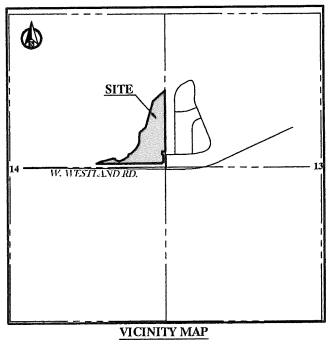
RE-PLAT
OF
"VILLAGE F AT VISTANCIA PARCEL F-9"

BEING A RE-PLAT OF LOT 2 AND TRACT B OF THE FINAL PLAT OF VISTANCIA PARCEL F9, AS RECORDED IN BOOK 1372 OF MAPS, PAGE 46, MCR SITUATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA, COUNTY, ARIZONA

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	AREA SUMMERY TABLE, LEGEND, DETAILS, NOTES, LEGAL DESCRIPTION & KEYMAP
SHEET 3	TYPICAL PLAN SHEET



VICINITY MAP
N.T.S.

DEDICATION

STATE OF ARIZONA §
§
COUNTY OF MARICOPA §

KNOW ALL MEN BY THESE PRESENTS:

THAT VISTANCIA DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY ("VISTANCIA DEVELOPMENT"), AND BRIGHTLAND HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY (HEREINAFTER REFERRED TO IN THIS PLAT AS "THE SUBDIVIDER"), AS OWNERS, DO HEREBY PUBLISH THIS RE-PLAT FOR "VILLAGE F AT VISTANCIA PARCEL F-9", BEING A RE-PLAT OF LOT 2 AND TRACT B OF THE FINAL PLAT OF VISTANCIA PARCEL F9 RECORDED IN BOOK 1372 OF MAPS, PAGE 46, MCR, SITUATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF PEORIA, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND HEREBY DECLARES THAT THIS RE-PLAT FOR "VILLAGE F AT VISTANCIA PARCEL F-9", BEING A RE-PLAT OF LOT 2 AND TRACT B OF THE FINAL PLAT OF VISTANCIA PARCEL F9 RECORDED IN BOOK 1372 OF MAPS, PAGE 46, MCR, SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS, AND STREETS CONSTITUTING SAME, AND THAT EACH LOT, TRACT, EASEMENT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON THIS RE-PLAT.

ALL NOTATIONS AND DEDICATIONS STATED WITHIN THE FINAL PLAT OF VISTANCIA PARCEL F9 RECORDED IN BOOK 1372 OF MAPS, PAGE 46, MCR, SHALL REMAIN IN FULL FORCE AND EFFECT WITH THE RECORDATION OF THIS PLAT 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.

SLOPE EASEMENTS SHOWN HEREON ACROSS LOTS 38 THROUGH 40, INCLUSIVE, ARE FOR THE PURPOSES OF RESTRICTING THE REGRADING OR REMOVAL OF MATERIAL FROM THE EASEMENT. THE OWNERS OF THE LOTS MAY CHANGE THE GRADING IN THIS AREA BY OBTAINING A GRADING PERMIT FROM THE CITY ALONG WITH AN ENGINEERED PLAN THAT TAKES INTO CONSIDERATION THE EARTHWORK, WALLS, AND DRAINAGE CONCERNS.

NO BUILD EASEMENTS (NBE) SHOWN HEREON ACROSS LOTS 38 THROUGH 40, INCLUSIVE, ARE FOR THE PURPOSE OF RESTRICTING THE CONSTRUCTION OF THE PRIMARY RESIDENCE WITHIN THE EASEMENT. NO PORTION OF THE PRIMARY RESIDENCE MAY ENCROACH INTO THE NO BUILD EASEMENT.

THE SUBDIVIDER, AS OWNER, DOES HEREBY DEDICATE TO THE CITY OF PEORIA THE PUBLIC RIGHTS-OF-WAY AS SHOWN HEREON FOR USE 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 VILLAGE A ASSOCIATION (AS HEREINAFTER DEFINED). THE SUBDIVIDER HEREBY WARRANTS TO THE CITY THE TITLE TO SAID RIGHTS-OF-WAY SHOWN HEREON, AGAINST THE CLAIMS OF ALL PERSONS WHOMSOEVER.

THE SUBDIVIDER, AS OWNER, DOES HEREBY GRANT TO THE CITY OF PEORIA, AN EASEMENT FOR MAINTENANCE OF ON-SITE RETENTION BASINS(S), PIPE STORAGE SYSTEMS(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.

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 HEREAFTER SUPPLEMENTED AND OR AMENDED. THE TERM "MAINTENANCE CORPORATION" SHALL MEAN AND REFER TO VISTANCIA MAINTENANCE CORPORATION, AN ARIZONA NON-PROFIT CORPORATION.

AS USED HEREIN, THE TERM "VILLAGE A DECLARATION" SHALL MEAN AND REFER TO THAT CERTAIN SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, CHARGES, SERVITUDES, LIENS, RESERVATIONS AND EASEMENTS FOR VISTANCIA VILLAGE A, RECORDED MARCH 22, 2016, IN INSTRUMENT 2016-0182710, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AS FROM TIME TO TIME HEREAFTER SUPPLEMENTED AND OR AMENDED. THE TERM "VILLAGE A ASSOCIATION" SHALL MEAN AND REFER TO VISTANCIA VILLAGE A COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.

THE CITY OF PEORIA IS HEREBY GRANTED AN EASEMENT FOR MAINTENANCE OF LANDSCAPING, RETENTION, AND DRAINAGE FACILITIES ON TRACTS "A", "B", AND "C". THIS EASEMENT MAY BE EXERCISED BY THE CITY OF PEORIA AT SUCH TIME THAT THE APPLICABLE ASSOCIATION FAILS TO EXIST AND PROVIDE THE REQUIRED MAINTENANCE AND OPERATION OF THE LANDSCAPING, AND DRAINAGE FACILITIES. AS LONG AS THE APPLICABLE ASSOCIATION IS IN EXISTENCE, IT WILL BE RESPONSIBLE FOR PROVIDING ALL MAINTENANCE OF LANDSCAPING AND DRAINAGE FACILITIES, REGARDLESS OF THE DEDICATION OF THE EASEMENT. AS USED HEREIN, "APPLICABLE ASSOCIATION" MEANS THE VILLAGE A ASSOCIATION AS TO TRACTS "A" AND "B" AND THE MAINTENANCE CORPORATION AS TO TRACT "C".

SUBJECT TO THE TERMS OF THE VILLAGE A DECLARATION, TRACTS "A" AND "B" ARE HEREBY DECLARED TO BE VILLAGE COMMON AREAS (AS DEFINED IN THE MAINTENANCE CORPORATION DECLARATION) AND COMMON AREAS (AS DEFINED IN THE VILLAGE A DECLARATION), WHICH (1) IS RESERVED EXCLUSIVELY FOR THE USE OF THE OWNERS AND MEMBERS (AS SUCH TERMS ARE DEFINED IN THE VILLAGE A DECLARATION) AND OTHER PERSONS GRANTED THE RIGHT TO USE SUCH COMMON AREAS PURSUANT TO THE TERMS OF THE VILLAGE A DECLARATION OR OTHER RECORDED INSTRUMENT, AND (2) SHALL BE CONVEYED TO, AND LANDSCAPING, DRAINAGE FACILITIES AND OTHER IMPROVEMENTS THEREIN SHALL BE MAINTAINED BY THE VILLAGE A ASSOCIATION, PURSUANT TO THE TERMS OF THE VILLAGE A DECLARATION. THE FOREGOING TRACTS SHALL BE USED FOR DRAINAGE AND/OR OTHER PURPOSES AS MORE FULLY SET FORTH IN THE "TRACT

DEDICATION CONT...

SUMMARY TABLE" PROVIDED HEREIN ON PAGE 2 OF THIS RE-PLAT. TRACT "C" IS HEREBY DECLARED AS COMMUNITY COMMON AREA (AS DEFINED IN THE MAINTENANCE CORPORATION DECLARATION) AND FOR THE SPECIFIC USES IDENTIFIED ON THE "TRACT SUMMARY TABLE" PROVIDED HEREIN ON PAGE 2 OF THIS RE-PLAT. SAID TRACT SHALL BE OWNED AND MAINTAINED BY THE VISTANCIA MAINTENANCE CORPORATION, PURSUANT TO THE TERMS OF THE MAINTENANCE CORPORATION DECLARATION UNTIL SUCH TIME AS CONVEYANCE OF SUCH TRACT TO THE CITY IS REQUIRED AS DESCRIBED BELOW. ANY TRACT DECLARATION OR OTHER INSTRUMENT HEREAFTER RECORDED WITH RESPECT TO ANY OR ALL OF THE FOREGOING TRACTS MAY SET FORTH ADDITIONAL COVENANTS, CONDITIONS AND/OR RESTRICTIONS WITH RESPECT TO SUCH TRACT AND/OR THE USE THEREOF (INCLUDING, BUT NOT LIMITED TO, RESTRICTIONS WHICH FURTHER LIMIT THE PERSONS ENTITLED TO USE ANY OR ALL OF SUCH TRACTS).

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 PUBLIC WATER EASEMENT FOR THE FOLLOWING PURPOSES, NAMELY: THE RIGHT TO ACCESS AND ENTER UPON, OVER, ACROSS, AND UNDER THE SURFACE, FOR ACCESS, CONSTRUCTION, MAINTENANCE, OPERATION, AND REPLACEMENT OF PUBLIC WATER LINES OVER, UNDER, AND ACROSS TRACT "A" SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA. TO HAVE AND TO HOLD THE SAID EASEMENT UNTO THE 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 LINES SUBJECT TO NOTES 1, 2, 3, AND 4 BELOW. AND THE GRANTOR HEREBY COVENANTS THAT IT IS LAWFULLY SEIZED AND POSSESSED OF THE AFOREMENTIONED TRACTS, THAT IT HAS A GOOD AND LAWFUL RIGHT TO SELL AND CONVEY THEM, AND THAT THEY WILL WARRANT THE TITLE AND QUIET POSSESSION THERETO 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 LINES.
2. 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.
3. THE CITY OF PEORIA WILL MAKE REASONABLE EFFORTS TO PROMPTLY RESTORE ASPHALT CONCRETE PAVEMENT SURFACES.
4. GRANTOR, ITS SUCCESSORS AND 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 RIGHT, PRIVILEGE AND EASEMENT HEREIN GRANTED SHALL BE ABANDONED AND PERMANENTLY CEASE TO BE USED FOR THE PURPOSES HEREIN GRANTED ALL RIGHTS HEREIN GRANTED SHALL CEASE AND REVERT TO THE GRANTORS, ITS SUCCESSORS OR ASSIGNS.

TRACT "C" IS HEREBY RESERVED FOR A FUTURE REGIONAL TRAIL AND SHALL BE CONVEYED AT NO COST TO THE CITY OF PEORIA AT SUCH TIME THAT THE CITY IS READY TO CONSTRUCT THE TRAIL. THE MAINTENANCE CORPORATION'S OBLIGATION TO MAINTAIN SUCH TRACT SHALL TERMINATE UPON CONVEYANCE OF SUCH TRACT TO THE CITY.

THE UNDERSIGNED VISTANCIA DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER AND AS DECLARANT UNDER THE MAINTENANCE CORPORATION DECLARATION, HAS HEREUNTO 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___.

VISTANCIA DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: LAND RESOURCES, LLC., AN ARIZONA LIMITED LIABILITY COMPANY

ITS AUTHORIZED SIGNATORY

BY:_____

NAME:_____

TITLE:_____

THE UNDERSIGNED BRIGHTLAND HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO 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___.

BRIGHTLAND HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: BRIGHTLAND HOMES, LTD., A TEXAS LIMITED PARTNERSHIP

ITS MANAGER

BY: BRIGHTLAND HOMES I, INC., A TEXAS CORPORATION

ITS GENERAL PARTNER

BY: _____

NAME: _____

TITLE: _____

LIEN HOLDER RATIFICATION AND CONSENT

THE UNDERSIGNED HOLDER OF ALL OF THE BENEFICIARY'S RIGHT, TITLE, AND INTEREST UNDER THE CONSTRUCTION DEED OF TRUST AND FIXTURE FILING WITH ASSIGNMENT OF RENTS AND SECURITY AGREEMENT RECORDED ON APRIL 30, 2021, IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA AS INSTRUMENT NO. 2021-0489691, HEREBY CONSENTS TO THIS MAP PLAT AND AGREES THAT THIS PLAT SHALL CONTINUE IN FULL FORCE AND EFFECT, EVEN IN THE EVENT OF FORECLOSURE OR TRUSTEE'S SALE PURSUANT TO SUCH DEED OF TRUST OR ANY OTHER ACQUISITION OF TITLE BY THE UNDERSIGNED, ITS SUCCESSORS, OR ASSIGNS, OF ALL OR ANY PORTION OF THE REAL PROPERTY COVERED BY SUCH DEED OF TRUST.

WESTERN ALLIANCE BANK,
an Arizona corporation

BY:_____

NAME:_____

TITLE:_____

ACKNOWLEDGMENT

STATE OF ARIZONA §
§
COUNTY OF MARICOPA §

ON THIS _____ DAY OF _____, 20___ BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF **WESTERN ALLIANCE BANK**, AN ARIZONA CORPORATION, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF :

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

ACKNOWLEDGMENT

STATE OF ARIZONA §
§
COUNTY OF MARICOPA §

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS _____ DAY OF _____, 20___ BY LAND RESOURCES, LLC., AN ARIZONA LIMITED LIABILITY COMPANY , THE AUTHORIZED SIGNATORY FOR VISTANCIA DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.

IN WITNESS WHEREOF :

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

ACKNOWLEDGMENT

STATE OF ARIZONA §
§
COUNTY OF MARICOPA §

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS _____ DAY OF _____, 20___ BY _____ OF BRIGHTLAND HOMES I, INC., A TEXAS CORPORATION, IN ITS CAPACITY AS THE GENERAL PARTNER OF BRIGHTLAND HOMES, LTD., A TEXAS LIMITED PARTNERSHIP, IN ITS CAPACITY AS THE MANAGER OF BRIGHTLAND HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.

IN WITNESS WHEREOF :

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

ZONING DESIGNATION

VRD-5

ZONING

VISTANCIA PCD (Z01-10A.16)

VISTANCIA VILLAGE A ASSOCIATION RATIFICATION AND CONSENT

THE UNDERSIGNED HEREBY RATIFIES AND CONSENTS TO THIS PLAT, INCLUDING ITS MAINTENANCE OBLIGATIONS AS SET FORTH HEREIN.

VISTANCIA VILLAGE A COMMUNITY ASSOCIATION,
AN ARIZONA NON-PROFIT CORPORATION

BY: _____

NAME: _____

TITLE: _____

ACKNOWLEDGMENT

STATE OF ARIZONA §
§
COUNTY OF MARICOPA §

ON THIS _____ DAY OF _____, 20___ BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF VISTANCIA VILLAGE A COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF :

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

VISTANCIA MAINTENANCE CORPORATION RATIFICATION AND CONSENT

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 §

ON THIS _____ DAY OF _____, 20___ BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF VISTANCIA MAINTENANCE CORPORATION, AN ARIZONA NON-PROFIT CORPORATION, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FORGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF :

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

OWNER:
BRIGHTLAND HOMES OF ARIZONA, LLC
480-646-5954
1501 W. FOUNTAINHEAD PARKWAY, SUITE 150
TEMPE, ARIZONA 85282

DEVELOPER:
VISTANCIA
28620 N. EL Mirage Road, Suite 102
Peoria, Arizona 85383
(623) 455-4972

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 RETRACED.

REGISTERED LAND SURVEYOR CERTIFICATE NO. 46643 LANCE C. DICKSON 8/19/2021 ARIZONA U.S.A.

BY: LANCE C. DICKSON, R.L.S. #46643
ARIZONA SURVEYING 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 PLATTING RULES AND REGULATIONS OF THE STATE OF ARIZONA.

REGISTERED LAND SURVEYOR CERTIFICATE NO. 54332 JOHN N. ROGERS 4/29/2021 ARIZONA U.S.A.

BY: JOHN N. ROGERS, R.L.S. #54332
GMcivil
2705 S. ALMA SCHOOL RD., STE. 2
CHANDLER, ARIZONA 85286
(602) 218-7285

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:_____
MAYOR

ATTESTED BY:_____ DATE:_____
CLERK

APPROVED BY:_____ DATE:_____
FOR CITY ENGINEER

R240071

SHEET 1 OF 3

PREPARED BY:
GMcivil Engineering & Surveying
2705 S. Alma School Road, Suite 2
Chandler, Arizona 85286
602-218-7285

SURVEYED BY:
ASAM Arizona Surveying & Mapping
Arizona Surveying and Mapping
2440 W. Mission Lane, Suite 4, Phoenix, Arizona 85021
TEL (602) 246-9919 FAX (602) 246-9941 info@asam1.com

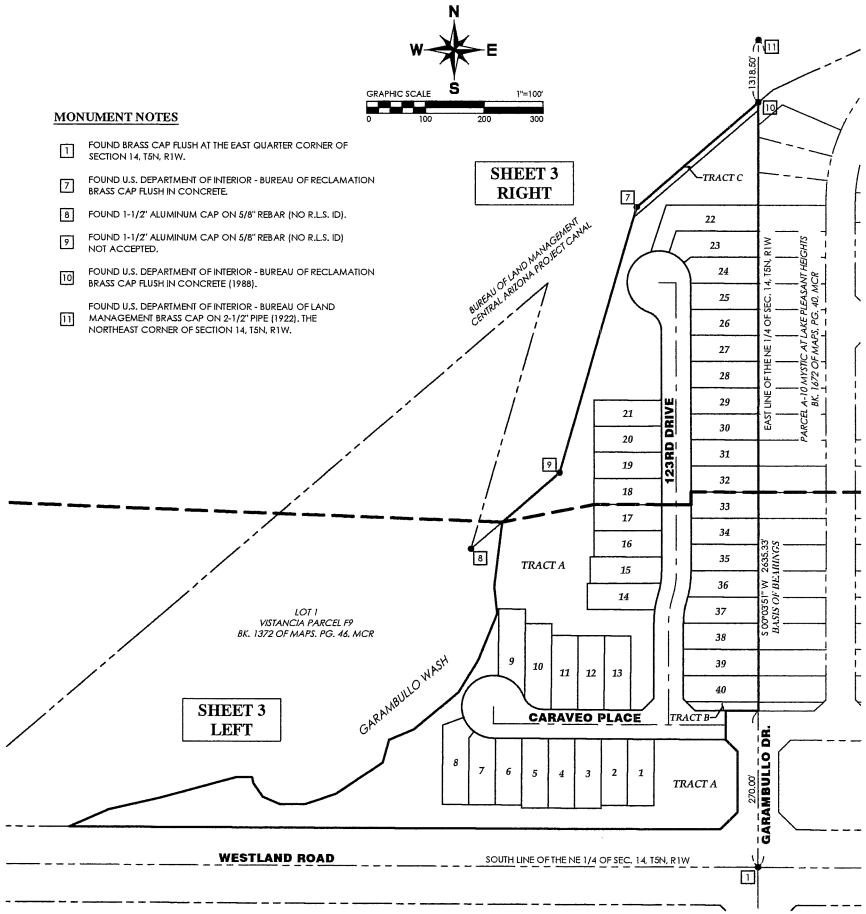
"RE-PLAT OF VILLAGE F AT VISTANCIA PARCEL F-9"

LOT AREA TABLE			LOT AREA TABLE		
LOT	AREA (SQ. FT.)	AREA (ACRES)	LOT	AREA (SQ. FT.)	AREA (ACRES)
1	5,175	0.119	21	5,175	0.119
2	5,175	0.119	22	*8,494	0.195
3	5,400	0.124	23	*6,663	0.153
4	5,400	0.124	24	5,363	0.123
5	5,400	0.124	25	5,175	0.119
6	5,175	0.119	26	5,175	0.119
7	5,337	0.123	27	5,175	0.119
8	*6,512	0.150	28	5,175	0.119
9	5,720	0.131	29	5,175	0.119
10	6,476	0.149	30	5,175	0.119
11	5,734	0.132	31	5,175	0.119
12	5,734	0.132	32	5,175	0.119
13	5,734	0.132	33	5,175	0.119
14	5,387	0.124	34	5,175	0.119
15	5,458	0.125	35	5,175	0.119
16	5,177	0.119	36	5,253	0.121
17	5,177	0.119	37	5,644	0.130
18	5,176	0.119	38	5,759	0.132
19	5,176	0.119	39	5,759	0.132
20	5,176	0.119	40	5,745	0.132

NOTE: * FLAG POLE PORTION OF LOT NOT TO BE INCLUDED IN LOT COVERAGE CALCULATION.

MONUMENT NOTES

1. FOUND BRASS CAP FLUSH AT THE EAST QUARTER CORNER OF SECTION 14, T5N, R1W.
7. FOUND U.S. DEPARTMENT OF INTERIOR - BUREAU OF RECLAMATION BRASS CAP FLUSH IN CONCRETE.
8. FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR (NO R.L.S. ID).
9. FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR (NO R.L.S. ID) NOT ACCEPTED.
10. FOUND U.S. DEPARTMENT OF INTERIOR - BUREAU OF RECLAMATION BRASS CAP FLUSH IN CONCRETE (1988).
11. FOUND U.S. DEPARTMENT OF INTERIOR - BUREAU OF LAND MANAGEMENT BRASS CAP ON 2-1/2" PIPE (1922). THE NORTHEAST CORNER OF SECTION 14, T5N, R1W.

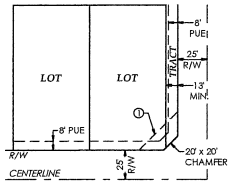


LEGEND	
●	FOUND MONUMENT AS NOTED
●	SET CORNER AS NOTED
(R)	RECORD
U.V.E.	UNOBSTRUCTED VIEW EASEMENT
PUE	PUBLIC UTILITY EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
R/W	RIGHT-OF-WAY
SE	CITY OF PEORIA SEWER EASEMENT
WE	CITY OF PEORIA WATER EASEMENT
MCR	MARICOPA COUNTY RECORDS
BK.	BOOK
PG.	PAGE
NBE	NO BUILD EASEMENT
	BOUNDARY LINE
	EASEMENT LINE
	SECTION LINE
	CENTER LINE
	ADJOINER LINE
	FLOODWAY LINE

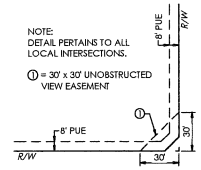
REFERENCES

(R1) VISTANCIA PARCEL F9 ACCORDING TO BOOK 1372 OF MAPS, PAGE 46, MCR

(R2) PARCEL A-10 MYSTIC AT LAKE PLEASANT HEIGHTS ACCORDING TO BOOK 1672 OF MAPS, PAGE 40, MCR



TYPICAL LOT DETAIL
N.T.S.



TYPICAL U.V.E. DETAIL FOR LOCAL STREETS
N.T.S.

NOTES

1. THE SUBDIVISION IS SUBJECT TO MAINTENANCE IMPROVEMENT DISTRICT (MID) #1291 AND STREET LIGHT IMPROVEMENT DISTRACT (SLID) #1189.
2. 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.
3. 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.
4. MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN TRACTS "A" AND "B" SHALL BE THE RESPONSIBILITY OF THE VILLAGE A ASSOCIATION.
5. MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN TRACT "C" SHALL BE THE RESPONSIBILITY OF THE VISTANCIA MAINTENANCE CORPORATION.
6. 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.
7. 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 PLANTED SO AS NOT TO OBSTRUCT 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS.
8. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.
9. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.
10. THIS SUBDIVISION IS LOCATED WITHIN THE VICINITY OF A MILITARY AIRPORT.
11. THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A DESIGNATED TRUCK ROUTE. LONE MOUNTAIN PARKWAY IS DESIGNATED AS A TRUCK ROUTE BY THE CITY OF PEORIA.
12. THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A ROCK QUARRY (GRAVEL OPERATION).
13. 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.
14. THIS SUBDIVISION HAS A REDUCED LEVEL OF STREETLIGHTING. ANY FUTURE ADDITIONAL STREETLIGHTLING WILL BE AT THE EXPENSE OF THE ABUTTING PROPERTY OWNERS, NOT AT CITY EXPENSE.
15. THE MAINTENANCE CORPORATION AND THE VILLAGE A ASSOCIATION, EACH OF WHICH IS AN ASSOCIATION THAT INCLUDES ALL PROPERTY OWNERS IN THE DEVELOPMENT PLATTED HEREON, HAS BEEN OR WILL BE FORMED AND 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, WITH RESPONSIBILITY FOR SUCH MAINTENANCE BEING ALLOCATED BETWEEN THE MAINTENANCE CORPORATION AND THE VILLAGE A ASSOCIATION AS FOLLOWS: THE VILLAGE A ASSOCIATION IS RESPONSIBLE FOR SUCH MAINTENANCE WITH RESPECT TO TRACTS "A" AND "B" AND THE MAINTENANCE CORPORATION IS RESPONSIBLE FOR SUCH MAINTENANCE WITH RESPECT TO TRACT "C".
16. THE EXISTING SLOPE AND TEMPORARY CONSTRUCTION EASEMENT AGREEMENT RECORDED IN 2022-0285024, MCR AND 2022-0522152, MCR, SHALL AUTOMATICALLY TERMINATE ONCE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PEORIA APPROVED PLANS, SEE SECTION 5.b OF THE RECORDED DOCUMENT.

AREA SUMMARY TABLE		
	SQ. FT.	ACRES
GROSS AREA	475,008	10.905
RIGHT-OF-WAY	71,523	1.642
NET AREA	403,485	9.263
AREA OF LOTS	220,478	5.061
AREA OF TRACTS	183,007	4.201
SITE DATA		
TOTAL NUMBER OF LOTS		40
TOTAL NUMBER OF TRACT		3

RIGHT-OF-WAY TABLE			
STREET NAME	CLASSIFICATION	AREA (SQ. FT.)	ACRES (AC)
123RD DRIVE	LOCAL STREET	43,093	0.989
CARAVEO PLACE	LOCAL STREET	28,414	0.652

TRACT SUMMARY TABLE					
TRACT	AREA (SQ. FT.)	AREA (ACRES)	USAGE	PRIVATE/PUBLIC	MAINTENANCE RESPONSIBILITY
TRACT A	178,490	4.098	DE, LS, OS, PUE, WE	PRIVATE	H.O.A.
TRACT B	1,742	0.040	LS, OS, PUE	PRIVATE	H.O.A.
TRACT C	2,774	0.064	LS, FUTURE REGIONAL TRAIL CORRIDOR	PUBLIC	V.M.C.

*USES LISTED HEREON MAY NOT BE THE ENTIRE TRACT - REFER TO PLAN SHEETS FOR EXACT LOCATION OF EACH USE/EASEMENT WITHIN THE TRACT.

LAND USAGE LEGEND

DE DRAINAGE
LS LANDSCAPE EASEMENT
OS OPEN SPACE
PUE PUBLIC UTILITY EASEMENT
WE CITY OF PEORIA WATER EASEMENT

MAINTENANCE LEGEND

H.O.A. VILLAGE A ASSOCIATION
V.M.C. VISTANCIA MAINTENANCE CORPORATION

FLOODPLAIN

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) PANEL 04013C0815L, DATED OCTOBER 16, 2013, THIS PLAT IS LOCATED IN FLOOD INSURANCE ZONE "X" (SHADED), DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAT 1 SQUARE FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AND ZONE "AE" WHERE BASE FLOOD ELEVATIONS DETEREMINED.

BASIS OF BEARINGS

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 1 WEST, SAID BEARING BEING S 00°03'51" E AS MEASURED BETWEEN MONUMENTS NUMBER 11 AND 1 SHOWN HEREIN AND DESCRIBED UNDER MONUMENT NOTES.

LEGAL DESCRIPTION

BEING LOT 2 AND TRACT B OF THE FINAL PLAT OF VISTANCIA PARCEL F9, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1372 OF MAPS, PAGE 46;

EXCEPT THE PORTION OF LOT 2 LYING WITHIN THE RIGHT-OF-WAY OF WESTLAND ROAD AS SET FORTH IN 2018-0314738 OF THE OFFICIAL RECORDS

STATEMENT OF RE-PLAT

THE PURPOSE FOR THIS RE-PLAT IS TO REVISE THE RIGHT-OF-WAYS, LOTS, TRACTS, AND EASEMENTS OVER LOT 2 AND TRACT B OF THE FINAL PLAT OF VISTANCIA PARCEL F9, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 1372 OF MAPS, PAGE 46, MCR.

REGISTERED LAND SURVEYOR CERTIFICATE NO. 54332 JOHN N. ROGERS 8/30/2024 ARIZONA U.S.A.

REGISTERED LAND SURVEYOR CERTIFICATE NO. 46643 LANCE C. DICKSON 8/29/2024 ARIZONA U.S.A.

R240071

SHEET 2 OF 3

"RE-PLAT OF VILLAGE F AT VISTANCIA PARCEL F-9"

PREPARED BY:
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Chandler, Arizona 85286
602-218-7285

SURVEYED BY:
ASAM Arizona Surveying & Mapping
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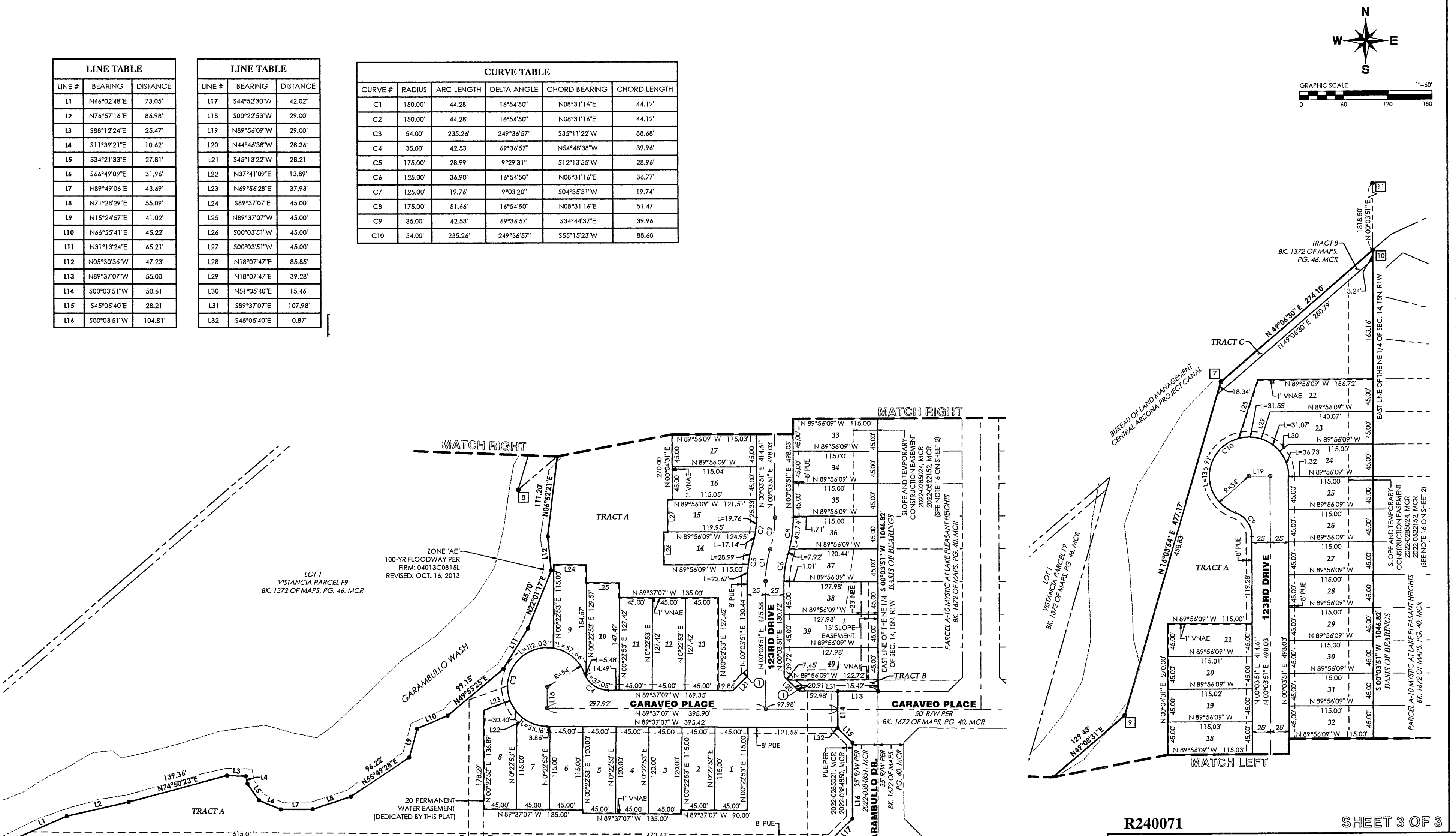
"RE-PLAT OF VILLAGE F AT VISTANCIA PARCEL F-9"

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N66°02'48"E	73.05'
L2	N76°57'16"E	86.98'
L3	S88°12'24"E	25.47'
L4	S11°39'21"E	10.62'
L5	S34°21'33"E	27.81'
L6	S66°49'09"E	31.96'
L7	N89°49'06"E	43.69'
L8	N71°28'29"E	55.09'
L9	N15°24'57"E	41.02'
L10	N66°55'41"E	45.22'
L11	N31°13'24"E	65.21'
L12	N05°30'36"W	47.23'
L13	N89°37'07"W	55.00'
L14	S00°03'51"W	50.61'
L15	S45°05'40"E	28.21'
L16	S00°03'51"W	104.81'

LINE TABLE		
LINE #	BEARING	DISTANCE
L17	S44°52'30"W	42.02'
L18	S00°22'53"W	29.00'
L19	N89°56'09"W	29.00'
L20	N44°46'38"W	28.36'
L21	S45°13'22"W	28.21'
L22	N37°41'09"E	13.89'
L23	N69°56'28"E	37.93'
L24	S89°37'07"E	45.00'
L25	N89°37'07"W	45.00'
L26	S00°03'51"W	45.00'
L27	S00°03'51"W	45.00'
L28	N18°07'47"E	85.85'
L29	N18°07'47"E	39.28'
L30	N51°05'40"E	15.46'
L31	S89°37'07"E	107.98'
L32	S45°05'40"E	0.87'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	150.00'	44.28'	16°54'50"	N08°31'16"E	44.12'
C2	150.00'	44.28'	16°54'50"	N08°31'16"E	44.12'
C3	54.00'	235.26'	249°36'57"	S35°11'22"W	88.68'
C4	35.00'	42.53'	69°36'57"	N54°48'38"W	39.96'
C5	175.00'	28.99'	9°29'31"	S12°13'55"W	28.96'
C6	125.00'	36.90'	16°54'50"	N08°31'16"E	36.77'
C7	125.00'	19.76'	9°03'20"	S04°35'31"W	19.74'
C8	175.00'	51.66'	16°54'50"	N08°31'16"E	51.47'
C9	35.00'	42.53'	69°36'57"	S34°44'37"E	39.96'
C10	54.00'	235.26'	249°36'57"	S55°15'23"W	88.68'



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SHEET 3 OF 3

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