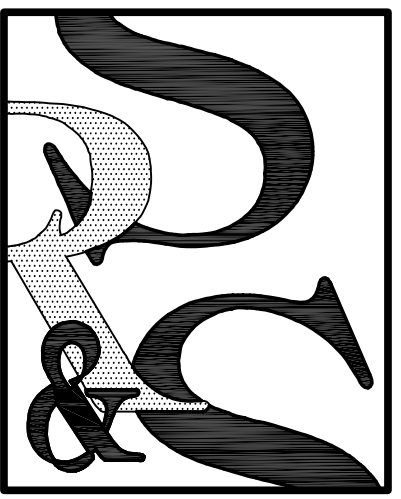


Site Plan - Occupancy Change for Sunrise Montessori

Received May 31, 2023

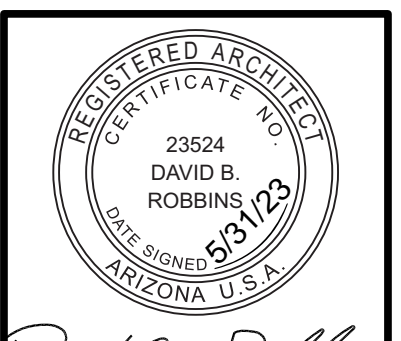


SEARER, ROBBINS & STEPHENS, INC.
ARCHITECTURE INTERIORS PLANNING
1730 EAST NORTHERN AVENUE, SUITE 124, PHOENIX, ARIZONA 85020 (602) 277-1187 FAX: (602) 277-9879

SITE PLAN

DRAWN _____ SPP
CHECKED _____ WJS
JOB NO. _____ 2341
DATE _____ MAY 30, 2023

REVISIONS



David B. Robbins

Site Plan - Occupancy Change
for
Sunrise Montessori
at
7201 West Beardsley Road
Glendale, Arizona 85308

SHEET NO.

A-100

LEGAL DESCRIPTION

PARCEL NO. 1:
A parcel of land being a portion of the Northwest quarter Section Twenty-Five (25), Township Four (4) North, Range One (1) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly describe as follows:
COMMENCING at the Northwest corner of said Section 25;

Thence North 89 degrees 26 minutes 25 seconds East along the North line of said section, a distance of 1,360.00 feet to a point;

Thence South 00 degrees 33 minutes 35 seconds East departing said North line to the South right of way line of State Route 417, a distance of 50.00 feet to the TRUE POINT OF BEGINNING;

Thence North 89 degrees 26 minutes 25 seconds East along said South right of way line to the West line of ARROWHEAD LAKES CONDOMINIUMS PHASES 6, 7 and 8, as recorded in Book 315 of Maps, page 35, Maricopa County Recorder's Office, a distance of 755.78 feet;

Thence South 00 degrees 00 seconds East departing said South right of way line along the West line of said ARROWHEAD LAKES CONDOMINIUMS PHASES 6, 7 and 8, a distance of 264.00 feet to a point;

Thence North 73 degrees 15 minutes 00 seconds West departing said West line, a distance of 23.78 feet to a point of curvature;

Thence along a curve to the left having a radius of 50.00 feet, a central angle of 68 degrees 00 minutes 00 seconds, an arc length of 59.34 feet, and a chord which bears South 72 degrees 45 minutes 00 seconds West to its point of tangency;

Thence South 38 degrees 45 minutes 00 seconds West a distance of 28.00 feet to a point of curve;

Thence along a curve to the left having a radius of 63.00 feet, a central angle of 74 degrees 00 minutes 00 seconds, an arc length of 81.37 feet, and a chord which bears South 01 degrees 45 minutes 00 seconds West to its point of tangency;

Thence South 35 degrees 15 minutes 00 seconds East a distance of 86.00 feet to a point of curve;

Thence along a curve to the left having a radius of 75.00 feet, a central angle of 44 degrees 01 minutes 45 seconds, an arc length of 57.63 feet, and a chord which bears South 57 degrees, 15 minutes 52 seconds East to a point on the West line of ARROWHEAD LAKES CONDOMINIUM, as recorded in Book 305 of Maps, page 36, Maricopa County Recorder's Office, also being a point on a tangent line;

Thence South 00 degrees 15 minutes 00 seconds East along said West line to the North line of the property described as Parcel 1 in instrument recorded in Document No. 87-183523, Maricopa County Recorder's Office, a distance of 389.11 feet to a point;

Thence South 83 degrees 41 minutes 22 seconds West departing said West line along said North line a distance of 125.00 feet to a point;

Thence North 43 degrees 48 minutes 38 seconds West a distance of 75.00 feet to a point;

Thence South 89 degrees 11 minutes 22 seconds West a distance of 400.00 feet to a point;

Thence South 00 degrees 48 minutes 38 seconds East a distance of 70.00 feet to a point;

Thence South 45 degrees 32 minutes 56 seconds West a distance of 7.85 feet to a point;

Thence North 45 degrees 32 minutes 56 seconds West departing said North line, a distance of 159.32 feet to a point of curve;

Thence along a curve to the right having a radius of 196.01 feet, a central angle of 44 degrees 59 minutes 21 seconds, an arc length of 153.91 feet, and a chord which bears North 23 degrees 03 minutes 16 seconds West to its point of tangency;

Thence North 00 degrees 33 minutes 35 seconds West a distance of 644.93 feet to the TRUE POINT OF BEGINNING;

PROJECT DATA

OWNER: SUNRISE MONTESSORI
7201 WEST BEARDSLEY ROAD
GLENDALE, ARIZONA 85308

ARCHITECT: SEARER, ROBBINS & STEPHENS INC.
1730 EAST NORTHERN AVENUE, SUITE 124
PHOENIX, ARIZONA 85020
(602) 277-1187

CODE DATA

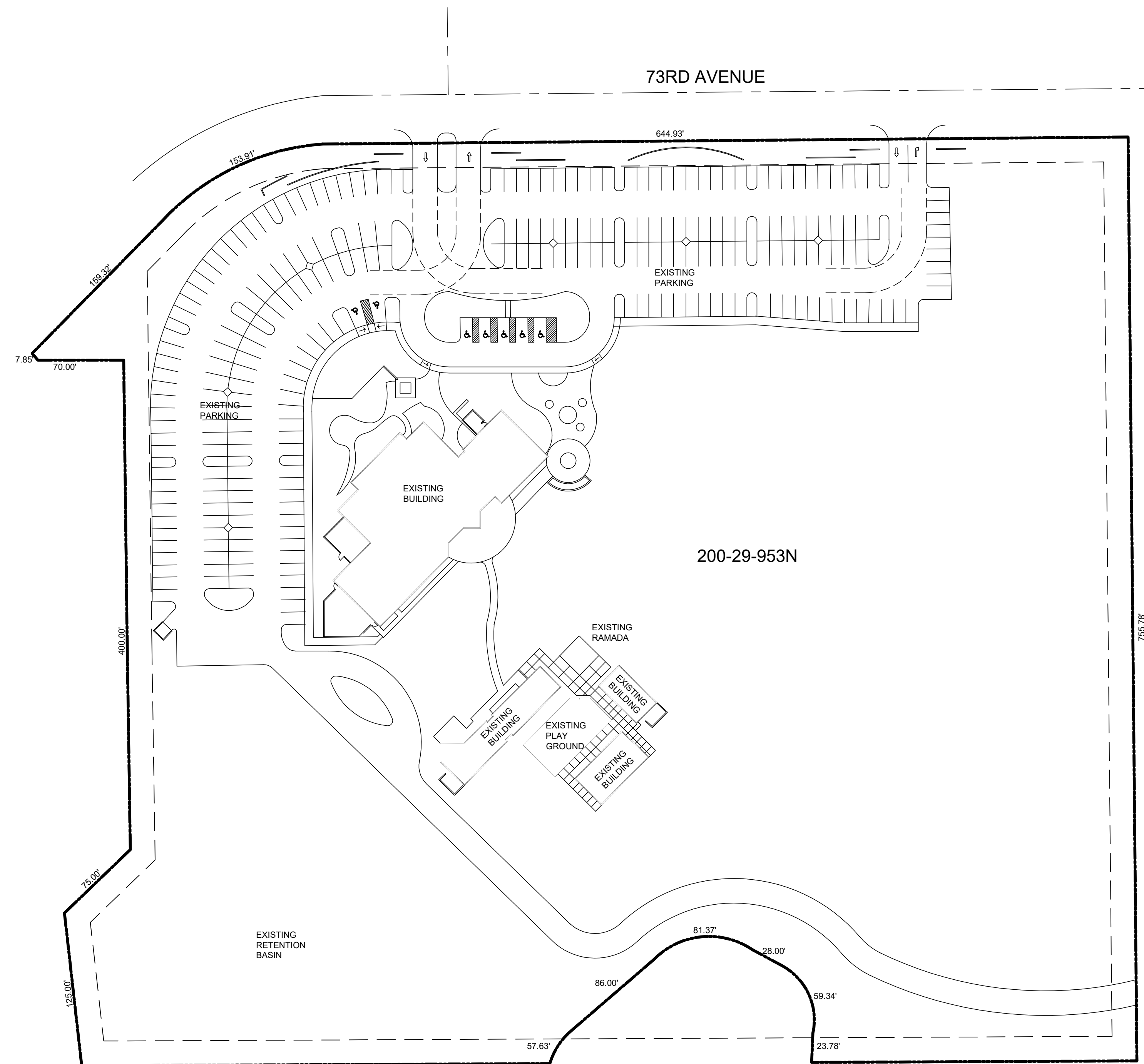
TITLE OF PROJECT:
SITE PLAN - OCCUPANCY CHANGE

PROJECT ADDRESS:
7201 WEST BEARDSLEY ROAD, PEORIA, ARIZONA 85308

GOVERNING CODES AND AGENCIES:
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL EXISTING BUILDING CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2017 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL FUEL & GAS CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2009 ICC 117.1 AMERICANS WITH DISABILITIES ACT

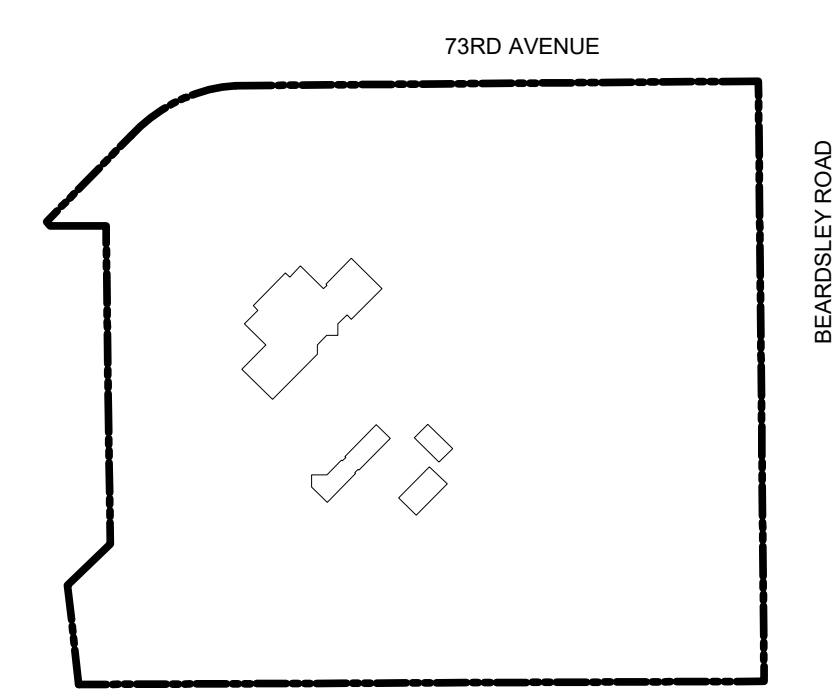
BUILDING DATA:

ZONING	R-3
OCCUPANCY	R
CONSTRUCTION	TYPE V-B
FIRE SPRINKLERED	NO
FIRE ALARM	NO



SITE PLAN
0 10 30 60 120 SCALE: 1" = 60'-0" NORTH

BEARDSLEY ROAD



VICINITY MAP
NO SCALE NORTH

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