

STONEFIELD

A REPLAT OF LOT 1 OF THE NORTHWEST CORNER OF PEORIA AVENUE & REEMS ROAD

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA }
 COUNTY OF MARICOPA } SS

KNOW ALL PERSONS BY THESE PRESENTS: HBT OF STONEFIELD, LLC, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "STONEFIELD", A REPLAT OF LOT 1 OF THE NORTHWEST CORNER OF PEORIA AVENUE & REEMS ROAD, AS RECORDED IN BOOK 1550, PAGE 46, M.C.R., A SUBDIVISION LOCATED IN SECTION 19, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "STONEFIELD", AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSION OF EACH LOT, TRACT, STREET AND EASEMENT CONSTITUTING THE SAME, AND THAT EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THE PLAT.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL CROSS ACCESS EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSES OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

OWNER HEREBY GRANTS TO THE PUBLIC A PERPETUAL NON-EXCLUSIVE EASEMENT IN, UPON, OVER, UNDER, THROUGH, AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF ACCESSING, INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS SIGHT VISIBILITY TRIANGLES FOR THE PURPOSE OF ENSURING THAT THESE AREAS REMAIN FREE OF SIGHT VISIBILITY OBSTRUCTIONS.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR TRASH COLLECTION VEHICLES.

OWNER HEREBY GRANTS TO EPCOR WATER ARIZONA INC., AND ITS SUCCESSORS AND ASSIGNS (COLLECTIVELY, "GRANTEE") A PERPETUAL WATER EASEMENT ("EASEMENTS") AS DESCRIBED IN THE PLAT TO CONSTRUCT, OPERATE, AND MAINTAIN WATER LINES AND APPURTENANT FACILITIES (COLLECTIVELY, "FACILITIES") UPON, ACROSS, OVER AND UNDER THE SURFACE OF THE EASEMENTS, TOGETHER WITH THE RIGHT TO OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES FROM THE PREMISES; TO ADD OR TO ALTER THE FACILITIES, AND TO PROVIDE GRANTEE WITH REASONABLE INGRESS AND EGRESS TO THE FACILITIES. GRANTEE WILL HAVE UNRESTRICTED ACCESS TO THE EASEMENT FOR THE ACTIVITIES DESCRIBED ABOVE AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION PRIOR TO ACCESSING THE EASEMENT WILL NOT BE REQUIRED. GRANTEE SHALL NOT ERRECT OR CONSTRUCT OR PERMIT TO BE ERRECTED OR CONSTRUCTED ANY BUILDING, STRUCTURE OR SIMILAR IMPROVEMENT WITHIN THE LIMITS OF THE EASEMENT GRANTED HEREIN, GRANTEE SHALL NOT, NOR PERMIT, THE GRADE OVER GRANTEE'S FACILITIES TO BE SUBSTANTIALLY ALTERED WITHOUT, IN EACH INSTANCE, THE PRIOR WRITTEN CONSENT OF GRANTEE, AND GRANTEE AGREES THAT NO OTHER PIPES OR CONDUITS SHALL BE PLACED WITHIN THE PREMISES SUBJECT TO THE EASEMENT GRANTED HEREIN, EXCEPT PIPES CROSSING GRANTEE'S FACILITIES AT RIGHT ANGLES, IN WHICH CASE, A MINIMUM VERTICAL DISTANCE OF TWO (2) FEET (AS MEASURED FROM THE CLOSEST POINTS ON THE OUTSIDE EDGES) SHALL BE MAINTAINED BETWEEN GRANTEE'S FACILITIES AND SUCH OTHER PIPES OR CONDUITS. UNLESS GRANTEE EXPRESSLY CONSENTS IN WRITING OTHERWISE, ANY AND ALL SEWER PIPES CROSSING THE EASEMENT GRANTED HEREIN SHALL BE LAID BELOW GRANTEE'S FACILITIES. HOWEVER, GRANTEE SHALL HAVE THE RIGHT TO CONSTRUCT AND ERRECT FENCES, TO INSTALL LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND TO ESTABLISH OTHER USES THAT ARE NOT INCONSISTENT WITH USES WITHIN THE LIMITS OF SAID EASEMENT IN A MANNER THAT WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES.

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL COUNCIL ACTION.

IN WITNESS WHEREOF: OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS 15 DAY OF January, 2021.

HBT OF STONEFIELD, LLC
 BY: Kevin Thiel ITS: V.P. DATE: 1-15-21

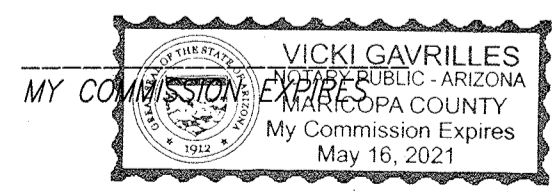
EPCOR WATER ARIZONA INC.
 BY: Paul Link ITS: Engineering Manager DATE: 2-1-21

ACKNOWLEDGEMENT

STATE OF ARIZONA }
 COUNTY OF MARICOPA } SS

ON THIS 15 DAY OF January, 2021, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED V.P. Kevin Thiel, WHO ACKNOWLEDGE HIMSELF/HERSELF TO BE AN V.P. OF HBT OF STONEFIELD, LLC, 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.
Wendi Daville
 NOTARY PUBLIC



ACKNOWLEDGEMENT

STATE OF ARIZONA }
 COUNTY OF MARICOPA } SS

ON THIS 1 DAY OF Feb., 2021, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Paul Link Engineering Manager OF EPCOR WATER ARIZONA, INC., 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.
Marlene Gustin
 NOTARY PUBLIC



LEGAL DESCRIPTION

LOT 1 OF THE NORTHWEST CORNER OF PEORIA AVENUE & REEMS ROAD, AS RECORDED IN BOOK 1550, PAGE 46, M.C.R.

NOTES

- THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE ASSOCIATION FORMED BY THE OWNER.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE PROPERTY ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
- LANDSCAPING MAINTENANCE WITHIN THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.
- SPRINKLERS ARE REQUIRED IN ALL ONE AND TWO FAMILY DWELLINGS.
- THE PROPERTY OWNER AT THE TIME WHEN CITY OF SURPRISE WATER, AND/OR SEWER INFRASTRUCTURE IS AVAILABLE AT THE PROPERTY, SHALL BE REQUIRED TO CONNECT IN ACCORDANCE WITH SURPRISE MUNICIPAL CODE AND PAY ALL APPLICABLE FEES. ANY OWNER OF THE PROPERTY SHALL NOTIFY PROSPECTIVE BUYERS AND THE PUBLIC OF THIS NOTE, AND ANY SALES CONTRACTS OR SALES REPORTS SHALL INCLUDE SUCH NOTE.
- NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
- THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE 'X' AND 'A' BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C660L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
- PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.
- NO PERMANENT STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN EASEMENTS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL STRUCTURES AND LANDSCAPING WITHIN THE 30'X30' VISIBILITY TRIANGLE ALONG THE PROPERTY LINES AT LOT CORNERS SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 30" ABOVE GROUND LEVEL. NO LIMBS, LEAVES NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES OR BELOW 84 INCHES ARE PERMITTED.
- ALL EXTERIOR SUBDIVISION BOUNDARY CORNERS ARE AS SHOWN PER THIS PLAT IN CONFORMANCE WITH ARIZONA STATUTE. ALL INTERIOR CORNER AND MONUMENTS ARE TO BE SET BY THE SURVEYOR RESPONSIBLE FOR THE CONSTRUCTION SURVEY AND STAKING OR THIS PROJECT AND MUST BE IN CONFORMANCE WITH SAID ARIZONA STATUTORY REQUIREMENTS.
- PROVISIONS SHALL BE MADE FOR DEVELOPMENT AND MAINTENANCE OF STREET LIGHTS THROUGH EITHER THE ASSOCIATION OR THROUGH THE CREATION OF A STREET LIGHT IMPROVEMENT DISTRICT. (S.L.I.D.).
- THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE "STONEFIELD" PRELIMINARY PLAT, APPROVED DATE OF 10/01/19, UNDER CASE FS19-382.
- ZONING OF THE PROPERTY IS AS APPROVED BY THE CITY COUNCIL ON 10/01/19 UNDER CASE FS19-382, OR AS SUBSEQUENTLY AMENDED.
- LOTS 15 THROUGH 20 ARE LIMITED TO SINGLE STORY STRUCTURES.

PUBLIC NOTICE

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED MAG NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

RELEASE OF LIABILITY

HBT OF STONEFIELD, LLC, AS OWNER, DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS PLAT UNTIL SUCH TIME THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT-OF-WAY AS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.

RELEASE OF LIABILITY

OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY LOCATED WITHIN THE RIGHT OF WAY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

RELEASE OF LIABILITY

HBT OF STONEFIELD, LLC, AS OWNER, DOES HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND ITS AUXILIARY FIELDS. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

NOTICE OF INTERGOVERNMENTAL AGREEMENT

THE CITY OF SURPRISE ("CITY") AND MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") ENTERED INTO AN INTERGOVERNMENTAL AGREEMENT DATED APRIL 8, 1997, AND RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE ON APRIL 9, 1997, UNDER DOCKET NO. 97-0231759 ("IGA"). CITY AND MWD HAVE FACILITIES AND PROPERTY INTERESTS DESCRIBED AND DELINEATED WITHIN CERTAIN SUBDIVISION PLATS OR, FOR LANDS NOT INCLUDED IN A SUBDIVISION PLAT, DECLARATIONS OF TURF LANDS OR DECLARATIONS OF URBANIZED AREA, THAT HAVE PRIOR AND SUPERIOR RIGHTS TO THE UTILITY SERVICE PROVIDERS, AS DEFINED IN THE IGA. THE IGA PROVIDES FOR THE CITY TO HAVE A PUBLIC UTILITY EASEMENT WITHIN CERTAIN MWD PROPERTY INTERESTS AND FOR MWD TO HAVE AN EASEMENT WITHIN CITY'S PUBLIC RIGHT-OF-WAY. CITY AND MWD RIGHTS WITHIN THESE EASEMENTS ARE SUBJECT TO AND CONTROLLED BY THE TERMS AND CONDITIONS OF THE IGA. IN LOCATIONS WHERE APPLICABLE, INCLUDING ANY AND ALL DEDICATIONS WITHIN A SUBDIVISION PLAT, MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND PROPERTY INTERESTS, SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE IGA. CITY SHALL HAVE THE RIGHT TO AUTHORIZE AND CONTROL THE UTILITY SERVICE PROVIDER'S USE AND OCCUPANCY OF THESE EASEMENTS. CITY REQUIRES THAT UTILITY SERVICE PROVIDERS CONSENT TO BE BOUND BY THE IGA PRIOR TO THE USE OR OCCUPANCY OF THE EASEMENTS GRANTED UNDER THE IGA. SUCH USE OR OCCUPANCY OF THE EASEMENTS CONSTITUTES CONSENT OF THE UTILITY SERVICE PROVIDERS TO BE BOUND BY THE IGA.

SHEET INDEX

- COVER SHEET
- KEY MAP/LOT & TRACT TABLES
- 4-REPLAT

OWNER

HBT OF STONEFIELD LLC
 706 E. BELL ROAD, SUITE 212
 PHOENIX, AZ, 85022
 TELEPHONE: 602-996-6800
 CONTACT: KEVIN KIESL

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

ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
 7740 N. 16TH STREET, SUITE 300
 PHOENIX, ARIZONA 85020-4331
 PHONE: (602) 944-5500
 FAX: (602) 944-7423
 CONTACT: ANDREW JUDD, P.E.

ZONING

R1-5-PAD

ACREAGE DETAIL

GROSS ACREAGE:	808,532 SQ. FT. OR 18.5613 AC. ±
TOTAL LOTS: 60	
TOTAL LOT ACREAGE:	432,751 SQ. FT. OR 9.9346 AC. ±
TOTAL TRACT ACREAGE:	243,555 SQ. FT. OR 5.5913 AC. ±
RIGHT-OF-WAY ACREAGE:	132,226 SQ. FT. OR 3.0355 AC. ±

PERTINENT DOCUMENTS

"GREER RANCH SOUTH PARCEL 14", A FINAL PLAT, AS RECORDED IN BOOK 671, PAGE 24, M.C.R.
 "NWC PEORIA AVENUE & REEMS ROAD", A RECORD OF SURVEY, AS RECORDED IN BOOK 1405, PAGE 43, M.C.R.
 "NORTHWEST CORNER OF PEORIA AVENUE & REEMS ROAD", A FINAL PLAT, AS RECORDED IN BOOK 1550, PAGE 46, M.C.R.

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.
 MEASURED BEARING-N89°06'16"W
 BEARING DERIVED UTILIZING THE CITY OF SURPRISE LOW DISTORTION PROJECTION PARAMETERS AS FOLLOWS:
 LATITUDE OF ORIGIN/CENTRAL PARALLEL: 33° 15' NORTH
 LONGITUDE OF CENTRAL MERIDIAN: 112° 15' WEST
 FALSE NORTHING: 1,500,000.00 FEET
 FALSE EASTING: 2,500,000.00 FEET
 SCALE AT CENTRAL PARALLEL: 1.000045 (EXACT)

CERTIFICATE OF ASSURED WATER SUPPLY

THE AREA PLATTED HERON HAS A CERTIFICATE OF ASSURED WATER SUPPLY FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES. CERTIFICATE NUMBER 27-701103.0000 AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF EPCOR WATER ARIZONA, INC.

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT WAS REVIEWED AND APPROVED THIS 11TH DAY OF FEBRUARY, 2021, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED: [Signature]
 CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA. THIS 2ND DAY OF March, 2021.

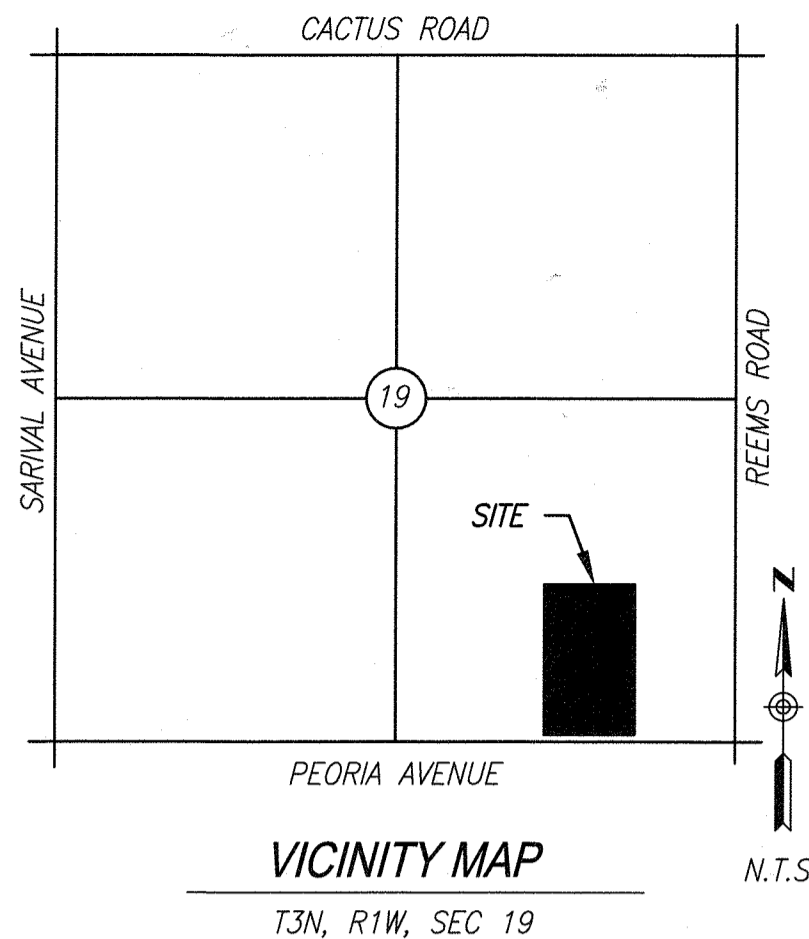
MAYOR: [Signature] 3-2-2021

ATTEST: [Signature] 3-2-2021
 CITY CLERK

SURVEYOR'S STATEMENT

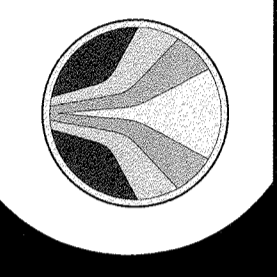
THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALL LOT CORNERS WILL BE PERMANENTLY SET BY COMPLETION OF CONSTRUCTION.

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



1201 S. Alma School Rd
 Suite 12000
 Mesa, AZ 85210
 Ph: 480.892.3313
 www.hubbardingengineering.com

HUBBARD
 ENGINEERING



STONEFIELD
 REPLAT OF LOT 1 OF THE NORTHWEST
 CORNER OF PEORIA AVE. AND REEMS RD.
 City of Surprise, Maricopa County, Arizona



Date	01/13/21	Project Eng.
Project No.	19102	Project Manager
		ADRIAN BURCHAM

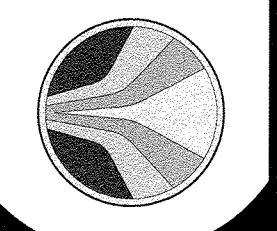
OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 STEPHEN RICHER
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 BOOK 1576 PAGE 32
 ELECTRONIC RECORDING

StnfieldFP-4-1-1-M-yorkm

StnfieldFP-4-1-1-M-
yorkm

1201 S. Alma School Rd
Suite 12000
Mesa, AZ 85210
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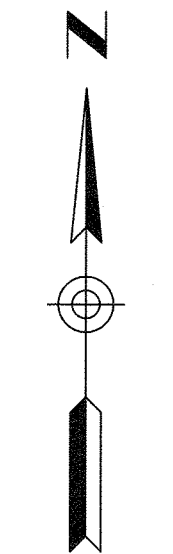
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STONEFIELD
REPLAT OF LOT 1 OF THE NORTHWEST
CORNER OF PEORIA AVE. AND REEMS RD.
City of Surprise, Maricopa County, Arizona

LEGEND

- = SECTION LINE
- = PLAT BOUNDARY
- = RIGHT OF WAY
- = EASEMENT AS NOTED
- = EXISTING EASEMENT AS NOTED
- = CENTERLINE
- = LOT LINE
- = FLOOD ZONE LIMITS
- = MATCH LINE
- ▲ = SET REBAR W/CAP LS 41282 PER MAG DTL. 120-1
- ⊙ = ALUMINUM CAP FLUSH
- ⊙ = BRASS CAP IN HANDHOLE
- ⊙ = BCF TO BE SET AT COMPLETION OF CONSTRUCTION
- APN = ASSESSORS PARCEL NUMBER
- ACF = ALUMINUM CAP FLUSH
- BCHH = BRASS CAP IN HANDHOLE
- BK. PG. = BOOK PAGE
- DKT. PG. = DOCKET PAGE
- DOC. = DOCUMENT
- ESMT. = EASEMENT
- FND. = FOUND
- M.C.R. = MARICOPA COUNTY RECORDER
- P.U.E. = PUBLIC UTILITY EASEMENT
- R/W = RIGHT-OF-WAY
- S.V.T. = 30'x30' SIGHT VISIBILITY TRIANGLE
- V.N.A.E. = VEHICLE NON ACCESS EASEMENT
- * = LOTS 15 THROUGH 20 ARE LIMITED TO SINGLE STORY STRUCTURES.



SCALE
1"=40'



LINE #	BEARING	LENGTH
L1	N15°45'50"W	106.80'
L2	S74°14'10"W	38.18'
L3	S0°53'44"W	25.00'
L4	S45°53'44"W	28.28'
L5	N45°53'44"E	28.28'
L6	N58°48'07"W	26.80'
L7	N29°14'10"E	28.14'
L8	N15°45'50"W	61.80'
L9	N44°06'16"W	28.28'
L10	N44°06'16"W	28.28'
L11	N45°53'44"E	28.28'
L12	S44°06'16"E	28.28'
L13	S45°53'44"W	28.28'
L14	S33°03'16"E	44.06'
L15	S35°53'15"W	13.24'
L16	N54°17'57"E	13.10'
L17	N42°20'56"W	30.92'
L18	S42°54'08"W	3.94'
L19	S42°54'08"W	55.27'
L20	S53°33'48"E	22.72'

CURVE #	DELTA	RADIUS	LENGTH	CHORD
C1	16°39'34"	300.00'	87.23'	N07°26'03"W 86.92'
C2	16°39'34"	400.00'	116.30'	N07°26'03"W 115.90'
C3	16°39'34"	250.00'	72.69'	S82°33'57"W 72.43'
C4	16°39'34"	275.00'	79.96'	S07°26'03"E 79.68'
C5	16°39'34"	425.00'	123.57'	S07°26'03"E 123.14'
C6	90°00'00"	60.00'	94.25'	S45°53'44"W 84.85'
C7	90°00'00"	60.00'	94.25'	N44°06'16"W 84.85'
C8	90°00'00"	60.00'	94.25'	N45°53'44"E 84.85'
C9	9°50'52"	375.00'	64.45'	N04°01'42"W 64.37'
C10	15°02'35"	275.00'	72.20'	S83°22'26"W 71.99'
C11	76°55'44"	18.50'	24.84'	S52°25'52"W 23.02'
C12	290°03'41"	63.30'	320.46'	N21°00'10"W 72.56'
C13	33°07'57"	18.50'	10.70'	S72°32'18"E 10.55'
C14	14°56'53"	225.00'	58.70'	N83°25'17"E 58.53'
C15	16°39'34"	325.00'	94.50'	N07°26'03"W 94.17'



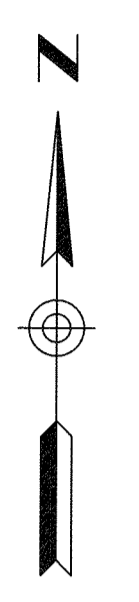
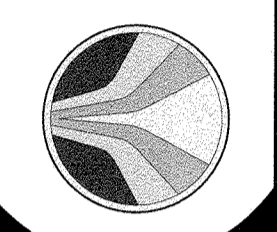
KCI PR 40 LLC/KCP PR INVESTMENTS
LLC/PEORIA REEMS LLC
APN: 501-42-984



SEE SHEET 4

P:\2021\19102\Survey\2021\19102-REPLAT.dwg Jan 13, 2021 - 12:52pm rtkm\rtk

Project No.	19102
Date	01/13/21
Project Manager	ADRIAN BURCHAM
Project Eng.	

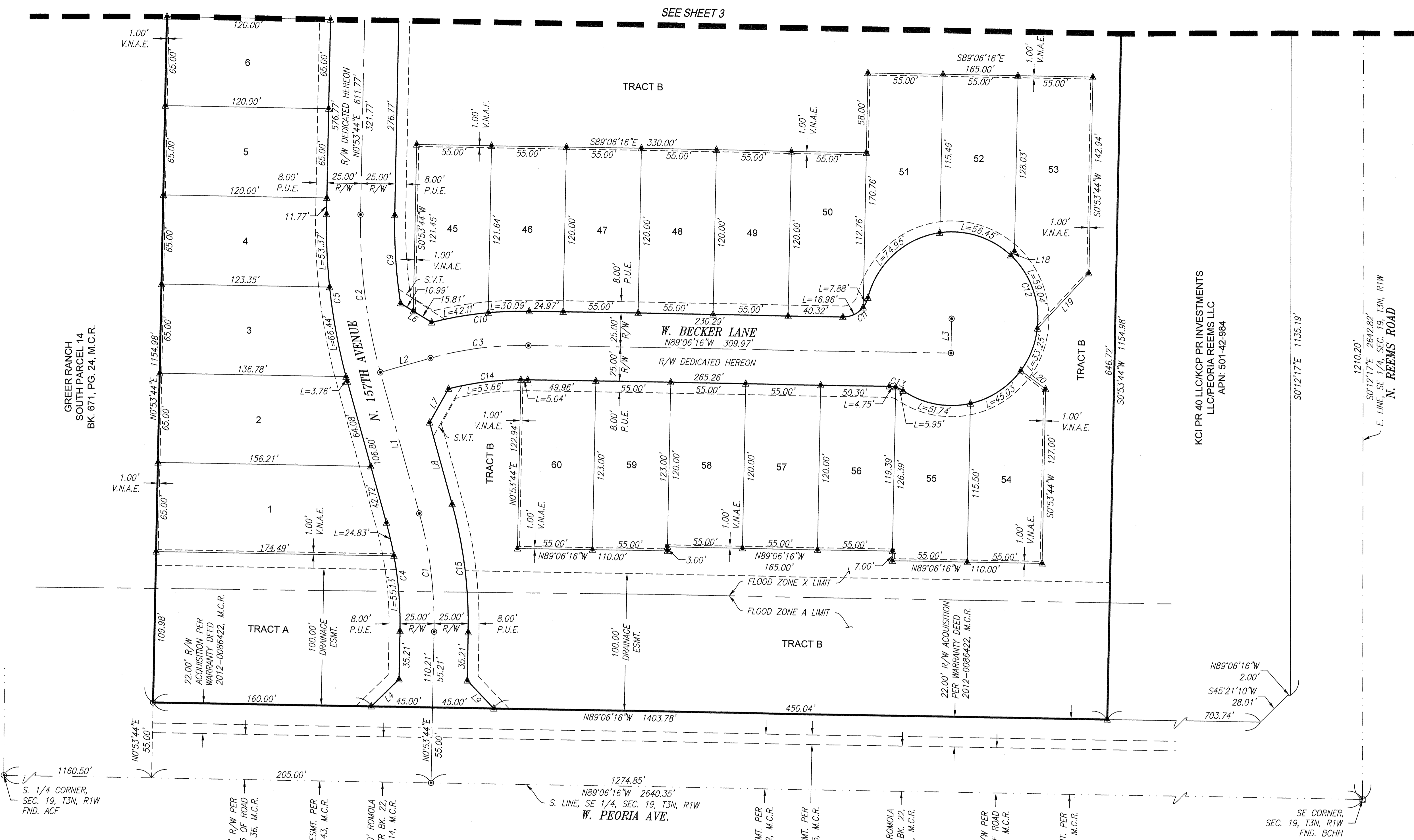


SCALE
1"=40'



LINE #	BEARING	LENGTH
L1	N15°45'50"W	106.80'
L2	S74°14'10"W	38.18'
L3	S0°53'44"W	25.00'
L4	S45°53'44"W	28.28'
L5	N45°53'44"E	28.28'
L6	N58°48'07"W	26.80'
L7	N29°14'10"E	28.14'
L8	N15°45'50"W	61.80'
L9	N44°06'16"W	28.28'
L10	N44°06'16"W	28.28'
L11	N45°53'44"E	28.28'
L12	S44°06'16"E	28.28'
L13	S45°53'44"W	28.28'
L14	S33°03'16"E	44.06'
L15	S35°53'15"W	13.24'
L16	N54°17'57"E	13.10'
L17	N42°20'56"W	30.92'
L18	S42°54'08"W	3.94'
L19	S42°54'08"W	55.27'
L20	S53°33'48"E	22.72'

CURVE #	DELTA	RADIUS	LENGTH	CHORD
C1	16°39'34"	300.00'	87.23'	N07°26'03"W 86.92'
C2	16°39'34"	400.00'	116.30'	N07°26'03"W 115.90'
C3	16°39'34"	250.00'	72.89'	S82°33'57"W 72.43'
C4	16°39'34"	275.00'	79.96'	S07°26'03"E 79.68'
C5	16°39'34"	425.00'	123.57'	S07°26'03"E 123.14'
C6	90°00'00"	60.00'	94.25'	S45°53'44"W 84.85'
C7	90°00'00"	60.00'	94.25'	N44°06'16"W 84.85'
C8	90°00'00"	60.00'	94.25'	N45°53'44"E 84.85'
C9	9°50'52"	375.00'	64.45'	N04°01'42"W 64.37'
C10	15°02'35"	275.00'	72.20'	S83°22'26"W 71.99'
C11	76°55'44"	18.50'	24.84'	S52°25'52"W 23.02'
C12	290°03'41"	63.30'	320.46'	N21°00'10"W 72.56'
C13	33°07'57"	18.50'	10.70'	S72°32'18"E 10.55'
C14	14°56'53"	225.00'	58.70'	N83°25'17"E 58.53'
C15	16°39'34"	325.00'	94.50'	N07°26'03"W 94.17'



LEGEND

- = SECTION LINE
- = PLAT BOUNDARY
- = RIGHT OF WAY
- = EASEMENT AS NOTED
- = EXISTING EASEMENT AS NOTED
- = CENTERLINE
- = LOT LINE
- = FLOOD ZONE LIMITS
- = MATCH LINE
- ▲ = SET REBAR W/CAP LS 41282 PER MAG DTL. 120-1
- ⊙ = ALUMINUM CAP FLUSH
- ⊙ = BRASS CAP IN HANDHOLE
- ⊙ = BCF TO BE SET AT COMPLETION OF CONSTRUCTION
- APN = ASSESSORS PARCEL NUMBER
- ACF = ALUMINUM CAP FLUSH
- BCHH = BRASS CAP IN HANDHOLE
- BK. PG. = BOOK PAGE
- DKT. PG. = DOCKET PAGE
- DOC. = DOCUMENT
- ESMT. = EASEMENT
- FND. = FOUND
- M.C.R. = MARICOPA COUNTY RECORDER
- P.U.E. = PUBLIC UTILITY EASEMENT
- R/W = RIGHT-OF-WAY
- S.V.T. = 30'x30' SIGHT VISIBILITY TRIANGLE
- V.N.A.E. = VEHICLE NON ACCESS EASEMENT
- * = LOTS 15 THROUGH 20 ARE LIMITED TO SINGLE STORY STRUCTURES.



OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20210238987 03/03/2021 10:37
BOOK 1576 PAGE 32
ELECTRONIC RECORDING

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