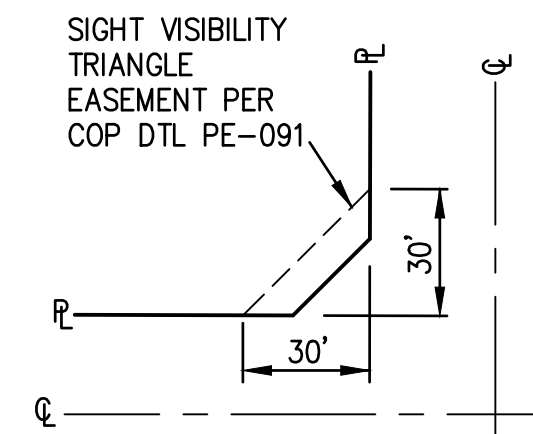


LEGAL DESCRIPTION

PARCEL NO. 1:
 THE NORTH HALF OF THE WESTERLY 10 ACRES OF THE HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: THE POINT OF BEGINNING BEING THE NORTHWEST CORNER OF SAID SECTION 27; THENCE SOUTH 89 DEGREES 54 MINUTES 20 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 27, 330.02 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 13 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID SECTION 27, 1319.84 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH 89 DEGREES 55 MINUTES 46 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 27, 330.02 FEET TO THE WEST LINE OF SAID SECTION 27; THENCE NORTH 00 DEGREES 05 MINUTES 13 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 27, 1,319.98 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:
 AN EASEMENT FOR INGRESS AND EGRESS GRANTED IN WARRANTY DEED RECORDED FEBRUARY 25, 1998 AS 98-0142109 OF OFFICIAL RECORDS, OVER THE FOLLOWING DESCRIBED PROPERTY:
 A PARCEL OF LAND SITUATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 27; EXCEPT THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 27; AND ALSO EXCEPT THE WESTERLY 10 ACRES OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 27, DESCRIBED AS FOLLOWS: THE POINT OF BEGINNING BEING THE NORTHWEST CORNER OF SAID SECTION 27; THENCE SOUTH 89 DEGREES 54 MINUTES 20 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 27, 330.02 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 13 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID SECTION 27, 1319.84 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH 89 DEGREES 55 MINUTES 46 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 27, 330.02 FEET TO THE WEST LINE OF SAID SECTION 27; THENCE NORTH 00 DEGREES 05 MINUTES 13 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 27, 1,319.98 FEET TO THE POINT OF BEGINNING.

25' INGRESS/EGRESS & PUBLIC UTILITY EASEMENT
 THIS EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITIES PER MARICOPA COUNTY RECORDS BOOK 668, PAGE 2 WILL BE ABANDONED AT TIME OF FINAL PLAT.



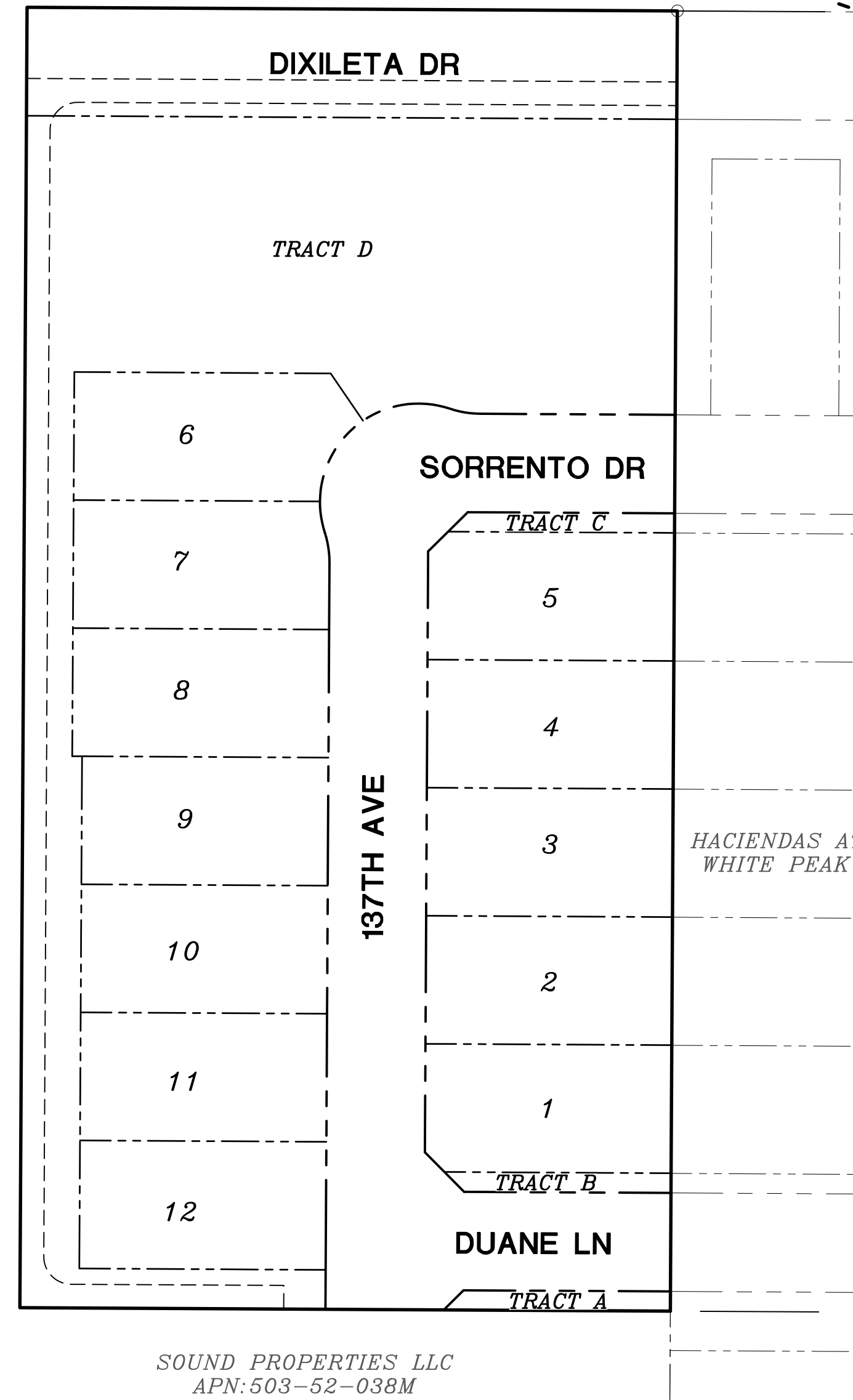
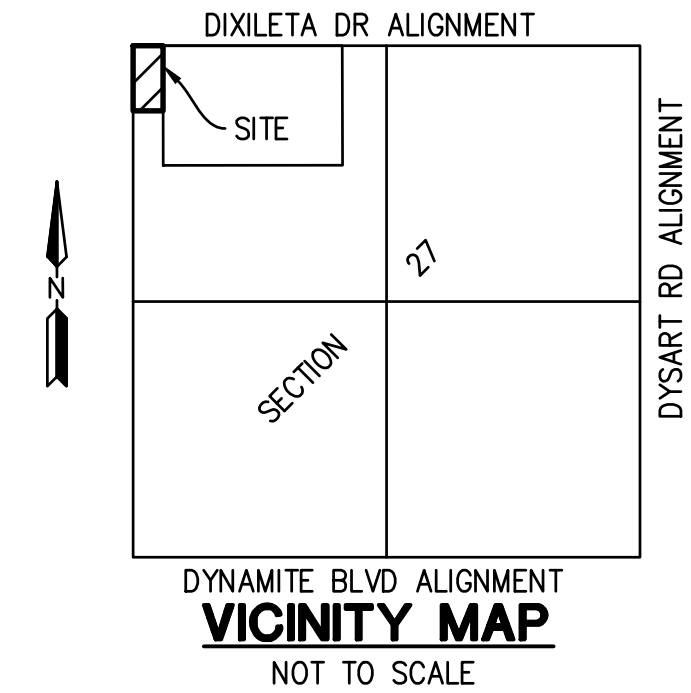
30' HIGH VISIBILITY RESTRICTION (TYP)

SCALE = NTS

PRELIMINARY PLAT FOR HACIENDAS 5 PEORIA, ARIZONA

A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

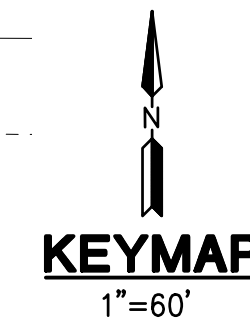
STATE TRUST LAND



STATE TRUST LAND

HACIENDAS AT WHITE PEAK

SOUND PROPERTIES LLC
 APN: 503-52-038M



ENGINEER

HILGARTWILSON
 2141 EAST HIGHLAND AVENUE, SUITE 250
 PHOENIX, AZ 85016
 PH: 602-490-0535
 FAX: 602-368-2436
 CONTACT: TYLER WILSON, PE

DEVELOPER

SILVER SKY PROPERTIES, LLC
 C/O TRENTON MANAGEMENT COMPANY
 2415 E. CAMELBACK ROAD, SUITE 700
 PHOENIX, ARIZONA 85016
 (602) 346-5091

BENCHMARK

NORTHWEST CORNER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 WEST FOUND 2" ALUMINUM CAP, DOWN 0.20' STAMPED "MARICOPA COUNTY T5N R1W S21 S22 S28 S27 RLS 21782" DATED 2002 PER GDACS MAP FILED IN BOOK 1032, PAGE 6 RECORDS OF MARICOPA COUNTY, ARIZONA
 ELEVATION: 1455.149
 DATUM: NAVD88

BASIS OF BEARING

S89°41'06"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN ON THE ALTA SURVEY DONE BY LAND SURVEYING SERVICES PLC, SIGNED 1/23/14, BETWEEN THE MONUMENTS AS SHOWN HEREON

PROJECT DESCRIPTION

A PAD PROPOSED 12 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT

FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: 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. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAPS 04013C0815L & 04013C1230L, PANEL NUMBERS 0815 & 1230 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.

UTILITIES

- | | |
|----------------------------|--------------------------------|
| WATER | CITY OF PEORIA |
| SEWER | CITY OF PEORIA |
| ELEC. | SALT RIVER PROJECT |
| GAS | SOUTHWEST GAS |
| TELEPHONE | CENTURY LINK |
| CABLE TV | COX |
| POLICE | PEORIA POLICE DEPARTMENT |
| FIRE | PEORIA FIRE DEPARTMENT |
| ELEMENTARY SCHOOL DISTRICT | PEORIA UNIFIED SCHOOL DISTRICT |
| HIGH SCHOOL DISTRICT | PEORIA UNIFIED SCHOOL DISTRICT |

SHEET INDEX

- | | |
|------|-----------------------------|
| CV01 | COVER SHEET |
| CV02 | STANDARDS, DETAILS & TABLES |
| PP01 | PRELIMINARY PLAT PLAN |
| PP02 | PRELIMINARY GRADING PLAN |
| PP03 | PRELIMINARY UTILITY PLAN |

CONDITIONS OF APPROVAL

APPROVAL OF THIS PROJECT IS DEPENDENT ON APPROVAL OF HACIENDAS AT WHITE PEAK P18-13. PERMITS FOR THIS PARCEL MUST FOLLOW HACIENDAS AT WHITE PEAKS.

REV:

HILGARTWILSON
 ENGINEER | PLAN | SURVEY | MANAGE
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 PHOENIX, AZ 85016 | www.hilgartwilson.com

PRELIMINARY NOT FOR CONSTRUCTION

HACIENDAS 5
 S.E.C. OF LITCHFIELD ROAD ALIGNMENT & DIXILETA ROAD ALIGNMENT
 PEORIA, ARIZONA
PRELIMINARY PLAT

SITE SUMMARY TABLE	
ZONING	R1-8 PAD
OVERALL GROSS AREA (ACRES)	5.00
OVERALL NET AREA (ACRES)	3.76
TOTAL NUMBER OF LOTS: SINGLE FAMILY	12
TOTAL OPEN SPACE (ACRES)	1.50
TOTAL PERCENTAGE OF OPEN SPACE (NET)	30.00%
TOTAL NET (*) RIGHT-OF-WAY TRACT (ACRES)	0.82
TOTAL OFFSITE RIGHT-OF-WAY (ACRES)	0.42
MINIMUM LOT SIZE (SF)	8,074
AVERAGE LOT SIZE (SF)	8,213
MAXIMUM LOT SIZE (SF)	8,451
MINIMUM LOT WIDTH (FT)	65'
MINIMUM LOT DEPTH (FT)	125'
DENSITY (DU/AC): PER GROSS AREA	2.40
TAX ASSESSORS PARCEL NUMBER	503-52-038J
(*) NET EXCLUDES DIXILETA DRIVE	

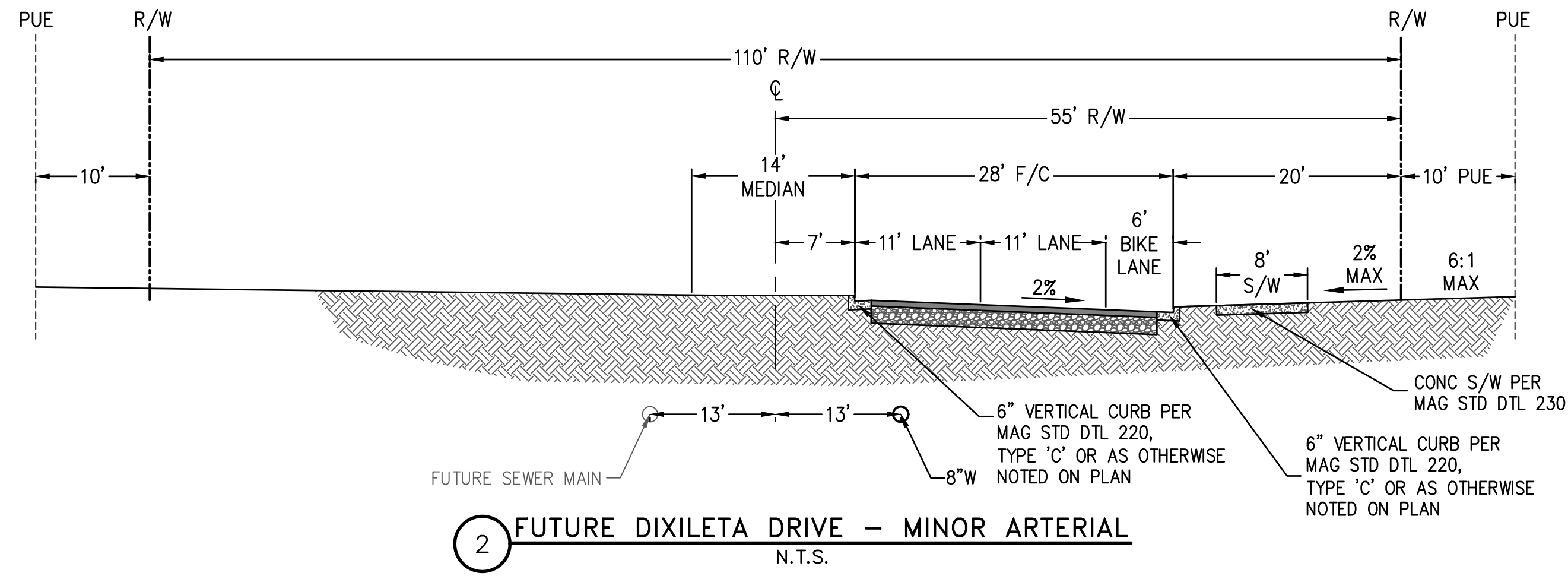
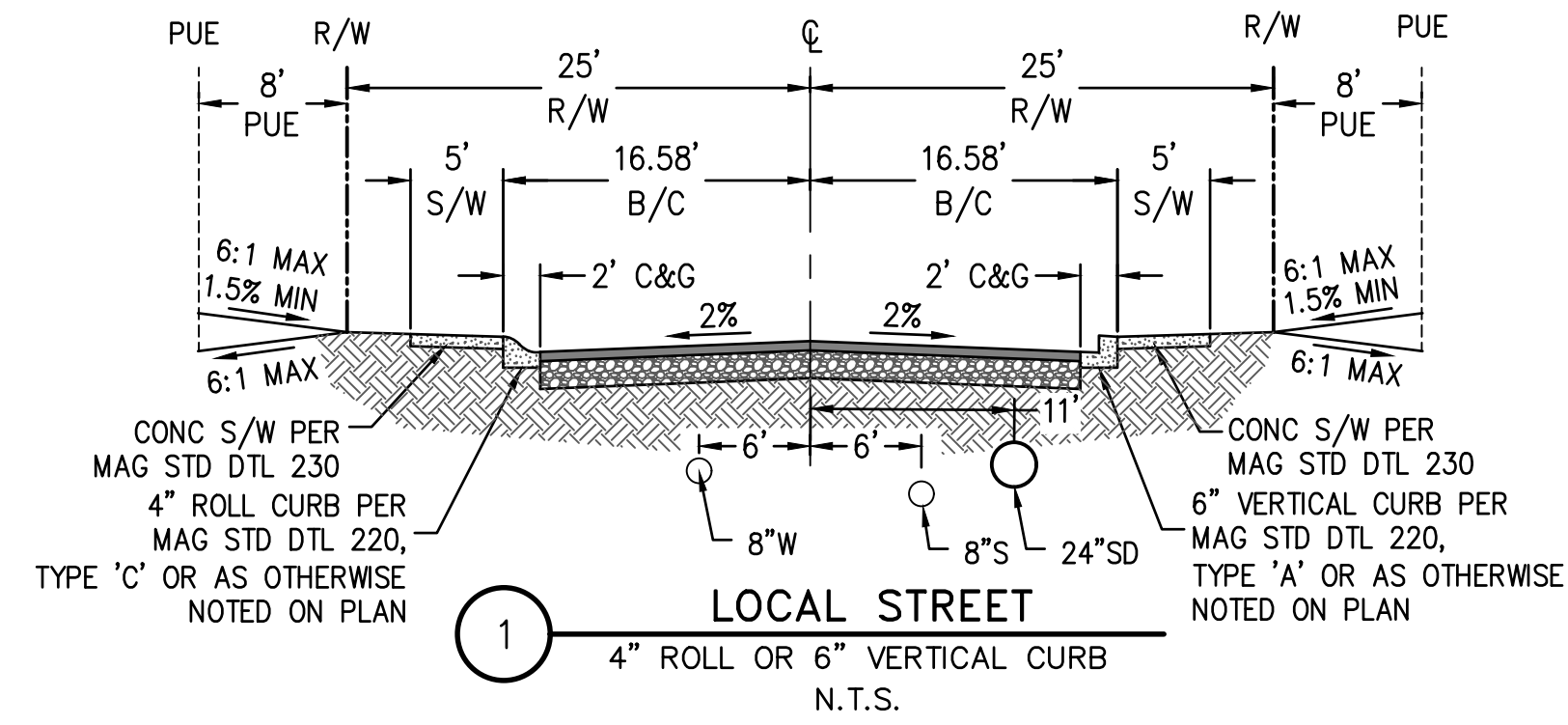
Exhibit 8



HILGARTWILSON
 PROJ NO.: 1866
 DATE: APR 2023
 SCALE: N.T.S.
 DRAWN: HW
 DESIGNED: HW
 APPROVED: TW

DWG. NO.
CV01
 SHT. 1 OF 5

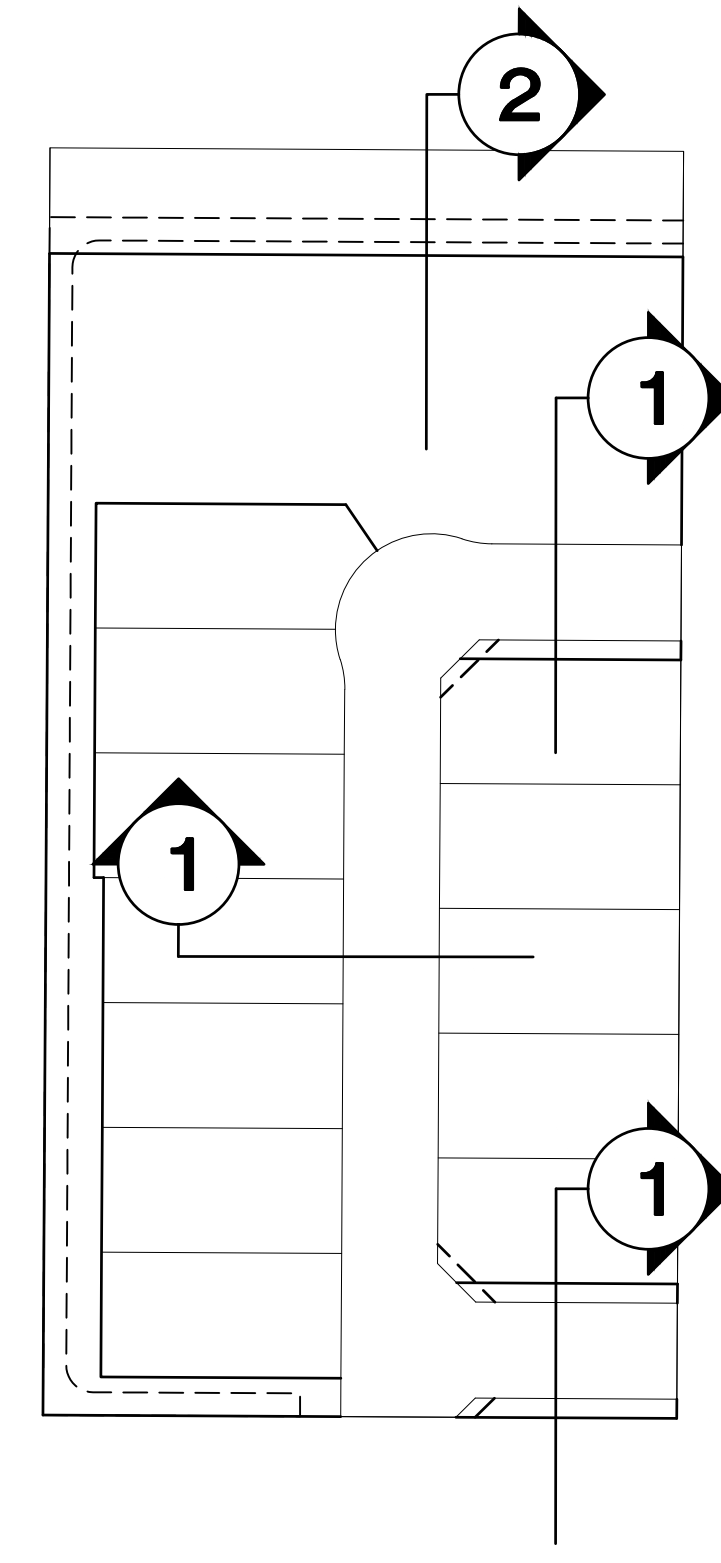
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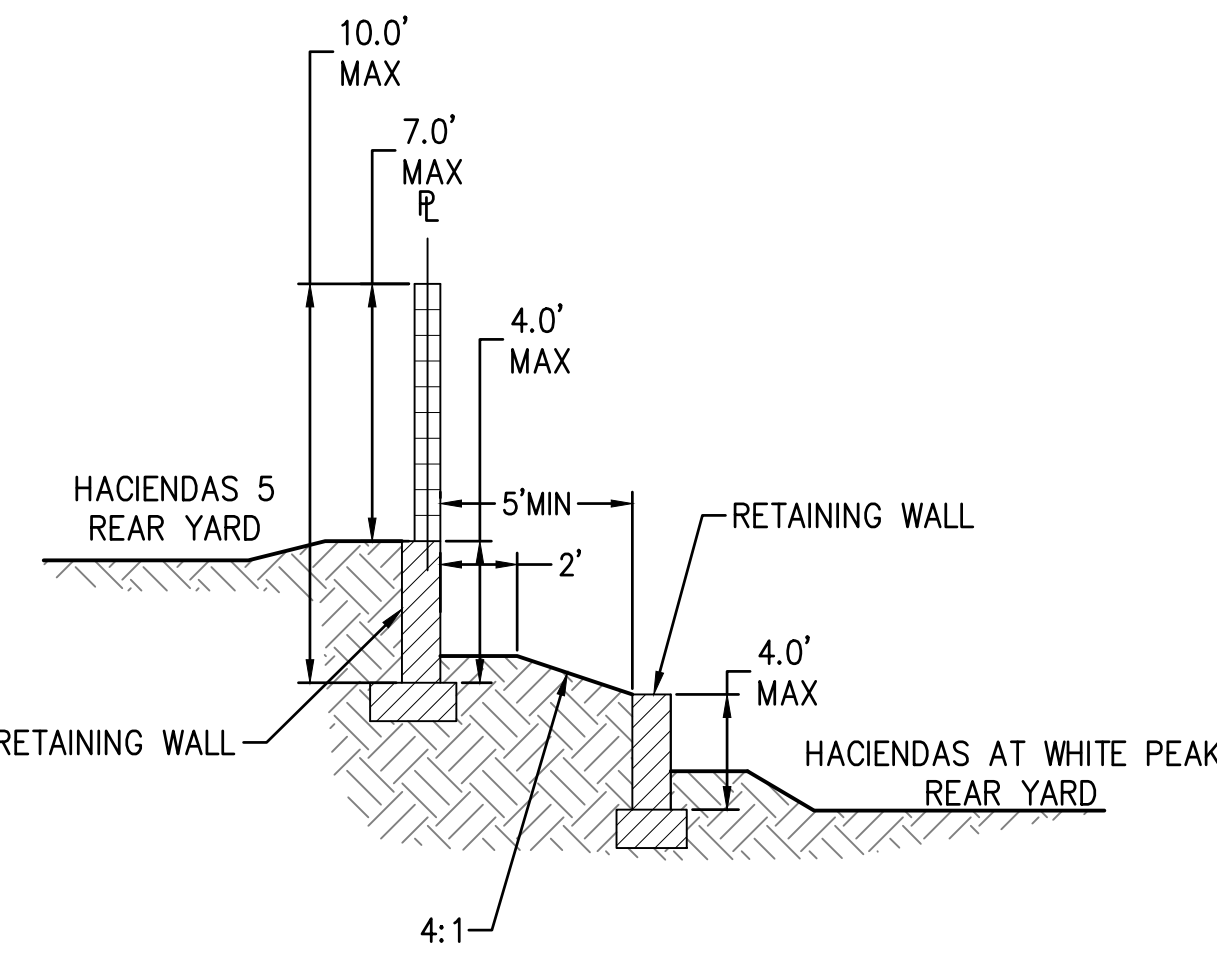
NOTE: DIXILETA DRIVE NOT TO BE CONSTRUCTED WITH THIS PLAT

TRACT TABLE			
TRACT	AREA (ACRES)	OPEN SPACE %	USE
TRACT A	0.0253	0.51%	COMMON AREA
TRACT B	0.0253	0.51%	COMMON AREA
TRACT C	0.0250	0.50%	COMMON AREA
TRACT D**	1.4039	28.08%	COMMON AREA & DRAINAGE
** TRACT D UNDISTURBED NATURAL OPEN SPACE	0.4200	8.4%	COMMON AREA & DRAINAGE
** TRACT D RE-VEGETATED NATURAL OPEN SPACE	0.5100	10.2%	COMMON AREA & DRAINAGE

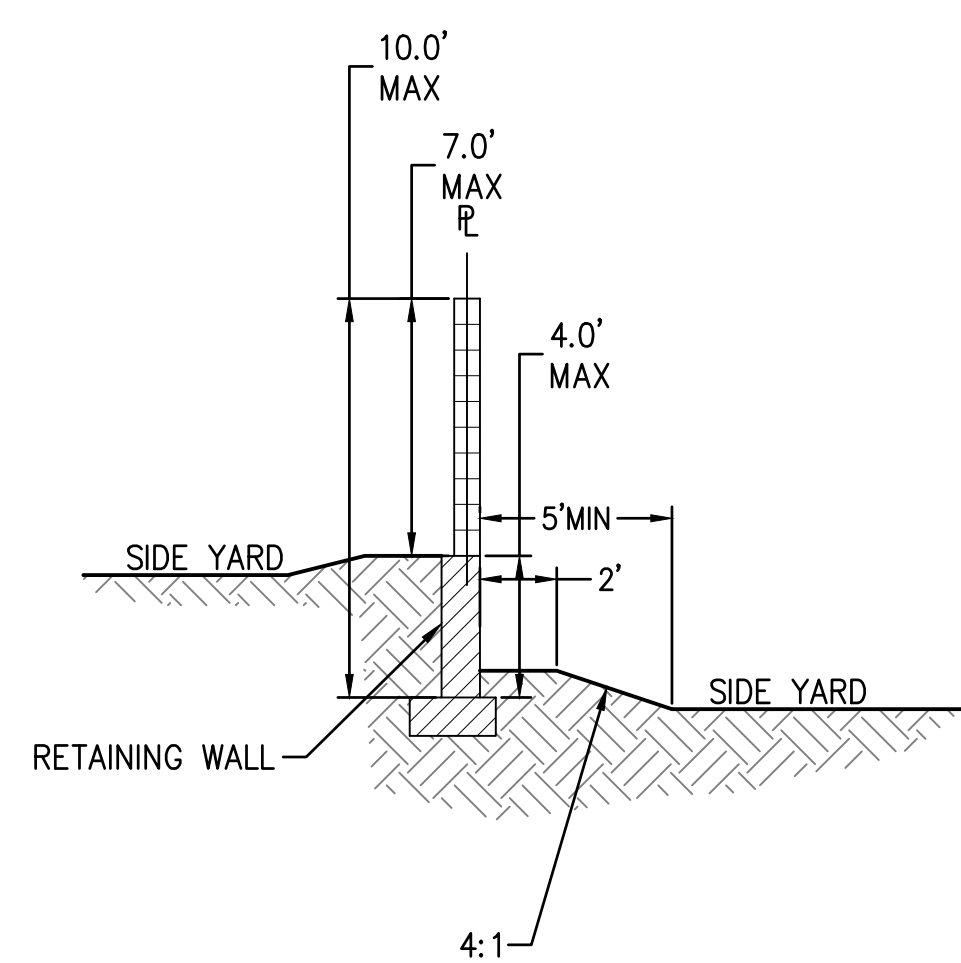
*COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPE, PEDESTRIAN PATHS, AND/OR AMENITIES.



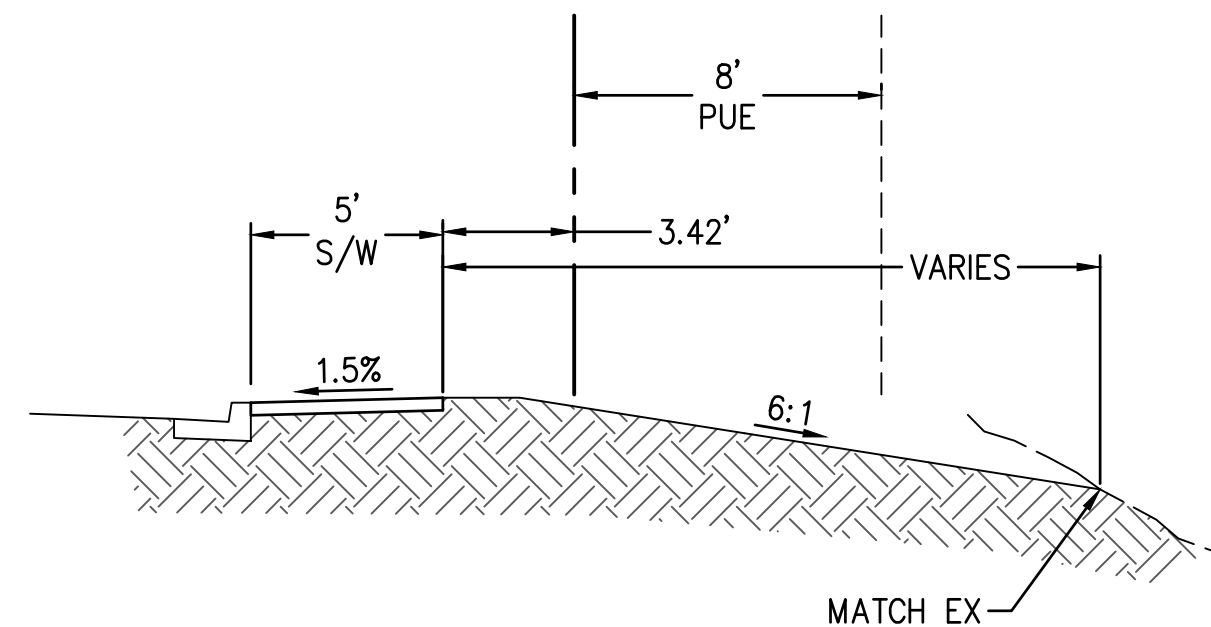
KEYMAP
1"=100'



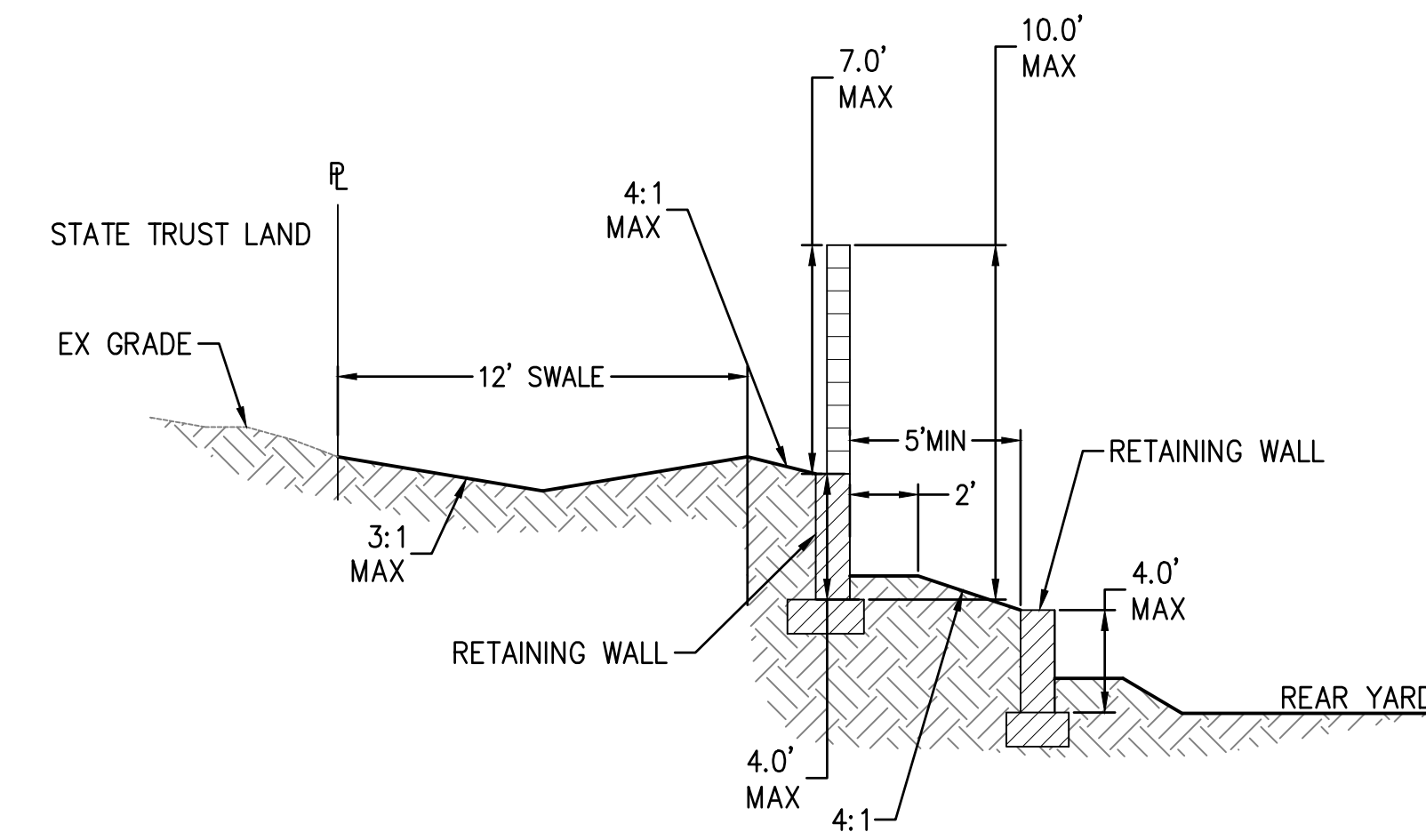
A DOUBLE RETAINING WALL SECTION
REAR YARD TO REAR YARD
N.T.S.



B SINGLE RETAINING WALL SECTION
SIDE YARD TO SIDE YARD
N.T.S.



C STREET SECTION
STREET TO EXISTING
SCALE: NTS



D DOUBLE RETAINING WALL SECTION
REAR YARD TO EXISTING
N.T.S.

PRELIMINARY
NOT FOR
CONSTRUCTION

HACIENDAS 5

S.E.C. OF LITCHFIELD ROAD ALIGNMENT & DIXILETA ROAD ALIGNMENT
PEORIA, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON
PROJ NO.: 1866
DATE: APR 2023
SCALE: N.T.S.
DRAWN: HW
DESIGNED: HW
APPROVED: TW

DWG. NO.
CV02

SHT. 2 OF 5



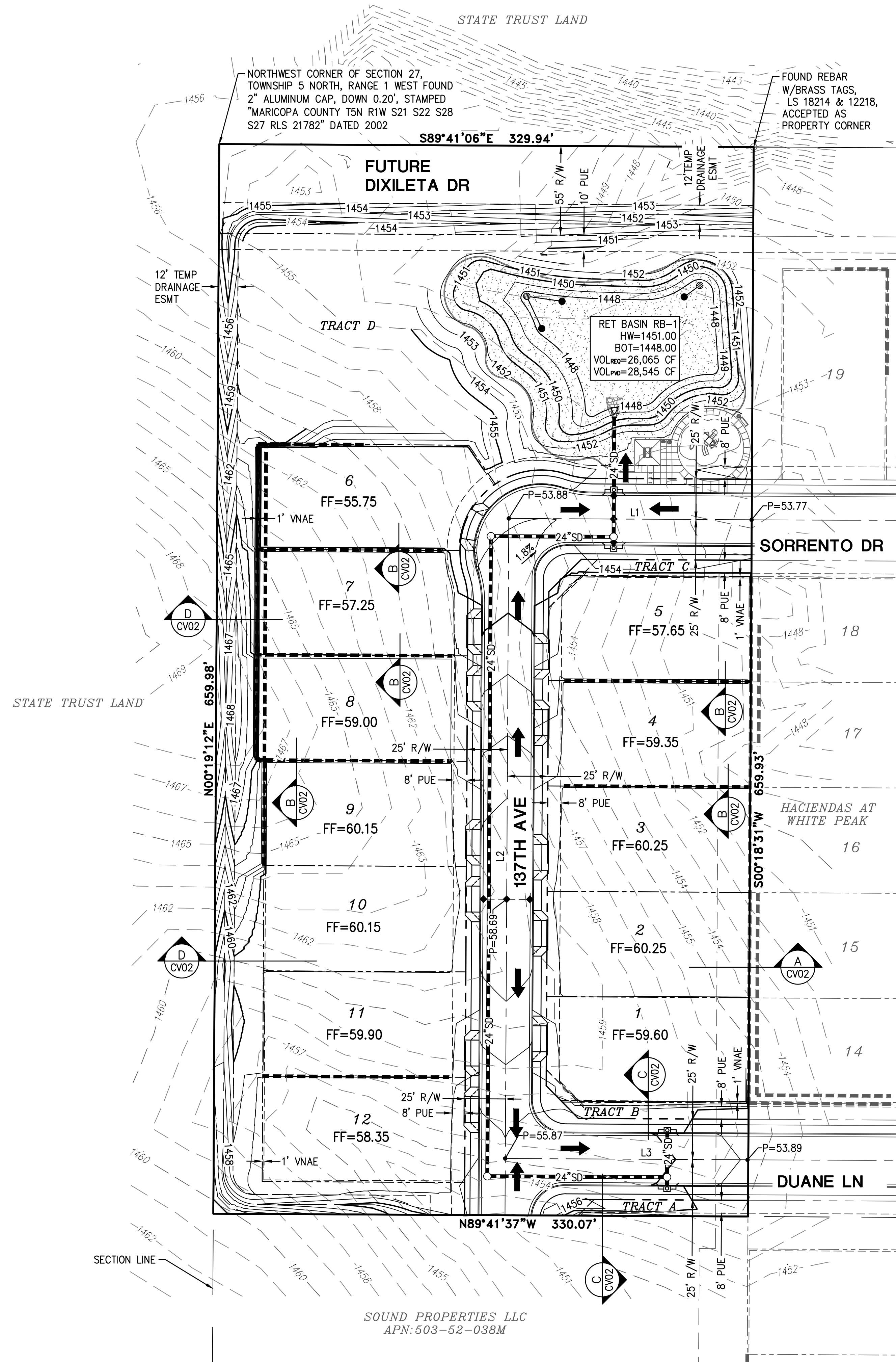
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REV:

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PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436
www.hilgartwilson.com

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S89°41'07"E	299.98'
L2	N00°19'12"E	429.95'
L3	N89°41'37"W	458.17'

LEGEND	
	BOUNDARY LINE
	CENTER LINE
	RIGHT-OF-WAY
	PARCEL LINE
	EASEMENT
	SIGHT VISIBILITY EASEMENT
	PUBLIC UTILITY EASEMENT
	RIGHT-OF-WAY
	VEHICLE NON-ACCESS EASEMENT
	CONSTRUCTION NOTE
	30'X30' SIGHT VISIBILITY TRIANGLE
	FIRE HYDRANT
	WATERLINE & VALVE
	SEWER LINE & MANHOLE
	RETAINING WALL

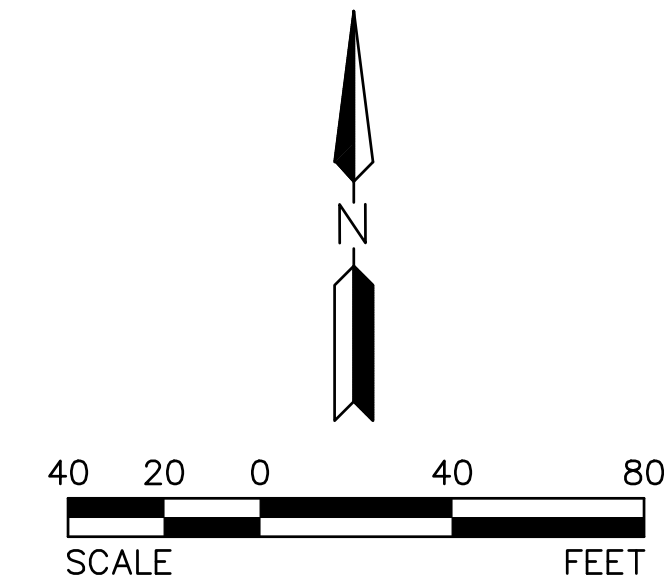


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PRELIMINARY
 NOT FOR CONSTRUCTION

HACIENDAS 5
 S.E.C. OF LITCHFIELD ROAD ALIGNMENT & DIXILETA ROAD ALIGNMENT
 PEORIA, ARIZONA
PRELIMINARY GRADING

HILGARTWILSON	PROJ NO.: 1866
	DATE: APR 2023
	SCALE: 1"=40'
	DRAWN: HW
	DESIGNED: HW
	APPROVED: TW
	DWG. NO.
	PP02
	SHT. 4 OF 5

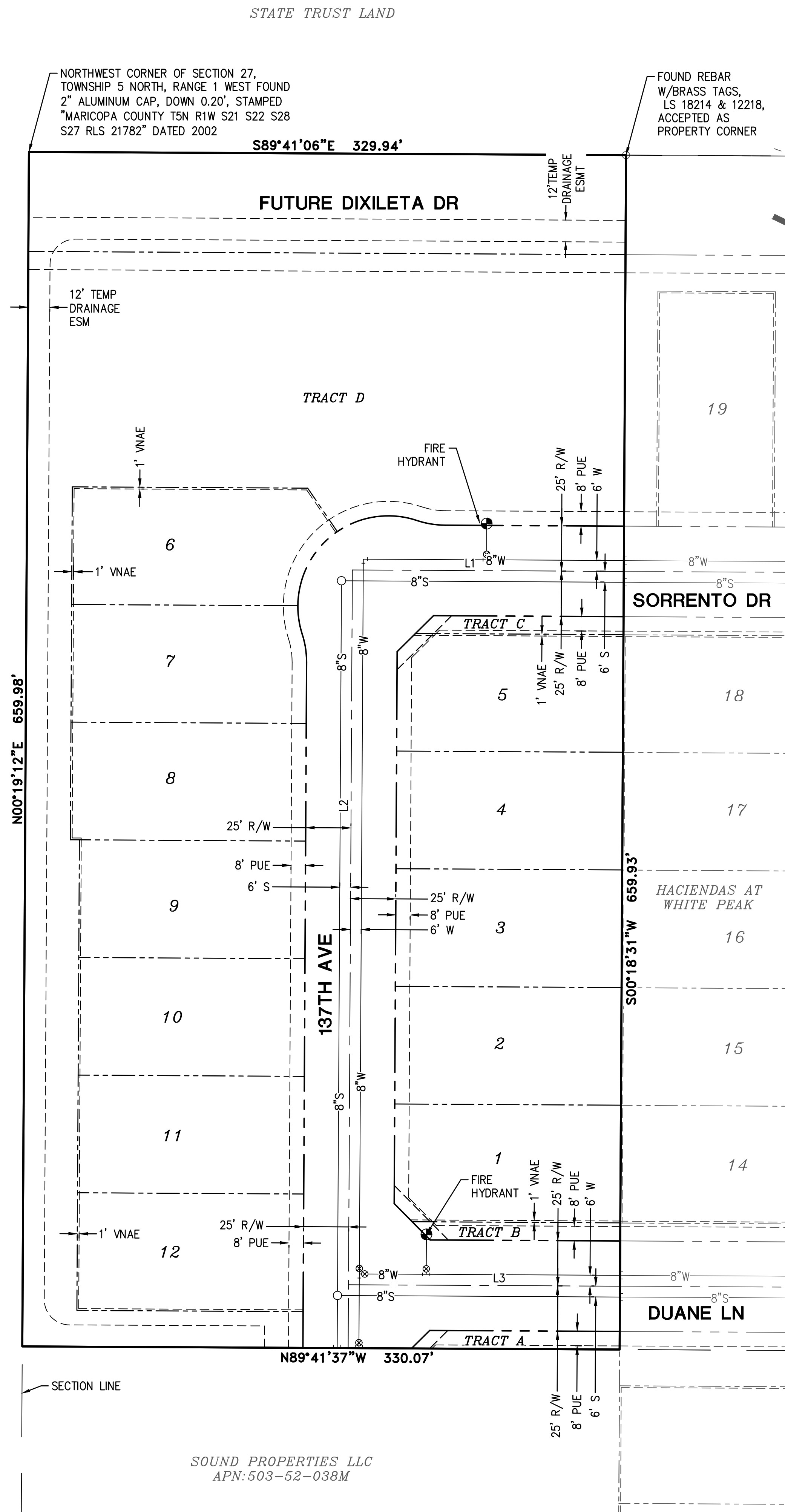


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LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S89°41'07"E	299.98'
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LEGEND	
	BOUNDARY LINE
	CENTER LINE
	RIGHT-OF-WAY
	PARCEL LINE
	EASEMENT
	SIGHT VISIBILITY EASEMENT
	PUBLIC UTILITY EASEMENT
	RIGHT-OF-WAY
	VEHICLE NON-ACCESS EASEMENT
	CONSTRUCTION NOTE
	30'X30' SIGHT VISIBILITY TRIANGLE
	FIRE HYDRANT
	WATERLINE & VALVE
	SEWER LINE & MANHOLE
	RETAINING WALL

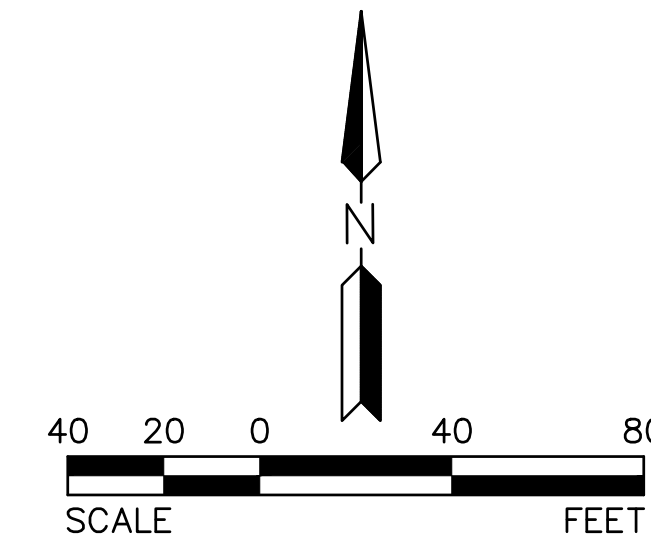
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STATE TRUST LAND

STATE TRUST LAND

SOUND PROPERTIES LLC
APN: 503-52-038M



REV.:

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HACIENDAS 5
S.E.C. OF LITCHFIELD ROAD ALIGNMENT & DIXILETA ROAD ALIGNMENT
PEORIA, ARIZONA

PRELIMINARY UTILITY

HILGARTWILSON	PROJ NO.: 1866
	DATE: APR 2023
	SCALE: 1"=40'
	DRAWN: HW
	DESIGNED: HW
	APPROVED: TW
	DWG. NO. PP03
	SHT. 5 OF 5