

REPLAT OF LOT 4 TOLLESON BUSINESS CENTER FOR
"FEDERICO'S 83RD AVE"
OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER CERTIFICATION

THIS CERTIFIES THAT AR-PI 83RD AVE & VAN BUREN LLC, AN ARIZONA LIMITED LIABILITY COMPANY, IS THE OWNER AS SHOWN HEREON AND IS REQUESTING THE DIVISION OF THE PROPERTY SHOWN HEREON UNDER THE MINOR LAND DIVISION PROCESS.

IN WITNESS WHEREOF,
AR-PI 83RD AVE & VAN BUREN LLC, AN ARIZONA LIMITED LIABILITY COMPANY,
HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE
ATTESTED BY THE SIGNATURE OF _____ THEREUNTO
AUTHORIZED.

BY: _____

TITLE: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) ss

BEFORE ME THIS ____ DAY OF _____, 2024, BEFORE ME, THE
UNDERSIGNED PERSONALLY APPEARED _____ WHO
ACKNOWLEDGED THEMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED
TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FORGOING INSTRUMENT
FOR THE PURPOSES THEREIN CONTAINED.

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

BY: _____ NOTARY PUBLIC MY COMMISSION EXPIRES _____

BENCHMARK

THE BENCHMARK USED FOR THIS MINOR LAND DIVISION IS THE CITY OF
TOLLESON BENCHMARK NUMBER 7, BEING A BRASS CAP ON TOP OF CURB AT
THE SOUTH SIDE OF CURB RETURN AT THE SOUTHWEST CORNER OF 99TH
AVENUE AND VAN BUREN STREET, STAMPED "CITY OF TOLLESON BENCH MARK
NO. 7 2016", HAVING AN ELEVATION OF 1,010.21 FEET, NAVD 88.

SURVEYOR

SUPERIOR SURVEYING SERVICES INC.
2122 W. LONE CACTUS DRIVE, SUITE 11
PHOENIX, AZ 85027
PHONE: (623)869-0223
FAX: (623)869-0726
CONTACT: JAMES M. WILLIAMSON

OWNER

AR-PI 83RD AVE & VAN BUREN LLC, AN ARIZONA LIMITED LIABILITY COMPANY
10000 N. 35TH AVENUE, SUITE D-405
PHOENIX, AZ 85051

LEGAL DESCRIPTION

LOT 4, OF TOLLESON BUSINESS CENTER, ACCORDING TO THE PLAT OF RECORD IN THE
OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN
BOOK 977 OF MAPS, PAGE 19.

NOTES

- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- THE CITY OF TOLLESON IS NOT DESIGNATED AS AN ASSURED WATER PROVIDER PURSUANT TO A.R.S. 45-576.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ADJUTING PROPERTY OWNER.
- ALL LOTS WILL BE RESPONSIBLE FOR RETAINING THE STORM WATER RUNOFF PER THE CITY OF TOLLESON REQUIREMENTS FOR THEIR 1/2 STREET FRONTTAGES IN ADDITION TO THE LOT ITSELF.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN THE PUBLIC UTILITY EASEMENTS EXCEPT DRY UTILITY INSTALLATIONS, WOODEN WIRE OR REMOVABLE SECTION TYPE FENCING, PAVING, OR LANDSCAPING, EXCLUDING TREES.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED 10 FEET INTO THE PROPERTY AND 20 FEET ALONG THE RIGHT-OF-WAY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 2 FEET.
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- AN 18" REBAR WITH L.S. CAP WILL BE SET AT ALL BOUNDARY CORNERS, LOT CORNERS, POINT OF CURVATURE, POINT OF TANGENCY, AND ANGLE POINTS AT COMPLETION OF MASS GRADING.

SURVEYORS NOTES

- THE BASIS OF BEARING IS THE MONUMENT LINE OF 83RD AVENUE, ALSO BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 10, USING A BEARING OF SOUTH 00 DEGREES 00 MINUTES 58 SECONDS WEST, PER THE GEODETIC DENSIFICATION AND CADASTRAL SURVEY, BOOK 686 OF MAPS, PAGE 43, RECORDS OF MARICOPA COUNTY, ARIZONA.
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, AND IS SUBJECT TO ALL EASEMENTS OF RECORD.

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

FINAL PLAT OF "LAND'S CENTER" RECORDED IN BOOK 540 OF MAPS, PAGE 13, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 671 OF MAPS, PAGE 22, MARICOPA COUNTY RECORDS

RECORD OF SURVEY PLSS SUBDIVISION IN BOOK 686 OF MAPS, PAGE 43, MARICOPA COUNTY RECORDS

FINAL PLAT OF "TOLLESON BUSINESS CENTER" RECORDED IN BOOK 977 OF MAPS, PAGE 19, MARICOPA COUNTY RECORDS

FINAL PLAT OF "WASHINGTON 83" RECORDED IN BOOK 1440 OF MAPS, PAGE 15, MARICOPA COUNTY RECORDS

SPECIAL WARRANTY DEED IN 2020-0221114, MARICOPA COUNTY RECORDS

FLOOD ZONE

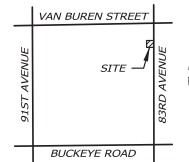
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2160M, DATED SEPTEMBER 16, 2020, THE SUBJECT PROPERTY IS LOCATED IN ZONE X (SHADED). ZONE X (SHADED) IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.

CURRENT ZONING

CITY OF TOLLESON, PAD (PLANNED AREA DEVELOPMENT)

AREA

LOT NO.	AREA
LOT 1	37,586 SQ. FT. 0.863 ACRES
LOT 2	22,541 SQ. FT. 0.517 ACRES
TOTAL	60,127 SQ. FT. 1.380 ACRES



VICINITY MAP

NOT TO SCALE

APPROVALS

APPROVED: _____ MAYOR _____ DATE _____

APPROVED: _____ CITY CLERK _____ DATE _____

APPROVED: _____ CITY MANAGER _____ DATE _____

APPROVED: _____ CITY ENGINEER _____ DATE _____

CERTIFICATION

I HEREBY CERTIFY THIS SUBDIVISION CONFORMS TO ALL REGULATIONS AND REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF TOLLESON.

DECEMBER 10, 2024
JAMES M. WILLIAMSON
R.L.S. 75941
2022 W. LONE CACTUS DRIVE, SUITE 11
PHOENIX, AZ 85027

FOR REVIEW
NOT FOR
CONSTRUCTION
OR RECORDING

REPLAT OF LOT 4 TOLLESON BUSINESS CENTER FOR
FEDERICO'S 83RD AVE
TOLLESON, AZ 85053

2122 W. Lone Cactus Drive, Suite 11
Phoenix, Arizona 85027
(623) 869-0223 (office) (623) 869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

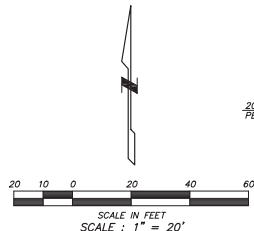
SUPERIOR
SURVEYING SERVICES, INC.

DWN: LE CHK: JW

SHEET 1 OF 2

DATE: 12/10/24

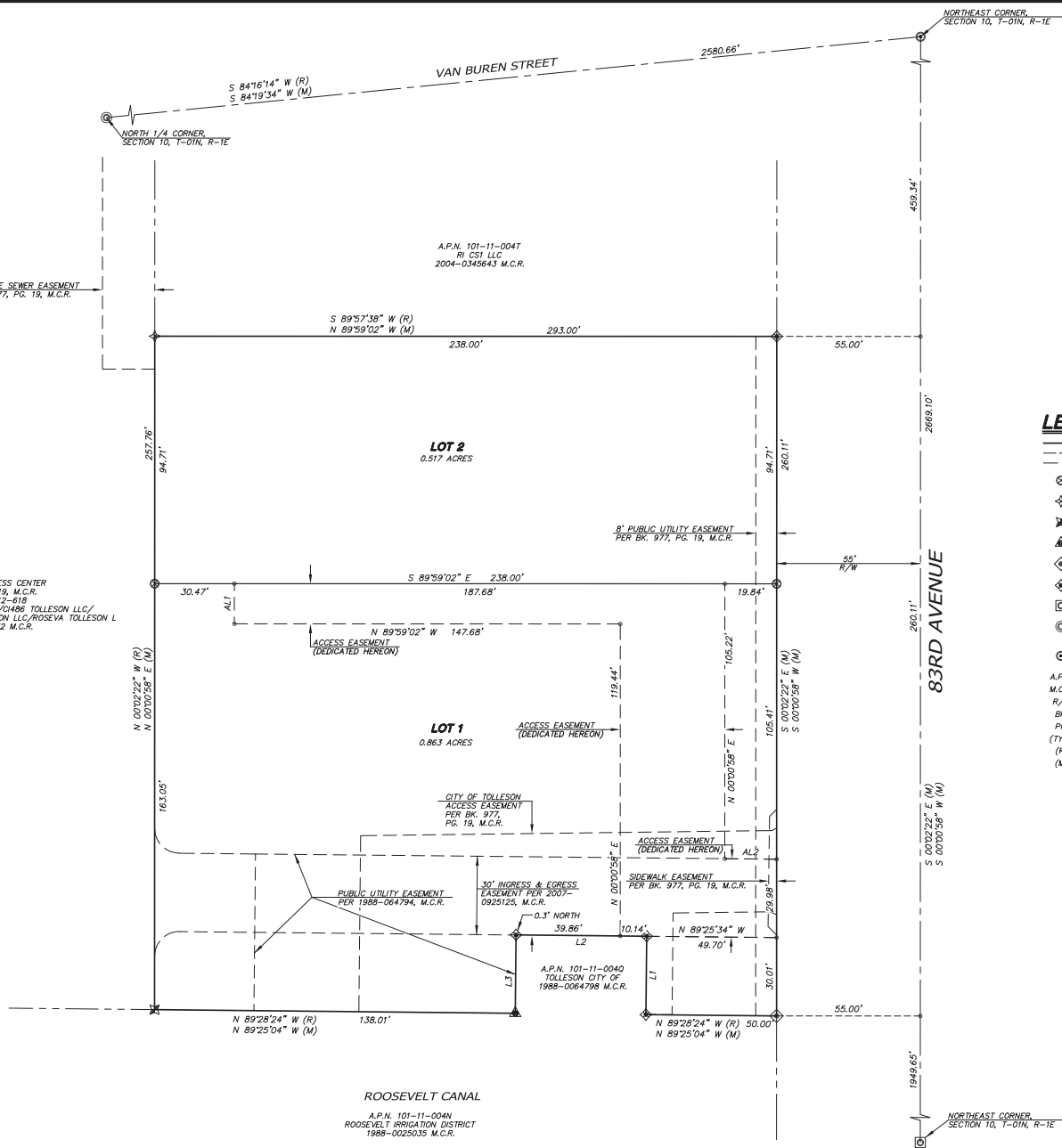
JOB: 202408052



LOT 1
TOLLESON BUSINESS CENTER
BK. 977, PG. 19, M.C.R.
A.P.N. 101-12-618
NOVA TOLLESON TIC MEMBER/0486 TOLLESON LLC/
FP II TOLLESON LLC FP II TOLLESON LLC/ROSEVA TOLLESON L
2023-0544732 M.C.R.

ACCESS EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
AL1	N 00°00'58" E	15.37'
AL2	S 89°25'34" E	19.85'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°31'56" E (R)	30.00'
	N 00°34'56" E (M)	15.37'
L2	N 89°25'24" W (R)	50.00'
	N 89°25'04" W (M)	50.00'
L3	S 00°31'56" W (R)	30.00'
	S 00°34'56" W (M)	30.00'



LEGEND

- BOUNDARY LINE
- - - CENTER LINE OR MONUMENT LINE
- - - EXISTING EASEMENT LINE
- ⊗ INDICATES LOT CORNER TO BE SET UPON COMPLETION OF MASS GRADING
- ⊕ FOUND 1/2" REBAR WITH CAP STAMPED "87258"
- ⊗ FOUND 1/2" CAPPED REBAR WITH ILLEGIBLE STAMP
- ⊕ FOUND 1/2" REBAR WITH BRASS TAG STAMPED "LS 14216"
- ⊕ FOUND 1/2" REBAR WITH ORANGE PLASTIC CAP STAMPED "S 42017"
- ⊕ FOUND 1/2" REBAR WITH NO IDENTIFICATION (0.55' DOWN)
- ⊕ FOUND BRASS CAP IN HANDHOLE WITH NO IDENTIFICATION (0.55' DOWN)
- ⊕ FOUND MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION HIGHWAY DEPARTMENT (0.35' DOWN)
- ⊕ CALCULATED POSITION NO MONUMENT FOUND OR SET
- A.P.N. ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- BK. BOOK
- PG. PAGE
- (TYP.) TYPICAL
- (R) RECORD PER BK. 977, PG. 19, M.C.R.
- (M) MEASURED

— FOR REVIEW —
NOT FOR CONSTRUCTION OR RECORDING

REPLAT OF LOT 4 TOLLESON BUSINESS CENTER FOR
FEDERICO'S 83RD AVE
TOLLESON, AZ 85353

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www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN: LE CHK: JW
SHEET 2 OF 2
DATE: 12/10/24
JOB: 202408052