



## 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&P 2723 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, A DISTANCE OF 1,743.43 FEET;

THENCE NORTH 89°13'42" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 313.89 FEET TO THE BEGINNING OF A TANGENT CURVE OF 700.00 FOOT RADIUS, CONCAVE NORTHWESTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°48'28", A DISTANCE OF 192.72 FEET;

THENCE SOUTH 16°32'48" EAST, A DISTANCE OF 60.19 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 73°27'14" EAST, A DISTANCE OF 25.00 FEET;

THENCE SOUTH 16°32'48" EAST, A DISTANCE OF 28.51 FEET TO THE BEGINNING OF A TANGENT CURVE OF 375.00 FOOT RADIUS, CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°5'06", A DISTANCE OF 57.34 FEET;

THENCE NORTH 89°13'45" EAST, A DISTANCE OF 325.61 FEET;

THENCE SOUTH 42°56'27" EAST, A DISTANCE OF 129.10 FEET;

THENCE SOUTH 00°46'15" WEST, A DISTANCE OF 351.70 FEET;

THENCE SOUTH 15°34'38" WEST, A DISTANCE OF 284.42 FEET;

THENCE NORTH 74°23'22" WEST, A DISTANCE OF 120.00 FEET;

THENCE NORTH 75°37'21" WEST, A DISTANCE OF 50.01 FEET;

THENCE SOUTH 57°34'03" WEST, A DISTANCE OF 11.90 FEET;

THENCE NORTH 00°46'15" WEST, A DISTANCE OF 114.33 FEET;

THENCE SOUTH 89°13'40" WEST, A DISTANCE OF 53.00 FEET;

THENCE NORTH 42°20'41" WEST, A DISTANCE OF 85.20 FEET;

THENCE NORTH 00°46'15" WEST, A DISTANCE OF 114.33 FEET;

THENCE NORTH 89°13'45" EAST, A DISTANCE OF 3.00 FEET;

THENCE NORTH 00°46'15" WEST, A DISTANCE OF 53.00 FEET;

THENCE NORTH 89°13'45" EAST, A DISTANCE OF 3.00 FEET;

THENCE NORTH 00°46'15" WEST, A DISTANCE OF 53.00 FEET;

THENCE SOUTH 89°13'40" WEST, A DISTANCE OF 53.00 FEET;

THENCE NORTH 00°46'15" WEST, A DISTANCE OF 95.94 FEET;

THENCE NORTH 40°11'50" EAST, A DISTANCE OF 131.11 FEET;

THENCE NORTH 89°13'45" EAST, A DISTANCE OF 344.35 FEET TO A POINT ON A 325.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 61°14'04" WEST;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°48'50", A DISTANCE OF 44.13 FEET;

THENCE NORTH 16°32'48" EAST, A DISTANCE OF 28.51 FEET;

THENCE NORTH 73°27'14" EAST, A DISTANCE OF 25.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 12.383 ACRES, MORE OR LESS.

## BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 89°14'10" 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 = 1567.38' (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)

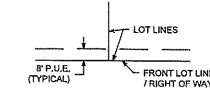
TRACT TABLE *		
TRACT AREAS	DESCRIPTION	
TRACT 'A' = 0.074 ACRES	LANDSCAPE, P.U.E., U.V.E.	
TRACT 'B' = 0.207 ACRES	LANDSCAPE, P.U.E., U.V.E.	
TRACT 'C' = 0.020 ACRES	LANDSCAPE, P.U.E., U.V.E.	
TRACT 'D' = 0.036 ACRES	LANDSCAPE, P.U.E., U.V.E.	
TRACT 'E' = 0.042 ACRES	LANDSCAPE, P.U.E., U.V.E.	
TOTAL = 0.381 ACRES		

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

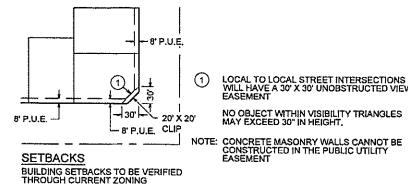
LAND USE AREAS	SQUARE FEET	ACRES
TOTAL AREA OF LOTS	410,188	9.417
TOTAL AREA OF TRACTS (A - E)	16,610	0.381
TOTAL AREA OF STREETS	112,588	2.585
TOTAL GROSS AREA	539,392	12.383

## 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 (20' 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)

## COUNTY RECORDER

LOT AREAS	
LOT NUMBER	AREA (SQUARE FEET)
1	0.360
2	0.360
3	0.360
4	0.349
5	0.863
6	10.651
7	0.666
8	6.465
9	6.625
10	0.466
11	6.399
12	11.414
13	12.889
14	7.530
15	6.625
16	6.625
17	6.625
18	6.625
19	6.625
20	6.625
21	6.625
22	6.613
23	6.630
24	6.360
25	6.360
26	6.360
27	6.750
28	7.420
29	6.360
30	6.360
31	6.360
32	6.357
33	8.363
34	10.290
35	8.684
36	6.353
37	6.360
38	6.360
39	6.298
40	6.408
41	6.360
42	6.360
43	6.360
44	6.360
45	6.360
46	6.360
47	6.360
48	6.360
49	6.408
50	7.029
51	6.425
52	6.360
53	6.360
54	6.360
55	6.360
56	6.360
57	6.360
58	6.350
59	6.408
TOTAL	410,188

## CURVE TABLE

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD-BEARING
1	375.00	57.94	008°51'08"	29.03	57.88	S12°07'12.0"E
2	325.00	44.14	007°48'50"	22.10	44.10	N12°35'21.0"W
3	200.00	57.07	015°20'52"	28.73	56.87	N07°24'11.0"E
4	200.00	55.04	015°46'04"	27.70	54.87	S82°53'13.0"E
5	350.00	86.36	015°48'28"	48.49	96.06	S08°39'31.5"E
6	425.00	64.20	016°20'52"	32.32	63.58	N07°24'11.0"E
7	55.00	16.65	017°20'29"	8.39	16.58	N07°53'59.5"W
8	55.00	119.69	124°40'59"	104.94	97.43	N45°46'15.5"W
9	55.00	16.65	017°20'30"	8.39	16.58	S80°33'30.0"W
10	375.00	103.24	015°46'04"	51.95	102.92	N08°39'31.5"W
11	325.00	89.48	015°48'28"	45.02	89.20	S08°39'31.5"E
12	55.00	16.65	017°20'29"	8.39	16.58	N82°06'00.0"W
13	55.00	119.69	124°40'59"	104.94	97.43	S44°13'44.5"W
14	55.00	16.65	017°20'30"	8.39	16.58	S07°26'30.0"E
15	55.00	16.65	017°20'29"	8.39	16.58	S07°53'59.5"W
16	55.00	119.69	124°40'59"	104.94	97.43	S45°46'15.5"E
17	55.00	16.65	017°20'30"	8.39	16.58	N80°33'30.0"E
18	175.00	48.16	015°46'04"	24.23	48.01	S82°53'13.0"E
19	175.00	3.32	001°05'18"	1.66	3.32	S00°13'36.0"E
20	225.00	61.92	015°46'04"	31.16	61.73	N82°53'13.0"W
21	700.00	192.72	015°46'28"	95.98	192.12	N81°20'28.0"W

TOTAL LAND USE	
TOTAL NUMBER OF LOTS	59
TOTAL NUMBER OF TRACTS	5
GROSS RESIDENTIAL DENSITY	4.785 D.U./A.C.



DATE: \_\_\_\_\_  
REVISION: \_\_\_\_\_  
NO. 1

**Coe & Van Loo Consultants, Inc.**

FINAL PLAT

ALORAVITA PHASE 1 - PARCEL 3  
PEORIA, ARIZONA



PEORIA NO. R140055

SEE SHEET 2 FOR CURVE TABLE AND LOT AREA TABLE

2 SHEET OF 3  
DRAWN BY: R. WEED  
CHK'D BY: 01-0232201  
CVL/P/W

