

DEDICATION

STATE OF ARIZONA §
COUNTY OF MARICOPA §

KNOW ALL MEN BY THESE PRESENTS:

THAT VISTANCIA DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY ("VISTANCIA DEVELOPMENT"), HERINAFTER REFERRED TO IN THIS PLAT AS "THE SUBDIVIDER," AS OWNER, DOES HEREBY DEDICATE TO THE CITY OF PEORIA, ARIZONA, PARCEL I-1/2, SITUATED IN A PORTION OF 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 FINAL PLAT OF A PORTION OF THE RE-PLAT OF "VILLAGE H, I, AND J AT VISTANCIA, PARCELS H-7/8/9, H-25/26, I-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, 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 FINAL PLAT.

ALL NOTATIONS AND DEDICATIONS STATED WITHIN THE RE-PLAT FOR "VILLAGE H, I, AND J AT VISTANCIA, PARCELS H-7/8/9, H-25/26, I-1/2, J-9/11/16, J-14/15 AND H/I/J MASTER FINAL PLAT" AS RECORDED IN BOOK 1743 OF MAPS, PAGE 50, MCR, SHALL REMAIN IN FULL FORCE AND EFFECT WITH THE RECORDED OF THIS PLAT UNLESS OTHERWISE NOTED.

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 NORTH ASSOCIATION (AS HERINAFTER DEFINED). VISTANCIA DEVELOPMENT HEREBY WARRANTS TO THE CITY THE TITLE TO SAID RIGHTS-OF-WAY SHOWN HEREON, AGAINST THE CLAIM OF ALL PERSONS WHOEVER.

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 FRONTRUNNER PROPERTY OWNER.

THE SUBDIVIDER, AS OWNER, DOES HEREBY GRANT TO THE CITY OF PEORIA, AN EASEMENT FOR MAINTENANCE OF ON-SITE RETENTION BASINS(S), PIPE STORAGE SYSTEM(S), OR ANY DRAINAGE FACILITIES) 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. IN THE CITY OF PEORIA, IT HAS BEEN 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 SHALL 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 12/26/2019, 2018 AND RECORDED DECEMBER 19, 2018, IN INSTRUMENT NO. 2018-0931102. OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA. AS FROM TIME TO TIME THEREAFTER SUPPLEMENTED AND OR AMENDED. THE TERM "MAINTENANCE CORPORATION" SHALL MEAN AND REFER TO VISTANCIA MAINTENANCE CORPORATION, AN ARIZONA NON-PROFIT CORPORATION.

AS USED HEREIN, THE TERM "VISTANCIA NORTH DECLARATION" SHALL MEAN AND REFER TO THAT CERTAIN VISTANCIA NORTH DECLARATION, RECORDED APRIL 23, 2019, IN INSTRUMENT 2019-028676, 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 SUBJECTED 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 "A", "B", "C", "E", "F", "H", "I", "K", "L", AND "M". 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 TRACTS "B", "E", "H", "I", "K", AND "M" AND THE MAINTENANCE CORPORATION AS TO TRACTS "A", "C", "E", "G", AND "L".

SUBJECT TO THE TERMS OF THE VISTANCIA NORTH DECLARATION, TRACTS "B", "F", "H", "I", "K", AND "M" 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), 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, 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 HEREON ON PAGE 2 OF THIS FINAL PLAT. TRACTS "A", "C", "E", "G", AND "L" 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 HEREON ON PAGE 2 OF THIS FINAL 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).

TRACT "G" IS HEREBY RESERVED FOR THE PURPOSE OF A FUTURE REGIONAL TRAIL AND WILL BE DEDICATED 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 "G" SHALL BE MAINTAINED BY THE OWNER THEREOF (CURRENTLY VISTANCIA DEVELOPMENT).

DEDICATION CONT...

TRACT "F" 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 "F" SHALL BE MAINTAINED BY THE OWNER THEREOF (CURRENTLY VISTANCIA DEVELOPMENT).

THE OWNER DOES HEREBY GRANT TO THE CITY OF PEORIA A PUBLIC ACCESS EASEMENT FOR A DEVELOPED NON-MOTORIZED, MULTI-PURPOSE TRAIL FOR PEDESTRIANS AND BICYCLISTS IN TRACTS "C" AND "H". MULTI-PURPOSE TRAIL WITHIN SAID TRACT "C" WILL BE MAINTAINED BY VISTANCIA MAINTENANCE CORPORATION AND THE MULTI-PURPOSE TRAIL WITHIN "H" WILL BE MAINTAINED BY VISTANCIA NORTH ASSOCIATION.

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 AND SEWER EASEMENT FOR THE FOLLOWING PURPOSES, NAMELY: THE RIGHT TO ACCESS AND ENTER UPON, COVER, ACROSS, AND UNDER THE SURFACE, FOR ACCESS, CONSTRUCTION, MAINTENANCE, OPERATION, AND REPLACEMENT OF PUBLIC WATER AND SEWER LINES OVER, UNDER, AND ACROSS TRACTS "C" AND "E" 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 NOTES 1, 2, 3, AND 4 BELOW, AND THE GRANOR HEREBY COVENANTS THAT IT IS LAWFULLY SEIZED AND POSSESSED OF THE FOREMENTIONED 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 AND SEWER LINES.

2. THE CITY OF PEORIA SHALL NOT BE RESPONSIBLE FOR REPLACING ANY LANDSCAPING OR ANY IMPROVEMENT PLACED IN THE EASEMENT BY GRANOR 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. GRANOR, ITS SUCCESSORS AND ASSIGNS AT ITS SOLE COST, SHALL BE RESPONSIBLE FOR PROMPTLY REPLACING ANY LANDSCAPING OR IMPROVEMENT (S) PLACED IN THE EASEMENT BY GRANOR OR ITS SUCCESSORS OR ASSIGNS.

TRACT "D" IS RESERVED FOR FUTURE ROADWAY, AND SHALL BE MAINTAINED BY THE OWNERS) THEREOF (CURRENTLY VISTANCIA DEVELOPMENT LLC) PRIOR TO SUCH DEDICATION.

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 GRANATORS, 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 HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED 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: _____

TITLE: _____

NAME: _____

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FINAL PLAT

"VILLAGE I AT VISTANCIA, PARCEL I-1/2"

BEING A RE-PLAT OF PARCEL I-1/2 OF VILLAGE H, I, AND J AT VISTANCIA, PARCELS H-7/8/9, H-25/26, I-1/2, J-9/11/16, J-14/15, AND H/I/J MASTER FINAL PLAT, AS RECORDED IN BOOK 1743 OF MAPS, PAGE 50, MCR SITUATED IN A PORTION OF 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

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: _____

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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: _____

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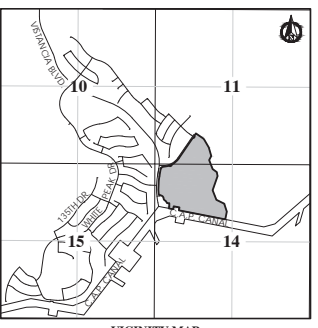
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VICINITY MAP N.T.S.

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. #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.



BY: JOHN N. ROGERS, R.L.S. #54332 GMIcivl 2705 S. ALMA SCHOOL RD., STE. 2 CHANDLER, ARIZONA 85286 (402) 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: _____

LOT AREA TABLE		
LOT	AREA (SQ. FT.)	AREA (ACRES)
1	8.807	0.202
2	8.944	0.205
3	8.035	0.184
4	7.695	0.177
5	7.695	0.177
6	7.695	0.177
7	7.695	0.177
8	7.695	0.177
9	7.695	0.177
10	7.695	0.177
11	7.695	0.177
12	7.695	0.177
13	7.660	0.176
14	7.478	0.172
15	7.478	0.172
16	7.478	0.172
17	7.478	0.172
18	7.489	0.172
19	6.849	0.157
20	6.600	0.152
21	6.600	0.152
22	6.600	0.152
23	6.600	0.152
24	6.600	0.152
25	6.600	0.152
26	6.600	0.152
27	6.600	0.152
28	6.600	0.152
29	6.600	0.152
30	6.600	0.152
31	6.600	0.152
32	6.600	0.152
33	6.600	0.152
34	6.600	0.152
35	6.600	0.152
36	6.600	0.152
37	6.600	0.152
38	6.640	0.152
39	7.262	0.167
40	6.600	0.152
41	6.600	0.152
42	6.600	0.152
43	6.600	0.152
44	6.581	0.151
45	8.426	0.193
46	8.426	0.193
47	7.284	0.167

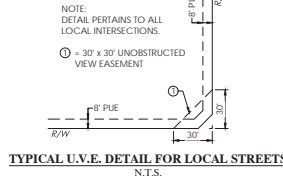
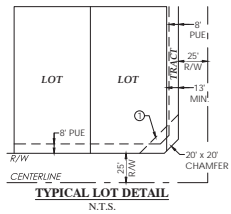
LOT AREA TABLE		
LOT	AREA (SQ. FT.)	AREA (ACRES)
48	7.855	0.180
49	7.867	0.181
50	7.867	0.181
51	7.867	0.181
52	7.867	0.181
53	7.796	0.179
54	7.796	0.179
55	7.204	0.165
56	7.600	0.174
57	7.600	0.174
58	7.600	0.174
59	7.600	0.174
60	7.600	0.174
61	7.600	0.174
62	7.319	0.168
63	7.826	0.180
64	7.853	0.180
65	7.853	0.180
66	7.853	0.180
67	7.853	0.180
68	7.853	0.180
69	7.853	0.180
70	7.853	0.180
71	7.853	0.180
72	7.762	0.178
73	7.812	0.179
74	7.642	0.175
75	7.642	0.175
76	7.642	0.175
77	7.642	0.175
78	7.642	0.175
79	7.642	0.175
80	7.642	0.175
81	7.642	0.175
82	7.642	0.175
83	7.642	0.175
84	7.642	0.175
85	7.644	0.175
86	7.711	0.177
87	7.777	0.179
88	7.777	0.179
89	7.777	0.179
90	7.777	0.179
91	7.714	0.177
93	7.642	0.175
94	7.642	0.175
95	7.642	0.175

LOT AREA TABLE		
LOT	AREA (SQ. FT.)	AREA (ACRES)
96	7.642	0.175
97	7.642	0.175
98	7.642	0.175
99	7.642	0.175
100	7.642	0.175
101	6.600	0.152
102	6.600	0.152
103	6.600	0.152
104	6.600	0.152
105	6.600	0.152
106	6.600	0.152
107	6.600	0.152
108	6.600	0.152
109	6.600	0.152
110	6.600	0.152
111	6.600	0.152
112	7.240	0.166
113	7.120	0.163
114	7.120	0.163
115	7.120	0.163
116	7.120	0.163
117	7.120	0.163
118	7.120	0.163
119	7.120	0.163
120	7.120	0.163
121	7.120	0.163
122	7.120	0.163
123	7.120	0.163
124	7.120	0.163
125	7.120	0.163
126	7.120	0.163
127	7.120	0.163
128	7.120	0.163
129	7.120	0.163
130	6.657	0.153
131	7.372	0.169
132	7.393	0.170
133	7.393	0.170
134	7.393	0.170
135	7.393	0.170
136	7.393	0.170
137	7.393	0.170
138	7.393	0.170
139	7.393	0.170
140	7.392	0.170
141	7.241	0.166
142	6.600	0.152

LOT AREA TABLE		
LOT	AREA (SQ. FT.)	AREA (ACRES)
143	6.600	0.152
144	6.600	0.152
145	6.600	0.152
146	6.600	0.152
147	6.600	0.152
148	6.600	0.152
149	6.600	0.152
150	6.600	0.152
151	6.600	0.152
152	6.600	0.152
153	6.600	0.152
154	6.600	0.152
155	6.600	0.152
156	7.007	0.161
157	7.120	0.163
158	7.120	0.163
159	7.120	0.163
160	7.120	0.163
161	7.120	0.163
162	7.120	0.163
163	7.120	0.163
164	7.120	0.163
165	7.120	0.163
166	7.120	0.163
167	7.120	0.163
168	7.120	0.163
169	7.120	0.163
170	6.989	0.160
171	7.413	0.170
172	7.413	0.170
173	7.413	0.170
174	7.413	0.170
175	7.338	0.168
176	7.303	0.168
177	7.377	0.169
178	7.377	0.169
179	7.377	0.169
180	7.377	0.169
181	7.377	0.169
182	7.377	0.169
183	7.320	0.168
184	7.231	0.166
185	7.902	0.181
186	7.902	0.181
187	7.902	0.181
188	7.902	0.181

NOTES

- THE SUBDIVISION IS SUBJECT TO MAINTENANCE IMPROVEMENT DISTRICT (MID) #1294 AND STREET LIGHT IMPROVEMENT DISTRICT (SLID) #1192.
- NO CONSTRUCTION OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENTS, EXCEPT UTILITIES, WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING, AND/OR PAVING, NOR ANY PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PEORIA SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTION OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.
- ALL NEW AND EXISTING UTILITY, ELECTRICAL FACILITIES LESS THAN 69 KVA, CABLE 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 TRACTS "B", "F", "H", "I", "K", AND "M" SHALL BE THE RESPONSIBILITY OF THE VISTANCIA NORTH ASSOCIATION.
- MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN TRACTS "A", "C", "E", "G", AND "L" 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 SURVEYOR 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 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.
- 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 IMPEDE 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 ADJUTING PROPERTY OWNERS, NOT AT CITY EXPENSE.
- THE MAINTENANCE CORPORATION AND THE VISTANCIA NORTH ASSOCIATION, EACH OF WHICH IS AN ASSOCIATION THAT INCLUDES ALL PROPERTY OWNERS IN THE DEVELOPMENT PLATED 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", "F", "H", "I", "K", AND "M", AND THE MAINTENANCE CORPORATION IS RESPONSIBLE FOR SUCH MAINTENANCE WITH RESPECT TO TRACTS "A", "C", "E", "G", AND "L".



FLOODPLAIN

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) PANEL 04013C0815, DATED OCTOBER 16, 2013, THIS PLAT IS LOCATED IN FLOOD INSURANCE ZONE "X" (SHADDED), 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 "A", DEFINED AS NO BASE FLOOD ELEVATIONS DETERMINED.

TRACT SUMMARY TABLE				
TRACT	AREA (SQ. FT.)	AREA (ACRES)	USAGE	MAINTENANCE RESPONSIBILITY
TRACT A	228,357	5.242	DE, LS, OS, PUE, SWE, TE, 404 WASH	V.M.C.
TRACT B	30,953	0.711	DE, LS, OS, PUE, SWE, TE	H.O.A.
TRACT C	30,185	0.693	DE, LS, OS, PUE, SWE, SE MULTI-PURPOSE TRAIL, 404 WASH	V.M.C.
TRACT D	2	0.000	FUTURE ROADWAY	OWNER THEREOF
TRACT E	156,146	3.585	DE, LS, OS, PUE, SWE, SE, TE, 404 WASH	V.M.C.
TRACT F	159,986	3.673	DE, LS, OS, PUE	H.O.A.
TRACT G	21,587	0.496	FUTURE REGIONAL TRAIL, OS, LS	V.M.C.
TRACT H	28,297	0.650	DE, LS, OS, PUE, SWE, MULTI-PURPOSE TRAIL	H.O.A.
TRACT I	317,750	7.295	DE, LS, OS, PUE, SWE	H.O.A.
TRACT J	276,315	6.343	NATURAL PUBLIC OPEN SPACE	OWNER THEREOF
TRACT K	258,789	5.941	DE, LS, OS, PUE, SWE, TE	H.O.A.
TRACT L	301,165	6.914	DE, LS, OS, PUE, SWE, TE, 404 WASH	V.M.C.
TRACT M	352,428	8.091	DE, LS, OS, PUE, SWE, TE	H.O.A.

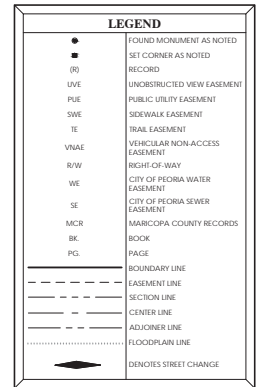
*USES LISTED HEREON MAY NOT BE THE ENTIRE TRACT - REFER TO PLAN SHEETS FOR EXACT LOCATION OF EACH USE/EASEMENT WITHIN THE TRACT.

LAND USAGE LEGEND

- DE DRAINAGE
- LS LANDSCAPE
- OS OPEN SPACE
- PUE PUBLIC UTILITY EASEMENT
- SWE SIDEWALK EASEMENT
- TE TRAIL EASEMENT
- SE SEWER EASEMENT
- WE WATER EASEMENT

MAINTENANCE LEGEND

- H.O.A. VISTANCIA NORTH ASSOCIATION
- V.M.C. VISTANCIA MAINTENANCE CORPORATION



REFERENCES

- (R1) VILLAGE H, I, AND J AT VISTANCIA, PARCELS H-7/8/9, H-25/26, I-1/2, J-9/11/16, J-14/15, AND H/J MASTER FINAL PLAT BK. 1743 OF MAPS, PG. 50, MCR

AREA SUMMARY TABLE		
	SQ. FT.	ACRES
GROSS AREA	3,924,326	90.090
AREA OF LOTS	1,367,413	31.391
AREA OF TRACTS	2,161,959	49.632
AREA OF RIGHT-OF-WAY	394,954	9.067
SITE DATA		
TOTAL NUMBER OF LOTS	188	
TOTAL NUMBER OF TRACTS	13	

RIGHT-OF-WAY TABLE			
STREET NAME	CLASSIFICATION	AREA (SQ. FT.)	ACRES (AC)
130TH DRIVE	LOCAL STREET	65,954	1.514
130TH AVENUE	LOCAL STREET	112,700	2.587
JAKE HAVEN DRIVE	LOCAL STREET	81,231	1.865
129TH AVENUE	LOCAL STREET	135,070	3.101

R240079

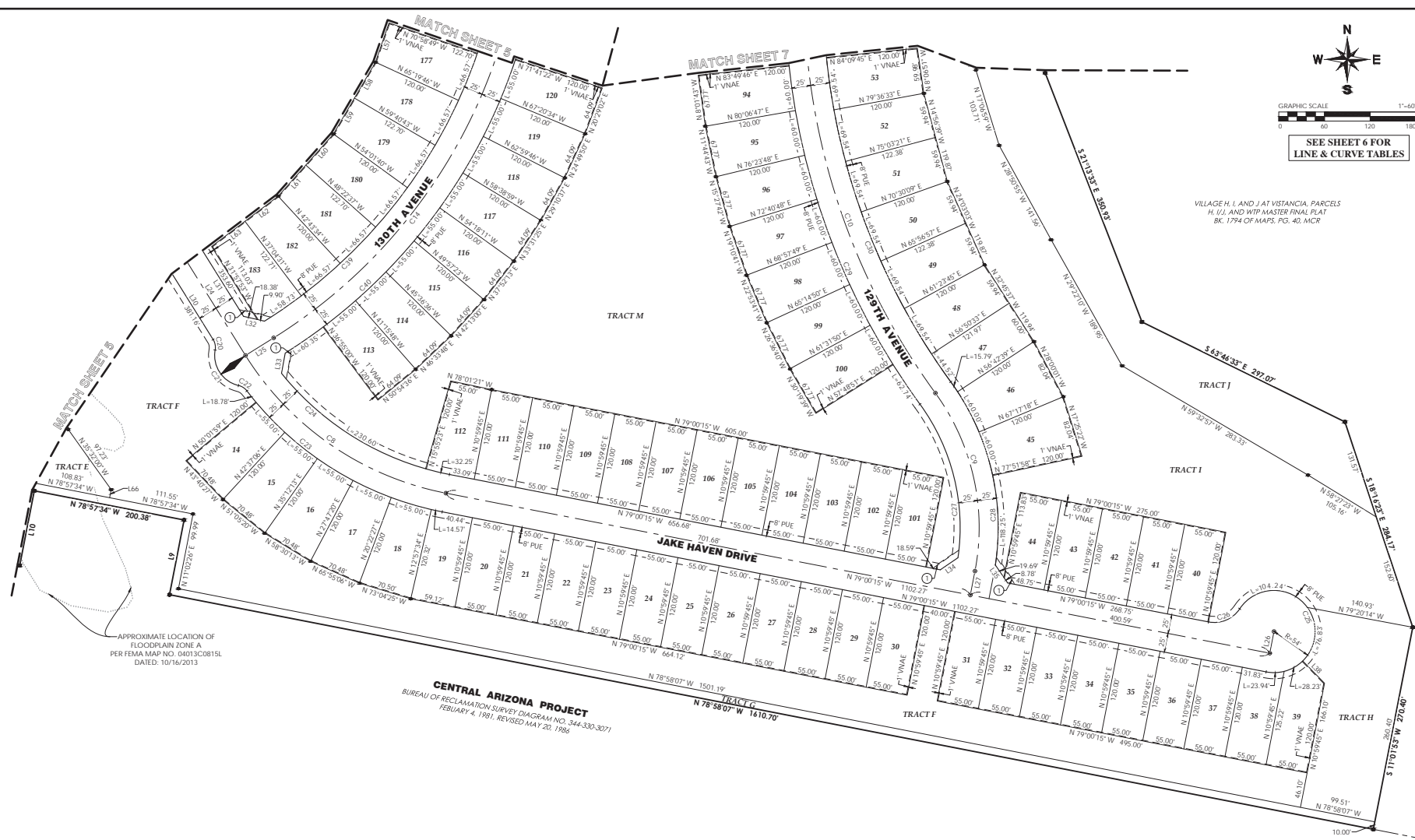
SHEET 2 OF 8

PREPARED BY:

SURVEYED BY:



Arizona Surveying and Mapping
2440 W. Mission Lane, Suite 4, Phoenix, Arizona 85021
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N
W E
S

GRAPHIC SCALE 1"=60'
0 60 120 180

SEE SHEET 6 FOR
LINE & CURVE TABLES

VILLAGE H, I, AND J AT VISTANCIA, PARCELS
H, I, J, AND WTP MASTER FINAL PLAT
BK. 1794 OF MAPS, PGS. 42, 43C, 43D

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

CENTRAL ARIZONA PROJECT
BUREAU OF RECLAMATION SURVEY DIAGRAM NO. 344-330-3071
FEBRUARY 4, 1981, REVISED MAY 20, 1986

FINAL PLAT OF VILLAGE I AT VISTANCIA, PARCEL I-1/2"

R240079 SHEET 4 OF 8

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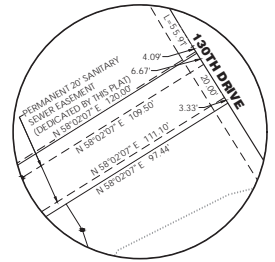
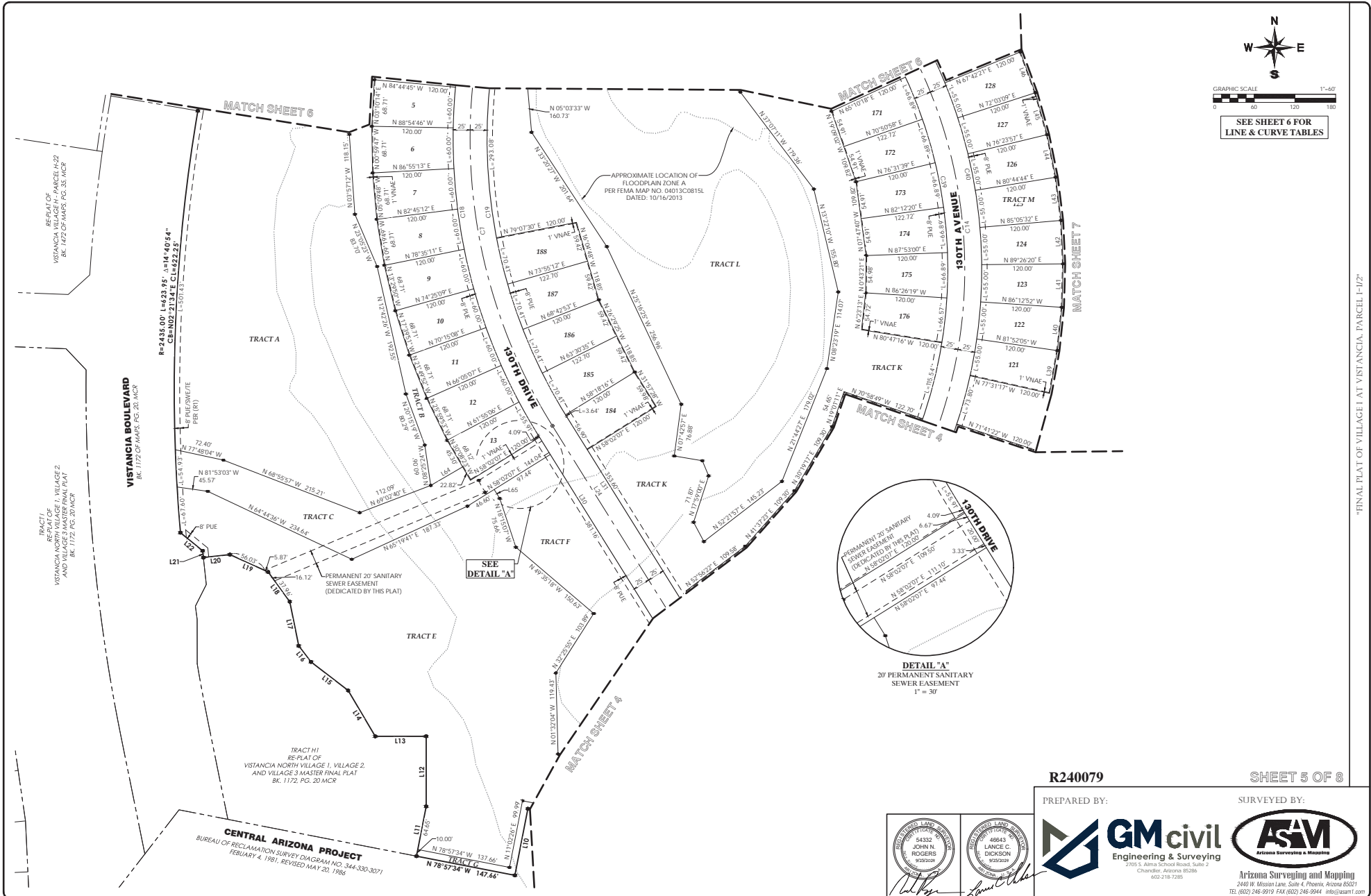
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43432
JOHN N.
ROGERS
9/29/2008

48645
LANCE C.
DICKSON
9/29/2008



SEE SHEET 6 FOR
LINE & CURVE TABLES



DETAIL "A"
20' PERMANENT SANITARY
SEWER EASEMENT
1" = 30'

CENTRAL ARIZONA PROJECT
BUREAU OF RECLAMATION SURVEY DIAGRAM NO. 344-330-3071
FEBRUARY 4, 1981, REVISED MAY 20, 1986

R240079 **SHEET 5 OF 8**

PREPARED BY: **GMcivil** SURVEYED BY:

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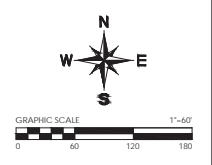
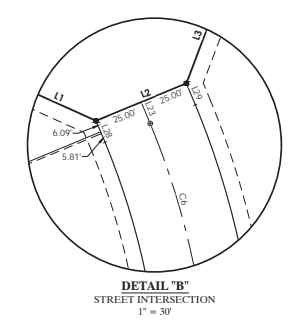
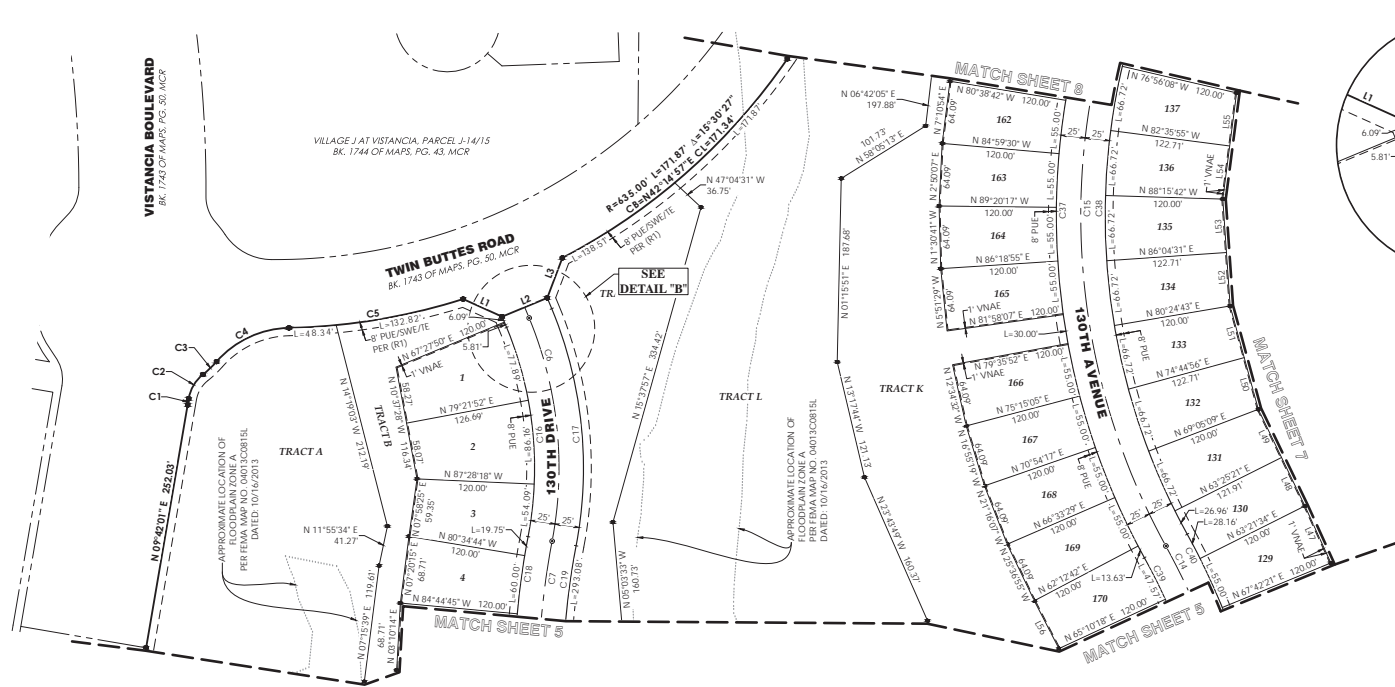
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FINAL PLAT OF VILLAGE 1 AT VISTANCIA, PARCEL P-1/2'

V:\109104 - Vistancia - Village 1 & ACOGN\PLAT\1-2\109104-FR\PL1-2-SHEETS.dwg



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S65°49'52"E	43.74'
L2	N67°27'50"E	50.00'
L3	N20°39'33"E	43.74'
L4	N79°29'44"E	42.43'
L5	N34°29'44"E	50.00'
L6	N10°30'16"W	42.43'
L7	N34°29'44"E	81.65'
L8	S39°46'52"E	53.87'
L9	N11°02'26"E	99.99'
L10	S11°02'26"W	99.99'
L11	N11°02'26"E	74.65'
L12	N00°00'00"E	103.32'
L13	N90°00'00"W	75.06'
L14	N30°35'24"W	78.54'
L15	N52°27'19"W	68.96'
L16	N37°25'29"W	29.73'
L17	N11°28'04"W	66.50'
L18	N36°01'32"W	54.08'
L19	N65°31'41"W	61.90'
L20	S83°43'28"W	39.42'
L21	N06°16'32"W	10.00'
L22	N50°48'09"W	42.08'
L23	S22°32'10"E	11.89'
L24	S31°57'53"E	455.50'
L25	S58°02'07"W	43.52'
L26	N10°59'45"E	29.00'
L27	S10°59'45"W	32.06'
L28	S22°32'10"E	11.89'
L29	N22°32'10"W	11.89'
L30	S31°57'53"E	415.25'
L31	N31°57'53"W	410.50'
L32	N16°58'01"W	28.28'

LINE TABLE		
LINE #	BEARING	DISTANCE
L36	N79°29'51"E	28.28'
L37	S10°30'16"E	28.28'
L38	S44°21'59"E	41.01'
L39	N10°18'19"E	64.09'
L40	N05°57'31"E	64.09'
L41	N01°36'44"E	64.09'
L42	N02°44'04"W	64.09'
L43	N07°04'52"W	64.09'
L44	N11°25'39"W	64.09'
L45	N15°46'27"W	64.09'
L46	N20°07'15"W	64.09'
L47	N24°28'02"W	64.09'
L48	N25°44'45"W	54.98'
L49	N25°44'45"W	54.77'
L50	N15°15'04"W	54.77'
L51	N15°15'04"W	54.77'
L52	N03°55'29"W	54.77'
L53	N03°55'29"W	54.77'
L54	N07°24'05"E	54.77'
L55	N07°24'05"E	54.77'
L56	N27°16'29"W	54.99'
L57	N19°01'11"E	54.65'
L58	N30°19'17"E	54.65'
L59	N30°19'17"E	54.65'
L60	N41°37'23"E	54.65'
L61	N41°37'23"E	54.65'
L62	N52°56'22"E	54.65'
L63	N52°56'22"E	54.93'
L64	N59°51'37"E	54.31'
L65	S31°57'53"E	15.60'
L66	S11°02'26"W	10.86'
L67	S40°19'42"E	30.13'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1312.68'	6.39'	0°16'43"	N09°33'39"E	6.39'
C2	40.00'	29.46'	42°11'31"	N30°31'03"E	28.79'
C3	107.00'	19.20'	10°16'56"	N46°28'21"E	19.18'
C4	101.50'	84.05'	47°26'34"	N65°03'10"E	81.66'
C5	635.00'	181.17'	16°20'48"	N80°36'03"E	180.55'
C6	400.00'	232.68'	33°19'43"	S05°52'18"E	229.41'
C7	800.00'	597.00'	42°45'26"	S10°35'09"E	583.25'
C8	400.00'	328.40'	47°02'22"	S55°29'04"E	319.25'
C9	300.00'	246.45'	47°04'05"	S12°32'18"E	239.58'
C10	900.00'	625.31'	39°48'30"	S16°10'05"E	612.81'
C11	1000.00'	420.06'	24°04'03"	S08°17'51"E	416.98'
C12	900.00'	735.93'	46°51'03"	S03°05'39"W	715.60'
C13	300.00'	429.48'	82°01'26"	S14°29'33"E	393.73'
C14	700.00'	1061.70'	86°54'05"	S14°35'05"W	962.82'
C15	700.00'	774.11'	63°21'41"	S02°48'53"W	735.26'
C16	375.00'	218.14'	33°19'43"	N05°52'18"W	215.07'
C17	425.00'	247.22'	33°19'43"	N05°52'18"W	243.75'
C18	825.00'	615.66'	42°45'26"	S10°35'09"E	601.47'
C19	775.00'	578.35'	42°45'26"	S10°35'09"E	565.02'
C20	19.50'	14.34'	42°07'35"	N10°54'05"W	14.02'
C21	40.50'	61.54'	87°03'37"	S33°22'06"E	55.79'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C22	19.50'	13.43'	39°27'47"	N57°10'01"W	13.17'
C23	425.00'	308.34'	41°34'08"	S58°13'11"E	301.62'
C24	375.00'	262.85'	40°09'39"	S58°55'25"E	257.50'
C25	54.00'	233.25'	247°28'54"	N22°44'42"W	89.81'
C26	40.00'	47.11'	67°28'54"	N67°15'18"E	44.43'
C27	275.00'	212.96'	44°22'15"	N13°53'13"W	207.68'
C28	325.00'	254.04'	44°47'09"	N13°40'46"W	247.62'
C29	925.00'	642.68'	39°48'30"	S16°10'05"E	629.83'
C30	875.00'	607.94'	39°48'30"	S16°10'05"E	595.79'
C31	975.00'	409.56'	24°04'03"	N08°17'51"W	406.55'
C32	1025.00'	430.56'	24°04'03"	N08°17'51"W	427.40'
C33	925.00'	756.37'	46°51'03"	S03°05'39"W	735.48'
C34	875.00'	715.49'	46°51'03"	S03°05'39"W	695.72'
C35	275.00'	392.81'	81°50'26"	N14°24'03"W	360.25'
C36	325.00'	465.27'	82°01'26"	N14°29'33"W	426.54'
C37	725.00'	801.75'	63°21'41"	S02°48'53"W	761.52'
C38	675.00'	746.46'	63°21'41"	S02°48'53"W	709.00'
C39	675.00'	1022.30'	86°46'31"	N14°31'18"E	927.36'
C40	725.00'	1097.30'	86°43'05"	N14°29'35"E	995.52'
C41	1265.00'	24.05'	1°05'21"	N35°02'24"E	24.05'

R240079

SHEET 6 OF 8

PREPARED BY:

SURVEYED BY:



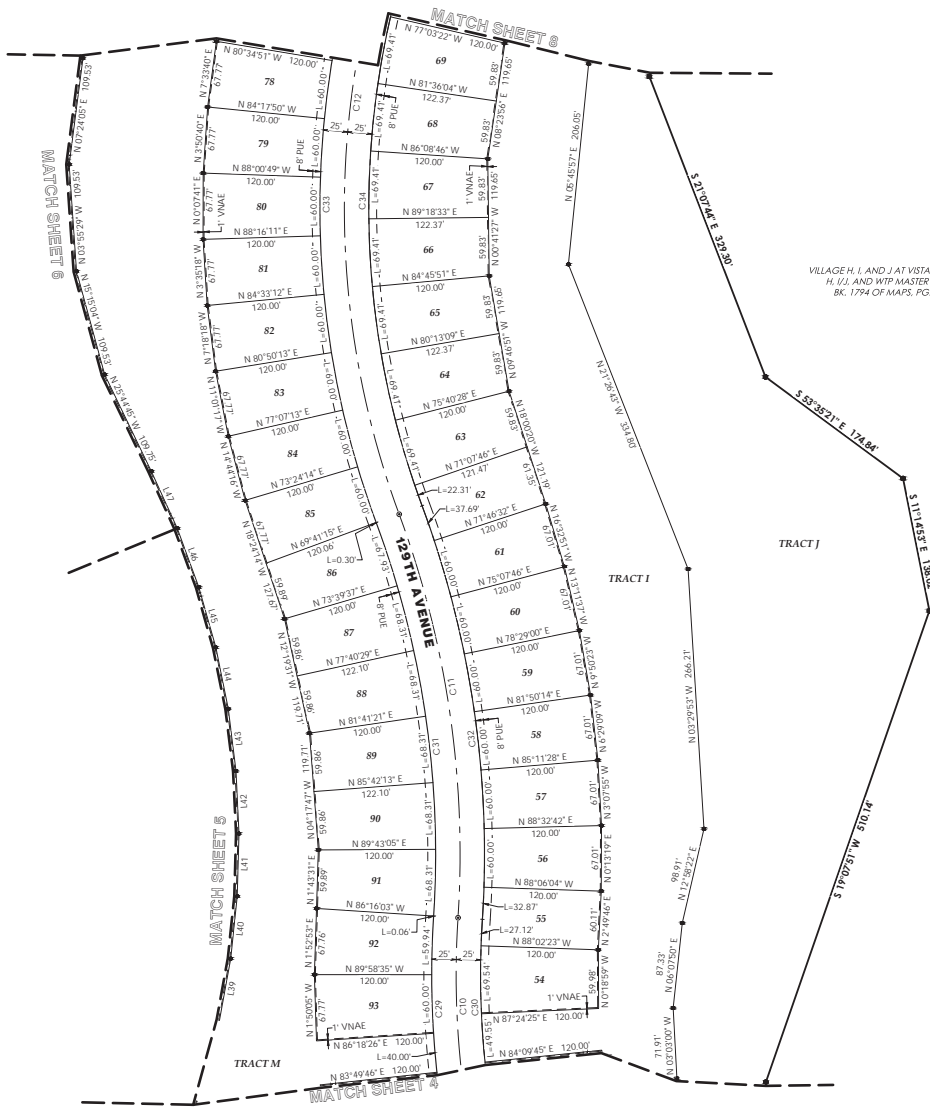
John N. Rogers
Lance C. Dickson

FINAL PLAT OF VILLAGE AT VISTANCIA, PARCEL P-1/2

V:\1070144 - Vistancia - Village & ACCOMPANYING PLAT 1-2\107144\FINAL P-1-2 SHEETS.dwg



SEE SHEET 6 FOR
LINE & CURVE TABLES



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

TRACT I

TRACT J

TRACT M

R240079

SHEET 7 OF 8

PREPARED BY:

SURVEYED BY:



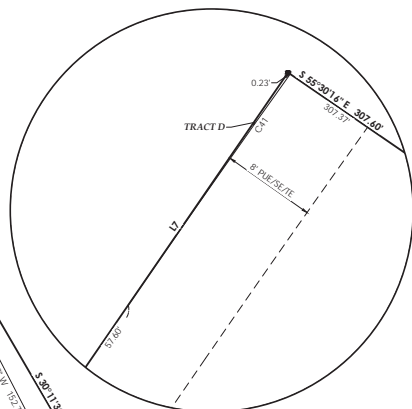
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John N. Rogers
Lance C. Dickson

FINAL PLAT OF VILLAGE I AT VISTANCIA, PARCEL I - J/2



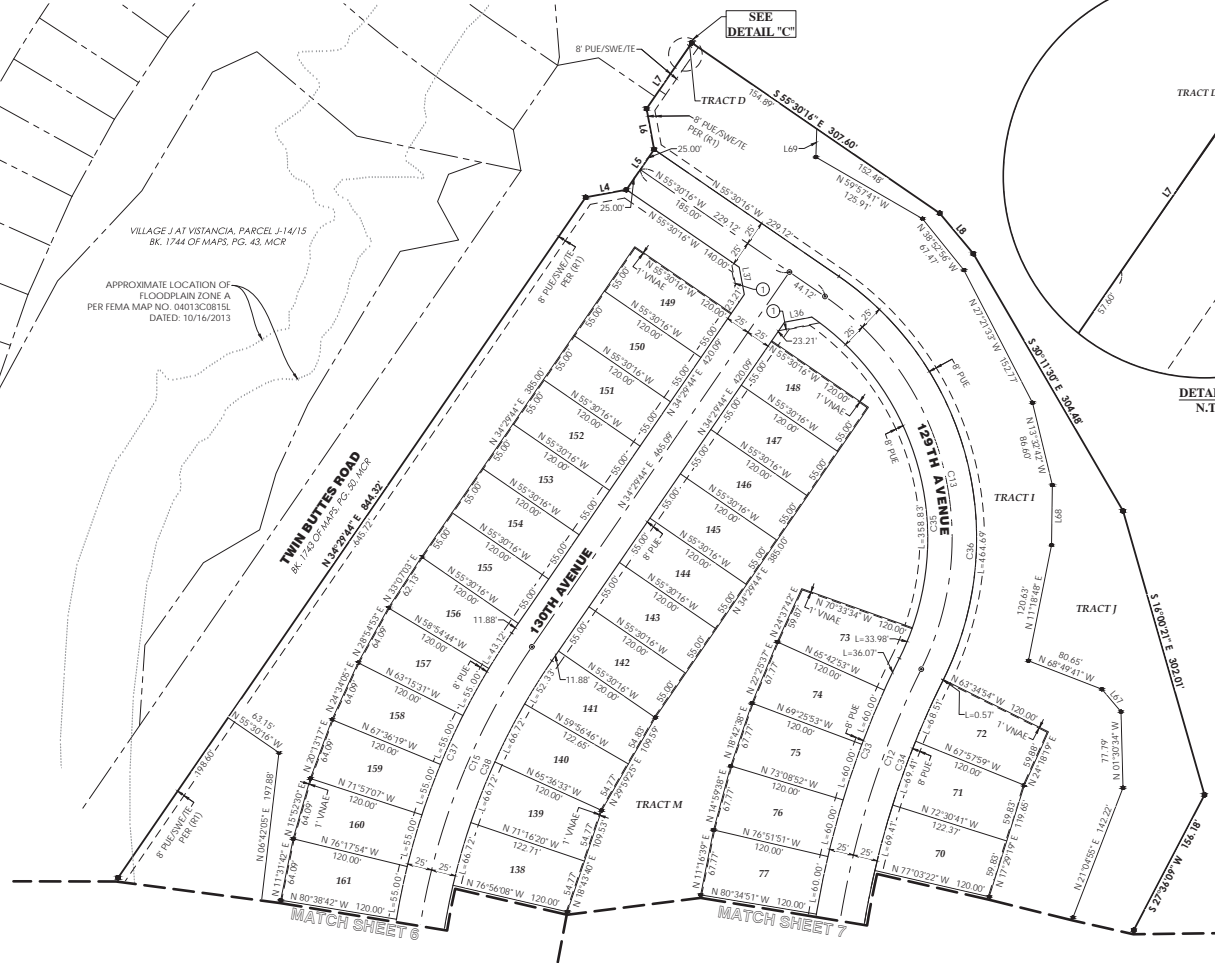
SEE SHEET FOR
LINE & CURVE TABLES



DETAIL 'C'
N.T.S.

VILLAGE J AT VISTANCIA, PARCEL J-14/15
BK. 1744 OF MAPS, PG. 43, MCR

APPROXIMATE LOCATION OF
FLOODPLAIN ZONE A
PER FEMA MAP NO. 04033C0018L
DATED: 10/16/2013



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

FINAL PLAT OF VILLAGE I AT VISTANCIA, PARCEL I-1/2'

R240079

SHEET 8 OF 8

PREPARED BY:

SURVEYED BY:



John N. Rogers
Lance C. Dickson

\\N:\0791MA - Vistancia - Village I & J.ACCOON\PLAT\1-2\109114A.FPL\F1-1-2-SHEETS.dwg