

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }

KNOW ALL PERSONS BY THESE PRESENTS:

THAT ALORAVITA I LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS MASTER FINAL PLAT FOR "ALORAVITA PHASE 1", BEING A SUBDIVISION OF A PORTION OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF PEORIA, MARICOPA COUNTY, ARIZONA, AS PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS, AND FOR, THE PLAT OF SAID "ALORAVITA PHASE 1" DESCRIBED HEREON, AND HEREBY DECLARES THAT SAID MASTER FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE PARCELS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME, AND THAT EACH PARCEL, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF PEORIA FOR USE, AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

PUBLIC UTILITY EASEMENTS (PUE) AND SIDEWALK EASEMENTS (SWE) ARE DEDICATED TO THE CITY OF PEORIA FOR USE AS SUCH. THE MAINTENANCE OF LANDSCAPING WITHIN THE RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE FRONTING PROPERTY OWNER.

ALORAVITA I LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF PEORIA THE RIGHTS-OF-WAY AS SHOWN HEREON, FOR THE USE AS (A) PUBLIC STREETS, AND (B) ANY AND ALL PUBLIC SEWER, WATER, ELECTRIC AND ANY OTHER UTILITY SERVICES. LANDSCAPING WITHIN THE RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE ALORAVITA HOMEOWNERS ASSOCIATION. ALORAVITA I LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY WARRANTS TO THE CITY OF PEORIA THE TITLE TO SAID RIGHT OF WAY AS SHOWN HEREON, AGAINST THE CLAIMS OF ALL PERSONS WHOMSOEVER.

ALORAVITA I LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF PEORIA THE RIGHTS AND UTILITIES EASEMENTS AS SHOWN HEREON, FOR THE USE AS (A) ROADWAY, AND (B) ANY AND ALL PUBLIC SEWER, WATER, ELECTRIC AND ANY OTHER UTILITY SERVICES. LANDSCAPING WITHIN THE ROADWAY EASEMENT SHALL BE MAINTAINED BY THE ALORAVITA HOMEOWNERS ASSOCIATION. ALORAVITA I LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY WARRANTS TO THE CITY OF PEORIA THE TITLE TO SAID EASEMENT AS SHOWN HEREON, AGAINST THE CLAIMS OF ALL PERSONS WHOMSOEVER. THE AREA DEFINED AS EASEMENT WILL BE DEDICATED AS RIGHT-OF-WAY WITH THE PHASE 2 MASTER PLAT.

ALORAVITA I LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF PEORIA TRACT A AS SHOWN HEREON, FOR THE USE AS A BOOSTER PUMP STATION. LANDSCAPING WITHIN THE RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE ALORAVITA HOMEOWNERS ASSOCIATION. ALORAVITA I LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY WARRANTS TO THE CITY OF PEORIA THE TITLE TO SAID TRACT A AS SHOWN HEREON, AGAINST THE CLAIMS OF ALL PERSONS WHOMSOEVER.

THE CITY OF PEORIA IS HEREBY GIVEN AN EASEMENT FOR MAINTENANCE OF LANDSCAPING, MULTIPLE PUBLIC TRAIL, RETENTION AND DRAINAGE FACILITIES ON TRACTS B THROUGH K, INCLUSIVE, AND TRACTS N THROUGH P, INCLUSIVE. THIS EASEMENT MAY BE EXERCISED BY THE CITY OF PEORIA AT SUCH TIME THAT THE HOMEOWNERS ASSOCIATION FAILS TO EXIST AND PROVIDE THE REQUIRED MAINTENANCE AND OPERATION OF THE LANDSCAPING, MULTIPLE PUBLIC TRAIL, AND RETENTION AND DRAINAGE FACILITIES, AS LONG AS THE HOMEOWNERS ASSOCIATION IS IN EXISTENCE. IT WILL BE RESPONSIBLE FOR PROVIDING ALL MAINTENANCE OF LANDSCAPING, RETENTION AND DRAINAGE FACILITIES, REGARDLESS OF THE DEDICATION OF THE EASEMENT.

ALORAVITA I LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, GRANTS TO THE CITY OF PEORIA THE RIGHT OF OWNERSHIP OF TRACT E FOR PARK PURPOSES AT SUCH TIME AS THE CITY REQUESTS AT ANY TIME.

THE OWNER DOES HEREBY GRANT TO THE CITY OF PEORIA, AN EASEMENT FOR MAINTENANCE OF ON-SITE RETENTION BASINS(S), PIPE STORAGE SYSTEM(S), BOX CULVERTS, OR ANY DRAINAGE FACILITY(IES) WITHIN THIS DEVELOPMENT AS REFLECTED ON THE APPROVED GRADING AND DRAINAGE PLAN. THIS EASEMENT MAY BE EXERCISED BY THE CITY OF PEORIA ONLY AT SUCH TIME THAT THE PROPERTY OWNER OR ASSOCIATION RESPONSIBLE FOR THE MAINTENANCE OF SUCH FACILITIES FAILS TO PROVIDE THE REQUIRED MAINTENANCE AND OPERATION AND THE CITY HAS DETERMINED THAT LACK OF SUCH MAINTENANCE AND OPERATION CONSTITUTES A NUISANCE OR IMPACTS PUBLIC HEALTH AND SAFETY. AS LONG AS THE PROPERTY OWNER OR ASSOCIATION IS IN EXISTENCE, IT WILL BE RESPONSIBLE FOR PROVIDING ALL REQUIRED MAINTENANCE OF SUCH FACILITIES REGARDLESS OF THE DEDICATION OF THE EASEMENT.

ALORAVITA I LLC, AN ARIZONA LIMITED LIABILITY COMPANY, DOES HEREBY GRANT TO THE CITY OF PEORIA, ITS SUCCESSORS, AND ASSIGNS, A PERMANENT AND PERPETUAL EASEMENT FOR THE FOLLOWING PURPOSES, NAMELY: THE RIGHT TO ENTER UPON FOR CONSTRUCTION, MAINTENANCE, OPERATION AND REPLACEMENT OF A WATER AND/OR SEWER LINE OVER, UNDER, AND ACROSS TRACTS D,E,L,N, AND P SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA.

TO HAVE AND TO HOLD THE SAID EASEMENT UNTO THE CITY OF PEORIA, AND UNTO ITS SUCCESSORS AND ASSIGNS FOREVER, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO PERMIT THE CONSTRUCTION, OPERATION, MAINTENANCE, AND REPLACEMENT OF PUBLIC WATER/SEWER LINES SUBJECT TO NOTES 1, 2, 3 AND 4.

AND THE GRANTOR HEREBY COVENANTS THAT IT IS LAWFULLY SEIZED AND POSSESSED ON THIS APPOINTMENTED TRACT OR PARCELS OF LAND, THAT IT HAS A GOOD AND LAWFUL RIGHT TO SELL AND CONVEY IT; AND THAT THEY WILL WARRANT THE TITLE AND QUIET POSSESSION THERE TO AGAINST THE LAWFUL CLAIM OF ALL PERSONS.

NOTES:

1. THE SAID EASEMENT TO INCLUDE THE RIGHT TO CUT BACK AND TRIM SUCH PORTION OF THE BRANCHES AND TOPS OF THE TREES NOW GROWING OR THAT MAY HEREAFTER GROW UPON THE ABOVE DESCRIBED PREMISES, AS MAY EXTEND OVER SAID EASEMENT, SO AS TO PREVENT THE SAME FROM INTERFERING WITH THE EFFICIENT MAINTENANCE AND OPERATION OF SAID UTILITY LINES.
2. THE CITY OF PEORIA SHALL NOT BE RESPONSIBLE FOR REPLACING ANY LANDSCAPING OR ANY IMPROVEMENT PLACED IN THE EASEMENT BY GRANTOR OR ITS SUCCESSORS OR ASSIGNS, EXCEPT AS NOTED HEREIN.
3. THE CITY OF PEORIA WILL MAKE REASONABLE EFFORTS TO PROMPTLY RESTORE ASPHALT CONCRETE PAVEMENT SURFACES.
4. GRANTOR, ITS SUCCESSORS OR ASSIGNS AT ITS SOLE COST, SHALL BE RESPONSIBLE FOR PROMPTLY REPLACING ANY LANDSCAPING OR IMPROVEMENT(S) PLACED IN THE EASEMENT BY GRANTOR OR ITS SUCCESSORS OR ASSIGNS.

MASTER FINAL PLAT FOR
"ALORAVITA PHASE 1"

BEING A SUBDIVISION OF A PORTION OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF PEORIA, MARICOPA COUNTY, ARIZONA

DEDICATION (CONT.)

IN THE EVENT THE RIGHT, PRIVILEGE AND EASEMENT HEREIN GRANTED SHALL BE ABANDONED AND PERMANENTLY CEASE TO BE USED FOR THE PURPOSES HEREIN GRANTED ALL RIGHTS HEREIN GRANTED SHALL CEASE AND REVERT TO THE GRANTORS, THEIR HEIRS OR ASSIGNS.

THE UNDERSIGNED ALORAVITA I LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED SIGNER THEREUNTO DULY AUTHORIZED THIS ____ DAY OF _____, 2017.

ALORAVITA I LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

DEDICATION ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }

ON THIS ____ DAY OF _____, 2017, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIGHER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

ARIZONA STATE LAND DEPARTMENT
ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }

THE STATE OF ARIZONA (THE "STATE"), BY AND THROUGH THE ARIZONA STATE LAND DEPARTMENT, BY AND THROUGH THE ARIZONA STATE LAND COMMISSIONER, HEREBY PROVIDES NOTICE THAT WITH RESPECT TO THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT (THE "PROPERTY"), ALORAVITA I LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("ALORAVITA"), IS THE HOLDER OF CERTIFICATE OF PURCHASE NO. 53-107148 ISSUED BY THE STATE ON JUNE 22, 2006 (THE "CERTIFICATE OF PURCHASE") WITH RESPECT TO THE PROPERTY. AS OF THE DATE THE STATE HAS SIGNED THIS ACKNOWLEDGEMENT ALORAVITA HAS NOT ACQUIRED FEE SIMPLE INTEREST IN AND TO ANY PORTION OF THE PROPERTY. THE STATE HAS NOT ISSUED A PATENT FOR ANY PORTION OF THE PROPERTY, AND THE STATE REMAINS THE OWNER OF FEE SIMPLE TITLE IN AND TO THE PROPERTY.

ACCORDINGLY, NOTWITHSTANDING ANY OTHER TERMS, PROVISIONS AND STATEMENTS SET FORTH BY ALORAVITA OR ANY OTHER PARTY SIGNATORY TO THIS PLAT, ALL PERSONS AND ENTITIES ARE HEREBY ADVISED THAT: (i) THE STATE'S EXECUTION OF THIS ACKNOWLEDGEMENT DOES NOT CONSTITUTE ANY CONSENT TO, OR GRANT BY THE STATE OF, ANY CONVEYANCE OF THE PROPERTY, WHETHER PURSUANT TO DEDICATIONS OF RIGHTS-OF-WAY OR OTHERWISE; (ii) NEITHER THE STATE NOR THE PROPERTY SHALL BE OBLIGATED TO BEAR ANY OF THE COST OF INSTALLING ANY OF THE IMPROVEMENTS DESCRIBED IN THIS PLAT; (iii) THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE CERTIFICATE OF PURCHASE AND APPLICABLE ARIZONA REVISED STATUTES, LAWS, RULES AND REGULATIONS; AND (iv) THE STATE RESERVES THE RIGHT TO TERMINATE THIS PLAT OF SUBDIVISION REGARDLESS OF ANY PORTION OF THE PROPERTY WHICH HAS NOT BEEN CONVEYED BY PATENT TO PURCHASER IN THE EVENT THE CERTIFICATE OF PURCHASE IS CANCELED WITH RESPECT TO ANY SUCH UNPATENTED PORTIONS OF THE PROPERTY.

STATE OF ARIZONA, BY AND THROUGH
THE ARIZONA STATE LAND DEPARTMENT, BY AND THROUGH
THE ARIZONA STATE LAND COMMISSIONER

BY: _____

PRINTED NAME: _____

TITLE: _____

STATE OF ARIZONA }
COUNTY OF MARICOPA }

ON THIS ____ DAY OF _____, 2017, BEFORE ME, PERSONALLY APPEARED

WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE STATE LAND COMMISSIONER OF THE STATE OF ARIZONA AND THAT HE/SHE AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NOTES

1. THE SUBDIVISION IS SUBJECT TO MASTER MAINTENANCE IMPROVEMENT DISTRICT (MID) #1177.
2. NO CONSTRUCTION OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENTS, EXCEPT UTILITIES, WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING, AND/OR HAVING, 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 UTILITIES, ELECTRICAL FACILITIES LESS THAN 88 KVA, CABLE T.V., TELECOMMUNICATIONS FIBER OPTICS, CELLULAR, GAS, ETC SHALL BE INSTALLED UNDERGROUND AS PART OF THE STREET IMPROVEMENTS.
4. MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN ALL TRACTS, EASEMENTS AND RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
5. ALL LOT CORNERS SHALL BE MONUMENTED WITH 12" REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
6. SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, BUT EXCLUDING TREES OVER 30 INCHES IN HEIGHT SHALL NOT BE PERMITTED WITHIN VIEW EASEMENTS OR THE RIGHT DISTANCE TRIANGLES. NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES IN HEIGHT OR BELOW 84 INCHES ARE PERMITTED. TREES ARE TO BE PLANTED SO AS NOT TO OBSTRUCT 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS.
7. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.
8. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.
9. THIS SUBDIVISION IS LOCATED WITHIN THE VICINITY OF A MILITARY AIRPORT.
10. THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A ROCK QUARRY (GRAVEL OPERATION).
11. NO STRUCTURE OF ANY KIND BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT OR TRACT WHICH WOULD IMPIDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT.
12. AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" OR EASEMENTS (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES) IN ACCORDANCE WITH APPROVED PLANS.
13. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
14. EXISTING 40' ROW EASEMENT ON 75TH AVENUE TO BE ACQUIRED DIRECTLY BY THE CITY OF PEORIA WITH DEVELOPER PROVIDED FUNDS FOR ROADWAY AND P.U.E. PURPOSES AS SHOWN HEREON.

ALORAVITA HOMEOWNERS ASSOCIATION
RATIFICATION AND CONSENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }

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

ALORAVITA HOMEOWNERS ASSOCIATION, AN ARIZONA NON PROFIT CORPORATION

BY: _____

ITS: _____

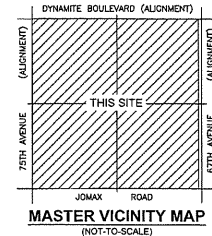
ALORAVITA HOMEOWNERS ASSOCIATION
RATIFICATION AND CONSENT
ACKNOWLEDGEMENT

ON THIS ____ DAY OF _____, 2017, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIGHER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC



MASTER VICINITY MAP
(NOT-TO-SCALE)

SITE AREA

27,827,709 SQUARE FEET OR 634.245 ACRES

FLOOD ZONE INFORMATION

ZONE "X":
AREAS OF 0.2% 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.

PER FLOOD INSURANCE RATE MAP NUMBER 04013C-1255L, MARICOPA COUNTY, DATED OCTOBER 16, 2013.

FLOOD ZONE DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONING

ZONING CASE Z08-02A.1

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF PEORIA, ARIZONA ON THIS ____ DAY OF _____, 2017.

BY: _____ MAYOR _____ DATE _____
ATTEST: _____ CITY CLERK _____ DATE _____

FOR CITY ENGINEER _____ DATE _____

CERTIFICATION

I, ERIC G. COFFEY, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF THIRTEEN (13) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JUNE AND SEPTEMBER, 2016, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: _____
ERIC G. COFFEY
REGISTRATION NUMBER 42196
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-6831
CIVLSURVEY@CIVLCL.COM

COUNTY RECORDER

OWNER / DEVELOPER

ALORAVITA I, LLC
27417 N. 85TH LANE
PEORIA, AZ 85303
PHONE: (602) 999-0346
CONTACT: SIDNEY ALLSOP

ENGINEER

CIVL CONSULTANTS
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 264-6831
FAX: (602) 264-6851
CONTACT: RYAN WEEED



DATE _____
REVISION _____
NO. _____
MASTER FINAL PLAT
ALORAVITA PHASE 1
PEORIA, ARIZONA

MASTER FINAL PLAT
ALORAVITA PHASE 1
PEORIA, ARIZONA



PEORIA NO. R140022

1 SHEET OF 13

GROSS AREA = 631.251ACRES

SEE SHEET 5 FOR
CURVE TABLE

Civil Engineer R. WEEED
CIVL Engineer # 01-032201
Date # _____

LEGAL DESCRIPTION

THAT PART OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CITY OF PEORIA BRASS CAP FLUSH MARKING THE SOUTHWEST CORNER OF SAID SECTION 36, FROM WHICH THE ALUMINUM CAP FLUSH STAMPED LS#27239 MARKING THE WEST QUARTER CORNER OF SAID SECTION 36 BEARS NORTH 00°46'18" WEST, A DISTANCE OF 2,635.65 FEET;

THENCE NORTH 00°46'18" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 40.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 40.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36;

THENCE SOUTH 89°59'37" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 40.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 40.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36;

THENCE NORTH 00°46'18" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 2,596.23 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 40.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36;

THENCE NORTH 00°46'13" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 564.12 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 3,300.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36;

THENCE NORTH 89°59'37" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36;

THENCE NORTH 00°46'13" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1,971.41 FEET TO THE MARICOPA COUNTY ALUMINUM CAP FLUSH STAMPED LS#29891 MARKING THE NORTHWEST CORNER OF SAID SECTION 36;

THENCE NORTH 89°44'10" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 2,688.91 FEET TO THE ALUMINUM CAP FLUSH STAMPED LS#19554 MARKING THE NORTH QUARTER CORNER OF SAID SECTION 36;

THENCE SOUTH 89°44'09" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 2,615.96 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 55.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36;

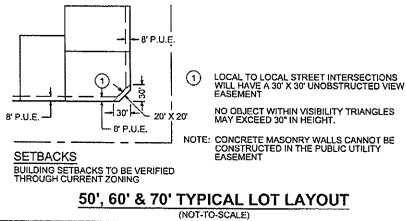
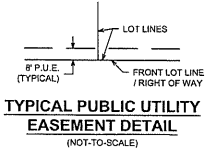
THENCE SOUTH 00°02'29" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 2,828.09 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 55.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36;

THENCE SOUTH 00°22'28" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 2,625.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36;

THENCE NORTH 89°58'23" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2,596.16 FEET TO THE BRASS CAP STAMPED LS#27282 MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 36;

THENCE NORTH 89°59'37" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 2,640.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 631.251 ACRES, MORE OR LESS.



BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 89°44'10" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 588 OF MAPS, PAGE 3, MARICOPA COUNTY RECORDS.

BENCHMARKS

CITY OF PEORIA BRASS CAP FLUSH AT THE INTERSECTION OF 75TH AVENUE AND JOMAX ROAD BEING THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 EAST.

ELEVATION = 1372.97' (CITY OF PEORIA DATUM & NAVD-88)

MARICOPA COUNTY BRASS CAP FLUSH MARKING THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 EAST.

ELEVATION = 1567.39' (NAVD-88)

MARICOPA COUNTY ALUMINUM CAP FLUSH MARKING THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 EAST.

ELEVATION = 1539.64' (NAVD-88)

LEGEND

- INDICATES SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
- INDICATES FOUND BRASS CAP PER ADJOINING RECORDED SUBDIVISION (UNLESS OTHERWISE NOTED)
- INDICATES CENTER LINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DET-120, TYPE "B" (UNLESS OTHERWISE NOTED)
- INDICATES CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DET. 120, TYPE "C" - MODIFIED (UNLESS OTHERWISE NOTED)
- INDICATES SECTION LINE
- INDICATES MID-SECTION LINE
- INDICATES BOUNDARY LINE
- INDICATES LOT LINE
- INDICATES CENTERLINE
- INDICATES EASEMENT
- INDICATES MATCH LINE
- INDICATES SHEET NUMBER
- INDICATES UNOBSTRUCTED VIEW EASEMENT (30' X 30')
- INDICATES PUBLIC UTILITY EASEMENT
- V.N.A.E. INDICATES VEHICULAR NON ACCESS EASEMENT
- S.W.E. INDICATES SIDEWALK EASEMENT
- A.C. INDICATES ACRES
- C1 INDICATES CURVE NUMBER
- M.C.R. INDICATES MARICOPA COUNTY RECORDER
- DOC.# INDICATES DOCUMENT NUMBER
- E.X. INDICATES EXISTING
- R.W. INDICATES RIGHT-OF-WAY
- B.K. INDICATES BOOK OF MAPS
- P.G. INDICATES PAGE NUMBER

PARCEL AREAS		
PARCEL NUMBER	AREA (SQUARE FEET)	AREA (ACRES)
1	607,824	13.954
2	763,706	17.303
3	539,282	12.383
5	572,717	13.148
6	712,630	16.360
TOTAL	3,186,268	73.147

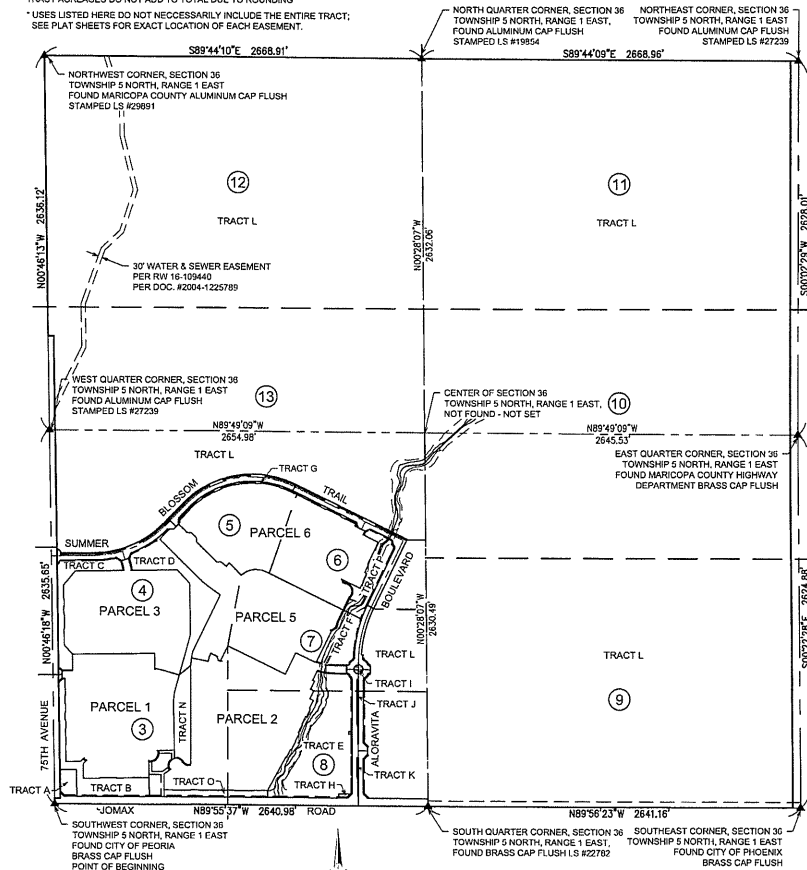
NOTE: PARCEL AREAS DO NOT ADD TO TOTALS DUE TO ROUNDING

LAND USE AREAS		
	SQUARE FEET	ACRES
TOTAL AREA OF PARCELS	3,186,268	73.147
TOTAL AREA OF TRACTS (A - L, N-P)	23,894,069	548.533
TOTAL AREA OF STREETS	416,938	9.572
TOTAL GROSS AREA	27,497,295	631.252

TRACT TABLE *	
TRACT AREAS	DESCRIPTION
TRACT A = 0.493 ACRES	CITY OF PEORIA BOOSTER PUMP STATION
TRACT B = 2.409 ACRES	LANDSCAPE, DRAINAGE, RETENTION, P.U.E.
TRACT C = 1.849 ACRES	LANDSCAPE, DRAINAGE, RETENTION, P.U.E.
TRACT D = 3.183 ACRES	LANDSCAPE, DRAINAGE, RETENTION, P.U.E., SEWER, WATER, MULTI-USE PUBLIC TRAIL, IRRIGATION
TRACT E = 0.070 ACRES	LANDSCAPE, DRAINAGE, RETENTION, P.U.E., MULTI-USE PUBLIC TRAIL, FUTURE CONVEYANCE TO CITY, WATER, IRRIGATION
TRACT F = 1.690 ACRES	LANDSCAPE, DRAINAGE, RETENTION, P.U.E., MULTI-USE PUBLIC TRAIL
TRACT G = 0.472 ACRES	LANDSCAPE, P.U.E.
TRACT H = 0.055 ACRES	LANDSCAPE, P.U.E., MONUMENTATION
TRACT I = 0.076 ACRES	LANDSCAPE, WATER EASEMENT
TRACT J = 0.084 ACRES	LANDSCAPE
TRACT K = 0.042 ACRES	LANDSCAPE
TRACT L = 524.892 ACRES	FUTURE DEVELOPMENT, ROADWAY AND UTILITIES EASEMENT
TRACT M = 2.554 ACRES	LANDSCAPE, DRAINAGE, RETENTION, P.U.E., SEWER, WATER, MULTI-USE PUBLIC TRAIL
TRACT N = 0.784 ACRES	LANDSCAPE, DRAINAGE, RETENTION, P.U.E., MULTI-USE PUBLIC TRAIL
TRACT O = 1.880 ACRES	LANDSCAPE, DRAINAGE, RETENTION, P.U.E., MULTI-USE PUBLIC TRAIL, WATER, IRRIGATION
TOTAL = 548.533 ACRES	

TRACT ACRES DO NOT ADD TO TOTAL DUE TO ROUNDING

*TRACTS LISTED HERE DO NOT NECESSARILY INCLUDE THE ENTIRE TRACT; SEE PLAT SHEETS FOR EXACT LOCATION OF EACH EASEMENT.



LOCATION MAP
(SCALE: 1" = 400')

COUNTY RECORDER



Coe & Van Loo Consultants, Inc.
ALORAVITA PHASE 1
PEORIA, ARIZONA

MASTER FINAL PLAT

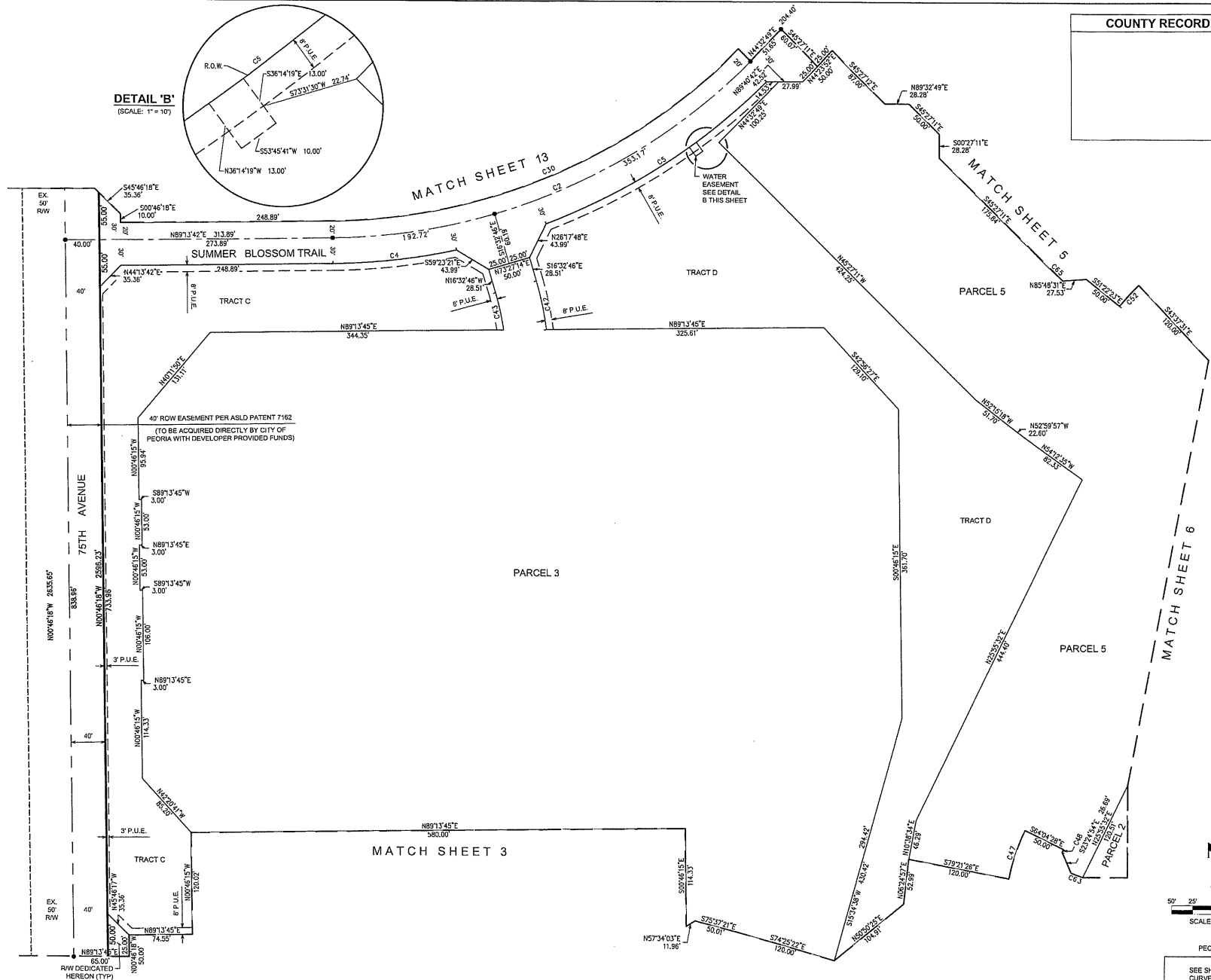


PEORIA NO. R140052

SEE SHEET 5 FOR CURVE TABLE

2 SHEET OF 13
CIV. ENGINEER R. WEED
CIV. ENGINEER 01-0232201
CIV. ENR.

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MASTER FINAL PLAT
ALORAVITA PHASE 1
PEORIA, ARIZONA

42189
R. WEED
CIVIL ENGINEER
STATE OF ARIZONA

4 SHEET OF 13

CIVIL ENGINE: R. WEED
CIVIL PRINTER: 01-0232201
CIVIL FILE #

PEORIA NO: R140052
SEE SHEET 5 FOR
CURVE TABLE

PARCEL 6

MATCH SHEET 4

MATCH SHEET 5

MATCH SHEET 6

MATCH SHEET 7

TRACT A

TRACT B

TRACT C

TRACT D

TRACT E

TRACT F

TRACT G

TRACT H

BLOSSOM TRAIL

SUMMER TRAIL

P.U.L.E.

SCALE: 1" = 50'

CVL
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CVL Contact: R. WEED
CVL Project #: 01-0232201
CVL File #

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ALORAVITA PHASE 1
PEORIA, ARIZONA



PEORIA NO.: R140052

25' 0'

SCALE: 1" = 50'

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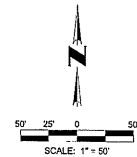
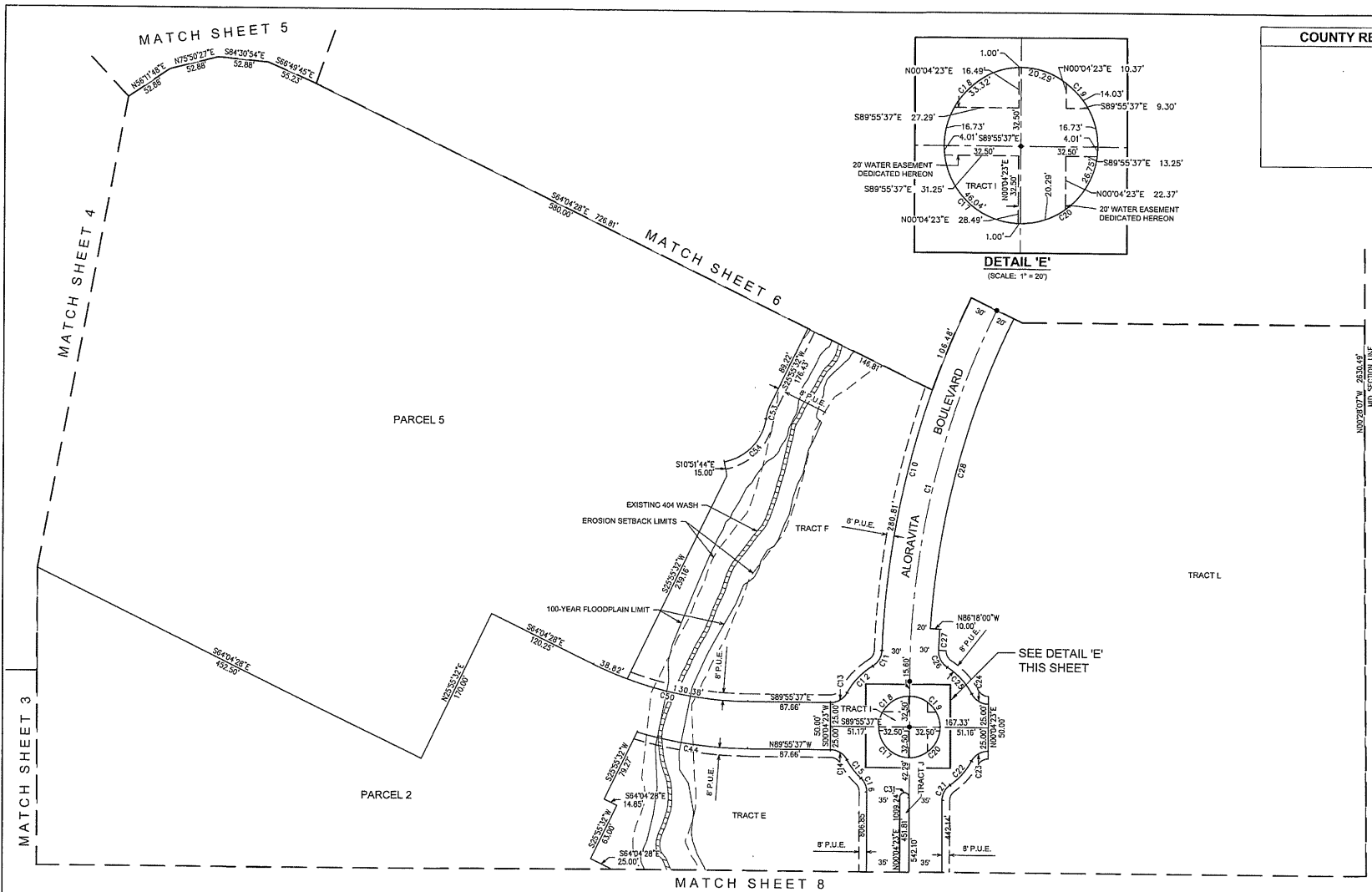
6 SHEET OF 13

ON CONTAMINATED WEED

CVL Control: R. WEED
EVS Project #: 01-02332

CVC Project
DM: Dia A

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MASTER FINAL PLAT
OF
ALORAVITA PHASE 1
PEORIA, ARIZONA

PEORIA NO.: R140052

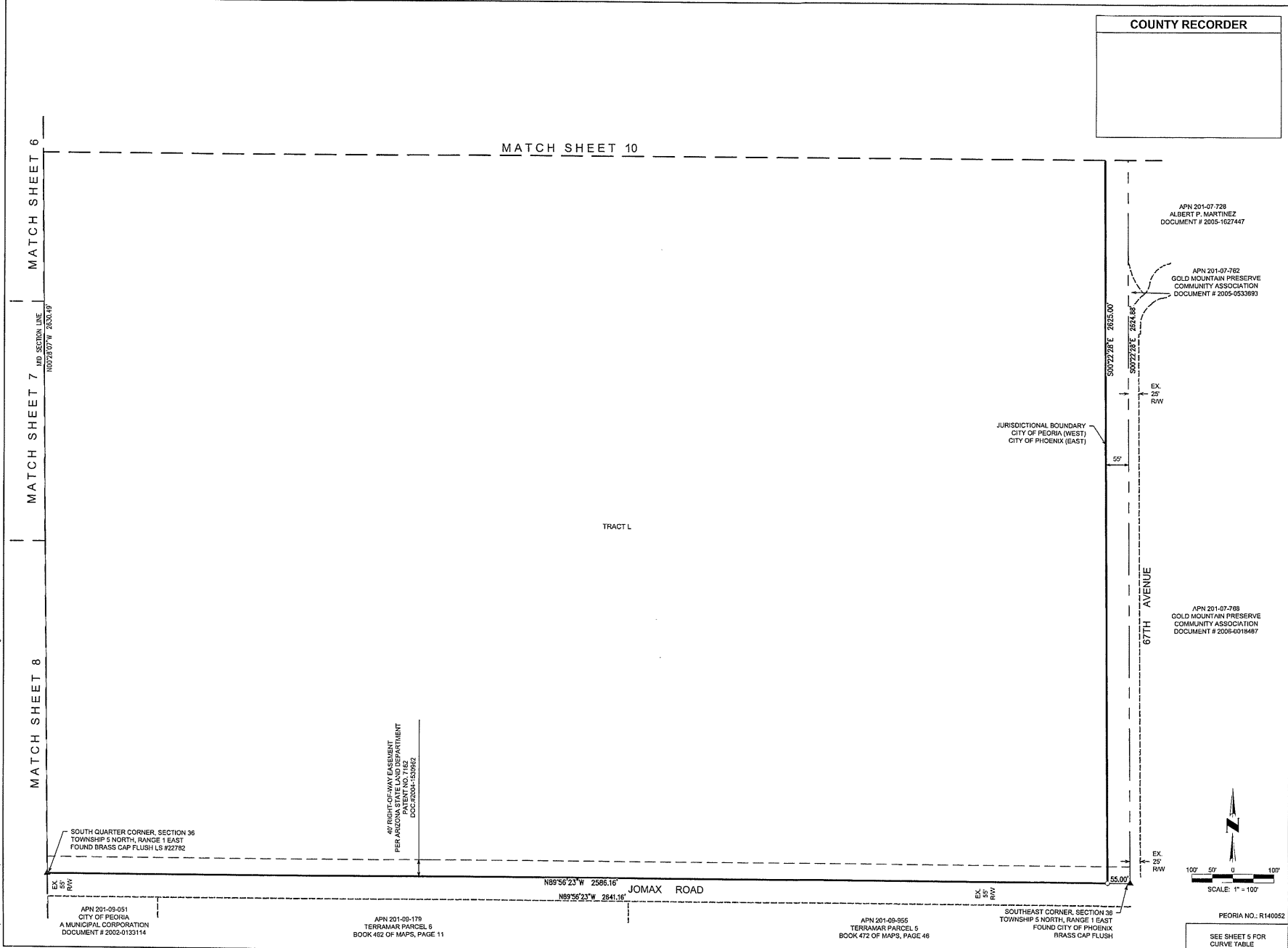


7 SHEET OF 13
CIVIL ENGINEER R. WEED
CIVIL ENGINEER # 01-0232201
CIVIL PE #

SEE SHEET 6 FOR CURVE TABLE

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COUNTY RECORDER

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www.civil.com

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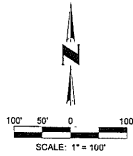
MASTER FINAL PLAT
ALORAVITA PHASE 1
PEORIA, ARIZONA

PEORIA NO.: R140052

SEE SHEET 5 FOR CURVE TABLE

9 SHEET OF 13

ICVL CONSULTANTS
R. WEED
ICVL PROJECT # 01-0232201
ICVL File #



COUNTY RECORDER

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602-264-4831
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ALORAVITA PHASE 1
PEORIA, ARIZONA



10 SHEET
OF 13

CVL Draft: R. WEED
CVL Project #: 01-0232201
CVL File #:

PEORIA NO.: R140052

SEE SHEET 5 FOR
CURVE TABLE

APN 201-28-375
EAGLE PRESERVE
COMMUNITY ASSOCIATION
DOCUMENT # 2003-0200581

APN 201-07-758
EAGLE PRESERVE
COMMUNITY ASSOCIATION
DOCUMENT # 2005-0533803

APN 201-07-728
ALBERT P. MARTINEZ
DOCUMENT # 2005-1027447

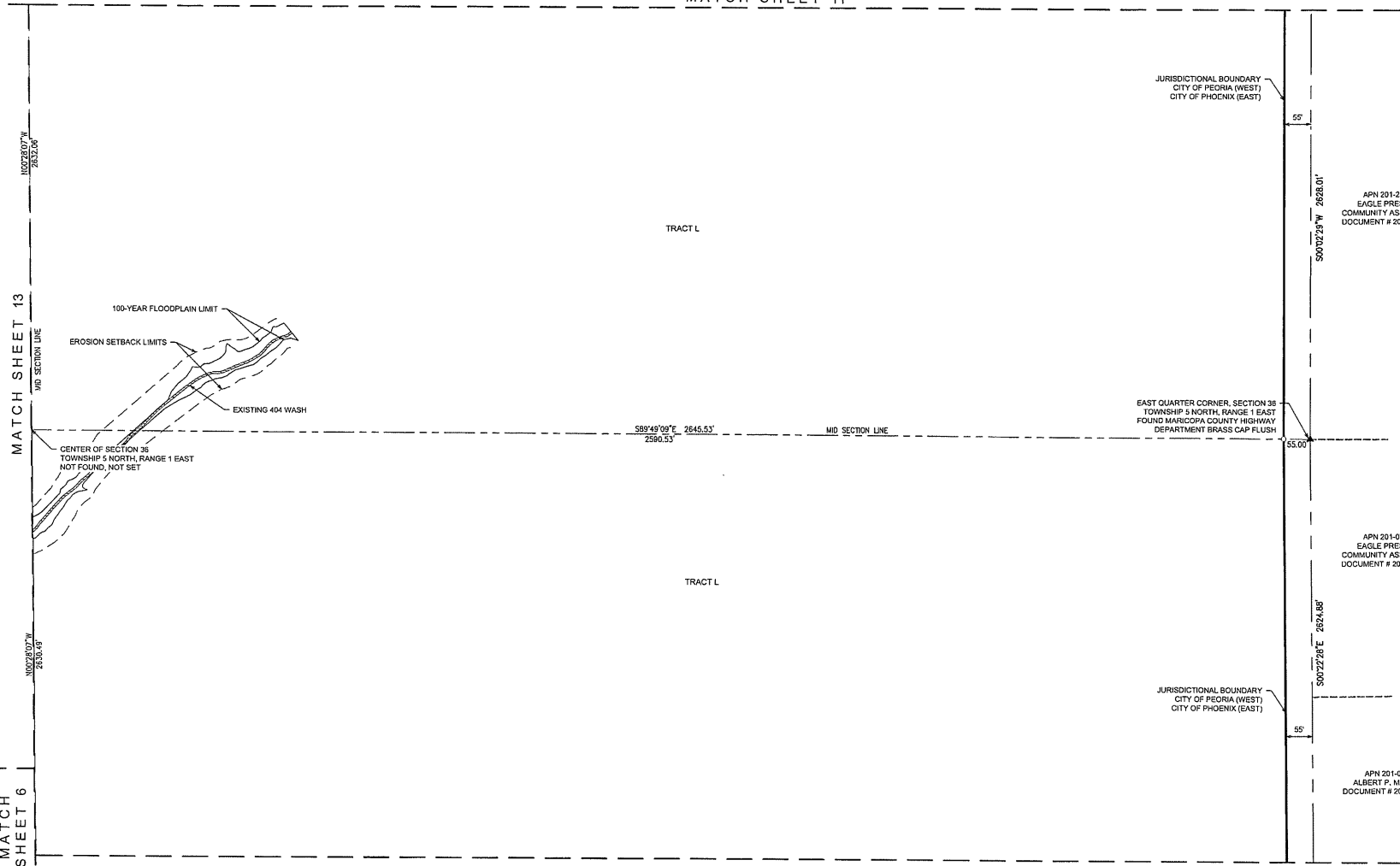
JURISDICTIONAL BOUNDARY
CITY OF PEORIA (WEST)
CITY OF PHOENIX (EAST)

EAST QUARTER CORNER, SECTION 38
TOWNSHIP 5 NORTH, RANGE 1 EAST
FOUND MARICOPA COUNTY HIGHWAY
DEPARTMENT BRASS CAP FLUSH

JURISDICTIONAL BOUNDARY
CITY OF PEORIA (WEST)
CITY OF PHOENIX (EAST)

MATCH SHEET 11

MATCH SHEET 9



Printed By: Matts Print Date: April 24, 2017 Filename: N:\01022501\CAED\PP\Part 1\Info\shack\A051\N-7-1\PLAT 12.dwg

MATCH SHEET 12

N10°28'07"W
2632.06'

1/40 SECTION LINE

NORTH QUARTER CORNER, SECTION 36
TOWNSHIP 5 NORTH, RANGE 1 EAST,
FOUND ALUMINUM CAP FLUSH
STAMPED LS #19854

APN 201-03-025
CITY OF PEORIA
DOCUMENT # 2005-000754
S89°44'09"E 2668.96'
S89°44'09"E 2613.95'

TRACT L

NORTHEAST CORNER, SECTION 36,
TOWNSHIP 5 NORTH, RANGE 1 EAST
FOUND ALUMINUM CAP FLUSH
STAMPED LS #27229

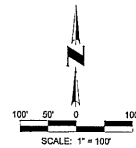
35.00'

JURISDICTIONAL BOUNDARY
CITY OF PEORIA (WEST)
CITY OF PHOENIX (EAST)

55'

APN 201-28-375
EAGLE PRESERVE
COMMUNITY ASSOCIATION
DOCUMENT # 2005-000551

S00°02'29"W 2628.09'
S00°02'29"W 2628.01'



COUNTY RECORDER

PEORIA NO. R140052

SEE SHEET 5 FOR
CURVE TABLE

NO.	REVISION	DATE

MASTER FINAL PLAT

ALORAVITA PHASE 1
PEORIA, ARIZONA

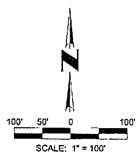
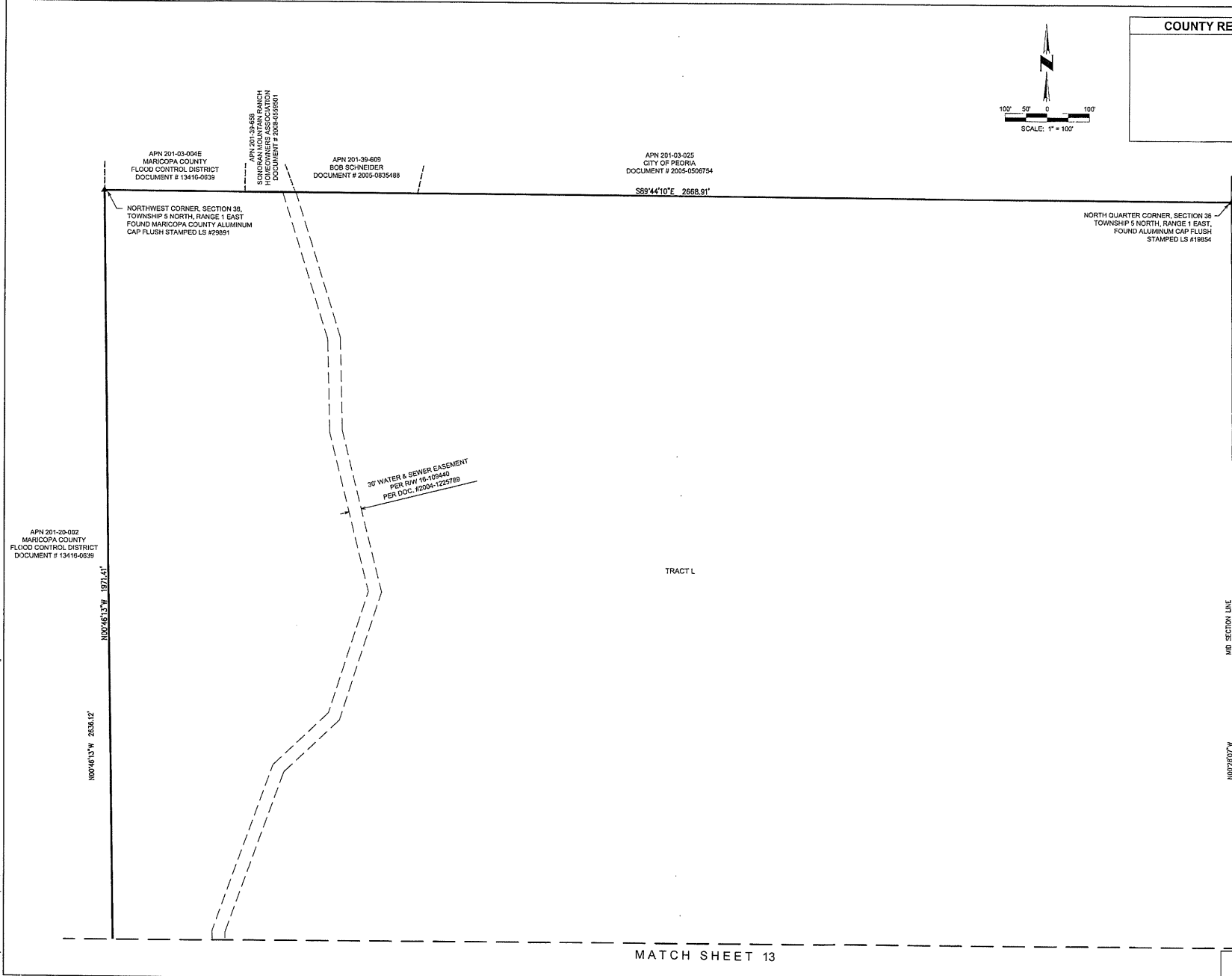


11 SHEET
OF 13
C.V. Co. Ltd. R. WEED
C.V. Project # 01-0232201
C.V. File #


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602-264-6831
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PEORIA, ARIZONA



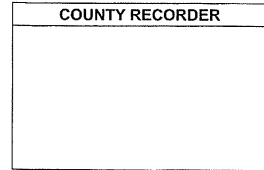
PEORIA NO.: R140052

12 SHEET OF 13

SEE SHEET 5 FOR CURVE TABLE

CVE File #

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NO.	REVISION	DATE

Coe & Van Loo Consultants, Inc.

MASTER FINAL PLAT
ALORAVITA PHASE 1
PEORIA, ARIZONA



13^{SHEET}
OF 13

A. Contact: **R. WEED**
 A. Project #: **01-0232201**
 A. File #:

