

# FINAL PLAT FOR "ALORAVITA NORTH PHASE 3 - PARCEL 12"

BEING A RESUBDIVISION OF PARCEL 12 OF A MASTER FINAL PLAT FOR "ALORAVITA PHASE 3"  
RECORDED IN BOOK 1663 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING WITHIN  
SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF PEORIA,  
MARICOPA COUNTY, ARIZONA

COUNTY RECORDER



## DEDICATION

STATE OF ARIZONA )  
 )SS  
COUNTY OF MARICOPA )

KNOW ALL PERSONS BY THESE PRESENTS:

THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "ALORAVITA NORTH PHASE 3 - PARCEL 12", BEING A RESUBDIVISION OF PARCEL 12 OF A MASTER FINAL PLAT FOR "ALORAVITA NORTH PHASE 3" RECORDED IN BOOK 1663 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING WITHIN SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF PEORIA, MARICOPA COUNTY, ARIZONA, AS PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS, AND FOR, THE PLAT OF SAID "ALORAVITA NORTH PHASE 3 - PARCEL 12" 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.

ALL NOTATIONS AND DEDICATIONS STATED ON OR WITHIN THE RECORDED PLAT OF "ALORAVITA NORTH PHASE 3" (M.C.R. BOOK 1663, PAGE 38) SHALL REMAIN IN FULL FORCE AND EFFECT WITH THE RECORDED OF THIS RE-PLAT.

PULTE HOME COMPANY, LLC, A MICHIGAN 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 NORTH HOMEOWNERS ASSOCIATION. PULTE HOME COMPANY, LLC, A MICHIGAN 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 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.

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AS OWNER, HEREBY GRANTS TO THE CITY OF PEORIA, AN ARIZONA MUNICIPAL CORPORATION IN MARICOPA COUNTY, ARIZONA (HEREINAFTER REFERRED TO AS THE "CITY"), ITS SUCCESSORS AND ASSIGNS, A PERMANENT, PERPETUAL AND NON-EXCLUSIVE EASEMENTS FOR THE FOLLOWING PURPOSES, NAMELY: (A) PUBLIC UTILITIES EASEMENTS (P.U.E.), (B) PUBLIC WATER EASEMENTS (P.W.E.), (C) PUBLIC SEWER EASEMENTS (P.S.E.), (D) UNOBSTRUCTED VIEW EASEMENTS (U.V.E.), (E) SIDEWALK EASEMENTS (S.W.E.), AS DEPICTED ON THIS FINAL PLAT.

THE CITY OF PEORIA IS HEREBY GIVEN AN EASEMENT FOR MAINTENANCE OF LANDSCAPING, RETENTION AND DRAINAGE FACILITIES ON TRACTS A, B, D AND F. 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 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 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 UNDERSIGNED PULTE HOME COMPANY, LLC, A MICHIGAN 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 \_\_\_\_\_, 2022.

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
ITS: \_\_\_\_\_

## ALORAVITA HOMEOWNERS ASSOCIATION RATIFICATION AND CONSENT

STATE OF ARIZONA )  
 )SS  
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: \_\_\_\_\_  
NAME: \_\_\_\_\_  
ITS: \_\_\_\_\_

## ALORAVITA HOMEOWNERS ASSOCIATION RATIFICATION AND CONSENT & ACKNOWLEDGMENT

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, 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

## ACKNOWLEDGEMENT

STATE OF ARIZONA )  
 )SS  
COUNTY OF MARICOPA )

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME FOR PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, 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

## BENCHMARK

CITY OF PEORIA BRASS CAP FLUSH AT THE INTERSECTION OF 75TH AVENUE AND JOMAX ROAD BEING THE SOUTHWEST CORNER OF SECTION 34, 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 = 1539.64' (NAVD-88)

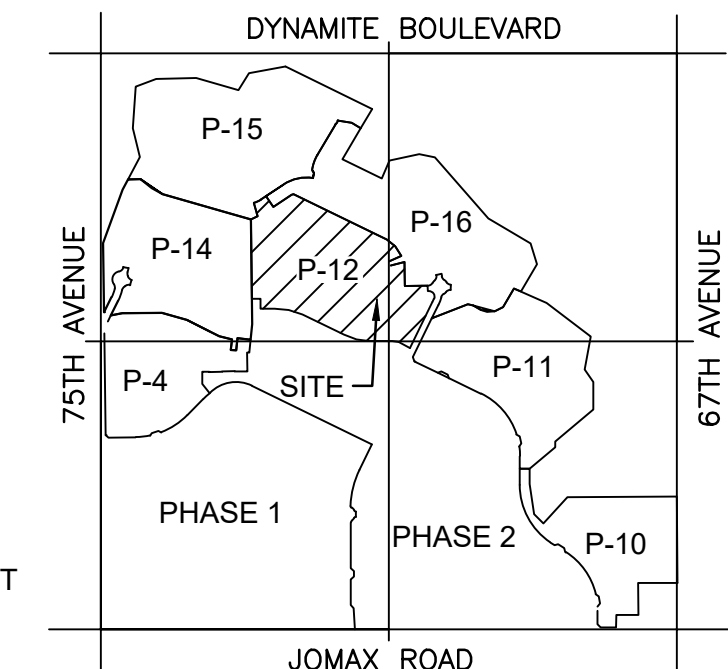
REFER TO: CITY OF PEORIA BENCHMARK COMPARISON SHEET AND GDACS

## NOTES

- THE SUBDIVISION IS SUBJECT TO MAINTENANCE IMPROVEMENT DISTRICT (MID) #1263, AND STREET LIGHT IMPROVEMENT DISTRICT (SLID) #1165.
- 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 UTILITY, ELECTRICAL FACILITIES LESS THAN 69 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 TAGGED 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 84 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.
- LOTS AT T-INTERSECTIONS WILL REQUIRE DRIVEWAY SET IN LINE WITH ONCOMING TRAFFIC. THIS APPLIES TO LOTS 27 AND 70 (\*\*).
- VIEW FENCING IS REQUIRED ON LOTS 95 THROUGH 109 ADJACENT TO TRACT B AND LOTS 48 THROUGH 66 ADJACENT TO TRACT D.
- THIS SUBDIVISION HAS A REDUCED LEVEL OF STREET LIGHTING. ANY FUTURE ADDITIONAL STREET LIGHTING WILL BE AT THE EXPENSE OF THE ABUTTING PROPERTY OWNERS, NOT AT CITY EXPENSE.

## 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.



## OWNER/DEVELOPER

PULTE HOME COMPANY, LLC  
16767 N. PERIMETER DR., STE 100  
SCOTTSDALE, AZ 85260  
PHONE: (480) 314-7938  
CONTACT: ERIC STORIE  
EMAIL: ERIC.STORIE@PULTEGROUP.COM

## ENGINEER

CVL CONSULTANTS  
4550 N 12TH ST  
PHOENIX, AZ 85014  
PHONE: (602) 264-6831  
FAX: (602) 264-0928  
CONTACT: DOUGLAS CHUBIN, P.E.  
EMAIL: DCHUBIN@CVL.CI.COM

## SITE AREA

1,475,684 SQUARE FEET OR 33.877 ACRES

## ZONING

PCD-R1-6  
ZONING CASE NUMBER: Z08-02A.4

## APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF PEORIA, ARIZONA ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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

## CERTIFICATION

I, RICHARD G. ALCOCER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF SEVEN (7) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JANUARY, 2020, 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: \_\_\_\_\_  
RICHARD G. ALCOCER  
REGISTRATION NUMBER 33851  
4550 N. 12TH ST  
PHOENIX, AZ 85014  
(602)-264-6831  
CVLSURVEY@CVL.CI.COM

## FLOOD ZONE INFORMATION

PARCEL LIES WITHIN ZONE "X" AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)

ZONE "X" AS DEFINED BY FEMA ARE:

PER FLOOD INSURANCE RATE MAP NUMBER 04013C-1255L MARICOPA COUNTY, DATED OCTOBER 6, 2013.

\*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.\*

DATE	REVISION	NO.

PARCEL 12 FINAL PLAT  
ALORAVITA NORTH PHASE 3  
PEORIA, ARIZONA



01 SHEET OF 07

GROSS AREA = 33.877 ACRES  
SEE SHEET 2 FOR LEGAL DESCRIPTIONS LOT AREA TABLE, TRACT TABLE CURVE TABLE AND LINE TABLES

PEORIA REVIEW NO. R210101

CVL Contact: DOUG CHUBIN  
CVL Project #: 01-0232201  
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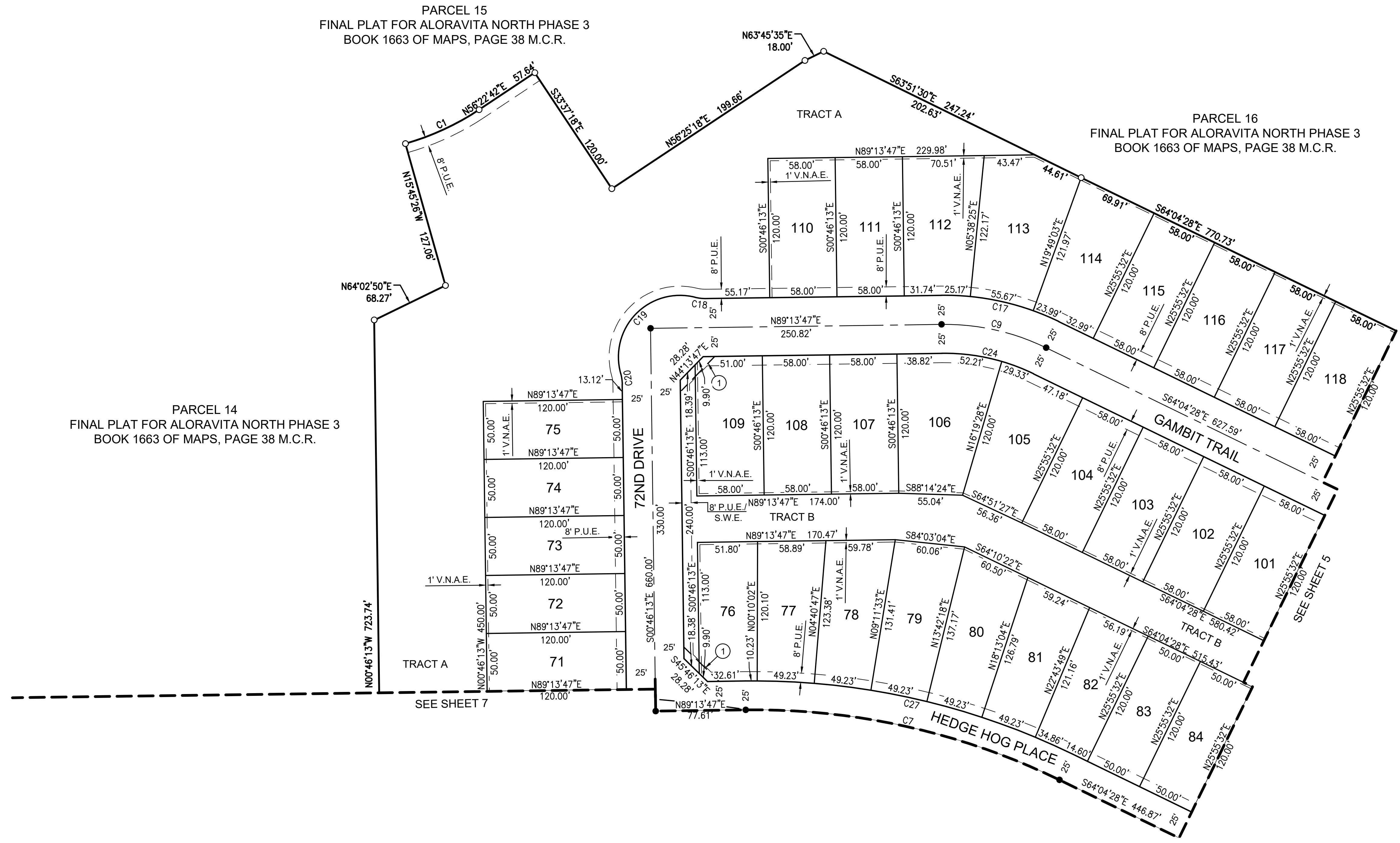
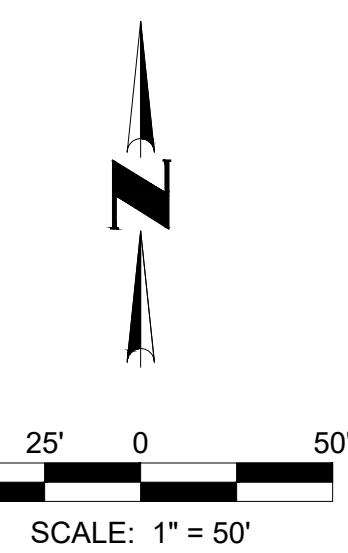
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PARCEL 12 FINAL PLAT  
ALORAVITA NORTH PHASE 3  
PEORIA, ARIZONA



04 SHEET OF 07  
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CVL Project #: 01-0232201

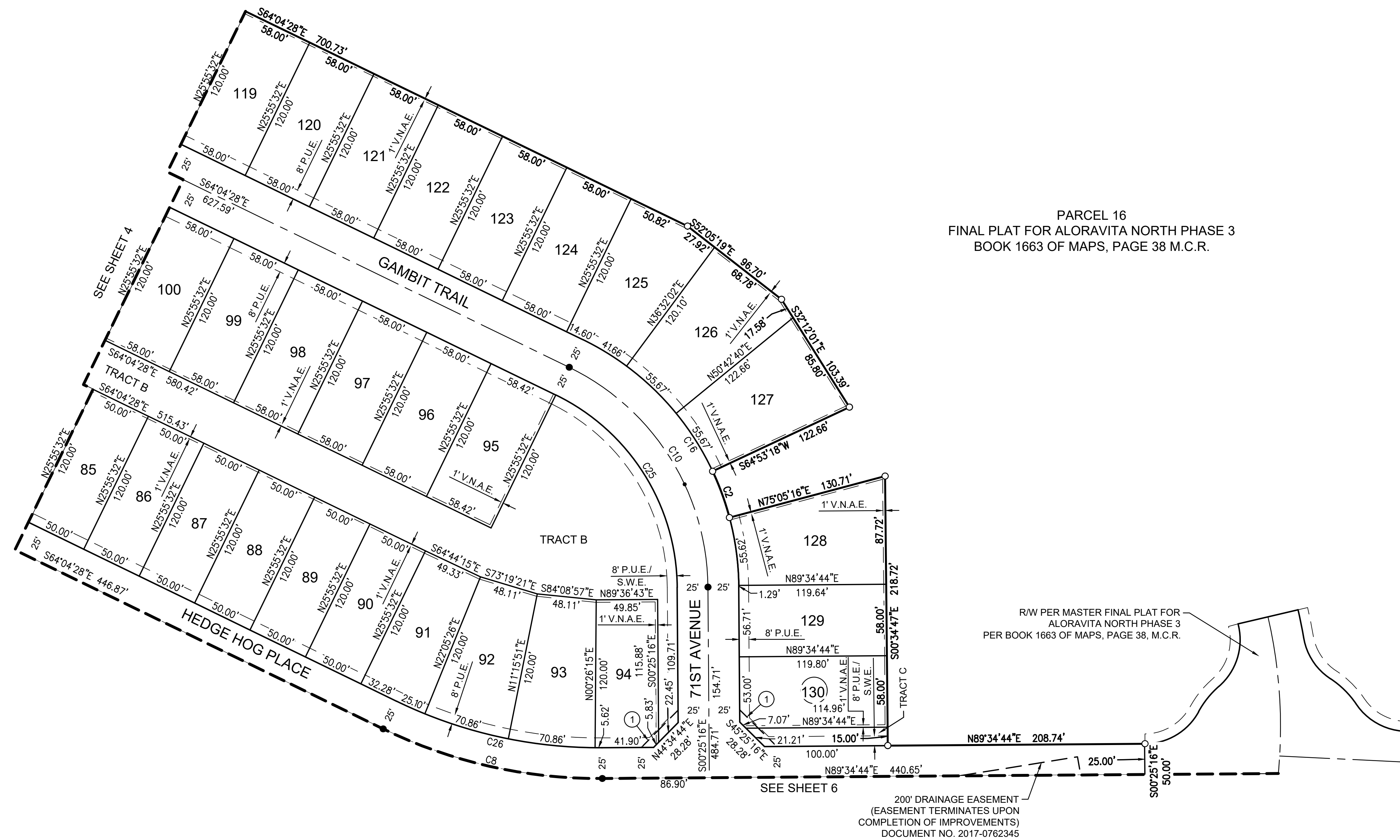


PARCEL 14  
FINAL PLAT FOR ALORAVITA NORTH PHASE 3  
BOOK 1663 OF MAPS, PAGE 38 M.C.R.

PARCEL 15  
FINAL PLAT FOR ALORAVITA NORTH PHASE 3  
BOOK 1663 OF MAPS, PAGE 38 M.C.R.

PARCEL 16  
FINAL PLAT FOR ALORAVITA NORTH PHASE 3  
BOOK 1663 OF MAPS, PAGE 38 M.C.R.

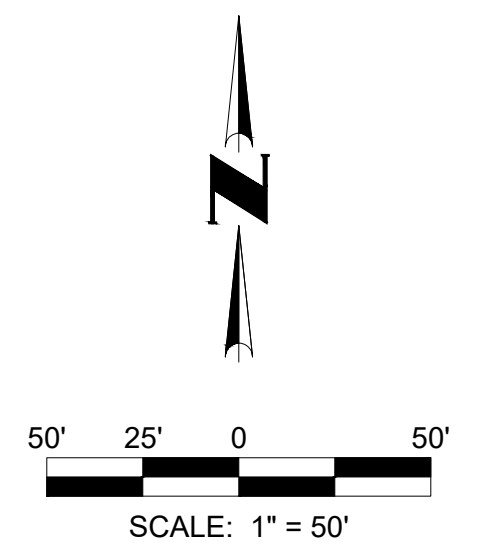
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PARCEL 16  
FINAL PLAT FOR ALORAVITA NORTH PHASE 3  
BOOK 1663 OF MAPS, PAGE 38 M.C.R.

R/W PER MASTER FINAL PLAT FOR  
ALORAVITA NORTH PHASE 3  
PER BOOK 1663 OF MAPS, PAGE 38, M.C.R.

200' DRAINAGE EASEMENT  
(EASEMENT TERMINATES UPON  
COMPLETION OF IMPROVEMENTS)  
DOCUMENT NO. 2017-0762345



COUNTY RECORDER

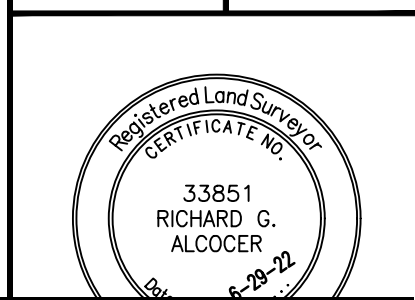


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PARCEL 12 FINAL PLAT

ALORAVITA NORTH PHASE 3  
PEORIA, ARIZONA

Coe & Van Loo Consultants, Inc.



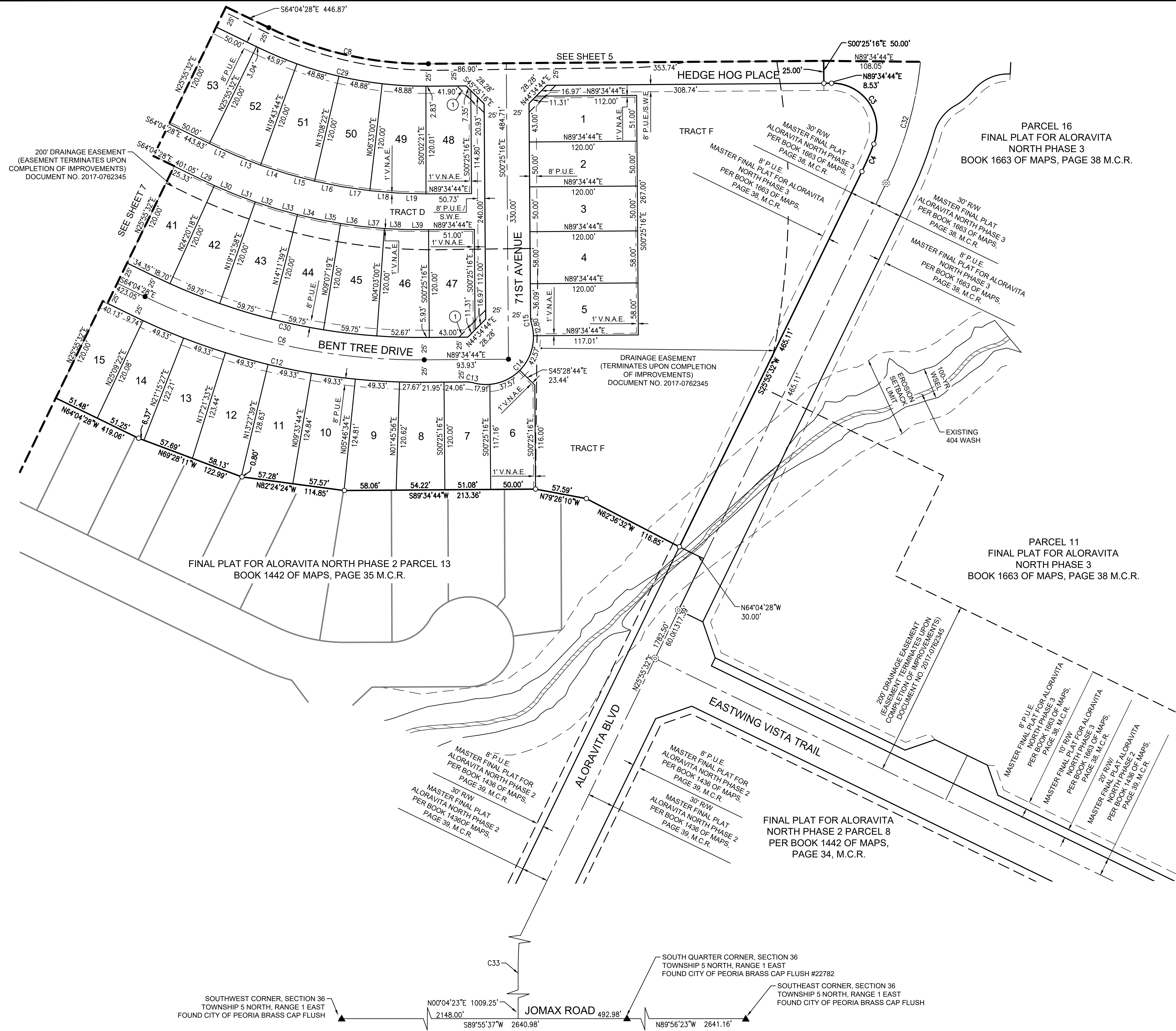
05 SHEET OF 07

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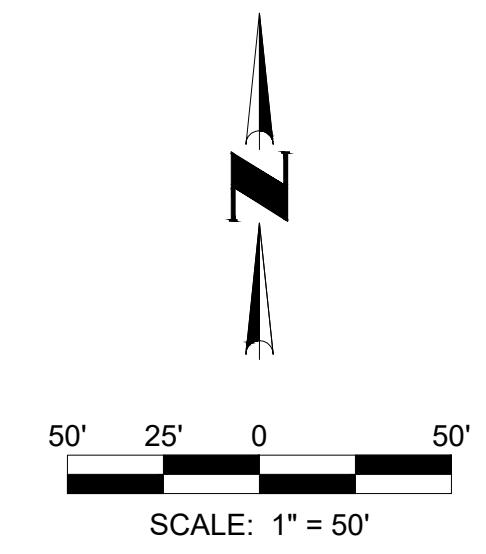
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PARCEL 12 FINAL PLAT  
**ALORAVITA NORTH PHASE 3**  
 PEORIA, ARIZONA

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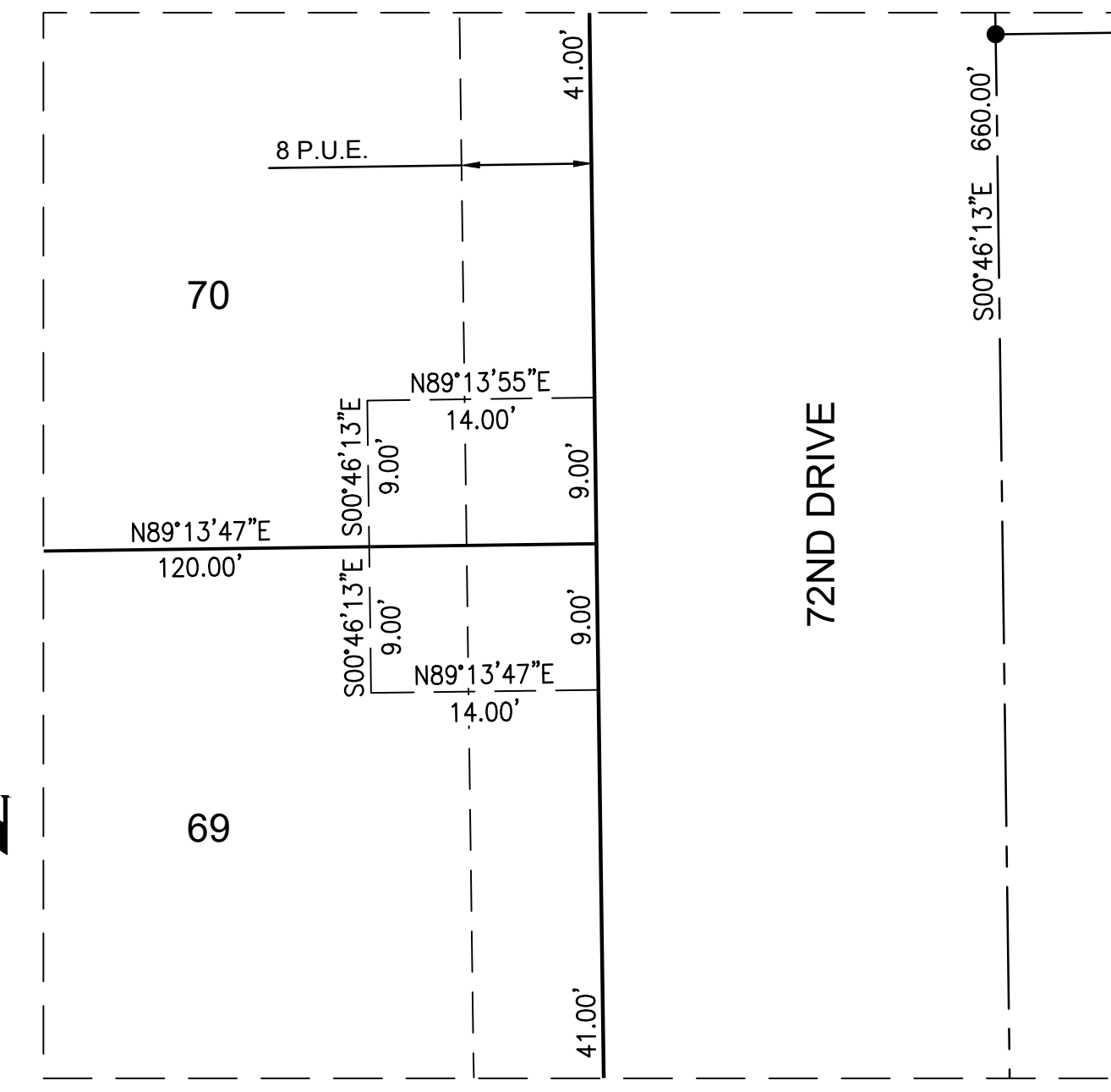
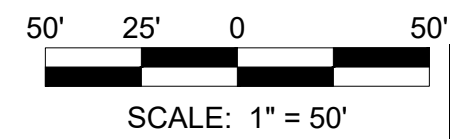
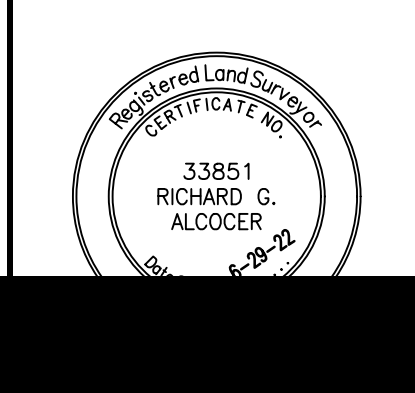


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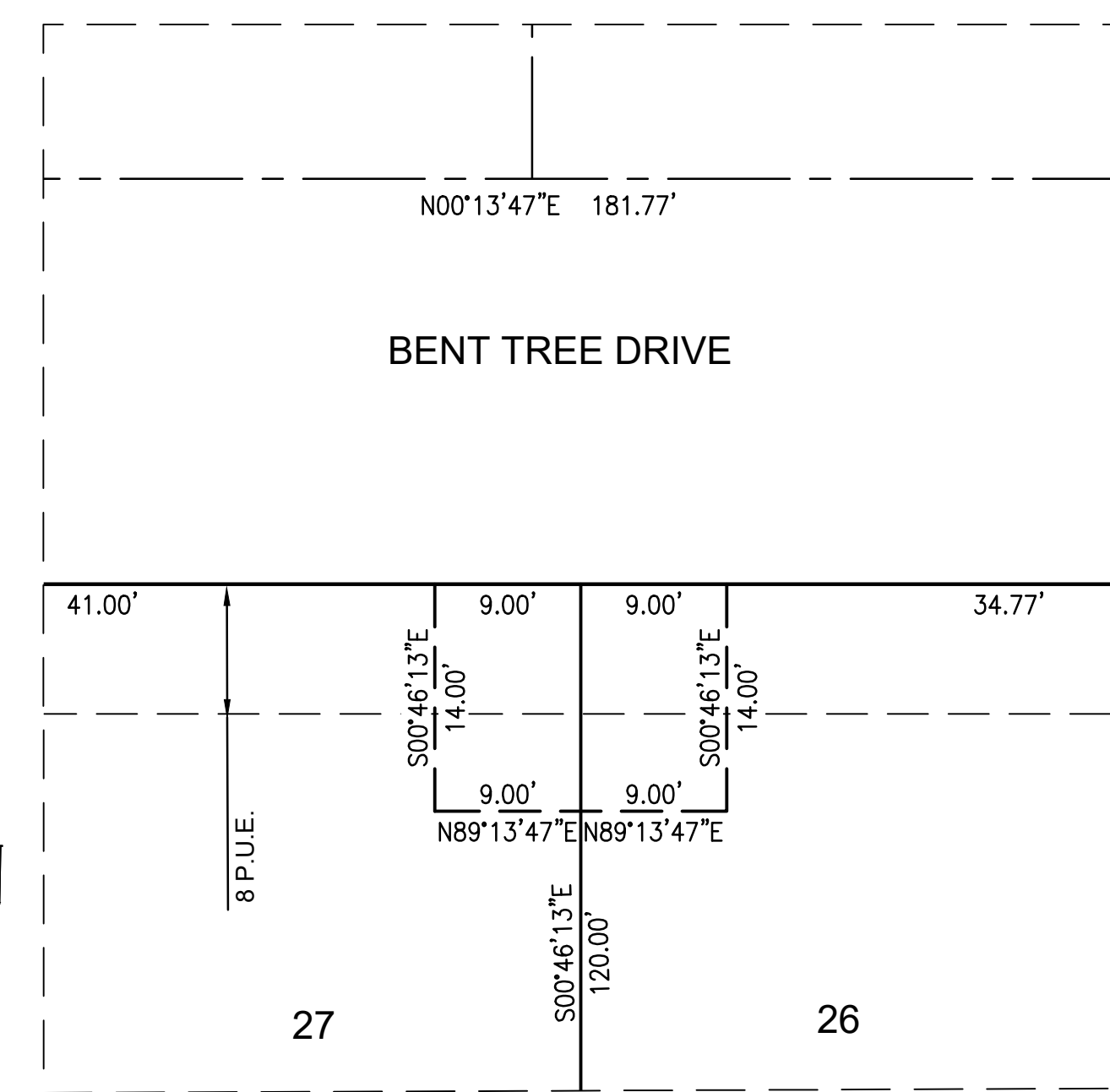
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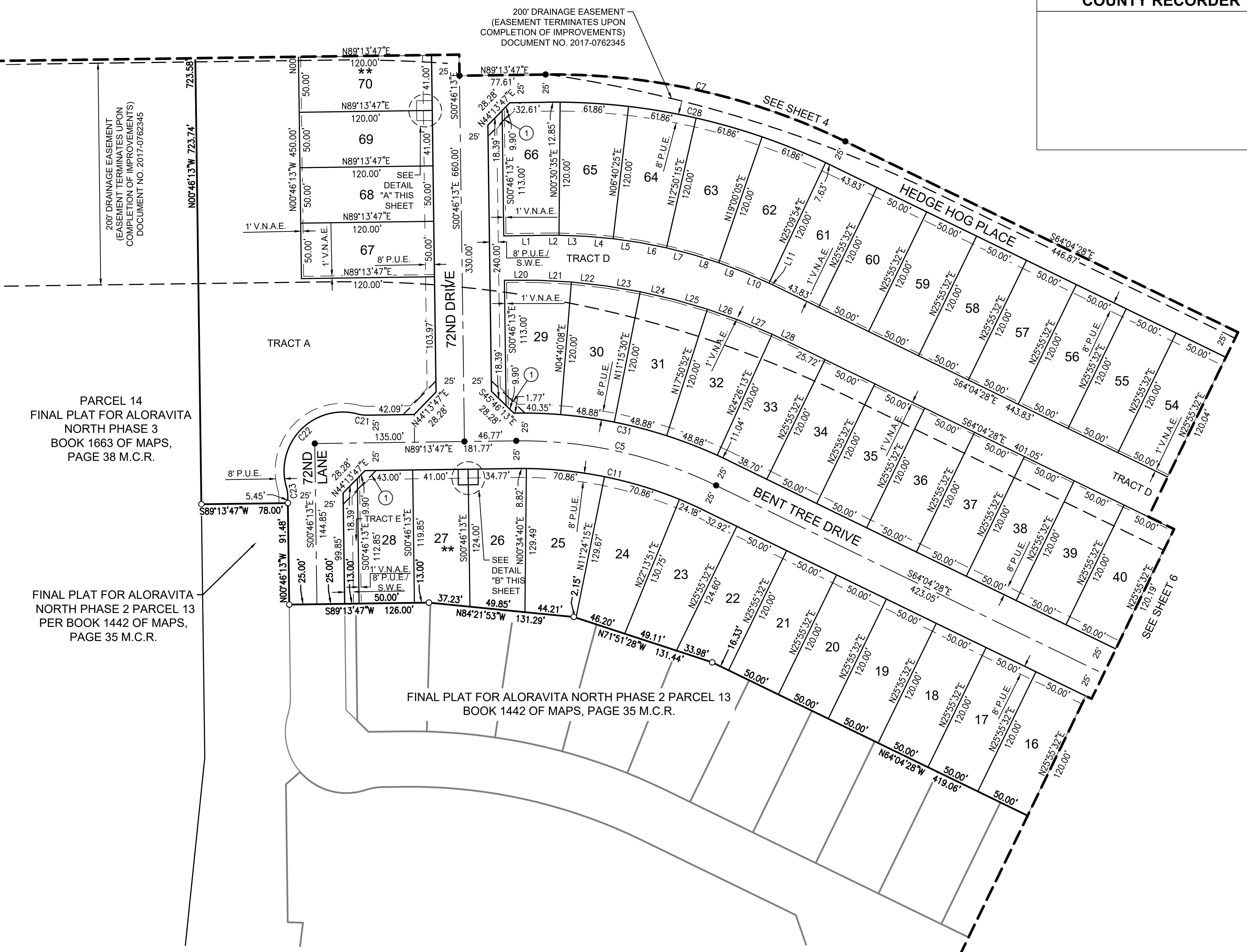
**PARCEL 12 FINAL PLAT**  
**ALORAVITA NORTH PHASE 3**  
PEORIA, ARIZONA



**DETAIL "A"**  
**PUBLIC WATER EASEMENT**  
SCALE: 1"=10'



**DETAIL "B"**  
**PUBLIC WATER EASEMENT**  
SCALE: 1"=10'



PARCEL 14  
FINAL PLAT FOR ALORAVITA  
NORTH PHASE 3  
BOOK 1663 OF MAPS,  
PAGE 38 M.C.R.

FINAL PLAT FOR ALORAVITA  
NORTH PHASE 2 PARCEL 13  
PER BOOK 1442 OF MAPS,  
PAGE 35 M.C.R.

FINAL PLAT FOR ALORAVITA NORTH PHASE 2 PARCEL 13  
BOOK 1442 OF MAPS, PAGE 35 M.C.R.