

RE-PLAT

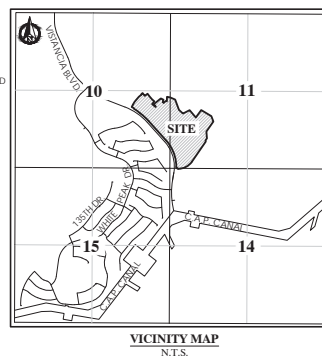
OF

"VILLAGE J AT VISTANCIA, PARCEL J-14/15"

BEING A RE-PLAT OF VILLAGE J AT VISTANCIA, PARCEL J-14/15, AS RECORDED IN BOOK 1744 OF MAPS, PAGE 43, MCR, SITUATED IN A PORTION OF THE EAST HALF OF SECTION 10, THE SOUTHWEST QUARTER OF SECTION 11, AND THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SHEET INDEX

Table with 2 columns: SHEET, DESCRIPTION. SHEET 1: COVER; SHEET 2: LEIN HOLDER RATIFICATION AND CONSENT, AREA SUMMARY TABLE, LEGEND, FLOODPLAIN, BASIS OF BEARINGS, DETAILS, AND LEGAL DESCRIPTION; SHEET 3: KEY MAP, LINE & CURVE TABLES, MONUMENT NOTES; SHEETS 4-8: TYPICAL PLAN SHEETS



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 LLC"), AND SH VISTANCIA NORTHPOINTE, LLC, A DELAWARE LIMITED LIABILITY COMPANY (HEREINAFTER REFERRED TO IN THIS PLAT AS "THE SUBDIVIDER"), AS OWNERS, DO HEREBY PUBLISH THIS RE-PLAT FOR "VILLAGE J AT VISTANCIA, PARCEL J-14/15", SITUATED IN A PORTION OF THE EAST HALF OF SECTION 10, THE SOUTHWEST QUARTER OF SECTION 11, AND THE NORTHWEST 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 OF "VILLAGE J AT VISTANCIA, PARCEL J-14/15" RECORDED IN BOOK 1744 OF MAPS, PAGE 43, 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 RE-PLAT FOR "VILLAGE J AT VISTANCIA, PARCEL J-14/15" AS RECORDED IN BOOK 1744 OF MAPS, PAGE 43, MCR, SHALL REMAIN IN FULL FORCE AND EFFECT WITH THE RECORDED 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.

THE SUBDIVIDER, AS OWNER, DOES HEREBY GRANT TO THE CITY OF PEORIA, AN EASEMENT FOR MAINTENANCE OF (ON-SITE RETENTION BASINS), PIPE STORAGE SYSTEMS), OR ANY DRAINAGE FACILITIES) WITHIN THIS DEVELOPMENT AS REFLECTED ON THE APPROVED GRADING AND DRAINAGE PLAN. THIS EASEMENT MAY BE EXERCISED AT ANY TIME, INCLUDING AT ANY 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, IN INSTRUMENT NO. 2018-093102, 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.

AS USED HEREIN, THE TERM "VISTANCIA NORTH DECLARATION" SHALL MEAN AND REFER TO THAT CERTAIN VISTANCIA NORTH DECLARATION, RECORDED APRIL 23, 2019, IN INSTRUMENT NO. 2019-022803, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AS FROM TIME TO TIME THEREAFTER SUPPLEMENTED AND OR AMENDED. THE TERM "VISTANCIA NORTH ASSOCIATION" SHALL MEAN AND REFER TO VISTANCIA NORTH MASTER COMMUNITY, INC., AN ARIZONA NON-PROFIT CORPORATION. THE PROPERTY IN THIS PLAT IS PART OF THE "SUBJECT PROPERTY" UNDER THE VISTANCIA NORTH DECLARATION, AND WILL BE SUBJECT TO THE VISTANCIA NORTH DECLARATION, IN ACCORDANCE WITH A VISTANCIA NORTH NOTICE OF APPLICABILITY.

THE CITY OF PEORIA IS HEREBY GRANTED AN EASEMENT FOR MAINTENANCE OF LANDSCAPING, RETENTION AND DRAINAGE FACILITIES ON TRACTS "B", "D", "F", "I", "K", "O", AND "AAA". 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 VISTANCIA NORTH ASSOCIATION AS TO TRACT "O", TNPQA1 COMMUNITY ASSOCIATION AS TO TRACTS "B", "D", "F", "I", "K", "O", AND "AAA" AND THE MAINTENANCE CORPORATION AS TO TRACTS "A", "M", AND "N".

SUBJECT TO THE TERMS OF THE VISTANCIA NORTH DECLARATION OR TNPQA1 COMMUNITY ASSOCIATION DECLARATION, TRACTS "B", "D", "F", "I", "K", "O", AND "AAA" ARE HEREBY DECLARED TO BE VILLAGE COMMON AREAS (AS DEFINED IN THE MAINTENANCE CORPORATION DECLARATION) AND COMMON AREAS (AS DEFINED IN THE VISTANCIA NORTH DECLARATION) OR TNPQA1 COMMUNITY ASSOCIATION DECLARATION CREATED THEREUNDER), WHICH (1) IS RESERVED EXCLUSIVELY FOR THE USE OF THE OWNERS AND MEMBERS (AS SUCH TERMS ARE DEFINED IN THE VISTANCIA NORTH DECLARATION) AND OTHER PERSONS GRANTED THE RIGHT TO USE SUCH COMMON AREAS PURSUANT TO THE TERMS OF THE VISTANCIA NORTH DECLARATION OR OTHER RECORDED INSTRUMENT, AND (2) SHALL BE CONVEYED TO, AND LANDSCAPING, DRAINAGE FACILITIES AND OTHER IMPROVEMENTS THEREIN SHALL BE MAINTAINED BY THE VISTANCIA NORTH ASSOCIATION OR TNPQA1 COMMUNITY ASSOCIATION, PURSUANT TO THE TERMS OF THE VISTANCIA NORTH DECLARATION. THE FOREGOING TRACTS SHALL BE USED FOR DRAINAGE AND/OR OTHER PURPOSES AS MORE FULLY SET FORTH IN THE "TRACT SUMMARY TABLE" PROVIDED HEREIN ON PAGE 2 OF THIS RE-PLAT. TRACTS "A", "M", AND "N" ARE HEREBY DECLARED AS COMMUNITY COMMON AREAS (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 TRACTS SHALL BE OWNED AND MAINTAINED BY THE VISTANCIA MAINTENANCE CORPORATION, PURSUANT TO THE TERMS OF THE MAINTENANCE CORPORATION DECLARATION. 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).

DEDICATION CONT...

TRACT "AAA" IS HEREBY DESIGNATED FOR THE PURPOSE OF PRIVATE STREETS/ACCESS TO AND SHALL BE CONVEYED TO TNPQA1 COMMUNITY ASSOCIATION. THE TNPQA1 COMMUNITY ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE STREETS/ACCESS. A PUBLIC UTILITIES EASEMENT, PUBLIC WATER EASEMENT, PUBLIC SEWER EASEMENT, AND EASEMENT FOR INGRESS AND EGRESS FOR REFUSE COLLECTION, AND EMERGENCY AND SERVICE TYPE ACCESS ARE HEREBY DEDICATED OVER SAID TRACT "AAA".

TRACT "L" IS RESERVED FOR FUTURE CONVEYANCE TO THE CITY OF PEORIA FOR PURPOSES OF OWNERSHIP AND MAINTENANCE OF NATURAL PUBLIC OPEN SPACE. AND WILL BE DEEDED TO THE CITY, AT NO COST TO THE CITY, AT SUCH TIME THAT THE CITY REQUESTS OR IS OTHERWISE READY TO ACCEPT THE CONVEYANCE. UNTIL THE TIME OF SUCH CONVEYANCE, SAID TRACT "L" SHALL BE MAINTAINED BY THE OWNER THEREOF (CURRENTLY VISTANCIA DEVELOPMENT).

THE SUBDIVIDER, AS OWNER, DOES HEREBY GRANT TO THE CITY OF PEORIA, A MUNICIPAL CORPORATION OF MARICOPA COUNTY, ARIZONA, ITS SUCCESSORS AND ASSIGNS, A PERMANENT AND PERPETUAL PUBLIC WATER AND SEWER 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 AND SEWER LINES OVER, UNDER, AND ACROSS TRACT "AAA" 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 AND SEWER LINES SUBJECT TO NOTICES 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 THERE TO 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.

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 HERIN GRANTED SHALL BE ABANDONED AND PERMANENTLY CEASE TO EXIST, THE GRANTOR HEREBY GRANTED ALL RIGHTS HERIN GRANTED SHALL CEASE AND REVERT TO THE GRANTORS, ITS SUCCESSORS OR ASSIGNS.

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

DEDICATION CONT...

THE UNDERSIGNED SH VISTANCIA NORTHPOINTE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HERELIQUO 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__.

SH VISTANCIA NORTHPOINTE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA §
COUNTY OF MARICOPA §

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

IN WITNESS WHEREOF:

I HERELIQUO 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 _____ FOR SH VISTANCIA NORTHPOINTE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.

IN WITNESS WHEREOF:

I HERELIQUO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

VISTANCIA NORTH ASSOCIATION RATIFICATION AND CONSENT

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

VISTANCIA NORTH MASTER COMMUNITY, INC., 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 NORTH MASTER COMMUNITY, INC., 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 HERELIQUO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

OWNER: SH VISTANCIA NORTHPOINTE, LLC
8880 NORTH GARNER CENTER DRIVE, SUITE 310
SCOTTSDALE, ARIZONA 85258



TNPQA1 COMMUNITY ASSOCIATION RATIFICATION AND CONSENT

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

TNPQA1 COMMUNITY ASSOCIATION
AN ARIZONA NON-PROFIT CORPORATION

BY: _____

NAME: _____

ITS: _____

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 TNPQA1 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 HERELIQUO 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 FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HERELIQUO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

R240025

PREPARED BY:



SHEET 1 OF 8

SURVEYED BY:



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.

BY: LANCE C. DICKSON, R.L.S. #4643
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.

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



NOTE:
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

RE-PLAT OF VILLAGE J AT VISTANCIA, PARCEL J-14/15

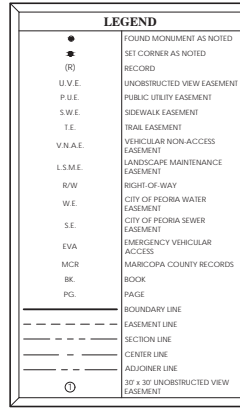
LOT AREA TABLE		
LOT	AREA (SQ. FT.)	AREA (ACRES)
1	7,800	0.179
2	6,600	0.152
3	8,260	0.190
4	7,291	0.167
5	7,276	0.167
6	6,877	0.158
7	6,557	0.151
8	5,400	0.124
9	5,400	0.124
10	6,600	0.152
11	6,628	0.150
12	9,664	0.222
13	11,164	0.256
14	6,600	0.152
15	6,600	0.152
16	6,600	0.152
17	7,800	0.179
18	6,600	0.152
19	6,600	0.152
20	7,193	0.165
21	8,765	0.201
22	7,402	0.170
23	6,995	0.161
24	8,543	0.196
25	8,129	0.187

LOT AREA TABLE		
LOT	AREA (SQ. FT.)	AREA (ACRES)
26	6,761	0.155
27	7,800	0.179
28	6,600	0.152
29	7,800	0.179
30	6,600	0.152
31	6,600	0.152
32	5,470	0.126
33	7,671	0.176
34	6,600	0.152
35	7,800	0.179
36	7,800	0.179
37	7,789	0.179
38	9,726	0.223
39	7,073	0.162
40	5,403	0.124
41	5,400	0.124
42	6,600	0.152
43	5,400	0.124
44	5,400	0.124
45	6,600	0.152
46	6,600	0.152
47	5,350	0.123
48	7,757	0.164
49	6,965	0.160
50	5,696	0.131

LOT AREA TABLE		
LOT	AREA (SQ. FT.)	AREA (ACRES)
51	6,965	0.160
52	5,696	0.131
53	5,692	0.131
54	5,692	0.131
55	6,972	0.160
56	6,972	0.160
57	6,965	0.160
58	5,696	0.131
59	5,692	0.131
60	5,692	0.131
61	6,972	0.160
62	6,972	0.160
63	6,965	0.160
64	5,696	0.131
65	6,965	0.160
66	6,965	0.160
67	6,612	0.152
68	6,862	0.158
69	8,468	0.194
70	6,894	0.158
71	7,004	0.161
72	5,913	0.136
73	6,164	0.141
74	7,681	0.176
75	8,382	0.192

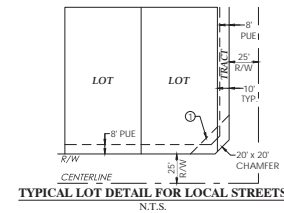
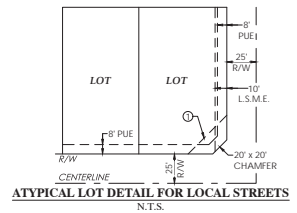
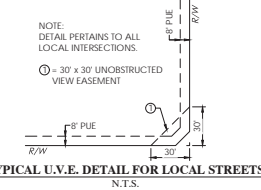
LOT AREA TABLE		
LOT	AREA (SQ. FT.)	AREA (ACRES)
76	7,202	0.165
77	7,202	0.165
78	7,202	0.165
79	5,901	0.135
80	5,901	0.135
81	5,901	0.135
82	7,202	0.165
83	5,901	0.135
84	5,901	0.135
85	7,078	0.162
86	13,736	0.315
87	5,624	0.129
88	6,810	0.156
89	7,800	0.179
90	6,915	0.159
91	5,837	0.134
92	6,055	0.139
93	7,747	0.178
94	8,725	0.200
95	8,340	0.191
96	6,665	0.153
97	6,600	0.152
98	5,400	0.124
99	5,400	0.124
100	5,400	0.124

LOT AREA TABLE		
LOT	AREA (SQ. FT.)	AREA (ACRES)
101	6,600	0.152
102	5,400	0.124
103	5,400	0.124
104	5,844	0.134
105	8,856	0.203
106	8,500	0.195
107	7,773	0.178
108	6,682	0.153
109	8,789	0.202
110	6,719	0.154
111	5,405	0.124
112	7,800	0.179
113	6,600	0.152
114	7,191	0.165
115	6,605	0.152
116	5,400	0.124
117	5,400	0.124
118	6,600	0.152
119	6,600	0.152
120	5,400	0.124
121	5,400	0.124
122	6,643	0.152
123	7,081	0.163
124	7,083	0.163
125	5,796	0.133



AREA SUMMARY TABLE		
	SQ. FT.	ACRES
GROSS AREA	3,267,053	75.001
AREA OF LOTS	1,339,166	30.743
AREA OF TRACTS	1,927,886	44.258

SITE DATA	
TOTAL NUMBER OF LOTS	201
TOTAL NUMBER OF TRACTS	10



LOT AREA TABLE		
LOT	AREA (SQ. FT.)	AREA (ACRES)
126	5,792	0.133
127	5,792	0.133
128	6,798	0.156
129	6,600	0.152
130	6,598	0.151
131	5,526	0.127
132	5,827	0.134
133	5,827	0.134
134	7,113	0.163
135	7,113	0.163
136	6,801	0.156
137	5,400	0.124
138	5,400	0.124
139	6,600	0.152
140	6,600	0.152
141	6,600	0.152
142	5,400	0.124
143	5,400	0.124
144	9,156	0.210
145	8,415	0.193
146	6,826	0.157
147	5,586	0.128
148	5,589	0.128
149	6,827	0.157
150	5,585	0.128

LOT AREA TABLE		
LOT	AREA (SQ. FT.)	AREA (ACRES)
151	5,585	0.128
152	5,587	0.128
153	6,828	0.157
154	5,585	0.128
155	5,585	0.128
156	5,586	0.128
157	6,829	0.157
158	6,792	0.156
159	11,028	0.253
160	5,588	0.128
161	5,588	0.128
162	6,827	0.157
163	5,588	0.128
164	5,588	0.128
165	5,588	0.128
166	6,827	0.157
167	5,588	0.128
168	5,588	0.128
169	5,588	0.128
170	6,827	0.157
171	5,588	0.128
172	5,588	0.128
173	8,025	0.184
174	8,583	0.197
175	6,870	0.158

LOT AREA TABLE		
LOT	AREA (SQ. FT.)	AREA (ACRES)
176	5,621	0.129
177	5,621	0.129
178	6,870	0.158
179	6,875	0.158
180	5,621	0.129
181	5,621	0.129
182	6,870	0.158
183	6,874	0.158
184	5,621	0.129
185	5,621	0.129
186	6,390	0.147
187	11,272	0.259
188	7,291	0.167
189	6,874	0.158
190	5,627	0.129
191	5,627	0.129
192	6,874	0.158
193	5,627	0.129
194	5,627	0.129
195	5,627	0.129
196	6,874	0.158
197	5,627	0.129
198	5,627	0.129
199	5,627	0.129
200	5,627	0.129

LOT AREA TABLE		
LOT	AREA (SQ. FT.)	AREA (ACRES)
201	8,114	0.186

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 THAN 1 SQUARE FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROJECTED BY LEVES FROM 1% ANNUAL CHANCE FLOOD AND LOCATED IN ZONE "A", DEFINED AS NO BASE FLOOD ELEVATIONS DETERMINED.

BASIS OF BEARINGS
 THE NORTH LINE OF THE NORTHWEST QUARTER SECTION 14, TOWNSHIP 5 NORTH, RANGE 1 WEST AS SHOWN ON THE RE-PLAT OF "VILLAGE H, I, AND J AT VISTANCIA, PARCELS H-78/9, H-25/26, H-1/2, J-9/11/16, J-14/15, AND H/I/J MASTER FINAL PLAT, RECORDED IN BOOK 1743 OF MAPS, PAGE 50, MCR, SAID BEARING BEING N 89° 41' 50" W AS MEASURED BETWEEN MONUMENTS NUMBER 14 AND 13 SHOWN HEREIN AND DESCRIBED UNDER MONUMENT NOTES.

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 REVENUE AND SECURITY AGREEMENT RECORDED ON APRIL 30, 2021, IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA AS INSTRUMENT NO. 2021-0489691 AND AMENDMENT TO DEED OF TRUST INST. NO. 2022-0732994 RECORDED ON 9/23/2022, 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 HERETO SET MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____
 NOTARY PUBLIC

LEGAL DESCRIPTION

BEING A RE-PLAT OF "VILLAGE J AT VISTANCIA, PARCEL J-14/15", ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 1744 OF MAPS, PAGE 43.

STATEMENT OF RE-PLAT

THE PURPOSE FOR THIS RE-PLAT IS TO REVISE LOT AND TRACT LINES WITHIN A PORTION OF THE FINAL PLAT OF "VILLAGE J AT VISTANCIA, PARCEL J-14/15", ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 1744 OF MAPS, PAGE 43, MCR, BASED ON REDESIGNS THAT HAVE OCCURRED.

ZONING
 PCD VFD-5

TRACT SUMMARY TABLE				
TRACT	AREA (SQ. FT.)	AREA (ACRES)	USAGE	MAINTENANCE RESPONSIBILITY
TRACT A	293,875	6.746	D.E., L.S., O.S., P.U.E., S.W.E., T.E., 404	V.M.C.
TRACT AAA	452,496	10.388	PRIVATE ROADWAY, L.S., W.E., S.E.	INPAQ1
TRACT B	472,302	10.843	D.E., L.S., O.S., P.U.E., S.W.E., T.E., S.E.	INPAQ1
TRACT D	16,026	0.368	D.E., L.S., O.S., P.U.E.	INPAQ1
TRACT F	6,679	0.153	L.S., O.S., P.U.E.	INPAQ1
TRACT K	270,660	6.200	L.S., O.S., P.U.E., S.W.E.	INPAQ1
TRACT L	168,666	3.872	NATURAL PUBLIC OPEN SPACE	OWNER THEREOF
TRACT M	24,303	0.558	D.E., L.S., O.S., P.U.E., 404 WASH.	V.M.C.
TRACT N	197,497	4.534	D.E., L.S., O.S., P.U.E., 404 WASH.	V.M.C.
TRACT O	25,982	0.596	D.E., L.S., O.S., P.U.E., S.W.E., T.E.	V.N.A.

*EXACT LOCATION HEREON MAY NOT BE THE ENTIRE TRACT - REFER TO PLAN SHEETS FOR EXACT LOCATION OF EACH USE/EASEMENT WITHIN THE TRACT.
 NOTE - TRACTS C, E, G, H, I, & J ARE INTENTIONALLY OMITTED FROM THIS RE-PLAT OF VILLAGE J AT VISTANCIA, PARCEL J-14/15.

LAND USAGE LEGEND

D.E. DRAINAGE EASEMENT
 L.S. LANDSCAPE
 O.S. OPEN SPACE
 P.U.E. PUBLIC UTILITY EASEMENT
 S.W.E. SIDEWALK EASEMENT
 T.E. TRAIL EASEMENT
 S.E. SEWER EASEMENT
 W.E. WATER EASEMENT

MAINTENANCE LEGEND

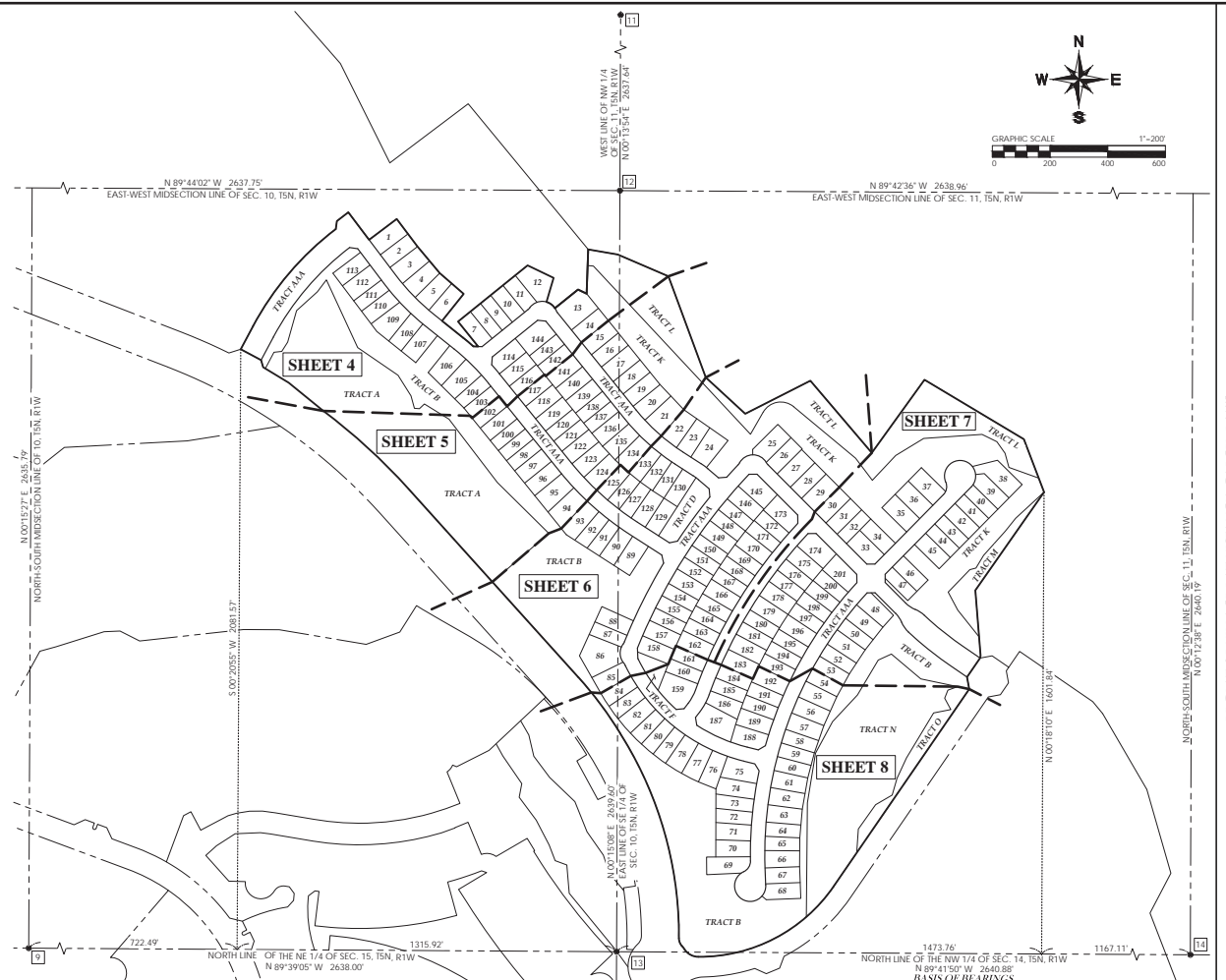
V.N.A. VISTANCIA NORTH ASSOCIATION
 INPAQ1 INPAQ1 COMMUNITY ASSOCIATION
 V.M.C. VISTANCIA MAINTENANCE CORPORATION

NOTES

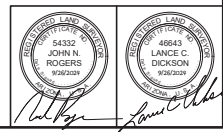
- THE SUBDIVISION IS SUBJECT TO MAINTENANCE IMPROVEMENT DISTRICT (MID) #1281.
- NO CONSTRUCTION OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENTS, EXCEPT UTILITIES, WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING, AND/OR PAVING, NOR ANY PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD 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 49 KV, CABLE TV, TELECOMMUNICATIONS FIBER OPTICS, CELLULAR, GAS, ETC. SHALL BE INSTALLED UNDERGROUND AS PART OF THE STREET IMPROVEMENTS.
- MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN TRACT "O" SHALL BE THE RESPONSIBILITY OF THE VISTANCIA NORTH ASSOCIATION.
- MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN TRACTS "B", "D", "F", "K", AND "AAA" SHALL BE THE RESPONSIBILITY OF THE INPAQ1 COMMUNITY ASSOCIATION.
- MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN TRACTS "A", "M", AND "N" SHALL BE THE RESPONSIBILITY OF THE VISTANCIA MAINTENANCE CORPORATION.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVYOR RESPONSIBLE FOR THEIR PLACEMENT.
- 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 TRIANGLE 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.
- 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.
- THIS SUBDIVISION IS LOCATED WITHIN THE VICINITY OF A MILITARY AIRPORT.
- 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.
- THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A ROCK QUARRY (GRAVEL OPERATION).
- 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.
- THIS SUBDIVISION HAS A REDUCED LEVEL OF STREETLIGHTING, ANY FUTURE ADDITIONAL STREETLIGHTING WILL BE AT THE EXPENSE OF THE ABUTTING PROPERTY OWNERS, NOT AT CITY EXPENSE.
- THE MAINTENANCE CORPORATION, THE VISTANCIA NORTH ASSOCIATION, AND INPAQ1 COMMUNITY 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 VISTANCIA NORTH ASSOCIATION AS FOLLOWS: THE VISTANCIA NORTH ASSOCIATION IS RESPONSIBLE FOR SUCH MAINTENANCE WITH RESPECT TO TRACTS "B", "D", "F", "K", AND "AAA", AND THE MAINTENANCE CORPORATION IS RESPONSIBLE FOR SUCH MAINTENANCE WITH RESPECT TO TRACTS "A", "M", AND "N".
- THE LANDSCAPE MAINTENANCE EASEMENT ("L.S.M.E.") WILL BE DESIGNED AND MAINTAINED BY THE OWNERS ON CORNER LOTS IN ACCORDANCE WITH HOA DESIGN GUIDELINES, THIS INCLUDES LOTS 33, 75, 114, 144, 145, 159, 173, 174, 187, 188, AND 201.
- NEW SIDE YARD MASONRY WALL SHALL BE GOVERNED BY THE HOA DESIGN GUIDELINES AND CCRs.
- RET

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	
C1	825.00'	46.21'	3°12'33"	549°42'36"E	46.20'
C2	53.00'	37.11'	40°07'07"	S53°30'04"E	36.36'
C3	57.50'	56.11'	55°54'52"	N61°36'22"W	53.91'
C4	107.00'	15.31'	8°11'54"	N37°44'53"W	15.30'
C5	40.00'	29.46'	42°11'31"	N20°45'05"W	28.79'
C6	1000.00'	433.33'	24°49'40"	S40°33'06"W	429.95'
C7	800.00'	199.39'	14°16'49"	S44°10'28"E	198.87'
C8	800.00'	172.98'	12°23'18"	S45°07'13"E	172.64'
C9	1000.00'	318.83'	18°16'04"	S48°03'36"E	317.48'
C10	710.00'	226.37'	18°16'04"	S48°03'36"E	225.41'
C11	200.00'	26.48'	7°35'09"	S53°24'03"E	26.46'
C12	1940.00'	798.24'	23°34'30"	N32°46'59"E	792.62'
C13	600.00'	521.51'	49°48'03"	N51°12'01"W	505.25'
C14	200.00'	61.39'	17°35'09"	N28°41'28"E	61.15'
C15	1650.00'	710.51'	24°40'20"	N32°14'04"E	705.04'
C16	1360.00'	1108.80'	46°42'47"	N21°12'51"E	1078.35'
C17	1200.00'	222.73'	10°38'05"	S50°11'14"E	222.41'
C18	960.00'	411.28'	24°32'47"	S40°24'40"W	408.14'
C19	775.00'	193.16'	14°16'49"	S44°10'28"E	192.66'
C20	825.00'	205.62'	9.37'	S44°10'28"E	205.09'
C21	775.00'	167.57'	12°23'18"	N45°07'13"W	167.24'
C22	36.00'	9.37'	14°55'07"	N43°36'52"E	9.35'
C23	53.00'	110.85'	119°50'15"	N83°55'34"W	91.72'
C24	36.00'	9.37'	14°55'07"	S31°28'00"E	9.35'
C25	685.00'	218.40'	18°16'04"	S48°03'36"E	217.48'
C26	735.00'	234.34'	18°16'04"	S48°03'36"E	233.35'
C27	225.00'	29.79'	7°35'09"	N53°24'03"W	29.77'
C28	175.00'	23.17'	7°35'09"	N53°24'03"W	23.15'
C29	36.00'	9.17'	14°35'13"	N36°06'13"E	9.14'
C30	53.00'	112.15'	121°14'20"	S89°25'47"W	92.37'
C31	36.00'	9.37'	14°55'07"	S37°24'37"E	9.35'
C32	1915.00'	720.23'	21°32'56"	S32°41'42"W	715.99'
C33	1965.00'	190.02'	5°32'27"	S36°18'34"W	189.95'
C34	1844.42'	226.10'	7°01'26"	S27°41'40"W	225.96'
C35	36.00'	9.17'	14°35'13"	N29°18'29"E	9.14'
C36	53.00'	70.69'	76°25'25"	S01°36'37"E	65.57'
C37	36.00'	8.50'	13°31'21"	N33°03'39"W	8.48'
C38	625.00'	543.24'	49°48'03"	S51°12'01"E	526.30'
C39	575.00'	218.09'	21°43'52"	S37°09'55"E	216.78'
C40	225.00'	69.06'	17°35'09"	N28°41'28"E	68.79'
C41	175.00'	53.71'	17°35'09"	N28°41'28"E	53.50'
C42	1675.00'	682.13'	23°20'00"	S31°33'54"W	677.43'
C43	1625.00'	660.11'	23°16'30"	S31°32'08"W	655.58'
C44	40.00'	47.11'	67°28'54"	N10°49'47"E	44.43'
C45	54.00'	233.25'	247°28'54"	N79°10'13"W	89.81'
C46	100.00'	40.08'	22°57'45"	S56°21'03"E	39.81'
C47	100.00'	36.41'	20°51'38"	N57°24'07"W	36.21'
C48	1160.00'	172.75'	8°31'58"	S51°14'17"E	172.59'
C49	1240.00'	184.20'	8°30'40"	S51°14'56"E	184.03'
C50	100.00'	41.64'	23°51'27"	S35°03'53"E	41.34'
C51	100.00'	37.93'	21°44'01"	N34°00'10"W	37.71'
C52	1335.00'	1045.95'	44°53'25"	S20°18'10"W	1019.40'
C53	1385.00'	654.43'	27°04'22"	S29°17'51"W	648.36'
C54	1385.00'	314.65'	13°01'01"	S05°31'46"W	313.98'
C55	40.00'	46.43'	66°30'43"	N32°16'37"E	43.87'
C56	54.00'	233.43'	247°40'31"	S58°18'17"E	89.71'
C57	1025.00'	326.80'	18°16'04"	S48°03'36"E	325.42'
C58	975.00'	310.86'	18°16'04"	S48°03'36"E	309.54'
C59	575.00'	191.68'	19°05'59"	S66°33'02"E	190.79'
C60	825.00'	41.88'	2°54'32"	N40°22'50"W	41.88'
C61	1965.00'	58.07'	1°41'35"	S42°33'02"W	58.07'
C62	70.00'	121.97'	99°50'05"	N79°48'48"E	107.12'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N08°06'40"E	28.21'
L2	N52°15'33"E	50.00'
L3	S88°10'07"E	17.10'
L4	N38°55'34"W	111.38'
L5	S11°59'44"W	8.66'
L6	S10°30'16"E	42.43'
L7	N16°05'50"W	25.71'
L8	S28°08'16"W	90.20'
L9	S52°57'57"W	40.28'
L10	S08°04'26"W	35.36'
L11	N44°34'14"E	8.45'
L12	S00°13'59"E	35.58'
L13	N44°34'14"E	5.61'
L14	N86°03'40"E	27.61'
L15	N26°17'59"W	35.25'
L16	N45°25'46"W	29.00'
L17	S55°30'16"E	72.25'
L18	N37°29'03"E	68.96'
L19	N76°06'02"W	84.10'
L20	N02°08'33"W	58.02'
L21	N87°51'27"E	29.00'
L22	S82°03'03"E	28.28'
L23	N88°10'07"W	30.30'
L24	S04°16'20"W	27.38'
L25	S83°55'34"E	28.28'
L26	S57°11'38"E	42.03'
L27	S57°11'38"E	43.33'
L28	S49°36'29"E	48.22'
L29	S49°36'29"E	48.22'
L30	S05°07'06"E	28.54'
L31	N85°54'08"E	28.54'
L32	N89°26'58"E	27.95'
L33	N78°01'37"E	28.39'
L34	S02°20'21"E	36.55'
L35	S84°13'42"W	27.41'
L36	S09°15'36"E	27.41'
L37	S00°38'53"E	28.67'
L38	N89°19'41"E	27.89'
L39	S00°48'40"E	28.75'
L40	S89°51'02"W	28.15'
L41	N00°08'58"W	28.42'
L42	N89°09'13"E	27.80'
L43	N55°30'16"W	72.25'
L44	S55°30'16"E	72.25'
L45	N59°37'24"E	28.64'
L46	S31°49'29"E	28.64'
L47	S76°06'02"E	39.33'
L48	S76°06'02"E	39.33'
L49	N37°29'03"E	23.42'
L50	N37°29'03"E	23.42'
L51	S26°17'59"E	3.94'
L52	S26°17'59"E	4.26'
L53	S47°00'53"E	38.16'
L54	S57°01'45"E	47.13'
L55	S21°25'29"W	20.22'
L56	S00°50'08"E	18.93'
L57	N84°15'30"E	30.56'
L58	S49°19'21"E	19.62'
L59	S12°59'37"E	28.68'



- MONUMENT NOTES**
- 1 GLO CAP ON 3/4" IRON PIPE STAMPED 1922 S.10.15-1/4
 - 11 GLO CAP ON 2" IRON PIPE STAMPED 1922 S. 2.3.10.11
 - 17 GLO CAP ON 1" IRON PIPE STAMPED 1922 S. 10.11-1/4
 - 18 GLO CAP ON 2" IRON PIPE STAMPED 1922 S.10.11.14.15
 - 14 GLO CAP ON 3" IRON PIPE STAMPED 1922 S. 11.14-1/4

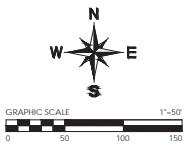


R240025

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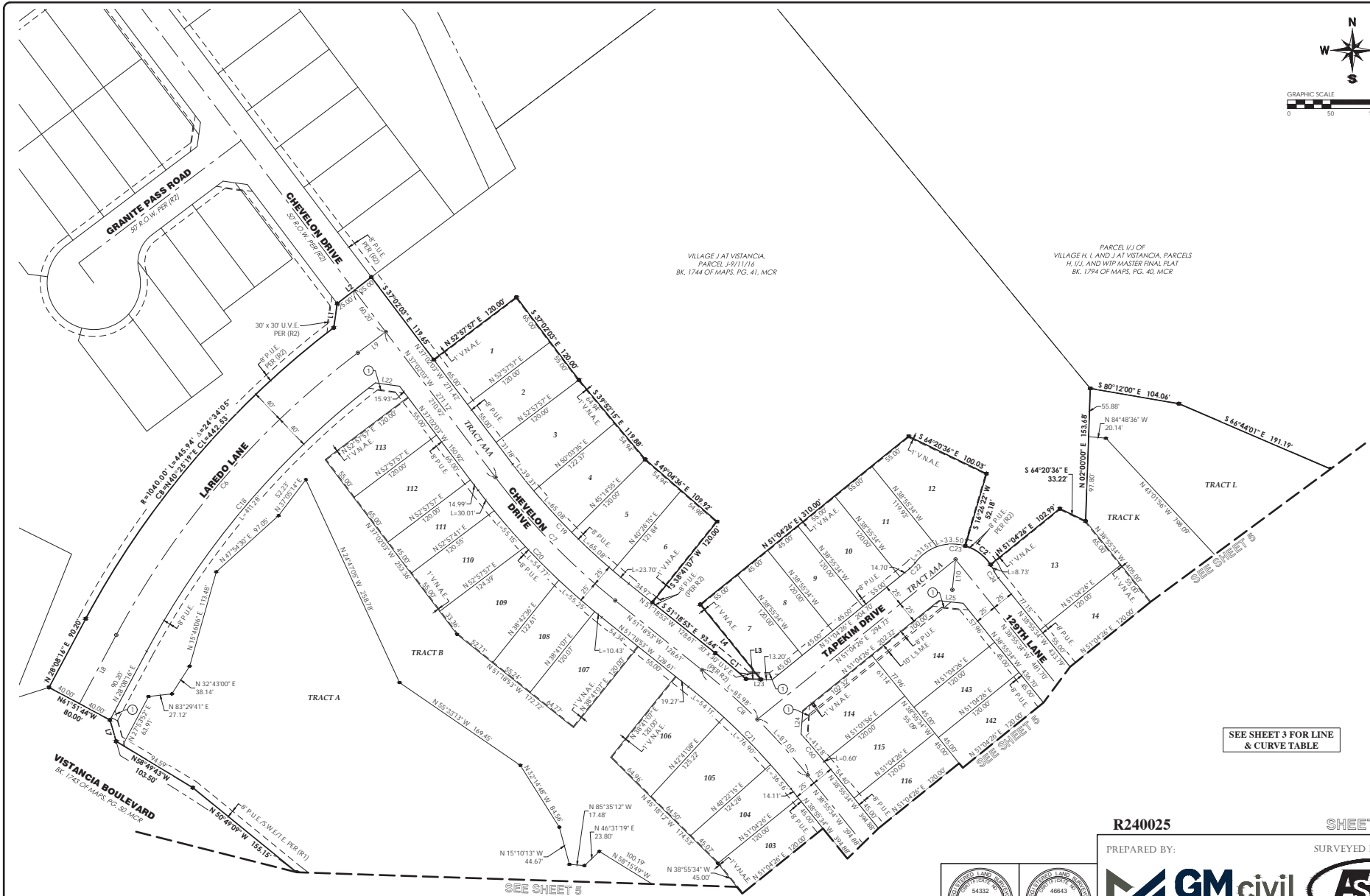
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NORTH-SOUTH MIDSECTION LINE OF SEC. 10, T5N, R17W
 NORTH-SOUTH MIDSECTION LINE OF SEC. 11, T5N, R17W
 NORTH-SOUTH MIDSECTION LINE OF SEC. 12, T5N, R17W
 NORTH-SOUTH MIDSECTION LINE OF SEC. 13, T5N, R17W
 NORTH-SOUTH MIDSECTION LINE OF SEC. 14, T5N, R17W
 NORTH-SOUTH MIDSECTION LINE OF SEC. 15, T5N, R17W
 NORTH-SOUTH MIDSECTION LINE OF SEC. 16, T5N, R17W
 NORTH-SOUTH MIDSECTION LINE OF SEC. 17, T5N, R17W
 NORTH-SOUTH MIDSECTION LINE OF SEC. 18, T5N, R17W
 NORTH-SOUTH MIDSECTION LINE OF SEC. 19, T5N, R17W
 NORTH-SOUTH MIDSECTION LINE OF SEC. 20, T5N, R17W
 NORTH-SOUTH MIDSECTION LINE OF SEC. 21, T5N, R17W
 NORTH-SOUTH MIDSECTION LINE OF SEC. 22, T5N, R17W
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 NORTH-SOUTH MIDSECTION LINE OF SEC. 24, T5N, R17W
 NORTH-SOUTH MIDSECTION LINE OF SEC. 25, T5N, R17W
 NORTH-SOUTH MIDSECTION LINE OF SEC. 26, T5N, R17W
 NORTH-SOUTH MIDSECTION LINE OF SEC. 27, T5N, R17W
 NORTH-SOUTH MIDSECTION LINE OF SEC. 28, T5N, R17W
 NORTH-SOUTH MIDSECTION LINE OF SEC. 29, T5N, R17W
 NORTH-SOUTH MIDSECTION LINE OF SEC. 30, T5N, R17W
 NORTH-SOUTH MIDSECTION LINE OF SEC. 31, T5N, R17W
 NORTH-SOUTH MIDSECTION LINE OF SEC. 32, T5N, R17W
 NORTH-SOUTH MIDSECTION LINE OF SEC. 33, T5N, R17W
 NORTH-SOUTH MIDSECTION LINE OF SEC. 34, T5N, R17W
 NORTH-SOUTH MIDSECTION LINE OF SEC. 35, T5N, R17W
 NORTH-SOUTH MIDSECTION LINE OF SEC. 36, T5N, R17W
 NORTH-SOUTH MIDSECTION LINE OF SEC. 37, T5N, R17W
 NORTH-SOUTH MIDSECTION LINE OF SEC. 38, T5N, R17W
 NORTH-SOUTH MIDSECTION LINE OF SEC. 39, T5N, R17W
 NORTH-SOUTH MIDSECTION LINE OF SEC. 40, T5N, R17W
 NORTH-SOUTH MIDSECTION LINE OF SEC. 41, T5N, R17W
 NORTH-SOUTH MIDSECTION LINE OF SEC. 42, T5N, R17W
 NORTH-SOUTH MIDSECTION LINE OF SEC. 43, T5N, R17W
 NORTH-SOUTH MIDSECTION LINE OF SEC. 44, T5N, R17W
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 NORTH-SOUTH MIDSECTION LINE OF SEC. 202, T5N, R17W
 NORTH-SOUTH MIDSECTION LINE OF SEC. 203, T5N, R17W
 NORTH-SOUTH



VILLAGE J AT VISTANCIA,
PARCEL J 011116
BK. 1744 OF MAPS, PG. 41, MCR

PARCEL I/J OF
VILLAGE H, I AND J AT VISTANCIA, PARCELS
H, I, J, AND WIP MASTER FINAL PLAT
BK. 1794 OF MAPS, PG. 40, MCR



SEE SHEET 3 FOR LINE
& CURVE TABLE

R240025

SHEET 4 OF 8

PREPARED BY:

SURVEYED BY:



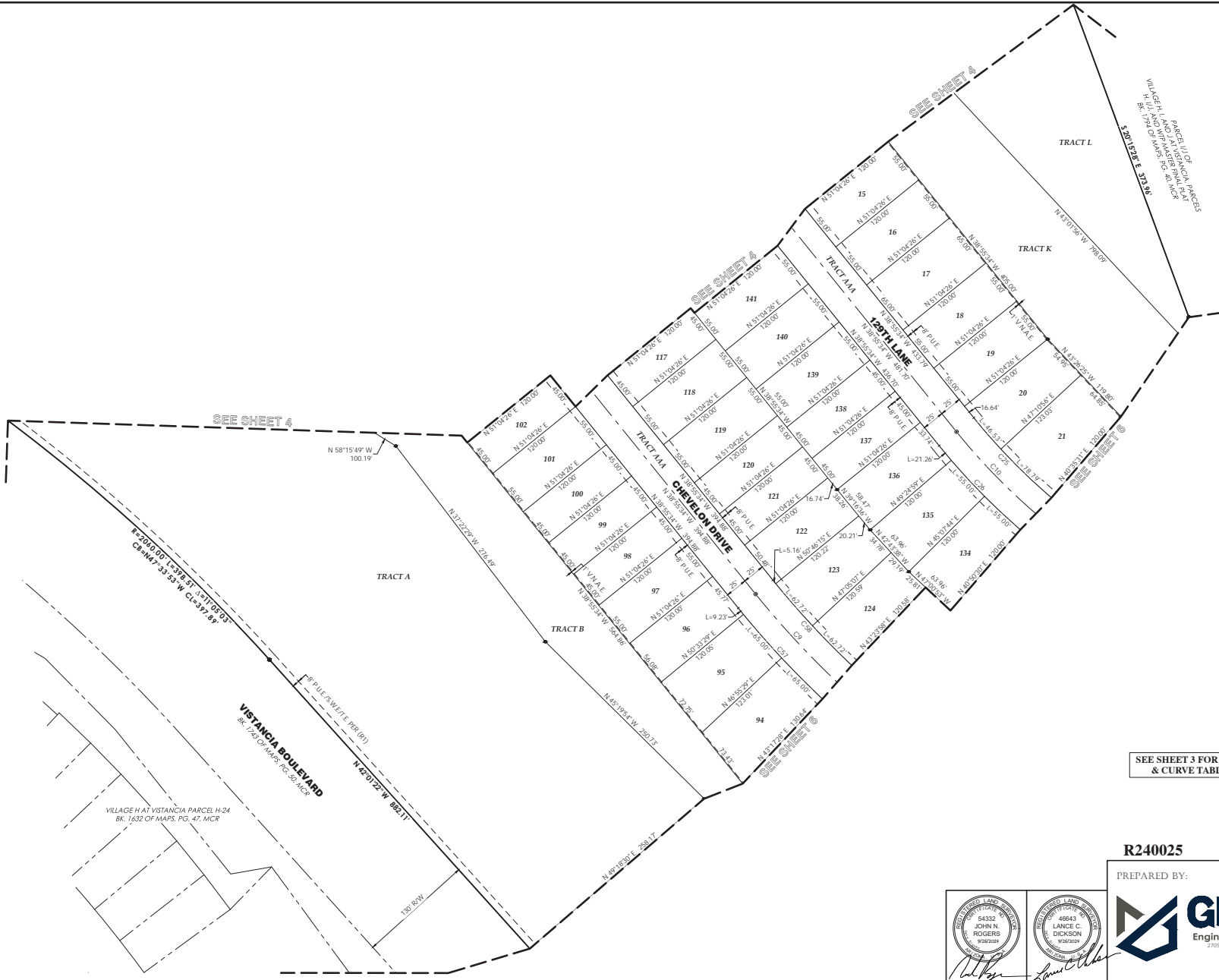
Arizona Surveying and Mapping
2440 W. Mission Lane, Suite 4, Phoenix, Arizona 85021
TEL (602) 246-9919 FAX (602) 246-9944 www.asam1.com

John N. Rogers
Lance C. Dickson

"RE-PLAT OF VILLAGE J AT VISTANCIA, PARCEL J-1415"



PROJECT: VILLAGE AT VISTANCIA PARCELS H, I, J, K AND OF MAPS PG. 47 AND 48
RE: 174-000000-0000



SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

SEE SHEET 3

SEE SHEET 3 FOR LINE & CURVE TABLE

VILLAGE AT VISTANCIA PARCEL H-24
BK. 1632 OF MAPS, PG. 47, MCR

VISTANCIA BOULEVARD
BK. 1632 OF MAPS, PG. 50, MCR

R240025

SHEET 5 OF 8

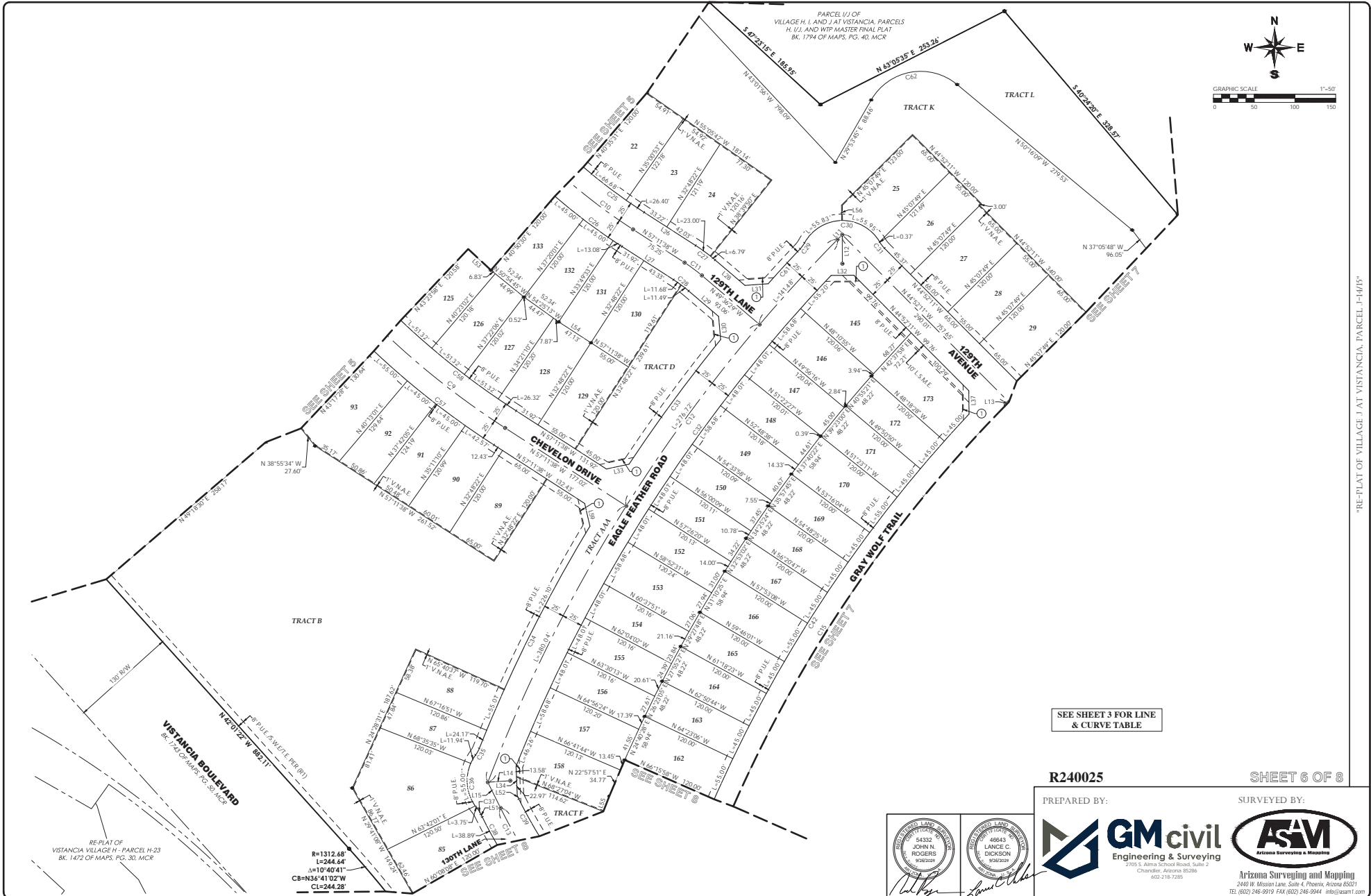
PREPARED BY:

SURVEYED BY:



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

RE-PLAT OF VILLAGE AT VISTANCIA, PARCEL J-14/15



PARCEL U/J OF
VILLAGE H, I, AND J AT VISTANCIA, PARCELS
H, I, J, AND W/P MASTER FINAL PLAT
BK. 1774 OF MAPS, PG. 40, MCR

SEE SHEET 3 FOR LINE
& CURVE TABLE

R240025

SHEET 6 OF 8

PREPARED BY:

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Engineering & Surveying
2705 S. Alma School Road, Suite 2
Chandler, Arizona 85226
602-218-7285



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RE-PLAT OF
VISTANCIA VILLAGE H - PARCEL H-23
BK. 1423 OF MAPS, PG. 30, MCR

R=1312.68'
L=244.64'
I=10°40'41"
CB=N36°41'02"W
CL=244.28'

RE-PLAT OF VILLAGE J AT VISTANCIA, PARCEL J-14/15
RE-PLAT OF VILLAGE J AT VISTANCIA, PARCEL J-14/15 SHEETS.DWG



APPROXIMATE LOCATION OF FLOODPLAIN ZONE A PER FEMA MAP NO. 04013C0815L DATED: 10/16/2013

PARCEL I/J OF VILLAGE H. LAND JAT VISTANCIA, PARCELS H, I, J, L AND W/P MASTER FINAL PLAT BK. 1794 OF MAPS, PG. 40, MCR

APPROXIMATE LOCATION OF FLOODPLAIN ZONE A PER FEMA MAP NO. 04013C0815L DATED: 10/16/2013

SEE SHEET 3 FOR LINE & CURVE TABLE

* NOTE: LOT 32 IS TO HAVE A 'LEFT' DRIVEWAY ONLY

R240025

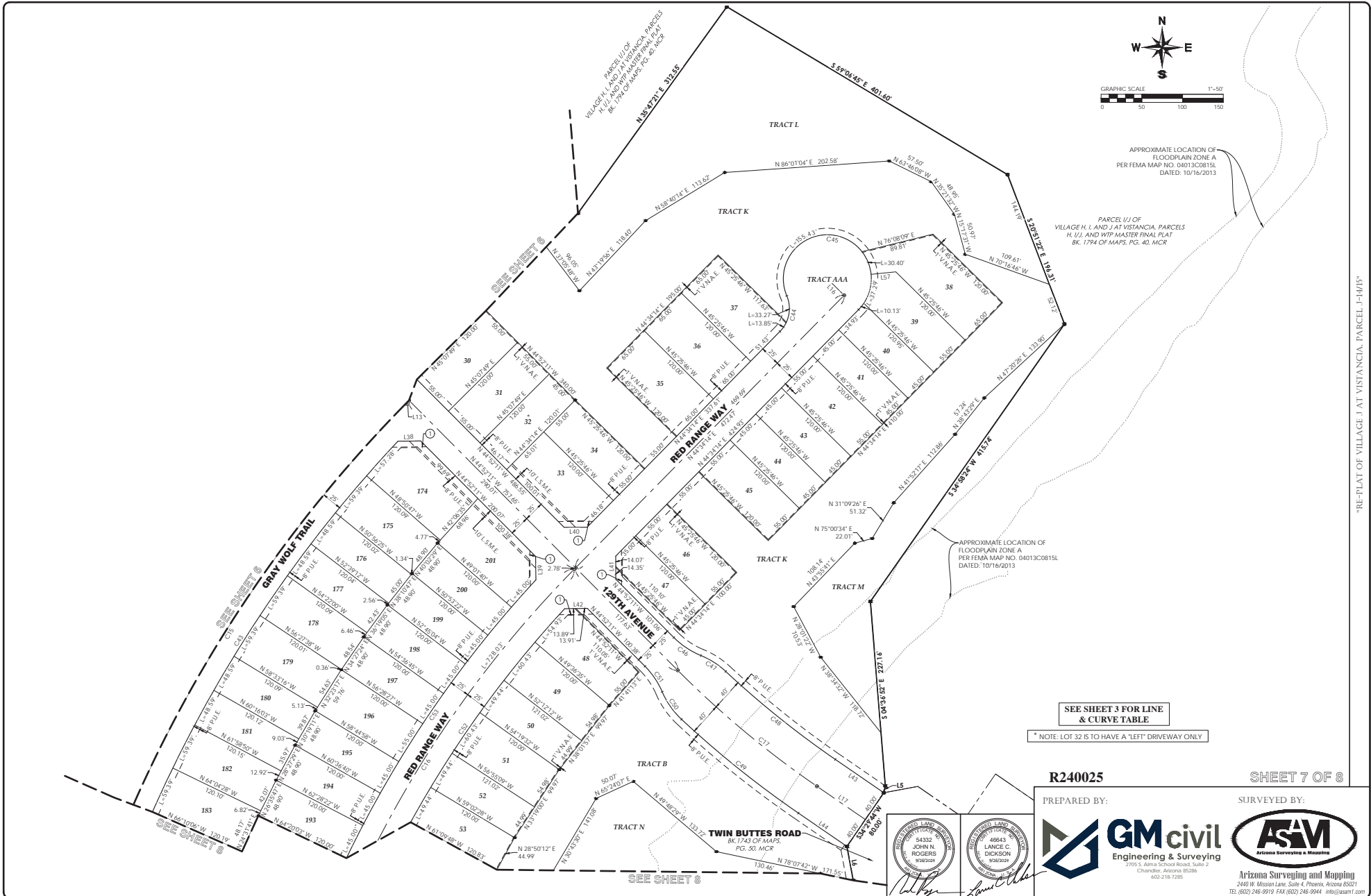
SHEET 7 OF 8

PREPARED BY:

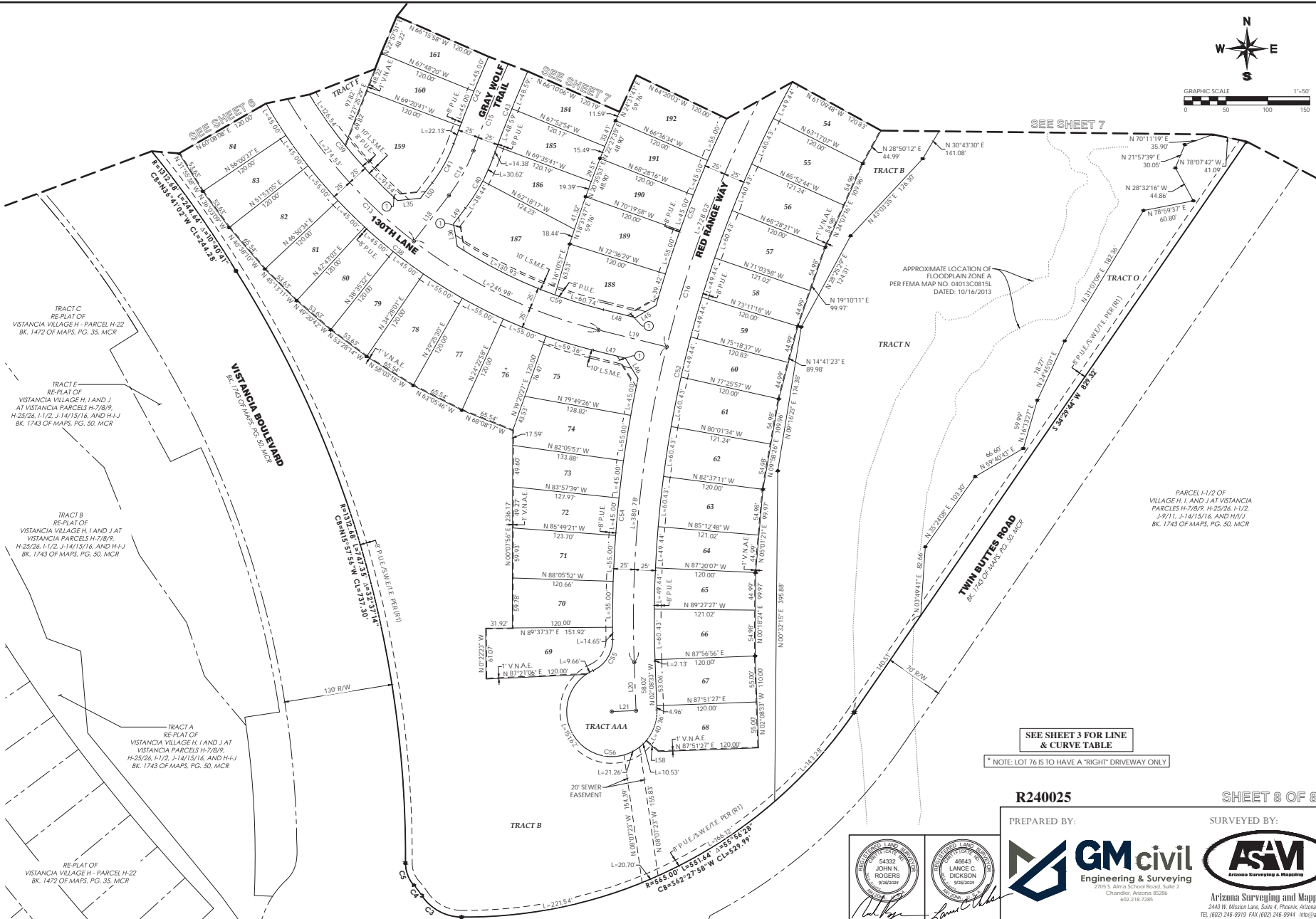
SURVEYED BY:



Handwritten signatures of John N. Rogers and Lance C. Dickson.



RE-PLAT OF VILLAGE J AT VISTANCIA, PARCEL J-1415



SEE SHEET 6

SEE SHEET 7

SEE SHEET 7

APPROXIMATE LOCATION OF FLOODPLAIN ZONE A PER FEMA MAP NO. 04013C0815L DATED: 10/16/2013

SEE SHEET 3 FOR LINE & CURVE TABLE

* NOTE: LOT 76 IS TO HAVE A 'RIGHT' DRIVEWAY ONLY

TRACT C
RE-PLAT OF
VISTANCIA VILLAGE H - PARCEL H-22
BK. 1472 OF MAPS, PG. 35, MCR

TRACT E
RE-PLAT OF
VISTANCIA VILLAGE H, I AND J,
AT VISTANCIA PARCELS H-7/B/9,
H-25/26, I-1/2, J-14/15/16, AND H-J
BK. 1743 OF MAPS, PG. 50, MCR

TRACT B
RE-PLAT OF
VISTANCIA VILLAGE H, I AND J AT
VISTANCIA PARCELS H-7/B/9,
H-25/26, I-1/2, J-14/15/16, AND H-J
BK. 1743 OF MAPS, PG. 50, MCR

TRACT A
RE-PLAT OF
VISTANCIA VILLAGE H, I AND J AT
VISTANCIA PARCELS H-7/B/9,
H-25/26, I-1/2, J-14/15/16, AND H-J
BK. 1743 OF MAPS, PG. 50, MCR

RE-PLAT OF
VISTANCIA VILLAGE H - PARCEL H-22
BK. 1472 OF MAPS, PG. 35, MCR

PARCEL I-1/2 OF
VILLAGE H, I AND J AT
VISTANCIA PARCELS H-7/B/9, H-25/26, I-1/2,
J-9/11, J-14/15/16, AND H/J
BK. 1743 OF MAPS, PG. 50, MCR

R240025 SHEET 8 OF 8

PREPARED BY:

SURVEYED BY:



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"RE-PLAT OF VILLAGE I AT VISTANCIA, PARCEL I-14/15"

"RE-PLAT OF VILLAGE I AT VISTANCIA, PARCEL I-14/15 SHEETS 09"