

DEDICATION

STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

THAT MIRAGE CHARTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("MIRAGE CHARTER") HEREIN REFERRED TO IN THIS FINAL PLAT AS "THE SUBDIVIDER," AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "VISTANCIA VILLAGE D SOUTH, PARCEL D-19" BEING A RE-PLAT OF PARCEL D-19 OF THE 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 MASTER PLAT RECORDED IN BOOK 1793 OF MAPS, PAGE 45, MCR, SITUATED IN A PORTION OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF PEORIA, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATED HEREON, AND HEREBY DECLARES THAT THIS FINAL PLAT, OF "VISTANCIA VILLAGE D SOUTH, PARCEL D-19" BEING A RE-PLAT OF PARCEL D-19 OF THE 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 MASTER PLAT RECORDED IN BOOK 1793 OF MAPS, PAGE 45, MCR, BEING HERINAFTER REFERRED TO AS THE "PRIOR RE-PLAT" SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE PARCELS AND EASEMENTS ITS CONSTITUTING SAME, AND THAT EACH PARCEL AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON THIS FINAL PLAT.

ALL EXISTING RIGHTS-OF-WAY, PARCELS, AND EASEMENTS SHOWN WITHIN THE BOUNDARY OF THIS FINAL PLAT SHOWN HEREON THAT LIE WITHIN PARCEL D-19 AS SHOWN ON THE RE-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 MASTER PLAT RECORDED IN BOOK 1793 OF MAPS, PAGE 45, MCR, ARE HEREBY ABANDONED AND EXTINGUISHED BY THIS FINAL PLAT, AND SHALL BE REPLACED WITH THE PARCELS, TRACTS AND EASEMENTS SHOWN HEREON UNLESS OTHERWISE NOTED.

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 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 HERINAFTER DEFINED). VISTANCIA DEVELOPMENT HEREBY WARRANTS TO THE CITY THE TITLE TO SAID RIGHTS-OF-WAY SHOWN HEREON, AGAINST THE CLAIMS OF ALL PERSONS WHO MSOEVER.

THE SUBDIVIDER, AS OWNER, DOES HEREBY GRANT TO THE CITY OF PEORIA, AN EASEMENT FOR MAINTENANCE OF OFF-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 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 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 EASEMENT FOR THE FOLLOWING PURPOSES, NAMELY, THE RIGHT TO ENTER UPON FOR CONSTRUCTION, MAINTENANCE, OPERATION AND REPLACEMENT OF A WATER AND/OR SEWER LINE OVER, UNDER, AND ACROSS PARCEL D-19 SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, 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 PERFORM THE CONSTRUCTION, OPERATION, MAINTENANCE, AND REPLACEMENT OF PUBLIC WATER/SEWER LINE, SUBJECT TO NOTES 1, 2, 3 AND 4, AND THE GRANTEE HEREBY COVENANTS THAT IT IS LAWFULLY SEIZED AND POSSESSED ON THE FOREMENTIONED TRACT OR PARCEL OF LAND, THAT IT HAS A GOOD AND LAWFUL RIGHT TO SELL AND CONVEY, AND THAT THEY WILL WARRANT THE TITLE AND QUIET POSSESSION HERETO AGAINST THE LAWFUL CLAIM OF ALL PERSONS.

- 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 GRANTEE 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.
4. GRANTEE, ITS SUCCESSORS AND ASSIGNS AT ITS SOLE COST, SHALL BE RESPONSIBLE FOR PROMPTLY REPLACING ANY LANDSCAPING OR IMPROVEMENTS PLACED IN THE EASEMENT BY GRANTEE OR ITS SUCCESSORS OR ASSIGNS.

IN THE EVENT THE RIGHT, PRIVILEGE AND EASEMENT HEREBY GRANTED SHALL BE ABANDONED AND PERMANENTLY CEASE TO BE USED FOR THE PURPOSES HEREIN GRANTED ALL RIGHTS HEREBY GRANTED SHALL CEASE AND REVERT TO THE GRANTORS, ITS SUCCESSORS OR ASSIGNS.

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# 2020-069929, 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.

DEDICATION CONT...

THE UNDERSIGNED MIRAGE CHARTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER AND AS DECLARANT UNDER THE MAINTENANCE CORPORATION DECLARATION, I, HAS HEREBY 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.

MIRAGE CHARTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

ACKNOWLEDGMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

ON THIS DAY OF 20, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF TO BE THE OF MIRAGE CHARTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY 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

APPROVAL OF VISTANCIA DECLARANT

THE UNDERSIGNED, DECLARANT UNDER THE MAINTENANCE CORPORATION DECLARATION, HEREBY APPROVES THE PLAT PURSUANT TO SECTION 14.0 OF THE MAINTENANCE CORPORATION DECLARATION.

VISTANCIA DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY

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 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

FINAL PLAT OF "VISTANCIA VILLAGE D SOUTH, PARCEL D-19"

BEING A RE-PLAT OF PARCEL D-19 OF THE 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 MASTER PLAT RECORDED IN BOOK 1793 OF MAPS, PAGE 45, SITUATED IN A PORTION OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA, COUNTY, ARIZONA

NOTES

- 1. NO CONSTRUCTION OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENTS EXCEPT 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.
2. 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.
3. ALL PARCEL CORNERS WILL BE SET WITH THE DEVELOPMENT OF THE INDIVIDUAL PARCEL PLATS.
4. 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 FOLIAGE ABOVE 30 INCHES IN HEIGHT OR BELOW 84 INCHES ARE PERMITTED. TREES ARE TO BE CUT SO AS NOT TO OBSTRUCT 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS.
5. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.
6. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.
7. THIS SUBDIVISION IS LOCATED WITHIN THE VICINITY OF A MILITARY AIRPORT.
8. THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A DESIGNATED TRUCK ROUTE. LOHIE MOUNTAIN ROAD IS DESIGNATED AS A TRUCK ROUTE BY THE CITY OF PEORIA.
9. THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A ROCK QUARRY (GRAVEL OPERATION).
10. 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 IMPED THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT.
11. 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 DEVELOPER/IT ASSOCIATION. CITY MAINTENANCE AND REPAIR OF INFRASTRUCTURE IMPROVEMENTS WITHIN PUBLIC ROW SHALL COMPLY AND BE LIMITED TO CURRENT CITY STANDARDS.

BASIS OF BEARINGS

THE SOUTHWEST CORNER 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°47'4" W AS MEASURED BETWEEN MONUMENTS NUMBER 20 AND 21 SHOWN HEREIN AND DESCRIBED UNDER MONUMENT NOTES.

FLOODPLAIN

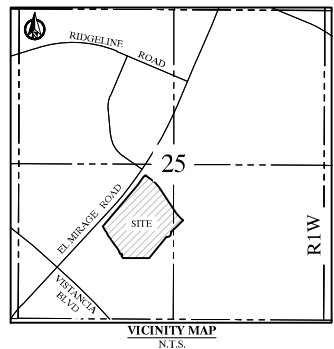
ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) PANEL 04013C1230L AND 04013C1231L, DATED OCTOBER 16, 2013, AND LOMR CASE NO. 14-09-0861P, THIS FINAL PLAT IS LOCATED IN FLOOD INSURANCE ZONE "X", DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD, WITH AVERAGE DEPTHS OF LESS THAN 1 SQUARE FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVES 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.

LEGAL DESCRIPTION

PARCEL D-19 AS SHOWN ON THE "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 MASTER PLAT", ACCORDING TO THE PLAT RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1793 OF MAPS, PAGE 45, MCR.

SHEET INDEX

- SHEET 1 COVER SHEET
SHEET 2 LEGAL DESCRIPTION, KEY MAP, NOTES, LEGEND, AND MONUMENT NOTES
SHEET 3 TYPICAL PLAN SHEETS



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 RE-RACED.

BY: LANCE C. DICKSON, R.L.S. #46643
ARIZONA SURVEYS 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 PLATING 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
(402) 216-7285



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.

APPROVALS

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

THIS DAY OF 20,

APPROVED BY: _____ DATE: _____

ATTESTED BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____

FOR CITY ENGINEER

R240033 SHEET 1 OF 3

PREPARED BY: GMcivil Engineering & Surveying

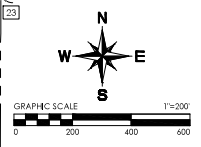
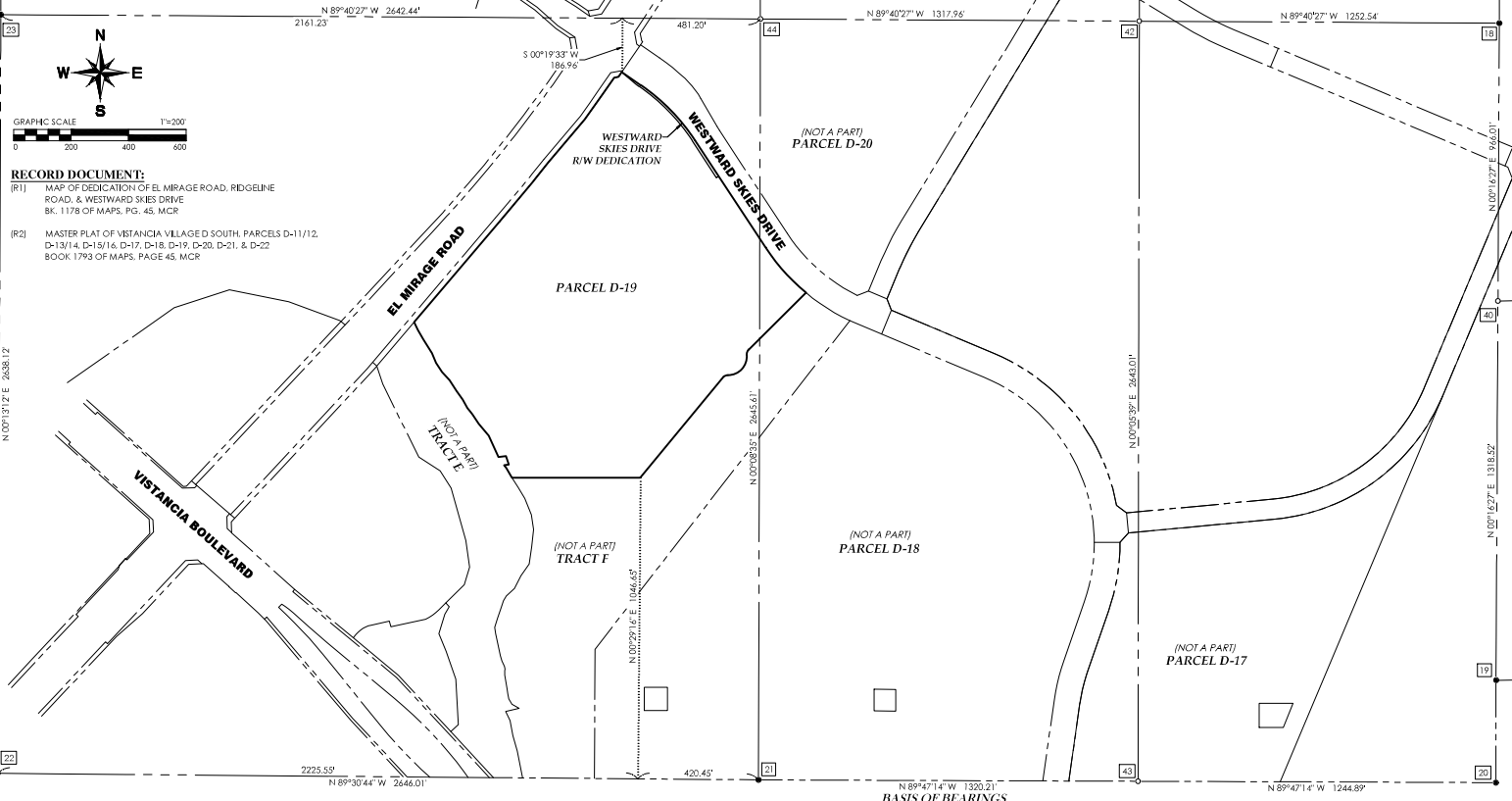


OWNER:
MIRAGE CHARTER, LLC
3115 Lion Lane
Salt Lake City, Utah 84121

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, PARCEL D-19

W:\23037 - ALA Peoria\COGO\FINAL\PARCEL D-19\23037-PARCEL D-19-SHEETS.dwg



RECORD DOCUMENTS:
 (R1) MAP OF DEDICATION OF EL MIRAGE ROAD, RIDGELINE ROAD, & WESTWARD SKIES DRIVE BK. 1178 OF MAPS, PG. 45, MCR
 (R2) MASTER PLAT OF VISTANCIA VILLAGED SOUTH, PARCELS D-11/12, D-13/14, D-15/16, D-17, D-18, D-19, D-20, D-21, & D-22 BOOK: 1793 OF MAPS, PAGE 45, MCR

LEGEND	
●	FOUND MONUMENT AS NOTED
○	SET CORNER OF THE PLAT PER MAG. STD. DIL. 120" TYPE "C"
○	CALCULATED POINT, NOTHING FOUND AND NOTHING SET
□	SQ. FT.
—	R/W
—	SE
—	WE
—	SWE
—	P.U.E.
—	P.A.E.
—	BOOK
—	PAGE
—	MARICOPA COUNTY RECORDS
—	PLAT BOUNDARY LINE
—	PARCEL/TRACT LINE
—	EASEMENT LINE
—	SECTION LINE
—	CENTER LINE
—	MATCHLINE
—	ADJOINER LINE
—	FLOODWAY
—	ROAD/PLANN

- MONUMENT NOTES**
- 18 EAST QUARTER CORNER SECTION 25, T5N, R1W, FOUND GLO MONUMENT
 - 19 SOUTHWEST CORNER SECTION 30, T5N, R1E, FOUND GLO MONUMENT ON PIPE
 - 20 SOUTHEAST CORNER SECTION 25, T5N, R1W, FOUND GLO MONUMENT ON PIPE
 - 21 SOUTH QUARTER CORNER SECTION 25 T5N, R1W FOUND GLO MONUMENT ON 2" PIPE
 - 22 CALCULATED SOUTHWEST CORNER SECTION 25, T5N, R1W
 - 23 WEST QUARTER CORNER SECTION 25, T5N, R1W FOUND GLO MONUMENT ON PIPE
 - 40 CALCULATED NORTHWEST CORNER GLO LOT 4, SECTION 30, T5N, R1E
 - 42 CALCULATED SOUTHWEST CORNER GLO LOT 2, SECTION 25, T5N, R1E
 - 43 CALCULATED SOUTHWEST CORNER GLO LOT 4, SECTION 25, T5N, R1E
 - 44 CALCULATED CENTER SECTION 25, T5N, R1W

BASIS OF BEARINGS

LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE			
L1	N40°25'08"E	197.24	L21	N23°14'42"W	37.01	L41	S80°02'28"E	36.37	L61	N45°11'27"E	43.50	L81	N50°00'00"W	7.52	L101	S34°19'52"E	90.63	L121	S40°00'00"W	95.83	L141	N55°40'08"E	121.15
L2	N34°34'25"E	66.92	L22	N32°16'21"W	55.25	L42	S42°34'52"E	36.81	L62	N45°34'52"W	53.82	L82	N51°15'00"E	22.90	L102	S55°40'08"W	12.50	L122	N50°00'00"W	34.50	L142	N34°19'52"W	43.52
L3	N79°34'25"E	15.56	L23	N2°08'12"W	39.16	L43	S05°00'00"E	11.31	L63	N45°11'27"E	127.93	L83	S38°45'00"E	17.11	L103	S34°19'52"E	20.00	L123	S40°00'00"W	20.00	L143	S55°40'08"W	10.00
L4	N34°34'25"E	20.29	L24	N27°52'00"W	30.14	L44	S62°30'00"W	49.92	L64	S44°48'33"E	39.89	L84	N51°15'00"E	20.00	L104	N55°40'08"E	12.50	L124	S50°00'00"E	34.50	L144	S34°19'52"E	23.52
L5	S55°25'35"E	82.22	L25	N50°09'17"W	66.78	L45	S27°30'00"E	20.47	L65	N45°11'27"E	10.00	L85	N38°45'00"W	17.11	L105	S34°19'52"E	98.21	L125	N50°00'00"W	14.02	L145	S55°40'08"W	119.15
L6	N30°40'40"W	39.19	L26	N55°25'35"W	10.21	L46	S62°30'00"W	10.00	L66	N44°48'33"W	39.89	L86	N51°15'00"E	20.02	L106	S42°34'52"E	20.68	L126	S40°00'00"W	10.00	L146	N34°19'52"W	78.85
L7	N34°03'36"W	12.23	L27	N33°20'28"W	153.79	L47	N27°30'00"W	20.47	L67	N45°11'27"E	14.94	L87	N40°00'00"E	31.25	L107	S40°00'00"W	105.12	L127	S50°00'00"E	14.02	L147	N55°40'08"E	30.50
L8	N81°09'44"E	16.34	L28	S45°39'32"W	9.00	L48	S62°30'00"W	12.65	L68	S44°48'33"E	44.57	L88	S30°00'00"E	6.02	L108	N50°00'00"W	16.02	L128	S40°00'00"W	82.05	L148	N34°19'52"W	20.00
L9	N18°13'46"W	31.02	L29	N58°44'42"E	21.89	L49	S83°13'27"W	39.66	L69	N45°11'27"E	20.00	L89	N40°00'00"E	10.00	L109	S40°00'00"W	10.00	L129	N50°00'00"W	10.50	L149	S55°40'08"W	30.50
L10	S83°21'29"W	26.23	L30	N45°11'27"E	33.44	L50	N85°46'33"W	48.00	L70	N44°48'33"W	44.37	L90	N50°00'00"W	6.02	L110	S50°00'00"E	16.02	L130	S40°00'00"W	20.00	L150	N34°19'52"W	156.27
L11	N24°31'10"W	80.99	L31	N45°35'22"W	8.98	L51	N61°17'04"W	100.53	L71	N45°11'27"E	41.39	L91	S50°00'00"E	6.02	L111	S40°00'00"W	46.29	L131	S50°00'00"E	10.50	L151	N55°40'08"E	36.02
L12	N40°09'01"W	54.88	L32	N44°42'11"E	16.00	L52	N34°19'52"W	178.54	L72	S89°34'12"E	42.35	L92	N40°00'00"E	10.00	L112	N50°00'00"W	20.50	L132	S40°00'00"W	91.24	L152	N34°19'52"W	10.00
L13	N33°19'21"W	39.12	L33	S45°35'22"E	8.21	L53	N79°19'52"W	14.26	L73	S78°34'12"E	34.44	L93	N40°00'00"E	6.02	L113	S40°00'00"W	20.00	L133	S62°30'00"W	64.93	L153	S55°40'08"W	36.02
L14	N40°32'23"W	12.24	L34	N45°11'27"E	237.85	L54	S55°40'08"W	29.37	L74	S54°14'03"E	6.47	L94	N40°00'00"E	27.51	L114	S40°00'00"E	20.50	L134	S83°13'27"W	34.08	L154	N00°24'32"W	77.95
L15	N38°50'38"W	16.21	L35	S89°34'12"E	52.61	L55	S55°40'08"W	31.11	L75	S50°00'00"E	18.24	L95	S50°00'00"E	11.83	L115	S40°00'00"W	127.97	L135	N85°46'33"W	41.74	L155	N89°35'38"E	20.00
L16	N29°00'12"W	32.70	L36	S78°34'12"E	44.50	L56	N55°40'08"E	2.50	L76	N40°00'00"E	20.00	L96	N40°00'00"E	10.00	L116	N50°00'00"W	18.41	L136	N61°17'04"W	66.75	L156	S00°24'32"E	78.09
L17	N36°09'41"W	38.15	L37	N55°40'08"E	17.50	L57	S34°19'52"E	20.00	L77	N50°00'00"W	12.00	L97	N50°00'00"W	11.83	L117	S40°00'00"W	10.00	L137	N68°12'54"E	11.93			
L18	N32°37'52"W	44.53	L38	S34°19'52"E	20.00	L58	S55°40'08"W	2.50	L78	N40°00'00"E	32.77	L98	N40°00'00"E	7.85	L118	S50°00'00"E	18.41	L138	N83°47'06"W	20.00			
L19	N42°33'10"W	38.56	L39	S55°40'08"W	17.50	L59	S34°19'52"E	81.72	L79	S50°00'00"E	7.52	L99	N54°15'00"E	109.48	L119	S40°00'00"W	38.09	L139	S05°12'54"W	3.64			
L20	N32°26'30"W	37.36	L40	N51°15'00"E	62.92	L60	S45°34'52"E	52.12	L80	N40°00'00"E	10.00	L100	S80°02'28"E	19.51	L120	S05°00'00"E	11.31	L140	N61°17'04"W	3.00			

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	5049.00'	264.99'	2°59'43"	N39°32'28"E	264.94'
C2	5081.00'	110.55'	1°14'48"	N35°11'49"E	110.55'
C3	699.58'	269.66'	22°05'07"	N44°23'01"W	267.99'
C4	715.00'	211.83'	16°58'29"	S41°49'42"E	211.04'
C5	24.50'	20.97'	49°02'18"	S29°47'19"W	20.33'
C6	65.50'	106.98'	93°34'59"	N42°56'39"E	95.48'
C7	24.50'	16.35'	38°19'43"	S70°37'17"W	16.05'
C8	692.58'	266.96'	22°05'07"	N44°23'01"W	265.31'

AREA SUMMARY		
AREA	SQ. FT.	ACRES
GROSS	1,094,240	25.120
PARCELS	1,090,394	25.032
ROW	3,846	0.088

RIGHT-OF-WAY TABLE		
STREET	SQ. FT.	ACRES
WESTWARD SKIES DRIVE	3,846	0.088

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SHEET 2 OF 3

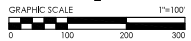
PREPARED BY:

SURVEYED BY:

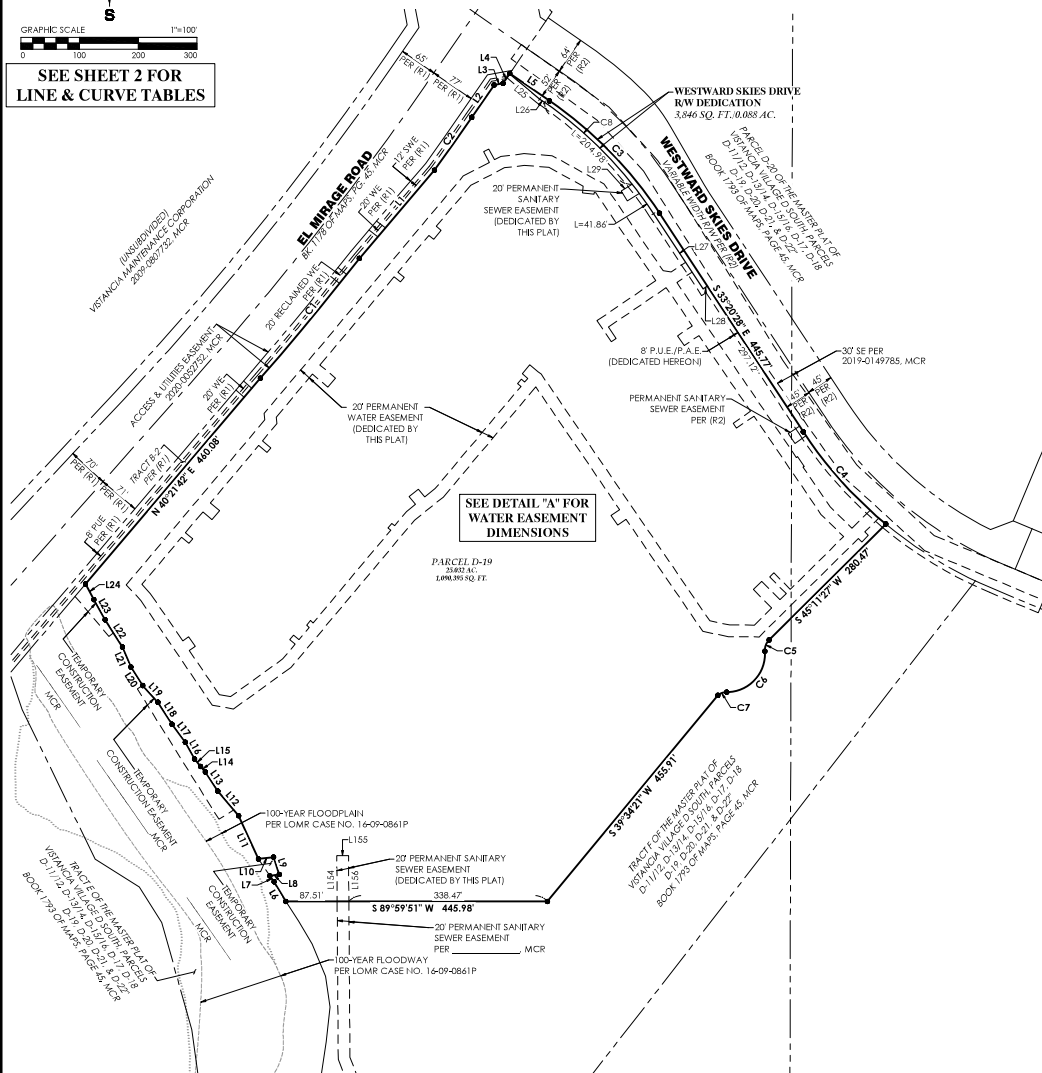


Arizona Surveying and Mapping
 2400 W. Mission Lane, Suite 4 Phoenix, Arizona 85021
 2705 S. Alma School Road, Suite 2 Chandler, Arizona 85226
 (602) 246-0919 FAX (602) 246-9944 info@asam1.com

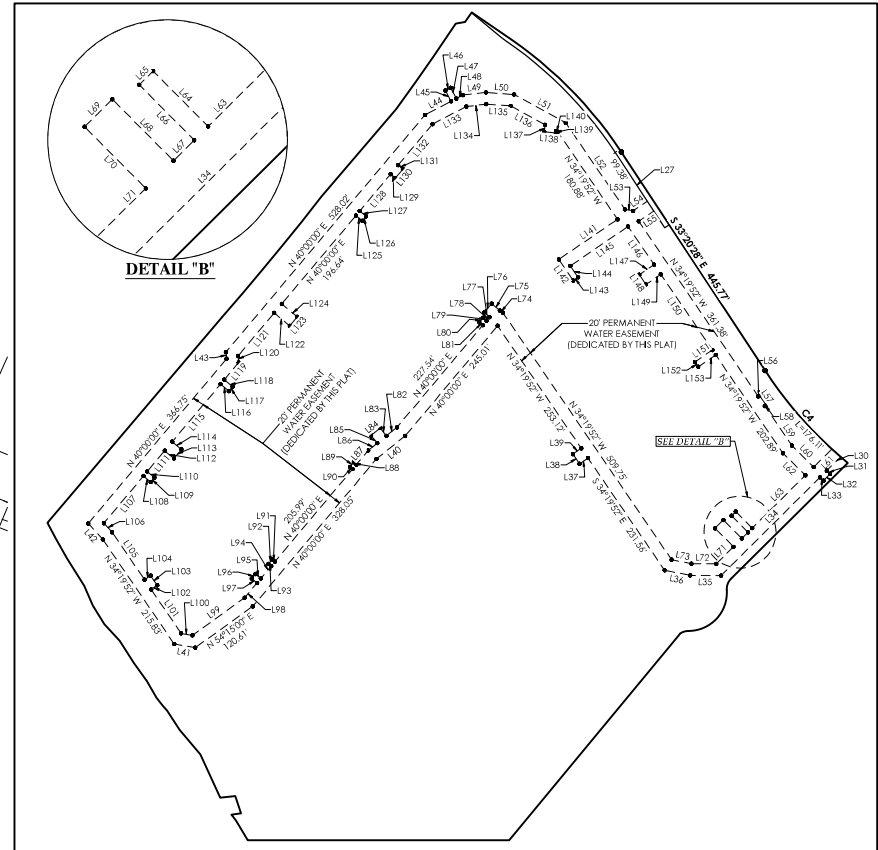
FINAL PLAT OF VISTANCIA VILLAGED SOUTH, PARCEL D-19



SEE SHEET 2 FOR
LINE & CURVE TABLES



SEE DETAIL "A" FOR
WATER EASEMENT
DIMENSIONS



DETAIL "A"
WATER EASEMENT
DIMENSIONS

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SHEET 3 OF 3

PREPARED BY:

SURVEYED BY:



GMcivil
Engineering & Surveying
2705 S. Alma School Road, Suite 2
Chandler, Arizona 85286
602-916-7355



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

Charles C. Rogers
Lance C. Dickson

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