

N.W. COR. SW 1/4, SE 1/4,
NE 1/4 SEC. 22 T4N, R3E
COR. OF THIS SUBD. B.C.
TO BE SET.

UNSUBDIVIDED

N.E. COR. SW 1/4, SE 1/4
NE 1/4 SEC. 22 T4N, R3E
COR. OF THIS SUBD.
B.C. TO BE SET

N.E. COR. SEC. 22
T4N, R3E
1/4" IRON PIPE

ROSE GARDEN INDUSTRIAL PARK

A SUBDIVISION WITHIN A PORTION OF THE N.E. 1/4 OF
SECTION 22, T4N, R3E. OF THE GILA AND SALT RIVER
BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA) ss
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS: THAT PIONEER LANDSCAPING MATERIALS, INC., AN ARIZONA CORPORATION, AS OWNER, HAS DEVELOPED UNDER THE NAME OF ROSE GARDEN INDUSTRIAL PARK, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF ROSE GARDEN INDUSTRIAL PARK AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, PRIVATE ACCESSWAYS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, TRACT, PRIVATE ACCESSWAY, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT AND THAT PIONEER LANDSCAPING MATERIALS, INC., AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR THE USE OF SUCH THE STREETS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

TRACT 'A' IS HEREBY DECLARED AS A PRIVATE ACCESSWAY OVER WHICH IS HEREBY PROVIDED A PUBLIC UTILITY EASEMENT AND AN EASEMENT FOR REFUSE COLLECTION AND EMERGENCY AND SERVICE TYPE VEHICLES. TRACT 'B' IS NOT DEDICATED TO THE USE OF THE GENERAL PUBLIC, BUT IS DECLARED AS COMMON AREA FOR THE PURPOSE OF STORMWATER RETENTION. EASEMENTS ARE PROVIDED FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF, PIONEER LANDSCAPING MATERIALS, INC., AN ARIZONA CORPORATION, AS OWNER, HAS HEREUNDER CAUSED ITS CORPORATION SEAL TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF DAVE HUBBARD, ITS PRESIDENT, THEREUNTO DULY AUTHORIZED THIS 10 DAY OF June, 1987.

BY: David Hubbard
PRESIDENT

ACKNOWLEDGEMENT

STATE OF ARIZONA) ss
COUNTY OF MARICOPA)

BEFORE ME THIS DAY OF June, 1987, DAVE HUBBARD PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE PRESIDENT OF PIONEER LANDSCAPING MATERIALS, INC. THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON, AND ACKNOWLEDGED THAT HE, AS PRESIDENT, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC MY COMMISSION EXPIRES

APPROVAL

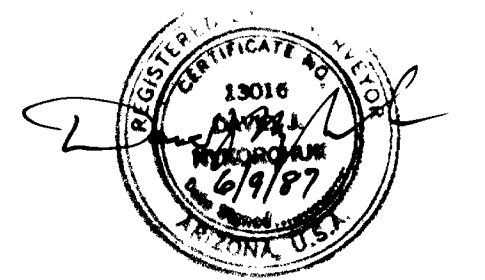
APPROVED BY THE BOARD OF SUPERVISORS OF MARICOPA COUNTY, ARIZONA, ON THIS 5 DAY OF June, 1987.

BY: Frank Kroyer ATTEST: David Hubbard
CHAIRMAN CLERK OF THE BOARD

CERTIFICATION

THIS IS TO CERTIFY THAT (1) THE SURVEY AND PLAT OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER, 1985; AND (2) THIS PLAT IS CORRECT AND ACCURATE; AND (3) THE MONUMENT OR MONUMENTS SHOWN HEREIN HAVE BEEN LOCATED AS DESCRIBED; AND (4) ALL LOT CORNERS HAVE BEEN PERMANENTLY SET.

DAVID J. NYKORCHUK
R.L.S. #13016



- ### LEGEND
- BRASS CAP FLUSH
 - BRASS CAP IN HANDHOLE
 - EASEMENT LINE
 - MONUMENT LINE
 - PROPERTY LINE
 - RIGHT OF WAY LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - N.V.A.E. NON VEHICULAR ACCESS ESM'T.
 - TRACT 'A', PRIVATE ACCESSWAY, REFUSE COLLECTION ESM'T. & P.U.E.
 - TRACT 'B', RETENTION AREA

- ### NOTES:
- CONSTRUCTION WITHIN EASEMENTS SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
 - THIS PLAT IS LOCATED WITHIN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
 - NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION MAY BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER OR THROUGH THE EASEMENT.
 - TRACT 'B' IS A COMMON RETENTION FACILITY FOR PURPOSE OF PROVIDING RETENTION FOR TRACT 'A' AND A PORTION OF ALL LOTS EXCEPT LOTS 4 & 5. SEE HYDROLOGY REPORT FOR PORTION OF LOTS RETENTION PROVIDED & RETENTION REQUIREMENTS.
 - COMMON INGRESS-EGRESS EASEMENTS ARE TO BE USED FOR ACCESS TO PARKING FOR EACH ADJACENT LOT AS SHOWN HEREON. IN NO CASE SHALL THE INGRESS-EGRESS EASEMENT ACCESS PERIMETER PUBLIC STREETS.
 - A PRECISE PLAN SHALL BE SUBMITTED FOR EACH LOT AT SUCH TIME AS THAT LOT IS PROPOSED TO BE DEVELOPED. THE PRECISE PLAN FOR EACH LOT SHALL SHOW PROPOSED CONTOURS OF DEVELOPMENT.
 - THE OWNERS OF ALL LOTS SHALL BE JOINTLY RESPONSIBLE FOR THE MAINTENANCE OF TRACT 'A' AND 'B' AND THE DRYWELL WITHIN TRACT 'B'.
 - SEE DEED RESTRICTIONS AS RECORDED IN
 - ALL PROVISIONS OF SECTION 2318 OF THE MARICOPA COUNTY ZONING ORDINANCE MUST BE ADHERED TO.

SW COR. SE 1/4, NE 1/4,
SEC. 22 T4N, R3E. COR.
OF THIS SUBD. FND
COTTON SPINDLE, B.C.
TO BE SET.

UNSUBDIVIDED

SE COR. SW 1/4, SE 1/4,
NE 1/4 SEC. 22 T4N, R3E. COR.
OF THIS SUBD. B.C. TO
BE SET.

E. 1/4 COR. SEC. 22
T4N, R3E. FND.
G.L.O. B.C. IN H.H.

CURVE TABLE					
NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH
C1	N05°41'45"W	3.96	11°21'39"	20.00	3.97
C2	N28°47'27"W	52.55	57°33'02"	54.58	54.82
C3	N73°42'30"W	30.35	32°17'03"	54.58	30.75
C4	S73°40'35"W	30.95	32°56'48"	54.58	31.39
C5	S28°35'09"W	52.28	57°14'03"	54.58	54.52
C6	S44°58'08"W	28.28	90°00'00"	20.00	31.42
C7	N75°01'52"W	10.35	30°00'00"	20.00	10.47
C8	N74°58'08"E	10.35	30°00'00"	20.00	10.47
C9	S45°01'52"E	28.28	90°00'00"	20.00	31.42
C10	S23°00'00"E	42.60	45°56'15"	54.58	43.76
C11	S67°54'15"E	40.78	43°52'15"	54.58	41.79
C12	S44°55'39"E	35.89	89°49'26"	25.42	39.85
C13	S05°50'28"W	4.08	11°42'47"	20.00	4.09
C14	N44°56'07"W	35.89	89°48'30"	25.42	39.84
C15	N45°03'34"E	36.01	90°10'51"	25.42	40.01
C16	S44°55'58"E	35.90	89°50'05"	25.42	39.86
C17	S45°04'21"W	36.00	90°10'34"	25.42	40.01
C18	N44°55'59"W	77.08	89°50'05"	54.58	85.58
C19	S45°03'33"W	77.31	90°10'51"	54.58	85.91
C20	S44°56'07"E	77.06	89°48'30"	54.58	85.55

CERTIFICATE OF COUNTY ASSESSOR: I, THE UNDERSIGNED AS A DEPUTY COUNTY ASSESSOR, MARICOPA COUNTY, ARIZONA, DO HEREBY CERTIFY THAT AS OF THIS DATE THE RECORDS OF THIS OFFICE REFLECT THAT PIONEER LANDSCAPING MATERIALS, INC. AS DESIGNATED ON THE PLAT IS OWNER OF THE PROPERTY AS SHOWN ON THE PLAT AND MORE PARTICULARLY DESCRIBED AS ASSESSOR'S PARCEL NUMBERS: 113-9-86 and 8F

Neil S. Dale 6-18-87
DEPUTY COUNTY ASSESSOR DATE

TANGENT TABLE

NO.	BEARING	DISTANCE
T1	N44°56'07"W	17.00
T2	N45°03'33"E	16.94
T3	S89°51'01"E	11.58
T4	N00°00'56"W	7.00
T5	S00°01'52"E	9.32
T6	S00°01'52"E	8.22

CERTIFICATE OF COUNTY TREASURER: I, THE UNDERSIGNED AS A DEPUTY COUNTY TREASURER, MARICOPA COUNTY, ARIZONA, DO HEREBY CERTIFY THAT AS OF THIS DATE THE RECORDS OF THIS OFFICE REFLECT THAT THERE ARE NO TAX LIENS ON ANY OF THE PARCELS COMPRISING THE PLAT, AS LISTED IN THE ASSESSOR'S CERTIFICATION, WITH THE FOLLOWING EXCEPTIONS:

David J. Nykorchuk June 15, 1987
DEPUTY COUNTY TREASURER DATE

ASSURANCE OF UTILITY SERVICE

SATISFACTORY ASSURANCE IN THE FORM OF an Assurance for Subdivision Improvements from the United Bank IN THE AMOUNT OF \$218,250 HAS BEEN PROVIDED TO GUARANTEE PAVEMENT, WATER AND SEWER SERVICES IN THIS SUBDIVISION. ELECTRIC SERVICE HAS BEEN ASSURED BY ARIZONA PUBLIC SERVICE.

B. Nance June 15, 1987
FOR COUNTY ENGINEER DATE

D.N.A. INC.
CIVIL ENGINEERING
LAND SURVEYING

110 W. CAMELBACK
SUITE 202
PHOENIX, ARIZONA
85013
(602) 263-0041

DRAWN FDM DATE 12-27-86 JOB 86-278 SHEET 1 of 1

312-42