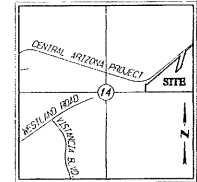


**FINAL PLAT
OF
"VISTANCIA PARCEL F9"
PEORIA, ARIZONA
BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH,
RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA**

SHEET INDEX

SHEET 1 COVER
SHEET 2



VICINITY MAP
N.T.S

BASIS OF BEARINGS

NORTH 89°46'02" WEST (ASSUMED) ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 1 WEST AS MEASURED BETWEEN MONUMENTS NUMBERED 1 AND 3 SHOWN HEREON AND DESCRIBED UNDER MONUMENT NOTES.

FLOOD PLAIN

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) PANEL C4000208L DATED OCTOBER 16, 2013, THIS PLAT IS LOCATED IN FLOOD INSURANCE ZONE "X" DEFINED AS AREAS OF 0.22 ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1.5000 MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AND ZONE "AE" DEFINED AS AREAS WITH BASE 1% FLOOD ELEVATIONS DETERMINED.

SURVEYOR'S STATEMENT

I, LANCE C. DICKSON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN, MEETS THE MAXIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS. ALL MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN, THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO EMULATE THE SURVEY TO BE RETRACED.



BY: LANCE C. DICKSON, R.L.S. #46643
ARIZONA SURVEYORS AND MAPPERS
2411 W. NORTHERN, SUITE 110
PHOENIX, ARIZONA 85021
(602) 246-9919

I, JOHN N. ROGERS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY DECLARE THAT THE INTERNAL LOT AND TRACT LINES, EASEMENTS, RIGHTS-OF-WAY, AND OTHER CALCULATIONS OTHER THAN PROPERTY BOUNDARY, WERE PROPERLY PREPARED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE STATE OF ARIZONA.



BY: JOHN N. ROGERS, R.L.S. #45432
GOODWIN & MARSHALL, INC.
2705 S. ALMA SCHOOL RD., STE. 2
CHANDLER, ARIZONA 85286
(602) 218-7265

NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESS OR IMPLIED.

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEORIA.

THIS DAY _____ OF _____, 2017
APPROVED BY _____ DATE: _____
MAYOR
ATTESTED BY _____ DATE: _____
CLERK
APPROVED BY _____ DATE: _____
CITY ENGINEER

R160084

SHEET 1 OF 2

PREPARED BY:

SURVEYED BY:

GOODWIN & MARSHALL, INC.
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2705 South Alma School Road, Ste. 2
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(602) 218-7265



2411 W. Northern, Suite 110
Phoenix, Arizona 85021
(602) 246-9919



ACKNOWLEDGMENT

STATE OF TEXAS)
COUNTY OF DALLAS)

ON THIS 11th DAY OF March, 2017 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED OKA WIT, WHO ACKNOWLEDGED HIMSELF TO BE THE VICE-PRESIDENT OF STRATFORD FUND II GP, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF STRATFORD FUND II GP, L.L.C., A DELAWARE LIMITED PARTNERSHIP, THE SOLE AND MANAGING MEMBER OF SLF II - VISTANCIA, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, THE SOLE AND MANAGING MEMBER OF SLF II - VPM, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF VISTANCIA SOUTH, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HERETO SET MY HAND AND OFFICIAL SEAL



NOTARY PUBLIC

MY COMMISSION EXPIRES 3-15-2018

APPROVAL OF VISTANCIA DECLARANT

THE UNDERSIGNED, DECLARANT UNDER THE MAINTENANCE CORPORATION DECLARATION, HEREBY APPROVES THIS PLAT PURSUANT TO SECTION 14.2 OF THE MAINTENANCE CORPORATION DECLARATION.

VISTANCIA LAND HOLDINGS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

BY: SLF II - VISTANCIA, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ITS SOLE AND MANAGING MEMBER

BY: STRATFORD FUND II GP, L.L.C., A DELAWARE LIMITED PARTNERSHIP, ITS SOLE AND MANAGING MEMBER

BY: STRATFORD FUND II GP, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: OKA WIT

ITS VICE-PRESIDENT

STATE OF TEXAS)

COUNTY OF DALLAS)

ON THIS 11th DAY OF March, 2017 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED OKA WIT, WHO ACKNOWLEDGED HIMSELF TO BE THE VICE-PRESIDENT OF STRATFORD FUND II GP, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF STRATFORD FUND II GP, L.L.C., A DELAWARE LIMITED PARTNERSHIP, THE SOLE AND MANAGING MEMBER OF SLF II - VISTANCIA, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, THE SOLE AND MANAGING MEMBER OF VISTANCIA LAND HOLDINGS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HERETO SET MY HAND AND OFFICIAL SEAL



NOTARY PUBLIC

MY COMMISSION EXPIRES 3-15-2018

MAINTENANCE CORP. RATIFICATION AND CONSENT

THE UNDERSIGNED HEREBY RATIFIES AND CONSENTS TO THIS PLAT, INCLUDING ITS MAINTENANCE OBLIGATIONS AS SET FORTH HEREIN.

VISTANCIA MAINTENANCE CORPORATION, AN ARIZONA NON-PROFIT CORPORATION

BY: OKA WIT

ITS PRESIDENT

STATE OF ARIZONA)

COUNTY OF MARICOPA)

ON THIS 11th DAY OF March, 2017 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED OKA WIT, WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF VISTANCIA MAINTENANCE CORPORATION, AN ARIZONA NON-PROFIT CORPORATION, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HERETO SET MY HAND AND OFFICIAL SEAL



NOTARY PUBLIC

MY COMMISSION EXPIRES 3-15-2018

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT VISTANCIA SOUTH, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PLEDGE THIS FINAL PLAT OF "VISTANCIA PARCEL F9" AND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS, AND FOR, THE PLAT OF SAID "VISTANCIA PARCEL F9" AND HEREBY DECLARES THAT SAID 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, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT. EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

PUBLIC UTILITY EASEMENTS (IF ANY) ARE DEDICATED TO THE CITY OF PEORIA FOR USE AS SUCH. THE MAINTENANCE OF LANDSCAPES WITHIN THE PLAT SHALL BE THE RESPONSIBILITY OF THE FRONTING PROPERTY OWNER.

AS USED HEREIN, THE TERM "MAINTENANCE CORPORATION DECLARATION" SHALL MEAN AND REFER TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR VISTANCIA, DATED JULY 9, 2003 AND RECORDED JULY 9, 2003, IN INSTRUMENT NO. 2003-090972, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AS FROM TIME TO TIME THEREAFTER SUPPLEMENTED AND OR AMENDED, THE TERM "MAINTENANCE CORPORATION" SHALL MEAN AND REFER TO VISTANCIA MAINTENANCE CORPORATION, AN ARIZONA NON-PROFIT CORPORATION, THE PROPERTY DESCRIBED IN THIS PLAT IS PART OF THE "COVERED PROPERTY" UNDER THE MAINTENANCE CORPORATION DECLARATION, AND HAS BEEN SUBJECTED TO THE MAINTENANCE CORPORATION DECLARATION, IN ACCORDANCE WITH THAT CERTAIN DECLARATION DECLARATION RECORDED ON MARCH 3, 2017, IN INSTRUMENT NO. 2017-009650, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

SUBJECT TO THE TERMS OF THE MAINTENANCE CORPORATION DECLARATION, TRACTS "A" AND "B" ARE DECLARED TO BE "VISTANCIA MAINTENANCE CORPORATION LAND" AND "COMMONITY COMMON AREA" (AS SUCH TERMS ARE DEFINED IN THE MAINTENANCE CORPORATION DECLARATION), AND SHALL BE CONVEYED TO, AND LANDSCAPING AND DRAINAGE FACILITIES THEREIN SHALL BE MAINTAINED BY, THE MAINTENANCE CORPORATION, PURSUANT TO THE TERMS OF THE MAINTENANCE CORPORATION DECLARATION, UNTIL SUCH TIME AS CONVEYANCE OF SUCH TRACTS TO THE CITY IS REQUIRED AS DESCRIBED BELOW.

TRACTS "A" AND "B" ARE HEREBY RESERVED FOR A FUTURE REGIONAL TRAIL AND SHALL BE CONVEYED AT NO COST TO THE CITY OF PEORIA AT SUCH TIME THAT THE CITY IS READY TO CONSTRUCT THE TRAIL. THE MAINTENANCE CORPORATION'S OBLIGATION TO MAINTAIN SUCH TRACTS SHALL TERMINATE UPON CONVEYANCE OF SUCH TRACTS TO THE CITY.

LOT 1 SHALL BE CONVEYED TO THE CITY IN ACCORDANCE WITH THE TERMS OF THE JOINT DEVELOPMENT AGREEMENT WESTLAND WATER CAMPUS - PHASE 1 RECORDED ON DECEMBER 23, 2015 IN INSTRUMENT NO. 2015-0904255, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

LOT 2 SHALL BE OWNED AND MAINTAINED BY THE OWNER THEREOF (CURRENTLY VISTANCIA SOUTH, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY) FOR THE PURPOSE OF FUTURE DEVELOPMENT.

THE PUBLIC ACCESS EASEMENT SHOWN HEREIN ACROSS LOT 1 IS FOR THE BENEFIT OF THE OWNERS OF LOT 2 FOR THE PURPOSE OF ACCESS AND EGRESS.

THE UNDERSIGNED VISTANCIA SOUTH, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED TO BY THE SIGNATURES OF THE UNDERSIGNED MEMBER REPRESENTATIVES DULY AUTHORIZED
THIS _____ DAY OF _____, 2017

VISTANCIA SOUTH, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

BY: SLF II - VPM, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

BY: SLF II - VISTANCIA, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ITS SOLE AND MANAGING MEMBER

BY: STRATFORD FUND II GP, L.L.C., A DELAWARE LIMITED PARTNERSHIP, ITS SOLE AND MANAGING MEMBER

BY: STRATFORD FUND II GP, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: OKA WIT

ITS VICE-PRESIDENT

STATE OF ARIZONA)

COUNTY OF MARICOPA)

ON THIS 11th DAY OF March, 2017 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED OKA WIT, WHO ACKNOWLEDGED HIMSELF TO BE THE VICE-PRESIDENT OF VISTANCIA MAINTENANCE CORPORATION, AN ARIZONA NON-PROFIT CORPORATION, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HERETO SET MY HAND AND OFFICIAL SEAL



NOTARY PUBLIC

MY COMMISSION EXPIRES 3-15-2018

LEGEND	
•	FOUND MONUMENT AS NOTED
•	SET CORNER OF THIS PLAT PER MAG. STD. DTL. 120 TYPE "C" R.L.S. #45643
o	CALCULATED POINT, NOTHING FOUND AND NOTHING SET
(M)	MEASURED
(R)	RECORD
MCR	MAHARAJA COUNTY RECORDS
OK	OK
PG.	PAGE
R/W	RIGHT-OF-WAY
P/E	PUBLIC UTILITY EASEMENT
---	PLAT BOUNDARY LINE
---	PARCEL/TRACT LINE
---	EASEMENT LINE
---	SECTION LINE
---	CENTER LINE
---	ADJACENT LINE
---	FLOODWAY

LINE	BEARING	DISTANCE
L1	N 75° 42' 43" W	20.71
L2	N 43° 31' 15" E	49.23
L3	N 65° 02' 48" E	93.95
L4	N 78° 57' 16" E	85.93
L5	N 73° 50' 23" E	129.36
L6	S 88° 12' 24" E	25.47
L7	S 11° 38' 21" E	10.62
L8	S 34° 21' 33" E	27.81
L9	S 65° 48' 09" E	31.95
L10	N 69° 48' 06" E	43.69
L11	N 71° 28' 29" E	56.09
L12	N 55° 48' 28" E	95.22
L13	N 15° 24' 57" E	41.62
L14	N 65° 55' 41" E	45.22
L15	N 62° 59' 29" E	99.15
L16	N 31° 13' 24" E	65.21
L17	N 22° 01' 17" E	85.70
L18	N 65° 30' 36" W	47.23
L19	N 66° 55' 21" E	111.20

NOTES

1. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
2. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.
3. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.
4. THIS SUBDIVISION IS LOCATED WITHIN THE VICINITY OF A MILITARY AIRPORT.
5. THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A DESIGNATED TRUCK ROUTE. LOVE MOUNTAIN PARKWAY IS DESIGNATED AS A TRUCK ROUTE BY THE CITY OF PEORIA.
6. THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A ROCK QUARRY (GRAVEL OPERATION).

MONUMENT NOTES

1. FOUND U.S. DEPARTMENT OF INTERIOR - BUREAU OF LAND MANAGEMENT BRASS CAP ON 1" PIPE (1988-1992), THE EAST QUARTER CORNER OF SECTION 14, T5N, R1W.
2. FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR (R/S-3444/2007), THE EAST 1/16 C-C SECTION 14, T5N, R1W.
3. FOUND U.S. DEPARTMENT OF INTERIOR - BUREAU OF LAND MANAGEMENT BRASS CAP ON 1" PIPE (1988-1992), THE CENTER OF SECTION 14, T5N, R1W.
4. FOUND 1/2" REBAR (NO TAGS) ACCEPTED PLACED CAP STAMPED "R.L.S. #45643".
5. FOUND 1/2" REBAR (R/S-27239).
6. FOUND U.S. DEPARTMENT OF INTERIOR BRASS CAP FLUSH IN CONCRETE.
7. FOUND U.S. DEPARTMENT OF INTERIOR - BUREAU OF RECLAMATION BRASS CAP FLUSH IN CONCRETE.
8. FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR (NO R.L.S. ID) ACCEPTED PLACED TAG STAMPED "R.L.S. #45643".
9. FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR (NO R.L.S. ID) NOT ACCEPTED SET 1/2" REBAR WITH CAP STAMPED "R.L.S. #45643".
10. FOUND U.S. DEPARTMENT OF INTERIOR - BUREAU OF RECLAMATION BRASS CAP FLUSH IN CONCRETE.
11. FOUND U.S. DEPARTMENT OF INTERIOR - BUREAU OF RECLAMATION BRASS CAP FLUSH IN CONCRETE (1988).
12. FOUND U.S. DEPARTMENT OF INTERIOR - BUREAU OF LAND MANAGEMENT BRASS CAP ON 2-1/2" PIPE (1992), THE NORTHEAST CORNER OF SECTION 14, T5N, R1W.

RECORD DOCUMENT:

1. RECORD OF SURVEY AS RECORDED IN BK. 195 OF MAPS, PG. 40, MCR.
2. AMENDED RESULTS OF SURVEY AS RECORDED IN BK. 432 OF MAPS, PG. 24, MCR.

LOT TABLE

LOTS	AREA (SQ. FT.)	AREA (ACRES)
1	353,840	8.123
2	558,753	12.650
TOTAL	912,593	20.773

TRACT SUMMARY TABLE

TRACT	AREA (SQ. FT.)	USAGE	MAINTENANCE RESPONSIBILITY
A	12,619	LANDSCAPE & FUTURE REGIONAL TRAIL CORRIDOR	V.M.C.
B	2,774	LANDSCAPE & FUTURE REGIONAL TRAIL CORRIDOR	V.M.C.
15,393 TOTAL AREA OF TRACTS (SQ. FT.)			

MAINTENANCE LEGEND

V.M.C. VISTANCIA MAINTENANCE CORPORATION

R160084

SHEET 2 OF 2

PREPARED BY:

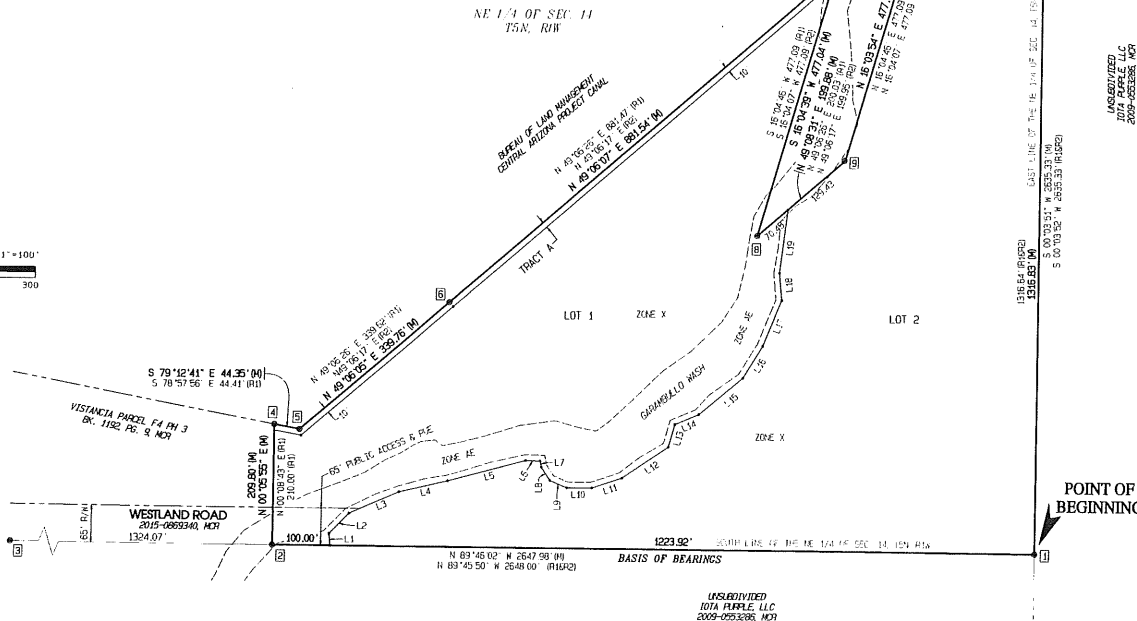
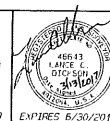
SURVEYED BY:

GOODWIN'S
MARSHALL &

CIVIL ENGINEERS - PLANNERS - SURVEYORS
2705 South Alma School Road, Ste. 2
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(602) 218-7285

ASAM
Arizona Surveying & Mapping

2411 W. Northern, Suite 110
Phoenix, Arizona 85021
(602) 246-9919



VISTANCIA PARCEL F9

W 160874 - VISTANCIA PARCEL F9 PLAT PARCEL F9 PLAT pro Pineda Tr. Mar. 05 09 43 09 2017