

RE-PLAT FOR

"VISTANCIA VILLAGE D SOUTH, PARCELS D-11/12, D-13/14, D-15/16, D-17, D-18, D-19, D-20, D-21, & D-22"

BEING A RE-PLAT OF PARCEL D6 AND TRACT B-2 OF THE VISTANCIA VILLAGE D SOUTH MASTER PLAT RECORDED IN BOOK 1498 OF MAPS, PAGE 14, MCR AND TRACT D OF THE MAP OF DEDICATION OF LONE MOUNTAIN ROAD, PHASE 4 RECORDED IN BOOK 1084 OF MAPS, PAGE 15, MCR, SITUATED IN A PORTION OF SECTIONS 24 AND 25, TOWNSHIP 5 NORTH, RANGE 1 WEST AND SECTION 30, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION STATE OF ARIZONA COUNTY OF MARICOPA KNOW ALL MEN BY THESE PRESENTS:

THAT VISTANCIA DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY ("VISTANCIA DEVELOPMENT") AND VISTANCIA MAINTENANCE CORPORATION, AN ARIZONA NON-PROFIT CORPORATION ("VMC"), ("VISTANCIA DEVELOPMENT AND VMC BEING COLLECTIVELY, HEREINAFTER REFERRED TO IN THIS RE-PLAT AS "THE SUBDIVIDER"), AS OWNER, DO HEREBY PUBLISH THIS RE-PLAT FOR "VISTANCIA VILLAGE D SOUTH, PARCELS D-11/12, D-13/14, D-15/16, D-17, D-18, D-19, D-20, D-21, & D-22" BEING A RE-PLAT OF PARCEL D6 AND TRACT B-2 OF THE VISTANCIA VILLAGE D SOUTH MASTER PLAT RECORDED IN BOOK 1498 OF MAPS, PAGE 14, MCR, AND TRACT D OF THE MAP OF DEDICATION OF LONE MOUNTAIN ROAD, PHASE 4 RECORDED IN BOOK 1084 OF MAPS, PAGE 15, MCR, SITUATED IN A PORTION OF SECTIONS 24 AND 25, TOWNSHIP 5 NORTH, RANGE 1 WEST AND SECTION 30, TOWNSHIP 5 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF PEORIA, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND HEREBY DECLARES THAT THIS MASTER FINAL PLAT OF "VISTANCIA VILLAGE D SOUTH, PARCELS D-11/12, D-13/14, D-15/16, D-17, D-18, D-19, D-20, D-21, & D-22" BEING A RE-PLAT OF PARCEL D6 AND TRACT B-2 OF THE VISTANCIA VILLAGE D SOUTH MASTER PLAT RECORDED IN BOOK 1498 OF MAPS, PAGE 14, MCR, AND TRACT D OF THE MAP OF DEDICATION OF LONE MOUNTAIN ROAD, PHASE 4 RECORDED IN BOOK 1084 OF MAPS, PAGE 15, MCR, BEING HEREINAFTER REFERRED TO AS THE "PRIOR RE-PLATS" SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE PARCELS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH PARCEL, TRACT AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON THIS RE-PLAT.

ALL EXISTING RIGHTS-OF-WAY, PARCELS, TRACTS, AND EASEMENTS SHOWN WITHIN THE BOUNDARY OF THIS MASTER FINAL PLAT SHOWN HEREON THAT LIE WITHIN PARCEL D6 AS SHOWN ON THE RE-PLAT OF "VILLAGE D SOUTH MASTER PLAT RECORDED IN BOOK 1498 OF MAPS, PAGE 14, MCR, ARE HEREBY ABANDONED AND EXTINGUISHED BY THIS RE-PLAT, AND SHALL BE REPLACED WITH THE PARCELS, TRACTS AND EASEMENTS SHOWN HEREON.

PUBLIC UTILITY EASEMENTS (PUE) ARE DEDICATED TO THE CITY OF PEORIA FOR USE AS SUCH. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUE SHALL BE THE RESPONSIBILITY OF THE FRONTING PROPERTY OWNER.

THE SUBDIVIDER, AS OWNER, DOES HEREBY DEDICATE TO THE CITY OF PEORIA THE PUBLIC RIGHTS-OF-WAY AS SHOWN HEREON FOR USE AS (A) PUBLIC STREETS, (B) ANY AND ALL PUBLIC SEWER, WATER, GAS, ELECTRIC AND ANY OTHER UTILITY SERVICES, AND (C) FACILITIES RELATED TO ANY OR ALL OF THE FOREGOING. LANDSCAPING WITHIN THE RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE VISTANCIA COMMERCIAL CORE ASSOCIATION (AS HEREINAFTER DEFINED). VISTANCIA DEVELOPMENT HEREBY WARRANTS TO THE CITY THE TITLE TO SAID RIGHTS-OF-WAY SHOWN HEREON, AGAINST THE CLAIMS OF ALL PERSONS WHOMSOEVER.

THE SUBDIVIDER, AS 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 OWNER OR THE ASSOCIATION RESPONSIBLE FOR THE MAINTENANCE OF SUCH FACILITIES FAILS TO PROVIDE 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 SUBDIVIDER, AS OWNER, DOES HEREBY GRANT TO THE CITY OF PEORIA, AN ARIZONA MUNICIPAL CORPORATION, IN MARICOPA COUNTY, ARIZONA, ITS SUCCESSORS, AND ASSIGNS, A PERMANENT AND PERPETUAL PUBLIC WATER AND SEWER EASEMENT FOR THE FOLLOWING PURPOSES, NAMELY: THE RIGHT TO ACCESS AND ENTER UPON, OVER, ACROSS, AND UNDER THE SURFACE, FOR ACCESS, CONSTRUCTION, MAINTENANCE, OPERATION, AND REPLACEMENT OF PUBLIC WATER AND SEWER LINES OVER, UNDER, AND ACROSS TRACTS "AAA", "BBB", "CCC", "DDD", "EEE", "FFF", "GGG", "HHH", "III", "JJJ", "KKK", "LLL", AND "MMMM" SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, TO HAVE AND TO HOLD THE SAID EASEMENT UNTO THE CITY OF PEORIA, A MUNICIPAL CORPORATION OF MARICOPA COUNTY, ARIZONA AND UNTO ITS SUCCESSORS AND ASSIGNS FOREVER, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO PERMIT THE CONSTRUCTION, OPERATION, MAINTENANCE, AND REPLACEMENT OF PUBLIC WATER AND SEWER LINES SUBJECT TO NOTES 1, 2, 3, AND 4 BELOW AND THE GRANTOR HEREBY COVENANTS THAT IT IS LAWFULLY SEIZED AND POSSESSED OF THE AFOREMENTIONED TRACTS, THAT IT HAS A GOOD AND LAWFUL RIGHT TO SELL AND CONVEY THEM, AND THAT THEY WILL WARRANT THE TITLE AND QUIET POSSESSION THERETO AGAINST THE LAWFUL CLAIM OF ALL PERSONS.

THE SUBDIVIDER, AS OWNER, DOES HEREBY GRANT TO THE CITY OF PEORIA, A PERMANENT AND PERPETUAL INGRESS AND EGRESS EASEMENT FOR THE FOLLOWING PURPOSES, NAMELY: THE RIGHT TO ACCESS AND ENTER UPON, OVER, ACROSS, AND ON TRACTS "BBB", "FFF", "HHH", AND "III", SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, TO HAVE AND TO HOLD THE SAID EASEMENT UNTO THE CITY OF PEORIA AND UNTO ITS SUCCESSORS AND ASSIGNS FOREVER, SUBJECT TO NOTES 1, 2, 3, AND 4 BELOW AND THE GRANTOR HEREBY COVENANTS THAT IT IS LAWFULLY SEIZED AND POSSESSED OF THE AFOREMENTIONED TRACTS, THAT IT HAS A GOOD AND LAWFUL RIGHT TO SELL AND CONVEY THEM, AND THAT THEY WILL WARRANT THE TITLE AND QUIET POSSESSION THERETO AGAINST THE LAWFUL CLAIM OF ALL PERSONS. THE CITY OF PEORIA SHALL NOT BE RESPONSIBLE FOR MAINTAINING SUCH EASEMENT OR FOR THE CONSTRUCTION OF ANY IMPROVEMENTS OVER ACROSS, AND UNDER THE SURFACE THAT MAY BE DEEMED NECESSARY TO MAKE SUCH EASEMENT ACCESSIBLE.

- NOTES: 1. THE SAID EASEMENT TO INCLUDE THE RIGHT TO CUT BACK AND TRIM SUCH PORTION OF THE BRANCHES AND TOPS OF THE TREES NOW GROWING OR THAT MAY HEREAFTER GROW UPON THE ABOVE DESCRIBED PREMISES, AS MAY EXTEND OVER SAID EASEMENT, SO AS TO PREVENT THE SAME FROM INTERFERING WITH THE EFFICIENT MAINTENANCE AND OPERATION OF SAID PUBLIC WATER AND SEWER LINES, AND INGRESS AND EGRESS EASEMENTS. 2. THE CITY OF PEORIA SHALL NOT BE RESPONSIBLE FOR REPLACING ANY LANDSCAPING OR ANY IMPROVEMENT PLACED IN THE EASEMENT BY GRANTOR OR ITS SUCCESSORS OR ASSIGNS, EXCEPT AS NOTED HEREIN. 3. THE CITY OF PEORIA WILL MAKE REASONABLE EFFORTS TO PROMPTLY RESTORE ASPHALT CONCRETE PAVEMENT SURFACES.

DEDICATION CONT...

4. GRANTOR, ITS SUCCESSORS AND ASSIGNS AT ITS SOLE COST, SHALL BE RESPONSIBLE FOR PROMPTLY REPLACING ANY LANDSCAPING OR IMPROVEMENT(S) PLACED IN THE EASEMENT BY GRANTOR OR ITS SUCCESSORS OR ASSIGNS.

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, ITS SUCCESSORS OR ASSIGNS.

AS USED HEREIN, THE TERM "MAINTENANCE CORPORATION DECLARATION" SHALL MEAN AND REFER TO THAT CERTAIN AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR VISTANCIA, DATED DECEMBER 19, 2018 AND RECORDED DECEMBER 19, 2018, IN INSTRUMENT NO. 2018-0931102, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AS FROM TIME TO TIME THEREAFTER SUPPLEMENTED AND OR AMENDED. THE TERM "MAINTENANCE CORPORATION" SHALL MEAN AND REFER TO VISTANCIA MAINTENANCE CORPORATION, AN ARIZONA NON-PROFIT CORPORATION.

AS USED HEREIN, THE TERM "VISTANCIA COMMERCIAL CORE DECLARATION" SHALL MEAN AND REFER TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VISTANCIA COMMERCIAL CORE, RECORDED JANUARY 27, 2020, IN INSTRUMENT 2020-0069929, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AS FROM TIME TO TIME THEREAFTER SUPPLEMENTED AND OR AMENDED. THE TERM "VISTANCIA COMMERCIAL CORE ASSOCIATION" SHALL MEAN AND REFER TO VISTANCIA COMMERCIAL CORE PROPERTY OWNERS ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION. THE PROPERTY IN THIS PLAT IS PART OF THE "PROPERTY" UNDER THE VISTANCIA COMMERCIAL CORE DECLARATION, AND IS SUBJECT TO THE VISTANCIA COMMERCIAL CORE DECLARATION.

PARCELS "D-11/12, D-13/14, D-15/16, D-17, D-18, D-19, D-20, D-21, AND D-22" ARE RESERVED FOR FUTURE DEVELOPMENT, AND SHALL BE MAINTAINED BY THE OWNER(S) THEREOF (CURRENTLY VISTANCIA DEVELOPMENT LLC) PRIOR TO SUCH DEVELOPMENT.

TRACTS "AAA", "BBB", "CCC", "DDD", "EEE", "FFF", "GGG", "HHH", "III", "JJJ", "KKK", "LLL", AND "MMMM" ARE RESERVED FOR FUTURE ROADWAY, AND SHALL BE MAINTAINED BY THE OWNER(S) THEREOF (CURRENTLY VISTANCIA DEVELOPMENT LLC) PRIOR TO SUCH DEDICATION.

TRACT "C" IS HEREBY DECLARED TO BE COMMON AREA (AS DEFINED IN THE VISTANCIA COMMERCIAL CORE DECLARATION) AND FOR THE SPECIFIC USES IDENTIFIED ON THE "TRACT SUMMARY TABLE" PROVIDED HEREIN ON PAGE 3 OF THIS MASTER PLAT. SAID TRACT SHALL BE OWNED AND MAINTAINED BY THE VISTANCIA COMMERCIAL CORE ASSOCIATION, PURSUANT TO THE TERMS OF THE VISTANCIA COMMERCIAL CORE DECLARATION.

TRACTS "B-2", "D-1", "D-2", AND "E" ARE HEREBY DECLARED TO BE COMMUNITY COMMON AREA (AS DEFINED IN THE MAINTENANCE CORPORATION DECLARATION) AND FOR THE SPECIFIC USES IDENTIFIED ON THE "TRACT SUMMARY TABLE" PROVIDED HEREIN ON PAGE 3 OF THIS MASTER PLAT. SAID TRACTS, SHALL BE OWNED AND MAINTAINED BY THE VISTANCIA MAINTENANCE CORPORATION, PURSUANT TO THE TERMS OF THE MAINTENANCE CORPORATION DECLARATION.

TRACT "F" IS RESERVED FOR FUTURE CONVEYANCE TO THE CITY OF PEORIA FOR PURPOSES OF OWNERSHIP AND MAINTENANCE OF PUBLIC PARK, AND WILL BE DEDICATED TO THE CITY, AT SUCH TIME THAT THE CITY REQUESTS OR IS OTHERWISE READY TO ACCEPT THE CONVEYANCE, UNTIL THE TIME OF SUCH CONVEYANCE, SAID TRACT "F" SHALL BE MAINTAINED BY THE OWNER THEREOF (CURRENTLY VISTANCIA DEVELOPMENT).

NOTWITHSTANDING THE FOREGOING, VISTANCIA DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY (THE "OWNER"), HEREBY RESERVES AN INTEREST IN ALL OF THE FOREGOING REAL PROPERTY UPON WHICH WHAT WOULD BE "PUBLIC INFRASTRUCTURE" AS SUCH TERM IS DEFINED IN SECTION 48-701, ARIZONA REVISED STATUTES, AS AMENDED, HAS BEEN OR IS TO BE CONSTRUCTED, EXCEPT AS OTHERWISE HEREAFTER DESCRIBED, EXCEPT IF RELEASED PRIOR THERETO AS HEREAFTER DESCRIBED, SUCH INTEREST MAY BE ACQUIRED BY THE VISTANCIA NORTH COMMUNITY FACILITIES DISTRICT (THE "CFD") PURSUANT TO THE DISTRICT DEVELOPMENT, FINANCING PARTICIPATION AND INTERGOVERNMENTAL AGREEMENT, RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA AT DOCUMENT NO. 2021-0172847 (THE "DEVELOPMENT AGREEMENT") BETWEEN THE OWNER, THE CFD, THE CITY OF PEORIA, ARIZONA (THE "MUNICIPALITY") AND OTHER PARTIES. (SUCH INTEREST IS LIMITED TO ONE NECESSARY TO ACCOMMODATE THE FINANCING OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE PURSUANT TO THE DEVELOPMENT AGREEMENT.) SUCH INTEREST IS TO BE RELEASED UPON THE EARLIER OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE ONLY BY THE CFD PURSUANT TO THE DEVELOPMENT AGREEMENT AND JUNE 30, 2050.

THE UNDERSIGNED VISTANCIA DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER AND AS DECLARANT UNDER THE MAINTENANCE CORPORATION DECLARATION, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED TO BY THE SIGNATURE OF THE UNDERSIGNED SIGNER DULY AUTHORIZED, THIS DAY OF 20.

VISTANCIA DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: LAND RESOURCES, INC., AN ARIZONA CORPORATION

ITS AUTHORIZED SIGNATORY

BY: MARK HAMMONS, PRINCIPAL

THE UNDERSIGNED VISTANCIA MAINTENANCE CORPORATION, AN ARIZONA NON-PROFIT CORPORATION, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED TO BY THE SIGNATURE OF THE UNDERSIGNED SIGNER DULY AUTHORIZED, THIS DAY OF 20.

BY:

NAME:

TITLE:

ACKNOWLEDGMENT

STATE OF ARIZONA COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS DAY OF 20, BY MARK HAMMONS, PRINCIPAL FOR LAND RESOURCES, INC., THE AUTHORIZED SIGNATORY FOR VISTANCIA DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.

IN WITNESS WHEREOF:

I HERETO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC MY COMMISSION EXPIRES

ACKNOWLEDGMENT

STATE OF ARIZONA COUNTY OF MARICOPA

ON THIS DAY OF 20 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE OF VISTANCIA MAINTENANCE CORPORATION, AN ARIZONA NON-PROFIT CORPORATION, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FORGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HERETO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC MY COMMISSION EXPIRES

VISTANCIA COMMERCIAL CORE ASSOCIATION RATIFICATION AND CONSENT

THE UNDERSIGNED HEREBY RATIFIES AND CONSENTS TO THIS RE-PLAT OF A PORTION OF THE PRIOR RE-PLATS, INCLUDING ITS MAINTENANCE OBLIGATIONS AS SET FORTH HEREIN.

VISTANCIA COMMERCIAL CORE PROPERTY OWNERS ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION

BY:

NAME:

TITLE:

ACKNOWLEDGMENT

STATE OF ARIZONA COUNTY OF MARICOPA

ON THIS DAY OF 20 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE OF VISTANCIA COMMERCIAL CORE PROPERTY OWNERS ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FORGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HERETO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC MY COMMISSION EXPIRES

LIEN HOLDER RATIFICATION AND CONSENT

THE UNDERSIGNED HOLDER OF ALL OF THE BENEFICIARY'S RIGHT, TITLE, AND INTEREST UNDER THE CONSTRUCTION DEED OF TRUST AND FIXTURE FILING WITH ASSIGNMENT OF RENTS AND SECURITY AGREEMENT RECORDED ON APRIL 30, 2021, IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA AS INSTRUMENT NO. 2021-0489691 AND AMENDMENT TO DEED OF TRUST RECORDED ON SEPTEMBER 23, 2022 IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA AS INSTRUMENT NO. 2022-0732994, HEREBY CONSENTS TO THIS MAP PLAT AND AGREES THAT THIS PLAT SHALL CONTINUE IN FULL FORCE AND EFFECT, EVEN IN THE EVENT OF FORECLOSURE OR TRUSTEE'S SALE PURSUANT TO SUCH DEED OF TRUST OR ANY OTHER ACQUISITION OF TITLE BY THE UNDERSIGNED, ITS SUCCESSORS, OR ASSIGNS, OF ALL OR ANY PORTION OF THE REAL PROPERTY COVERED BY SUCH DEED OF TRUST.

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION

BY:

NAME:

TITLE:

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEORIA.

THIS DAY OF 20

APPROVED BY: MAYOR

ATTESTED BY: CLERK

APPROVED BY: FOR CITY ENGINEER

ACKNOWLEDGMENT

STATE OF ARIZONA COUNTY OF MARICOPA

ON THIS DAY OF 20 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HERETO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC MY COMMISSION EXPIRES

VISTANCIA MAINTENANCE CORPORATION RATIFICATION AND CONSENT

THE UNDERSIGNED HEREBY RATIFIES AND CONSENTS TO THIS RE-PLAT OF A PORTION OF THE PRIOR RE-PLATS, INCLUDING ITS MAINTENANCE OBLIGATIONS AS SET FORTH HEREIN.

VISTANCIA MAINTENANCE CORPORATION, AN ARIZONA NON-PROFIT CORPORATION

BY:

NAME:

TITLE:

ACKNOWLEDGMENT

STATE OF ARIZONA COUNTY OF MARICOPA

ON THIS DAY OF 20 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE OF VISTANCIA MAINTENANCE CORPORATION, AN ARIZONA NON-PROFIT CORPORATION, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FORGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HERETO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC MY COMMISSION EXPIRES

LIEN HOLDER RATIFICATION AND CONSENT

THE UNDERSIGNED HOLDER OF ALL THE BENEFICIARY'S RIGHT, TITLE, AND INTEREST UNDER THE DEED OF TRUST AND ASSIGNMENT OF RENTS AND SECURITY AGREEMENT AND FIXTURE FILING RECORDED ON JULY 16, 2014, IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA AS INSTRUMENT NO. 20140465321 AS REQUIRED BY THE 1ST AMENDMENT TO AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR VISTANCIA IN PEORIA RECORDED MARCH 5, 2014 IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA AS INSTRUMENT NO. 20140142708, HEREBY CONSENTS TO AND APPROVES THIS MAP PLAT AND AGREES THAT THIS PLAT SHALL CONTINUE IN FULL FORCE AND EFFECT, EVEN IN THE EVENT OF FORECLOSURE OR TRUSTEE'S SALE PURSUANT TO SUCH DEED OF TRUST OR ANY OTHER ACQUISITION OF TITLE BY THE UNDERSIGNED, ITS SUCCESSORS, OR ASSIGNS, OF ALL OR ANY PORTION OF THE REAL PROPERTY COVERED BY SUCH DEED OF TRUST.

THE CITY OF PEORIA, AN ARIZONA MUNICIPAL CORPORATION

BY:

NAME:

TITLE:

ACKNOWLEDGMENT

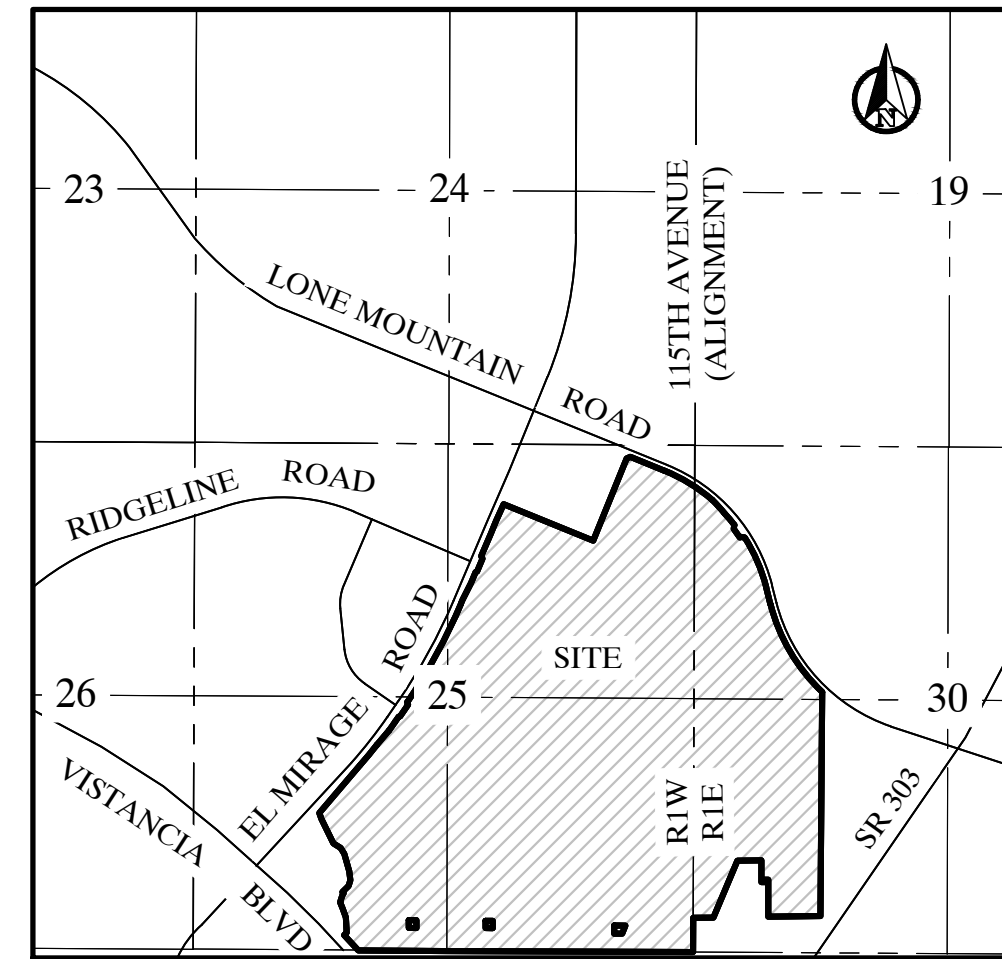
STATE OF ARIZONA COUNTY OF MARICOPA

ON THIS DAY OF 20 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE OF THE CITY OF PEORIA, AN ARIZONA MUNICIPAL CORPORATION, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HERETO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC MY COMMISSION EXPIRES



VICINITY MAP N.T.S.

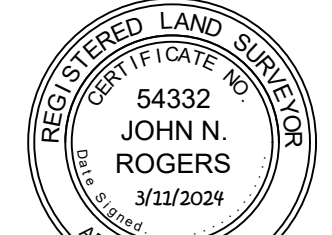
SURVEYOR'S STATEMENT

I, LANCE C. DICKSON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN, MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS, ALL MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN, THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



BY: LANCE C. DICKSON, R.L.S. #46643 ARIZONA SURVEYING AND MAPPING 2440 W. MISSION LANE, SUITE 4 PHOENIX, ARIZONA 85021 (602) 246-9919

I, JOHN N. ROGERS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY DECLARE THAT THE INTERNAL LOT AND TRACT LINES, EASEMENTS, RIGHTS-OF-WAY, AND OTHER CALCULATIONS OTHER THAN PROPERTY BOUNDARY, WERE PROPERLY PREPARED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE STATE OF ARIZONA.



BY: JOHN N. ROGERS, R.L.S. #54332 Gmcivil 2705 S. ALMA SCHOOL RD., STE. 2 CHANDLER, ARIZONA 85286 (602) 218-7285

NOTE: A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESS OR IMPLIED.

SHEET INDEX

Table with 2 columns: SHEET and COVER SHEET. SHEET 1: COVER SHEET; SHEET 2: LEGAL DESCRIPTION, KEYMAP, NOTES, LEGEND, AND MONUMENT NOTES; SHEET 3: LINE AND CURVE TABLES AND AREA SUMMARY; SHEETS 4-8: TYPICAL PLAN SHEETS; SHEETS 9: PLAT DETAILS

DEVELOPER:



8080 East Gelding Drive, Suite 108 Scottsdale, Arizona 85260 (480) 590-8482

R230037

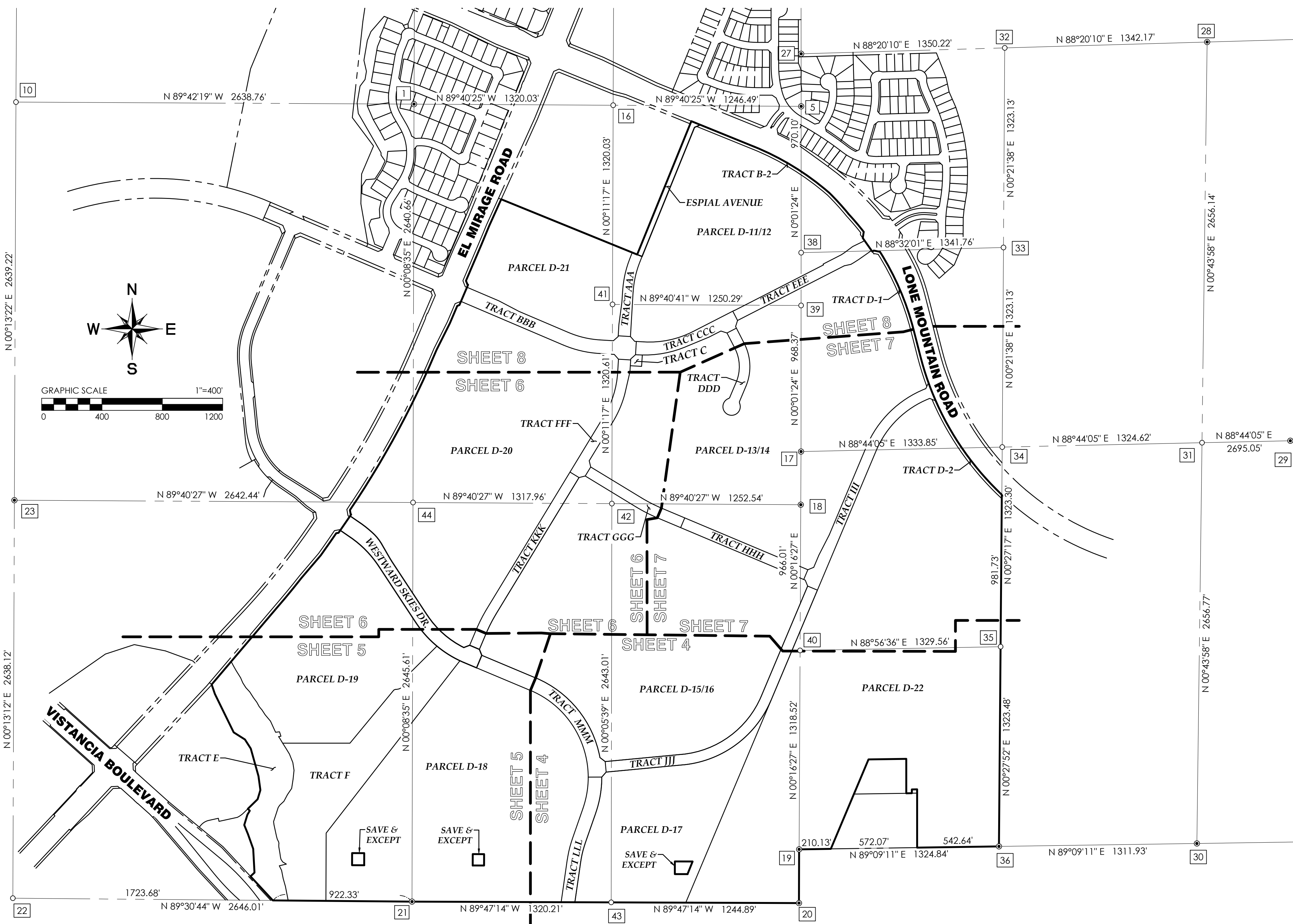
PREPARED BY:



SURVEYED BY:



Arizona Surveying and Mapping 2440 W. Mission Lane, Suite 4, Phoenix, Arizona 85021 TEL (602) 246-9919 FAX (602) 246-9944 info@asam1.com



NOTES

- 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 TRACT "C" SHALL BE THE RESPONSIBILITY OF THE VISTANCIA COMMERCIAL CORE PROPERTY OWNERS ASSOCIATION.
- MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN TRACTS "B-2", "D-1", "D-2", AND "E" SHALL BE THE RESPONSIBILITY OF THE VISTANCIA MAINTENANCE CORPORATION.
- ALL PARCEL CORNERS WILL BE SET WITH THE DEVELOPMENT OF THE INDIVIDUAL PARCEL PLATS.
- SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS 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 TRAILAGE 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 DESIGNATED TRUCK ROUTE. LONE MOUNTAIN ROAD IS DESIGNATED AS A TRUCK ROUTE BY THE CITY OF PEORIA.
- 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.
- THIS DEVELOPMENT INCLUDES PROPOSED ENHANCED INFRASTRUCTURE IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY (ROW), AS REFLECTED ON APPROVED IMPROVEMENT PLANS FOR THE DEVELOPMENT. MAINTENANCE AND REPAIR OF PROPOSED ENHANCED INFRASTRUCTURE IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE FRONTING PROPERTY OWNER AND/OR DEVELOPMENT ASSOCIATION. CITY MAINTENANCE AND REPAIR OF INFRASTRUCTURE IMPROVEMENTS WITHIN PUBLIC ROW SHALL COMPLY AND BE LIMITED TO CURRENT CITY STANDARDS.

MONUMENT NOTES

- POINT DESTROYED SOUTH QUARTER CORNER SECTION 24, T5N, R1W, FOUND GLO MONUMENT ON 3/4" PIPE PER PREVIOUS SURVEY
- POINT DESTROYED NORTHEAST CORNER SECTION 25, T5N, R1W, FOUND GLO MONUMENT ON 2" PIPE STAMPED: T5N, R1W, R1E 25 DATED 1922 PER PREVIOUS SURVEY
- CALCULATED NORTHWEST CORNER SECTION 25, T5N, R1W
- CALCULATED NORTHWEST CORNER GLO LOT 1, SECTION 25, T5N, R1W
- WEST QUARTER CORNER SECTION 30, T5N, R1E, FOUND GLO MONUMENT
- EAST QUARTER CORNER SECTION 25, T5N, R1W, FOUND GLO MONUMENT
- SOUTHWEST CORNER SECTION 30, T5N, R1E, FOUND GLO MONUMENT ON PIPE
- SOUTHEAST CORNER SECTION 25, T5N, R1W, FOUND GLO MONUMENT ON PIPE
- SOUTH QUARTER CORNER SECTION 25 T5N, R1W FOUND GLO MONUMENT ON 2" PIPE
- CALCULATED SOUTHWEST CORNER SECTION 25, T5N, R1W
- WEST QUARTER CORNER SECTION 25, T5N, R1W FOUND GLO MONUMENT ON PIPE

LEGEND	
●	FOUND MONUMENT AS NOTED
•	SET CORNER OF THIS PLAT PER MAG. STD. DTL. 120-1 TYPE "C"
○	CALCULATED POINT, NOTHING FOUND AND NOTHING SET
SQ. FT.	SQUARE FEET
R/W	RIGHT-OF-WAY
(M)	MEASURED
(R)	RECORD
SE	SEWER EASEMENT
WE	WATER EASEMENT
SWE	SIDEWALK EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
P.A.E.	PUBLIC ACCESS EASEMENT
IEE	INGRESS AND EGRESS EASEMENT
BK	BOOK
PG	PAGE
MCR	MARICOPA COUNTY RECORDS
—	PLAT BOUNDARY LINE
—	PARCEL/TRACT LINE
---	EASEMENT LINE
---	SECTION LINE
---	CENTER LINE
---	MATCH LINE
---	ADJOINER LINE
---	FLOODWAY
---	FLOODPLAIN
---	EROSION SETBACK

MONUMENT NOTES (CONT...)

- POINT DESTROYED NORTHWEST CORNER SECTION 30 T5N, R1E, CLOSING CORNER, FOUND STONE MONUMENT WITH NO MARKINGS
- NORTH QUARTER CORNER SECTION 30 T5N, R1E, FOUND 2" ALUMINUM CAP ON 1/2" REBAR STAMPED: T5N, R1E 19, 30 1/4, DATED 2001 RLS-29891
- EAST QUARTER CORNER SECTION 30 T5N, R1E FOUND BLM MONUMENT ON 2.5" PIPE STAMPED: T5N, R1E 29, 30 1/4 DATED 1977
- SOUTH QUARTER CORNER SECTION 30 T5N, R1E, FOUND BLM MONUMENT ON 2.5" PIPE STAMPED: T5N, R1E 30, 31 1/4 DATED 1977
- CALCULATED CENTER SECTION 30 T5N, R1E
- CALCULATED NORTHEAST CORNER GLO LOT 1, SECTION 30, T5N, R1E
- CALCULATED NORTHEAST CORNER GLO LOT 2, SECTION 30, T5N, R1E
- CALCULATED NORTHEAST CORNER GLO LOT 3, SECTION 30, T5N, R1E
- CALCULATED NORTHEAST CORNER GLO LOT 4, SECTION 30, T5N, R1E
- SOUTHEAST CORNER GLO 4, SECTION 30, T5N, R1E, FOUND ALUMINUM CAP
- CALCULATED NORTHWEST CORNER GLO LOT 2, SECTION 30, T5N, R1E
- CALCULATED NORTHEAST CORNER GLO LOT 2, SECTION 25, T5N, R1W
- CALCULATED NORTHWEST CORNER GLO LOT 4, SECTION 30, T5N, R1E
- CALCULATED NORTHWEST CORNER GLO LOT 2, SECTION 25, T5N, R1W
- CALCULATED SOUTHWEST CORNER GLO LOT 2, SECTION 25, T5N, R1W
- CALCULATED SOUTHWEST CORNER GLO LOT 4, SECTION 25, T5N, R1W
- CALCULATED CENTER SECTION 25, T5N, R1W

RECORD DOCUMENT:

- AMENDED MAP OF DEDICATION OF VISTANCIA - PHASE 1A BK. 1015 OF MAPS, PG. 42, MCR
- MAP OF DEDICATION OF EL MIRAGE ROAD, RIDGELINE ROAD, & WESTWARD SKIES DRIVE BK. 1178 OF MAPS, PG. 45, MCR
- MAP OF DEDICATION OF LONE MOUNTAIN ROAD, PHASE 4 BK. 1084 OF MAPS, PG. 15, MCR
- VISTANCIA VILLAGE D SOUTH MASTER PLAT BK. 1498 OF MAPS, PG. 14, MCR

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 1 WEST AS SHOWN ON THE RE-PLAT FOR VISTANCIA VILLAGE D SOUTH, MASTER FINAL PLAT, RECORDED IN BOOK 1498 OF MAPS, PAGE 14, MCR, SAID BEARING BEING N 89°47'14" W AS MEASURED BETWEEN MONUMENTS NUMBER 20 AND 21 SHOWN HEREIN AND DESCRIBED UNDER MONUMENT NOTES.

FLOODPLAIN

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) PANEL 04013C0815L, 04013C0820L, 04013C1230L, AND 04013C1235L, DATED OCTOBER 16, 2013, AND LOMR CASE NO. 16-09-0861P, THIS MASTER PLAT IS LOCATED IN FLOOD INSURANCE ZONE "X", DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 SQUARE FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AND LOCATED IN ZONE "AH", DEFINED AS FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING), BASE FLOOD ELEVATIONS DETERMINED.

STATEMENT OF RE-PLAT

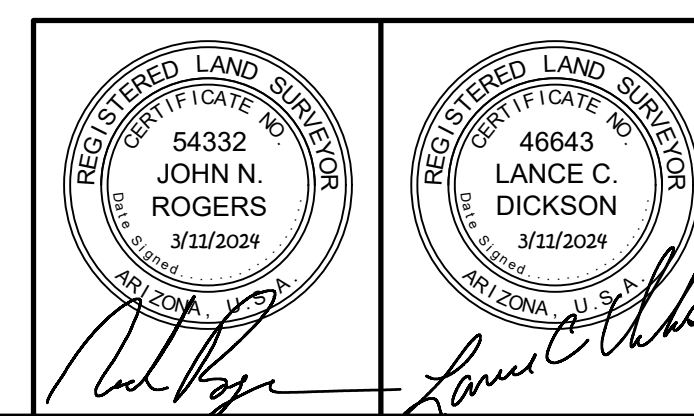
THE PURPOSE FOR THIS RE-PLAT IS TO REVISE THE RIGHT-OF-WAYS, PARCELS, TRACTS, AND EASEMENTS FOR PARCEL D6 AND TRACT B-2 OF THE "VISTANCIA VILLAGE D SOUTH MASTER PLAT" RECORDED IN BOOK 1498 OF MAPS, PAGE 14, MCR, AND TRACT D OF THE MAP OF DEDICATION OF LONE MOUNTAIN ROAD, PHASE 4 RECORDED IN BOOK 1084 OF MAPS, PAGE 15, MCR, BASED ON REDESIGNS THAT HAVE OCCURRED.

LEGAL DESCRIPTION

PARCEL D6 AND TRACT B-2 AS SHOWN ON THE "VILLAGE D SOUTH MASTER PLAT", ACCORDING TO THE PLAT RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1498 OF MAPS, PAGE 14, MCR, AND TRACT D OF THE MAP OF DEDICATION OF LONE MOUNTAIN ROAD, PHASE 4, RECORDED IN BOOK 1084 OF MAPS, PAGE 15, MCR.

MAINTENANCE LEGEND

- V.M.C. VISTANCIA MAINTENANCE CORPORATION
- V.C.C. VISTANCIA COMMERCIAL CORE PROPERTY OWNERS ASSOCIATION



R230037

PREPARED BY:



SURVEYED BY:



Arizona Surveying and Mapping
2440 W. Mission Lane, Suite 4, Phoenix, Arizona 85021
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"MASTER PLAT OF VISTANCIA VILLAGE D SOUTH, PARCELS D-11/12, D-13/14, D-15/16, D-17, D-18, D-19, D-20, D-21, & D-22"

SHEET 2 OF 9

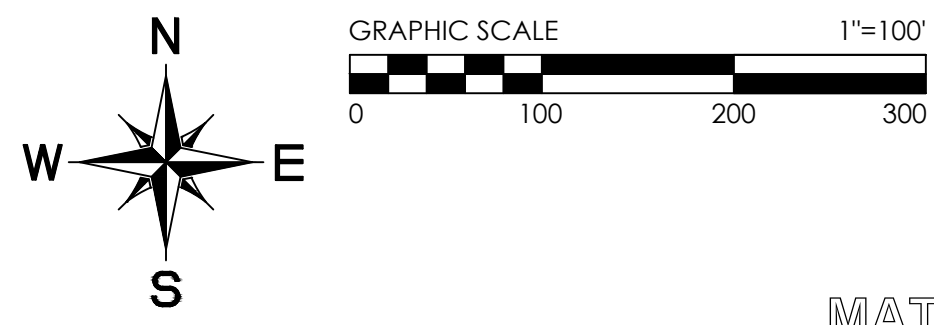
LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	S89°09'11"W	35.00'	L52	S03°45'03"W	84.38'	L103	N03°27'17"E	75.51'	L154	S11°52'57"E	16.82'
L2	S00°00'04"E	25.00'	L53	S03°27'17"W	66.70'	L104	S86°32'43"E	75.00'	L155	S08°08'00"E	22.44'
L3	S89°09'11"W	36.76'	L54	S22°06'10"W	36.55'	L105	N41°37'05"E	43.88'	L156	S09°35'29"E	45.03'
L4	N47°08'01"E	36.41'	L55	S67°53'50"E	35.00'	L106	S05°23'09"E	70.00'	L157	S01°04'54"E	15.29'
L5	N22°18'27"W	65.63'	L56	S67°06'10"W	42.43'	L107	S52°23'23"E	43.88'	L158	S11°18'57"W	5.88'
L6	N17°04'03"E	71.47'	L57	S86°32'43"E	80.98'	L108	S89°49'27"W	90.00'	L159	S09°28'04"E	10.53'
L7	N31°07'36"E	30.53'	L58	S03°27'17"W	296.60'	L109	S22°13'05"E	42.43'	L160	S26°56'18"E	20.39'
L8	N44°28'06"W	18.07'	L59	S41°32'43"E	42.43'	L110	S67°09'09"E	70.00'	L161	S15°19'58"E	18.98'
L9	N45°31'54"E	90.46'	L60	S86°32'43"E	61.32'	L111	S68°55'41"W	41.57'	L162	S12°13'35"E	78.45'
L10	N17°02'01"E	63.47'	L61	N03°27'17"E	88.00'	L112	N55°25'35"W	80.56'	L163	S07°38'58"E	21.86'
L11	N07°52'33"W	93.27'	L62	S27°06'52"E	1.00'	L113	N55°25'35"W	82.22'	L164	S18°00'16"W	32.75'
L12	N32°29'32"W	71.42'	L63	N27°06'52"W	69.00'	L114	S22°46'55"W	90.00'	L165	S18°24'08"W	37.58'
L13	N57°38'25"W	88.68'	L64	S27°06'52"E	6.00'	L115	S22°46'55"W	114.66'	L166	S17°55'42"W	27.17'
L14	N18°48'02"W	65.95'	L65	S62°53'08"W	134.10'	L116	S22°46'55"W	114.58'	L167	S32°38'25"W	19.12'
L15	N34°34'25"E	66.92'	L66	S53°05'41"W	69.61'	L117	N22°06'10"E	20.00'	L168	S46°44'58"W	38.05'
L16	N79°34'25"E	15.56'	L67	S64°19'38"W	76.22'	L118	S67°53'50"E	25.87'	L169	S28°10'08"W	50.37'
L17	N55°25'35"W	4.17'	L68	N54°51'55"E	11.77'	L119	N67°53'50"W	25.87'	L170	S34°14'42"W	49.23'
L18	N10°33'19"W	26.87'	L69	N03°27'17"E	154.50'	L120	S35°08'05"E	41.93'	L171	S08°38'09"W	61.43'
L19	N23°04'54"E	43.09'	L70	N77°28'32"E	45.46'	L121	S13°39'37"E	115.84'	L172	S06°04'58"W	59.80'
L20	N68°04'54"E	15.56'	L71	S17°53'08"W	42.43'	L122	S24°25'32"E	17.04'	L173	S08°29'06"E	52.62'
L21	N66°55'06"W	4.13'	L72	N62°53'08"E	70.00'	L123	N24°25'32"W	18.79'	L174	S22°06'03"E	59.96'
L22	N21°52'06"W	26.69'	L73	S22°50'37"W	108.46'	L124	N13°39'37"W	115.17'	L175	S31°10'01"E	44.76'
L23	S08°44'03"W	41.58'	L74	N22°50'37"E	108.46'	L125	N24°25'32"W	25.08'	L176	S32°51'40"E	40.32'
L24	N54°51'55"E	12.01'	L75	N72°06'52"W	42.43'	L126	S24°25'32"E	25.08'	L177	S30°40'40"E	39.19'
L25	S79°00'40"E	41.59'	L76	S62°53'08"W	88.62'	L127	N65°34'28"E	20.00'	L178	S36°03'36"E	12.23'
L26	S89°47'14"E	80.33'	L77	S86°32'43"E	18.21'	L128	S22°50'37"W	70.00'	L179	S81°09'44"W	16.34'
L27	S00°12'46"W	80.33'	L78	N48°27'17"E	42.43'	L129	N59°56'16"E	23.00'	L180	S18°13'46"E	31.02'
L28	N89°47'14"W	80.33'	L79	N03°27'17"E	85.51'	L130	S30°03'44"E	29.83'	L181	N83°21'29"E	26.23'
L29	N00°12'46"E	80.33'	L80	S86°32'43"E	81.00'	L131	S59°56'16"W	23.00'	L182	S24°31'10"E	80.99'
L30	S89°47'13"E	75.33'	L81	S13°41'53"E	42.43'	L132	S49°37'26"W	22.79'	L183	S40°09'01"E	54.88'
L31	S00°12'47"W	75.33'	L82	N31°18'07"E	70.00'	L133	S38°47'06"E	37.45'	L184	S33°19'21"E	39.12'
L32	N89°47'13"W	75.33'	L83	S58°41'53"E	394.70'	L134	N52°47'42"E	22.80'	L185	S40°32'23"E	12.24'
L33	N00°12'47"E	75.33'	L84	N67°50'37"E	42.43'	L135	N43°59'24"E	20.95'	L186	S38°50'38"E	16.21'
L34	S89°56'39"E	117.47'	L85	S22°50'37"W	70.00'	L136	S46°00'36"E	20.00'	L187	S29°00'12"E	32.70'
L35	S21°52'01"W	90.30'	L86	S68°14'56"W	5.32'	L137	S43°59'24"W	25.45'	L188	S36°09'41"E	38.15'
L36	S89°53'46"W	83.93'	L87	N23°59'49"E	42.98'	L138	S56°11'50"W	23.08'	L189	S32°37'52"E	44.53'
L37	N00°03'50"E	84.07'	L88	N67°29'57"W	42.98'	L139	S33°48'10"E	20.00'	L190	S42°33'10"E	38.56'
L38	S86°32'43"E	265.63'	L89	N68°14'56"E	5.32'	L140	N56°11'50"E	22.97'	L191	S32°26'30"E	37.36'
L39	N54°51'55"E	92.15'	L90	S67°09'23"E	70.00'	L141	S32°38'36"W	22.76'	L192	S23°14'46"E	37.01'
L40	S22°50'37"W	161.39'	L91	N22°09'23"W	42.43'	L142	N57°21'24"W	39.58'	L193	S32°16'21"E	55.25'
L41	N27°06'52"W	68.00'	L92	S76°18'07"W	42.43'	L143	N32°38'36"E	22.76'	L194	S29°08'12"E	39.16'
L42	N27°06'52"W	74.00'	L93	N58°41'53"W	70.00'	L144	S32°03'09"W	23.13'	L195	S27°52'00"E	30.14'
L43	S22°06'10"W	36.55'	L94	N31°18'07"E	432.90'	L145	S57°56'51"E	28.03'	L196	S15°09'14"W	92.44'
L44	S67°09'23"E	167.86'	L95	S03°27'17"W	86.80'	L146	N32°03'09"E	23.13'	L197	S21°27'47"W	564.43'
L45	S68°14'56"W	35.00'	L96	S41°32'43"E	42.43'	L147	S11°03'07"E	95.35'	L198	S21°27'47"W	563.12'
L46	S84°36'51"W	74.14'	L97	S86°32'43"E	100.63'	L148	S16°02'48"E	54.87'	L199	S15°09'14"W	91.33'
L47	S22°46'55"W	75.04'	L98	S08°44'03"W	13.60'	L149	S11°01'32"E	54.34'	L200	S15°09'00"W	88.47'
L48	N55°25'35"W	80.56'	L99	S35°08'05"E	27.42'	L150	S26°06'45"E	34.38'	L201	N03°27'17"E	86.80'
L49	S22°46'55"W	114.62'	L100	S35°08'05"E	19.00'	L151	S76°40'41"W	48.22'	L202	S31°18'07"W	302.90'
L50	S86°32'43"E	89.63'	L101	N54°51'55"E	3.92'	L152	S59°02'56"E	28.60'	L203	N67°13'05"W	65.00'
L51	N48°27'17"E	42.43'	L102	S79°00'40"E	25.29'	L153	S33°15'55"E	21.04'			

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	5069.00'	264.99'	2°59'43"	N39°32'26"E	264.96'
C2	5081.00'	110.55'	1°14'48"	N35°11'49"E	110.55'
C3	8069.00'	137.53'	0°58'36"	N22°35'37"E	137.53'
C4	1775.46'	188.85'	6°05'40"	S42°23'07"E	188.76'
C5	1773.00'	158.07'	5°06'29"	S40°26'09"E	158.02'
C6	670.00'	229.51'	19°37'37"	S76°43'54"E	228.39'
C7	670.00'	357.47'	30°34'10"	N78°10'13"E	353.24'
C8	670.00'	93.79'	8°01'13"	N58°52'31"E	93.71'
C9	300.00'	261.58'	49°57'30"	S02°08'07"E	253.37'
C10	670.00'	218.06'	18°38'53"	S12°46'44"W	217.10'
C11	670.00'	325.64'	27°50'50"	S17°22'42"W	322.44'
C12	1035.00'	152.79'	8°27'30"	S62°55'38"E	152.65'
C13	670.00'	530.96'	45°24'19"	S45°32'47"W	517.17'
C14	670.00'	722.33'	61°46'14"	S53°43'44"W	687.85'
C15	670.00'	1010.54'	86°25'02"	N24°00'34"W	917.44'
C16	670.00'	129.15'	11°02'40"	N13°40'37"E	128.95'
C17	670.00'	396.15'	33°52'37"	N50°16'47"W	390.40'
C18	670.00'	258.26'	22°05'07"	N44°23'01"W	256.66'
C19	1000.00'	148.70'	8°31'12"	S27°02'31"W	148.57'
C20	625.00'	214.10'	19°37'37"	S76°43'54"E	213.05'
C21	705.00'	229.45'	18°38'53"	S12°46'44"W	228.44'
C22	635.00'	206.67'	18°38'53"	S12°46'44"W	205.76'
C23	628.50'	335.33'	30°34'10"	N78°10'13"E	331.36'
C24	716.00'	72.21'	5°46'42"	N57°45'16"E	72.18'
C25	335.00'	292.10'	49°57'30"	N02°08'07"W	282.93'
C26	16.00'	12.86'	46°03'44"	S00°11'15"E	12.52'
C27	57.50'	273.09'	272°07'28"	S67°09'23"E	79.80'
C28	16.00'	12.86'	46°03'44"	N45°52'29"E	12.52'
C29	265.00'	231.06'	49°57'30"	N02°08'07"W	223.81'
C30	704.50'	338.35'	27°31'04"	N79°41'45"E	335.11'
C31	705.00'	199.22'	16°11'26"	N23°12'24"E	198.55'
C32	1000.00'	147.62'	8°27'30"	S62°55'38"E	147.49'
C33	705.00'	558.69'	45°24'19"	S45°32'47"W	544.19'
C34	635.00'	503.22'	45°24'19"	N45°32'47"E	490.15'
C35	1070.00'	157.96'	8°27'30"	N62°55'38"W	157.82'
C36	635.00'	308.63'	27°50'50"	N17°22'42"E	305.60'
C37	715.00'	244.93'	19°37'37"	S76°43'54"E	243.73'
C38	1766.00'	580.01'	18°49'03"	S58°29'18"E	577.40'
C39	1756.46'	186.84'	6°05'41"	S42°21'56"E	186.75'
C40	1754.00'	148.81'	4°51'40"	S40°34'45"E	148.77'
C41	1766.00'	547.68'	17°46'08"	S23°15'24"E	545.49'
C42	1934.00'	203.13'	6°01'04"	S17°22'52"E	203.04'
C43	1934.00'	810.68'	24°01'01"	S35°07'14"E	804.76'
C44	635.00'	684.59'	61°46'14"	N53°43'44"E	651.92'
C45	705.00'	760.06'	61°46'14"	N53°43'44"E	723.78'
C46	625.00'	120.48'	11°02'40"	S13°40'37"W	120.29'
C47	715.00'	137.83'	11°02'40"	S13°40'37"W	137.61'
C48	715.00'	241.78'	19°22'30"	N09°30'42"E	240.63'
C49	625.00'	942.67'	86°25'02"	S24°00'34"W	855.82'
C50	715.00'	706.59'	56°37'20"	N38°54'25"W	678.19'
C51	625.00'	329.54'	30°12'35"	S48°26'45"E	325.73'
C52	715.00'	422.75'	33°52'37"	S50°16'47"E	416.62'
C53	289.00'	16.54'	3°16'44"	S31°42'06"E	16.54'
C54	311.00'	89.52'	16°29'34"	N38°18'31"W	89.21'
C55	733.58'	113.59'	8°52'18"	N50°59'26"W	113.47'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C56	699.58'	269.66'	22°05'07"	N44°23'01"W	267.99'
C57	1035.00'	153.91'	8°31'12"	S27°02'31"W	153.77'
C58	965.00'	143.50'	8°31'12"	S27°02'31"W	143.37'
C59	1736.46'	183.64'	6°03'33"	N42°21'44"W	183.55'
C60	1746.00'	572.80'	18°47'48"	N58°29'56"W	570.23'
C61	1746.00'	329.67'	10°49'06"	S25°55'06"E	329.18'
C62	1736.01'	70.84'	2°20'17"	S15°32'29"E	70.84'
C63	1716.01'	70.56'	2°21'21"	N15°33'01"W	70.55'
C64	1726.00'	324.04'	10°45'24"	N25°55'38"W	323.56'
C65	24.50'	20.97'	49°02'18"	S20°40'19"W	20.33'
C66	65.50'	106.98'	93°34'59"	N42°56'39"E	95.48'
C67	24.50'	16.35'	38°13'43"	S70°37'17"W	16.05'
C68	626.00'	25.10'	2°17'52"	S57°09'19"W	25.10'

AREA SUMMARY		
AREA	SQ. FT.	ACRES
PARCELS	16,592,629	380.914
TRACTS	2,028,608	46.570
ROW	161,244	3.702
GROSS	18,782,481	431.186

RIGHT-OF-WAY TABLE		
STREET	SQ. FT.	ACRES
ESPIAL AVENUE	33,840	0.777



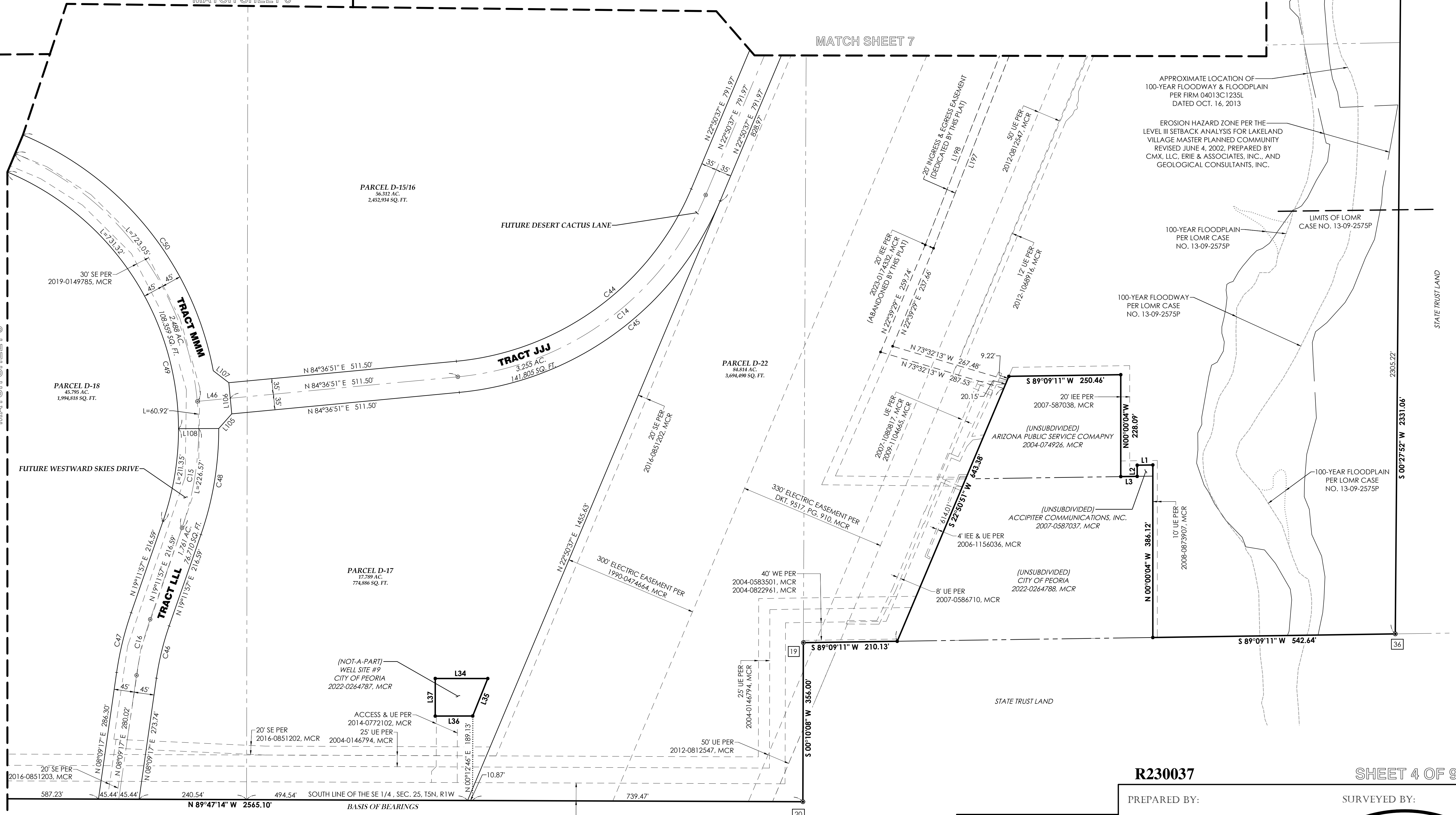
SEE SHEET 3 FOR
LINE AND CURVE TABLES

MATCH SHEET 7

MATCH SHEET 6

MATCH SHEET 7

MATCH SHEET 5



APPROXIMATE LOCATION OF
100-YEAR FLOODWAY & FLOODPLAIN
PER FIRM 04013C1235L
DATED OCT. 16, 2013

EROSION HAZARD ZONE PER THE
LEVEL III SETBACK ANALYSIS FOR LAKELAND
VILLAGE MASTER PLANNED COMMUNITY
REVISED JUNE 4, 2002, PREPARED BY
CMX, LLC, ERIE & ASSOCIATES, INC., AND
GEOLOGICAL CONSULTANTS, INC.

100-YEAR FLOODPLAIN
PER LOMR CASE
NO. 13-09-2575P

LIMITS OF LOMR
CASE NO. 13-09-2575P

100-YEAR FLOODWAY
PER LOMR CASE
NO. 13-09-2575P

100-YEAR FLOODPLAIN
PER LOMR CASE
NO. 13-09-2575P

STATE TRUST LAND

STATE TRUST LAND

STATE TRUST LAND



(NOT-A-PART)
WELL SITE #9
CITY OF PEORIA
2022-0264787, MCR

ACCESS & UE PER
2014-0772102, MCR
25' UE PER
2004-0146794, MCR

20' SE PER
2016-0851202, MCR

50' UE PER
2012-0812547, MCR

40' WE PER
2004-0583501, MCR
2004-0822961, MCR

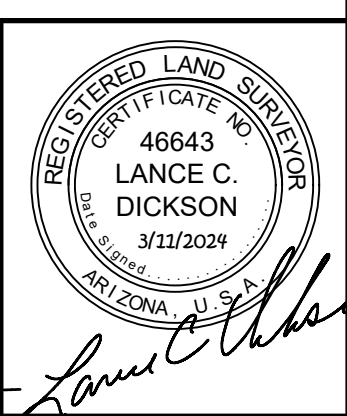
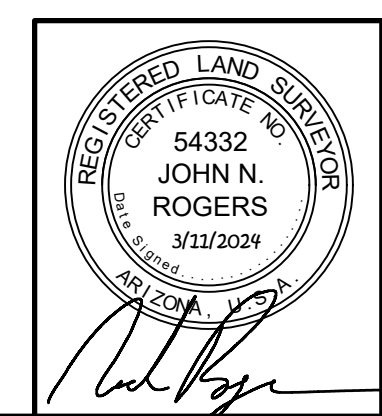
40' WE PER
2004-0583501, MCR
2004-0822961, MCR

R230037

SHEET 4 OF 9

PREPARED BY:

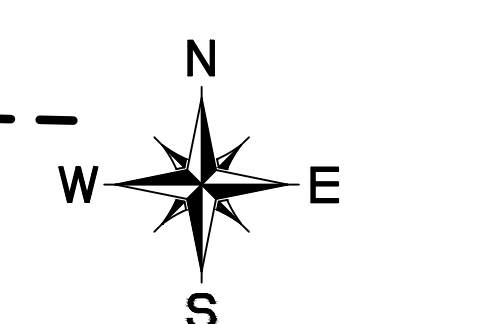
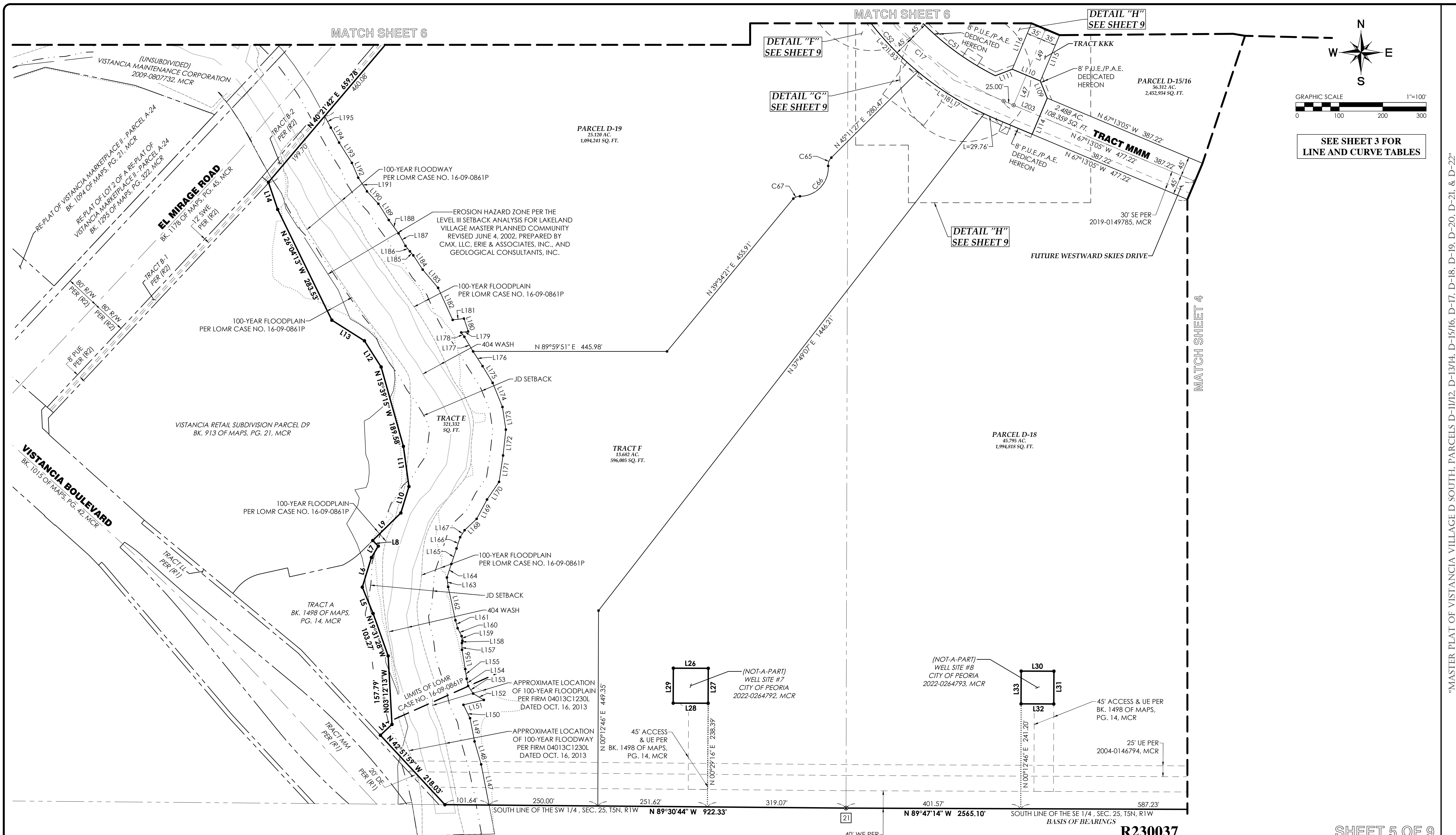
SURVEYED BY:



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TEL (602) 246-9919 FAX (602) 246-9944 info@asam1.com

MASTER PLAT OF VISTANCIA VILLAGE D SOUTH, PARCELS D-11/12, D-13/14, D-15/16, D-17, D-18, D-19, D-20, D-21, & D-22

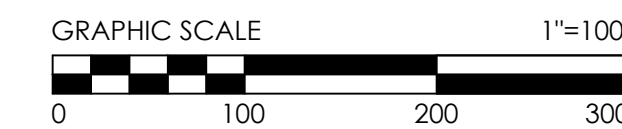
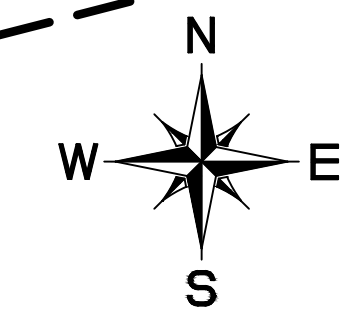
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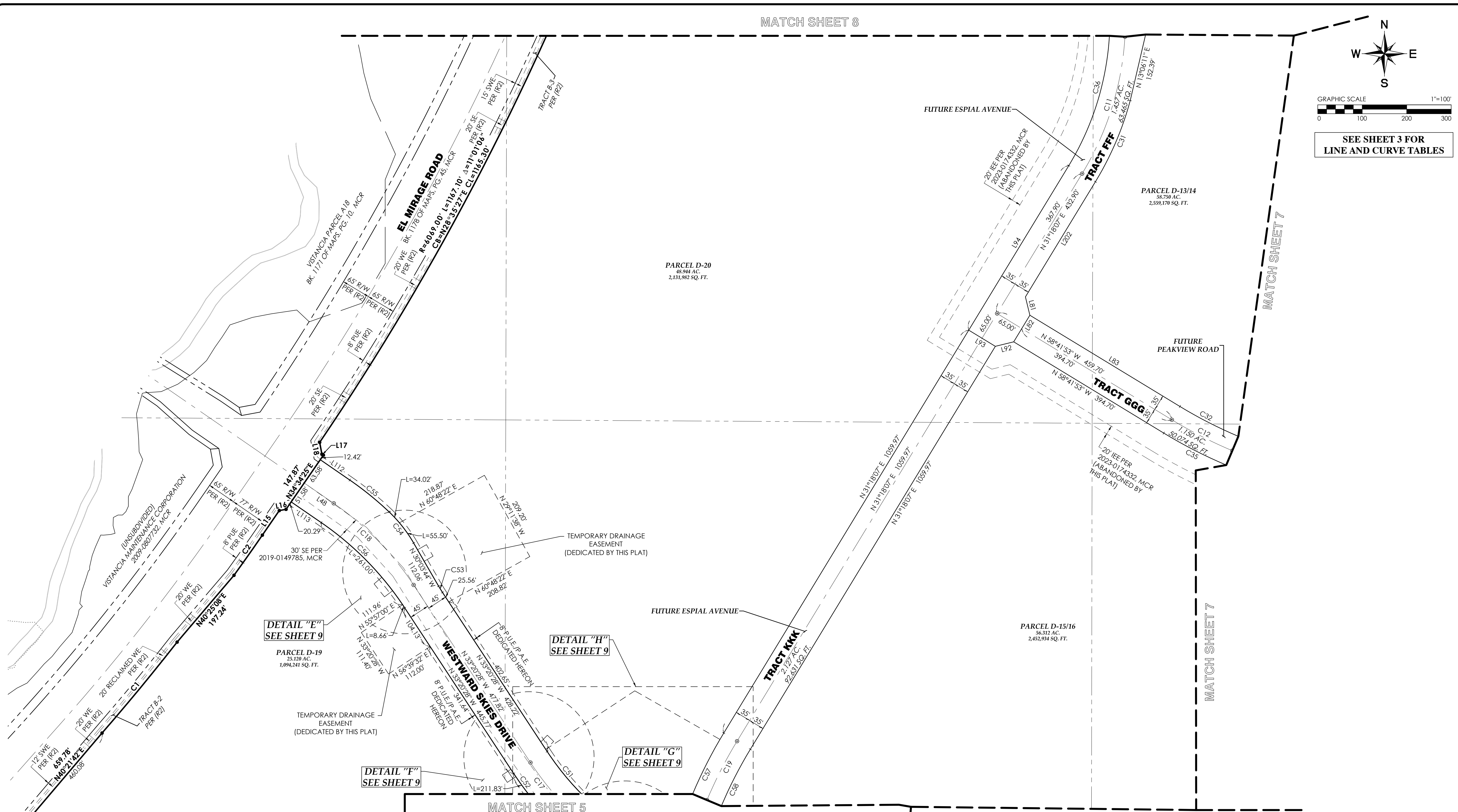
SEE SHEET 3 FOR
LINE AND CURVE TABLES

"MASTER PLAT OF VISTANCIA VILLAGE D SOUTH, PARCELS D-11/12, D-13/14, D-15/16, D-17, D-18, D-19, D-20, D-21, & D-22"

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SEE SHEET 3 FOR LINE AND CURVE TABLES



DETAIL "E" SEE SHEET 9

DETAIL "H" SEE SHEET 9

DETAIL "G" SEE SHEET 9

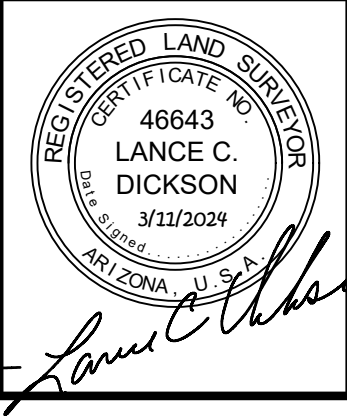
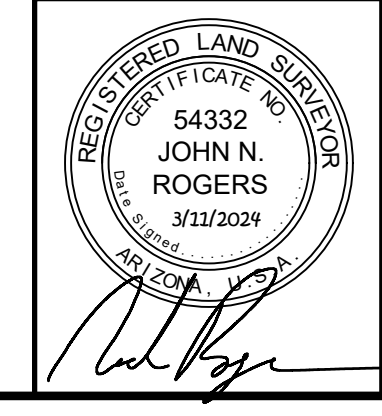
MATCH SHEET 7

MATCH SHEET 7

MATCH SHEET 5

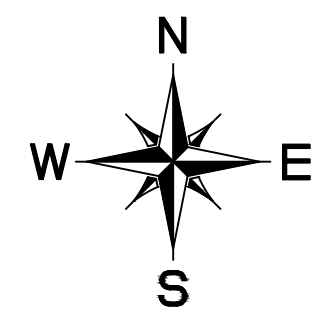
MATCH SHEET 4

R230037

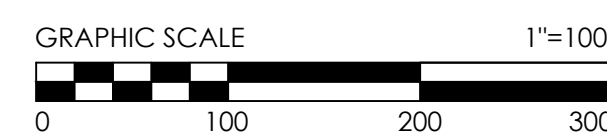


PREPARED BY: **GMcivil** Engineering & Surveying
2705 S. Alma School Road, Suite 2
Chandler, Arizona 85286
602-218-7285

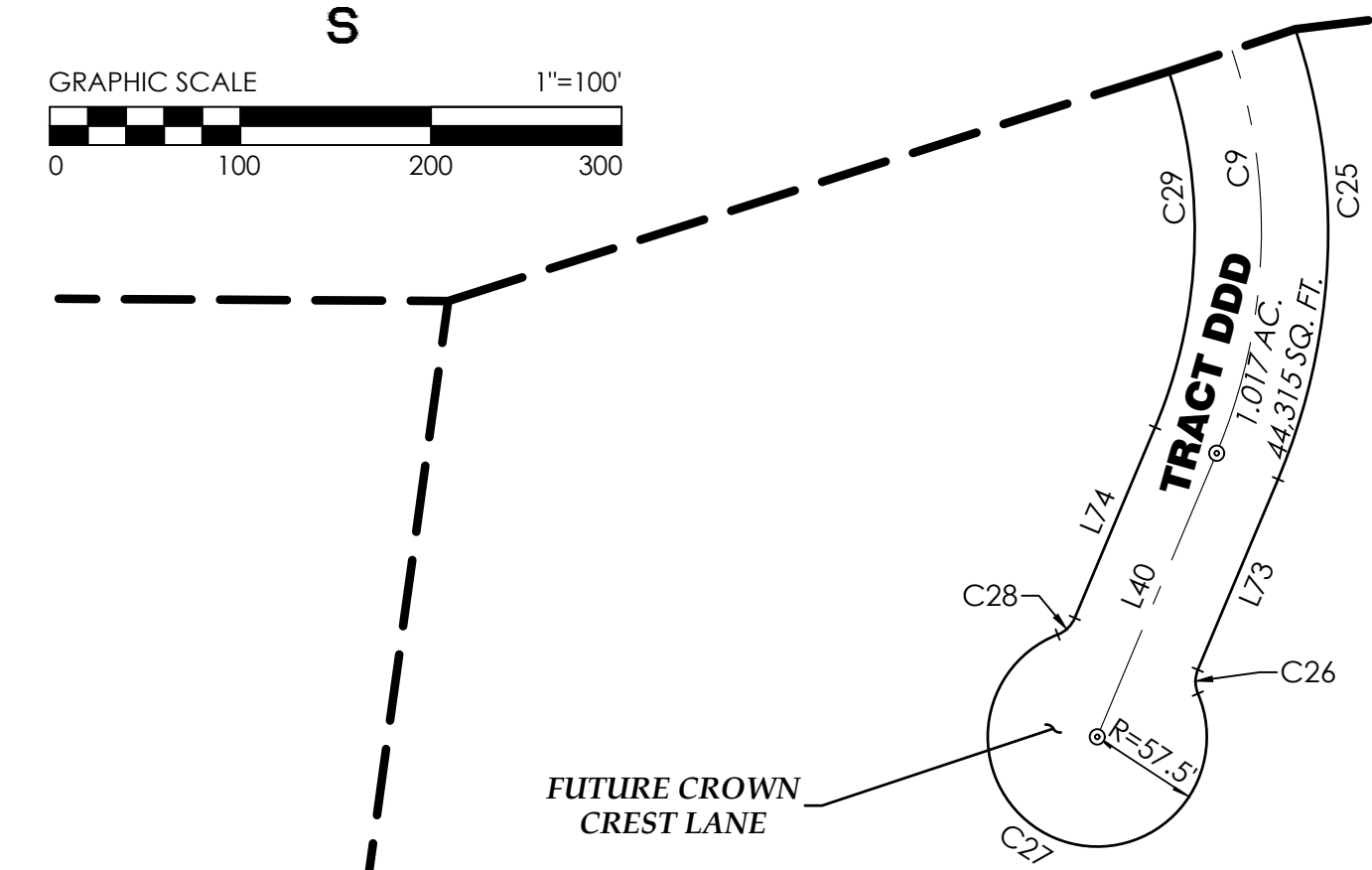
SURVEYED BY: **ASAM** Arizona Surveying & Mapping
Arizona Surveying and Mapping
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SEE SHEET 3 FOR
LINE AND CURVE TABLES



MATCH SHEET 8



PARCEL D-13/14
58,750 AC.
2,559,170 SQ. FT.

TRACT III
2,488 AC.
118,738 SQ. FT.

TRACT D-1
0.425 AC.
18,527 SQ. FT.

TRACT D-2
0.344 AC.
14,977 SQ. FT.

TRACT HHH
1,423 AC.
61,977 SQ. FT.

PARCEL D-15/16
56,312 AC.
2,452,934 SQ. FT.

PARCEL D-22
84,814 AC.
3,694,490 SQ. FT.

TRACT JJJ
2,235 AC.
141,885 SQ. FT.

MATCH SHEET 4

MATCH SHEET 4

MATCH SHEET 6

20' PERMANENT DRAINAGE
EASEMENT
(DEDICATED BY THIS PLAT)

VISTANCIA VILLAGE D, PARCELS D1, D2,
D3A, D3B, & D4
BK. 1307, PG. 31, MCR

100-YEAR FLOODWAY
PER LOMR CASE
NO. 13-09-3117P

DETAIL "A"
SEE SHEET 9

100-YEAR FLOODWAY
PER LOMR CASE
NO. 13-09-3117P

EROSION HAZARD ZONE PER THE
LEVEL III SETBACK ANALYSIS FOR LAKELAND
VILLAGE MASTER PLANNED COMMUNITY
REVISED JUNE 4, 2002, PREPARED BY
CMX, LLC, ERIE & ASSOCIATES, INC., AND
GEOLOGICAL CONSULTANTS, INC.

FUTURE DESERT
CACTUS LANE

LONE MOUNTAIN ROAD
BK. 108 OF MAPS, PG. 15, MCR

LIMITS OF LOMR
CASE NO. 13-09-3117P

APPROXIMATE LOCATION OF
100-YEAR FLOODWAY & FLOODPLAIN
PER FIRM 04013C1235L
DATED OCT. 16, 2013

EROSION HAZARD ZONE PER THE
LEVEL III SETBACK ANALYSIS FOR LAKELAND
VILLAGE MASTER PLANNED COMMUNITY
REVISED JUNE 4, 2002, PREPARED BY
CMX, LLC, ERIE & ASSOCIATES, INC., AND
GEOLOGICAL CONSULTANTS, INC.

20' INGRESS & EGRESS EASEMENT
(DEDICATED BY THIS PLAT)

15' x 20' PERMANENT
WATER EASEMENT
(DEDICATED BY THIS PLAT)

20' IEE PER
2023-0174332, MCR
(ABANDONED BY
THIS PLAT)

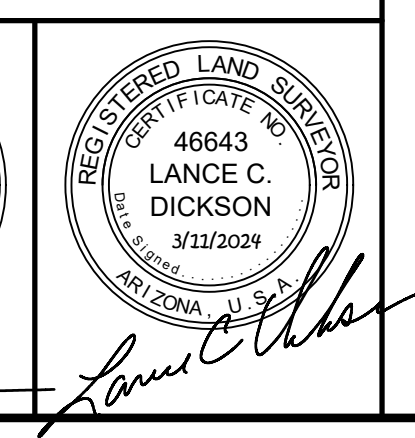
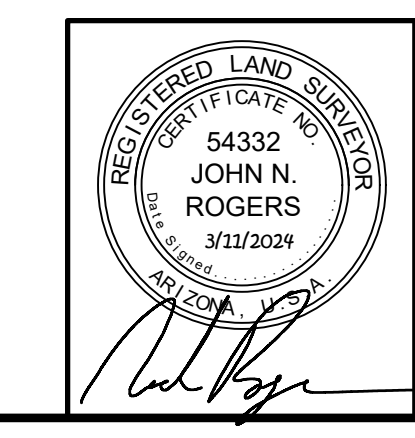
20' IEE PER
2023-0174332, MCR
(ABANDONED BY
THIS PLAT)

R230037

SHEET 7 OF 9

PREPARED BY:

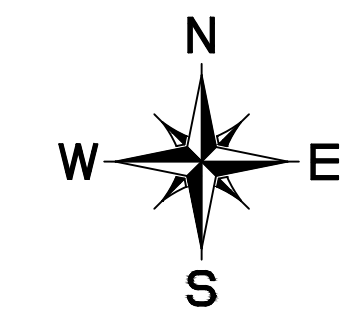
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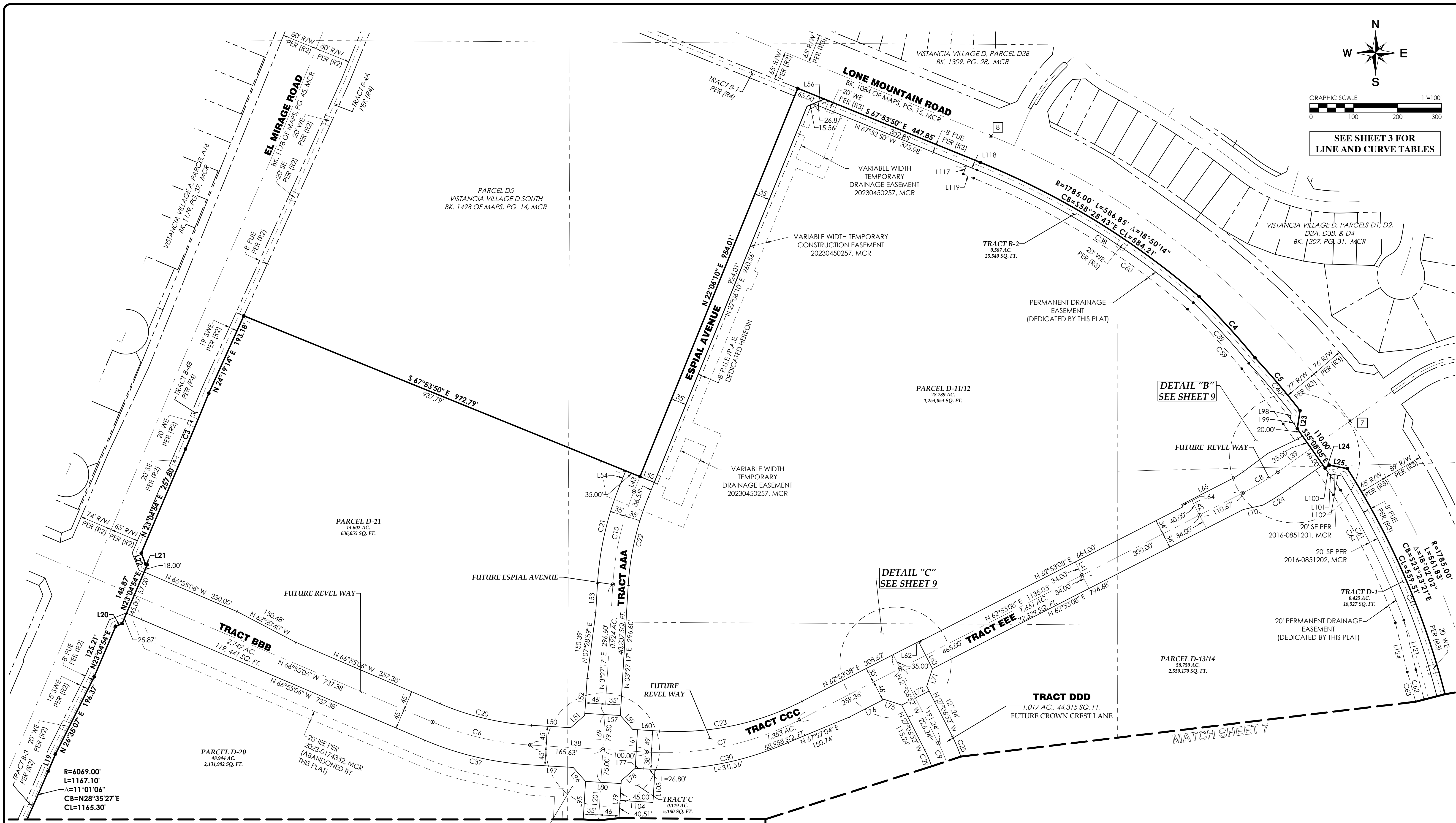
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"MASTER PLAT OF VISTANCIA VILLAGE D SOUTH, PARCELS D-II/12, D-13/14, D-15/16, D-17, D-18, D-19, D-20, D-21, & D-22"

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SEE SHEET 3 FOR
LINE AND CURVE TABLES



R=6069.00'
L=1167.10'
A=11°01'06"
CB=N28°35'27"E
CL=1165.30'

MATCH SHEET 6

DETAIL "D"
SEE SHEET 9

DETAIL "C"
SEE SHEET 9

DETAIL "B"
SEE SHEET 9

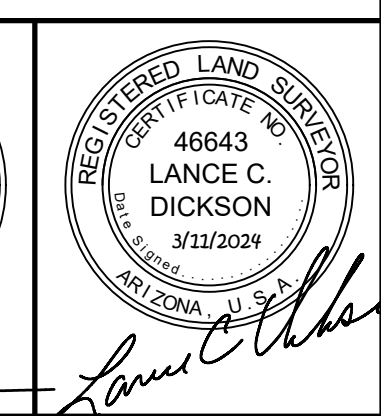
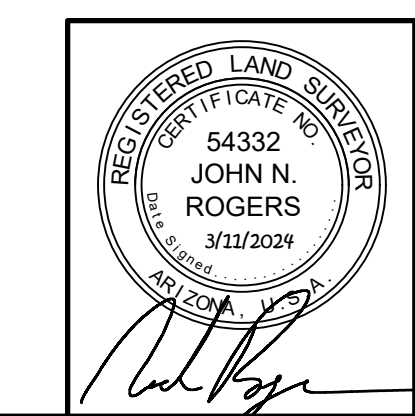
MATCH SHEET 7

R230037

SHEET 8 OF 9

PREPARED BY:

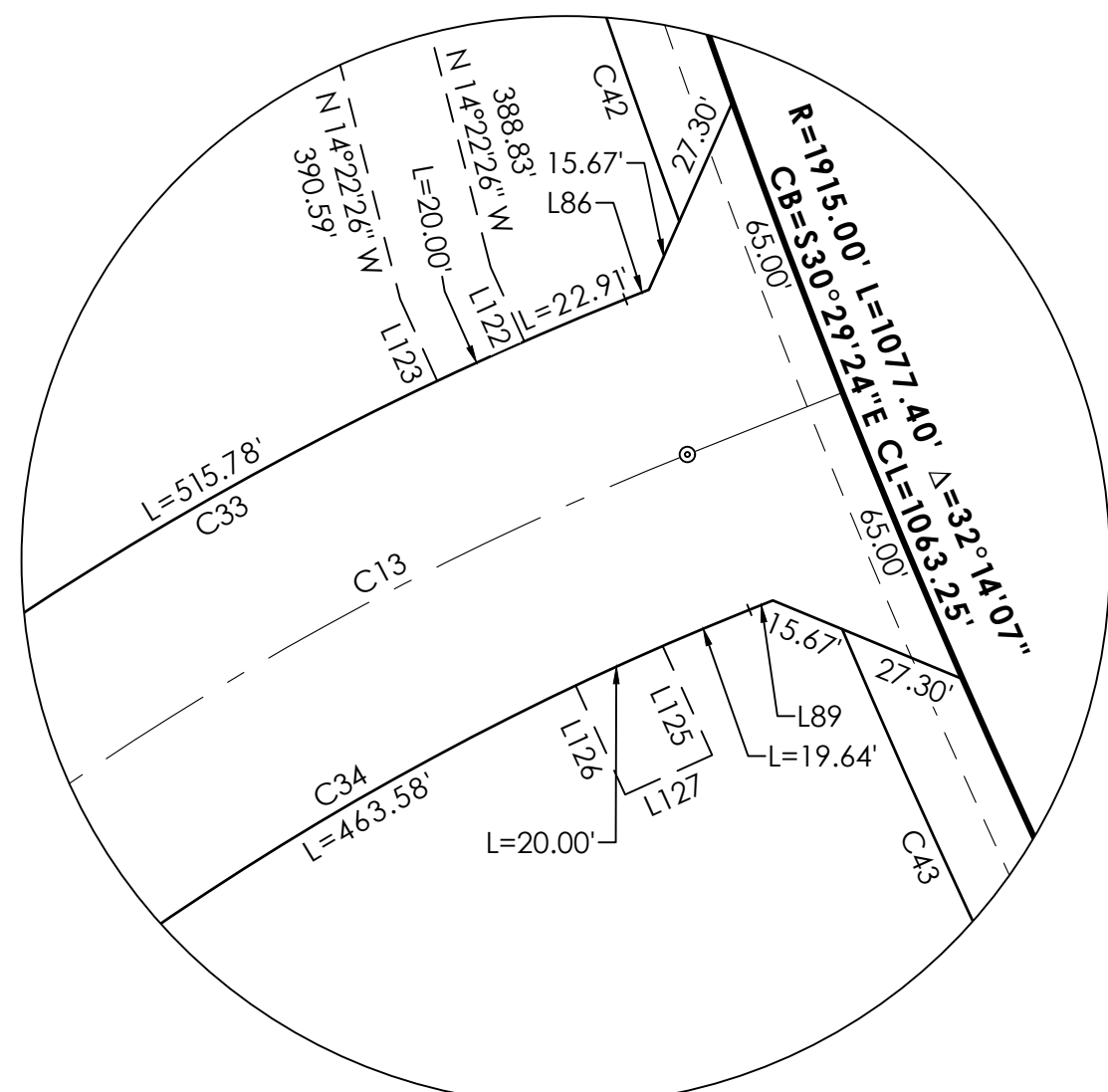
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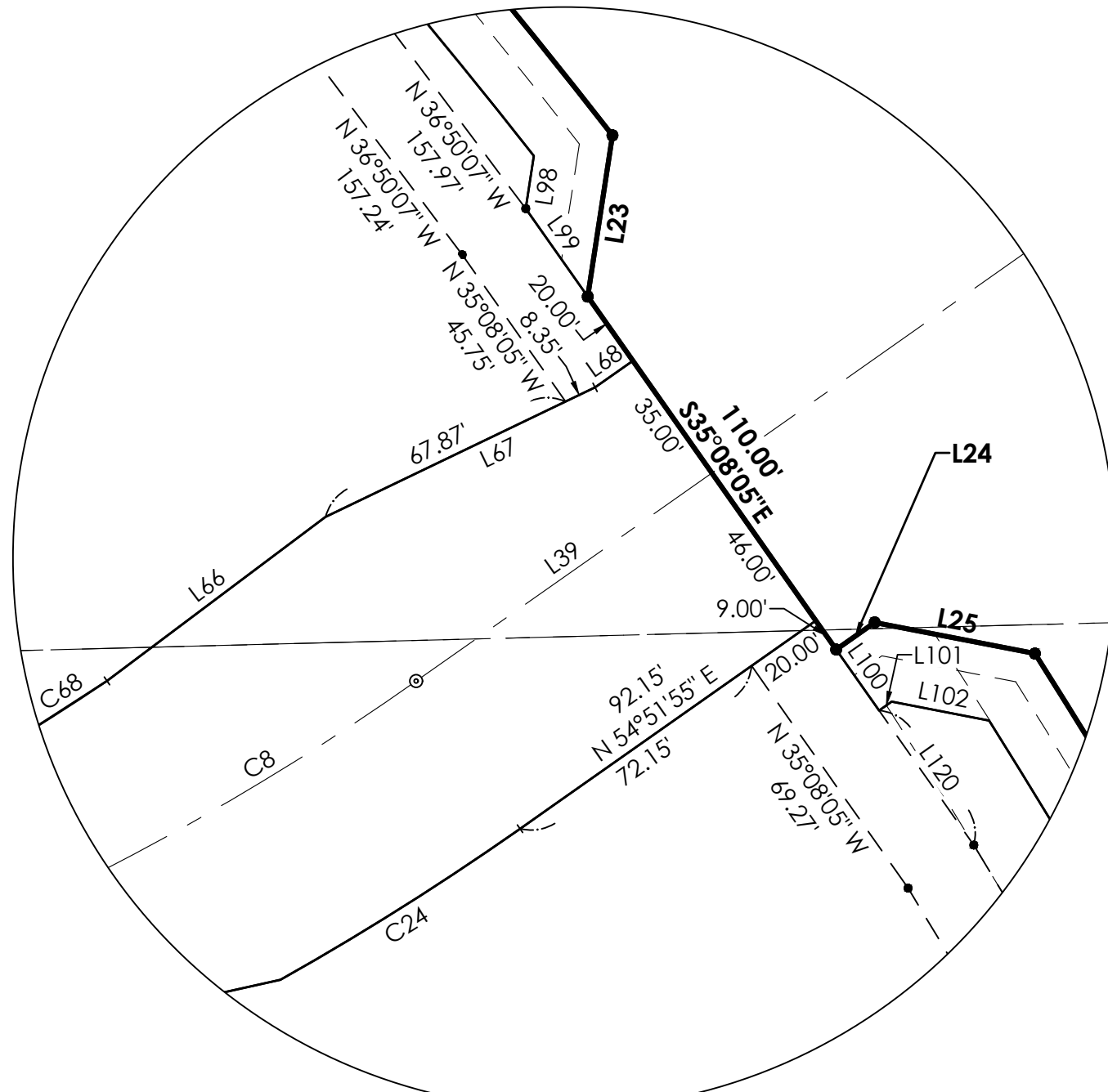
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TEL (602) 246-9919 FAX (602) 246-9944 info@asam1.com

"MASTER PLAT OF VISTANCIA VILLAGE D SOUTH, PARCELS D-11/12, D-13/14, D-15/16, D-17, D-18, D-19, D-20, D-21, & D-22"

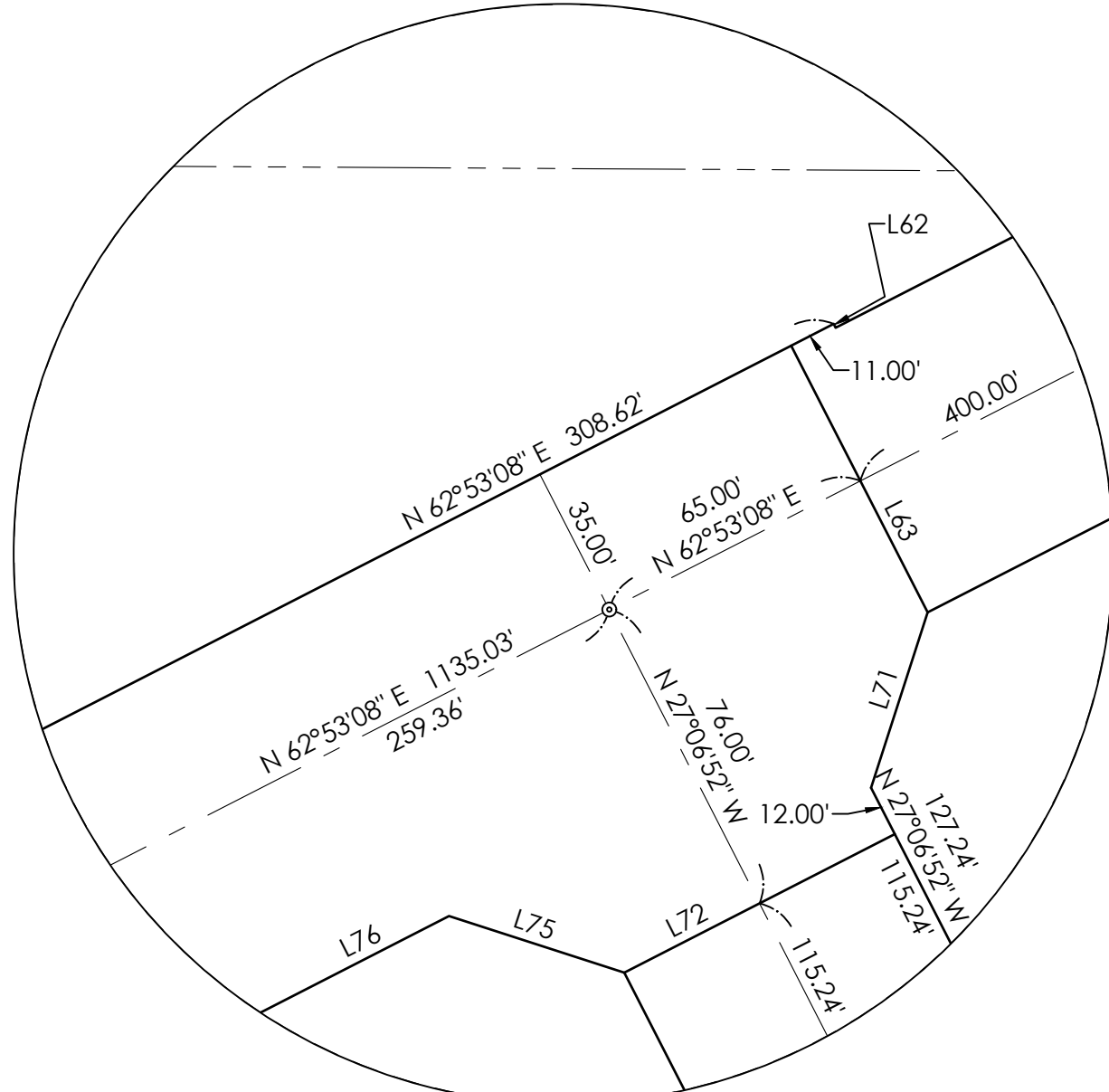
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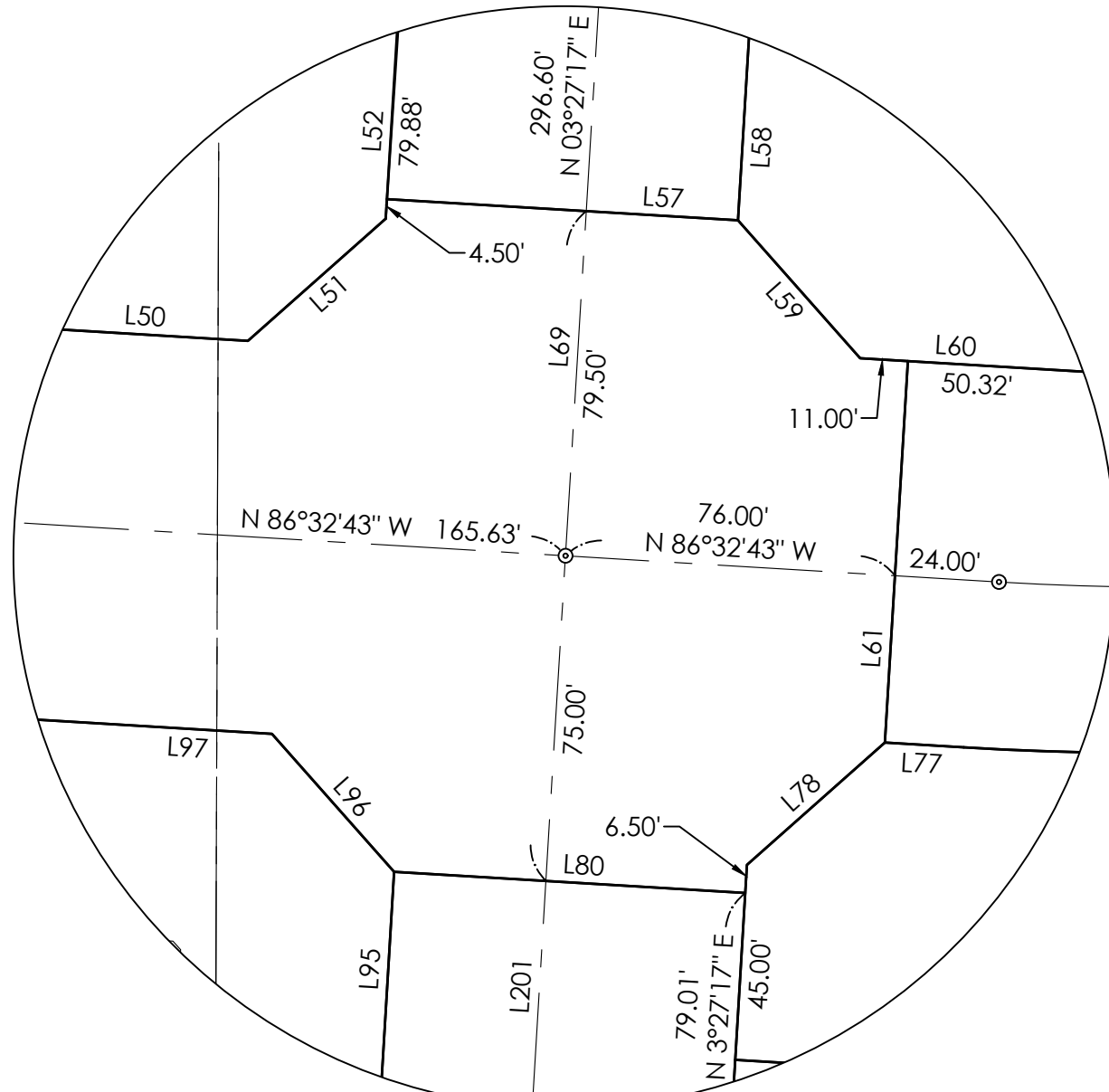
DETAIL "A"
INTERSECTION DISPLAY



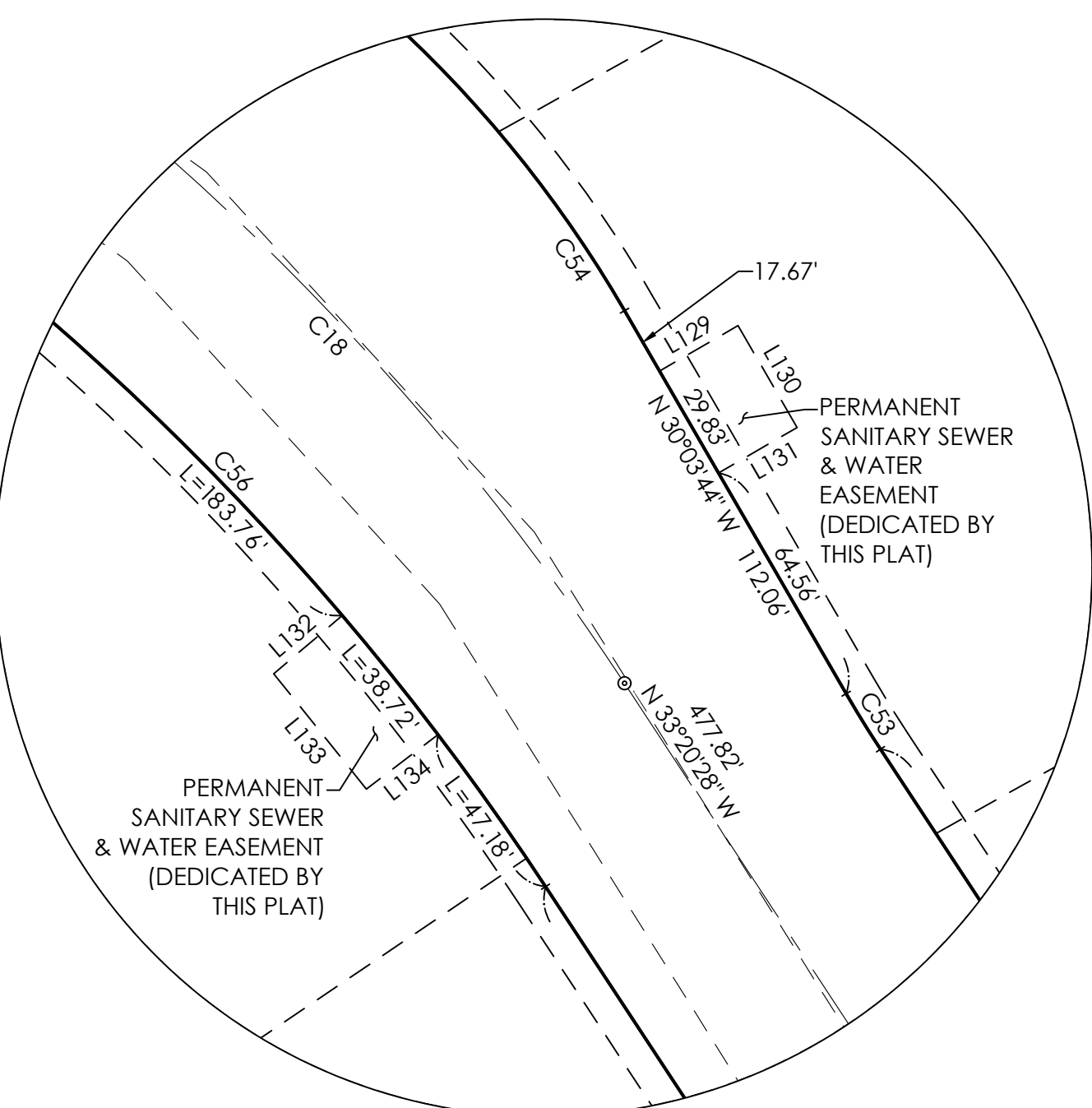
DETAIL "B"
INTERSECTION DISPLAY



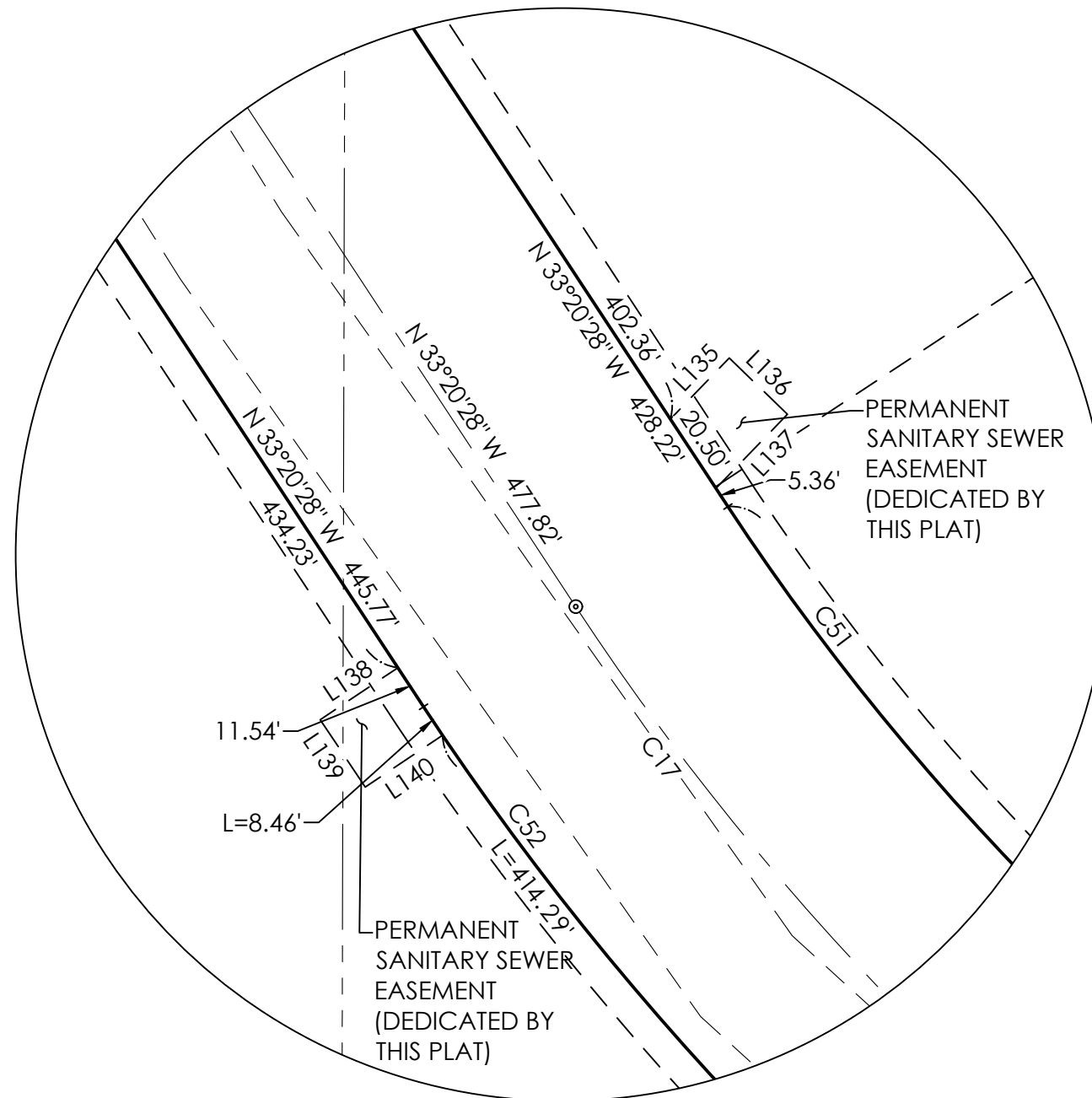
DETAIL "C"
INTERSECTION DISPLAY



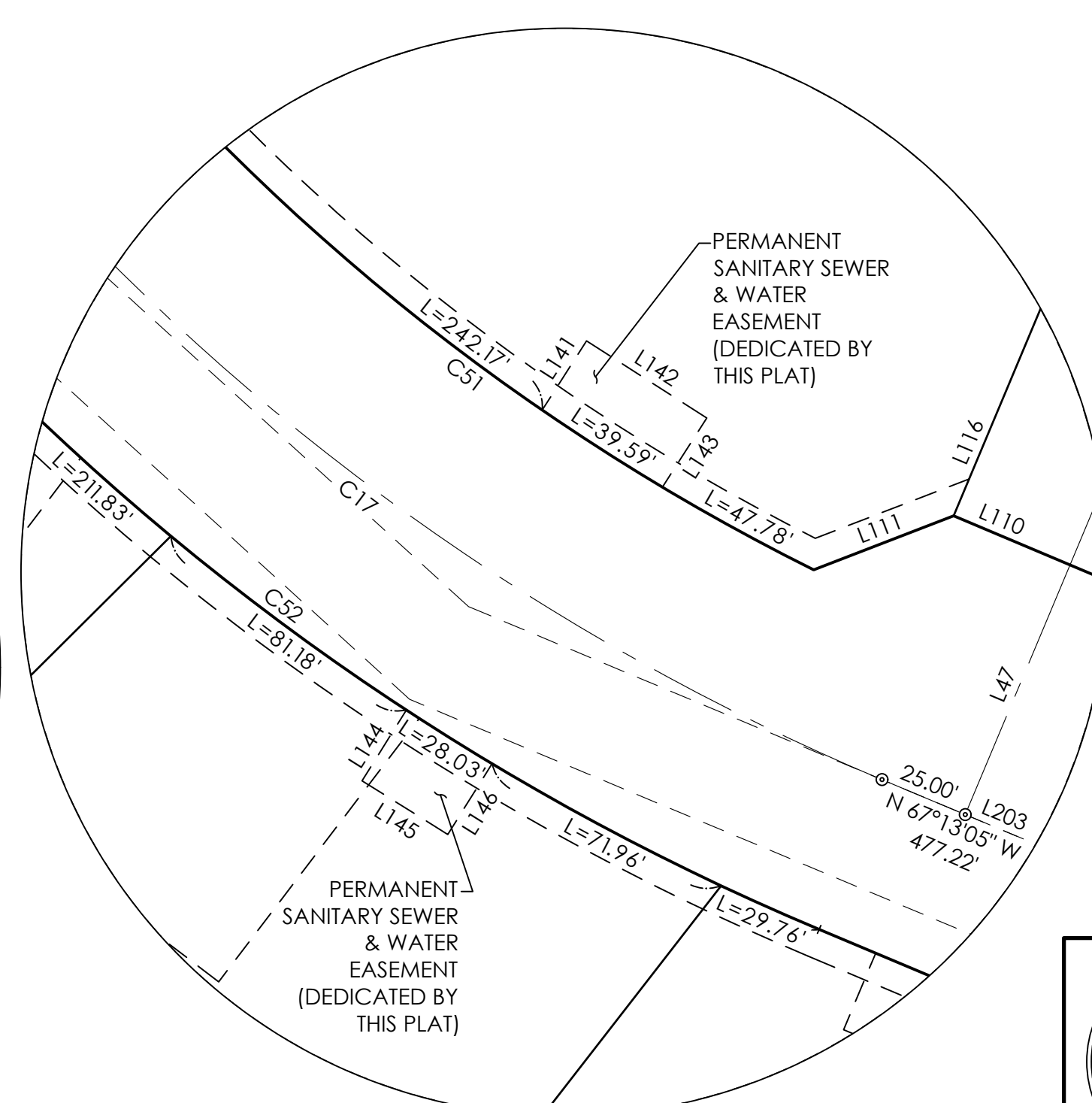
DETAIL "D"
INTERSECTION DISPLAY



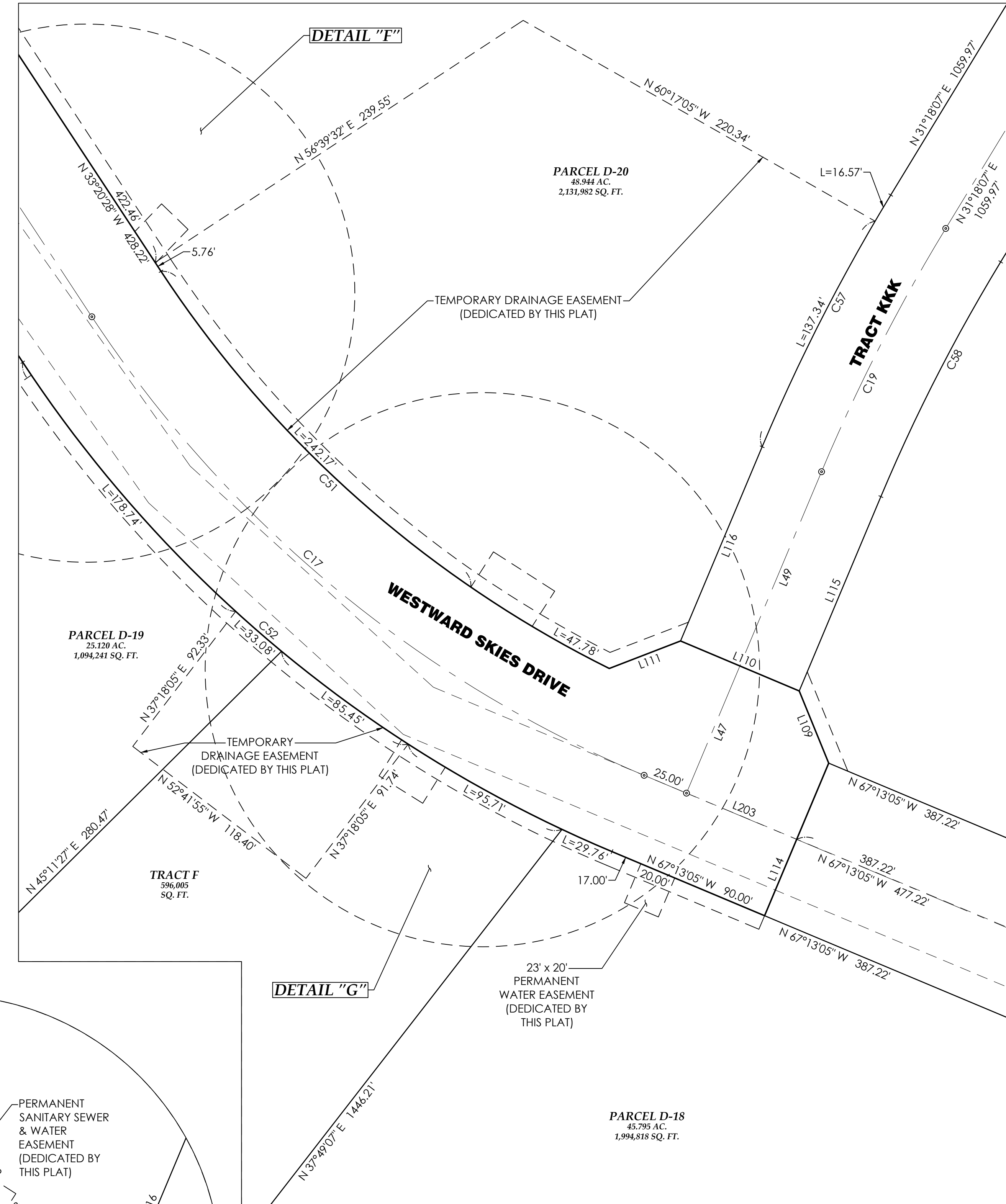
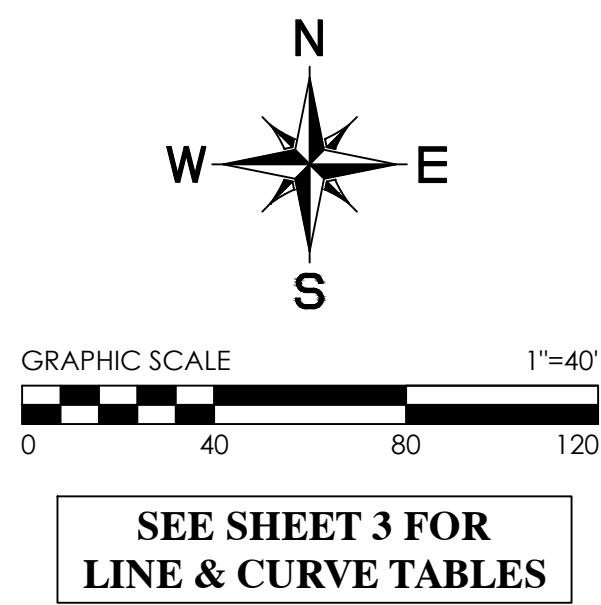
DETAIL "E"
PERMANENT SANITARY SEWER &
WATER EASEMENTS



DETAIL "F"
PERMANENT SANITARY SEWER EASEMENTS



DETAIL "G"
PERMANENT SANITARY SEWER &
WATER EASEMENTS



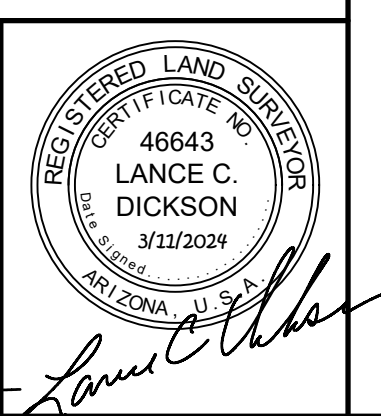
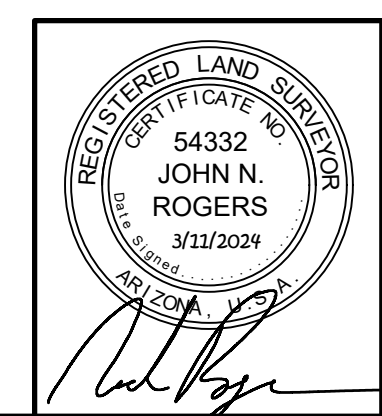
DETAIL "H"
TEMPORARY DRAINAGE EASEMENTS
& WATER EASEMENT

R230037

SHEET 9 OF 9

PREPARED BY:

SURVEYED BY:



Arizona Surveying and Mapping
2440 W. Mission Lane, Suite 4, Phoenix, Arizona 85021
TEL (602) 246-9919 FAX (602) 246-9944 info@asam1.com

"FINAL PLAT OF VISTANCIA VILLAGE D SOUTH, PARCELS D-11/12, D-13/14, D-17, D-18, D-19, D-20, D-21, & D-22"

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