#### DEDICATION

STATE OF ARIZONA )
SS
COUNTY OF MARICOPA)

NOW ALL PERSONS BY THESE PRESENTS:

THAT VISTANZA MEST CONSTRUCTION ID A DEI AMMEEL LIMITED PARTIERISIIP, AS OWNERD, OCEN HERREY PRAISES IT HIS PARME A PLAT FOR A TIME DOT WEST THROUGH A PRAISE CLOT, BEING A REPLAT OF TIME OF THAT OF

TANKA WEST CONSTRUCTION UP, AS OWNET, BEBEN DEDICATES TO THE CITY OF FORM FOR USER AS SUTH THE PUBLIC JUTILITY EASBEATH (THE) AND OBJENUM SERENT (ES), AS SHOWN HEBECH MAD INCLUDED IN THE ABOVE EDESCRIBED SAMESE, THE LIMMSTRUMCE OF THE LANGE SOFTH MATHY THE RUCH-OF-WAY ALL BE THE RESPONSIBILITY OF THE FRONTING PROPERTY OWNER.

INSTANCEMENTS CONSTRUCTION U. AND ANABLE HEIGHT COMENT OF THE CITY OF REPORT OF THE CITY O

WINDHALMEST COMMENDATION IS A COMMEN MERGY PARK THE CONTROL OF THE

VISUANCIA WEST CONSTRUCTION LY AS CAMER TO DESIGNATION OF EIT OF FERRIAL AND ASSIGNATION IN MEDITOR COUNTY. ASSIGNATION IN STRUCTURE AND ASSIGNATION IN MEDITOR COUNTY. ASSIGNATION OF HER COUNTY. AS DESIGNATION OF

SOLUCIOT DE ITEMAS OF HE TRACOY DECLAMATION TRACT "ES IS-EGEN COMBER RESIDETA MA PRAVIE TERET FOR THE GOLUSIANE ELEA DOS BERETT OF (1) HE COMBER RESIDETA MA DIOCUMANITA DE ALL DE AMP MART (MERIPE), CORTO, DECLAMATION PARO THERE RESPECTIVE FAMA VIGAMERIA, CARRETA, CARRETA, DECLAMATION PARO THERE RESPECTIVE FAMA VIGAMERIA, CARRETA, CARRETA, DECAMBERTA DE AL COMBERCA DE AL COMBERCA DE ATTIMES, CARROTA ESCRISES AND MATTERS, AND (2) SUAI OTHER PERSONS OR BATTIES AS MAY BE COMBERT HERGEF, SALLEST TO THE TRACE OF THE TRACE AND THE MANTENANCE DE ALSO THAT THE ADDRESS OF THE TRACE OF THE MANTENANCE DE ALBORITO TERMA DE ALBORITO TO THE TRACE OF THE MANTENANCE DE ALBORITO TERMA DE ALBORITO TO THE TRACE OF THE DECRAMATION OF THE TRACE AND ASSOCIATION MERCHANT OTHE TRACE OF THE DECRAMATION OF THE TRACE OF CARROTA DECRAMATION OF THE ALBORITO OTHER TRACE OF THE DECRIFICATION OF THE TRACE AND ASSOCIATION MERCHANT OF THE TRACE OF THE DECRIFICATION OF THE TRACE AND ASSOCIATION MERCHANT OF THE TRACE OF THE DECRIFICATION OF THE TRACE AND THE SECRIFICATION OF THE THEORY OF THE ALBORITO OTHER TRACE OF THE DECRIFICATION OF THE TRACE AND THE SECRIFICATION OF THE THEORY OF THE SECRIFICATION OF THE TRACE OF THE TRACE OF THE SECRIFICATION OF THE

\_DAY OF \_

VISTANCIA WEST CONSTRUCTION LP, A DELAWARE LIMITED PARTNERSHIP

BY: VISTANCIA WEST CONSTRUCTION HOLDINGS, LLC, A DELAWARE UNITED LIABILITY COMPANY, IT'S GENERAL PARTNER

STATE OF ARIZONA DEDICATION ACKNOWLEDGEMENT

ON THIS \_\_DAY OF \_\_\_\_\_, 2017, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED STATE OF ARIZONA ) SS COUNTY OF MARICOPA )

(OR PROVIDED ME ON THE BUSIS OF SATISFACTION? POLICED TO BE THE BUSIS OF SATISFACTION? POLICED TO BE THE FEBOORS WHOSE MAKES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACCHONALISED TO THE WITHIN INSTRUMENT AND ACCHONALISED TO THE WITHIN INSTRUMENT AND ACCHONALISED TO ME THE MEDICAL POLICED CHAPACTY, AND THAT BY THERE SALEND CHAPACTY AND THAT BY THE BUSINGS OR THE EMITTES UPON HERE WITHIN THE PUBBORN ACTED, DECEDITED THE RISTRANGET.

WITNESS MY HAND AND OFFICIAL SEAL

# TRILOGY ASSOCIATION RATIFICATION AND CONSENT THE INTERIORED REMEMBER AND COMMENTS TO THIS PLAT, INCLUDING ITS JUNIORIES SEET FORTH HEIGHT.

TRILOGY AT VISTANCIA COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

#### DEDICATION

IN THE DYBHT THE RIGHT, PRIVILEGE AND EASIDHENT HEIGEIN GRANTED SHALL BE ARANDOKHED AND PERMANENTLY CEASE TO BE USED FOR THE PURPOSES HEIGEIN GRANTED, ALT, RIGHTS HEIGEN GRANTED SHALL CEASE AND REVERT TO THE OWNER, TIS HEIRS OR ASSIGNS.

SURGETT ON HE TENS OF THE TRUGOT DES JASTION, TRUCTS XT. - DY JAB DECLARED TO BE MULLAGE COMMON AREA (AS DEFINED IN HE TRUGOT CORPONATION DECLARATION) AND COMMON AREA (AS DEFINED IN HE TRUGOT DECLARATION, MITCHIN, HOR RESERVED DE LOUISTIM TENT HE USE OF OWNERS) DECLARATION, MO THE RESERVED DE LOUISTIM TRUCTS AS SET FORTH IN HE MATTENANCE CORPORATION DECLARATION AND THE TRUGOT DECLARATION, AND (2) SHALL BE CONNETED TO AND MANTIPALED THE TRUGOT DECLARATION, AND (2) TO THE TENSE OF THE TRUGOT DECLARATION AND THE MANTENANCE CORPORATION

THOUT'DE WALL BE LIBBOT FOR THE FLERONE OF PROWNE STREETSMACESS AND THE OTHER LIBES AS SET FORWHITH ENERN. THE CREECESONG THOUT FOR SHALL BE BEEN FOR THE AND THE PROPRIES AS MORE CHAIR AND THE TRACET THE THE SECOND STREET, WAS USED AND THE STREET THE THE SECOND STREET, WAS USED AND THE STREET THE AND THE SECOND STREET, WAS USED AND THE STREET TO ANY CHAIR AND THE STREET THOUSE WHITH END TO USE THE THE STREET THE AND THE STREET THE STR

NICIA WEST CONSTRUCTION LP, AS OMNIER, HEREBY GRANTS TO THE CITY THE MENTS SHOWN HERECN AS RETENTION AND/OR DIALMAGE EASEMENTS FOR THE DSE OF DIALMAGE ESENCIES AND RELATED FACILITIES AND ACCESS AND ENANCE ASSOCIATED WITH SUCH EASEMENT RIGHTS.

STANCIA WEST CONSTRUCTION UP, MS COMMER, REERMY GRAWTS TO THE CITY AN GERLER FERS ANNITERING CEPT (ALMOST AND THE CITY AN

LANDSCAPING AND OTHER IMPROVEMENTS (OTHER THAN UTILITY IMPROVEMENTS, MANITENANCE OF WHICH STALL BE THE RESPONSIBILITY OF THE UTILITY PROVIDER) WITHIN EACH PUES SHALL BE MAINTAINED BY THE OWNER OF THE TRACT ON WHICH SUCH PUE IS LOCATED.

VISTANCIA WEST CONSTRUCTION I.P., AS OWNER, HEREBY GRANTS TO THE CITY AN 
PASSENGY FOR BUILDING SETBACK PURPOSES OVER, LOUDER AND ACROSES PORTIONS 
DESCRIGHT FOR BUILDING SETBACK, RESTRUCTIONS OF SAID DESCRIPHY, AND LOTS 
OF CERTAIN LOTS AS EVOYMN HEREBY, RESTRUCTIONS OF SAID DESCRIPHY, MAD LOTS 
TO WHICH IT APPLIES, ARE FURTHER DESCRIBED IN NOTE 14, SHEET 2 OF THIS PLAT.

VESTANCIA MEST CONSTRUCTION IL AS OMMER, HERBETY GRANTS TO THE HAMEOWNEES ASSOCIATION AN LESEBERIT FOR IL ANDSCAPE MAINTENANCE PUPPOSES OFER, INDER MON JACQUES PORTIONS OF CERTANI LOTS AS SHOWN HERBEN, MESTRUTIONS OF SAID ESBEBRIT, MO LOTS TO WHICH IT APPLIES, ARE FURTHER DESCRIBED IN NOTE 15, SHEET 2 OF THIS PLAT.

ON THIS DAY OF 2017, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

WHICH THE MASSA OF STATES OF THE MASSA OF TH EXECUTED THE SAME IN HISHER AUTHORIZED CAPACITY, SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE E WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT

VITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

### BASIS OF BEARING

BENCHMARK

ELEVATION = 1500.60 (CITY OF PEORIA / NAVD 88)
NAGICOPA COUNTY, ARIZONA. USGLO BRASS CAP AT THE EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 5 NORTH, PANGE 1 WEST.

4.50 D.U./A.C.	GROSS RESIDENTIAL DENSITY
5	TOTAL NUMBER OF TRACTS
06	TOTAL NUMBER OF LOTS
Con	101AL DAND OSE

## "TRILOGY WEST PHASE 3 - PARCEL C47" FINAL PLAT FOR

BEING A REPLAT OF TRACTS OF A MASTER FINAL PLAT FOR TRILOGY WEST PHASE 2"
RECORBED AS BOOK OF MAPS PAGE RECORDS OF MARICOPA COUNTY, ARZOWA, LYING
WITHIN THE SOUTHEAST CULARTER OF SECTION 22 AND THE MORTHEAST CULARTER OF SECTION 12 AND THE MORTHEAST CULARTER OF SECTION 22 AND THE MORTHEAST CULARTER OF SECTION 22 AND THE SOUTH ARABOR OF COUNTY, ARZOWA
Z7, TOWNSHIP 6 NORTH, RANGE 1 WEST, OF THE DULA AND SALT RVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARZOWA

# TRILOGY ASSOCIATION RATIFICATION AND CONSENT ACKNOWLEDGEMENT STATE OF AREZON 1.2.

LONE MOUNTAIN ROAD

VISTANCIA MEST CONSTRUCTION LP
2002 ORTHEL ARRACE ROUD, SUITE BTIS
PRODE (CAT 2144 ASSAS
PHONE (CAT 2144 ASSAS
PHONE (CAT 2144 ASSAS
CONTROL LOAN SOMBERCUCH
EMPL: JOHN SEATHER UICH #§SHEAHOMES COM

OWNER / DEVELOPER

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 SATISFACTION FEDERALLY WARRAWN OF ME (OR PROPIET) TO BE USESCREED TO THE WITHIN MESTIGATION OF DEFINE PERSON WARSELAWISE OF DESCRIPTION THE SAME WHITHIN MESTIGATION OF DEFINE PERSON WAS THAT JETS OF DESCRIPTION THE SAME WAS THE PERSON, OFFICE AND THE SAME WAS THE PERSON, OFFICE WAS THE SAME WAS THE PERSON, OFFICE WAS THE SAME WAS THE PERSON OF THE PERSON OF THE SAME WAS THE PERSON OF THE SAME WAS THE PERSON OF THE PER

MITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

### APPROVAL OF VISTANCIA DECLARANT

ZONING VICINITY MAP

870,536 SQUARE FEET OR 19,985 ACRES

SITE AREA

BY: SLF III - VISTANCIA, LLC, A TEXAS UNITED LIABILITY COMPANY, ITS SOLE AND NAVAGING MEMBER VISTANCIA LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY THE UNDERSIGNED, DECLARANT LINDER THE MAINTENANCE CORPORATION DECLARATION, HERBERY APPROVES THIS RAIT PURSUANT TO SECTION 14.2 OF THE MAINTENANCE CORPORATION DECLARATION.

BY: STRATFORD LAND FUND III, L.P., A DELAWARE LIMITED PARTNERSHIP, IT'S SOLE AND MANAGING MEMBER

SUBDIVIDER'S CERTIFICATION

PRELIMINARY PLAT CASE P15-0009 PRELIMINARY PLAT ZONING CASE Z13-0007

BY: STRATFORD FUND III GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

COUNTY OF DALLAS ) VISTANCIA DECLARANT ACKNOWLEDGEMENT STATE OF TEXAS

BY: VISTANCIA WEST CONSTRUCTION HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IT'S GENERAL PARTNER

VISTANCIA WEST CONSTRUCTION LP, A DELAWARE LIMITED PARTNERSHIP

APPROVED BY THE MAYOR AND CITY COUNCIL OF PEORIA, ARIZONA ON THIS APPROVAL DAY OF\_ 2017.

#### MAYOR CITY CLERK

DATE

CERTIFICATION

FOR CITY ENGINEER

LIBORO, COPPEN, HERBEY CERTOF THAT LAMA REGISTERSO LAND SURPEYON BY THE STATE OF ARCHAY, HERBEY CERTOF THAT IS MAY.

SON THE STATE OF ARCHAY, HER SAME OF THE SEG SHEETS, CORRECTION, AND THAT SHEETS, CORRECTION, AND THAT SHEETS, CORRECTION AND THAT SHOW A

GROSS AREA = 19.985 ACRES TABLE AND SEE SHEET 3 FOR LINE AND CHRYE TABLES ROJECT NO. R170014 AZIBO DRC C COREY

Coe and Van Loo L.L.C

COE & VAN LOO CONSULTANTS, INC 4550 NORTH 12TH STREET PHOENX, ARIZONA 85114 PHONE: (802) 264-881 FAX: (802) 264-881 CONTACT: RYAN WEED

ENGINEER

COUNTY RECORDER

DATE CONSULTANTS
4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831

**FINAL PLAT** 

MINES PARTICIPATE NA SERVICIA REST CONSTRUCTION DE LA CALAMAE

LAMES PARTICIPATE NA SERVICIA SERVICIA DE LA CALAMAE

LAMES PARTICIPATE NA SERVICIA SERVICIA

TRILOGY WEST PHASE 3 - PARCEL C47

# LIENHOLDER RATIFICATION AND CONSENT

KNOW ALL MEN BY THESE PRESENTS:

VESTERN ALLIANCE BANK, AN ARIZONA CORPORATION

LIENHOLDER RATIFICATION AND CONSENT ACKNOWLEDGEMENT

COUNTY OF MARICOPA ) ON THIS \_\_\_DAY OF \_\_\_\_\_\_2017, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

3

TIME.

NOTARY PUBLIC WITNESS MY HAND AND OFFICIAL SEAL

#### NOTES

- THE SUBDIVISION IS SUBJECT TO A MAINTENANCE IMPROVENIENT DISTRICT (MID)# 1210.
- NO COMBINECTION OF ANY MAND SHALL BE COMSTRUCTED OR PLACED WITHIN THE UTLITY E-SCHEMATS, DECENT UTLINES, MONDO, WHER, CREARCH, ALE STATE OF THE THE PLACES WITHIN A STATE THE MOST ADMINE, AND ANY PLANTINE EXCEPT (CAMES, IT SHALL BE PATHERE UNESSESTOOD HANT THE CITY OF ENERGIA SHALL NOT BE REQUIRED TO BELLUCE ANY OBSTRUCTION OR PLANTIKE THAT MANS THE RESIDED DURNES THE COLUMN OF HAND THAT AND THE PLACES OF THE PLACES
- ALL NEW AND EXISTING UTILITY. ELECTRICAL FACIUTIES LESS THAN 85 KM, CABLE TV., ITELECOMMUNICATIONS REBER OPTICS, CELLULAR, CAS., ETC. SHALL BE NOT LIBER OF THE STREET MAPCASLENTS.
- MANTENANCE OF SURFACE AND VINDERGROUND 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 1727 REBAR AND CAPPED OR TAGGED BEAUNG THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- SONS, RENCES, WALLS, UTILIT RODES, STRUCTIRES, SHRIBES, BEDGES OR OTHER PLAYTS, BUT COLUMNON TREES OWNERS AN WORKEN THE BUT SHAN AND THE FRANTISH WITHOUT SHORT SH

COME \*\*.

THE IN-AWAILL CHANCE FLOOD (100-YEAR FLOOD), ALSO MOUNNAS THE MUSE FLOOD,

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THE IN-AWAILL CHANCE OF THE MUSE AND THE AWAILLED TO THE FLOODING BY

THE YEAR SHED AND TO SHED WATER AND THE AWAILLED TO THE FLOODING BY

NO BASE FLOOD BEN'ATIONS DETERMINED

SHADED ZOME "X".

SHADED ZOME "X".

AREAS OF D.ZM, ANNUAL CHANCE FLOOD; AREAS OF 1%, ANNUAL CHANCE FLOOD WITH ANEXOE DEPTHS OF LESS THAN 1 FROTT OR WITH DRAWNOG AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

FLOOD ZONE INFORMATION

PER FLOOD INSURANCE RATE MAP NUMBER 00/10-08/51, AND 00/10-07/20 L MARICOPA COUNTY, DATED OCTOBER 16, 20/31, LOMB FOR THOO'S WEST PHAGE 1 CASE NO. 15-09-1030P AND CLOMR TRULOGY WEST PHAGE 2 CASE NO. 15-09-20/12R.

ZONE "AE"
BASE FLOOD ELEVATIONS DETERMINED.

- 8. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.
- NO STRUCTURE OF ANY KIND BE CONSTRUCTED OR ANY VEGETATION BE PLANTED. NOR BE EALDWED TO GROW WITHIN THE DRAINAGE EASEMENT OR TRACT WHICH WOULD INFECE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT. THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A DESIGNATED TRUCK ROUTE (VISTANCIA BOULEVARD, WESTLAND ROAD, AND LONE MOUNTAIN PARKWAY).
- AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, HAS BEEN FORMED AND HAS THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTIFIED AS THACTES, INCLUDING DRAININGE FACILITIES IN ACCORDANCE WITH THE APPROVED PLANS.
- EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT FOR A TOTAL OF 50 DWELLINGS WITHIN THE ENTIRE SUBDIVISION. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.

50 X 110'/115' 60 X 70 X PAD LOT SIZE

15x-40x 47 (4.63x)
20x-50x 34 (3.35x)
15x-30x 9 (0.88x)
1016 90 (8.86x)

TRACT TABLE

LOT SIZE VARIATION BY PERCENTAGE

D LOT SIZE PAD MIX % PARCEL C46
LOTS (%)

- THE BULDING SETBOCKLINE INTRODED ONLOTS 3103, 3105, 310, 3131, 3157, AND 3170 ARE EXCLUSIVE TO THE PRIMARY RESIDENCE AND IS NOT INTENED TO PROHBIT ACCESSORY STRUCTURES OR GROUND MECHANICAL UNITS IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS.
- AS REQUIRED BY (P15-003)) THE HOMEOWNERS OF LOTS 3103, 3105, 3110, 3131, 3157, AND 3170 SHALL BE REQUIRED TO MAINTAIN 1 TREE AND 5 SHRUBS PER 33 LINEAR FEET ON AVERAGE WITHIN THE SIDE YARD ALONG THE BHO OF THE BLOCK

# LIENHOLDER RATIFICATION AND CONSENT

KNOW ALL MEN BY THESE PRESENTS

THE WORTERSONED, AS REPETANCY (NUEST) THAT CERTIAN DEED OF THAST, SCARRY AGENCIANT FAID ASSESSMENT OF LEVES AND REPETAN AND PROTECTION OF THE AGENCY AND ASSESSMENT OF LEVES AND REPETAN AND FOR AGENCY AND AND AND AND ASSESSMENT OF LEVES AND AND AND AND AND ASSESSMENT ASSESSME

SI YNSTANCIA WEST ASSOCIATES, LLC. A DIELAWARE UNITED LUBURTY COMPANY, IN ITS CAPACITY AS CO-AGENT FOR THE LENDERS UNDER THE DEED OF TRUST

SHEA HOMES, INC. A DELAWARE CORPORATION ITS SOLE MEMBER/MANAGER

### LIENHOLDER RATIFICATION AND CONSENT ACKNOWLEDGEMENT

COUNTY OF MARICOPA )

ON THIS, THE DAY OF 2017, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED

THE BUSIS OF SATISFACTION EVIDENCE TO BE THE PERSONS WHO PROVED TO ME USESSCRIBED TO THE WITHOUT EVIDENCE TO BE THE PERSONS WHOSE NAMES ME WESSCRIBED TO THE WITHOUT ENTER AND ACQUIVED COST ONE THAT THEY DECOLUTED THE SAME IN THE PRAINTH ACCOUNT CAPACITIES, MOTHAT BY THEM AND ACQUIVED CAPACITIES, MOTHAT BY THEM AND ACCOUNT ENTER AND ACCOUNT OF THE WITHOUT THE PERSONS, OR THE ENTITY UPON BEHAUF OF WITHOUT THE PERSONS, OF THE ENTITY AND ACCOUNT OF THE WITHOUT T

CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF ARIZON THAT THE FORGOING PARAGRAPH IS TRUE AND CORRECT.

HERETO SET MY HAND AND OFFICIAL SEAL

CONTAINING 19.985 ACRES, MORE OR LESS.

HENCE NORTH 89'46'08" WEST, A DISTANCE OF 61.31 FEET TO THE TRUE POINT OF JEGINNING.

-B'S.E Θ LOCAL TO LOCAL STREET
INTERSECTIONS WILL HAVE A 30T
X 30T UNOBSTRUCTED VIEW
EASEMENT NO OBJECT WITHIN VISIBILITY TRANGLES MAY EXCEED 30" IN HEIGHT.

SETIMOS

SO, 60' & 70' TYPICAL LOT LAYOUTS

NOTTO-SOULD

NOTTO-SOULD 8 P.U.E. 230 L NOTE: CONCRETE MASONRY WALLS CANNOT BE CONSTRUCTED IN THE PUBLIC UTILITY EASEMENT

LEGEND

(TYPICAL) TYPICAL PUBLIC UTILITY

EASEMENT DETAIL

(NOT-TO-SCALE) FRONT LOT LINE / RIGHT OF WAY

P.U.E = PUBLIC UTILITY EASEMENT

-5B.SLE LSM.E. = LANDSCAPE MAINTENANCE EASEMENT

LOTLINE FOUND 1/2" REBAR WITH CAP LS#42186
CORNER OF THIS SUBDIVISION - SET SURVEY
MARKER PER M.A.G. STD. DTL 120, TYPE "C" MODIFIED (UNLESS OTHERWISE NOTED) BOUNDARY LINE EASEMENT CENTERLINE MID-SECTION LINE SECTION LINE

CENTERLINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED) SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED) V.N.A.E U.V.E PUBLIC UTILITY EASEMENT

P.O.C. \* Ω Ξ CURVE NUMBER LINENUMBER HEADLIGHT INTRUSION

T.P.O.B. B.S.L.E. BUILDING SETBACK LINE EASEMENT TRUE POINT OF BEGINNING RIGHT-OF-WAY POINT OF COMMENCEMENT

RW MARICOPA COUNTY RECORDER SIDEWALK EASEMENT

SHEET

UNOBSTRUCTED VIEW EASEMEN

VEHICULAR NON ACCESS EASEMENT

AA100 DRIC D.

FINAL PLAT

Coe and Van Loo L.L.C

### LEGAL DESCRIPTION

THE OFFICE OF THE OFFICE OF THE OFFICE OF THE OFFICE OF THE OFFICE OFFIC

COMMENCING AT THE 12" REBAR WITH CAP LSW2772 MARKING THE CENTER OF SAID SECTION 77. FROM WHICH THE G.L.O. BRASS CAP MARKING THE NORTH QUARTER CORNER OF SAID SECTION 71 BEARS NORTH 00"15'32" EAST, A DISTANCE OF 2,638,20 FEET,

THENCE SOUTH 89'4609' EAST, A DISTANCE OF 65.00 FEET TO A POINT ON A UNE WHICH SO SPANLLE. WITH AND 65.00 FEET EASTERY, AS NEXSURED AT RIGHT ANGLES, FROM THE WEST LUNE OF THE NORTHEAST CHARTER OF SAID SECTION 27, SAID POINT BEING THE TITUE POINT OF BEGINNING; THENCE NORTH 00\*13'52" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 1,803,03 FEET,

THENCE NORTH OD'1552" EAST, ALONG SAID PARALLEL, LINE, A DISTANCE OF 885,15 TEET OM ALINE WHICH IS PARALLEL WITH AND 66.00 FEET EASTERLY, AS MEASURED AT JOHT ANGLES, FROM THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION

THENCE NORTH 00°10'13" EAST, ALONG LAST SAID PARALLEL LINE, A DISTANCE OF 154.11 FEET,

HINDER SOMIN 1897/39 EAST, A DISTANCE OF 153.20 EEES,
HINDER SOMIN 1897/39 EAST, A DISTANCE OF 153.40 EEES,
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HINDER SOMIN 1897/39 EAST, A DISTANCE OF 43.50 EEES,
HINDER SOMIN 1897/39 EAST, A DISTANCE OF 43.50 EEES,
HINDER SOMIN 1897/39 EAS HENCE SOUTH 23°9749" WEST, A DISTANCE OF 6.99 FEET TO THE BEGINNING OF A ANGENT CURVE OF 1,182.54 FOOT RADIUS, CONCAVE EASTERLY,

THÉNICE NORTH 89°13'57' WEST, A DISTANCE OF 70.90 FEET; THÉNICE NORTH 89°46'39" WEST, A DISTANCE OF 663.95 FEET; THÉNICE NORTH 00°13'52" EAST, A DISTANCE OF 110.04 FEET; THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF DA'0149", A DISTANCE OF 83,69 FEET;

3091 3092 3093 3094 3096 3097 3098 3099 3095 8,724 6,900 8,050 6,900 6,900 6,900 6,900 7,545 3130 3126 3126 3127 3128 3128 3124 3120 3121 3122 3123 3119 6,600 5,650 5,650 6,215 5,650 5,650 8,503 6,882 3156 3156 3157 3158 3159 3151 3152 3153 3154 3146 3147 3148 3149 3145 6,600 8,600 8,135 6,600 6,600 5,500 5,500 5,500

LOT AREA TABLE # 10J LOT AREA TABLE 5,500 3141 3142 3143 3144 LOT# LOT AREA TABLE 5,500 5,500 5,500 5,500 5,500 5,650 5,694 7,368 5,650

REVISION DATE

CONSULTANTS
4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

COUNTY RECORDER

TRILOGY WEST PHASE 3 - PARCEL C47

