

DEDICATION

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS:

THAT JEN. ARIZONA 69, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AND LT ALORAVITA, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS OWNERS, DOES HEREBY PUBLISH THIS "REPLAT OF TRACTS D AND E OF THE MASTER FINAL PLAT FOR ALORAVITA SOUTH", A REPLAT OF TRACTS D AND E OF THE MASTER FINAL PLAT FOR ALORAVITA SOUTH AS RECORDED IN BOOK 1698 OF MAPS, PAGE 8, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING WITHIN A PORTION OF LAND LOCATED IN SECTION 2, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF PEORIA, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS "REPLAT OF TRACTS D AND E OF THE MASTER FINAL PLAT FOR ALORAVITA SOUTH", AND HEREBY DECLARES THAT SAID MASTER FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH TRACT AND STREET SHALL BE KNOWN BY THE 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 SOUTH (M.C.R. BOOK 1698, PAGE 8) SHALL REMAIN IN FULL FORCE AND EFFECT WITH THE RECORDATION OF THIS RE-PLAT.

JEN. ARIZONA 69, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AND LT ALORAVITA, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS OWNERS, HEREBY DEDICATES TO THE CITY ALL STREETS 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 ALL STREETS RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION. THAT JEN. ARIZONA 69, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AND LT ALORAVITA, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY WARRANTS TO THE CITY THE TITLE TO SAID RIGHT OF WAY AS SHOWN HEREON, AGAINST THE CLAIMS OF ALL PERSONS WHOMSOEVER.

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

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

THE CITY OF PEORIA IS HEREBY GIVEN AN EASEMENT FOR MAINTENANCE OF LANDSCAPING, RETENTION AND DRAINAGE FACILITIES AS SHOWN HEREON. 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, AS 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/CENTER OWNER OR ASSOCIATION IS IN EXISTENCE, IT WILL BE RESPONSIBLE FOR PROVIDING ALL REQUIRED MAINTENANCE OF SUCH FACILITIES REGARDLESS OF THE DEDICATION OF THE EASEMENT.

THE UNDERSIGNED JEN. ARIZONA 69, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AND LT ALORAVITA, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS OWNERS, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF THE UNDERSIGNED THERETO DULLY AUTHORIZED.

THIS 3rd DAY OF April, 2024.

JEN. ARIZONA 69, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: [Redacted]

NAME: Diann E. Curlew

TITLE: Authorized Signatory

LT ALORAVITA, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

BY: [Redacted]

NAME: Jeff Gunderson

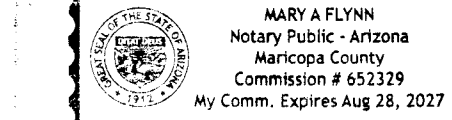
TITLE: Manager/Member

DEDICATION ACKNOWLEDGMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)
ON THIS 3rd DAY OF April, 2024, BEFORE ME, PERSONALLY

APPEARED DIANN E. CURLEW, WHOSE IDENTITY WAS PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO HE OR SHE CLAIMS TO BE, AND ACKNOWLEDGED THE HE OR SHE SIGNED THE ABOVE/ATTACHED DOCUMENT.

WITNESS MY HAND AND OFFICIAL SEAL



(SEAL)

NOTARY PUBLIC

REPLAT OF TRACTS D AND E OF THE MASTER FINAL PLAT OF ALORAVITA SOUTH

A REPLAT OF TRACTS D AND E OF THE MASTER FINAL PLAT FOR ALORAVITA SOUTH AS RECORDED IN BOOK 1698 OF MAPS, PAGE 8, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING WITHIN A PORTION OF LAND LOCATED IN SECTION 2, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF PEORIA, MARICOPA COUNTY, ARIZONA.

ARIZONA STATE LAND DEPARTMENT ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

THE STATE OF ARIZONA (THE "STATE"), BY AND THROUGH THE ARIZONA STATE LAND DEPARTMENT, BY AND THROUGH THE ARIZONA STATE LAND COMMISSIONER, HEREBY PROVIDES NOTICE THAT WITH RESPECT TO THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT (THE "PROPERTY"), JEN. ARIZONA 69, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AND LT ALORAVITA, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ARE THE HOLDERS OF THE CERTIFICATE OF PURCHASE NO. 53-121194 ISSUED BY THE STATE ON APRIL 21, 2022 (THE "CERTIFICATE OF PURCHASE") WITH RESPECT TO THE PROPERTY. AS OF THE DATE THE STATE HAS SIGNED THIS ACKNOWLEDGEMENT, THE HOLDERS OF THE CERTIFICATE OF PURCHASE HAVE ACQUIRED FEE SIMPLE INTEREST IN AND TO A PORTION OF THE PROPERTY AS CONVEYED IN THE PARTIAL PATENT DEED UNDER RECORDED INSTRUMENT 2022-0431934 DATED MAY 18, 2022 (THE "PARTIAL PATENT DEED") FROM THE STATE TO THE HOLDERS OF THE CERTIFICATE OF PURCHASE UNDER RIGHTS AFFORDED VIA THE CERTIFICATE OF PURCHASE. THE STATE HAS NOT ISSUED A PATENT FOR THE REMAINING PORTION OF THE PROPERTY UNDER THE CERTIFICATE OF PURCHASE AND REMAINS THE OWNER OF THE FEE SIMPLE TITLE IN AND TO THAT CERTAIN REMAINING PROPERTY UNDER THE CERTIFICATE OF PURCHASE EXCLUSIVE OF THAT PORTION OF PROPERTY CONVEYED TO THE CERTIFICATE HOLDERS UNDER THE PARTIAL PATENT DEED.

ACCORDINGLY, NOTWITHSTANDING ANY OTHER TERMS, PROVISIONS AND STATEMENTS SET FORTH BY ALORAVITA SOUTH OR ANY OTHER PARTY SIGNATORY TO THIS PLAT, ALL PERSONS AND ENTITIES ARE HEREBY ADVISED THAT: (I) THE STATE'S EXECUTION OF THIS ACKNOWLEDGEMENT DOES NOT CONSTITUTE ANY CONSENT TO, OR GRANT BY THE STATE OF, ANY CONVEYANCE OF THE PROPERTY, WHETHER PURSUANT TO DEDICATIONS OF RIGHTS-OF-WAY OR OTHERWISE; (II) NEITHER THE STATE NOR THE PROPERTY SHALL BE OBLIGATED TO BEAR ANY OF THE COST OF INSTALLING ANY OF THE IMPROVEMENTS DESCRIBED IN THIS PLAT; (III) THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE CERTIFICATE OF PURCHASE AND APPLICABLE ARIZONA REVISED STATUTES, LAWS, RULES AND REGULATIONS; AND (IV) THE STATE RESERVES THE RIGHT TO TERMINATE THIS PLAT OF SUBDIVISION REGARDING ANY PORTIONS OF THE PROPERTY WHICH HAVE NOT BEEN CONVEYED BY PATENT TO PURCHASER IN THE EVENT THE CERTIFICATE OF PURCHASE IS CANCELED WITH RESPECT TO ANY SUCH UNPATENTED PORTIONS OF THE PROPERTY.

STATE OF ARIZONA, BY AND THROUGH THE ARIZONA STATE LAND DEPARTMENT, BY AND THROUGH THE ARIZONA STATE LAND COMMISSIONER

BY: [Redacted]

PRINTED NAME: Robyn Sahid

TITLE: CEO / Executive Deputy Commissioner

ARIZONA STATE LAND DEPARTMENT ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

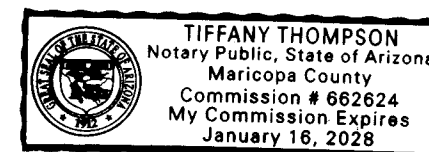
ON THIS 22 DAY OF April, 2024, BEFORE ME, PERSONALLY APPEARED

Robyn Sahid, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE STATE LAND COMMISSIONER OF THE STATE OF ARIZONA AND THAT HE/SHE, AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: 01/16/2028

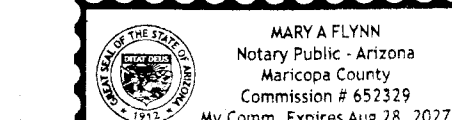


DEDICATION ACKNOWLEDGMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)
ON THIS 3rd DAY OF April, 2024, BEFORE ME, PERSONALLY

APPEARED JEFF GUNDERSON, WHOSE IDENTITY WAS PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO HE OR SHE CLAIMS TO BE, AND ACKNOWLEDGED THE HE OR SHE SIGNED THE ABOVE/ATTACHED DOCUMENT.

WITNESS MY HAND AND OFFICIAL SEAL



(SEAL)

NOTARY PUBLIC

ENGINEER

CVL CONSULTANTS
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 264-6831
FAX: (602) 264-0928
CONTACT: PARKER FROEHLICH, P.E.
EMAIL: P.FROEHLICH@CVLCI.COM

OWNER

LT ALORAVITA, L.L.C.
1665 W. ALAMEDA DRIVE
SUITE 130
TEMPE, ARIZONA 85282
PHONE: 480-476-8440
CONTACT: JEFF GUNDERSON
EMAIL: JEFF.GUNDERSON@LENNAR.COM

DEVELOPER RATIFICATION/CONSENT

KNOW ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED, AS BENEFICIARY UNDER THAT CERTAIN INSTRUMENT #20220433047 RECORDED 5/19/2022, AS THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, HEREBY CONSENTS TO AND JOINS IN THAT CERTAIN REPLAT OF TRACTS D AND E OF THE MASTER FINAL PLAT FOR "ALORAVITA SOUTH", AND AGREE THAT SUCH PLAT AND THE EASEMENTS SHOWN HEREON AND DEDICATED AS SUCH SHALL BE SUPERIOR TO, AND HAVE PRIORITY OVER, THE ABOVE-DESCRIBED INSTRUMENT #20220433047.

IN WITNESS WHEREOF,

ASHTON WOODS ARIZONA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICE

THIS 2nd DAY OF April, 2024

ASHTON WOODS ARIZONA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: [Redacted]

ITS: VP LAND ACQUISITIONS

DEVELOPER RATIFICATION/CONSENT ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

ON THIS 2nd DAY OF April, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

JEREMY RAMSDELL, 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

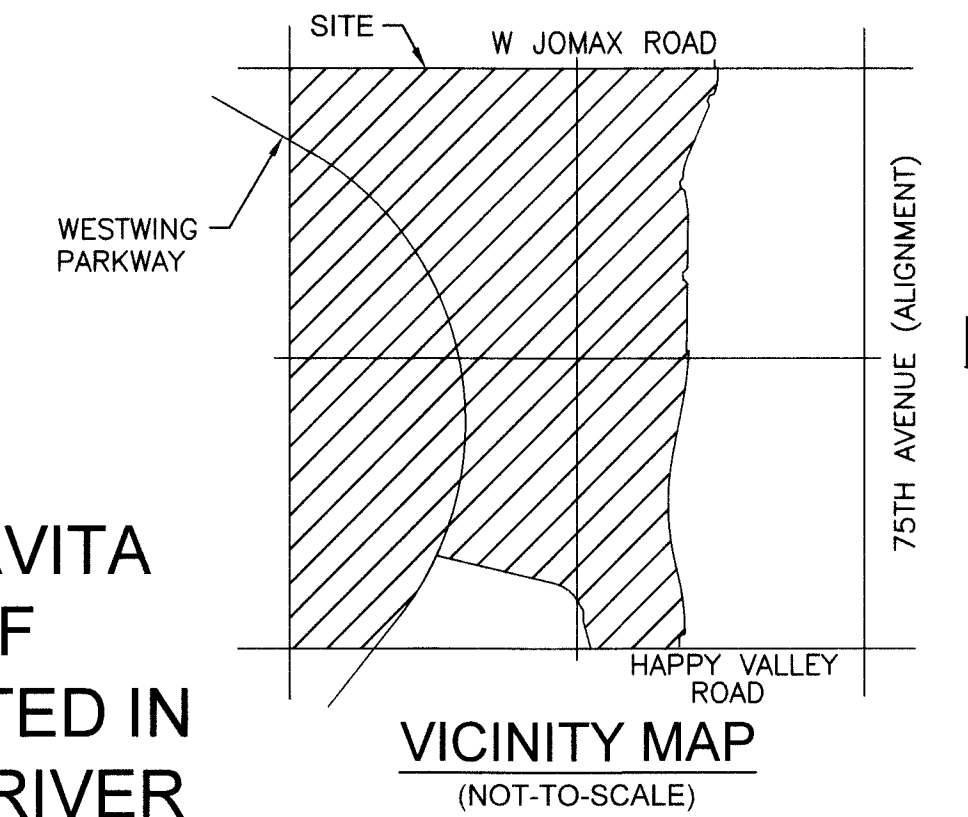


FLOOD ZONE INFORMATION

THE MARICOPA COUNTY, ARIZONA AND INCORPORATED FLOOD AREAS FLOOD INSURANCE RATE MAP (FIRM), PANEL NUMBER 04013C1255L [5], DATED OCTOBER 16, 2013, INDICATES THE SITE FALLS WITHIN ZONE "AE" AND ZONE "X".

ZONE "AE" IS DEFINED BY FEMA AS: "AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD EVENT DETERMINED BY DETAILED METHODS. BASE FLOOD ELEVATIONS (BFES) ARE SHOWN. MANDATORY FLOOD INSURANCE PURCHASE REQUIREMENTS AND FLOODPLAIN MANAGEMENT STANDARDS APPLY."

ZONE "X" IS DEFINED BY FEMA AS: "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."



VICINITY MAP (NOT-TO-SCALE)

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°04'43" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 1087 OF MAPS, PAGE 50, MARICOPA COUNTY RECORDS.

HOMEOWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION, MARI A FLYNN, DULY AUTHORIZED AGENT OF ALORAVITA SOUTH HOMEOWNERS ASSOC., AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS REPLAT OF THE MASTER FINAL PLAT FOR "ALORAVITA SOUTH" AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

NAME: [Redacted]
TITLE: PRESIDENT
DATE: 4/2/2024

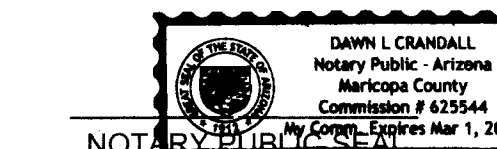
HOMEOWNERS ASSOCIATION RATIFICATION ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

ON THIS 2nd DAY OF April, 2024, BEFORE ME PERSONALLY

APPEARED Mari A. Flynn, WHOSE IDENTITY WAS PROVEN

TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO HE OR SHE CLAIMS TO BE, AND ACKNOWLEDGED THAT HE OR SHE SIGNED THE ABOVE/ATTACHED DOCUMENT.



NOTARY PUBLIC SIGNATURE

CITY OF PEORIA COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF PEORIA, ARIZONA. THIS ___ DAY OF ___, 2024

MAYOR: _____ DATE _____

ATTEST: _____ DATE _____

CITY CLERK: _____ DATE _____

ENGINEER: _____ DATE _____

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 EIGHT (8) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JUNE, 2021, 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: [Redacted]

RICHARD G. ALCOCER
REGISTRATION NUMBER 33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCI.COM



Table with columns: DATE, REVISION, NO. (Empty table)

REPLAT OF TRACTS D AND E OF THE MASTER FINAL PLAT OF THE MASTER FINAL PLAT ALORAVITA SOUTH PEORIA, ARIZONA



LEGAL DESCRIPTION

A REPLAT OF TRACTS D AND E OF THE MASTER FINAL PLAT FOR ALORAVITA SOUTH AS RECORDED IN BOOK 1698 OF MAPS, PAGE 8, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING WITHIN A PORTION LAND LOCATED IN SECTION 2, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE ALUMINUM CAP L#33851 MARKING THE NORTHWEST CORNER OF SAID SECTION 2, FROM WHICH THE MARICOPA COUNTY ALUMINUM CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION 2 BEARS SOUTH 01°39'15" EAST, A DISTANCE OF 2583.47 FEET;

THENCE SOUTH 89°58'09" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 2645.13 FEET TO THE CITY OF PEORIA BRASS CAP FLUSH MARKING THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 EAST;

THENCE SOUTH 89°57'13" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 1188.81 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 77TH LANE AS RECORDED IN SAID MASTER FINAL PLAT FOR ALORAVITA SOUTH;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING COURSES:

THENCE SOUTH 00°03'05" WEST, A DISTANCE OF 55.00 FEET;
THENCE SOUTH 44°56'11" EAST, A DISTANCE OF 42.44 FEET;

THENCE SOUTH 00°03'05" WEST, A DISTANCE OF 60.42 FEET TO THE BEGINNING OF A TANGENT CURVE OF 367.50 FOOT RADIUS, CONCAVE WESTERLY;

THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°57'06", A DISTANCE OF 147.21 FEET;

THENCE SOUTH 23°00'11" WEST, A DISTANCE OF 14.79 FEET;
THENCE SOUTH 68°00'11" WEST, A DISTANCE OF 42.43 FEET;
THENCE SOUTH 23°00'11" WEST, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 21°59'49" EAST, A DISTANCE OF 42.43 FEET;

THENCE SOUTH 23°00'11" WEST, A DISTANCE OF 511.37 FEET TO THE BEGINNING OF A TANGENT CURVE OF 437.50 FOOT RADIUS, CONCAVE EASTERLY;

THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°02'56", A DISTANCE OF 176.00 FEET;

THENCE SOUTH 40°24'33" WEST, A DISTANCE OF 44.36 FEET;
THENCE SOUTH 07°15'04" EAST, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 54°02'33" EAST, A DISTANCE OF 43.74 FEET;

THENCE SOUTH 10°45'30" EAST, A DISTANCE OF 98.27 FEET TO THE BEGINNING OF A TANGENT CURVE OF 762.50 FOOT RADIUS, CONCAVE WESTERLY;

THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°21'02", A DISTANCE OF 151.05 FEET;

THENCE SOUTH 00°35'32" WEST, A DISTANCE OF 433.10 FEET TO THE BEGINNING OF A TANGENT CURVE OF 20.00 FOOT RADIUS, CONCAVE NORTHWESTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°42'45", A DISTANCE OF 18.40 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 75.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°20'27", A DISTANCE OF 22.70 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 20.00 FOOT RADIUS, CONCAVE NORTHWESTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°37'42", A DISTANCE OF 19.06 FEET;

THENCE SOUTH 00°35'32" WEST, A DISTANCE OF 70.00 FEET TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 00°35'32" WEST;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°37'24", A DISTANCE OF 19.07 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 75.00 FOOT RADIUS, CONCAVE NORTHEASTERLY;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°20'10", A DISTANCE OF 22.69 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 20.00 FOOT RADIUS, CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°42'45", A DISTANCE OF 18.40 FEET;

THENCE SOUTH 00°35'32" WEST, A DISTANCE OF 440.46 FEET TO THE BEGINNING OF A TANGENT CURVE OF 3462.50 FOOT RADIUS, CONCAVE WESTERLY;

THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°27'02", A DISTANCE OF 148.10 FEET;

THENCE NORTH 89°42'16" EAST, A DISTANCE OF 22.54 FEET TO A POINT ON A 3485.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 86°58'43" WEST;

THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°04'35", A DISTANCE OF 491.24 FEET;

THENCE SOUTH 11°05'52" WEST, A DISTANCE OF 442.97 FEET TO THE BEGINNING OF A TANGENT CURVE OF 2215.00 FOOT RADIUS, CONCAVE EASTERLY;

THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°15'37", A DISTANCE OF 976.54 FEET;

THENCE SOUTH 14°09'46" EAST, A DISTANCE OF 82.56 FEET TO THE BEGINNING OF A TANGENT CURVE OF 2085.00 FOOT RADIUS, CONCAVE WESTERLY;

THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°16'23", A DISTANCE OF 519.39 FEET;

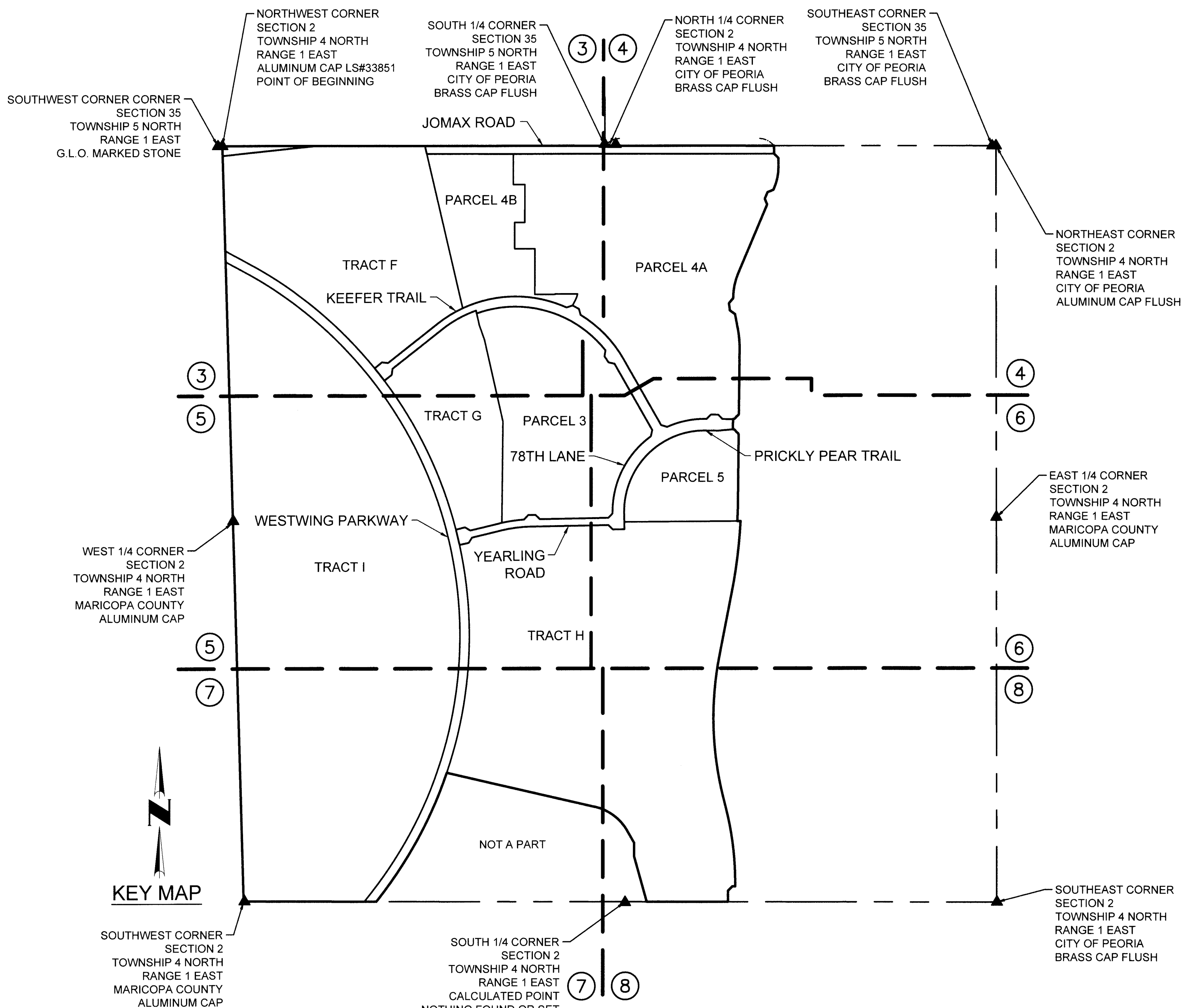
THENCE SOUTH 00°06'37" WEST, A DISTANCE OF 20.31 FEET;
THENCE NORTH 89°53'23" WEST, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 45°06'39" WEST, A DISTANCE OF 42.43 FEET;

THENCE SOUTH 00°06'37" WEST, A DISTANCE OF 75.02 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2;

THENCE NORTH 89°53'23" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY AND ALONG SAID SOUTH LINE, A DISTANCE OF 560.95 FEET;

THENCE NORTH 15°44'35" WEST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 319.84 FEET;

THENCE NORTH 00°00'05" WEST, A DISTANCE OF 94.31 FEET;



KEY MAP



LEGAL DESCRIPTION CONT.

THENCE NORTH 30°02'32" WEST, A DISTANCE OF 96.06 FEET TO THE BEGINNING OF A TANGENT CURVE OF 350.00 FOOT RADIUS, CONCAVE SOUTHWESTERLY;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°02'07", A DISTANCE OF 287.32 FEET;

THENCE NORTH 77°04'39" WEST, A DISTANCE OF 1049.12 FEET TO A POINT ON A 2900.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 71°08'20" WEST;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°30'23", A DISTANCE OF 987.31 FEET;

THENCE SOUTH 38°21'25" WEST, A DISTANCE OF 25.48 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2;

THENCE NORTH 89°53'54" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 918.06 FEET TO THE MARICOPA COUNTY ALUMINUM CAP MARKING THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER;

THENCE NORTH 01°38'49" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2598.61 FEET TO SAID WEST QUARTER CORNER;

THENCE NORTH 01°39'15" WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2583.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,869,305 SQUARE FEET OR 387,266 ACRES, MORE OR LESS.

ROW	CLASSIFICATION	SQUARE FEET	ACRES
KEEFER TRAIL	MINOR COLLECTOR	166,835	3.830
YEARLING ROAD	MINOR COLLECTOR	59,655	1.369
78TH LANE	MINOR COLLECTOR	63,602	1.460
PRICKLY PEAR TRAIL	MINOR COLLECTOR	43,933	1.009
JOMAX ROAD	MINOR ARTERIAL	154,517	3.547
		488,542	11.215

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.
- MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN ALL TRACTS, EASEMENTS AND RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- ALL PARCEL 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 TO NOT 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 IN THE VICINITY OF A DESIGNATED TRUCK ROUTE "W HAPPY VALLEY ROAD".
- THIS SUBDIVISION IS LOCATED WITHIN THE VICINITY OF A MILITARY AIRPORT.
- NO STRUCTURE OF ANY KIND SHALL 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.
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.

LEGEND

- SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
- FOUND BRASS CAP PER ADJOINING RECORDED SUBDIVISION PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- CENTERLINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- CORNER OF SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DTL. 120, TYPE "C" - MODIFIED (UNLESS OTHERWISE NOTED)
- INDICATES CENTERLINE MONUMENTATION AND STREET ADDRESSING CHANGE - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DET.120, TYPE "B" (UNLESS OTHERWISE NOTED)
- SECTION LINE
- MID-SECTION LINE
- BOUNDARY LINE
- LOT LINE
- CENTERLINE
- EASEMENT
- FLOOD ZONE BOUNDARY
- SHEET NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT
- P.A.E. PUBLIC ACCESS EASEMENT
- V.N.A.E. VEHICULAR NON ACCESS EASEMENT
- AC. ACRES
- L1 LINE NUMBER
- C1 CURVE NUMBER
- R/W RIGHT-OF-WAY
- M.C.R. MARICOPA COUNTY RECORDER
- DOC.# DOCUMENT NUMBER
- A.S.L.D. ARIZONA STATE LAND DEPARTMENT
- G.L.O. GENERAL LAND OFFICE
- APN ASSESSOR PARCEL NUMBER
- D.H.O. DEDICATED HEREON

TRACT TABLE			
TRACT	AREA(ACRES)	DESCRIPTION	OWNERSHIP/MAINTENANCE RESPONSIBILITY
TRACT 'F'	39.974	FUTURE DEVELOPMENT	ASLD
TRACT 'G'	16.792	FUTURE DEVELOPMENT	ASLD
TRACT 'H'	87.706	FUTURE DEVELOPMENT	ASLD
TRACT 'I'	128.852	FUTURE DEVELOPMENT	ASLD
TOTAL	273.182		

PARCEL AREA TABLE			
PARCEL	AREA (SQUARE FEET)	AREA (ACRES)	OWNERSHIP/ MAINTENANCE
PARCEL 3	1,214,038	27.870	HOA
PARCEL 4A	2,270,198	52.117	HOA
PARCEL 4B	571,248	13.114	HOA
PARCEL 5	425,457	9.767	HOA

LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°59'56"W	64.89'
L2	S00°35'32"W	65.03'
L3	S55°36'49"W	65.39'
L4	N27°51'46"E	64.64'
L5	S00°59'56"E	111.53'

LAND USE TABLE		
LAND USE AREAS	SQUARE FEET	ACRES
TOTAL AREA OF TRACTS	11,899,821	273.182
TOTAL AREA OF RIGHT OF WAY	488,542	11.215
TOTAL AREA OF PARCELS	4,480,942	102.868
TOTAL GROSS AREA	16,869,305	387.266

SEE SHEET 2 FOR LINE, TRACT AND LAND USE TABLES, KEY MAP, LEGEND, LEGAL DESCRIPTION AND SHEET 8 FOR CURVE TABLE

COUNTY RECORDER

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

Coe and Van Loo L.L.C.

REPLAT OF TRACTS D AND E OF THE MASTER FINAL PLAT ALORAVITA SOUTH PEORIA, ARIZONA

Registered Land Surveyor
33851 RICHARD G. ALCOCKER
Surveyor License No. 12345

2 SHEET OF 8
CVL Contact: P.FROELICH
CVL Project #: 01-0232238
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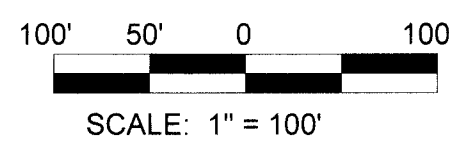
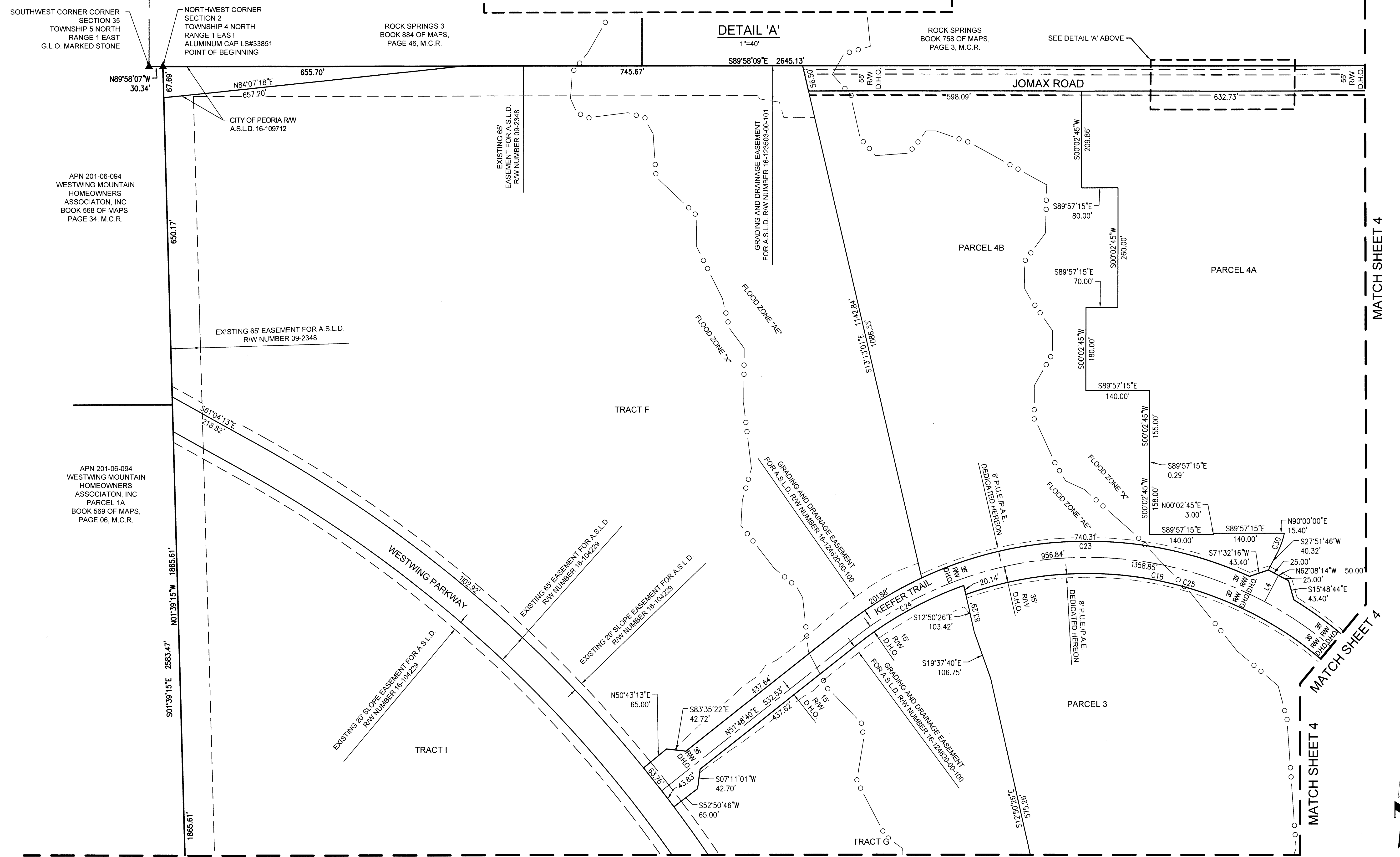
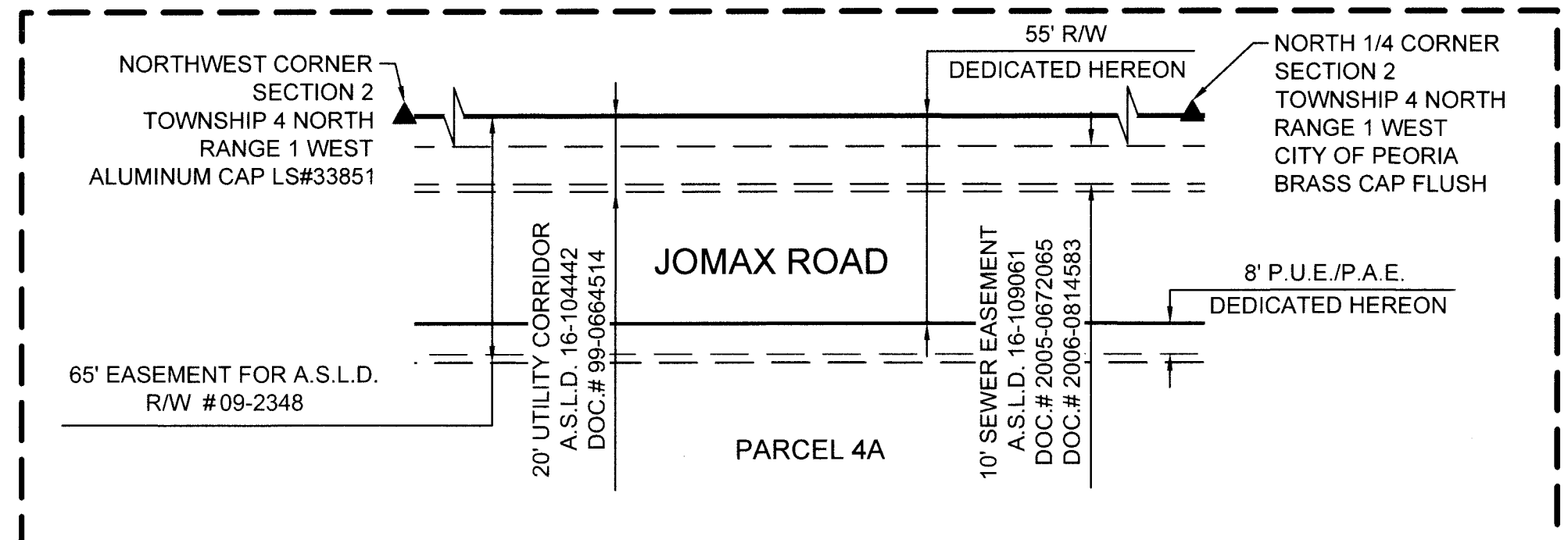
DATE
 REVISION
 NO.

REPLAT OF TRACTS D AND E
 OF THE MASTER FINAL PLAT
 ALORAVITA SOUTH
 PEORIA, ARIZONA

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PEORIA PROJECT #R230077



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Printed By: WesleyD Print Date: March 22, 2024 Filename: N:\01\0232238\Cadd\FPL\AT\MP2\DS REPR\AT\FPL\AT_04.dwg

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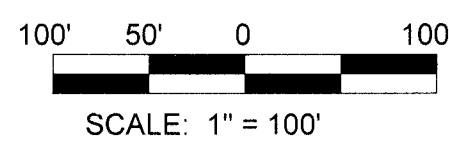
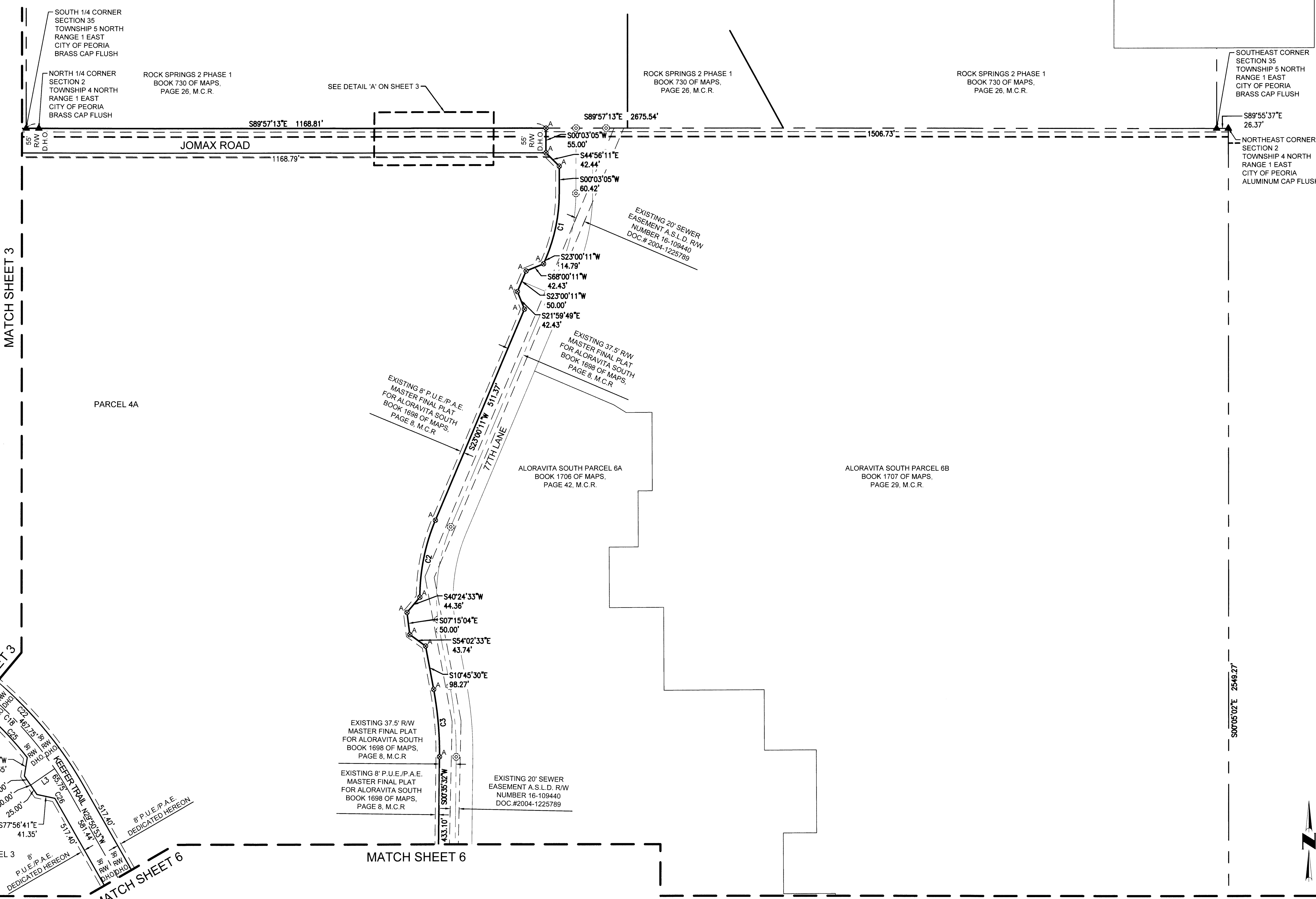
Coe and Van Loo L.L.C.

REPLAT OF TRACTS D AND E
OF THE MASTER FINAL PLAT
ALORAVITA SOUTH
PEORIA, ARIZONA

4 SHEET OF 8

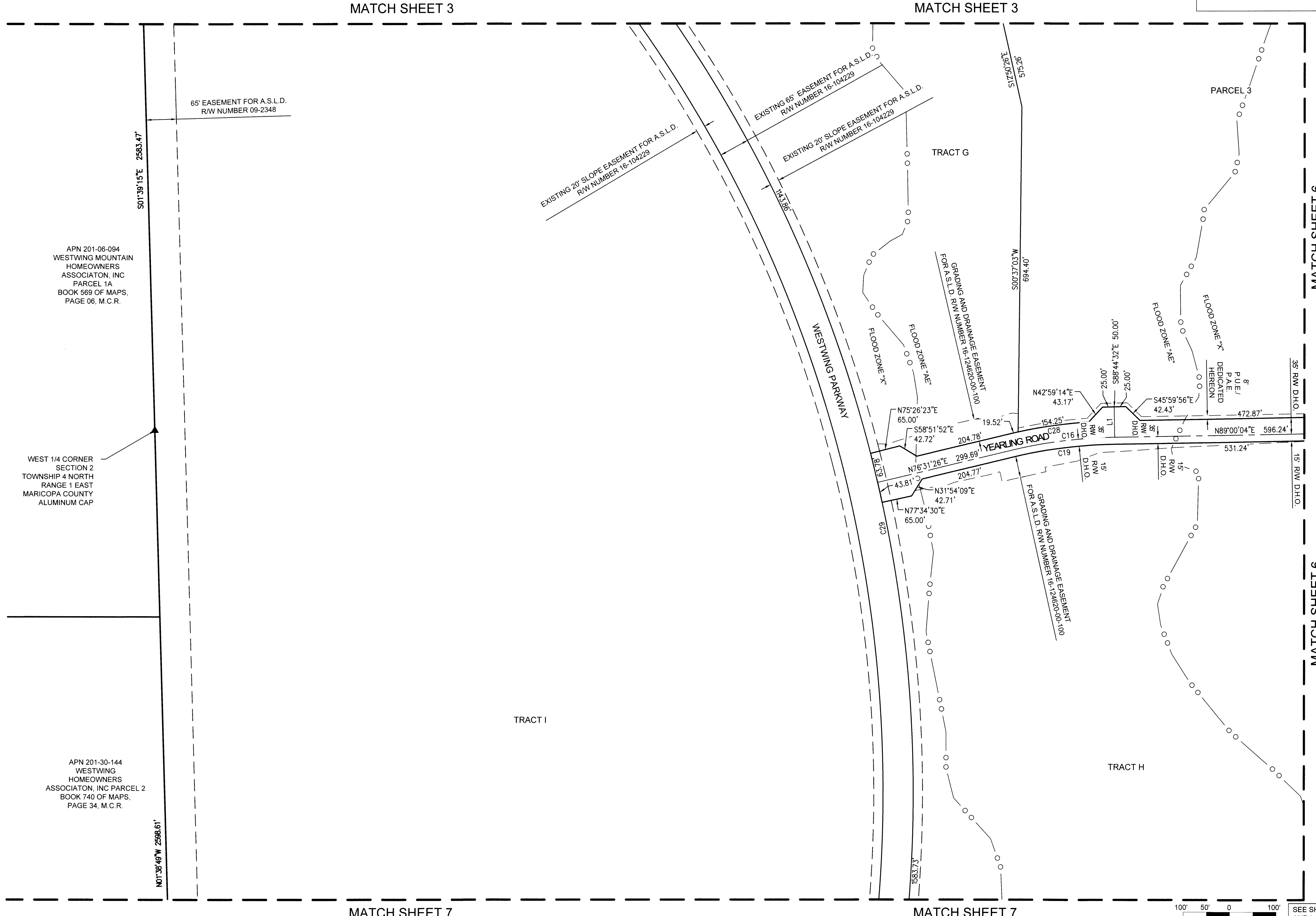
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APN 201-06-094
WESTWING MOUNTAIN
HOMEOWNERS
ASSOCIATION, INC
PARCEL 1A
BOOK 569 OF MAPS,
PAGE 06, M.C.R.

WEST 1/4 CORNER
SECTION 2
TOWNSHIP 4 NORTH
RANGE 1 EAST
MARICOPA COUNTY
ALUMINUM CAP

APN 201-30-144
WESTWING
HOMEOWNERS
ASSOCIATION, INC PARCEL 2
BOOK 740 OF MAPS,
PAGE 34, M.C.R.

65' EASEMENT FOR A.S.L.D.
R/W NUMBER 09-2348

S01°39'15"E 2583.47'

N01°38'49"W 2598.61'

MATCH SHEET 3

MATCH SHEET 3

MATCH SHEET 7

MATCH SHEET 7

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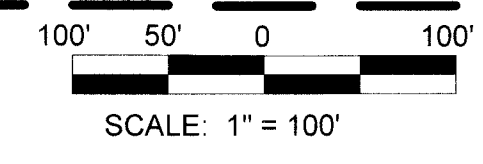
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REPLAT OF TRACTS D AND E
OF THE MASTER FINAL PLAT
ALORAVITA SOUTH
PEORIA, ARIZONA

Coe and Van Loo L.L.C.



5 SHEET OF 8



SEE SHEET 2 FOR LINE, TRACT AND LAND USE TABLES, KEY MAP, LEGEND, LEGAL DESCRIPTION AND SHEET 8 FOR CURVE TABLE

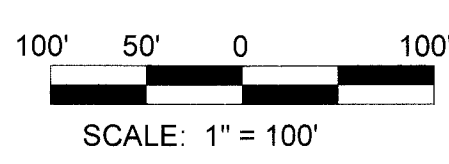
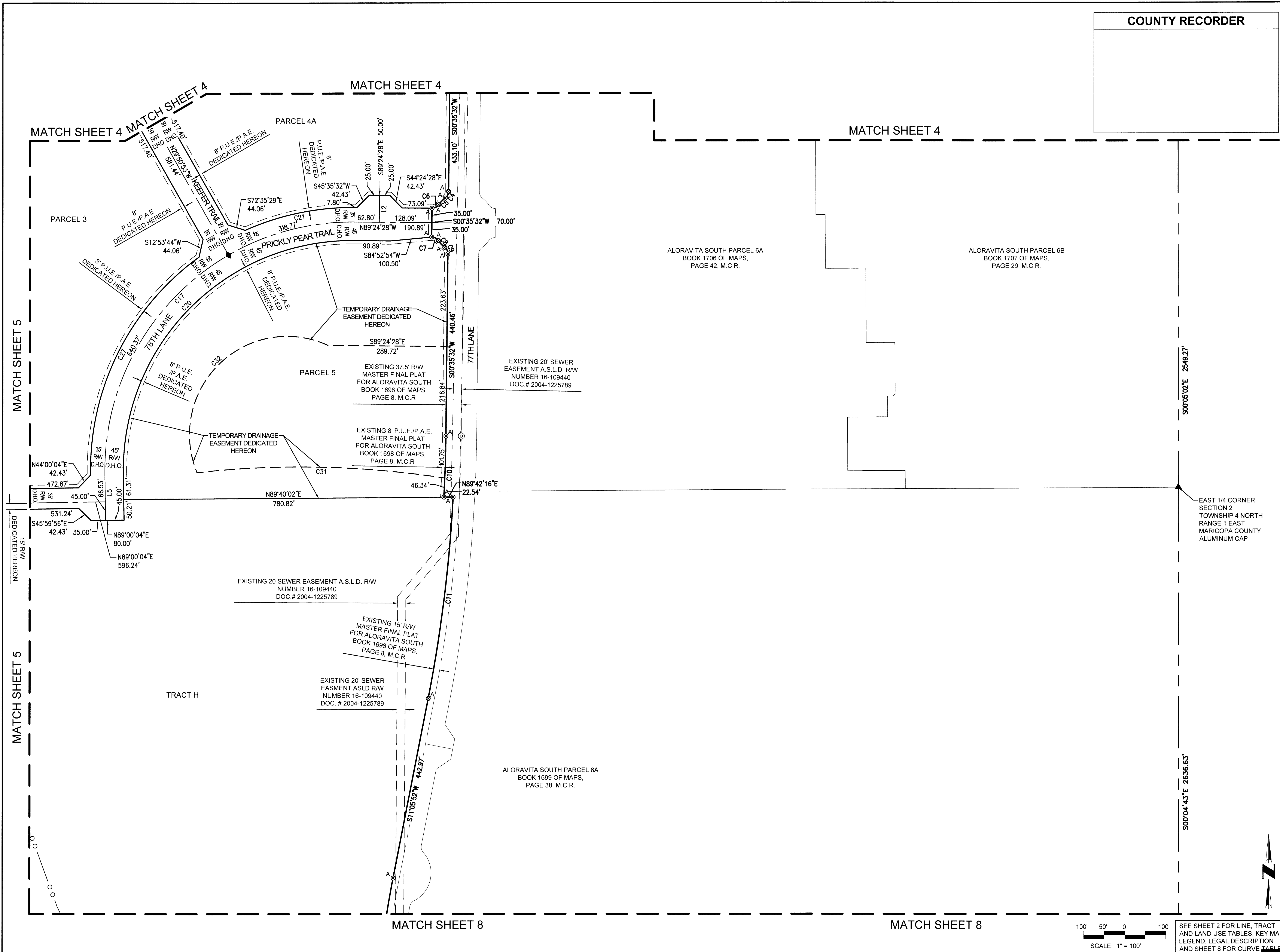
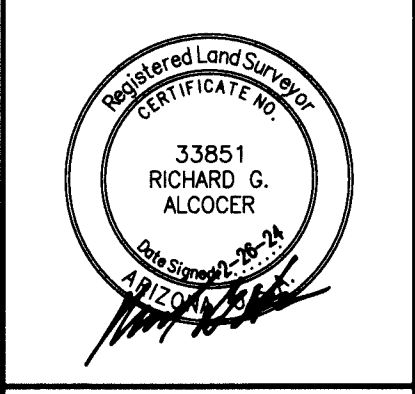
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REPLAT OF TRACTS D AND E OF THE MASTER FINAL PLAT ALORAVITA SOUTH PEORIA, ARIZONA



SEE SHEET 2 FOR LINE, TRACT
AND LAND USE TABLES, KEY MAP,
LEGEND, LEGAL DESCRIPTION
AND SHEET 8 FOR CURVE TABLE

COUNTY RECORDER

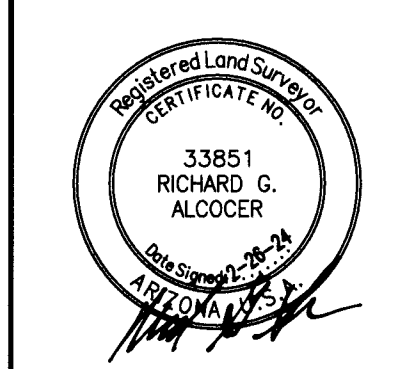
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MATCH SHEET 5

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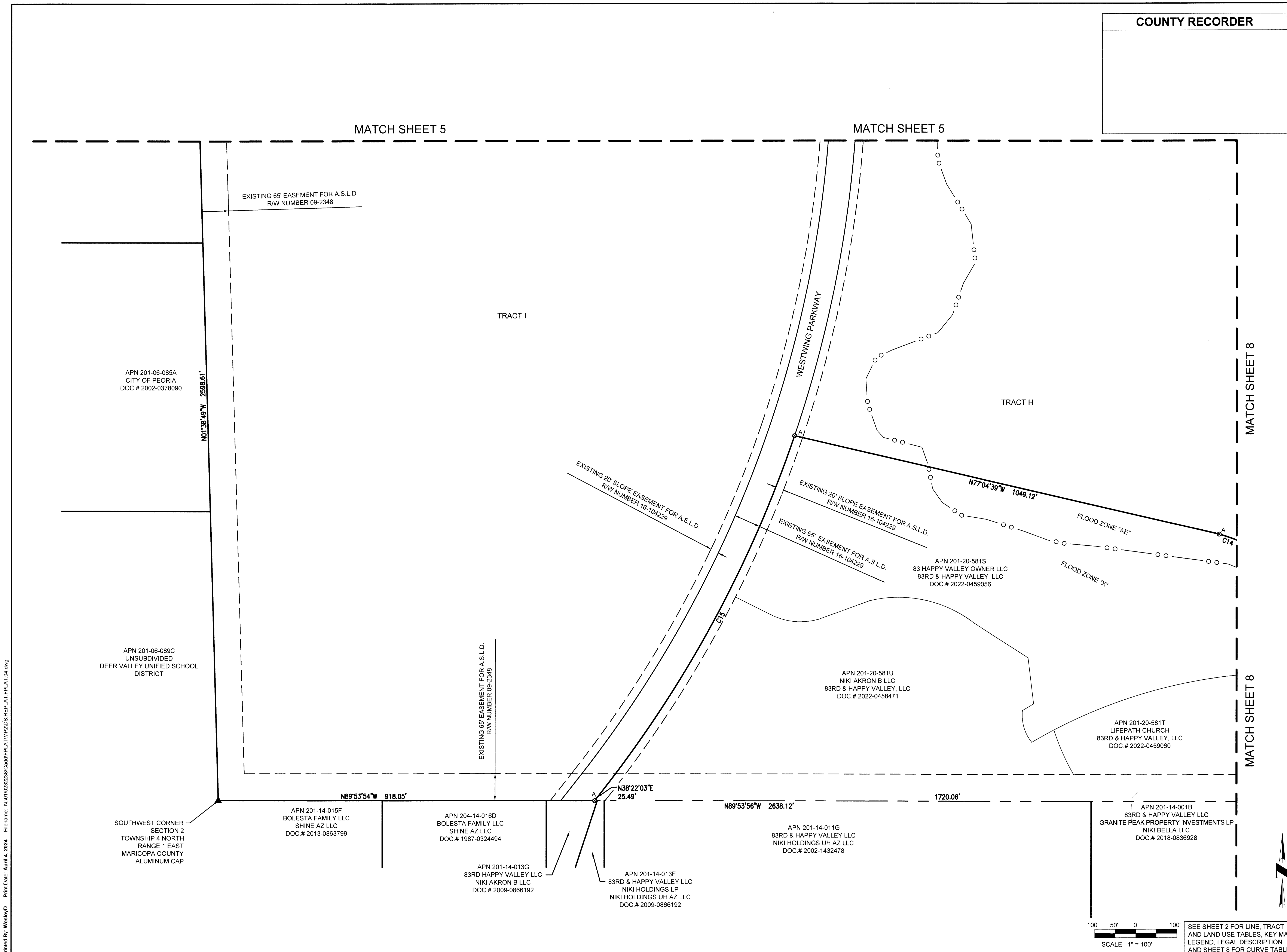
REPLAT OF TRACTS D AND E
 OF THE MASTER FINAL PLAT
 ALORAVITA SOUTH
 PEORIA, ARIZONA



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PEORIA PROJECT #R230077



APN 201-06-085A
 CITY OF PEORIA
 DOC.# 2002-0378090

APN 201-06-089C
 UNSUBDIVIDED
 DEER VALLEY UNIFIED SCHOOL
 DISTRICT

EXISTING 65' EASEMENT FOR A.S.L.D.
 R/W NUMBER 09-2348

TRACT I

TRACT H

EXISTING 20' SLOPE EASEMENT FOR A.S.L.D.
 R/W NUMBER 16-104229

EXISTING 20' SLOPE EASEMENT FOR A.S.L.D.
 R/W NUMBER 16-104229

EXISTING 65' EASEMENT FOR A.S.L.D.
 R/W NUMBER 16-104229

APN 201-20-581S
 83 HAPPY VALLEY OWNER LLC
 83RD & HAPPY VALLEY, LLC
 DOC.# 2022-0459056

APN 201-20-581U
 NIKI AKRON B LLC
 83RD & HAPPY VALLEY, LLC
 DOC.# 2022-0458471

APN 201-20-581T
 LIFEPATH CHURCH
 83RD & HAPPY VALLEY, LLC
 DOC.# 2022-0459060

APN 201-14-015F
 BOLESTA FAMILY LLC
 SHINE AZ LLC
 DOC.# 2013-0863799

APN 204-14-016D
 BOLESTA FAMILY LLC
 SHINE AZ LLC
 DOC.# 1987-0324494

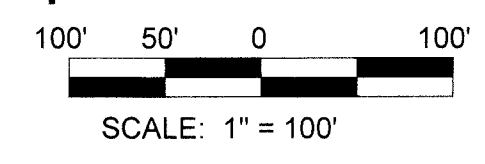
APN 201-14-013G
 83RD HAPPY VALLEY LLC
 NIKI AKRON B LLC
 DOC.# 2009-0866192

APN 201-14-013E
 83RD & HAPPY VALLEY LLC
 NIKI HOLDINGS LP
 NIKI HOLDINGS UH AZ LLC
 DOC.# 2009-0866192

APN 201-14-011G
 83RD & HAPPY VALLEY LLC
 NIKI HOLDINGS UH AZ LLC
 DOC.# 2002-1432478

APN 201-14-001B
 83RD & HAPPY VALLEY LLC
 GRANITE PEAK PROPERTY INVESTMENTS LP
 NIKI BELLA LLC
 DOC.# 2018-0836928

SOUTHWEST CORNER
 SECTION 2
 TOWNSHIP 4 NORTH
 RANGE 1 EAST
 MARICOPA COUNTY
 ALUMINUM CAP



SEE SHEET 2 FOR LINE, TRACT
 AND LAND USE TABLES, KEY MAP,
 LEGEND, LEGAL DESCRIPTION
 AND SHEET 8 FOR CURVE TABLE

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	147.21'	367.50'	022°57'06"	74.61	146.23	N11°31'38"E
C2	176.00'	437.50'	023°02'56"	89.20	174.81	S11°28'43"W
C3	151.05'	762.50'	011°21'02"	75.78	150.81	N05°04'59"W
C4	18.40'	20.00'	052°42'45"	9.91	17.76	N26°56'55"E
C5	22.70'	75.00'	017°20'27"	11.44	22.61	S44°38'04"W
C6	19.06'	20.00'	054°37'42"	10.33	18.35	N63°16'18"E
C7	19.07'	20.00'	054°37'24"	10.33	18.35	N62°05'45"W
C8	22.69'	75.00'	017°20'10"	11.43	22.61	S43°27'08"E
C9	18.40'	20.00'	052°42'45"	9.91	17.76	N25°45'50"W
C10	148.10'	3462.50'	002°27'02"	74.06	148.09	N01°49'03"E

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C11	491.24'	3485.00'	008°04'35"	246.03	490.84	N07°03'34"E
C12	976.54'	2215.00'	025°15'37"	496.34	968.65	S01°31'57"E
C13	519.39'	2085.00'	014°16'23"	261.05	518.05	S07°01'34"E
C14	287.32'	350.00'	047°02'07"	152.31	279.32	N53°33'35"W
C15	987.31'	2900.00'	019°30'23"	498.48	982.54	N28°36'52"E
C16	217.77'	1000.00'	012°28'38"	109.32	217.34	S82°45'45"W
C17	959.14'	600.00'	091°35'28"	616.90	860.23	S44°47'48"W
C18	1424.59'	830.00'	098°20'28"	960.56	1256.05	N79°01'06"W
C19	214.50'	985.00'	012°28'38"	107.68	214.08	S82°45'45"W
C20	887.21'	555.00'	091°35'28"	570.63	795.71	S44°47'48"W

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C21	272.34'	635.00'	024°34'24"	138.30	270.26	S78°18'20"W
C22	432.47'	865.00'	028°38'45"	220.85	427.98	N44°10'15"W
C23	740.31'	865.00'	049°02'11"	394.54	717.92	S89°42'04"W
C24	267.01'	815.00'	018°46'18"	134.71	265.82	S61°11'49"W
C25	988.38'	795.00'	071°13'58"	569.51	925.95	N73°58'02"W
C26	7.97'	795.00'	000°34'27"	3.98	7.97	N30°08'06"W
C27	614.23'	635.00'	055°25'18"	333.54	590.56	S26°34'28"W
C28	173.77'	1035.00'	009°37'10"	87.09	173.56	S81°20'01"W
C29	4045.69'	2900.00'	079°55'53"	2430.43	3725.51	N21°06'16"W
C30	46.91'	175.00'	015°21'35"	23.60	46.77	N20°10'59"E
C31	606.22'	2297.85'	015°06'57"	304.88	604.46	N88°40'38"W
C32	571.15'	237.77'	137°37'49"	613.50	443.41	N46°04'41"E

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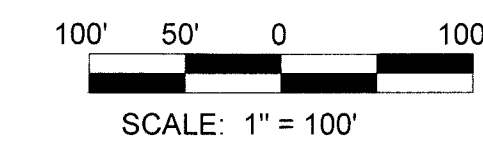
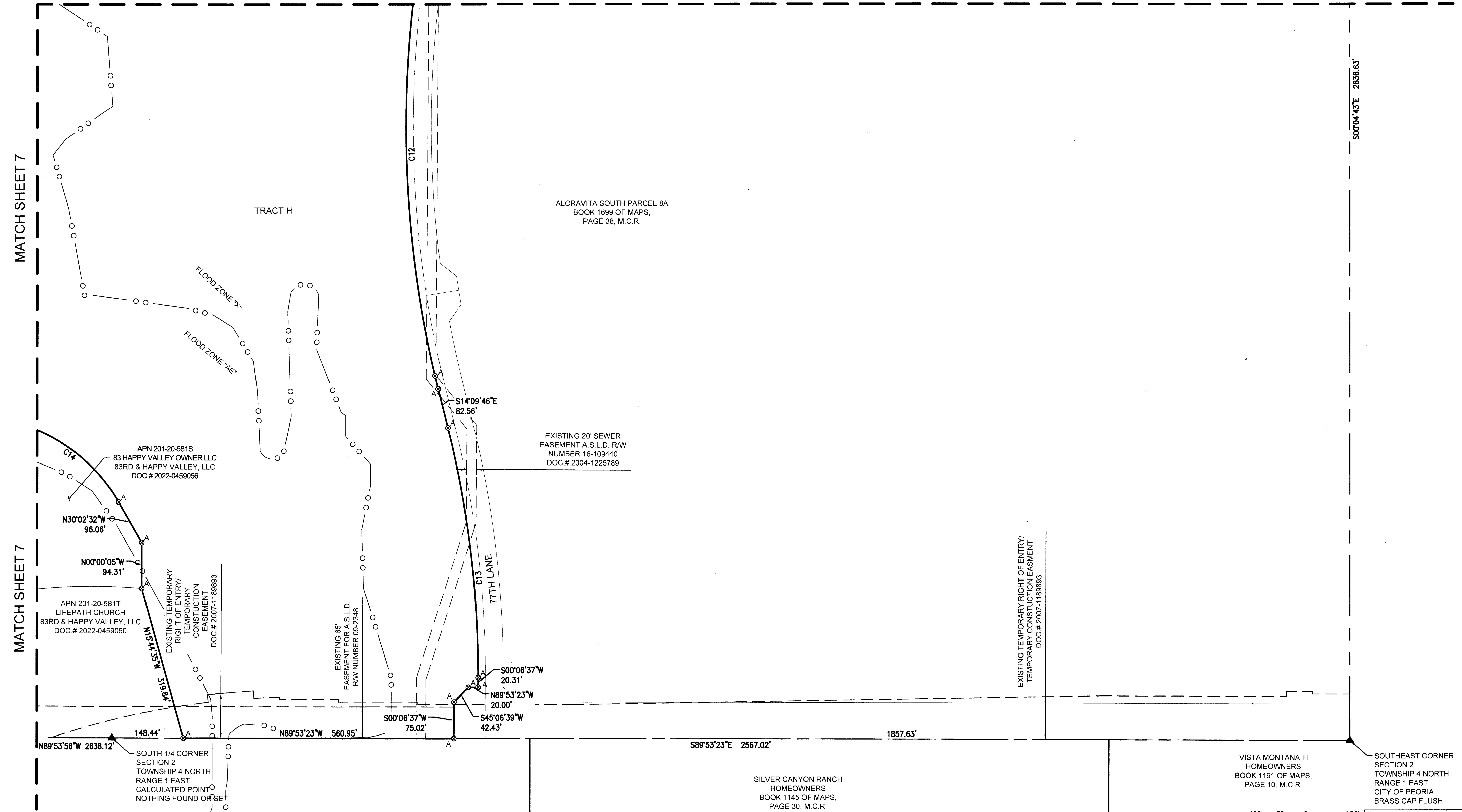
REPLAT OF TRACTS D AND E
OF THE MASTER FINAL PLAT
ALORAVITA SOUTH
PEORIA, ARIZONA

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PEORIA PROJECT #R230077

MATCH SHEET 6

MATCH SHEET 6



SOUTHEAST CORNER SECTION 2 TOWNSHIP 4 NORTH RANGE 1 EAST CITY OF PEORIA BRASS CAP FLUSH

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