

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 6", BEING A SUBDIVISION OF PARCEL 6 OF A MASTER FINAL PLAT FOR "ALORAVITA PHASE 1" AS 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 6" 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) 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 E, 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 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 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 CENTER 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.

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

FLOOD ZONE INFORMATION

ZONE 1X,
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.

FINAL PLAT FOR

"ALORAVITA PHASE 1 - PARCEL 6"

BEING A SUBDIVISION OF PARCEL 6 OF A MASTER FINAL PLAT FOR "ALORAVITA PHASE 1" AS 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

ARIZONA STATE LAND DEPARTMENT
RATIFICATION AND CONSENT

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 THE TERMS AND CONDITIONS SET FORTH IN THE CERTIFICATE OF PURCHASE AND APPLICABLE ARIZONA REVISED STATUTES, LAWS, RULES AND REGULATIONS; AND (II) THE STATE RESERVES THE RIGHT TO TERMINATE THIS PLAT OF SUBDIVISION REGARDING ANY PORTIONS OF THE PROPERTY 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: _____

ARIZONA STATE LAND DEPARTMENT
RATIFICATION AND CONSENT
ACKNOWLEDGEMENT

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

1. THE SUBDIVISION IS SUBJECT TO MASTER MAINTENANCE IMPROVEMENT DISTRICT (MID) #1177, MAINTENANCE IMPROVEMENT DISTRICT (MID) #1182, AND STREET LIGHT IMPROVEMENT DISTRICT (SLID) #1108.
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 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.
3. ALL NEW AND EXISTING UTILITIES, ELECTRICAL, FACILITIES LESS THAN 60 KV, 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 1/2" 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 14 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 IMPEDE 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. 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 AND ORDINANCES.
15. EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT FOR A TOTAL OF 74 DWELLINGS WITHIN THE ENTIRE SUBDIVISION.
16. LOTS AT T-INTERSECTIONS WILL REQUIRE DRIVEWAY SET IN LINE WITH ONCOMING TRAFFIC. THIS WILL APPLY TO LOTS 24 AND 93 ("I").
17. 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 2.62 AC. FT.
18. 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.
19. 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.

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 = 1539.84' (NAVD-88)

COUNTY RECORDER

OWNER / DEVELOPER

ALORAVITA I LLC
27417 N. 80TH LANE
PEORIA, AZ 85838
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

712,626 SQUARE FEET OR 10,200 ACRES

ZONING

ZONING CASE Z08-02A.1

ZONING

PRELIMINARY PLAT CASE P13-0024

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.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF PEORIA, ARIZONA ON THIS ____ DAY OF _____, 2016.

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 FOUR (4) 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.

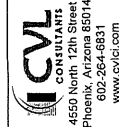
BY:

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

PEORIA NO.: R140098

GROSS AREA = 16,360 ACRES

SEE SHEET 2 FOR CURVE TABLE AND SEE SHEET 4 FOR LOT AREA TABLE



Coe & Van Loo Consultants, Inc.

ALORAVITA PHASE 1 - PARCEL 6
PEORIA, ARIZONA



1 SHEET OF 4
CIV. ENGINEER R. WEED
CIV. NO. 01-0232291
CIV. 7th #

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 LSW 2739 MARKING THE WEST QUARTER CORNER OF SAID SECTION 36 BEARS NORTH 00°46'18" WEST, A DISTANCE OF 2,633.65 FEET;

THENCE SOUTH 89°53'37" 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, DEPARTING SAID SOUTH LINE, A DISTANCE OF 1,009.24 FEET TO THE BEGINNING OF A TANGENT CURVE OF 900.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°51'09", A DISTANCE OF 406.09 FEET;

THENCE NORTH 25°53'32" EAST, A DISTANCE OF 520.75 FEET;

THENCE NORTH 64°04'28" WEST, A DISTANCE OF 299.40 FEET;

THENCE SOUTH 25°53'32" WEST, A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 64°04'28" EAST, A DISTANCE OF 25.00 FEET;

THENCE SOUTH 25°53'32" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 25°53'32" WEST, A DISTANCE OF 174.00 FEET;

THENCE SOUTH 64°04'28" WEST, A DISTANCE OF 7.00 FEET;

THENCE SOUTH 25°53'32" WEST, A DISTANCE OF 58.00 FEET;

THENCE SOUTH 64°04'28" EAST, A DISTANCE OF 4.00 FEET;

THENCE SOUTH 25°53'32" WEST, A DISTANCE OF 58.00 FEET;

THENCE NORTH 64°04'28" WEST, A DISTANCE OF 146.00 FEET;

THENCE SOUTH 19°04'28" WEST, A DISTANCE OF 28.28 FEET;

THENCE SOUTH 64°04'28" EAST, A DISTANCE OF 0.80 FEET TO THE BEGINNING OF A TANGENT CURVE OF 55.00 FOOT RADIUS, CONCAVE NORTHEASTERLY;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°20'29", A DISTANCE OF 16.65 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 55.00 FOOT RADIUS, CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°44'09", A DISTANCE OF 118.89 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 55.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°20'30", A DISTANCE OF 16.65 FEET;

THENCE SOUTH 25°53'32" WEST, A DISTANCE OF 87.21 FEET;

THENCE NORTH 64°04'28" WEST, A DISTANCE OF 580.00 FEET;

THENCE NORTH 64°04'28" WEST, A DISTANCE OF 55.23 FEET;

THENCE NORTH 64°04'28" WEST, A DISTANCE OF 52.88 FEET;

THENCE SOUTH 75°30'27" WEST, A DISTANCE OF 52.88 FEET;

THENCE SOUTH 56°11'48" WEST, A DISTANCE OF 52.88 FEET;

THENCE NORTH 43°37'31" WEST, A DISTANCE OF 120.00 FEET TO A POINT ON A 275.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 43°37'31" EAST;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°56'25", A DISTANCE OF 33.31 FEET;

THENCE NORTH 51°22'23" WEST, A DISTANCE OF 50.00 FEET;

THENCE SOUTH 85°48'31" WEST, A DISTANCE OF 27.53 FEET TO A POINT ON A 700.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 42°18'26" EAST;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°14'23", A DISTANCE OF 27.36 FEET;

THENCE NORTH 45°27'11" WEST, A DISTANCE OF 175.84 FEET;

THENCE NORTH 00°27'11" WEST, A DISTANCE OF 28.28 FEET;

THENCE NORTH 45°27'11" WEST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 89°25'48" WEST, A DISTANCE OF 28.28 FEET;

THENCE NORTH 45°27'12" WEST, A DISTANCE OF 87.00 FEET;

THENCE NORTH 41°16'28" WEST, A DISTANCE OF 17.41 FEET;

THENCE NORTH 00°27'12" WEST, A DISTANCE OF 17.41 FEET;

THENCE NORTH 44°32'49" EAST, A DISTANCE OF 103.69 FEET;

THENCE NORTH 45°27'11" WEST, A DISTANCE OF 3.00 FEET;

THENCE NORTH 47°38'11" EAST, A DISTANCE OF 69.09 FEET;

THENCE NORTH 53°04'12" EAST, A DISTANCE OF 69.23 FEET;

THENCE NORTH 32°18'18" EAST, A DISTANCE OF 69.23 FEET;

THENCE NORTH 60°09'37" EAST, A DISTANCE OF 68.95 FEET;

THENCE NORTH 60°25'27" EAST, A DISTANCE OF 68.95 FEET;

THENCE NORTH 00°26'38" WEST, A DISTANCE OF 3.00 FEET;

THENCE NORTH 72°41'17" EAST, A DISTANCE OF 69.28 FEET;

THENCE NORTH 78°57'07" EAST, A DISTANCE OF 69.28 FEET;

THENCE SOUTH 07°58'58" EAST, A DISTANCE OF 3.00 FEET;

THENCE NORTH 85°12'57" EAST, A DISTANCE OF 68.95 FEET;

THENCE SOUTH 88°31'13" EAST, A DISTANCE OF 68.95 FEET;

THENCE NORTH 00°45'42" EAST, A DISTANCE OF 3.00 FEET;

THENCE SOUTH 82°15'23" EAST, A DISTANCE OF 69.28 FEET;

THENCE SOUTH 75°39'33" EAST, A DISTANCE OF 69.28 FEET;

THENCE SOUTH 17°59'22" WEST, A DISTANCE OF 3.00 FEET;

THENCE SOUTH 69°43'44" EAST, A DISTANCE OF 68.95 FEET;

THENCE SOUTH 67°43'03" EAST, A DISTANCE OF 62.41 FEET;

THENCE NORTH 32°52'32" EAST, A DISTANCE OF 3.00 FEET;

THENCE SOUTH 64°04'28" EAST, A DISTANCE OF 116.00 FEET;

THENCE SOUTH 25°53'32" WEST, A DISTANCE OF 3.00 FEET;

THENCE SOUTH 64°04'28" EAST, A DISTANCE OF 116.00 FEET;

THENCE NORTH 25°53'32" EAST, A DISTANCE OF 116.00 FEET;

THENCE SOUTH 25°53'32" WEST, A DISTANCE OF 3.00 FEET;

THENCE SOUTH 64°04'28" EAST, A DISTANCE OF 116.00 FEET;

THENCE SOUTH 25°53'32" WEST, A DISTANCE OF 15.00 FEET;

THENCE SOUTH 64°04'28" EAST, A DISTANCE OF 28.03 FEET;

THENCE SOUTH 64°04'28" EAST, A DISTANCE OF 25.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 16.360 ACRES, MORE OR LESS.

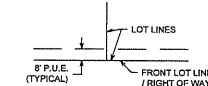
TRACT TABLE *	
TRACT AREAS	DESCRIPTION
TRACT 'A' = 0.026 ACRES	LANDSCAPE, P.U.E., U.V.E.
TRACT 'B' = 0.005 ACRES	LANDSCAPE, P.U.E., U.V.E.
TRACT 'C' = 0.039 ACRES	LANDSCAPE, P.U.E., U.V.E.
TRACT 'D' = 0.039 ACRES	LANDSCAPE, P.U.E., U.V.E.
TRACT 'E' = 0.019 ACRES	LANDSCAPE, P.U.E., U.V.E.
TOTAL = 0.189 ACRES	

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

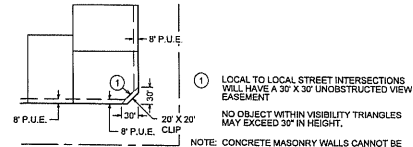
LAND USE AREAS	SQUARE FEET	ACRES
TOTAL AREA OF LOTS	565,181	12.975
TOTAL AREA OF TRACTS (A - E)	8,167	0.189
TOTAL AREA OF STREETS	139,278	3.197
TOTAL GROSS AREA	712,026	16.360

CURVE TABLE

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD-BEARING
1	55.00	16.65	017°20'29"	8.39	16.58	S72°44'42" E 5° E
2	55.00	119.63	124°40'59"	184.84	97.43	S18°04'27" S 5° E
3	55.00	16.65	017°20'30"	8.39	16.58	S34°35'47" O W
4	275.00	33.32	006°56'25"	16.68	33.28	S42°54'16" S W
5	700.00	27.36	002°14'23"	13.68	27.36	N46°53'20" O E
6	485.00	604.21	071°22'43"	348.37	565.89	N80°14'10" S E
7	300.00	400.86	076°33'31"	236.75	371.70	S77°38'46" S W
8	210.00	535.35	071°22'43"	365.33	595.06	S80°14'10" S W
9	275.00	367.13	076°29'28"	216.76	340.47	N77°40'48" O E
10	460.00	573.07	071°22'43"	330.41	536.72	N80°14'10" S E
11	325.00	434.59	076°36'58"	256.74	402.93	S77°37'04" O W
12	692.00	34.68	002°15'19"	17.34	34.68	N46°53'20" O E
13	900.00	406.09	025°51'09"	205.56	402.66	N12°59'57" S E
14	700.00	545.89	044°40'54"	287.67	532.16	N68°53'15" O E

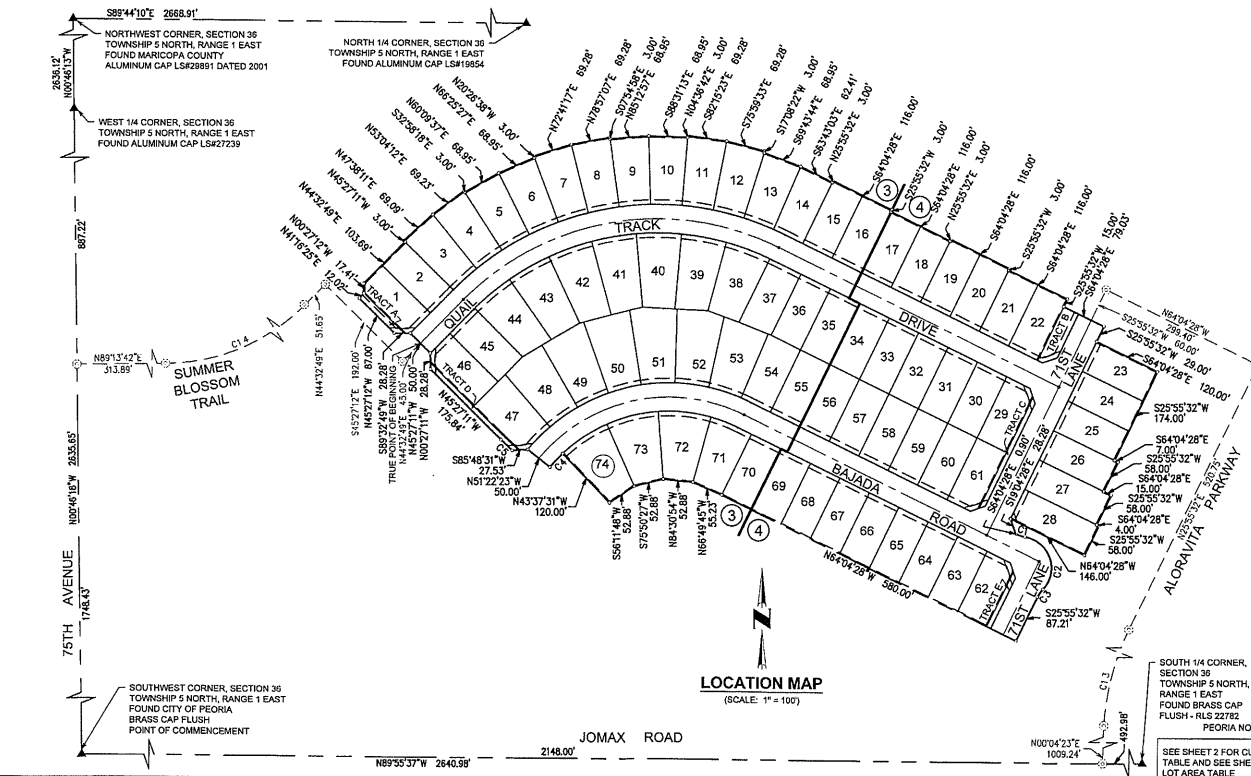


TYPICAL PUBLIC UTILITY EASEMENT DETAIL (NOT-TO-SCALE)



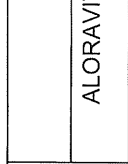
50', 60' & 70' TYPICAL LOT LAYOUT (NOT-TO-SCALE)

TOTAL LAND USE	
TOTAL NUMBER OF LOTS	74
TOTAL NUMBER OF TRACTS (A-E)	5
GROSS RESIDENTIAL DENSITY	4,523 D.U./A.C.



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

FINAL PLAT
 ALORAVITA PHASE 1 - PARCEL 6
 PEORIA, ARIZONA



2 SHEET OF 4
 DRAWN BY: R. WOOD
 CHECKED BY: 01-23-2021
 DATE: _____

Prepared By: Bick, T. Print Date: April 24, 2017. File Name: \\N:\GIS\2017\CADD\Projects\Parcel 6\Parcel 6.dwg

NORTH 1/4 CORNER, SECTION 36
TOWNSHIP 5 NORTH, RANGE 1 EAST
FOUND ALUMINUM CAP L581854

NORTHWEST CORNER, SECTION 36
TOWNSHIP 5 NORTH, RANGE 1 EAST
FOUND MARICOPA COUNTY
ALUMINUM CAP L582861 DATED 2001

WEST 1/4 CORNER, SECTION 36
TOWNSHIP 5 NORTH, RANGE 1 EAST
FOUND ALUMINUM CAP L5827230

FOUND BRASS CAP FLUSH - RLS 42186

FOUND BRASS CAP FLUSH - RLS 42186

FOUND BRASS CAP FLUSH - RLS 42186

FOUND BRASS CAP FLUSH - RLS 42186

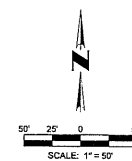
PARCEL 5
MASTER FINAL PLAT FOR "ALORAVITA PHASE 1"
BOOK ____ OF MAPS, PAGE __, M.C.R.

TRACT G
MASTER FINAL PLAT FOR "ALORAVITA PHASE 1"
BOOK ____ OF MAPS, PAGE __, M.C.R.

COUNTY RECORDER

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



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

FINAL PLAT
ALORAVITA PHASE 1 - PARCEL 6
PEORIA, ARIZONA



PEORIA NO: R140058

3 SHEET OF 4

SEE SHEET 2 FOR CURVE
TABLE AND SEE SHEET 4 FOR
LOT AREA TABLE

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

