

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 2", BEING A SUBDIVISION OF PARCEL 2 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 2" 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 WHOMSOEVER.

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.

THE CITY OF PEORIA IS HEREBY GIVEN AN EASEMENT FOR MAINTENANCE OF LANDSCAPING, RETENTION AND DRAINAGE FACILITIES ON TRACTS A THROUGH I, 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 BASIN(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 PURPOSES 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

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, 2009 (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 HEREBY 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

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

FINAL PLAT FOR "ALORAVITA PHASE 1 - PARCEL 2"

BEING A SUBDIVISION OF PARCEL 2 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

NOTES

- THE SUBDIVISION IS SUBJECT TO MASTER MAINTENANCE IMPROVEMENT DISTRICT (MID) #1177, MAINTENANCE IMPROVEMENT DISTRICT (MID) #1179, AND STREET LIGHT IMPROVEMENT DISTRICT (SLID) #1105.
- 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 60 KVA, CABLE T.V., 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 TACED 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 34 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 5, 9, 19 AND 38 ("I").
- 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 2.00 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 5. 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 49130-1255I, MARICOPA COUNTY, DATED OCTOBER 15, 2013.

FLOOD ZONE DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.

COUNTY RECORDER

OWNER / DEVELOPER

ALORAVITA I, LLC
27411 N. 80TH LANE
PEORIA, AZ 85383
PHONE: (602) 999-8346
CONTACT: SIDNEY ALLSOP

ENGINEER

CVL CONSULTANTS
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 264-8831
FAX: (602) 264-8831
CONTACT: RYAN WEED

SITE AREA

753,895 SQUARE FEET OR 17.307 ACRES

ZONING

ZONING CASE 208-02A.1

ZONING

PRELIMINARY PLAT CASE P13-0020

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 THREE (3) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTHS OF JUNE, 2014 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 R2168
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-8831
CVLSURVEY@CVLCCI.COM

PEORIA NO. R140054

GROSS AREA = 17.303 ACRES

SEE SHEET 3 FOR CURVE
TABLE AND LOT AREA TABLE

CVL
CONSULTANTS
4550 North 12th Street
Phoenix, Arizona 85014
602-264-8831
www.cvlcci.com

DATE _____
REVISION _____
NO. _____
FINAL PLAT
ALORAVITA PHASE 1 - PARCEL 2
PEORIA, ARIZONA

FINAL PLAT
ALORAVITA PHASE 1 - PARCEL 2
PEORIA, ARIZONA

47186
ERIC G. COFFEY
REGISTERED LAND SURVEYOR
STATE OF ARIZONA

1 SHEET
OF 3
CVL Contact: R. WEED
CVL Project # 01-0232201
CVL P# 4

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&M 27259 MARKING THE WEST QUARTER CORNER OF SAID SECTION 36 BEARS NORTH 00°46'18" WEST, A DISTANCE OF 2,633.05 FEET;

THENCE SOUTH 89°55'37" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 2,148.00 FEET;

THENCE NORTH 00°04'23" EAST, A DISTANCE OF 961.14 FEET;

THENCE NORTH 89°55'37" WEST, A DISTANCE OF 83.67 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00°04'23" WEST, A DISTANCE OF 25.00 FEET;

THENCE NORTH 89°55'37" WEST, A DISTANCE OF 87.66 FEET TO THE BEGINNING OF A TANGENT CURVE OF 425.00 FOOT RADIUS, CONCAVE NORTHEASTERLY;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°59'45", A DISTANCE OF 116.65 FEET;

THENCE SOUTH 25°55'32" WEST, A DISTANCE OF 78.27 FEET;

THENCE SOUTH 64°04'28" EAST, A DISTANCE OF 14.85 FEET;

THENCE SOUTH 25°55'32" WEST, A DISTANCE OF 63.00 FEET;

THENCE SOUTH 64°04'28" EAST, A DISTANCE OF 27.00 FEET;

THENCE SOUTH 25°55'32" WEST, A DISTANCE OF 63.00 FEET;

THENCE SOUTH 64°04'28" EAST, A DISTANCE OF 63.00 FEET;

THENCE SOUTH 25°55'32" WEST, A DISTANCE OF 63.00 FEET;

THENCE SOUTH 64°04'28" EAST, A DISTANCE OF 63.00 FEET;

THENCE SOUTH 25°55'32" WEST, A DISTANCE OF 63.00 FEET;

THENCE SOUTH 64°04'28" EAST, A DISTANCE OF 63.00 FEET;

THENCE SOUTH 25°55'32" WEST, A DISTANCE OF 63.00 FEET;

THENCE SOUTH 64°04'28" EAST, A DISTANCE OF 63.00 FEET;

THENCE SOUTH 25°55'32" WEST, A DISTANCE OF 63.00 FEET;

THENCE SOUTH 64°04'28" EAST, A DISTANCE OF 63.00 FEET;

THENCE SOUTH 25°55'32" WEST, A DISTANCE OF 63.00 FEET;

THENCE SOUTH 64°04'28" EAST, A DISTANCE OF 63.00 FEET;

THENCE SOUTH 25°55'32" WEST, A DISTANCE OF 63.00 FEET;

THENCE SOUTH 64°04'28" EAST, A DISTANCE OF 63.00 FEET;

THENCE SOUTH 25°55'32" WEST, A DISTANCE OF 63.00 FEET;

THENCE SOUTH 64°04'28" EAST, A DISTANCE OF 63.00 FEET;

THENCE SOUTH 25°55'32" WEST, A DISTANCE OF 63.00 FEET;

THENCE SOUTH 64°04'28" EAST, A DISTANCE OF 63.00 FEET;

THENCE SOUTH 25°55'32" WEST, A DISTANCE OF 63.00 FEET;

THENCE SOUTH 64°04'28" EAST, A DISTANCE OF 63.00 FEET;

THENCE SOUTH 25°55'32" WEST, A DISTANCE OF 63.00 FEET;

THENCE SOUTH 64°04'28" EAST, A DISTANCE OF 63.00 FEET;

THENCE NORTH 55°56'25" EAST, A DISTANCE OF 55.00 FEET TO A POINT ON A 50.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 55°56'25" EAST;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 184°07'38", A DISTANCE OF 160.69 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 50.00 FOOT RADIUS, CONCAVE NORTHEASTERLY;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 60°00'00", A DISTANCE OF 52.30 FEET;

THENCE SOUTH 89°55'37" EAST, A DISTANCE OF 16.20 FEET;

THENCE NORTH 00°04'23" EAST, A DISTANCE OF 708.00 FEET;

THENCE NORTH 05°24'57" EAST, A DISTANCE OF 52.90 FEET;

THENCE SOUTH 79°21'28" EAST, A DISTANCE OF 120.00 FEET TO A POINT ON A 225.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 79°21'28" EAST;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°16'58", A DISTANCE OF 60.02 FEET;

THENCE SOUTH 64°04'28" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON A 175.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 64°04'28" EAST;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°11'30", A DISTANCE OF 3.65 FEET;

THENCE SOUTH 23°24'54" EAST, A DISTANCE OF 26.69 FEET TO A POINT ON A 225.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 18°26'10" WEST;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°38'19", A DISTANCE OF 14.29 FEET;

THENCE SOUTH 25°55'32" WEST, A DISTANCE OF 120.51 FEET;

THENCE SOUTH 64°04'28" EAST, A DISTANCE OF 452.50 FEET;

THENCE NORTH 25°55'32" WEST, A DISTANCE OF 170.00 FEET;

THENCE SOUTH 64°04'28" EAST, A DISTANCE OF 120.25 FEET TO THE BEGINNING OF A TANGENT CURVE OF 375.00 FOOT RADIUS, CONCAVE NORTHEASTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°11'00", A DISTANCE OF 189.20 FEET;

THENCE SOUTH 89°55'37" EAST, A DISTANCE OF 87.66 FEET;

THENCE SOUTH 00°04'23" WEST, A DISTANCE OF 25.00 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 17.303 ACRES, MORE OR LESS.

TRACT TABLE *	
TRACT AREAS	DESCRIPTION
TRACT 'A' = 0.028 ACRES	LANDSCAPE, P.U.E., U.V.E.
TRACT 'B' = 0.049 ACRES	LANDSCAPE, P.U.E., U.V.E.
TRACT 'C' = 0.227 ACRES	LANDSCAPE, P.U.E., U.V.E.
TRACT 'D' = 0.024 ACRES	LANDSCAPE, P.U.E., U.V.E.
TRACT 'E' = 0.120 ACRES	LANDSCAPE, DRAINAGE, P.U.E., MULTI-USE TRAIL
TRACT 'F' = 0.154 ACRES	LANDSCAPE, P.U.E., U.V.E.
TRACT 'G' = 0.024 ACRES	LANDSCAPE, P.U.E., U.V.E.
TRACT 'H' = 0.135 ACRES	LANDSCAPE, P.U.E., U.V.E.
TRACT 'I' = 0.150 ACRES	LANDSCAPE, P.U.E., U.V.E.
TOTAL = 0.911 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	531,148	12.194
TOTAL AREA OF TRACTS (A - I)	39,671	0.911
TOTAL AREA OF STREETS	162,887	4.168
TOTAL GROSS AREA	753,706	17.303

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
①	INDICATES UNOBSTRUCTED VIEW EASEMENT (30' X 30')
U.V.E.	INDICATES UNOBSTRUCTED VIEW EASEMENT
P.U.E.	INDICATES PUBLIC UTILITY EASEMENT
V.N.A.E.	INDICATES VEHICULAR NON ACCESS EASEMENT
S.W.E.	INDICATES SIDEWALK EASEMENT
AC	INDICATES ACRES
C1	INDICATES CURVE NUMBER
* *	INDICATES HEADLIGHT INTRUSION
M.C.R.	INDICATES MARICOPA COUNTY RECORDER

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 JONAH ROAD BEING THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 EAST.

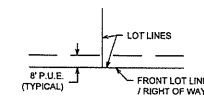
ELEVATION = 1372.27' (CITY OF PEORIA DATUM & NAVD-83)

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

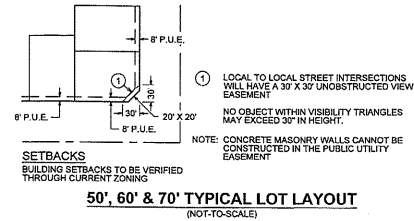
ELEVATION = 1587.39' (NAVD-88)

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

ELEVATION = 1538.64' (NAVD-88)



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



TOTAL LAND USE	
TOTAL NUMBER OF LOTS	65
TOTAL NUMBER OF TRACTS	9
GROSS RESIDENTIAL DENSITY	3.750 D.U./A.C.

CURVE TABLE

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD-BEARING
1	425.00	118.65	015°59'45"	59.71	118.27	N81°55'44.5"W
2	50.00	160.69	184°07'58"	---	95.93	N58°00'24.0"E
3	50.00	52.36	060°00'00"	28.87	50.00	S59°55'37.0"E
4	225.00	60.02	015°18'58"	30.19	59.84	N18°17'03.0"E
5	175.00	3.65	001°11'36"	1.82	3.65	S25°19'44.0"W
6	225.00	14.29	003°38'19"	7.15	14.29	S69°44'34.5"E
7	375.00	189.20	025°51'08"	86.07	167.77	S77°00'02.5"E
8	400.00	160.49	025°51'09"	81.81	178.96	N77°00'02.5"W
9	425.00	115.74	015°36'15"	58.23	115.39	S18°07'24.5"W
10	375.00	118.52	018°15'41"	60.27	119.02	S19°27'07.5"W
11	200.00	90.24	025°51'09"	45.80	89.48	N17°59'52.3"E
12	200.00	75.53	021°38'20"	38.22	75.09	S79°08'27.0"E
13	200.00	55.95	016°01'44"	28.16	55.77	S72°05'20.0"E
14	225.00	101.33	025°51'09"	51.84	100.68	S17°59'52.3"W
15	50.00	209.44	240°00'00"	---	86.60	S30°04'23.0"W
16	55.00	16.65	017°20'29"	8.39	16.58	S81°15'22.5"E
17	55.00	9.92	036°10'23"	6.14	12.28	S11°00'10.5"W
18	55.00	16.65	017°20'29"	8.39	16.58	N19°54'43.5"E
19	400.00	127.48	018°15'41"	64.29	126.95	N19°27'07.5"E
20	400.00	108.94	015°36'15"	54.81	108.60	N18°07'24.5"E
21	425.00	191.78	025°51'09"	97.54	190.14	S77°00'02.5"E
22	175.00	66.09	021°38'20"	33.44	65.70	S79°08'27.0"E
23	175.00	14.56	004°46'05"	7.29	14.56	S66°27'36.5"E
24	450.00	12.27	025°31'47"	6.14	12.28	S11°00'10.5"W
25	350.00	24.62	004°01'51"	12.32	24.62	S12°20'12.5"W
26	225.00	84.98	021°38'20"	43.00	84.47	N79°06'27.0"W
27	450.00	18.10	002°31'18"	9.90	18.00	S24°39'54.0"W
28	225.00	29.41	007°29'18"	14.72	29.38	N67°49'06.0"W

COUNTY RECORDER

LOT AREAS	
LOT NUMBER	AREA (SQUARE FEET)
1	7,510
2	8,496
3	10,071
4	11,673
5	11,492
6	9,987
7	9,067
8	8,598
9	8,725
10	7,875
11	7,560
12	7,560
13	8,943
14	11,727
15	7,885
16	7,749
17	7,560
18	7,749
19	7,560
20	7,749
21	7,560
22	7,749
23	7,774
24	8,101
25	7,510
26	7,560
27	7,560
28	7,540
29	7,850
30	7,875
31	7,875
32	7,875
33	7,825
34	7,510
35	7,560
36	7,560
37	7,560
38	7,560
39	7,560
40	7,560
41	7,560
42	7,560
43	7,560
44	7,699
45	8,124
46	7,560
47	7,560
48	7,560
49	7,510
50	10,215
51	9,478
52	9,181
53	8,428
54	7,475
55	7,560
56	8,104
57	9,490
58	11,029
59	7,563
60	7,560
61	7,560
62	7,560
63	7,560
64	7,560
65	7,560
TOTAL	531,148



DATE: _____
REVISION: _____
NO. _____
Coe & Van Loo Consultants, Inc.

FINAL PLAT
ALORAVITA PHASE 1 - PARCEL 2
PEORIA, ARIZONA



PEORIA NO. R140054
2 SHEET OF 3
SEE SHEET 2 FOR CURVE TABLE AND LOT AREA TABLE
C.V.I. CONSULTANTS, INC.
C.V.I. No. _____

