

# FINAL PLAT FOR LOT 14A TRAMONTO BELLO AMENDED

LOT 14 & 15 COMBINED, OF TRAMONTO BELLO ACCORDING TO BOOK 1024 OF MAPS, PAGE 50,  
M.C.R. AND SITUATED IN A PORTION OF THE SOUTHWEST QUARTER, SECTION 12, T. 3 N.,  
R. 1 E. OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

## LEGAL DESCRIPTION

**LOT 14**  
LOT 14 OF TRAMONTO BELLO, A SUBDIVISION, AS RECORDED IN BOOK 1024 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA AND SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 12; THENCE NORTH 01 DEGREES 47 MINUTES 11 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 12 A DISTANCE OF 1319.32 FEET TO A POINT ON THE MONUMENT LINE OF W. HEARN ROAD; THENCE ALONG SAID MONUMENT LINE, SOUTH 89 DEGREES 20 MINUTES 55 SECONDS EAST A DISTANCE OF 382.07 FEET; THENCE SOUTH 01 DEGREES 47 MINUTES 11 SECONDS WEST A DISTANCE OF 209.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREES 47 MINUTES 11 SECONDS WEST A DISTANCE OF 166.25 FEET; THENCE NORTH 88 DEGREES 12 MINUTES 48 SECONDS WEST A DISTANCE OF 113.02 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 77 DEGREES 24 MINUTES 27 SECONDS EAST A DISTANCE OF 175.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 22 MINUTES 45 SECONDS AND AN ARC LENGTH OF 43.92 FEET; THENCE NORTH 01 DEGREES 47 MINUTES 12 SECONDS EAST A DISTANCE OF 112.81 FEET TO THE BEGINNING OF A TANGENT CURVE WHOSE CENTER BEARS SOUTH 88 DEGREES 12 MINUTES 48 SECONDS EAST A DISTANCE OF 30.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19 DEGREES 23 MINUTES 59 SECONDS AND AN ARC LENGTH OF 10.16 FEET; THENCE SOUTH 88 DEGREES 12 MINUTES 48 SECONDS EAST A DISTANCE OF 116.80 FEET TO THE POINT OF BEGINNING.

**LOT 15**  
LOT 15 OF TRAMONTO BELLO, A SUBDIVISION, AS RECORDED IN BOOK 1024 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA AND SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 12; THENCE NORTH 01 DEGREES 47 MINUTES 11 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 12 A DISTANCE OF 1319.32 FEET TO A POINT ON THE MONUMENT LINE OF W. HEARN ROAD; THENCE ALONG SAID MONUMENT LINE, SOUTH 89 DEGREES 20 MINUTES 55 SECONDS EAST A DISTANCE OF 382.07 FEET; THENCE SOUTH 01 DEGREES 47 MINUTES 11 SECONDS WEST A DISTANCE OF 38.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREES 47 MINUTES 11 SECONDS WEST A DISTANCE OF 171.80 FEET; THENCE NORTH 88 DEGREES 12 MINUTES 48 SECONDS WEST A DISTANCE OF 116.80 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 88 DEGREES 12 MINUTES 48 SECONDS EAST A DISTANCE OF 30.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27 DEGREES 10 MINUTES 03 SECONDS AND AN ARC LENGTH OF 14.22 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE WHOSE CENTER BEARS NORTH 41 DEGREES 38 MINUTES 45 SECONDS WEST A DISTANCE OF 50.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 111 DEGREES 43 MINUTES 58 SECONDS AND AN ARC LENGTH OF 97.51 FEET; THENCE NORTH 01 DEGREES 47 MINUTES 12 SECONDS EAST A DISTANCE OF 75.87 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 55 SECONDS EAST A DISTANCE OF 122.52 FEET TO THE POINT OF BEGINNING.

**COMBINED PARCEL**  
LOT 14 AND LOT 15 OF TRAMONTO BELLO, A SUBDIVISION, AS RECORDED IN BOOK 1024 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA AND SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 12; THENCE NORTH 01 DEGREES 47 MINUTES 11 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 12 A DISTANCE OF 1319.32 FEET TO A POINT ON THE MONUMENT LINE OF W. HEARN ROAD; THENCE ALONG SAID MONUMENT LINE, SOUTH 89 DEGREES 20 MINUTES 55 SECONDS EAST A DISTANCE OF 382.07 FEET; THENCE SOUTH 01 DEGREES 47 MINUTES 11 SECONDS WEST A DISTANCE OF 38.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREES 47 MINUTES 11 SECONDS WEST A DISTANCE OF 338.03 FEET; THENCE NORTH 88 DEGREES 12 MINUTES 48 SECONDS WEST A DISTANCE OF 113.02 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 77 DEGREES 24 MINUTES 27 SECONDS EAST A DISTANCE OF 175.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 22 MINUTES 45 SECONDS AND AN ARC LENGTH OF 43.92 FEET; THENCE NORTH 01 DEGREES 47 MINUTES 12 SECONDS EAST A DISTANCE OF 112.81 FEET TO THE BEGINNING OF A TANGENT CURVE WHOSE CENTER BEARS SOUTH 88 DEGREES 12 MINUTES 48 SECONDS EAST A DISTANCE OF 30.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19 DEGREES 23 MINUTES 59 SECONDS AND AN ARC LENGTH OF 10.16 FEET; THENCE SOUTH 88 DEGREES 12 MINUTES 48 SECONDS EAST A DISTANCE OF 116.80 FEET TO THE POINT OF BEGINNING.

## ZONING

R1-18  
PARCEL AREA

LOT 14 19,614 S.F., 0.4503 AC.  
LOT 15 18,969 S.F., 0.4355 AC.  
COMBINED 38,583 S.F., 0.8858 AC.

## LEGEND

- INDICATES A SUBDIVISION CORNER
- SET A 1/2" BAR & CAP. R.L.S. # 36070
- ▲ SECTION/OTR. CORNER
- CONTROL MONUMENT
- B.C. BRASS CAP
- H.H. HANDHOLE
- (C) CALCULATED
- (M) MEASURED
- PUE PUBLIC UTILITY EASEMENT
- NVAE NON VEHICULAR ACCESS EASEMENT

## OWNER

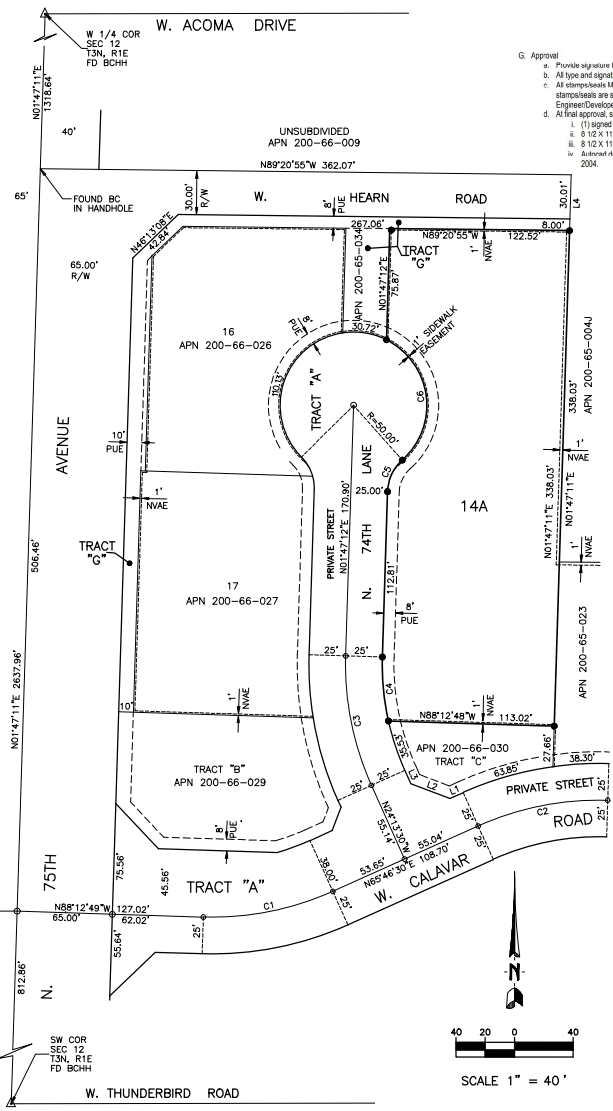
YODER FAMILY TRUST DATED SEPTEMBER 18, 2001  
13997 N 74TH LANE  
PEORIA, ARIZONA 85381

## FLOOD HAZARD DESIGNATION(FEMA)

ACCORDING TO FIRM FLOOD INSURANCE RATE MAP NO. 04013C1700M DATED SEPTEMBER 18, 2020, THE SUBJECT PROPERTY IS LOCATED IN ZONE X, ZONE X IS DESCRIBED AS: AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

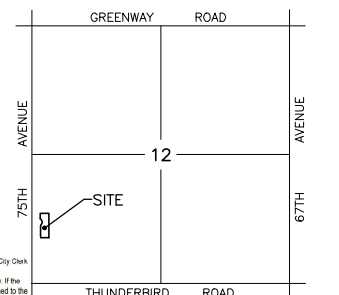
## BASIS OF BEARING

THE BASIS OF BEARING IS THE MONUMENT LINE OF 75TH AVENUE BETWEEN THUNDERBIRD ROAD AND ACOMA DRIVE USING A BEARING OF N 01° 47' 11" E. ACCORDING TO THE PLAT OF TRAMONTO BELLO AS RECORDED IN BOOK 1024 OF MAPS, PAGE 50, M.C.R.



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	90.80'	200.00'	02°00'41"
C2	90.80'	200.00'	02°00'41"
C3	90.80'	200.00'	02°00'42"
C4	43.92'	175.00'	01°42'24.5"
C5	24.38'	30.00'	046°34'03"
C6	97.51'	50.00'	111°43'58"

LINE TABLE		
LINE #	LENGTH	BEARING
L1	10.04'	N85°46'30"E
L2	28.28'	N89°13'30"W
L3	10.14'	N24°13'30"W
L4	38.01'	S01°47'11"W



SEC 12, T 3 N, R 1 E  
VICINITY MAP  
N.T.S.

- G. Approval
- a. Provide signature blocks for the City Engineer, Mayor attested by the City Clerk
  - b. All type and signatures must be in black ink
  - c. All easements MUST BE CLEARLY LEGIBLE AND NOT SHRADED. If the easements are amended or flagged, the final plat must be returned to the Engineer/Developer for correction. (Use this table for non-generating survey)
  - d. At final approval, submit:
    - i. (1) signed and notarized 4 mil mylar with original signatures
    - ii. 8 1/2 X 11 inch self-seal on the plat map
    - iii. 8 1/2 X 11 inch of an enlarged vicinity map
    - iv. A signed drawing of the project that has appeared in Subdivided Map 2004.

## DEDICATION

STEVE R. YODER AND CINDY D. YODER, AS TRUSTEES OF THE YODER FAMILY TRUST DATED SEPTEMBER 18, 2001, AS OWNERS, DO HEREBY PUBLISH THIS PLAT OF "LOTS 14 AND 15, TRAMONTO BELLO AMENDED" OVER A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND HEREBY PUBLISHES THIS PLAT AS, AND FOR THE PLAT OF SAID "LOTS 14 AND 15, TRAMONTO BELLO AMENDED", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND STREET 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. EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

ALL NOTATIONS AND DEDICATIONS STATED ON OR WITHIN THE RECORDED PLAT OF "TRAMONTO BELLO", BOOK 1024 OF MAPS, PAGE 50, SHALL REMAIN IN FULL FORCE AND EFFECT WITH THE RECORDATION OF THIS PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY: \_\_\_\_\_  
BY: \_\_\_\_\_  
ITS: TRUSTEES

## ACKNOWLEDGEMENT

STATE OF ARIZONA } S.S.  
COUNTY OF MARICOPA }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 BY STEVE R. YODER, AS TRUSTEE OF THE YODER FAMILY TRUST DATED SEPTEMBER 18, 2001 AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF: I HERETO SET MY HAND AND OFFICIAL SEAL.

BY: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC

## ACKNOWLEDGEMENT

STATE OF ARIZONA } S.S.  
COUNTY OF MARICOPA }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 BY CINDY D. YODER, AS TRUSTEE OF THE YODER FAMILY TRUST DATED SEPTEMBER 18, 2001 AND ACKNOWLEDGED THAT SHE, AS SUCH OFFICER BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF: I HERETO SET MY HAND AND OFFICIAL SEAL.

BY: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC

## APPROVALS

APPROVED BY MAYOR AND CITY COUNCIL OF THE CITY OF PEORIA, ARIZONA  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY: \_\_\_\_\_ MAYOR DATE: \_\_\_\_\_  
ATTEST: \_\_\_\_\_ CITY CLERK DATE: \_\_\_\_\_  
BY: \_\_\_\_\_ FOR CITY ENGINEER DATE: \_\_\_\_\_

## CERTIFICATION

THIS IS TO CERTIFY THAT THIS SURVEY AND DIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF MARCH, 2024, AND THAT THE PLAT IS CORRECT AND ACCURATE, AND THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECT, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY AND LOT DIVISION TO BE RETRACED.

ROBERT J. BLAKE  
REGISTERED LAND SURVEYOR #36070  
ROBERT J. BLAKE  
5010 E SHEA BLVD STE 110  
PHOENIX, ARIZONA 85254  
PHONE: 602-395-8300



FINAL PLAT FOR LOT 14A TRAMONTO BELLO AMENDED

Revised  
07/22/2024

Date  
04/03/24  
As-Built

Job No.  
050811