FINAL PLAT OF "KATARIA PATTON FARM RURAL SUBDIVISION"

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL PERSONS BY THESE PRESENTS: THAT SUBHASH KATARIA AND KAMLESH KATARIA, OWNERS, HAVE SUBDIVIDED UNDER THE NAME FINAL PLAT FOR "KATARIA PATTON FARM RURAL SUBDIVISION" A SUBDIVISION LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "KATARIA PATTON FARM RURAL SUBDIVISION" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING 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 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 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/OR AUXILIARY FIELD.

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.

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 AND EMERGENCY VEHICLES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE AN ODOR EASEMENT OVER, UPON, AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO , THE RIGHT TO INVADE WITH ODORS, FUMES, SMELLS, AND PHYSICAL AIRBORNE PARTICULATES CAUSED BY THE OPERATION AND MAINTENANCE OF THE CITY'S WATER RECLAMATION FACILITIES.

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 ALL IMPROVEMENTS ARE ACCEPTED BY THE CITY OF SURPRISE.

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

IN WITNESS WHEREOF, OWNERS HAVE HEREUNTO CAUSED THEIR NAMES TO BE SIGNED, THIS 1ST DAY OF July, 20 25.

SUBHASH KATARIA AND KAMLESH KATARIA

BY: S Kataria 7/1/2025
SUBHASH KATARIA

BY: K. Kataria 7/1/2025
KAMLESH KATARIA

ACKNOWLEDGEMENT:
STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS 1ST DAY OF July, 20 25, BEFORE ME PERSONALLY APPEARED SUBHASH KATARIA AND KAMLESH KATARIA, WHOSE IDENTITY WAS PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO HE OR SHE CLAIM TO BE, AND ACKNOWLEDGED THAT SHE SIGNED THE ABOVE DOCUMENT

Leah Jewell
NOTARY PUBLIC

MY COMMISSION EXPIRES: April 16, 2029

LEAH JEWELL
Notary Public - Arizona
Maricopa County
Commission # 681196
My Comm. Expires Apr 16, 2029

PLAT NOTES

1. THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS ASSOCIATION FORMED BY THE OWNER.
2. 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 HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY. LANDSCAPING MAINTENANCE OF 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.
3. 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.
4. NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
5. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE X (SHADED), BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 0401.3C1240L, WITH A DATE OF IDENTIFICATION OF 10/16/2013, 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.
6. 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.
7. 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.
8. THE OWNER OR SUBSEQUENT OWNERS OF ANY EXISTING OR FUTURE WELLS ON THE LAND OF ANY EXISTING OR FUTURE WELLS ON THE LAND DESCRIBED IN THIS PLAT SHALL BE REQUIRED TO SIGN A WELL IMPACT WAIVER(S) WITH THE CITY OF SURPRISE.
9. SPRINKLERS ARE REQUIRED IN ALL ONE- AND TWO-FAMILY DWELLINGS BUILT IN AREAS WHICH DO NOT HAVE AN ADEQUATE WATER SUPPLY.

RELEASE OF LIABILITY

OWNERS HEREBY FURTHER AGREE TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY 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.

SUBHASH KATARIA AND KAMLESH KATARIA, OWNERS, DO HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, (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. 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.

SUBHASH KATARIA AND KAMLESH KATARIA, DO 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 USAF AND 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.

OWNER/DEVELOPER

OWNER: SUBHASH KATARIA AND KAMLESH KATARIA
ADDRESS: 4735 N LAUNFAL, PHOENIX, AZ 85018
CONTACT: CHRISTOPHER JUST
PHONE: 623-239-9452

PREPARED BY

ALLIANCE LAND SURVEYING, LLC
7900 N. 70TH AVENUE
SUITE 104
GLENDALE, AZ 85303
(623) 972-2200
G. BRYAN GOETZENBERGER
R.L.S. 31020

PUBLIC NOTICE

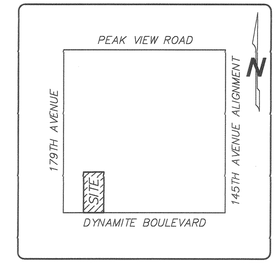
1. PUBLIC NOTICE: THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING 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.

ZONING

RR, RURAL RESIDENTIAL

SPECIAL NOTE

COMPLIANCE WITH ALL APPLICABLE LAWS IS REQUIRED, INCLUDING BUT NOT LIMITED TO A.R.S. §§ 45-576 AND 32-2101. PLEASE BE ADVISED, IF AN ADDITIONAL PARCEL SPLIT RESULTING IN SIX OR MORE TOTAL LOTS FROM THE ORIGINAL LOT OCCURS WITHIN 10 YEARS OF THIS PLAT RECORDATION, THE CITY WILL REQUIRE PROOF THAT ALL APPLICABLE ASSURED WATER SUPPLY REQUIREMENTS HAVE BEEN MET.



VICINITY MAP

NOT TO SCALE

INDEX

SHEET 1: DEDICATIONS, APPROVALS, NOTES, REFERENCE DOCUMENTS, PARENT PARCEL DESCRIPTION
SHEET 2: PLAT, AREA TABLE

PARENT PARCEL DESCRIPTION

THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26, TOWNSHIP 5 NORTH, RANGE 2 WEST, AND PROCEEDING THENCE IN AN EASTERLY DIRECTION 206 FEET TO THE POINT OF BEGINNING;

THENCE NORTHERLY 465 FEET;

THENCE EAST 126 FEET;

THENCE SOUTH 465 FEET;

THENCE WEST 126 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 5/660TH INTEREST IN AND TO THE WEST 200 FEET OF THE SOUTH 200 FEET OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.

APPROVALS

CITY OF SURPRISE ENGINEER APPROVAL
DATA ON THIS PLAT REVIEWED AND APPROVED THIS 9TH DAY OF JULY 2025 BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

BY: Nicole Tomka 07/09/2025
CITY ENGINEER DATE

CITY OF SURPRISE COMMUNITY DEVELOPMENT APPROVAL
DATA ON THIS PLAT REVIEWED AND APPROVED THIS 3rd DAY OF July, 2025 BY THE COMMUNITY DEVELOPMENT DIRECTOR OF SURPRISE, ARIZONA.

BY: Lloyd Cern
COMMUNITY DEVELOPMENT DIRECTOR

BASIS OF BEARING

THE SOUTH LINE OF SOUTHWEST QUARTER OF SECTION 26, USING A BEARING OF SOUTH 89 DEGREES 55 MINUTES 21 SECONDS WEST, PER THE RECORD OF SURVEY RECORDED IN BOOK 1600, PAGE 3, M.C.R.

REFERENCE DOCUMENTS

(R) DEED 2024-0571937, M.C.R.
(R1) R.O.S. PER BOOK 1600, PAGE 3, M.C.R.
(R2) MINOR LAND DIVISION PER BOOK 727, PAGE 3, M.C.R.

SURVEYOR'S STATEMENT

I, G. Bryan Goetzenberger, hereby state that I am a registered land surveyor in the State of Arizona and that the survey shown hereon was completed under my direct supervision during the month of May, 2025, and is correct to the best of my knowledge and the monuments shown actually exist.

G. Bryan Goetzenberger
R.L.S. #31020

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
3102
G. BRYAN GOETZENBERGER
5/23/25
Date Signed
ARIZONA, U.S.A.

FS25-0153

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
JUSTIN HEAP
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BOOK 1868 PAGE 38
ELECTRONIC RECORDING

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FINAL PLAT
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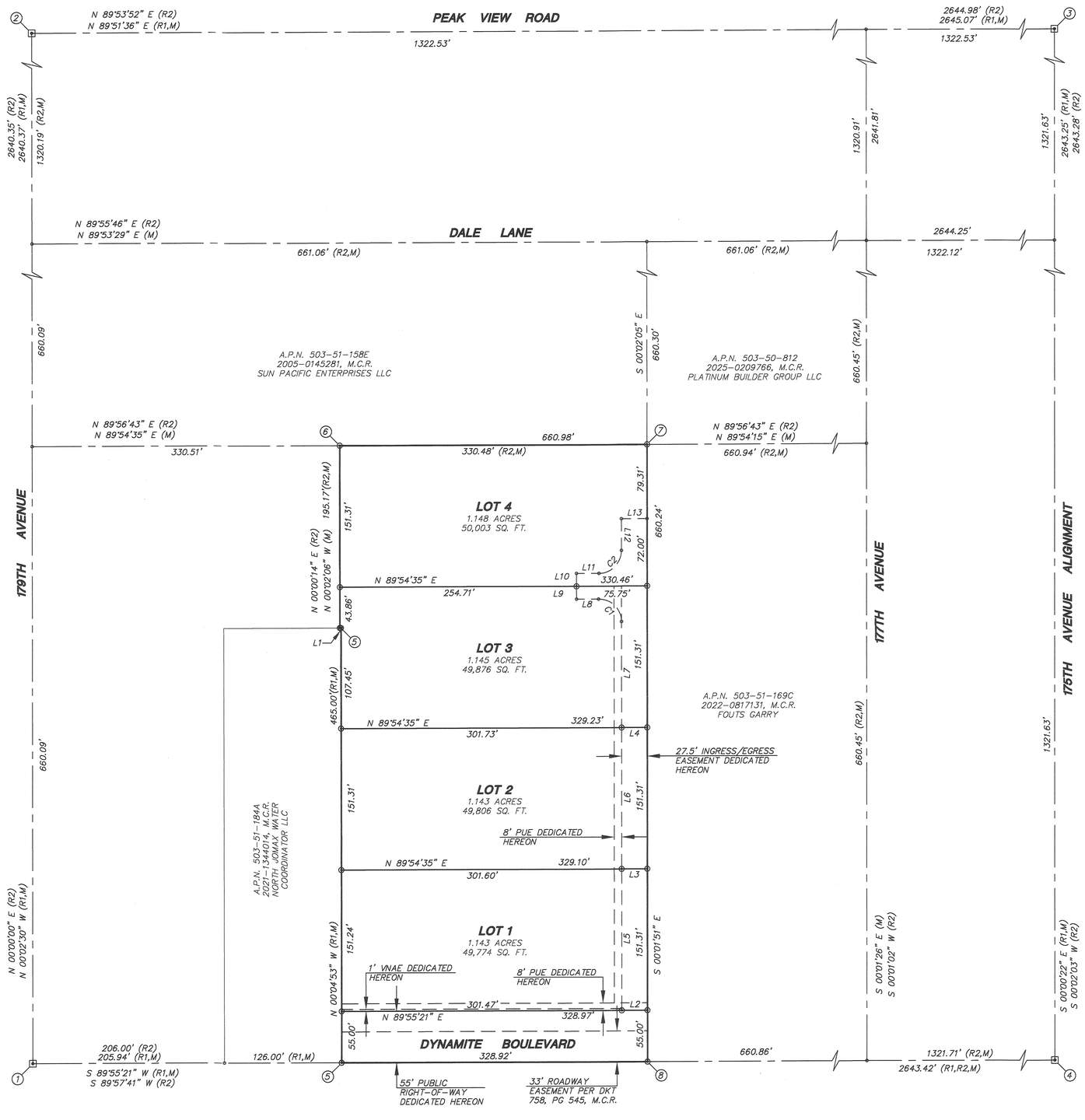
Phone: (623) 972-2200
contactus@azsls.com
www.alliancelandsurveying.com

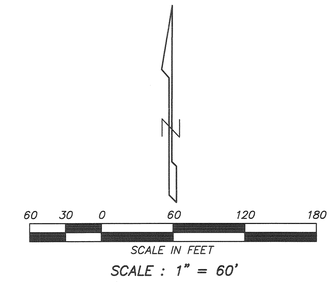
SHEET: 1 OF 2 | DATE: 5-23-25 | JOB NO.: 241046

FINAL PLAT OF
"KATARIA PATTON FARM RURAL SUBDIVISION"



LEGEND

- Set 1/2" Rebar W/ Cap L.S. 31020 (Unless otherwise noted)
- Subdivision Line
- Fnd Survey Monument (See Monument Table)
- (1) (See Monument Table)
- Lot Line
- (R) See Reference Documents
- (M) Measured
- R/W Right of Way



MONUMENT TABLE	
1	SW. COR. SEC. 26 – FND G.L.O. BRASS CAP
2	W. 1/4 COR. SEC. 26 – FND REBAR W/ALUMINUM CAP L.S. 21765
3	CEN. OF SEC. 26 – NOTHING FND POSITION DETERMINED PER (R1)
4	S. 1/4 COR. SEC. 26 – FND 1/2" REBAR INSIDE 2" IRON PIPE W/TAG L.S. 19820
5	FND 1/2" REBAR W/CAP L.S. 31020 PER (R1)
6	FND 1/2" REBAR W/NO I.D. – SET CAP L.S. 31020
7	FND 1/2" REBAR W/CAP L.S. 21081
8	SET MAG NAIL W/TAG L.S. 31020 IN CONCRETE DRIVEWAY

LINE	BEARING	DISTANCE
L1	S 89°55'21" W	1.13'
L2	N 89°55'21" E	27.50'
L3	N 89°54'35" E	27.50'
L4	N 89°54'35" E	27.50'
L5	N 00°01'51" W	151.30'
L6	N 00°01'51" W	151.31'
L7	N 00°01'51" W	113.29'
L8	S 89°54'35" W	24.26'
L9	N 00°05'25" W	13.75'
L10	N 00°05'25" W	13.75'
L11	N 89°54'35" E	24.04'
L12	N 00°01'51" W	34.05'
L13	N 89°58'09" E	27.50'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	24.25'	38.41'	90°45'42"	N 45°24'42" W	34.52'
C2	24.25'	38.07'	89°55'48"	N 44°56'14" E	34.28'

SITE INFORMATION

SUBDIVISION AREA = 4.994 ACRES – 217,551 SQ. FT.

ROW DEDICATION AREA	= 0.415 ACRES –	18,092	SQ. FT.
LOT 1 AREA	= 1.143 ACRES –	49,774	SQ. FT.
LOT 2 AREA	= 1.143 ACRES –	49,806	SQ. FT.
LOT 3 AREA	= 1.145 ACRES –	49,876	SQ. FT.
LOT 4 AREA	= 1.148 ACRES –	50,003	SQ. FT.

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 31020
GJ BRYAN
GOE TENBERGER
Date signed 5/23/25
ARIZONA, U.S.A.

FS25-0153

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