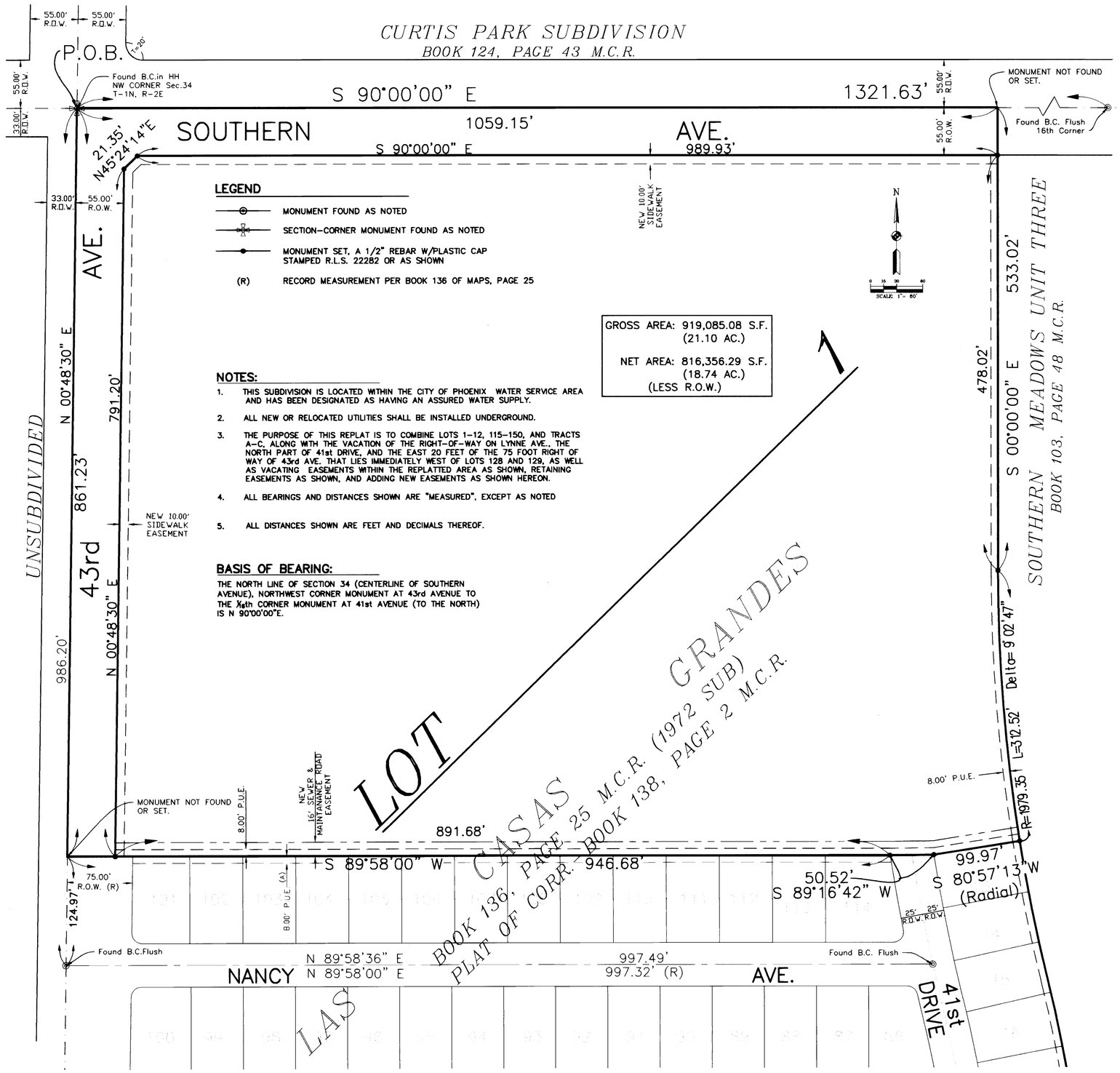
"43rd AVENUE and SOUTHERN AVENUE BASIN"

A CONSOLIDATION PLAT OF LOTS 1 thru 12 and 115 thru 150, ALONG WITH TRACTS A, B AND C OF LAS CASAS GRANDES SUBDIVISION BK.136–PG 25 AND BK. 138–PG 2–PLAT OF CORRECTION MCR LOCATED WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, T–1N, R–2E, G&SR B&M, MARICOPA COUNTY, ARIZONA



GROSS AREA: 919,085.08 S.F. (21.10 AC.)

NET AREA: 816,356.29 S.F. (18.74 AC.) (LESS R.O.W.)

LEGEND

- MONUMENT FOUND AS NOTED
- SECTION–CORNER MONUMENT FOUND AS NOTED
- MONUMENT SET, A 1/2" REBAR W/PLASTIC CAP STAMPED R.L.S. 22282 OR AS SHOWN
- (R) RECORD MEASUREMENT PER BOOK 136 OF MAPS, PAGE 25

NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. ALL NEW OR RELOCATED UTILITIES SHALL BE INSTALLED UNDERGROUND.
3. THE PURPOSE OF THIS REPLAT IS TO COMBINE LOTS 1–12, 115–150, AND TRACTS A–C, ALONG WITH THE VACATION OF THE RIGHT–OF–WAY ON LYNNE AVE., THE NORTH PART OF 41st DRIVE, AND THE EAST 20 FEET OF THE 75 FOOT RIGHT OF WAY OF 43rd AVE. THAT LIES IMMEDIATELY WEST OF LOTS 128 AND 129, AS WELL AS VACATING EASEMENTS WITHIN THE REPLATTED AREA AS SHOWN, RETAINING EASEMENTS AS SHOWN, AND ADDING NEW EASEMENTS AS SHOWN HEREON.
4. ALL BEARINGS AND DISTANCES SHOWN ARE "MEASURED", EXCEPT AS NOTED
5. ALL DISTANCES SHOWN ARE FEET AND DECIMALS THEREOF.

BASIS OF BEARING:

THE NORTH LINE OF SECTION 34 (CENTERLINE OF SOUTHERN AVENUE), NORTHWEST CORNER MONUMENT AT 43rd AVENUE TO THE ¼th CORNER MONUMENT AT 41st AVENUE (TO THE NORTH) IS N 90°00'00"E.

DEDICATION:
STATE OF ARIZONA
COUNTY OF MARICOPA

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY, AS OWNERS HAVE CONSOLIDATED UNDER THE NAME OF "43rd AVENUE AND SOUTHERN AVENUE BASIN", LOTS 1 THRU 12, LOTS 115 THRU 150 AND ALL OF TRACTS "A", "B" AND "C" OF LAS CASAS GRANDES A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE G&SRB&M, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 34, THENCE, N 90°00'00"E, A DISTANCE OF 1059.15 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 34; THENCE S 00°00'00"E, A DISTANCE OF 533.02 FEET TO A POINT OF CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1979.35 FEET, THROUGH A CENTRAL ANGLE OF 9°02'47", ALONG THE ARC OF SAID CURVE, A DISTANCE OF 312.52 FEET TO A POINT; THENCE, S 80°57'13"W, ALONG THE NORTH LINE OF LOT 13 IN SAID LAS CASAS GRANDES SUBDIVISION, SAID LINE ALSO BEING RADIAL TO PREVIOUS CURVE, A DISTANCE OF 99.97 FEET TO A POINT ON THE EAST RIGHT–OF–WAY LINE OF 41st DRIVE; THENCE S 89°16'42"W A DISTANCE OF 50.52 FEET TO THE NORTHEAST CORNER OF LOT 114 IN SAID LAS CASAS GRANDES SUBDIVISION AND WEST RIGHT–OF–WAY LINE OF SAID 41st DRIVE; THENCE S 89°58'00"W ALONG THE NORTH LINE OF LOTS 101 THRU 114 A DISTANCE OF 946.68 FEET TO THE CENTERLINE OF 43rd AVENUE; THENCE, N 00°48'30"E PARALLEL WITH SAID 43rd AVENUE, A DISTANCE OF 861.23 FEET TO THE POINT OF BEGINNING. AS SHOWN HEREON, AND HEREBY PUBLISHES THIS RE–PLAT OF SAID "43rd AND SOUTHERN AVENUE BASIN". FOR THE PURPOSE OF CREATING ONE PARCEL OF LAND AND VACATING EXISTING STREETS AND EASEMENTS OF RECORD REPRESENTED IN BOOK 136, PAGE 25 M.C.R. AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT, STREET AND EASEMENTS CONSTITUTING SAME. AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER, NAME OR LETTER GIVEN EACH RESPECTIVLEY ON THIS PLAT. AND THAT THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY, AS OWNERS HEREBY DEDICATES TO THE CITY OF PHOENIX FOR USE AS SUCH THE STREETS AND SIDEWALK EASEMENTS AS SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

IN WITNESS WHEREOF

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY, AS OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF:

Michael S. Ellegood ITS Chief Engineer and General Manager
THEREUNTO DULY AUTHORIZED

BY _____ ITS _____

ACKNOWLEDGEMENT
STATE OF ARIZONA
COUNTY OF MARICOPA

ON THIS. THE 15 DAY OF March 2002. BEFORE ME,

PERSONALLY APPEARED Michael S. Ellegood WHO

ACKNOWLEDGED HIMSELF/~~HERSELF~~ TO BE Chief Engineer and General Manager OF FLOOD CONTROL DISTRICT OF MARICOPA COUNTY, AND ACKNOWLEDGED THAT HE/~~SHE~~ AS:

Chief Engineer and General Manager BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE FOR THE PURPOSES THEREIN CONTAINED. BY SIGNING THE NAME OF THE CORPORATION, AS OWNER, BY HIMSELF/~~HERSELF~~ AS:

Chief Engineer and General Manager

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

MY COMMISSION EXPIRES 12-8-03 NOTARY PUBLIC Lorena Mosso

OFFICIAL SEAL
LORENA MOSSO
NOTARY PUBLIC-ARIZONA
MARICOPA COUNTY
My Comm. Expires Dec. 7, 2003

APPROVALS:

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

ON THE 1st DAY OF May 2002

ATTEST: Sue J. Holden
ACTING CITY CLERK

BY: James A. Amacher DATE 4-10-02
~~FOR~~ DEVELOPMENT SERVICE DEPARTMENT

BOOK 593 PAGE 42
OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL
2002–0539346
05/28/2002 11:19 AM
LUCEDOC

CERTIFICATION OF SURVEY

I, JAMES G. SPRING, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS REPLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECTION IN JANUARY, 2002, AT THE REQUEST OF THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY, THAT THE SURVEY IS TRUE AND CORRECT AND THAT THE MONUMENTS SHOWN ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

REGISTERED LAND SURVEYOR CERTIFICATE NO. 22282 JAMES G. SPRING ARIZONA U.S.A.

JAMES G. SPRING,
P.L.S. NO. 22282

STATEMENTS:

"PLAT SHALL BE CONCURRENT WITH ABANDONMENT #V010031."

PROJECT# 01–1520

PLAT# 020020

QS 2–19

593-42

VERIFY SCALE
THIS PRINT MAY BE REDUCED. USE BELOW MEASURES TO CHECK ORIGINAL DRAWING.
1 INCH
MODIFY SCALE ACCORDINGLY

43rd Ave and Southern Ave Basin

Engineer Copy

NO.	DESCRIPTION	DATE	BY
	REVISIONS		

MORRISON MAIERLE, INC.
an Arizona Corporation
120 N. 44th Street, Suite 410
Phoenix, AZ 85034-1822
Email: phoenix@m-m.net
Phone: (602) 244-0952
Fax: (602) 244-9472
ENGINEERS SCIENTISTS SURVEYORS PLANNERS

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DRAWN BY: CLT
CHK'D. BY: JGS
APPR. BY:
DATE: 01/04/02
Q.A. REVIEW
BY:
DATE:

Flood Control District of Maricopa County
CONSOLIDATION PLAT
PHOENIX, AZ
"43rd AVE. & SOUTHERN AVE. BASIN"
NW 1/4 SEC.34 T-1N,R-2E

PROJECT NO. 8156004.06
SHEET NUMBER
REPLAT
1 OF 1