

FINAL PLAT OF "VISTANCIA RETAIL CENTER - PHASE I"

A REPLAT OF "REPLAT OF CST - PEORIA" AS RECORDED IN BOOK 1713, PAGE 42, MARICOPA COUNTY RECORDS. LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

CIRCLE K STORES INC., AS OWNER, DOES HEREBY PUBLISH THIS PLAT OF "VISTANCIA RETAIL CENTER - PHASE I" OVER A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS, AND FOR, THE PLAT OF SAID "VISTANCIA RETAIL CENTER - PHASE I" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF PEORIA FOR USE, AS SUCH, THE STREETS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ALL NOTATIONS AND DEDICATIONS STATED ON OR WITHIN THE RECORDED PLAT OF "CST - PEORIA" RECORDED IN BOOK 1293, PAGE 47, OF MARICOPA COUNTY RECORDS, SHALL REMAIN IN FULL FORCE AND EFFECT WITH THE RECDORDATION OF THIS RE-PLAT.

EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

UNLESS OTHERWISE PROVIDED IN A RECORDED COVENANT APPLICABLE TO THE PREMISES, LANDSCAPING WITHIN THE EL MIRAGE ROAD, AND VISTANCIA BOULEVARD RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE FRONTING PROPERTY OWNER

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

THE CITY OF PEORIA IS HEREBY GIVEN AN EASEMENT FOR MAINTENANCE OF LANDSCAPING, RETENTION AND DRAINAGE FACILITIES. THIS EASEMENT MAY BE EXERCISED BY THE CITY OF PEORIA ONLY AT SUCH TIME THAT THE OWNER FAILS TO EXIST AND PROVIDE THE REQUIRED MAINTENANCE AND OPERATION OF THE LANDSCAPING, RETENTION AND DRAINAGE FACILITIES. AS LONG AS THE OWNER IS IN EXISTENCE, IT WILL BE RESPONSIBLE FOR PROVIDING ALL MAINTENANCE OF LANDSCAPING, RETENTION AND DRAINAGE FACILITIES, REGARDLESS OF THE DEDICATION OF THE EASEMENT.

THE OWNER DOES HEREBY GRANT TO THE CITY OF PEORIA, AN EASEMENT FOR MAINTENANCE OF ON-SITE RETENTION BASINS(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 MANAGEMENT COMPANY RESPONSIBLE FOR THE MAINTENANCE OF SUCH FACILITIES FAILS TO PROVIDE THE REQUIRED MAINTENANCE AND OPERATION AND THE CITY HAS DETERMINED THAT LACK OF SUCH MAINTENANCE AND OPERATION CONSTITUTES A NUISANCE OR IMPACTS PUBLIC HEALTH AND SAFETY. AS LONG AS THE PROPERTY OWNER OR MANAGEMENT COMPANY IS IN EXISTENCE, IT WILL BE RESPONSIBLE FOR PROVIDING ALL REQUIRED MAINTENANCE OF SUCH FACILITIES REGARDLESS OF THE DEDICATION OF THE EASEMENT.

CIRCLE K STORES INC., DOES HEREBY GRANT TO THE CITY OF PEORIA, AN ARIZONA MUNICIPAL CORPORATION, IN MARICOPA COUNTY, ARIZONA, ITS SUCCESSORS, AND ASSIGNS, A PERMANENT AND PERPETUAL EASEMENT FOR THE FOLLOWING PURPOSES, NAMELY: THE RIGHT TO ENTER UPON FOR CONSTRUCTION, MAINTENANCE, OPERATION AND REPLACEMENT OF PUBLIC WATER LINES UNDER AND ACROSS THE WATERLINE EASEMENT AS SHOWN HEREON AND SUBJECT TO NOTES 1, 2, 3, 4, AND 5.

TO HAVE AND TO HOLD THE SAID EASEMENT UNTO 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 LINE. SUBJECT TO NOTES 1, 2, 3 AND 4, AND 5.

AND THE GRANTOR HEREBY COVENANTS THAT IT IS LAWFULLY SEIZED AND POSSESSED ON THIS AFOREMENTIONED TRACT OR PARCEL OF LAND; THAT IT HAS A GOOD AND LAWFUL RIGHT TO SELL AND CONVEY IT; AND THAT THEY WILL WARRANT THE TITLE AND QUIET POSSESSION THERETO AGAINST THE LAWFUL CLAIM OF ALL PERSONS.

NOTES:

- THE SAID EASEMENT INCLUDES 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 LINES.
- 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.
- THE CITY OF PEORIA WILL MAKE REASONABLE EFFORTS TO PROMPTLY RESTORE ASPHALT CONCRETE PAVEMENT SURFACES. SUCH RESTORATION SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE CITY OF PEORIA STANDARDS.
- GRANTOR, ITS SUCCESSORS OR 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 WATERLINE EASEMENT AS SHOWN HEREON CEASES TO BE USED FOR THE PURPOSES HEREIN GRANTED, THE RIGHT, PRIVILEGE, AND EASEMENT SHALL BE PERMANENTLY ABANDONED AND ALL RIGHTS HEREIN GRANTED SHALL CEASE AND REVERT TO THE GRANTORS, THEIR HEIRS 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.

IN WITNESS WHEREOF;

CIRCLE K STORES INC., AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED SIGNER THEREUNTO DULY AUTHORIZED.

CIRCLE K STORES INC.

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

ON THIS _____ DAY OF _____, 2024, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC _____ COMMISSION NUMBER _____ DATE _____

MY COMMISSION EXPIRES: _____

APPROVAL OF VISTANCIA DECLARANT

THE UNDERSIGNED, DECLARANT UNDER THE MAINTENANCE CORPORATION DECLARATION, HEREBY APPROVES THIS PLAT PURSUANT TO SECTION 14.2 OF THE MAINTENANCE CORPORATION DECLARATION.

VISTANCIA DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: VISTANCIA INVESTORS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

BY: _____

NAME: _____

TITLE: _____

BY: _____

NAME: _____

TITLE: _____

VISTANCIA DECLARANT ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF ORANGE } S.S.

ON _____ BEFORE ME _____ WHO PROVED TO ME PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____

COMMISSION NUMBER _____

MY COMMISSION EXPIRES: _____

MAINTENANCE CORPORATION RATIFICATION AND CONSENT ACKNOWLEDGMENT

THE UNDERSIGNED HEREBY RATIFIES AND CONSENTS TO THIS PLAT, 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 } S.S.

ON THIS _____ DAY OF _____, 2024, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC _____ COMMISSION NUMBER _____ DATE _____

MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

LOT 1 AND LOT 2 OF THE FINAL PLAT OF "REPLAT OF CST - PEORIA", AS RECORDED IN BOOK 1713, PAGE 42, RECORDS OF MARICOPA COUNTY.

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 ALL TRACTS, EASEMENTS AND RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE OWNER.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, BUT EXCLUDING TREES OVER 30 INCHES IN HEIGHT SHALL NOT BE PERMITTED WITHIN VIEW EASEMENTS OR THE SIGHT DISTANCE TRIANGLES. NO LIMBS, LEAVES, NEEDLES OR OTHER FOULAGE 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.
- 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.
- OWNER WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" OR EASEMENTS (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES) IN ACCORDANCE WITH APPROVED PLANS.
- 1.46 AC-FT OF STORMWATER RUNOFF IS TO BE RETAINED WITHIN LOT 4 ONLY.
- CROSS ACCESS SHALL BE PERMITTED ACROSS AND BETWEEN LOTS 1 THRU 5, FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS/EGRESS, SHARED PARKING, AND ACCESS TO SHARED TRASH ENCLOSURES.

APPROVALS

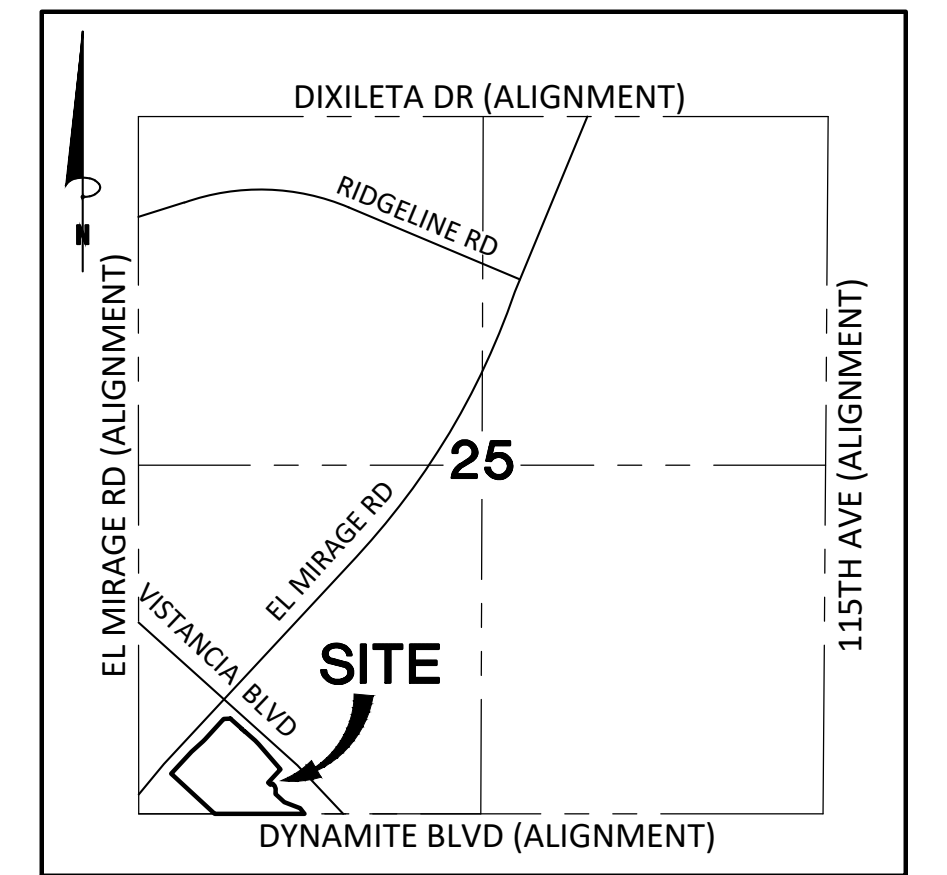
APPROVED BY THE MAYOR & COUNCIL OF THE CITY OF PEORIA, ARIZONA THIS _____ DAY OF _____, 2024.

ATTENT:

MAYOR _____ DATE _____

CITY CLERK _____ DATE _____

FOR CITY ENGINEER _____ DATE _____



VICINITY MAP
N.T.S.

SHEET INDEX

- | | |
|---|--|
| 1 | COVER, NOTES, DEDICATION, BASIS OF BEARING, CERTIFICATIONS |
| 2 | FINAL PLAT PLAN, EASEMENT DETAILS, LINE TABLE |
| 3 | FINAL PLAT PLAN, LOT DETAILS, AREA TABLE, LINE TABLE |

SITE DATA

ZONING	PDC
NUMBER OF LOTS	5
GROSS AREA	9.4902 ACRES
NET AREA	9.4902 ACRES

ENGINEER

BOWMAN
1600 N. DESERT DRIVE, #210
TEMPE, AZ 85281
PHONE: (480) 629-8830
CONTACT: JOHN GRAY

OWNER

CIRCLE K STORES INC.
P.O. BOX 52085
PHOENIX, AZ 85072

FLOOD ZONE INFORMATION

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1230L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X": 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.

BASIS OF BEARINGS

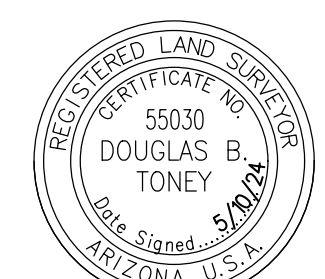
NORTH 89 DEGREES 30 MINUTES 44 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE FINAL PLAT RECORDED IN BOOK 1293, PAGE 47, MARICOPA COUNTY RECORDS.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

John Gray 5/10/24

DOUGLAS TONEY
REGISTERED LAND SURVEYOR NO. 55030
BOWMAN
1600 N. DESERT DRIVE, #210
TEMPE, ARIZONA 85288
PHONE #: (480) 629-8830

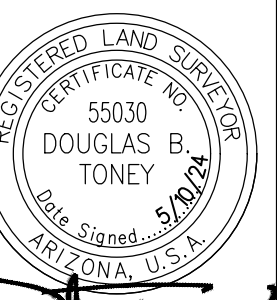


John Gray

FINAL PLAT OF
"VISTANCIA RETAIL CENTER - PHASE I"
PEORIA, ARIZONA

Bowman Consulting Group, Ltd.

DATE:	5/10/24
PROJ NO:	010952-01
TASK NUM:	001
DRAWN BY:	TL
CHECKED:	DT
QUALITY:	
CLIENT NO:	
SCALE:	N.T.S.

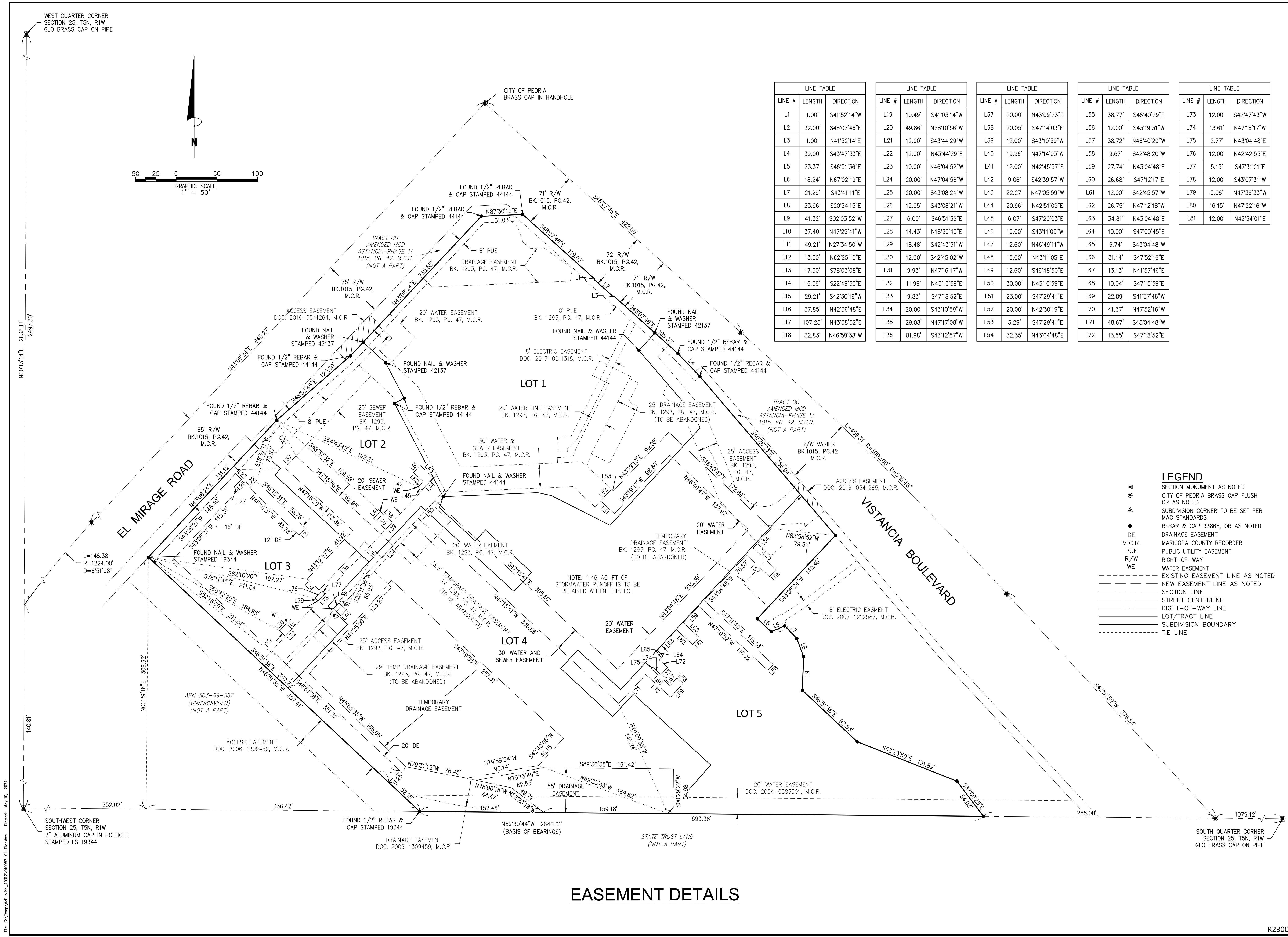


**FINAL PLAT OF
"VISTANCIA RETAIL CENTER - PHASE I"
PEORIA, ARIZONA**

DATE: 5/10/24
PROJ NO: 010952-01
TASK NUM: 001
DRAWN BY: TL
CHECKED: DT
QUALITY:
CLIENT NO:

SCALE
1" = 50'
2 OF 3

R230033



LINE #	LENGTH	DIRECTION
L1	1.00'	S41°52'14"W
L2	32.00'	S48°07'46"E
L3	1.00'	N41°52'14"E
L4	39.00'	S43°47'33"E
L5	23.37'	S46°51'36"E
L6	18.24'	N67°02'19"E
L7	21.29'	S43°41'11"E
L8	23.96'	S20°24'15"E
L9	41.32'	S02°03'52"W
L10	37.40'	N47°29'41"W
L11	49.21'	N27°34'50"W
L12	13.50'	N62°25'10"E
L13	17.30'	S78°03'08"E
L14	16.06'	S22°49'30"E
L15	29.21'	S42°30'19"W
L16	37.85'	N42°36'48"E
L17	107.23'	N43°08'32"E
L18	32.83'	N46°59'38"W

LINE #	LENGTH	DIRECTION
L19	10.49'	S41°03'14"W
L20	49.86'	N28°10'56"W
L21	12.00'	S43°44'29"W
L22	12.00'	N43°44'29"E
L23	10.00'	N46°04'52"W
L24	20.00'	N47°04'56"W
L25	20.00'	S43°08'24"W
L26	12.95'	S43°08'21"W
L27	6.00'	S46°51'39"E
L28	14.43'	N18°30'40"E
L29	18.48'	S42°43'31"W
L30	12.00'	S42°45'02"W
L31	9.93'	N47°16'17"W
L32	11.99'	N43°10'59"E
L33	9.83'	S47°18'52"E
L34	20.00'	S43°10'59"W
L35	29.08'	N47°17'08"W
L36	81.98'	S43°12'57"W

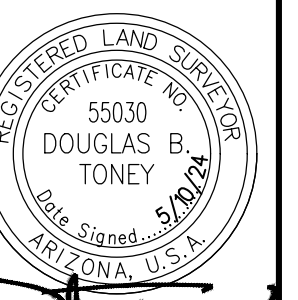
LINE #	LENGTH	DIRECTION
L37	20.00'	N43°09'23"E
L38	20.05'	S47°14'03"E
L39	12.00'	S43°10'59"W
L40	19.96'	N47°14'03"W
L41	12.00'	N42°45'57"E
L42	9.06'	S42°39'57"W
L43	22.27'	N47°05'59"W
L44	20.96'	N42°51'09"E
L45	6.07'	S47°20'03"E
L46	10.00'	S43°11'05"W
L47	12.60'	N46°49'11"W
L48	10.00'	N43°11'05"E
L49	12.60'	S46°48'50"E
L50	30.00'	N43°10'59"E
L51	23.00'	S47°29'41"E
L52	20.00'	N42°30'19"E
L53	3.29'	S47°29'41"E
L54	32.35'	N43°04'48"E

LINE #	LENGTH	DIRECTION
L55	38.77'	S46°40'29"E
L56	12.00'	S43°19'31"W
L57	38.72'	N46°40'29"W
L58	9.67'	S42°48'20"W
L59	27.74'	N43°04'48"E
L60	26.68'	S47°12'17"E
L61	12.00'	S42°45'57"W
L62	26.75'	N47°12'18"W
L63	34.81'	N43°04'48"E
L64	10.00'	S47°00'45"E
L65	6.74'	S43°04'48"W
L66	31.14'	S47°52'16"E
L67	13.13'	N41°57'46"E
L68	10.04'	S47°15'59"E
L69	22.89'	S41°57'46"W
L70	41.37'	N47°52'16"W
L71	48.67'	S43°04'48"W
L72	13.55'	S47°18'52"E

LINE #	LENGTH	DIRECTION
L73	12.00'	S42°47'43"W
L74	13.61'	N47°16'17"W
L75	2.77'	N43°04'48"E
L76	12.00'	N42°42'55"E
L77	5.15'	S47°31'21"E
L78	12.00'	S43°07'31"W
L79	5.06'	N47°36'33"W
L80	16.15'	N47°22'16"W
L81	12.00'	N42°54'01"E

- LEGEND**
- SECTION MONUMENT AS NOTED
 - CITY OF PEORIA BRASS CAP FLUSH OR AS NOTED
 - ▲ SUBDIVISION CORNER TO BE SET PER MAG STANDARDS
 - REBAR & CAP 33868, OR AS NOTED
 - DE DRAINAGE EASEMENT
 - M.C.R. MARICOPA COUNTY RECORDER
 - PUE PUBLIC UTILITY EASEMENT
 - R/W RIGHT-OF-WAY
 - WE WATER EASEMENT
 - EXISTING EASEMENT LINE AS NOTED
 - - - NEW EASEMENT LINE AS NOTED
 - SECTION LINE
 - STREET CENTERLINE
 - RIGHT-OF-WAY LINE
 - LOT/TRACT LINE
 - SUBDIVISION BOUNDARY
 - TIE LINE

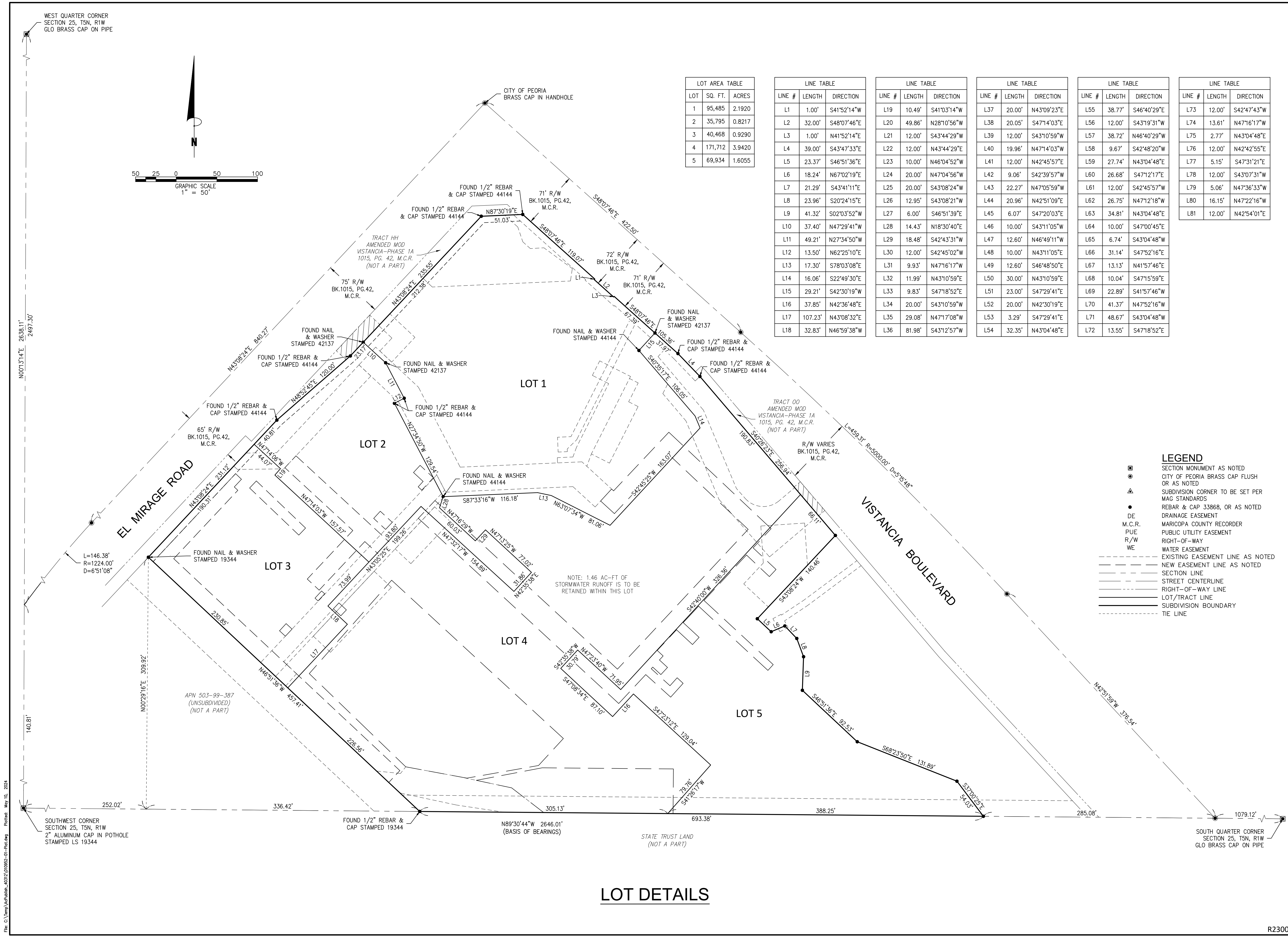
EASEMENT DETAILS



**FINAL PLAT OF
 "VISTANCIA RETAIL CENTER - PHASE I"
 PEORIA, ARIZONA**

© Bowman Consulting Group, LLC

DATE:	5/10/24
PROJ NO:	010952-01
TASK NUM:	001
DRAWN BY:	TL
CHECKED:	DT
QUALITY:	
CLIENT NO:	
SCALE:	1" = 50'



LOT	SQ. FT.	ACRES
1	95,485	2.1920
2	35,795	0.8217
3	40,468	0.9290
4	171,712	3.9420
5	69,934	1.6055

LINE #	LENGTH	DIRECTION
L1	1.00'	S41°52'14"W
L2	32.00'	S48°07'46"E
L3	1.00'	N41°52'14"E
L4	39.00'	S43°47'33"E
L5	23.37'	S46°51'36"E
L6	18.24'	N67°02'19"E
L7	21.29'	S43°41'11"E
L8	23.96'	S20°24'15"E
L9	41.32'	S02°03'52"W
L10	37.40'	N47°29'41"W
L11	49.21'	N27°34'50"W
L12	13.50'	N62°25'10"E
L13	17.30'	S78°03'08"E
L14	16.06'	S22°49'30"E
L15	29.21'	S42°30'19"W
L16	37.85'	N42°36'48"E
L17	107.23'	N43°08'32"E
L18	32.83'	N46°59'38"W

LINE #	LENGTH	DIRECTION
L19	10.49'	S41°03'14"W
L20	49.86'	N28°10'56"W
L21	12.00'	S43°44'29"W
L22	12.00'	N43°44'29"E
L23	10.00'	N46°04'52"W
L24	20.00'	N47°04'56"W
L25	20.00'	S43°08'24"W
L26	12.95'	S43°08'21"W
L27	6.00'	S46°51'39"E
L28	14.43'	N18°30'40"E
L29	18.48'	S42°43'31"W
L30	12.00'	S42°45'02"W
L31	9.93'	N47°16'17"W
L32	11.99'	N43°10'59"E
L33	9.83'	S47°18'52"E
L34	20.00'	S43°10'59"W
L35	29.08'	N47°17'08"W
L36	81.98'	S43°12'57"W

LINE #	LENGTH	DIRECTION
L37	20.00'	N43°09'23"E
L38	20.05'	S47°14'03"E
L39	12.00'	S43°10'59"W
L40	19.96'	N47°14'03"W
L41	12.00'	N42°45'57"E
L42	9.06'	S42°39'57"W
L43	22.27'	N47°05'59"W
L44	20.96'	N42°51'09"E
L45	6.07'	S47°20'03"E
L46	10.00'	S43°11'05"W
L47	12.60'	N46°49'11"W
L48	10.00'	N43°11'05"E
L49	12.60'	S46°48'50"E
L50	30.00'	N43°10'59"E
L51	23.00'	S47°29'41"E
L52	20.00'	N42°30'19"E
L53	3.29'	S47°29'41"E
L54	32.35'	N43°04'48"E

LINE #	LENGTH	DIRECTION
L55	38.77'	S46°40'29"E
L56	12.00'	S43°19'31"W
L57	38.72'	N46°40'29"W
L58	9.67'	S42°48'20"W
L59	27.74'	N43°04'48"E
L60	26.68'	S47°12'17"E
L61	12.00'	S42°45'57"W
L62	26.75'	N47°12'18"W
L63	34.81'	N43°04'48"E
L64	10.00'	S47°00'45"E
L65	6.74'	S43°04'48"W
L66	31.14'	S47°52'16"E
L67	13.13'	N41°57'46"E
L68	10.04'	S47°15'59"E
L69	22.89'	S41°57'46"W
L70	41.37'	N47°52'16"W
L71	48.67'	S43°04'48"W
L72	13.55'	S47°18'52"E

LINE #	LENGTH	DIRECTION
L73	12.00'	S42°47'43"W
L74	13.61'	N47°16'17"W
L75	2.77'	N43°04'48"E
L76	12.00'	N42°42'55"E
L77	5.15'	S47°31'21"E
L78	12.00'	S43°07'31"W
L79	5.06'	N47°36'33"W
L80	16.15'	N47°22'16"W
L81	12.00'	N42°54'01"E

LEGEND

- SECTION MONUMENT AS NOTED
- CITY OF PEORIA BRASS CAP FLUSH OR AS NOTED
- SUBDIVISION CORNER TO BE SET PER MAG STANDARDS
- REBAR & CAP 33868, OR AS NOTED
- DRAINAGE EASEMENT
- M.C.R.
- PUE
- R/W
- WE
- EXISTING EASEMENT LINE AS NOTED
- NEW EASEMENT LINE AS NOTED
- SECTION LINE
- STREET CENTERLINE
- RIGHT-OF-WAY LINE
- LOT/TRACT LINE
- SUBDIVISION BOUNDARY
- TIE LINE

LOT DETAILS