

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT CALATLANTIC HOMES OF ARIZONA INC., A DELAWARE CORPORATION AS OWNER, DOES HEREBY PUBLISH THIS RE-PLAT FOR "LOTS 54-58 AND LOTS 151-154 OF VISTANCIA PARCEL A29", BEING A RE-PLAT OF LOTS 54-58 AND LOTS 151-154, OF "VISTANCIA PARCEL A29" RECORDED IN BOOK 839, PAGE 38, MARICOPA COUNTY RECORDER AND LYING IN THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA & SALT RIVER MERIDIAN, CITY OF PEORIA, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATED HEREON AND HEREBY PUBLISHES THIS PLAT AS, AND FOR, THE PLAT OF SAID RE-PLAT FOR "LOTS 54-58 AND LOTS 151-154 OF VISTANCIA PARCEL A29" AND HEREBY DECLARES THAT SAID RE-PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER GIVEN TO EACH RESPECTIVELY ON SAID RE-PLAT. EASEMENTS ARE GRANTED FOR THE PURPOSES SHOWN.

OWNER HEREBY GRANTS AND CONVEYS TO THE OWNERS OF THE LOTS, THEIR HEIRS AND ASSIGNS A COMMON OPEN SPACE EASEMENTS (OSE) OVER PORTIONS OF THE LOTS, AS SHOWN ON THIS RE-PLAT, FOR THE BENEFIT OF THE LOTS AND THEIR RESPECTIVE OWNERS. THE COMMON OPEN SPACE EASEMENT IS FURTHER DEFINED BY THE FOLLOWING:

1. THE EASEMENT EXTENDS INTO THE FRONT OF EACH LOT AS SHOWN ON THE TYPICAL COMMON OPEN SPACE EASEMENT DETAIL ON SHEET 3.
2. THE EASEMENT MAY BE USED FOR PEDESTRIAN INGRESS AND EGRESS, DRAINAGE, CONVEYANCE, LANDSCAPE AND MAINTENANCE ACCESS.
3. PARKING IS PROHIBITED WITHIN THE COMMON OPEN SPACE EASEMENT.
4. PUBLIC UTILITY EASEMENTS (PUE) MAY CROSS PORTIONS OF THE COMMON OPEN SPACE EASEMENT AS SHOWN ON THIS RE-PLAT.

5. ADDITIONAL USES, TERMS, CONDITIONS, AND RESTRICTIONS GOVERNING THE COMMON OPEN SPACE EASEMENT ARE SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THIS RE-PLAT TO BE RECORDED HEREAFTER.

OWNER HEREBY GRANTS AND CONVEYS TO THE OWNERS OF THE LOTS, AS SHOWN ON THIS RE-PLAT, THEIR HEIRS AND ASSIGNS A USE AND BENEFIT EASEMENT (UBE) OVER PORTIONS OF THE LOTS FOR THE BENEFIT OF THE LOTS AND THEIR RESPECTIVE OWNERS. THE USE AND BENEFIT EASEMENT IS FURTHER DEFINED BY THE FOLLOWING:

1. LOTS SHOWN ON THIS RE-PLAT SHALL HAVE A PRIVATE USE AND BENEFIT EASEMENT OF NO LESS THAN FIVE (5) FEET IN WIDTH (MEASURED FROM THE COMMON PROPERTY LINE TO THE EXTERIOR BUILDING STEEL WALL OF THE AFFECTED LOT) AND EXTENDING FROM THE FRONT RETURN WALL OF THE AFFECTED LOT TO THE REAR RETURN WALL OF THE AFFECTED LOT, ALL AS ILLUSTRATED ON THE TYPICAL USE AND BENEFIT EASEMENT DETAIL ON SHEET 3.
2. THE UBE MAY BE USED;
A. BY THE BENEFITED LOT FOR LANDSCAPING, DRAINAGE, CONVEYANCE AND MAINTENANCE PURPOSES
B. BY THE AFFECTED LOT FOR DRAINAGE CONVEYANCE AND FOR MAINTENANCE OF THE SIDE YARD RETURN WALL AND THE EXTERIOR PORTION OF THE RESIDENCE AND RETURN.
3. PERMANENT HARDSCAPE STRUCTURES (EXCEPT SIDE YARD WALLS) AS DEFINED BY THE COVENANTS, CONDITIONS AND RESTRICTIONS ARE PROHIBITED WITHIN THE UBE.
4. USES AND TERMS, CONDITIONS AND RESTRICTIONS GOVERNING THE USES ARE SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THIS PLAT TO BE RECORDED HEREAFTER.
5. THE LENGTH OF THE USES SHALL BE DETERMINED BY THE LOCATION OF THE RETURN WALLS CONSTRUCTED ON THE LOTS AS THE LENGTH OF THE USE SHALL EXTEND FROM THE OUTSIDE FACE OF THE FRONT RETURN WALL TO THE OUTSIDE FACE OF THE REAR RETURN WALL.
6. LOTS 55 - 58 AND 152 - 154 ARE BENEFITED BY USES ON ADJACENT LOTS.
7. LOTS 54 - 57 AND 151 - 153 ARE BURDENED BY USES IN FAVOR OF ADJACENT LOTS.

IN WITNESS WHEREOF:

CALATLANTIC HOMES OF ARIZONA, INC. A DELAWARE CORPORATION, HAS HERETOBY CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED OFFICER.

CALATLANTIC HOMES OF ARIZONA, INC. A DELAWARE CORPORATION

BY: [Signature]
NAME: Robert Daniels
ITS: Vice President DATE: 1-17-2017

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }

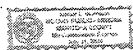
ON THIS, THE 17th DAY OF February, 2017.

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Robert Daniels WHO ACKNOWLEDGED HIMSELF/HERSELF

TO BE THE Vice President OF CALATLANTIC HOMES OF ARIZONA, INC., A DELAWARE CORPORATION AND ACKNOWLEDGED THAT HE/SHE AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID CORPORATION FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF: I HERETOBY SET MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 1/31/2020



NOTARY PUBLIC

IN WITNESS WHEREOF:

VISTANCIA PARCELS A28 & A29 COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AS AN OWNER, HAS HERETOBY CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER, HERETOBY DULY AUTHORIZED.

THIS 8th DAY OF Feb., 2017.
BY: VISTANCIA PARCELS A28 & A29 COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

BY: [Signature] DATE: 2/6/17
ITS: HOA President

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }

ON THIS, THE 9th DAY OF February, 2017.

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED

Darryl Berger WHO ACKNOWLEDGED HIMSELF/HERSELF

TO BE THE HOA President OF VISTANCIA PARCELS A28 & A29 COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION AND ACKNOWLEDGED THAT HE/SHE AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID CORPORATION FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF: I HERETOBY SET MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 12/7/2019

NOTARY PUBLIC



RE- PLAT FOR "LOTS 54 - 58 AND LOTS 151 - 154 OF VISTANCIA PARCEL A29"

BEING A RE-PLAT OF LOTS 54-58 AND LOTS 151-154, OF "VISTANCIA PARCEL A29" RECORDED IN BOOK 839, PAGE 38, MARICOPA COUNTY RECORDS AND LYING IN A PORTION OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA & SALT RIVER MERIDIAN, CITY OF PEORIA, MARICOPA COUNTY, ARIZONA

SHEET INDEX

- 1 COVER SHEET
- 2 RE-PLAT PLAN SHEET
- 3 UBE & OSE DETAILS

NOTES

1. THIS SUBDIVISION IS SUBJECT TO MAINTENANCE IMPROVEMENT DISTRICT (MID) NO. MID-172 AND STREET LIGHT IMPROVEMENT DISTRICT (SLID) NO. SLID-214, AND THE REQUIREMENTS THEREOF.
2. NO CONSTRUCTION OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENTS, EXCEPT UTILITIES, WOOD, WIRE OR REMOVABLE SECTION TYPE FENCINGS, AND/OR PAVING, NOR ANY PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PEORIA SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTION OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.
3. ALL NEW AND EXISTING UTILITY FACILITIES, INCLUDING ELECTRICAL FACILITIES LESS THAN 69 KV, CABLE TV, TELECOMMUNICATIONS FIBER OPTICS, CELLULAR, GAS, ETC. SHALL BE INSTALLED UNDERGROUND AS PART OF THE STREET IMPROVEMENTS AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDERS U-119 AND P-142-2-133.
4. SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS BUT EXCLUDING TREES OVER 30 INCHES IN HEIGHT SHALL NOT BE PERMITTED WITHIN SIGHT VISIBILITY TRIANGLE EASEMENTS (SVT). NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES IN HEIGHT AND BELOW 84 INCHES ARE PERMITTED. TREES ARE TO BE PLANTED SO AS NOT TO OBSTRUCT 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS.
5. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.
6. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.
7. THIS SUBDIVISION IS LOCATED WITHIN THE VICINITY OF A MILITARY AIRPORT.
8. THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A DESIGNATED TRUCK ROUTE. EL MIRAGE ROAD IS DESIGNATED AS A TRUCK ROUTE BY THE CITY OF PEORIA.
9. THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A ROCK QUARRY (GRAVEL OPERATION).

LEGAL DESCRIPTION

LOTS 54 THROUGH 58, AND LOTS 151 THROUGH 154 ACCORDING TO THE FINAL PLAT FOR "VISTANCIA PARCEL A29" AS RECORDED IN BOOK 839 OF MAPS, PAGE 38 MARICOPA COUNTY RECORDS.

RE-PLAT NOTE

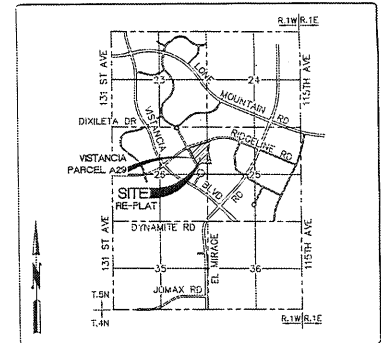
THIS IS A RE-PLAT OF LOTS 54 THROUGH 58 AND LOTS 151 THRU 154 AS SHOWN ON THE FINAL PLAT FOR VISTANCIA PARCEL A29 RECORDED IN BOOK 839, PAGE 38 MARICOPA COUNTY RECORDS. THE PURPOSE OF THIS RE-PLAT IS TO RELOCATE THE 5 FOOT WIDE USE AND BENEFIT EASEMENT (UBE) LOCATED ON LOTS 54 THROUGH 58 AND LOTS 151 THROUGH 154.

CERTIFICATE OF LAND SURVEYOR

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JANUARY, 2017 AND 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 FIX THE SURVEY TO BE RETRACED.

PROFESSIONAL LAND SURVEYOR

1/13/17
DATE



VICINITY MAP

NTS

FLOOD PLAIN

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04013C1230L DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN ZONE X. ZONE X IS DESCRIBED AS: AREAS OF 0.25% 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, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS S001320°W FOR THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 26, ACCORDING TO THE SURVEY RECORDED IN BOOK 632, PAGE 24, MARICOPA COUNTY RECORDS.

APPROVALS

APPROVED BY THE MAYOR OF THE CITY COUNCIL OF PEORIA.

THIS DAY OF , 2017.

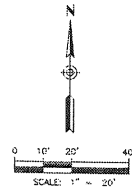
APPROVED BY: DATE:
MAYOR

ATTESTED BY: DATE:
CLERK

APPROVED BY: DATE:
FOR CITY ENGINEER

RITICH-POWELL & Associates 602-263-1177 WWW.RPAENG.COM					
NO.	BY	DATE	REVISION	APPR.	DATE
RE-PLAT					
LOTS 54 - 58 AND LOTS 151 - 154 OF VISTANCIA PARCEL A29					
DESIGNED:	TAR	DRAWN:	PKK	CHECKED:	TAR
DATE:	1/13/17	DATE:	1/13/17	DATE:	1/13/17
SRVY:					1 of 3

CURVE TABLE		
CURVE	DELTA	LENGTH
C1	90°00'00"	47.12'
C2	88°05'23"	46.12'
C3	01°54'37"	1.00'
C4	32°2'36"	24.31'
C5	28°9'11"	28.33'
C6	17°3'54"	17.00'
C7	11°35'17"	11.33'
C8	59°49'56"	52.55'
C9	14°37'37"	13.79'
C10	90°00'00"	97.54'
C11	2°15'41"	26.64'
C12	2°21'43"	21.75'
C13	33°33'35"	32.80'
C14	05°07'21"	5.01'
C15	01°54'37"	1.00'



LEGEND

	RIGHT-OF-WAY LINE
	INTERIOR PROPERTY LINE
	CENTERLINE
	PUBLIC UTILITY EASEMENT
	VEHICULAR NON-ACCESS EASEMENT
	USE & BENEFIT EASEMENT
	WATER EASEMENT
	RIGHT OF WAY
	MARICOPA COUNTY RECORDER
	COMMON OPEN SPACE EASEMENT
	SQUARE FEET
	SECTION CORNER, MONUMENT NOTED
	QUARTER CORNER, MONUMENT NOTED
	5' UBE (USE & BENEFIT EASEMENT ABANDONED)
	5' UBE (USE & BENEFIT EASEMENT DEDICATED)
	WATER EASEMENT (EXISTING)

RITOCH-POWELL & Associates
 602-263-1177
 WWW.RPAENG.COM

NO.	BY	DATE	REVISION	APPR.	DATE

RE-PLAT
LOTS 54 - 58 AND LOTS 151 - 154
OF VISTANCIA PARCEL A29

REMOVED	TAR	OWNER	PHYS	DESIGNED	TAR	OWNER	SHEET	TOTAL SHEETS
DATE	1/13/17	DATE	1/13/17	DATE	1/13/17	SRVY	2	3



DATE: Jan 13, 2017 FILE: P:\Projects\2019\216005 - Vistancia Parcel A-29\Grading\Survey\GDN-DWG\Final\RE-PLAT\216005 - VISTANCIA PARCEL A29 - RE-PLAT V2.dwg



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11/17
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EAPR 6 2017

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