

NORTHWEST CORNER
SECTION 2
TOWNSHIP 4 NORTH
RANGE 1 EAST
ALUMINUM CAP L5#33851

SOUTH 1/4 CORNER
SECTION 35
TOWNSHIP 5 NORTH
RANGE 1 EAST
CITY OF PEORIA
BRASS CAP FLUSH

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

SOUTHEAST CORNER
SECTION 35
TOWNSHIP 5 NORTH
RANGE 1 EAST
CITY OF PEORIA
BRASS CAP FLUSH

NORTHEAST CORNER
SECTION 2
TOWNSHIP 4 NORTH
RANGE 1 EAST
CITY OF PEORIA
ALUMINUM CAP FLUSH



LEGAL DESCRIPTION

PARCEL 4B OF THE REPLAT OF THE MASTER FINAL PLAT FOR ALORAVITA SOUTH AS RECORDED IN BOOK _____ OF MAPS, PAGE _____ RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE ALUMINUM CAP MARKED L5#33851 MARKING THE NORTHWEST CORNER OF SAID SECTION 2, FROM WHICH THE CITY OF PEORIA BRASS CAP FLUSH MARKING THE SOUTH QUARTER CORNER OF SECTION 35 TOWNSHIP 5 NORTH, RANGE 1 EAST BEARS SOUTH 89°58'09" EAST, A DISTANCE OF 2845.13 FEET;

THENCE SOUTH 89°58'09" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1414.32 FEET;

THENCE SOUTH 00°01'51" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 55.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 55.00 FEET SOUTHERLY FROM SAID NORTH LINE, BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°58'09" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 598.09 FEET;

THENCE SOUTH 00°02'45" WEST, A DISTANCE OF 209.86 FEET;

THENCE SOUTH 89°57'15" WEST, A DISTANCE OF 80.00 FEET;

THENCE SOUTH 00°02'45" WEST, A DISTANCE OF 260.00 FEET;

THENCE NORTH 89°57'15" WEST, A DISTANCE OF 70.00 FEET;

THENCE SOUTH 00°02'45" WEST, A DISTANCE OF 180.00 FEET;

THENCE SOUTH 89°57'15" EAST, A DISTANCE OF 140.00 FEET;

THENCE SOUTH 00°02'45" WEST, A DISTANCE OF 150.00 FEET;

THENCE NORTH 89°57'15" WEST, A DISTANCE OF 0.29 FEET;

THENCE SOUTH 00°02'45" WEST, A DISTANCE OF 150.00 FEET;

THENCE SOUTH 89°57'15" EAST, A DISTANCE OF 140.00 FEET;

THENCE NORTH 00°02'45" EAST, A DISTANCE OF 3.00 FEET;

THENCE SOUTH 89°57'15" EAST, A DISTANCE OF 140.00 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 15.40 FEET TO A POINT ON A 175.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 77°28'49" WEST;

THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°21'35", A DISTANCE OF 46.91 FEET;

THENCE SOUTH 27°51'45" WEST, A DISTANCE OF 40.32 FEET;

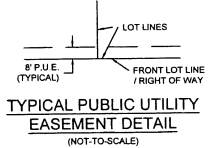
THENCE SOUTH 71°32'16" WEST, A DISTANCE OF 43.40 FEET TO A POINT ON A 865.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 24°13'10" WEST;

THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°02'11", A DISTANCE OF 740.31 FEET;

THENCE NORTH 13°13'01" WEST, A DISTANCE OF 1086.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 571,248 SQUARE FEET OR 13.114 ACRES, MORE OR LESS.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N37°20'39"E	27.18'
L2	S72°56'36"W	13.01'
L3	N35°29'30"W	28.27'



TYPICAL PUBLIC UTILITY EASEMENT DETAIL (NOT-TO-SCALE)

LOT AREA TABLE	
LOT #	AREA (SQ. FEET)
192	9,100
193	9,050
194	9,883
195	10,430
196	13,231
197	9,100
198	9,100
199	9,100
200	9,100
201	9,100
202	9,100
203	9,100
204	8,917
205	9,282
206	9,443
207	9,100

LOT AREA TABLE	
LOT #	AREA (SQ. FEET)
208	9,100
209	9,310
210	9,100
211	9,100
212	9,100
213	9,100
214	9,100
215	9,100
216	9,100
217	9,100
218	9,100
219	9,100
220	9,100
221	9,100
TOTAL	279,725

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	48.91'	175.00'	015°21'35"	23.60	46.77	N02°10'59"E
C2	740.31'	865.00'	049°02'11"	394.54	717.92	S89°42'04"W
C3	116.44'	55.00'	121°17'44"	97.80	95.88	N80°36'08"W
C4	60.44'	55.00'	062°57'52"	33.68	57.45	N31°28'10"W
C5	16.85'	55.00'	017°20'29"	8.39	16.58	N04°43'00"E
C6	119.69'	55.00'	124°40'58"	104.94	97.43	S44°57'15"E
C7	16.85'	55.00'	017°20'29"	8.39	16.58	S81°22'31"W

LAND USE TABLE		
LAND USE AREAS	SQUARE FEET	ACRES
TOTAL AREA OF LOTS	279,725	6.422
TOTAL AREA OF TRACTS	215,789	4.954
TOTAL AREA OF RIGHT OF WAY	75,724	1.738
TOTAL GROSS AREA	571,248	13.114

TOTAL LAND USE	
TOTAL NUMBER OF LOTS	30
TOTAL NUMBER OF TRACTS	3
GROSS RESIDENTIAL DENSITY	2.28 D.U./A.C.

TRACT TABLE			
TRACT	AREA (ACRES)	DESCRIPTION	OWNERSHIP/MAINTENANCE RESPONSIBILITY
TRACT 'A'	4.734	OPEN SPACE, LANDSCAPE, P.U.E./P.A.E. AND U.V.E.	HOA
TRACT 'B'	0.110	LANDSCAPE, P.U.E./P.A.E. AND U.V.E.	HOA
TRACT 'C'	0.110	LANDSCAPE, P.U.E./P.A.E. AND U.V.E.	HOA
TOTAL	4.954		

COUNTY RECORDER

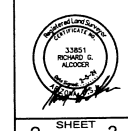
LEGEND

- 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)
- FOUND 1/2" REBAR WITH CAP, RLS #3851
- 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)
- SECTION LINE
- MID-SECTION LINE
- BOUNDARY LINE
- LOT LINE
- CENTERLINE
- EASEMENT
- FLOOD ZONE BOUNDARY
- ① SHEET NUMBER
- ① UNOBSTRUCTED VIEW EASEMENT (30' X 30')
- ② PUBLIC UTILITY EASEMENT AND PUBLIC ACCESS EASEMENT
- ③ EXISTING PUBLIC UTILITY EASEMENT AND PUBLIC ACCESS EASEMENT BOOK _____ OF MAPS, PAGE _____, M.C.R.
- ④ WATER EASEMENT PER DETAIL ON SHEET 2
- P.A.E. PUBLIC ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- U.V.E. UNOBSTRUCTED VIEW EASEMENT
- V.N.A.E. VEHICULAR NON ACCESS EASEMENT
- AC ACRES
- L1 LINE NUMBER
- CW CURVE NUMBER
- RW RIGHT-OF-WAY
- M.C.R. MARICOPA COUNTY RECORDER
- DOC# DOCUMENT NUMBER
- A.S.L.D. ARIZONA STATE LAND DEPARTMENT
- ** HEADLIGHT INTRUSION



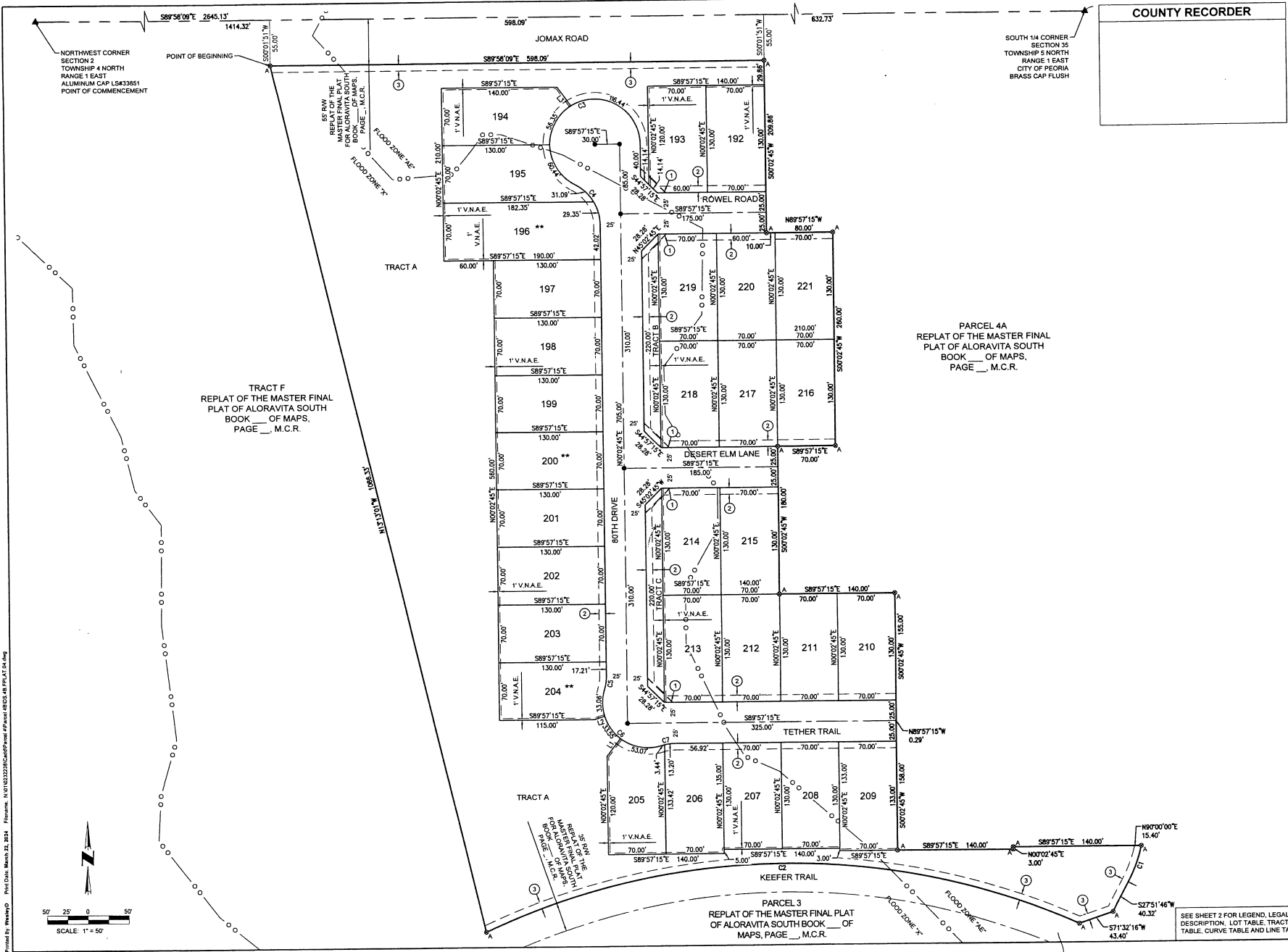
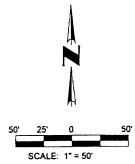
NO.	REVISION	DATE

FINAL PLAT
ALORAVITA SOUTH PARCEL 4B
PEORIA, ARIZONA



2 SHEET OF 3
CIVIL ENGINEER P. FROEHLICH
CIVIL PROJECT # 14-0232238

SEE SHEET 2 FOR LEGEND, LEGAL DESCRIPTION, LOT TABLE, TRACT TABLE, CURVE TABLE AND LINE TABLE



COUNTY RECORDER

SOUTH 1/4 CORNER
SECTION 35
TOWNSHIP 5 NORTH
RANGE 1 EAST
CITY OF PEORIA
BRASS CAP FLUSH

PARCEL 4A
REPLAT OF THE MASTER FINAL
PLAT OF ALORAVITA SOUTH
BOOK ___ OF MAPS,
PAGE ___, M.C.R.

TRACT F
REPLAT OF THE MASTER FINAL
PLAT OF ALORAVITA SOUTH
BOOK ___ OF MAPS,
PAGE ___, M.C.R.

PARCEL 3
REPLAT OF THE MASTER FINAL
PLAT OF ALORAVITA SOUTH BOOK ___ OF
MAPS, PAGE ___, M.C.R.

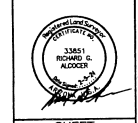


NO.	DATE	REVISION

FINAL PLAT

ALORAVITA SOUTH PARCEL 4B

PEORIA, ARIZONA



3 SHEET OF 3

CIA Contract: P. FROEHLICH

CIA Project: 14-0222238

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SEE SHEET 2 FOR LEGEND, LEGAL DESCRIPTION, LOT TABLE, TRACT TABLE, CURVE TABLE AND LINE TABLE

Coe and Van Loo II L.L.C.