# FINAL PLAT FOR "ALORAVITA PHASE 1 - PARCEL 3"

BEING A SUBDIVISION OF PARCEL 3 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

KNOW ALL PERSONS BY THESE PRESENTS:

ALORAYTA I LLC, AN ARIZONA LIMITED LABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF PEONIA. THE RIGHTS-OF-WAY AS SHOWN HEREON, FOR DEDICATES TO THE CITY OF PEONIA. THE RIGHTS-OF-WAY AS SHOWN HEREON, FOR THE CITY OF THE VILLIN PEONICS. LANGUAGE, AND WAS THE CITY OF THE VILLIN PEONICS. LANGUAGE, AND WAS THE VILLIN PEONICS. LANGUAGE AND THE VILLIN PEONICS AND AND THE VILLIN PEONICS. AND THE ALORAYTA HOMEOWNERS. ASSOCIATION, ALORAYTA I LLC, ANAZONA LIMITED UBBLINTY COMPANY, HEREBY WAS AND THE VILLIN PEONICS AND THE

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 LANDSCAPHIS, RETERTION AND DRAINAGE FACILITIES ON TRACTS A THROUGH E, THE LANDSCAPHIS, RETERTION AND DRAINAGE FACILITIES ON TRACTS A THROUGH EN THAT THE HONOR MERE ASSOCIATION FOR THE LANDSCAPHIS, RETERTION AND DRAINAGE MAINTENANCE AND OPERATION OF THE LANDSCAPHIS, RETERTION AND DRAINAGE PROLITIES. AS LONG AS THE HOMOROMERS ASSOCIATION IS IN EXISTENCY IT WILL BE RESPONSIBLE FOR PROVIDING ALL MAINTENANCE OF LANDSCAPHIG, RETERTION AND DRAINAGE OF THE CENTRAL PROPERTY OF THE EXPENDING AND THE EXPENDENT.

THE OWNER DOES HEREBY GRANT TO THE CITY OF PEORIA, AN EASEMENT FOR MAINTENANCE OF ON-SITE RETENTION BASINGS, PIPE STORAGE SYSTEMIS), OR ANY DRAINAGE FACILITYESS WITHIN THIS DEVELOPMENT AS REFLECTED ON THE APPROVED GRADING AND DRAINAGE PLAN. THIS EASEMENT MAY BE EXPROISED BY THE CITY OF PEORIA GONLY AT SUCH THE THAT THE PROPERTY/DENTER OWNER OR CITY OF FEORIA ONLY AT SUCH TIME THAT THE PROPERTY/CENTER OWNER OR ASSOCIATION REPORTSHEE FOR THE MAINTENANCE OF SUCH FACILITIES FAILS TO PROVIDE THE REQUIRED MAINTENANCE AND OFERATION AND THE CITY HAS DETERMINED THAT LACK OF SUCH MAINTENANCE AND OFERATION CONSTITUTES A MUJSANCH COR IMPACTS PUBLIC HEALTH AND SAPETY. AS LONG AS THE MAINTENANCE AND SAPETY AS LONG AS THE PROVIDEN OF ASSOCIATION IS IN SUSTEME, IT WILL BE REPORTED OWNER OR ASSOCIATION IS TO SUSTEME, IT WILL BE REPORTED 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 GRANTEDS, THEIR HEIRS OR ASSIGNS.

THE UNDERSIGNED ALORAVITA I LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED ITS ANAMET OB BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED SIGNER THEREUNTO DULY AUTHORIZED THIS \_\_\_\_\_ DAY OF

ALOF	RAVITA I LLC, AN ARIZONA LIMITED LIABILITY COM
Y:	

#### **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

ON THE BASIS OF SATISFACTORY EMBENDED TO BE THE PERSON WHOSE MANE IS NOT THE BASIS OF SATISFACTORY EMBENDED TO BE THE PERSON WHOSE MANE IS EXECUTED THE SAME INHERED AND ACCOUNTED THE THAT HE PERSON WHOSE WAS AND AND AND A THE PERSON OF THE SAME INHERED THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, DECENTED THE SATERNAMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, DECENTED THE SATERNAMENT.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC	NOTARY PUBLIC

#### ARIZONA STATE LAND DEPARTMENT ACKNOWLEDGEMENT

STATE OF ARIZONA COUNTY OF MARICOPA

THE STATE OF ARRONA (THE 'STATE'), BY AND THROUGH THE ARIZONA STATE LAND DEPARTMENT, BY AND THROUGH THE ARIZONA STATE LAND COMMISSIONER, HEREOT OF THE ARIZONA STATE LAND COMMISSIONER, HEREOT OF THE STATE OF THE ARIZONAL STATE LAND COMMISSIONER, HEREOT OF THIS PLAT (THE PROPERTY). ALORAVITA, IL CAMPAUTA, IL CAMPAUTA, IL CAMPAUTA, IL CAMPAUTA, IL CAMPAUTA, IS THE HOLDER OF CERTIFICATE OF PURCHASE, WITH COMPANY (ALORAVITA, IS THE HOLDER OF CERTIFICATE OF PURCHASE, WITH COMPANY (ALORAVITA, HEREOT HOLDER). THE MEDICAL COMPANY (ALORAVITA HER NOT ACQUIRED FEE SMPLE INTEREST IN AND TO ANY PORTION OF THE PROPERTY, IN ESTATE IN AND TIS SUAD A PARTIEST FOR ANY PORTION OF THE PROPERTY, IN ESTATE IN AND TIS SUAD A PARTIEST OF ANY PORTION OF THE PROPERTY, IN ESTATE IN AND TO SATE OF THE PROPERTY, THE STATE IN AND TO SATE OF THE PROPERTY, THE STATE IN AND TO SATE OF THE PROPERTY. THE STATE IN AND TO SATE OF THE PROPERTY OF THE STATE IN AND THE STATE OF TH

ACCORDINGLY, NOTWITHSTANDING ANY OTHER TERMS, PROVISIONS AND STATEMENTS SET FORTH BY ALDRAVITA OR ANY OTHER RARTY SIGNATORY TO THIS PLAT, ALL SET FORTH BY ALDRAVITA OR ANY OTHER RARTY SIGNATORY TO THIS PLAT, ALL THE STATE OF ANY CONVENIES AND SET THAT IN THE STATE OF EXECUTION OF THE STATE OF ANY CONVENIES OF THE PROPERTY, WHICH THE PURPOSE ANY OF THE STATE OF ANY CONVENIES OF THE PROPERTY, WHICH THE PURPOSE ANY OF THE PROPERTY SHALL BE OBLIGATED TO BEAR ANY OF THE COST OF INSTALLING ANY OF THE IMPROVEMENT DESCRIBED TO THIS PLAT, SIGNATOR OF THE TERMS AND CONDITIONS SET FORTH IN THE CERTIFICATE OF PURCHASE AND PROPLICABLE ARROWS AND STATE RESERVES THE RIGHT TO TERMINATE THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE CERTIFICATE OF PURCHASE AND CONDITIONS SET FORTH IN THE CERTIFICATE OF PURCHASE AND THE STATE RESERVES THE RIGHT TO TERMINATE THIS PLAT OF SUBDIVISION. THE STATE RESERVES THE RIGHT TO TERMINATE THIS PLAT OF SUBDIVISION AND THE STATE RESERVES THE RIGHT TO TERMINATE THIS PLAT OF SUBDIVISION.

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

BT:	
PRINTED NAME:	
STATE OF ARIZONA	iss

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 HEISHE, AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF I HEREINTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES:

#### ALORAVITA HOMEOWNERS ASSOCIATION RATIFICATION AND CONSENT

COUNTY OF MARICOPA

COUNTY OF MARICOPA )SS

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:	
rrs:	

#### 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

ON THE BASIS OF SATISFACTORY EMBEDY TO BE THE PRESONALLY KNOWN TO ME (OR PROVED TO ME SUBSCRIBED TO THE WITHIN INSTRUMENT TO BE THE PERSON WHOSE RAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT TO BE THE PERSON WHOSE RAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT PROVED CAPACITY, AND THAT IS THE SECURITY THE SAME IN HISHING RATHORED CAPACITY, AND THAT IS THE SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE EMITTY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

#### **NOTES**

- 1. THE SUBDIVISION IS SUBJECT TO MASTER MAINTENANCE IMPROVEMENT DISTRICT (MID) #1177, MAINTENANCE IMPROVEMENT DI LIGHT IMPROVEMENT DISTRICT (SLID) #1106. MENT DISTRICT (MID) #1180, AND STREET
- NO CONSTRUCTION OF ANY VIND SHALL BE CONSTRUCTED OR PLAGED WITHIN THE UTILITY BESSERVED, SECTION IT THE REPORT OF THE REPORT OF
- 3. ALL NEW AND EXISTING LITILITIES, ELECTRICAL FACILITIES LESS THAN 69 KVZ 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 TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- SIGNS, FENCES, WALLS, UTILLY BOXES, SYMUTURES, SAYINDS, HEDGED OR OTHER PARTS, BUT EXCLUSING THESE OWER ON BONES IN HEIGHT FAMEL HAYT BY PERMITTED WITHIN WEW SASSMENTS OR THE SIGHT DISTANCE, TRANSLES, NO. MIMS, LEAVES, NEGLEDS OR OTHER FOLLAGE ABOVE DINCHES IN HEIGHT OR BELOW MINCHES ARE PERMITTED. TREES ARE TO BE PLANTED SO AS NOT DISTRUCT ZWG OF THE VISIBILITY WHEN COMBINED WITH OTHER OSS TRUCTIONS
- 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
- 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
- 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 IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT
- 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 "THACTS" OR RESEMENTS (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES) IN ACCORDANCE WITH APPROVED PLANS.
- 13. HILLSIDE LOTS WILL REQUIRE INDIVIDUAL HILLSIDE DEVELOPMENT REVIEW BY THE CITY'S PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- 14. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES
- EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT FOR A TOTAL OF 59 DWELLINGS WITHIN THE ENTIRE SUBDIVISION.
- 16. LOTS AT T-INTERSECTIONS WILL REQUIRE DRIVEWAY SET IN LINE WITH ONCOMING TRAFFIC. THIS APPLIES TO LOTS 27, 44 AND 45 (\*\*).
- 17. VIEW FENCING IS REQUIRED ON LOT 23 ADJACENT TO PARCEL 1.
- 18. REQUIRED STORM WATER RETENTION FOR THIS PARCEL IS MET BY UTILIZING INFRASTRUCTURE COMMON AREA BASINS. THESE BASING ARE PART OF THE MASTER MID #1177 AND ARE THE RESPONSIBILITY OF THE ALORAVITA HOMEOWNERS ASSOCIATION. THE VOLUME FOR THIS PARCEL IS 1.55 AC, FT.
- 19. 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.
- 20. REQUIRED SECONDARY ACCESS FOR THIS SUBDIVISION IS PROVIDED BY MEANS OF COMECTION WITH ALD MANTER PRIMASE IN REPASSIFICATION REPROPRIEMENTS AND COMECTION WITH ALD MANTER PRIMASE IN THE CONTROLL OF THE CO

#### FLOOD ZONE INFORMATION

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

# COUNTY RECORDER



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Consultants,

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ASE 1 -ARIZONA

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RAVITA F

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**PLAT** 

FINAL

## OWNER / DEVELOPER

27417 N 86TH LANE PEORIA, AZ 85383 PHONE: (602) 999-8346 CONTACT: SIDNEY ALLSOP

# **ENGINEER**

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

#### SITE AREA

539,392 SQUARE FEET OR 12.393 ACRES

## ZONING

ZONING CASE Z08-02A.1

#### ZONING

PRELIMINARY PLAT CASE P13-0021

DYNAMITE BOULEVARD (ALIGNMENT)

THIS SITE

JOMAX ROAD

VICINITY MAP

#### APPROVAL

BY:	
MAYOR	DATE
ATTEST:	
CITY CLERK	DATE
FOR CITY ENGINEER	DATE

#### CERTIFICATION

. ERIC G. COFEY, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF THREE, DI SHEETS, CONNECT IV.

REPRESENTS A SOUNDARY SURVEY MADE UNDER MY SUPERMISHOUD HIS MEDITAL OF THE MONTHS OF JUNE, 2014 AND SEPTEMBER, 2016, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OF MILL BE SET AS SHOWN, THAT THER PROSITIONS ARE CONRECTLY SHOWN AND THAT SAID MONTH.

ERIC G. COFFEY
REGISTRATION NUMBER 42186 4550 N. 12TH STREET PHOENIX, ARIZONA 85014 (602)-264-6831 CVLSURVEY@CVLCI.COM



PEORIA NO.: R140055

GROSS AREA = 12.383 ACRES

1 OF CVI. Contact R. WEED CVI. Project # 01-0232201

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 38, 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 LS# 27239 MARKING THE WEST QUARTER CORNER OF SAID SECTION 36 BEARS NORTH 00\*46\*16\* WEST, A DISTANCE OF 2,033 65 FEET;

THENCE NORTH 00°46'18" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 1,748.43 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 NORTH-WESTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15"48"28". A DISTANCE OF 192.72 FEET:

THENCE SOUTH 16"32"46" 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°51'00", A DISTANCE OF 57.94 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" EAST, A DISTANCE OF 361.70 FEET;
THENCE SOUTH 15"34"38" WEST, A DISTANCE OF 294,42 FEET;
THENCE NORTH 74"25"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 11,96 FEET.
THENCE NORTH 00*46'15" WEST, A DISTANCE OF 114.33 FEET:
THENCE SOUTH 89"13"45" WEST, A DISTANCE OF 580.00 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 106,00 FEET:
THENCE SOUTH 89*13'45" WEST, A DISTANCE OF 3 DD FEFT:

THENGE SOUTH 89\*1345\* WEST, A DISTANCE OF 3.00 FEET, THENGE NORTH 00\*4915\* WEST, A DISTANCE OF 53.00 FEET, THENGE NORTH 89\*1345\* EAST, A DISTANCE OF 3.00 FEET, THENGE NORTH 60\*4915\* WEST, A DISTANCE OF 53.00 FEET; THENGE SOUTH 80\*1349\* WEST, A DISTANCE OF 53.00 FEET; THENGE NORTH 00\*4915\* WEST, A DISTANCE OF 3.00 FEET; THENGE NORTH 40\*1150\* EAST, A DISTANCE OF 3.11 FEET; THENGE NORTH 40\*1150\* EAST, A DISTANCE OF 3.11 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 81\*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"32'46" WEST, 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"44"10" EAST ALONG THE NORTH LINE OF THE NORTHMEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE GILL AND SALT PIVER 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,

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,

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' = 0.038 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)	16,616	0,381
TOTAL AREA OF STREETS	112,588	2.585
TOTAL GROSS AREA	539,392	12,383

#### LEGEND

	INDICATES SECTION CORNER - FOUND BRASS CAP
9	(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

U.V.E.	INDICATES UNOBSTRUCTED VIEW EASEMENT (30° X 30°) INDICATES UNOBSTRUCTED VIEW EASEMENT
P.U.E.	INDICATES PUBLIC UTILITY EASEMENT

INDICATES VEHICULAR NON ACCESS EASEMENT

INDICATES MARICOPA COUNTY RECORDER

INDICATES CURVE NUMBER INDICATES HEADLIGHT INTRUSION

M.C.R.

 LOCAL TO LOCAL STREET INTERSECTIONS
 WILL HAVE A 30' X 30' UNOBSTRUCTED VIEW
 FASEMENT 30° X 20° X 20° 8° P.U.E. CLIP NO OBJECT WITHIN VISIBILITY TRIANGLES MAY EXCEED 30" IN HEIGHT, NOTE: CONCRETE MASONRY WALLS CANNOT BE CONSTRUCTED IN THE PUBLIC UTILITY EASEMENT SETBACKS BUILDING SETBACKS TO BE VERIFIED THROUGH CURRENT ZONING

TYPICAL PUBLIC UTILITY

**EASEMENT DETAIL** 

50', 60' & 70' TYPICAL LOT LAYOUT

### **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"46"50"	22.10	44. 10	N12'39'21.0"W
3	200.00	57. 07	016 20 52	28. 73	56. 87	NO7 24 11.0 E
4	200, 00	55. 04	015'46'04"	27. 70	54. 87	\$82.53, 13.0, E
5	350.00	96. 36	015'46'29"	48. 49	96.06	S08 39 31.5 E
6	225. 00	64. 20	016'20'52"	32. 32	63.98	NO7' 24' 11, 0" E
7	55.00	16. 65	017 20 29	8. 39	16, 58	N07" 53" 59. 5" E
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	\$80° 33' 30. 0" W
10	375.00	103.24	015 46 29	51. 95	102.92	NO8 39 31.5 W
11	325.00	89.48	015'46'29"	45. 02	89. 20	S08'39'31.5"E
12	55.00	16.65	017'20'29"	8. 39	16.58	N82 06 00.5 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	S09 26 30.0 E
15	55. 00	16, 65	017 20 29	8. 39	16.58	\$07°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	96, 98	192, 12	N81 20 28. 0 E

TOTAL LAND USE					
TOTAL NUMBER OF LOTS	59				
TOTAL NUMBER OF TRACTS	5				
GROSS RESIDENTIAL DENSITY	4.765 D.U./A.C.				

#### COUNTY RECORDER

LOT AREAS

LOT

2

3

6

8

10

11

12

13

15

16

18 19

20

21 6 625

22

23

25

27 6.750

28 7,420

29 6,360

32 6.357

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33

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38 6,360

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56

58 59

4

NUMBER

AREA

(SQUARE

6,360

6,360

6,360

6,349 8.863

10,651 8,666 6,465

6,625

6.466

6.399

11,414

12,889 14 7,530

6,625

6.625 17 6,625 6,625

6,625

6,625

6.613

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6.360

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6,360

6,408

7,029

6,425 52 6,360 53 6,360 6,360 54 55

6.360

6,360 57 6,360 6,360

6,408 TOTAL 410.188



	CONSULTANTS	The state of	4550 North 12th Street	Phoenix, Arizona 850	602-264-6831	www.cvlci.com
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SEE SHEET 2 FOR CURVE TABLE AND LOT AREA TABLE

