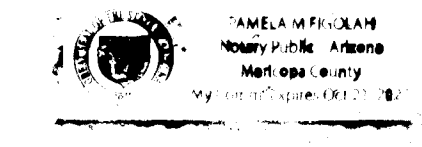
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[Signature]
NOTARY PUBLIC



APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF PEORIA, ARIZONA ON THIS _____ DAY OF _____, 2021.

BY: _____ DATE _____
MAYOR
ATTEST: _____ DATE _____
CITY CLERK
FOR CITY ENGINEER _____ DATE _____

CERTIFICATION

I, RICHARD G. ALCOCER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF SEVEN (7) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF MARCH 2018, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: [Signature]
RICHARD G. ALCOCER
REGISTRATION NUMBER 33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCI.COM

GROSS AREA = 76.673 ACRES

PEORIA PROJECT# R190105

SEE SHEET 2 FOR LOT AREA
TABLE AND FOR CURVE /LINE
TABLE

ICVLCONSULTANTS

CELEBRATING 60 YEARS

4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

DATE

REVISION

NO.

FINAL PLAT

HIDDEN PARADISE ESTATES

PEORIA, ARIZONA

01

SHEET

OF

07

CVL Contact: DOUG CHUBIN

CVL Project #: 01-0234601

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LOT AREA TABLE		
LOT	SQ.FT.	ACRES
1	18,360	0.421
2	18,360	0.421
3	18,048	0.414
4	18,144	0.417
5	18,144	0.417
6	18,144	0.417
7	18,144	0.417
8	18,144	0.417
9	18,144	0.417
10	18,096	0.415
11	18,096	0.415
12	18,096	0.415
13	18,096	0.415
14	18,096	0.415
15	18,039	0.414
16	23,034	0.529
17	18,096	0.415
18	18,096	0.415
19	18,096	0.415
20	18,096	0.415
21	18,096	0.415
22	18,096	0.415
23	18,096	0.415
24	18,094	0.415
25	18,094	0.415
26	18,096	0.415
27	18,096	0.415
28	18,096	0.415
29	18,096	0.415
30	18,096	0.415
31	18,094	0.415
32	18,140	0.416
33	18,140	0.416
34	18,140	0.416
35	18,140	0.416
36	18,140	0.416
37	18,180	0.417
38	18,180	0.417
39	14,604	0.335
40	13,825	0.317
41	13,920	0.320
42	13,920	0.320
43	13,920	0.320
44	13,920	0.320
45	13,920	0.320
46	13,920	0.320
47	13,920	0.320
48	13,920	0.320
49	13,920	0.320
50	13,920	0.320
51	13,920	0.320
52	13,920	0.320
53	13,920	0.320
54	13,672	0.314
55	12,067	0.277
56	12,000	0.275
57	12,000	0.275
58	12,000	0.275
59	12,000	0.275
60	12,000	0.275

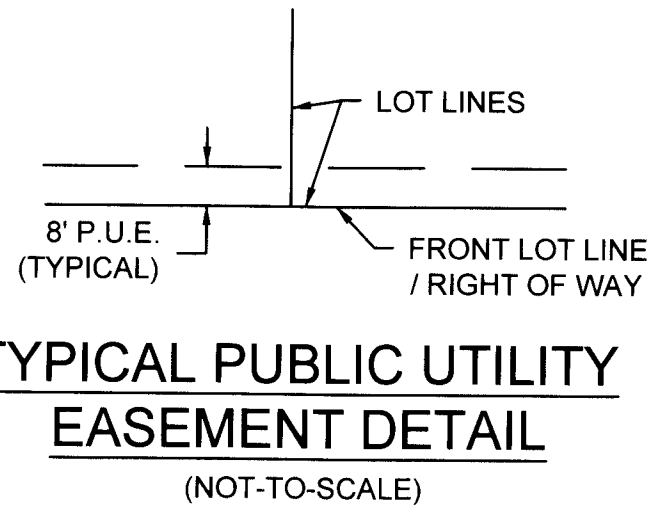
LOT AREA TABLE		
LOT	SQ.FT.	ACRES
61	12,789	0.294
62	13,103	0.301
63	12,603	0.289
64	13,920	0.320
65	13,920	0.320
66	13,920	0.320
67	13,920	0.320
68	13,920	0.320
69	13,920	0.320
70	13,920	0.320
71	13,920	0.320
72	13,920	0.320
73	13,920	0.320
74	13,920	0.320
75	13,920	0.320
76	13,920	0.320
77	13,920	0.320
78	13,918	0.320
79	13,918	0.320
80	13,920	0.320
81	13,920	0.320
82	13,920	0.320
83	13,920	0.320
84	13,920	0.320
85	13,920	0.320
86	13,920	0.320
87	13,920	0.320
88	13,920	0.320
89	13,920	0.320
90	13,920	0.320
91	13,920	0.320
92	13,920	0.320
93	13,920	0.320
94	13,920	0.320
95	13,920	0.320
96	13,878	0.319
97	13,972	0.321
98	13,920	0.320
99	13,920	0.320
100	13,920	0.320
101	13,920	0.320
102	13,920	0.320
103	13,920	0.320
104	13,920	0.320
105	13,918	0.320
106	14,614	0.335
107	13,920	0.320
108	13,920	0.320
109	13,920	0.320
110	13,920	0.320
111	13,920	0.320
112	13,920	0.320
113	13,920	0.320
114	14,614	0.335
TOTAL	1,738,614	39.913

LAND USE AREAS	SQUARE FEET	ACRES
TOTAL AREA OF LOTS	1,738,614	39.913
TOTAL AREA OF TRACTS (A - R)	1,229,615	28.228
TOTAL AREA OF STREETS	371,636	8.532
TOTAL GROSS AREA	3,339,865	76.673

TRACT TABLE				
TRACT	AREA (SQ. FT.)	AREA (ACRES)	DESCRIPTION	MAINTENANCE
TRACT 'A'	101,677	2.334	BUFFER/USABLE OPEN SPACE/LANDSCAPE TRACT/DRAINAGE CHANNEL/SEWER EASEMENT/UTILITY EASEMENT	HOA
TRACT 'B'	121,162	2.784	BUFFER/USABLE OPEN SPACE/LANDSCAPE TRACT/DRAINAGE CHANNEL/30' TRAIL EASEMENT/UTILITY EASEMENT	HOA
TRACT 'C'	42,783	0.982	USABLE OPEN SPACE/LANDSCAPE TRACT/RETENTION/UTILITY EASEMENT	HOA
TRACT 'D'	596,254	13.688	USABLE OPEN SPACE/NEW RIVER/30' TRAIL EASEMENT	HOA
TRACT 'E'	29,890	0.686	USABLE OPEN SPACE/LANDSCAPE TRACT/RETENTION/UTILITY EASEMENT	HOA
TRACT 'F'	58,541	1.344	USABLE OPEN SPACE/LANDSCAPE TRACT/RETENTION/UTILITY EASEMENT	HOA
TRACT 'G'	19,466	0.447	OPEN SPACE/LANDSCAPE TRACT/RETENTION/UTILITY EASEMENT/WATER EASEMENT	HOA
TRACT 'H'	19,122	0.439	OPEN SPACE/LANDSCAPE TRACT/UTILITY EASEMENT/EMERGENCY VEHICLE ACCESS/WATER EASEMENT	HOA
TRACT 'I'	5,868	0.135	OPEN SPACE/LANDSCAPE TRACT/UTILITY EASEMENT	HOA
TRACT 'J'	49,518	1.137	USABLE OPEN SPACE/LANDSCAPE TRACT/RETENTION/UTILITY EASEMENT	HOA
TRACT 'K'	11,998	0.275	OPEN SPACE/LANDSCAPE TRACT/UTILITY EASEMENT	HOA
TRACT 'L'	25,782	0.592	OPEN SPACE/LANDSCAPE TRACT/RETENTION/UTILITY EASEMENT	HOA
TRACT 'M'	5,868	0.135	OPEN SPACE/LANDSCAPE TRACT/UTILITY EASEMENT	HOA
TRACT 'N'	5,868	0.135	OPEN SPACE/LANDSCAPE TRACT/UTILITY EASEMENT	HOA
TRACT 'O'	5,868	0.135	OPEN SPACE/LANDSCAPE TRACT/UTILITY EASEMENT	HOA
TRACT 'P'	102,613	2.356	USABLE OPEN SPACE/LANDSCAPE TRACT/RETENTION/UTILITY EASEMENT/WATER EASEMENT	HOA
TRACT 'Q'	13,865	0.318	LIFT STATION	CITY OF PEORIA
TRACT 'R'	13,472	0.309	FUTURE R.O.W./SEWER EASEMENT/UTILITY EASEMENT/WATER EASEMENT	HOA
TOTAL	1,229,615	28.228		

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	80.49'	400.00'	011°31'47"	40.38'	80.36'	S12°55'05"W
C2	145.40'	400.00'	020°49'35"	73.51'	144.60'	N79°54'11"W
C3	165.80'	500.00'	018°59'58"	83.67'	165.04'	N09°11'00"E
C4	16.65'	55.00'	017°20'29"	8.39'	16.58'	N81°00'46"E
C5	119.69'	55.00'	124°40'58"	104.94'	97.43'	N45°18'59"W
C6	16.65'	55.00'	017°20'29"	8.39'	16.58'	S08°21'16"W
C7	157.51'	475.00'	018°59'58"	79.49'	156.79'	N09°11'00"E
C8	174.09'	525.00'	018°59'58"	87.85'	173.29'	N09°11'00"E
C9	92.10'	375.00'	014°04'18"	46.28'	91.87'	N83°16'50"W
C10	108.68'	425.00'	014°39'06"	54.64'	108.38'	N82°59'26"W
C11	43.50'	425.00'	005°51'52"	21.77'	43.48'	S15°45'03"W
C12	19.83'	55.00'	020°39'25"	10.02'	19.72'	S05°02'35"W
C13	68.14'	55.00'	070°58'50"	39.22'	63.86'	N30°12'17"E
C14	16.65'	55.00'	017°20'29"	8.39'	16.58'	N81°38'44"W
C15	16.65'	55.00'	017°20'29"	8.39'	16.58'	S81°00'46"W
C16	119.69'	55.00'	124°40'58"	104.94'	97.43'	S45°18'59"E
C17	16.65'	55.00'	017°20'29"	8.39'	16.58'	N08°21'16"E
C18	21.67'	375.00'	003°18'41"	10.84'	21.67'	S17°01'38"W
C19	42.57'	55.00'	044°20'43"	22.41'	41.51'	N05°08'51"W
C20	16.65'	55.00'	017°20'28"	8.39'	16.58'	S08°21'16"W
C21	185.76'	230.17'	046°14'24"	98.27'	180.76'	S24°09'13"W
C22	161.55'	200.17'	046°14'24"	85.46'	157.20'	S24°09'13"W
C23	45.21'	434.69'	005°57'35"	22.63'	45.19'	N47°27'48"E
C24	118.30'	434.69'	015°35'34"	59.52'	117.93'	N36°41'13"E
C25	12.12'	404.69'	001°42'57"	6.06'	12.12'	N49°42'02"E
C26	123.97'	404.69'	017°33'07"	62.48'	123.49'	N40°04'00"E

LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°07'22"E	40.00'
L2	S89°41'01"W	40.00'
L3	N44°54'12"E	28.39'
L4	S44°41'01"W	28.28'
L5	N45°18'59"W	28.28'
L6	S44°41'01"W	28.28'
L7	S45°18'59"E	28.28'
L8	N45°18'02"W	28.29'
L9	N45°18'59"W	28.28'
L10	S44°41'01"W	28.28'
L11	S45°18'59"E	28.28'
L12	S44°41'01"W	28.28'
L13	S44°41'01"W	28.28'
L14	S45°18'59"E	28.28'
L15	S45°18'59"E	28.28'
L16	N62°11'00"E	29.01'
L17	S28°01'00"E	27.43'
L18	S50°34'37"W	31.04'
L19	S45°18'59"E	28.28'
L20	S59°52'00"W	39.13'
L21	S24°18'18"E	21.62'
L22	N00°07'22"E	97.02'
L23	N18°40'59"E	617.50'
L24	N16°23'51"E	96.36'
L25	N08°26'35"E	103.11'
L26	N01°02'01"E	78.76'
L27	S47°16'25"W	157.12'
L28	N47°16'25"E	71.52'
L29	N89°41'01"E	25.00'
L30	N89°41'01"E	25.00'
L31	S89°41'01"W	57.17'
L32	S89°41'01"W	51.03'
L33	S89°41'01"W	28.13'
L34	N00°18'59"W	83.68'
L35	S00°18'59"E	93.67'



COUNTY RECORDER

NOTES

- THE SUBDIVISION IS SUBJECT TO: MAINTENANCE IMPROVEMENT DISTRICT (MID) #1243, AND STREET LIGHT IMPROVEMENT DISTRICT (SLID) #1150.
- 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.
- ALL NEW AND EXISTING UTILITIES, 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.
- MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN ALL TRACTS, EASEMENTS AND RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER'S ASSOCIATION.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- 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.
- THIS SUBDIVISION IS LOCATED WITHIN THE SUNRISE WATER COMPANY SERVICE AREA. THIS PARCEL HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY PER A.R.S. 45-576 CERTIFICATE # 27-701123.0000.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.
- 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.
- THE HIDDEN PARADISE PROPERTY OWNERS ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" OR EASEMENTS (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES) IN ACCORDANCE WITH APPROVED PLANS.
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
- EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT FOR A TOTAL OF 114 DWELLINGS WITHIN THE ENTIRE SUBDIVISION.
- LOT 54 SHALL BE USED FOR THE PURPOSES OF A WELL SITE OWNED AND OPERATED BY THE SUNRISE WATER COMPANY.
- THIS SUBDIVISION HAS A REDUCED LEVEL OF STREETLIGHTING. ANY FUTURE ADDITIONAL STREETLIGHTING WILL BE AT THE EXPENSE OF THE ABUTTING PROPERTY OWNERS, NOT AT CITY EXPENSE.

BENCHMARK

THE MARICOPA COUNTY ALUMINUM CAP MARKING THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. ELEVATION: 1292.57' NAVD -88 - GDACS #47546-2M

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00° 07' 22" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 1093 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.

FLOOD ZONE INFORMATION

SHADED 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.

ZONE "AE": BASE ELEVATIONS DETERMINED.

ZONE "A": NO BASE FLOOD ELEVATIONS DETERMINED.

ZONE "AO": FLOOD DEPTH OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED.

PER FLOOD INSURANCE RATE MAP NUMBER 04013C-1255L, MARICOPA COUNTY, DATED OCTOBER 16, 2013.

FLOOD ZONE DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.

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FINAL PLAT

HIDDEN PARADISE ESTATES
PEORIA, ARIZONA

02 SHEET OF 07

CVL Contact: DOUG CHUBIN
CVL Project #: 01-0234601
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LEGAL DESCRIPTION

THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MARICOPA COUNTY ALUMINUM CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 14, FROM WHICH THE ALUMINUM CAP MARKED LS#32222 MARKING THE NORTHEAST CORNER OF SAID SECTION 14 BEARS NORTH 00°08'12" WEST, A DISTANCE OF 2,654.73 FEET;

THENCE SOUTH 89°41'01" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 33.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°41'01" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 649.28 FEET TO A POINT ON THE WESTERLY LINE OF THAT CERTAIN ROADWAY, DRAINAGE AND PUBLIC UTILITY EASEMENT AS RECORDED IN INSTRUMENT NO. 1997-1181240, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A LINE WHICH IS PARALLEL WITH AND 1,960.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE NORTH 00°07'22" EAST, ALONG SAID WESTERLY LINE AND SAID PARALLEL LINE, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF SAID ROADWAY, DRAINAGE AND PUBLIC UTILITY EASEMENT, BEING A POINT ON A LINE WHICH IS PARALLEL WITH AND 40.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE SOUTH 89°41'01" WEST, ALONG THE NORTHERLY LINE OF SAID ROADWAY, DRAINAGE AND PUBLIC UTILITY EASEMENT AND LAST SAID PARALLEL LINE, A DISTANCE OF 1,760.05 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 2006-1692954, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING ON A LINE WHICH IS PARALLEL WITH AND 200.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE NORTH 00°07'22" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND AND ALONG LAST SAID PARALLEL LINE, A DISTANCE OF 270.01 FEET TO THE NORTHEAST CORNER OF SAID CERTAIN PARCEL OF LAND, SAID POINT BEING ON A LINE WHICH IS PARALLEL WITH AND 310.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE SOUTH 89°41'01" WEST, ALONG THE NORTHERLY LINE OF SAID CERTAIN PARCEL OF LAND AND ALONG LAST SAID PARALLEL LINE, A DISTANCE OF 160.00 FEET TO THE NORTHWEST CORNER OF SAID CERTAIN PARCEL OF LAND, SAID POINT BEING ON A LINE WHICH IS PARALLEL WITH AND 40.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE SOUTH 00°07'22" WEST, ALONG THE WESTERLY LINE OF SAID CERTAIN PARCEL OF LAND AND ALONG LAST SAID PARALLEL LINE, A DISTANCE OF 270.01 FEET TO THE SOUTHWEST CORNER OF SAID CERTAIN PARCEL OF LAND, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF SAID ROADWAY, DRAINAGE AND PUBLIC UTILITY EASEMENT, ALSO BEING A POINT ON A LINE WHICH IS PARALLEL WITH AND 40.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14;

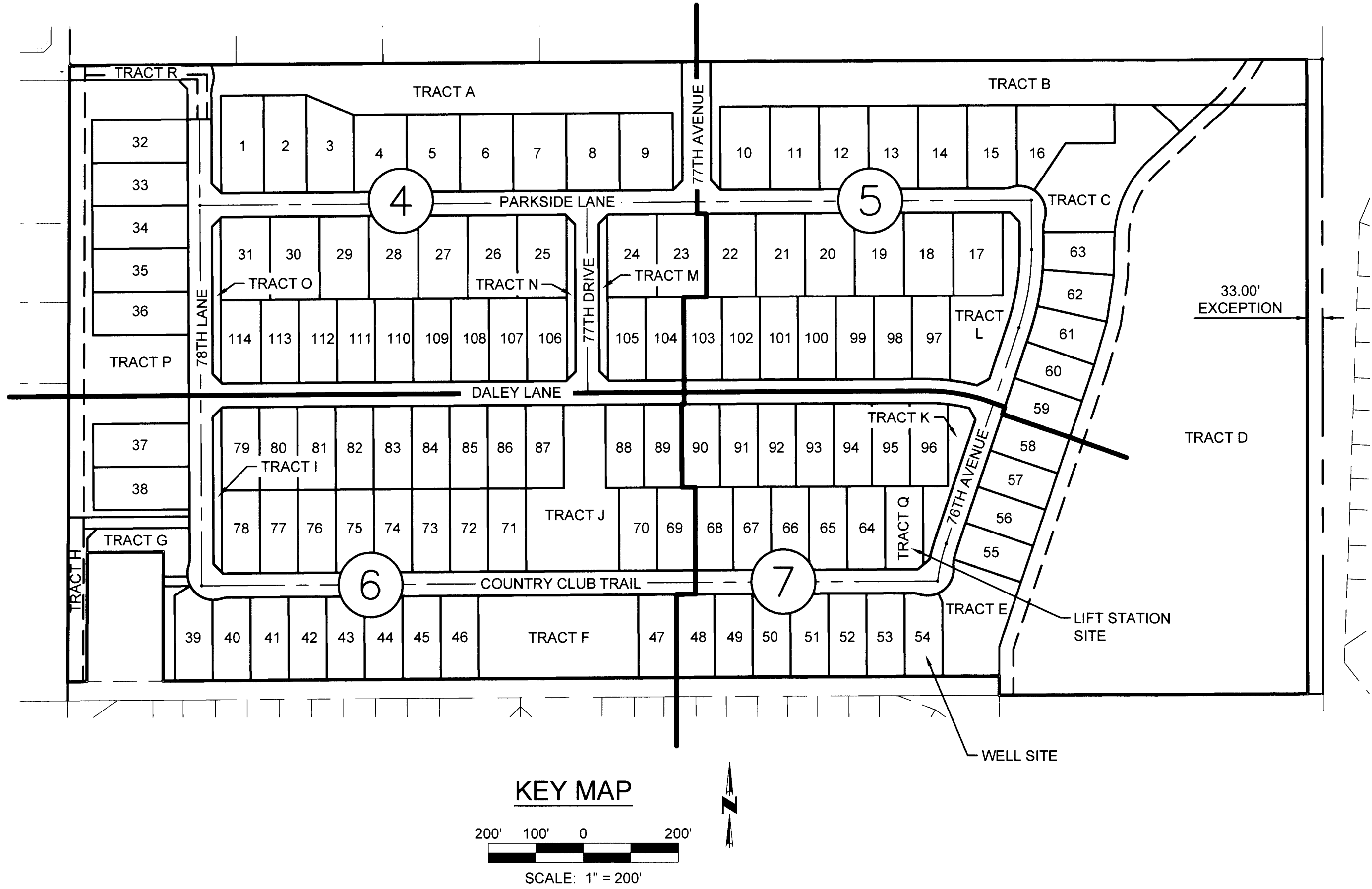
THENCE SOUTH 89°41'01" WEST, ALONG SAID NORTHERLY LINE AND ALONG LAST SAID PARALLEL LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE NORTH 00°07'22" EAST, ALONG SAID WEST LINE, A DISTANCE OF 1,288.86 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE NORTH 89°42'56" EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 2,603.31 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 33.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE SOUTH 00°08'12" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1,327.38 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 3,339,864 SQUARE FEET OR 76.673 ACRES, MORE OR LESS.



LEGEND

- | | | | |
|--|---|----------|---|
| | SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED) | | UNOBSTRUCTIVE VIEW EASEMENT (33' X 33') |
| | CENTERLINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED) | DOC. NO. | DOCUMENT NUMBER |
| | CORNER OF SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED) | P.U.E. | PUBLIC UTILITY EASEMENT |
| | CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DTL. 120, TYPE "C" - MODIFIED (UNLESS OTHERWISE NOTED) | V.N.A.E. | VEHICULAR NON ACCESS EASEMENT |
| | SECTION LINE | AC. | ACRES |
| | BOUNDARY LINE | L1 | LINE NUMBER |
| | LOT LINE | C1 | CURVE NUMBER |
| | CENTERLINE | R/W | RIGHT-OF-WAY |
| | EASEMENT | EX. | EXISTING |
| | EFFECTIVE FLOODPLAIN | APN | ASSESSOR PARCEL NUMBER |
| | PROPOSED FLOODPLAIN | BK. | BOOK |
| | 404 LIMITS | PG. | PAGE |
| | EFFECTIVE FLOODWAY | S.E. | SEWER EASEMENT |
| | PROPOSED FLOODWAY | DKT. | DOCKET |
| | | ESMT. | EASEMENT |

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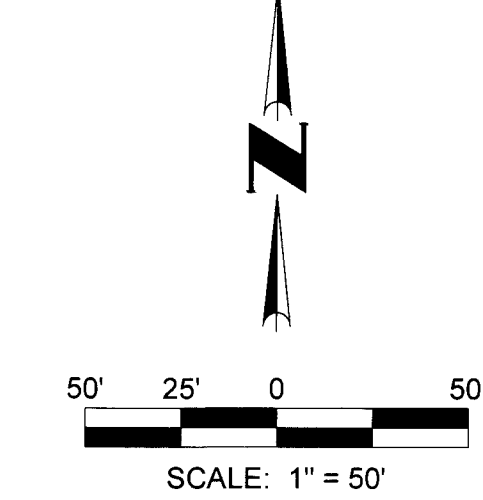
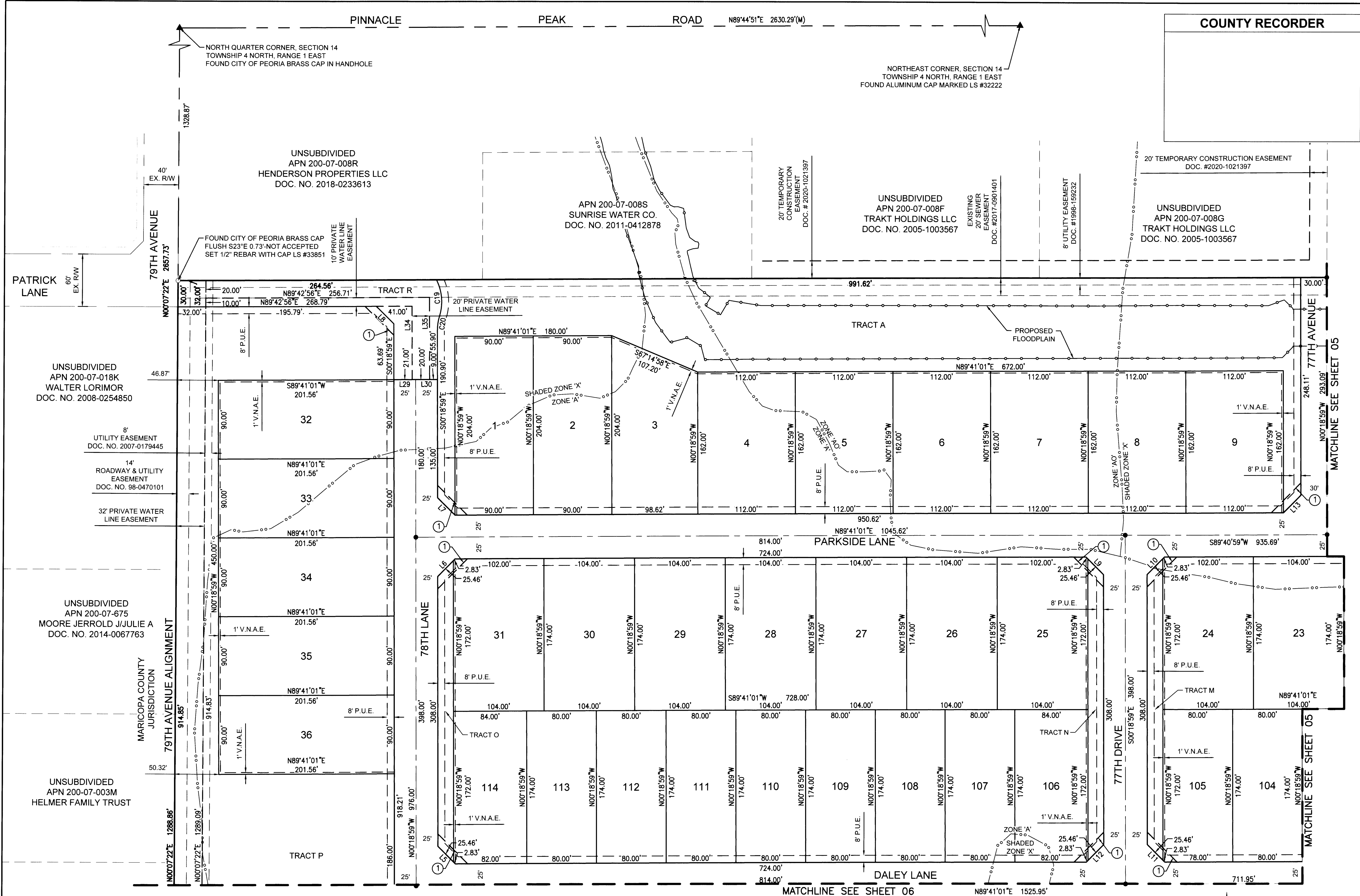
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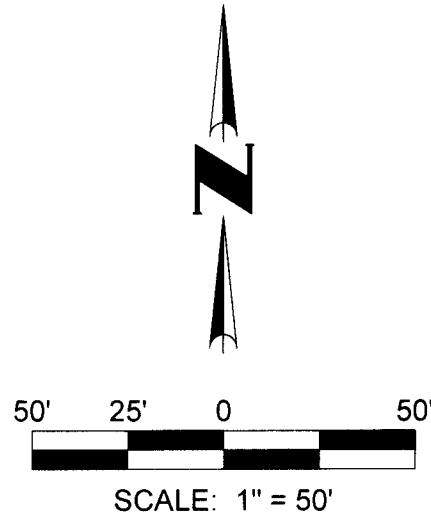
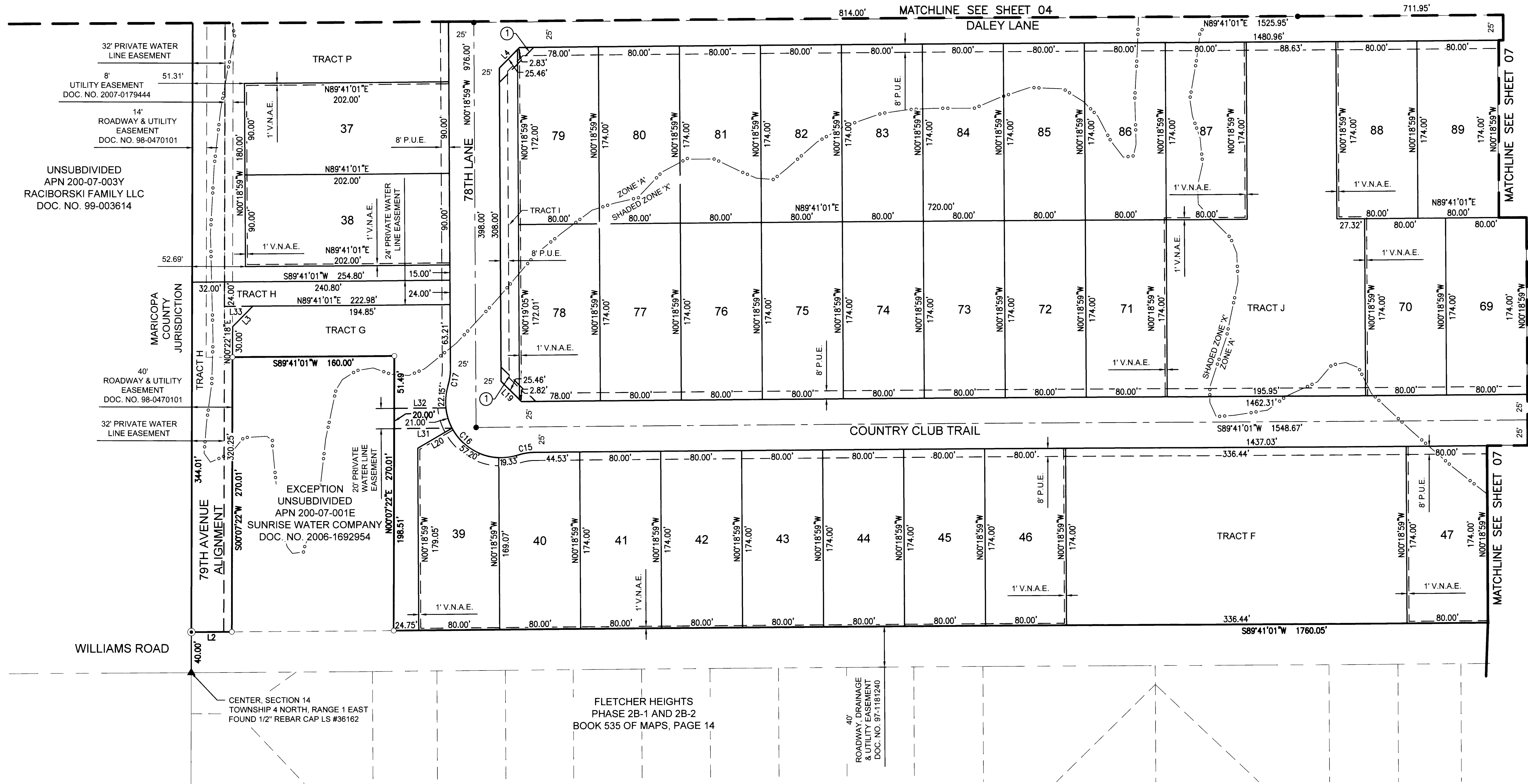
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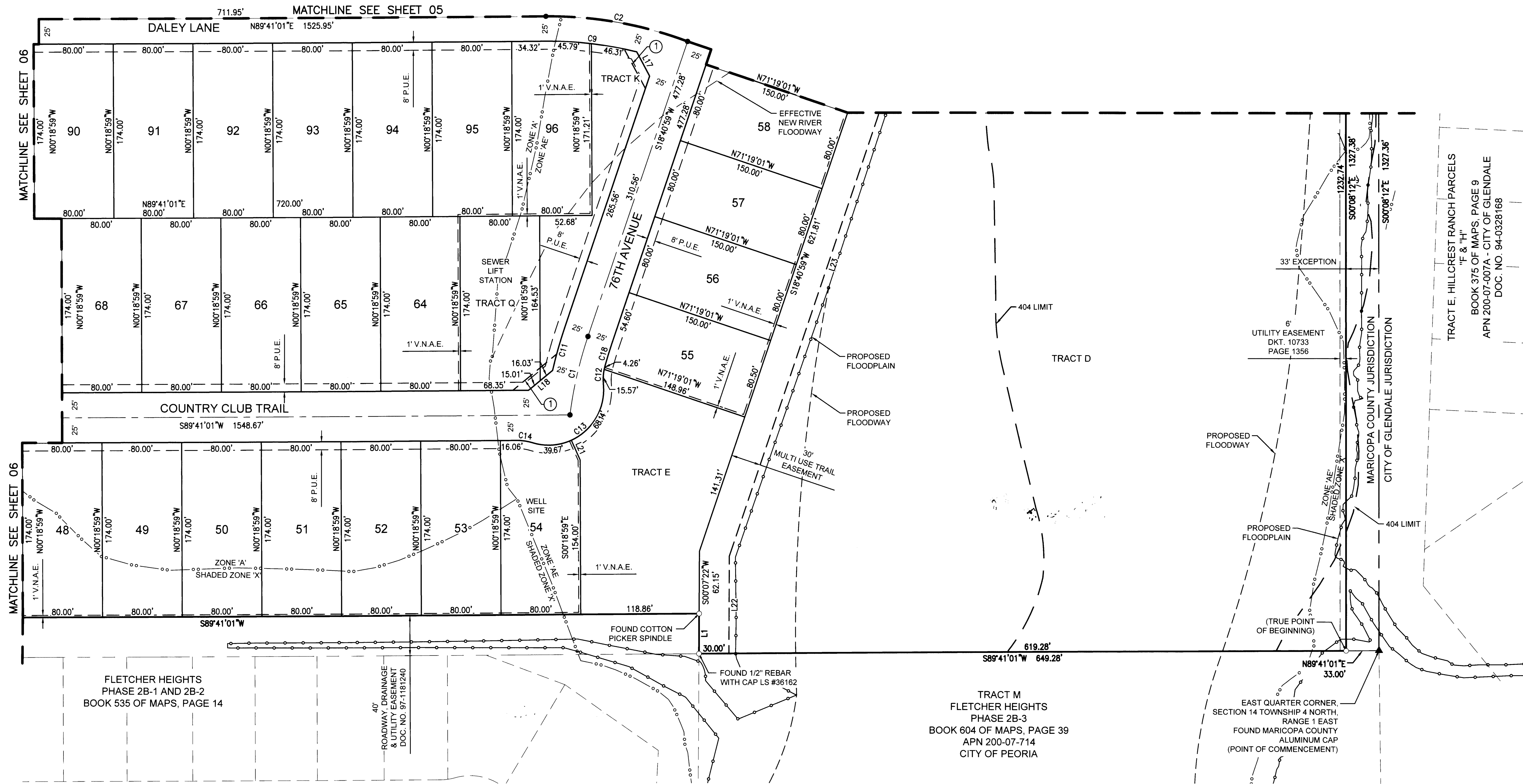
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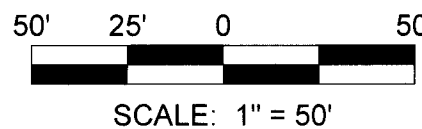
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