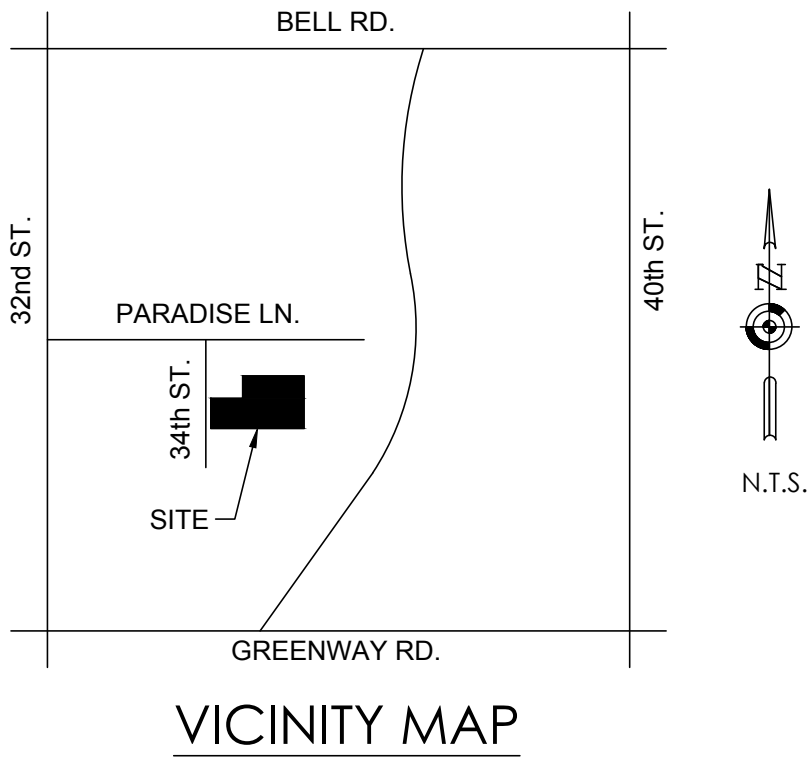


FINAL PLAT
FOR
"34th STREET MANORS"
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 3 WEST,
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

34TH STREET MANORS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "34TH STREET MANORS", A PORTION OF SECTION 1, TOWNSHIP3 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "34TH STREET MANORS", A PLANNED RESIDENTIAL DEVELOPMENT SUBDIVISION AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT. 34TH STREET MANORS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

TRACTS "A", "B", "C", "D" AND "E" ARE HEREBY DECLARED AS COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. AN EASEMENT FOR DRAINAGE IS HEREBY DEDICATED OVER TRACTS "A", "B", "C", "D" AND "E".

OWNER'S APPROVAL STATEMENT

IN WITNESS WHEREOF, 34TH STREET MANORS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF _____
THE _____ OF 34TH STREET MANORS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS _____
THEREUNTO DULY AUTHORIZED THIS ____ DAY OF _____, 2023.

OWNER / AUTHORIZED SIGNER

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

BEFORE ME THIS ____ DAY OF _____, 2023,
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO
BE _____ OF _____, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND
ACKNOWLEDGE THAT _____ AS _____
EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC _____ EXPIRES _____

LEGEND

- SECTION CORNER
- SUBDIVISION CORNER - FOUND MONUMENT AS NOTED
- SUBDIVISION CORNER - SET 1/2" REBAR W/ CAP RLS 48943
- CITY OF PHOENIX BRASS CAP FLUSH
- SET TYPE "B" CITY OF PHOENIX BRASS CAP FLUSH PER MAG STD. DET. 120-1 TYPE "B"
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- APN ASSESSOR'S PARCEL NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT
- P.A.E. PUBLIC ACCESS EASEMENT
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- S.W.E. SIDEWALK EASEMENT

SECTION LINE
BOUNDARY LINE
PROPERTY LINE
CENTER LINE
RIGHT OF WAY LINE
EASEMENT LINE AS NOTED

NOTES

- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN A PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, SANITARY SEWER EASEMENT, OR WATER EASEMENT EXCEPT AS NOTED BELOW. PAVING AND REMOVABLE TYPE FENCES, WITH NO CONTINUOUS FOOTING, ARE ALLOWED IN PUBLIC UTILITY EASEMENTS, SEWER EASEMENTS, AND WATER EASEMENTS WITH APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPARTMENT. NO VEGETATION SHALL BE PLANTED WITHIN ANY EASEMENT WITHOUT PRIOR APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPARTMENT LANDSCAPE ARCHITECT. PUBLIC SANITARY SEWER OR WATER MAINS SHALL BE PLACED IN THE APPROPRIATE WATER AND SEWER EASEMENT. WATER MAINS THAT ARE PLACED WITHIN AN EASEMENT ARE REQUIRED TO BE DUCTILE IRON PIPE PER THE WATER SERVICES DEPARTMENT "DESIGN STANDARDS FOR WATER DISTRIBUTION MAIN". IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PHOENIX SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING, OR VEGETATION THAT BECOMES DAMAGED OR MUST BE REMOVED DURING MAINTENANCE, CONSTRUCTION, RECONSTRUCTION, OR REPAIR. THE CITY OF PHOENIX MAY, BUT IS NOT REQUIRED TO, CONSTRUCT AND/OR MAINTAIN, AT ITS SOLE DISCRETION, DRAINAGE FACILITIES ON OR UNDER THE LAND IN THE DRAINAGE EASEMENTS.
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND 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.
- EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT FOR A TOTAL OF 20 DWELLINGS WITHIN THE ENTIRE SUBDIVISION.
- THE CITY OF PHOENIX HAS NOT REVIEWED PRIVATE EASEMENTS SHOWN ON THIS PLAT MAP.
- CITY OF PHOENIX PERMISSION IS NOT REQUIRED TO REVISE OR ABANDONED PRIVATE EASEMENTS UNLESS THE CITY OF PHOENIX HAS A VESTED INTEREST IN IT.

AREA SUMMARY

Tract Area			
TRACT ID	TRACT USE	AREA (SF)	AREA (AC)
A	LANDSCAPE, OPEN SPACE, P.U.E. / P.A.E, RETENTION	8526.78 SF	0.20 AC
B	LANDSCAPE, OPEN SPACE, P.U.E. / P.A.E.	5809.87 SF	0.13 AC
C	LANDSCAPE, OPEN SPACE, P.U.E. / P.A.E., RETENTION	14642.11 SF	0.34 AC
D	LANDSCAPE, OPEN SPACE, P.U.E. / P.A.E.	1279.49 SF	0.03 AC
E	STREETS (PRIVATE ACCESSWAYS); PUBLIC WATER AND SEWER, DRAINAGE, REFUSE COLLECTION, EMERGENCY AND SERVICE VEHICLE ACCESS	31849.30 SF	0.73 AC

Lot Area		
LOT #	AREA (SF)	AREA (AC)
1	5060.00 SF	0.12 AC
2	5060.00 SF	0.12 AC
3	5060.00 SF	0.12 AC
4	5060.00 SF	0.12 AC
5	5060.00 SF	0.12 AC
6	5060.00 SF	0.12 AC
7	5060.00 SF	0.12 AC
8	5060.00 SF	0.12 AC
9	5060.00 SF	0.12 AC
10	5060.00 SF	0.12 AC

Lot Area		
LOT #	AREA (SF)	AREA (AC)
11	5060.00 SF	0.12 AC
12	5825.67 SF	0.13 AC
13	5830.13 SF	0.13 AC
14	5198.62 SF	0.12 AC
15	5201.63 SF	0.12 AC
16	5204.63 SF	0.12 AC
17	5207.65 SF	0.12 AC
18	5210.66 SF	0.12 AC
19	5213.67 SF	0.12 AC
20	5738.95 SF	0.13 AC

Total Areas		
	AREA (SF)	AREA (AC)
LOTS	104291.61 SF	2.39 AC
TRACTS	62107.55 SF	1.43 AC
ROW	4000.36 SF	0.09 AC
GROSS	170399.52 SF	3.91 AC

REFERENCE DOCUMENTS

FINAL PLAT FOR BELLA TERRA. BOOK 200, PAGE 12, M.C.R.
FINAL PLAT OF VILLA ADDANTE. BOOK 301, PAGE 3, M.C.R.
FINAL PLAT FOR PARADISE TRAILS. BOOK 357, PAGE 11, M.C.R.
RESULT OF SURVEY / LOT SPLIT / MINOR LAND DIVISION. BOOK 997, PAGE 11, M.C.R.
UNRECORDED ALTA / ACSM LAND TITLE SURVEY PERFORMED BY LAND SURVEY SERVICES PLC, DATED 6/6/23

OWNER

34TH STREET MANORS LLC
11811 N. TATUM BLVD., STE. 1060
PHOENIX, AZ 85028
ATTN: SHELBY DUPLESSIS
602-679-4438
SHELBY@DIVERSIFIEDFUTURE.COM

BASIS OF BEARING

NORTH 00°40' 34" WEST , BEING THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1 (MONUMENT LINE OF 34TH STREET) AS SHOWN ON THE RESULTS OF SURVEY/LOT SPLIT/MINOR LAND DIVISION RECORDED IN BOOK 997 OF MAPS, PAGE 11, MARICOPA COUNTY RECORDS.

APPROVALS

APPROVED BY: _____ DATE _____
PLANNING AND DEVELOPMENT DEPARTMENT

APPROVED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA ON THIS ____ DAY OF _____, 2021

ATTEST: _____ DATE _____
CITY CLERK

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION ON THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST, 2023, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE 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.

Mitchell H. Ragsdale
MITCHELL H. RAGSDALE RPLS #48943
TERRASCAPE CONSULTING LLC
645 E. MISSOURI AVE., SUITE 420, PHOENIX AZ, 85012
602-297-8732
mragsdale@terrascape.us



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civil engineering • surveying • urban planning

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FINAL PLAT

34th STREET MANORS



DATE: 08 / 22 / 23

CHECKED BY: BWB

DRAWN BY: MHR

TITLE:

FINAL PLAT

SHEET No.

1 of 2

PROJECT No.

1639

PLAT# 21????
KIVA# 22-3015
QS# 35-35



34th STREET MANORS



CHECKED BY: BWB

DRAWN BY: MHR

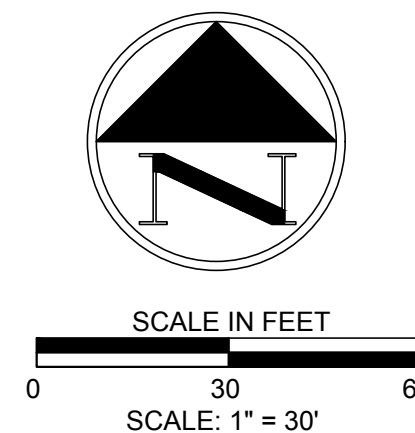
TITLE:

FINAL PLAT

SHEET No.

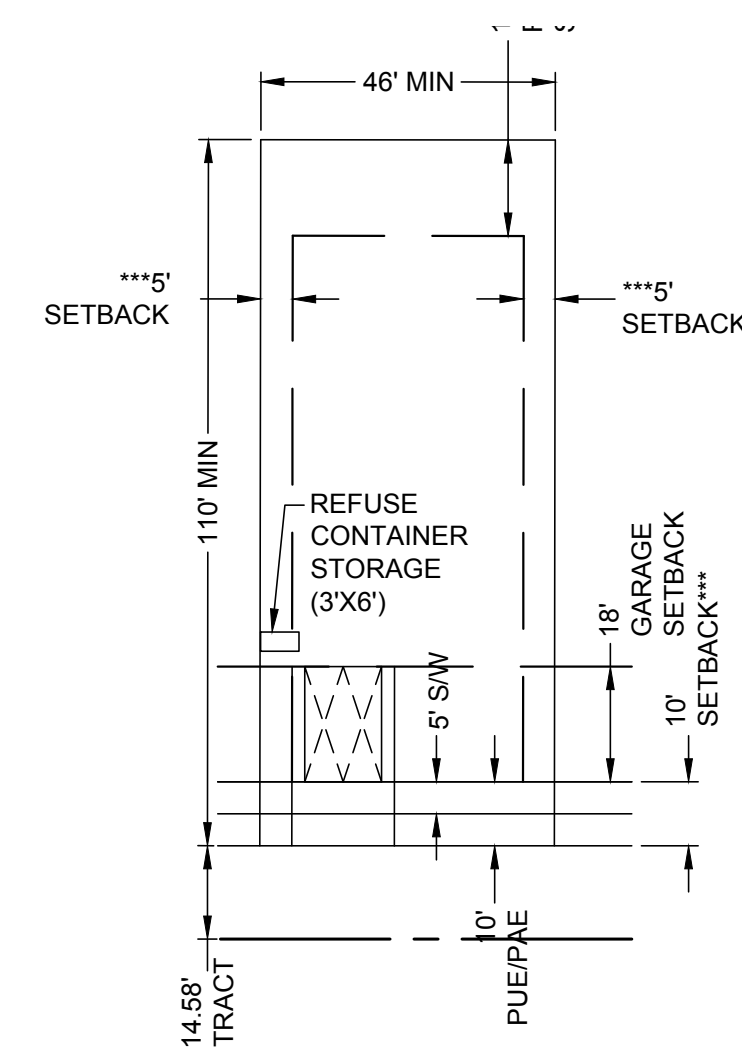
1 of 2

PROJECT No. _____



TYPICAL LOT DETAIL
N.T.S.

*ALL LOTS WILL BE RESTRICTED TO 1-STORY HOMES
 **18' FROM BACK OF SIDEWALK TO FRONT LOADED
 GARAGES; 10' FROM PROPERTY LINE FOR SIDE
 LOADED GARAGES OR LIVABLE SPACE ***5' SIDE
 INTERIOR SETBACKS. SEE PLAN FOR PERIMETER
 SIDE SETBACKS



Line Table		
Line #	Direction	Length
L1	N00° 40' 34"W	17.40'
L2	N55° 21' 25"W	16.29'
L3	N58° 04' 11"E	17.48'
L4	S58° 53' 25"E	19.07'

PLAT#	21????
KIVA#	22-3015
QS#	35-35