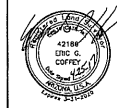




Coe & Van Loo Consultants, Inc.  
ALORAVITA PHASE 1 - PARCEL 1  
PEORIA, ARIZONA



1 SHEET OF 3  
CVC OFFICE: R. W. WOOD  
CVC PHONE: 602-264-8831  
CVC FAX: 602-264-8831  
CVC SURVEY: CVC.LCI.COM

COUNTY RECORDER

# FINAL PLAT FOR "ALORAVITA PHASE 1 - PARCEL 1"

BEING A SUBDIVISION OF PARCEL 1 OF A MASTER FINAL PLAT FOR "ALORAVITA PHASE 1"  
RECORDED IN BOOK \_\_\_\_ OF MAPS, PAGE \_\_\_\_, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING  
WITHIN THE SOUTHWEST QUARTER 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

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 FINAL PLAT FOR "ALORAVITA PHASE 1 - PARCEL 1", BEING A SUBDIVISION OF PARCEL 1 OF A MASTER FINAL PLAT FOR "ALORAVITA PHASE 1" RECORDED IN BOOK \_\_\_\_ OF MAPS, PAGE \_\_\_\_, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING WITHIN THE SOUTHWEST QUARTER 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 - PARCEL 1" DESCRIBED HEREON, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME, AND THAT EACH LOT, 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 AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

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, GAS, 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 WHOEVER.

PUBLIC UTILITY EASEMENTS (PUE) 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.

THE CITY OF PEORIA IS HEREBY GIVEN AN EASEMENT FOR MAINTENANCE OF LANDSCAPING, RETENTION AND DRAINAGE FACILITIES ON TRACTS A THROUGH F, 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, 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.

THE OWNER DOES HEREBY GRANT TO THE CITY OF PEORIA, AN EASEMENT FOR MAINTENANCE OF ON-SITE RETENTION BASINS(S), PIPE STORAGE SYSTEM(S), OR ANY DRAINAGE FACILITIES) 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 CENTER 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.

THE OWNER DOES HEREBY GRANT TO THE CITY OF PEORIA, AN EASEMENT FOR TRAIL, PURCHASER OVER, UNDER AND ACROSS PORTIONS OF TRACT E, MAINTENANCE OF SAID TRAIL EASEMENT AND THE IMPROVEMENTS WITHIN SHALL BE THE RESPONSIBILITY OF THE ALORAVITA HOMEOWNERS ASSOCIATION. 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 SAID TRAIL EASEMENT, AS LONG AS THE HOMEOWNERS ASSOCIATION IS IN EXISTENCE, IT WILL BE RESPONSIBLE FOR PROVIDING ALL MAINTENANCE OF LANDSCAPING, THE TRAIL, AND THE APPURTENANCES THERETO, REGARDLESS OF THE DEDICATION OF THE EASEMENT.

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 HIS/HER 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, 2008 (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 REGARDING ANY PORTIONS OF THE PROPERTY WHICH HAVE 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

## 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 HIS/HER 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.

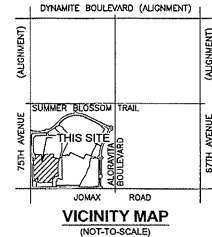
NOTARY PUBLIC

## NOTES

- THE SUBDIVISION IS SUBJECT TO MASTER MAINTENANCE IMPROVEMENT DISTRICT (MID) #1177, MAINTENANCE IMPROVEMENT DISTRICT (MID) #1178, AND STREET LIGHT IMPROVEMENT DISTRICT (SLID) #1104.
- 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 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.
- ALL NEW AND EXISTING UTILITIES, ELECTRICAL FACILITIES LESS THAN 69 KVA, CABLE TV, TELECOMMUNICATIONS FIBER OPTICS, CELLULAR, GAS, ETC SHALL BE INSTALLED UNDERGROUND AS PART OF THE STREET IMPROVEMENTS.
- MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN ALL TRACTS, EASEMENTS AND RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- 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.
- 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 SIGHT 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.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.
- THIS SUBDIVISION IS LOCATED WITHIN THE VICINITY OF A MILITARY AIRPORT.
- THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A ROCK QUARRY (GRAVEL OPERATION).
- 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 IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT.
- 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.
- HILLSIDE LOTS WILL REQUIRE INDIVIDUAL, HILLSIDE DEVELOPMENT REVIEW BY THE CITY'S PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
- EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT FOR A TOTAL OF 65 DWELLINGS WITHIN THE ENTIRE SUBDIVISION.
- LOTS AT T-INTERSECTIONS WILL REQUIRE DRIVEWAY SET IN LINE WITH ONCOMING TRAFFIC. THIS APPLIES TO LOTS 2, 39, 43, 56 AND 61 ("T").
- VIEW FENCING IS REQUIRED ON LOT 39 ADJACENT TO TRACT E. TRACT E SHALL PROVIDE LOW LEVEL LIGHTING FOR PEDESTRIAN SAFETY.
- REQUIRED STORM WATER RETENTION FOR THIS PARCEL IS MET BY UTILIZING INFRASTRUCTURE COMMON AREA BASINS. THESE BASINS ARE PART OF THE MASTER MID #1177 AND ARE THE RESPONSIBILITY OF THE ALORAVITA HOMEOWNERS ASSOCIATION. THE VOLUME FOR THIS PARCEL IS 2.23 AC. FT.
- THIS SUBDIVISION IS PART OF ALORAVITA PHASE 1 DEVELOPMENT AND MASTER FINAL PLAT. SUBDIVISION APPROVAL SHALL REQUIRE RECORDING OF THE ALORAVITA PHASE 1 MASTER FINAL PLAT AND APPROVAL OF THE ALORAVITA PHASE 1 INFRASTRUCTURE IMPROVEMENT.
- REQUIRED SECONDARY ACCESS FOR THIS SUBDIVISION IS PROVIDED BY MEANS OF CONNECTION WITH ALORAVITA PHASE 1 INFRASTRUCTURE IMPROVEMENTS AND PARCEL 3. IF AT TIME OF INDIVIDUAL PARCEL PERMITTING, SECONDARY FIRE ACCESS HAS NOT BEEN CONSTRUCTED AND APPROVED BY THE CITY, FIRE SPRINKLER SYSTEMS COMPLYING WITH CURRENT FIRE CODE SHALL BE PROVIDED FOR LOTS WITHIN THIS SUBDIVISION.

## 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.



## LEGAL DESCRIPTION

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

COMMENCING AT THE CITY OF PEORIA BRASS CAP FLUSH MARKING THE SOUTHWEST CORNER OF SAID SECTION 36, FROM WHICH THE ALUMINUM CAP FLUSH STAMPED L#8 27239 MARKING THE WEST QUARTER CORNER OF SAID SECTION 36 BEARS NORTH 00°46'18" WEST, A DISTANCE OF 2,633.65 FEET;

THENCE NORTH 00°46'18" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 909.47 FEET;

THENCE NORTH 89°13'45" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 65.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°46'18" WEST, A DISTANCE OF 25.00 FEET;  
THENCE NORTH 89°13'45" EAST, A DISTANCE OF 74.55 FEET;  
THENCE NORTH 00°46'18" WEST, A DISTANCE OF 120.02 FEET;  
THENCE NORTH 89°13'45" EAST, A DISTANCE OF 560.00 FEET;  
THENCE SOUTH 00°46'18" EAST, A DISTANCE OF 114.33 FEET;  
THENCE SOUTH 89°13'45" WEST, A DISTANCE OF 11.98 FEET;  
THENCE SOUTH 73°27'44" EAST, A DISTANCE OF 50.01 FEET;  
THENCE SOUTH 74°22'22" EAST, A DISTANCE OF 120.00 FEET;  
THENCE SOUTH 15°34'38" WEST, A DISTANCE OF 135.00 FEET;  
THENCE SOUTH 04°23'31" WEST, A DISTANCE OF 53.98 FEET;  
THENCE SOUTH 00°46'18" EAST, A DISTANCE OF 348.00 FEET;

THENCE SOUTH 89°13'45" WEST, A DISTANCE OF 117.93 FEET TO A POINT ON A 55.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 73°27'44" EAST;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°34'33", A DISTANCE OF 1.52 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 55.00 FOOT RADIUS, CONCAVE NORTHWESTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 118°05'32", A DISTANCE OF 113.42 FEET;

THENCE SOUTH 00°46'18" EAST, A DISTANCE OF 118.98 FEET;  
THENCE SOUTH 89°13'45" WEST, A DISTANCE OF 58.00 FEET;  
THENCE NORTH 00°46'18" WEST, A DISTANCE OF 3.00 FEET;  
THENCE SOUTH 89°13'45" WEST, A DISTANCE OF 58.00 FEET;  
THENCE SOUTH 00°46'18" EAST, A DISTANCE OF 58.00 FEET;  
THENCE SOUTH 89°13'45" WEST, A DISTANCE OF 115.00 FEET;  
THENCE NORTH 00°46'18" WEST, A DISTANCE OF 3.00 FEET;  
THENCE SOUTH 89°13'45" WEST, A DISTANCE OF 115.00 FEET;  
THENCE SOUTH 00°46'18" EAST, A DISTANCE OF 3.00 FEET;  
THENCE SOUTH 89°13'45" WEST, A DISTANCE OF 116.00 FEET;  
THENCE NORTH 00°46'18" WEST, A DISTANCE OF 102.32 FEET;

THENCE NORTH 44°13'45" EAST, A DISTANCE OF 33.93 FEET TO A POINT ON A 55.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 30°34'46" EAST;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°19'27", A DISTANCE OF 55.22 FEET;

THENCE SOUTH 44°13'45" WEST, A DISTANCE OF 33.93 FEET;  
THENCE SOUTH 89°13'45" WEST, A DISTANCE OF 102.00 FEET;  
THENCE NORTH 00°46'18" WEST, A DISTANCE OF 116.00 FEET;  
THENCE NORTH 89°13'45" EAST, A DISTANCE OF 3.00 FEET;  
THENCE NORTH 00°46'18" WEST, A DISTANCE OF 58.00 FEET;  
THENCE NORTH 89°13'45" WEST, A DISTANCE OF 3.00 FEET;  
THENCE NORTH 00°46'18" WEST, A DISTANCE OF 58.00 FEET;  
THENCE NORTH 89°13'45" EAST, A DISTANCE OF 3.00 FEET;  
THENCE NORTH 00°46'18" WEST, A DISTANCE OF 58.00 FEET;  
THENCE SOUTH 89°13'45" WEST, A DISTANCE OF 3.00 FEET;  
THENCE SOUTH 89°13'45" WEST, A DISTANCE OF 58.00 FEET;  
THENCE SOUTH 00°46'18" WEST, A DISTANCE OF 3.00 FEET;  
THENCE SOUTH 89°13'45" WEST, A DISTANCE OF 58.00 FEET;  
THENCE NORTH 00°46'18" WEST, A DISTANCE OF 124.00 FEET;  
THENCE SOUTH 89°13'45" WEST, A DISTANCE OF 21.02 FEET;

THENCE NORTH 00°46'18" WEST, A DISTANCE OF 25.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 13.954 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 76TH 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)

## TRACT TABLE \*

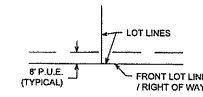
TRACT AREAS	DESCRIPTION
TRACT 'A' = 0.076 ACRES	LANDSCAPE, P.U.E., U.V.E.
TRACT 'B' = 0.039 ACRES	LANDSCAPE, P.U.E., U.V.E.
TRACT 'C' = 0.038 ACRES	LANDSCAPE, P.U.E., U.V.E.
TRACT 'D' = 0.038 ACRES	LANDSCAPE, P.U.E., U.V.E.
TRACT 'E' = 0.055 ACRES	LANDSCAPE, DRAINAGE, P.U.E., MULTI-USE TRAIL
TRACT 'F' = 0.019 ACRES	LANDSCAPE, P.U.E., U.V.E.
TOTAL = 0.265 ACRES	

\*USES LISTED HERE DO NOT NECESSARILY INCLUDE THE ENTIRE TRACT. SEE PLAT SHEETS FOR SPECIFIC LOCATION OF EACH EASEMENT.

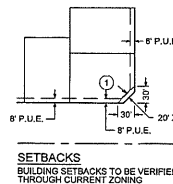
LAND USE AREAS	SQUARE FEET	ACRES
TOTAL AREA OF LOTS	457,757	10.509
TOTAL AREA OF TRACTS (A - F)	11,589	0.265
TOTAL AREA OF STREETS	138,499	3.180
TOTAL GROSS AREA	607,825	13.954

## 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 UNOBSTRUCTED VIEW EASEMENT (30' X 30')
- INDICATES UNOBSTRUCTED VIEW EASEMENT
- INDICATES PUBLIC UTILITY EASEMENT
- INDICATES VEHICULAR NON ACCESS EASEMENT
- INDICATES ACRES
- INDICATES CURVE NUMBER
- INDICATES HEADLIGHT INTRUSION
- INDICATES MARICOPA COUNTY RECORDER



TYPICAL PUBLIC UTILITY EASEMENT DETAIL (NOT-TO-SCALE)



50', 60' & 70' TYPICAL LOT LAYOUT (NOT-TO-SCALE)

NOTE: LOCAL TO LOCAL STREET INTERSECTIONS WILL HAVE A 30' X 30' UNOBSTRUCTED VIEW EASEMENT. NO OBJECT WITHIN VISIBILITY TRIANGLES MAY EXCEED 30' IN HEIGHT. NOTE: CONCRETE MASONRY WALLS CANNOT BE CONSTRUCTED IN THE PUBLIC UTILITY EASEMENT

## COUNTY RECORDER

ICVL CONSULTANTS  
4550 North 12th Street  
Phoenix, Arizona 85014  
602-264-4831  
www.icvl.com

DATE  
REVISION  
NO

Coe & Van Loo Consultants, Inc.

## FINAL PLAT

ALORAVITA PHASE 1 - PARCEL 1  
PEORIA, ARIZONA

## CURVE TABLE

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD-BEARING
1	55.00	1.52	001°34'33"	0.76	1.51	S17°19'28.5"E
2	55.00	113.42	118°09'32"	91.82	94.37	S40°58'01.0"W
3	55.00	25.22	026°18'27"	12.84	25.00	N46°17'00.5"W
4	200.00	57.07	016°20'53"	28.73	56.87	S82°35'48.5"E
5	200.00	57.07	016°20'53"	28.73	56.87	N07°24'11.5"E
6	55.00	16.65	017°20'30"	8.39	16.58	S07°53'59.5"W
7	55.00	119.69	124°40'59"	104.94	97.43	S45°46'15.5"E
8	55.00	16.65	017°20'30"	8.39	16.58	N80°33'30.0"E
9	55.00	16.65	017°20'30"	8.39	16.58	S82°08'00.5"E
10	55.00	119.69	124°40'59"	104.94	97.43	N44°13'14.5"E
11	55.00	16.65	017°20'30"	8.39	16.58	N09°26'30.0"W
12	175.00	49.93	018°20'53"	25.14	49.76	N07°24'11.3"E
13	225.00	40.56	010°19'43"	20.14	40.51	N85°36'23.5"W
14	175.00	26.34	008°37'22"	13.19	26.31	S86°27'34.0"E
15	225.00	84.20	018°20'53"	32.32	63.98	S07°24'11.5"W

## TOTAL LAND USE

TOTAL NUMBER OF LOTS	65
TOTAL NUMBER OF TRACTS	6
GROSS RESIDENTIAL DENSITY	4,658 D.U./A.C.

LOT NUMBER	AREA (SQUARE FEET)
1	6,961
2	6,961
3	6,961
4	6,961
5	6,961
6	6,961
7	6,961
8	6,961
9	6,961
10	6,961
11	7,105
12	7,105
13	7,105
14	7,105
15	7,105
16	7,105
17	7,033
18	7,033
19	7,105
20	7,105
21	7,105
22	7,105
23	7,105
24	7,033
25	6,889
26	6,960
27	6,960
28	6,960
29	6,960
30	6,960
31	6,888
32	6,888
33	6,960
34	6,960
35	6,960
36	6,960
37	6,960
38	6,888
39	6,960
40	6,960
41	6,655
42	6,960
43	6,960
44	6,960
45	6,960
46	6,960
47	6,950
48	7,100
49	6,960
50	7,134
51	7,134
52	6,960
53	6,960
54	7,080
55	6,828
56	6,966
57	7,193
58	7,076
59	7,250
60	7,076
61	7,250
62	7,076
63	7,250
64	7,076
65	7,004
TOTAL	457,757

PEORIA NO. R140053

SEE SHEET 2 FOR CURVE TABLE AND LOT AREA TABLE



2 SHEET OF 3

Civil Engineer: R. WEED  
Civil Engineer # 01-0232201  
Civil Engineer #

