

MASTER PLAT FOR SADDLEBACK VILLAGE B PARCEL 14

PORTION OF SECTIONS 3, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS
KNOW ALL PERSONS BY THESE PRESENTS:
SADDLEBACK PEORIA PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS MASTER PLAT OF "SADDLEBACK VILLAGE B PARCEL 14", OVER A PORTION OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS, AND FOR, THE MASTER PLAT FOR SAID "SADDLEBACK VILLAGE B PARCEL 14" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF PEORIA FOR USE, AS SUCH, THE STREETS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE DEDICATED TO THE CITY OF PEORIA FOR THE PURPOSES SHOWN. OWNER HEREBY DEDICATED TO THE CITY OF PEORIA FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THE PLAT.

SADDLEBACK PEORIA PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF PEORIA, VISTANCIA BOULEVARD, SADDLEBACK MOUNTAIN WAY, GALVIN STREET, 135TH LANE & SALTBUSH STREET RIGHTS-OF-WAY, AS SHOWN HEREON, FOR THE USE AS (A) PUBLIC STREETS, AND (B) ANY AND ALL PUBLIC SEWER, WATER, GAS, ELECTRIC AND ANY OTHER UTILITY SERVICES. LANDSCAPING WITHIN THE RIGHT-OF-WAYS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SADDLEBACK PEORIA PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER HEREBY WARRANTS TO THE CITY THE TITLE TO SAID RIGHT-OF-WAY AS SHOWN HEREON, AGAINST THE CLAIMS OF ALL PERSONS WHOMSOEVER.

SADDLEBACK PEORIA PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY GRANT TO THE CITY OF PEORIA, AN EASEMENT FOR MAINTENANCE OF LANDSCAPING, ON-SITE RETENTION BASIN(S), PIPE STORAGE SYSTEM(S), OR ANY DRAINAGE FACILITY(IES) WITHIN THIS DEVELOPMENT AS REFLECTED ON THE APPROVED GRADING AND DRAINAGE PLAN IN TRACTS PHASE 1, PHASE 2A, PHASE 2B, PHASE 3, PHASE 4, PHASE 5A & 5B, PHASE 6, PHASE 7, A, B, C, D & E. THIS EASEMENT MAY BE EXERCISED BY THE CITY OF PEORIA ONLY AT SUCH TIME THAT THE PROPERTY/CENTER OWNER OR 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/CENTER 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.

SADDLEBACK PEORIA PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY GRANT TO THE CITY OF PEORIA AND UNTO ITS SUCCESSORS AND ASSIGNS FOREVER, A PERMANENT AND PERPETUAL SLOPE AND DRAINAGE EASEMENT FOR THE FOLLOWING PURPOSES, NAMELY: THE RIGHT TO ENTER UPON FOR CONSTRUCTING, MAINTAINING, OPERATING, INSPECTING, REPAIRING, REPLACEMENT, OF ANY DRAINAGE FACILITIES CONSISTENT THEREWITH OVER, UNDER, AND ACROSS TRACTS PHASE 1, PHASE 2A, PHASE 3, PHASE 5A & 5B, PHASE 6, PHASE 7, A, B AND C SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA.

SADDLEBACK PEORIA PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY GRANT TO THE CITY OF PEORIA AND UNTO ITS SUCCESSORS AND ASSIGNS FOREVER, A CULVERT FACILITY ACCESS AT VISTANCIA BOULEVARD & SADDLEBACK MOUNTAIN WAY, CROSSINGS OVER TWIN BUTTES WASH.

THE SADDLEBACK HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE AND THE AESTHETIC TREATMENTS (DECORATIVE STEEL RAILING OR STONE VENEER), WITHIN THE FOLLOWING RIGHTS-OF-WAY, AS SHOWN HEREON: VISTANCIA BOULEVARD, SADDLEBACK MOUNTAIN WAY, AND GALVIN STREET.

TRACTS PHASE 1, PHASE 2A, PHASE 2B, PHASE 3, PHASE 4, PHASE 5A & 5B, PHASE 6, PHASE 7, A, B, C, D & E. ARE HEREBY DEDICATED FOR THE SPECIFIC PURPOSES IDENTIFIED ON THE TRACT TABLE PROVIDED HEREIN. SAID TRACTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

TRACT D IS DESIGNATED AS BEING A PUBLIC SEWER LIFT STATION. IT WILL BE CONVEYED TO THE CITY OF PEORIA, AT NO COST TO THE CITY, AFTER CONSTRUCTION, INSPECTION AND FINAL ACCEPTANCE OF THE SEWER LIFT STATION.

TRACT E IS DESIGNATED AS BEING A PUBLIC WATER FACILITY. IT WILL BE CONVEYED TO THE CITY OF PEORIA, AT NO COST TO THE CITY, AFTER CONSTRUCTION, INSPECTION AND FINAL ACCEPTANCE OF THE WATER RESERVOIR AND BOOSTER STATION.

PUBLIC UTILITY EASEMENTS (P.U.E.) ARE DEDICATED TO THE CITY OF PEORIA FOR USE AS SUCH. THE MAINTENANCE OF LANDSCAPING WITH THE RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE FRONTING HOMEOWNERS ASSOCIATION.

SADDLEBACK PEORIA PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY GRANT TO THE CITY OF PEORIA, AN ARIZONA MUNICIPAL CORPORATION, IN MARICOPA COUNTY, ARIZONA, ITS SUCCESSORS, AND ASSIGNS, A PERPETUAL, NON-EXCLUSIVE PUBLIC ACCESS EASEMENT (P.A.E.) SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ALL FORMS OF MOTORIZED TRANSPORTATION TOGETHER WITH MOTORIZED EMERGENCY, LAW ENFORCEMENT, AND SERVICE VEHICLES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT FROM TIME TO TIME OF IMPROVEMENTS RELATED THERETO.

SADDLEBACK PEORIA PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY GRANT TO THE CITY OF PEORIA, AN ARIZONA MUNICIPAL CORPORATION, IN MARICOPA COUNTY, ARIZONA, ITS SUCCESSORS, AND ASSIGNS, A PERPETUAL, NON-EXCLUSIVE PUBLIC NON-MOTORIZED ACCESS EASEMENT (P.N.M.A.E.) SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ALL FORMS OF NON-MOTORIZED TRANSPORTATION.

SADDLEBACK PEORIA PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY GRANT TO THE CITY OF PEORIA, AN ARIZONA MUNICIPAL CORPORATION, IN MARICOPA COUNTY, ARIZONA, ITS SUCCESSORS, AND ASSIGNS, A PERMANENT AND PERPETUAL EASEMENT FOR THE FOLLOWING PURPOSES, NAMELY: THE RIGHT TO ENTER UPON FOR CONSTRUCTION, MAINTENANCE, OPERATION AND REPLACEMENT OF A COMMUNICATION LINE OVER, UNDER, AND ACROSS TRACTS E & PHASE 1 SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA.

SADDLEBACK PEORIA PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY GRANT TO THE CITY OF PEORIA, AN ARIZONA MUNICIPAL CORPORATION, IN MARICOPA COUNTY, ARIZONA, ITS SUCCESSORS, AND ASSIGNS, A PERMANENT AND PERPETUAL EASEMENT FOR THE FOLLOWING PURPOSES, NAMELY: THE RIGHT TO ENTER UPON FOR CONSTRUCTION, MAINTENANCE, OPERATION AND REPLACEMENT OF A WATER AND/OR SEWER LINE OVER, UNDER, AND ACROSS TRACTS A, C, D, E & PHASE 1, SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA.

TO HAVE AND TO HOLD THE SAID EASEMENT UNTO CITY OF PEORIA, A MUNICIPAL CORPORATION OF MARICOPA COUNTY, ARIZONA AND UNTO ITS SUCCESSORS AND ASSIGNS FOREVER, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO PERMIT THE CONSTRUCTION, OPERATION, MAINTENANCE, AND REPLACEMENT OF PUBLIC WATER/SEWER LINE. SUBJECT TO NOTES 1, 2, 3 AND 4.

DEDICATION (CONT.)

AND THE GRANTOR HEREBY COVENANTS THAT IT IS LAWFULLY SEIZED AND POSSESSED ON THIS AFOREMENTIONED TRACT OR PARCEL OF LAND; THAT IT HAS A GOOD AND LAWFUL RIGHT TO SELL AND CONVEY IT; AND THAT THEY WILL WARRANT THE TITLE AND QUIET POSSESSION THERETO AGAINST THE LAWFUL CLAIM OF ALL PERSONS.

NOTES:

- 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 WATER LINES.
- 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.
- THE CITY OF PEORIA WILL MAKE REASONABLE EFFORTS TO PROMPTLY RESTORE ASPHALT CONCRETE PAVEMENT SURFACES.
- GRANTOR, ITS SUCCESSORS OR 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, THEIR HEIRS OR ASSIGNS.

IN WITNESS WHEREOF:

SADDLEBACK PEORIA PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED OFFICER(S).

THIS ____ DAY OF _____, 2024.

SADDLEBACK PEORIA PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: _____ ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024, BY _____, THE _____ OF SADDLEBACK PEORIA PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OF BEHALF OF THE COMPANY.

BY: _____, MY COMMISSION EXPIRES _____ DATE _____
NOTARY PUBLIC

SADDLEBACK COMMUNITY ASSOCIATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS
BY THIS RATIFICATION, _____, DULY ELECTED _____ OF THE "SADDLEBACK" COMMUNITY ASSOCIATION, ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREON.

BY: _____, ITS _____

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024, BY _____, WHO ACKNOWLEDGED HIMSELF TO BE THE _____, OF THE SADDLEBACK COMMUNITY ASSOCIATION, AND THAT HE AS _____, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

BY: _____, MY COMMISSION EXPIRES _____ DATE _____
NOTARY PUBLIC

LEGAL DESCRIPTION

A PORTION OF LAND LOCATED IN SECTION 3, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 3, BEING MARKED BY A GLO BRASS CAP, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 3, BEING MARKED BY A GLO BRASS CAP BEARS, NORTH 00 DEGREES 13 MINUTES 19 SECONDS EAST, 2640.15 FEET;
THENCE NORTH 89 DEGREES 36 MINUTES 14 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, 2636.42 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 3;
THENCE DEPARTING SAID SOUTH LINE, NORTH 89 DEGREES 44 MINUTES 11 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, 1979.28 FEET;
THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 13 MINUTES 05 SECONDS EAST, 661.24 FEET;
THENCE NORTH 89 DEGREES 42 MINUTES 09 SECONDS WEST, 659.75 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER;
THENCE NORTH 00 DEGREES 13 MINUTES 15 SECONDS EAST, ALONG SAID WEST LINE, 1984.89 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 3;
THENCE DEPARTING SAID WEST LINE, NORTH 00 DEGREES 16 MINUTES 40 SECONDS EAST, 2635.20 FEET TO THE NORTHWEST CORNER OF SAID SECTION 3;
THENCE DEPARTING SAID WEST LINE, SOUTH 89 DEGREES 40 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, 2635.55 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 3;
THENCE DEPARTING SAID NORTH LINE, SOUTH 89 DEGREES 40 MINUTES 05 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, 2635.97 FEET TO THE NORTHEAST CORNER OF SAID SECTION 3;
THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 11 MINUTES 28 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 2641.31 FEET TO SAID EAST QUARTER CORNER;
THENCE DEPARTING SAID EAST LINE, SOUTH 00 DEGREES 13 MINUTES 19 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, 2640.15 FEET TO SAID SOUTHEAST CORNER AND SAID POINT OF BEGINNING;

NOTES

- 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 T.V., TELECOMMUNICATIONS FIBER OPTICS, CELLULAR, GAS, ETC SHALL BE INSTALLED UNDERGROUND AS PART OF THE STREET IMPROVEMENTS.
- MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN ALL TRACTS, EASEMENTS AND RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- 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, BUT 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.
- NO STRUCTURE OF ANY KIND SHALL 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.
- AN ASSOCIATION, INCLUDING ALL HOMEOWNERS ASSOCIATION IN THE DEVELOPMENT, 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.

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALL LOT CORNERS WILL BE PERMANENTLY SET BY COMPLETION OF CONSTRUCTION.

ADRIAN M. BURCHAM, R.L.S.
REGISTRATION NO. 41282
1201 S. ALMA SCHOOL RD. SUITE #12000
MESA, AZ. 85210

SHEET INDEX

-COVER SHEET
-TABLES
-KEY MAP
-MASTER PLAT

OWNER

SADDLEBACK PEORIA PARTNERS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
1111 W. 11TH ST.
AUSTIN, TX 78703

SURVEYOR

HUBBARD ENGINEERING
1201 S. ALMA SCHOOL RD. SUITE #12000
MESA, AZ. 85210
PHONE: (480) 892-3313
FAX: (480) 892-7051
CONTACT: ADRIAN BURCHAM, PLS

PARCEL ADDRESS

VACANT LAND-PORTION OF SECTION 3
TOWNSHIP 5 NORTH, RANGE 1 WEST,
PEORIA, AZ

ZONING

SADDLEBACK HEIGHTS PCD 202-04A.2

PARCEL AREA

GROSS AREA = 27,413,244 SQ. FT. OR 629.3215 AC. ±
R/W AREA = 1,112,317 SQ. FT. OR 25.5353 AC. ±
NET AREA = 26,300,927 SQ. FT. OR 603.7862 AC. ±
NET AREA = GROSS AREA MINUS R/W AREA

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.
MEASURED BEARING=N89°36'14"W

REFERENCE DOCUMENTS

PLSS SUBDIVISION RECORD OF SURVEY AS SHOWN IN BOOK 678, PAGE 178, M.C.R.
RECORD OF SURVEY, SADDLEBACK HEIGHTS, AS SHOWN IN BOOK 1026, PAGE 41, M.C.R.

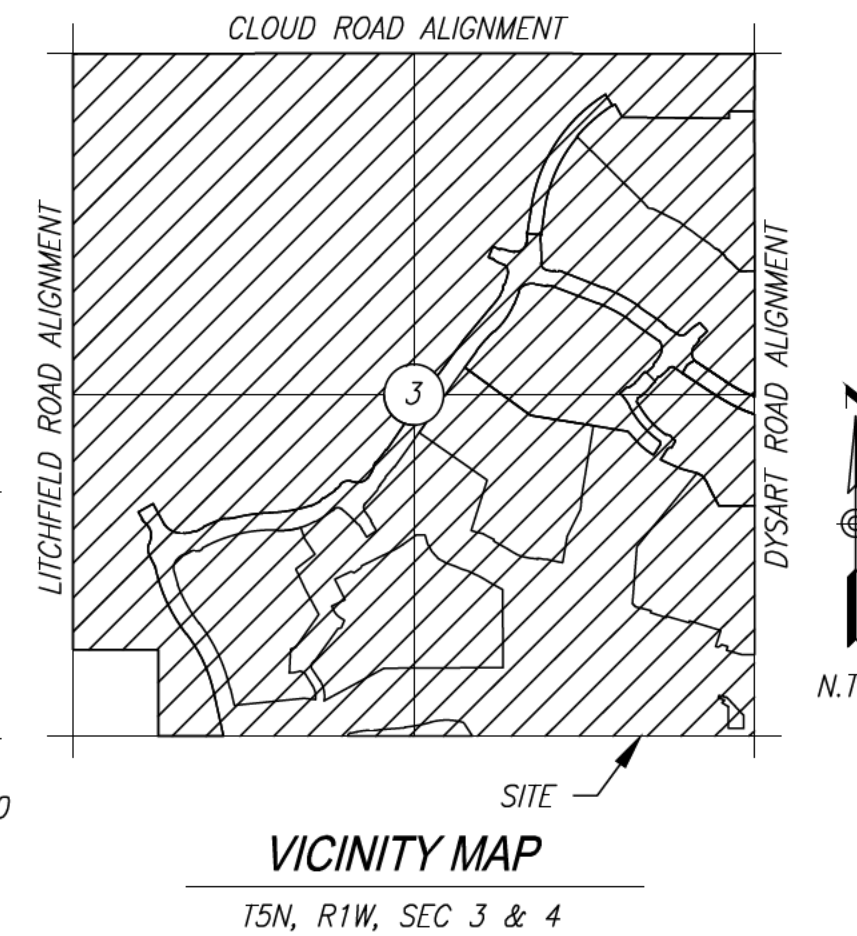
FEMA CERTIFICATION

THIS SITE IS LOCATED WITHIN FLOOD ZONE "X" (SHADED) AND ZONE "A" PER FEMA FLOOD MAP 04013C0815L DATED OCTOBER 16, 2013. ZONE "X" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. ZONE "A" IS DEFINED AS NO BASE FLOOD ELEVATIONS DETERMINED.

CITY OF PEORIA COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ARIZONA. THIS ____ DAY OF _____, 2024.

_____	DATE
MAYOR	
ATTEST:	
_____	DATE
CITY CLERK	
_____	DATE
CITY ENGINEER	

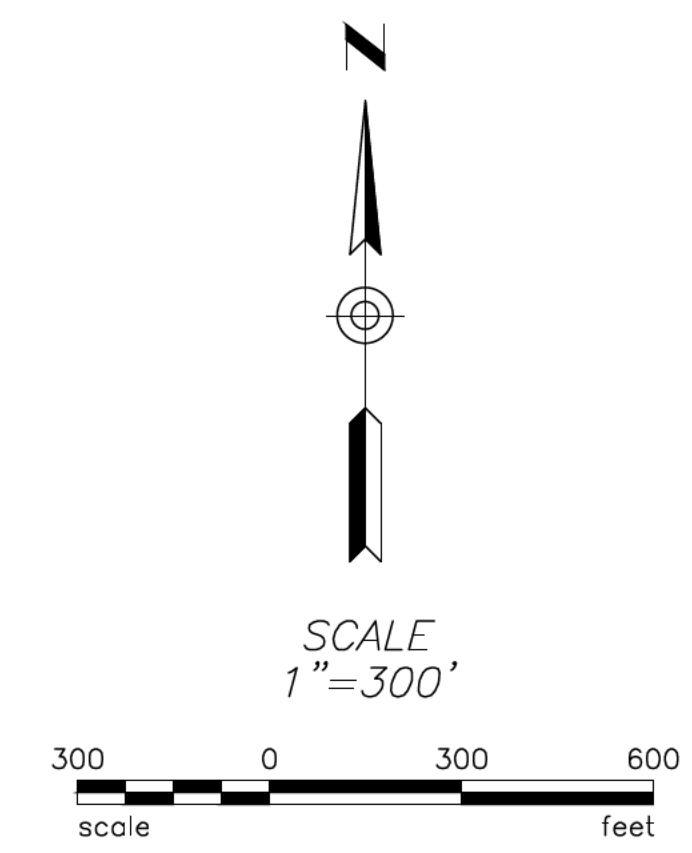
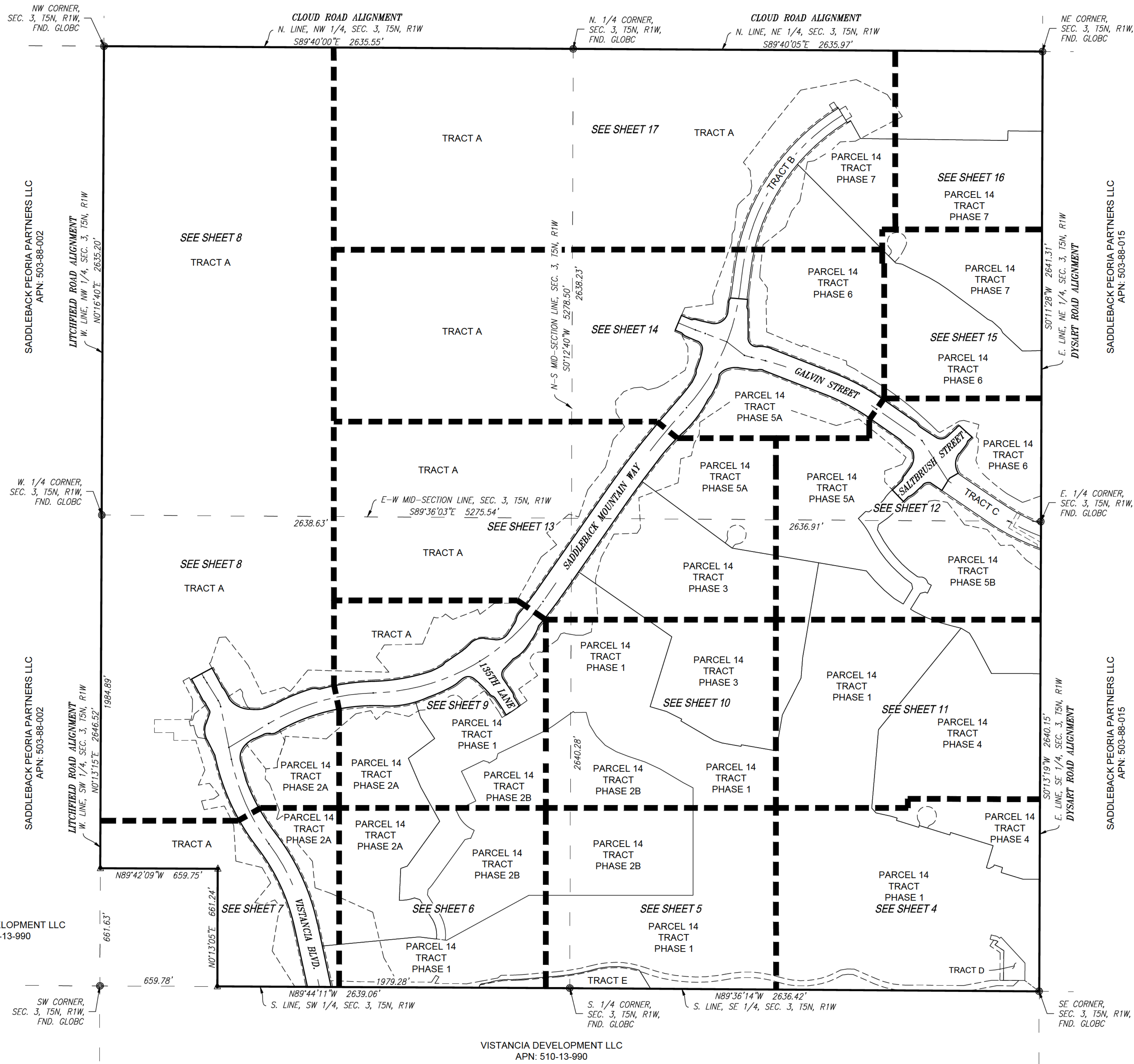


CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD
C1	24°21'41"	1200.00'	510.22'	N24°19'17"W 506.39'
C2	25°01'36"	1200.00'	524.16'	N23°59'19"W 520.00'
C3	20°48'58"	100.00'	36.33'	N21°53'00"W 36.13'
C4	3°56'39"	500.00'	34.42'	N30°19'09"W 34.41'
C5	29°33'55"	1200.00'	619.21'	N73°42'27"E 612.37'
C6	53°38'33"	1200.00'	1123.48'	N61°40'08"E 1082.90'
C7	7°08'51"	5000.00'	623.75'	N38°25'17"E 623.34'
C8	34°29'17"	1200.00'	722.31'	N24°45'05"E 711.46'
C9	50°53'21"	1200.00'	1065.82'	N32°57'07"E 1031.13'
C10	4°14'46"	1000.00'	74.11'	S32°00'33"E 74.09'
C11	7°35'46"	1200.00'	159.09'	S72°22'01"E 158.98'
C12	13°26'59"	1274.00'	299.06'	S61°50'38"E 298.38'
C13	13°57'47"	1200.00'	292.44'	S62°43'13"E 291.72'
C14	3°24'17"	400.00'	23.77'	S44°56'51"W 23.77'
C15	25°32'02"	1135.10'	505.86'	N24°54'27"W 501.68'
C16	25°55'08"	1265.00'	572.25'	N24°42'54"W 567.38'
C17	46°01'16"	116.00'	93.17'	N04°13'00"W 90.69'
C18	48°26'03"	18.00'	15.22'	N04°58'00"W 14.77'
C19	10°24'20"	108.00'	19.61'	N34°23'11"W 19.59'
C20	11°14'32"	92.00'	18.05'	N33°58'06"W 18.02'
C21	8°38'32"	100.00'	15.08'	S32°40'05"E 15.07'
C22	7°48'20"	238.00'	32.42'	S33°05'11"E 32.40'
C23	23°06'31"	100.00'	40.33'	S40°44'17"E 40.06'
C24	33°29'51"	162.00'	94.71'	S69°02'27"E 93.37'
C25	30°20'54"	171.50'	90.84'	N79°02'10"E 89.78'
C26	8°55'08"	1145.00'	178.23'	N68°19'17"E 178.05'
C27	29°48'45"	73.00'	37.98'	N87°41'14"E 37.56'
C28	13°44'17"	67.00'	16.06'	S84°16'33"E 16.03'
C29	13°32'50"	1265.00'	299.10'	N81°42'59"E 298.40'
C30	16°33'11"	1135.00'	327.91'	N80°12'49"E 326.77'
C31	5°43'06"	738.03'	73.66'	N63°20'33"E 73.63'
C32	22°10'47"	39.00'	15.10'	N49°23'36"E 15.00'
C33	16°53'39"	61.00'	17.99'	N46°45'02"E 17.92'
C34	8°19'25"	87.00'	12.64'	N71°30'04"E 12.63'
C35	49°16'38"	100.00'	86.01'	N71°30'41"E 83.38'
C36	62°02'22"	77.00'	83.38'	N65°07'49"E 79.36'
C37	21°23'46"	65.00'	24.27'	N22°23'44"E 24.13'
C38	29°32'03"	80.00'	41.24'	N26°27'53"E 40.78'
C39	6°23'03"	1135.00'	126.47'	N38°02'23"E 126.40'
C40	7°06'52"	5065.00'	628.92'	N38°24'17"E 628.51'
C41	6°24'08"	1135.00'	126.83'	N38°45'39"E 126.76'
C42	3°50'21"	632.50'	42.38'	N25°28'12"E 42.37'
C43	22°32'21"	47.00'	18.49'	N12°16'50"E 18.37'
C44	19°04'55"	61.00'	20.32'	N10°33'07"E 20.22'
C45	11°49'45"	387.00'	79.90'	N15°28'35"E 79.76'
C46	76°24'50"	47.00'	62.68'	N28°38'43"W 58.14'
C47	23°46'51"	59.00'	24.49'	N54°57'43"W 24.31'
C48	13°22'51"	47.00'	10.98'	N49°45'42"W 10.95'
C49	11°41'26"	47.00'	9.59'	N89°51'51"E 9.57'
C50	20°44'46"	59.00'	21.36'	S85°20'11"E 21.25'
C51	2°28'30"	370.50'	16.00'	S76°12'03"E 16.00'
C52	96°14'16"	77.00'	129.33'	N54°26'34"E 114.66'
C53	19°38'15"	61.00'	20.91'	N16°08'34"E 20.80'
C54	8°50'37"	47.00'	7.25'	N21°32'23"E 7.25'
C55	50°53'21"	1245.00'	1105.79'	N32°57'07"E 1069.80'
C56	50°53'21"	1155.00'	1025.85'	S32°57'07"W 992.46'
C57	1°01'26"	1560.50'	27.89'	S05°48'43"W 27.89'
C58	15°23'40"	38.49'	10.34'	S02°26'41"E 10.31'
C59	3°25'43"	61.00'	3.65'	S06°57'03"E 3.65'
C60	9°26'19"	61.00'	10.05'	S00°31'03"E 10.04'
C61	0°57'22"	1557.50'	25.99'	S03°56'51"W 25.99'
C62	20°24'59"	47.00'	16.75'	S06°44'20"E 16.66'
C63	16°31'08"	61.00'	17.59'	S08°41'15"E 17.53'

CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD
C64	93°44'32"	50.00'	81.81'	S47°17'57"E 72.98'
C65	25°36'06"	179.00'	79.98'	S81°22'10"E 79.32'
C66	13°26'59"	1339.00'	314.32'	S61°50'38"E 313.60'
C67	17°13'14"	59.09'	17.76'	S45°09'51"E 17.69'
C68	18°56'30"	50.11'	16.57'	S45°38'10"E 16.49'
C69	0°13'21"	10872.55'	42.24'	S57°04'58"E 42.24'
C70	1°48'13"	1976.93'	62.23'	S57°10'06"E 62.23'
C71	75°09'25"	50.00'	65.59'	N84°21'04"E 60.98'
C72	18°04'41"	59.00'	18.62'	N55°48'42"E 18.54'
C73	13°22'13"	47.00'	10.97'	S25°34'24"W 10.94'
C74	19°10'21"	59.00'	19.74'	S28°28'28"W 19.65'
C75	74°32'07"	97.00'	126.19'	N00°47'35"E 117.47'
C76	1°19'24"	2645.95'	61.12'	S55°36'09"E 61.12'
C77	0°45'05"	3912.54'	51.32'	S55°56'13"E 51.32'
C78	11°44'45"	1135.00'	232.68'	S62°37'30"E 232.27'
C79	15°36'30"	1267.55'	345.30'	N62°58'00"W 344.24'
C80	57°26'58"	47.00'	47.13'	S75°29'50"W 45.18'
C81	15°26'22"	50.00'	13.47'	S54°20'32"W 13.43'
C82	15°27'04"	50.00'	13.48'	S54°29'11"W 13.44'
C83	15°39'36"	47.00'	12.85'	N24°57'57"E 12.81'
C84	19°10'20"	59.00'	19.74'	N26°43'19"E 19.65'
C85	48°41'26"	102.00'	86.68'	N11°57'46"E 84.10'
C86	44°38'04"	50.00'	38.95'	N34°41'59"W 37.97'
C87	0°02'43"	11002.54'	8.71'	N56°59'39"W 8.71'
C88	20°01'59"	170.29'	59.54'	N47°00'20"W 59.24'
C89	13°26'59"	1209.00'	283.80'	N61°50'38"W 283.15'
C90	32°50'28"	49.00'	28.09'	N84°59'22"W 27.70'
C91	18°54'27"	59.00'	19.47'	S88°02'37"W 19.38'
C92	28°32'43"	149.00'	74.23'	S83°13'30"W 73.47'
C93	33°34'22"	87.00'	50.98'	S52°09'57"W 50.25'
C94	18°01'24"	177.00'	55.68'	S14°32'19"W 55.45'
C95	4°34'10"	762.50'	60.81'	S25°50'06"W 60.79'
C96	1°20'45"	1265.00'	29.71'	S36°13'57"W 29.71'
C97	20°48'55"	620.00'	225.24'	S37°01'09"W 224.01'
C98	10°02'23"	1165.00'	204.14'	S42°24'25"W 203.88'
C99	3°12'35"	5295.64'	296.66'	S36°30'40"W 296.62'
C100	3°24'41"	4000.00'	238.16'	S36°25'24"W 238.12'
C101	2°24'26"	1265.00'	53.15'	S39°28'21"W 53.15'
C102	17°28'41"	195.00'	59.48'	S24°32'10"W 59.25'
C103	28°39'28"	207.00'	103.54'	S48°12'36"W 102.46'
C104	2°15'55"	1169.50'	46.24'	S42°46'40"W 46.23'
C105	78°02'33"	47.00'	64.02'	S04°53'21"W 59.18'
C106	21°21'07"	59.00'	21.99'	S23°27'22"E 21.86'
C107	20°03'52"	47.00'	16.46'	S22°48'45"E 16.38'
C108	2°46'32"	1045.00'	50.62'	S31°27'25"E 50.62'
C109	4°26'47"	955.00'	74.11'	N31°54'32"W 74.09'
C110	24°40'39"	47.00'	20.24'	N50°38'24"W 20.09'
C111	21°37'15"	59.00'	22.26'	N52°10'06"W 22.13'
C112	9°01'47"	771.00'	121.51'	N89°51'51"E 121.38'
C113	78°16'38"	50.00'	68.31'	N89°31'33"W 63.12'
C114	1°54'34"	1000.00'	33.33'	S50°22'51"W 33.32'
C115	11°03'26"	169.00'	32.61'	S54°57'17"W 32.56'
C116	10°08'34"	868.03'	153.67'	S65°33'17"W 153.46'
C117	27°45'36"	536.50'	259.94'	S78°41'51"W 257.40'
C118	31°36'50"	1100.00'	606.94'	S76°46'14"W 599.27'
C119	20°37'22"	77.00'	27.72'	S83°47'28"W 27.57'
C120	28°19'21"	61.00'	30.15'	S79°56'28"W 29.85'
C121	29°21'15"	160.00'	81.97'	S51°06'10"W 81.08'
C122	52°02'25"	91.50'	83.11'	S10°24'20"W 80.28'
C123	17°23'01"	1135.00'	344.36'	S28°58'58"E 343.04'
C124	25°32'02"	1265.10'	563.79'	S24°54'27"E 559.14'
C125	39°17'33"	175.00'	120.01'	N12°28'57"W 117.67'
C126	22°58'15"	220.32'	88.33'	S81°04'29"W 87.74'

CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD
C127	27°20'13"	735.54'	350.94'	N40°54'26"W 347.62'
C128	15°12'16"	475.00'	126.05'	N34°50'27"W 125.68'
C129	17°24'45"	205.00'	62.30'	N44°59'08"E 62.06'
C130	10°28'54"	295.00'	53.97'	N41°31'13"E 53.89'
C131	10°28'54"	205.00'	37.50'	S41°31'13"W 37.45'
C132	17°24'45"	295.00'	89.65'	S44°59'08"W 89.31'
C133	1°58'11"	525.00'	18.05'	S28°13'24"E 18.05'
C134	27°28'52"	685.54'	328.81'	S40°58'45"E 325.67'
C135	43°49'47"	19.50'	14.92'	S76°38'05"E 14.56'
C136	80°57'16"	40.50'	57.22'	S58°04'20"E 52.58'
C137	43°49'47"	19.50'	14.92'	S39°30'35"E 14.56'
C138	1°13'09"	685.54'	14.59'	S62°02'03"E 14.59'
C139	1°03'24"	735.54'	13.56'	N62°06'56"W 13.56'
C140	32°15'36"	464.69'	261.64'	N89°13'51"W 258.20'
C141	10°20'46"	1120.00'	202.24'	S79°48'44"W 201.97'
C142	3°53'12"	580.00'	39.34'	S86°55'42"W 39.34'
C143	12°47'32"	440.00'	98.24'	S82°28'32"W 98.03'
C144	5°12'05"	580.00'	52.65'	S78°40'49"W 52.64'
C145	58°55'44"	20.00'	20.57'	S51°48'59"W 19.68'
C146	39°17'33"	225.00'	154.30'	N12°28'57"W 151.30'
C147	10°22'20"	220.32'	39.88'	N40°58'01"E 39.83'
C148	0°40'57"	225.00'	2.68'	S66°02'04"E 2.68'
C149	40°32'37"	175.00'	123.83'	N46°06'14"W 121.27'
C150	1°46'39"	225.00'	6.98'	S33°05'15"E 6.98'
C151	0°41'08"	175.00'	2.09'	N34°21'43"W 2.09'
C152	9°41'32"	525.00'	88.81'	N59°19'18"E 88.70'
C153	34°12'36"	19.80'	11.82'	N59°48'42"W 11.65'
C154	8°26'30"	170.00'	25.05'	N15°37'15"E 25.02'
C155	34°12'36"	45.00'	26.87'	S59°48'42"E 26.47'
C156	21°51'10"	53.00'	20.21'	S62°42'43"E 20.09'
C157	3°53'12"	555.00'	37.65'	N86°55'42"E 37.64'
C158	10°20'46"	1095.00'	197.73'	N79°48'44"E 197.46'
C159	35°45'54"	489.69'	305.67'	S87°28'42"E 300.73'
C160	31°41'11"	825.00'	456.25'	S85°26'21"E 450.46'
C161	28°56'12"	605.00'	305.55'	S86°48'50"E 302.31'
C162	48°38'07"	420.00'	356.51'	N83°20'13"E 345.91'
C163	23°16'52"	420.00'	170.66'	S77°57'48"E 169.49'
C164	23°16'52"	450.00'	182.85'	N77°57'48"W 181.59'
C165	47°53'04"	450.00'	376.08'	S83°42'44"W 365.23'
C166	28°56'12"	575.00'	290.40'	N86°48'50"W 287.32'
C167	31°41'11"	855.00'	472.84'	N85°26'21"W 466.84'
C168	35°45'54"	459.69'	286.95'	N87°28'42"W 282.31'
C169	10°20'46"	1125.00'	203.15'	S79°48'44"W 202.87'
C170	3°53'12"	585.00'	39.68'	S86°55'42"W 39.67'
C171	4°47'00"	225.00'	18.78'	S33°51'57"W 18.78'
C172	51°56'37"	20.00'	18.13'	S10°17'09"W 17.52'
C173	28°53'13"	53.00'	262.60'	N53°44'33"W 65.34'
C174	51°56'37"	20.00'	18.13'	N62°13'45"E 17.52'
C175	6°02'43"	175.00'	18.46'	N33°14'05"E 18.46'
C176	4°02'28"	230.19'	16.24'	N43°06'19"E 16.23'
C177	87°28'46"	19.00'	29.01'	N02°39'18"W 26.27'
C178	25°29'16"	54.00'	237.96'	N79°50'58"E 87.10'
C179	19°04'51"	275.00'	91.58'	S35°38'01"W 91.16'
C180	52°56'01"	19.00'	17.55'	N09°21'54"W 16.94'
C181	28°52'02"	54.00'	269.42	

SADLEBACK PEORIA PARTNERS LLC
APN: 503-88-014



LEGEND

- = SECTION LINE
- = BOUNDARY
- = RIGHT OF WAY
- = DEDICATED EASEMENT
- = EXISTING EASEMENT
- = CENTERLINE
- = LOT LINE
- = MATCH LINE
- = SET REBAR W/CAP LS 41282
- = GLO CAP AS NOTED
- DOC. = DOCUMENT
- M.C.R. = MARICOPA COUNTY RECORDER
- FND. = FOUND
- ESMT. = EASEMENT
- P.A.E. = PUBLIC ACCESS EASEMENT
- P.N.M.A.E. = PUBLIC NON-MOTORIZED ACCESS EASEMENT
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- S.D. = SIGHT DISTANCE
- V.N.A.E. = VEHICLE NON-ACCESS EASEMENT

VISTANCIA DEVELOPMENT LLC
APN: 510-13-990

VISTANCIA DEVELOPMENT LLC
APN: 510-13-990

SADLEBACK PEORIA PARTNERS LLC
APN: 503-88-002

SADLEBACK PEORIA PARTNERS LLC
APN: 503-88-002

SADLEBACK PEORIA PARTNERS LLC
APN: 503-88-015

SADLEBACK PEORIA PARTNERS LLC
APN: 503-88-015

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Ph: 480.892.3313
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MASTER PLAT OF
SADLEBACK VILLAGE B PARCEL 14
City of Peoria, Maricopa County, Arizona

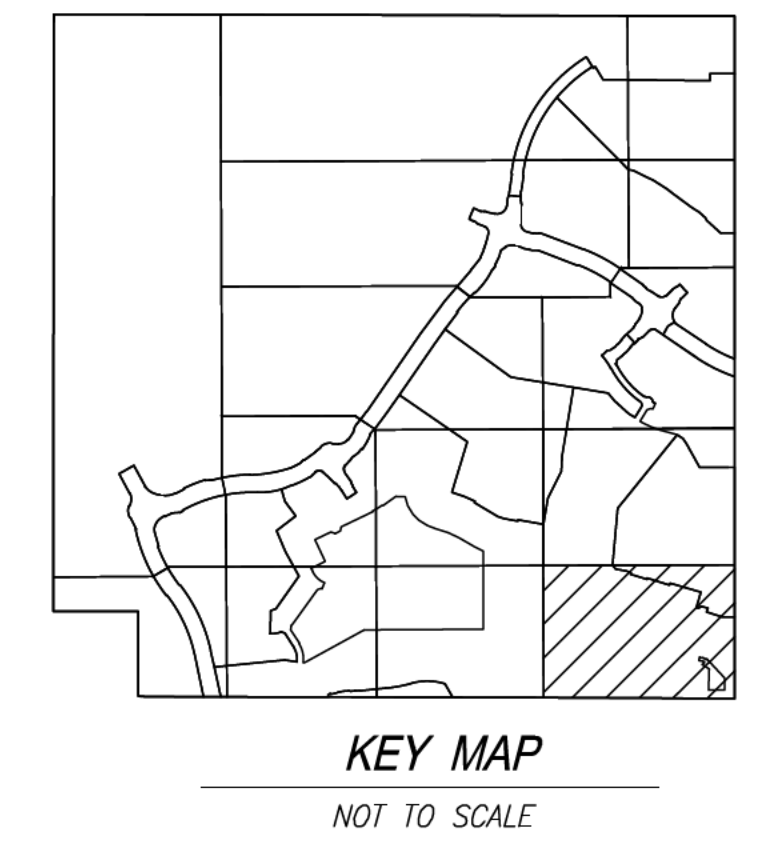
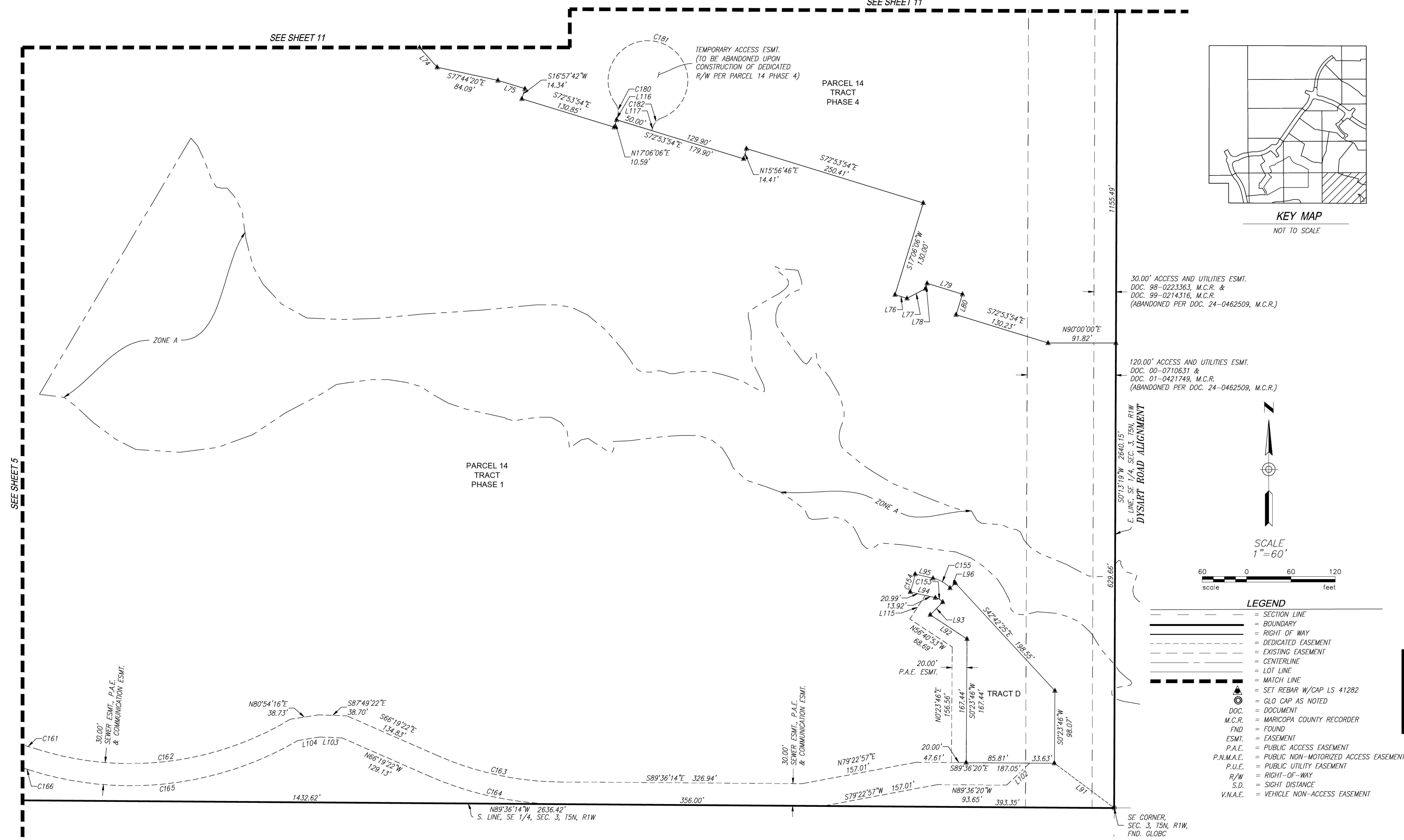
Project No. 21188	Date 09/27/24
Project Manager ADRIAN BURCHAM	Project Eng.

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SEE SHEET 5

SEE SHEET 11

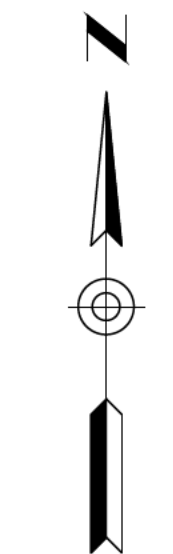
SEE SHEET 11



30.00' ACCESS AND UTILITIES ESMT.
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DOC. 99-0214316, M.C.R.
(ABANDONED PER DOC. 24-0462509, M.C.R.)

120.00' ACCESS AND UTILITIES ESMT.
DOC. 00-0710631 &
DOC. 01-0421749, M.C.R.
(ABANDONED PER DOC. 24-0462509, M.C.R.)

50'13.19"W 2640.15'
E. LINE, SE 1/4, SEC. 3, T5N, R1W
DYSART ROAD ALIGNMENT



SCALE
1"=60'

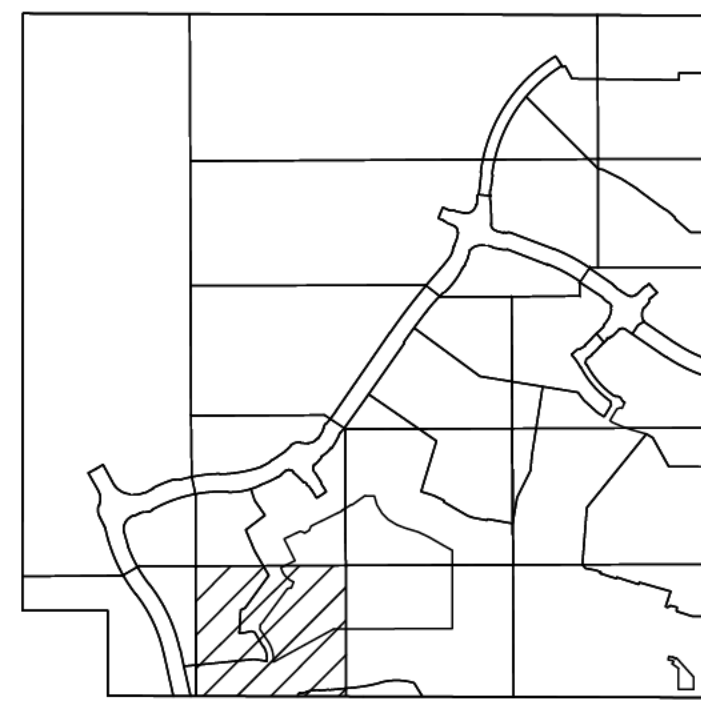


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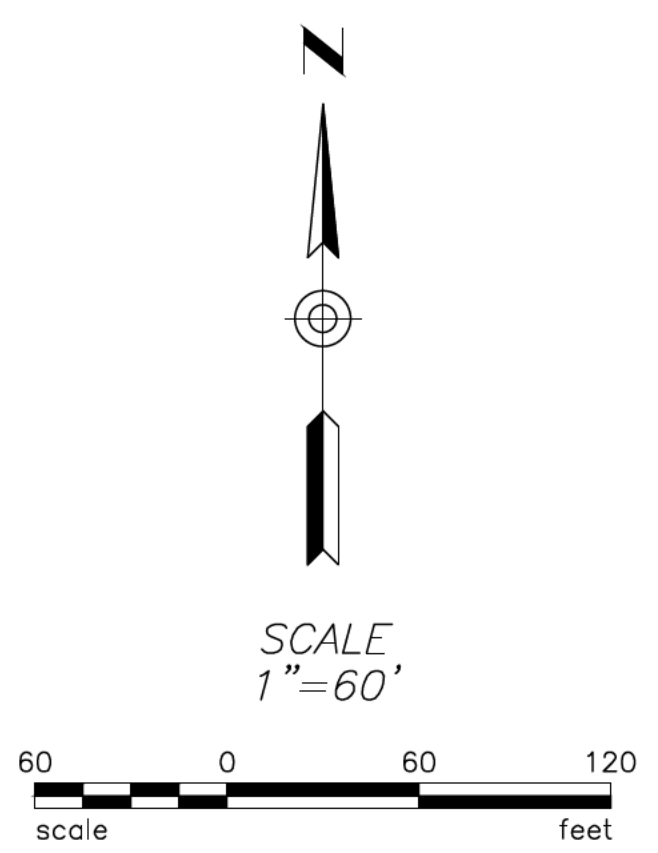
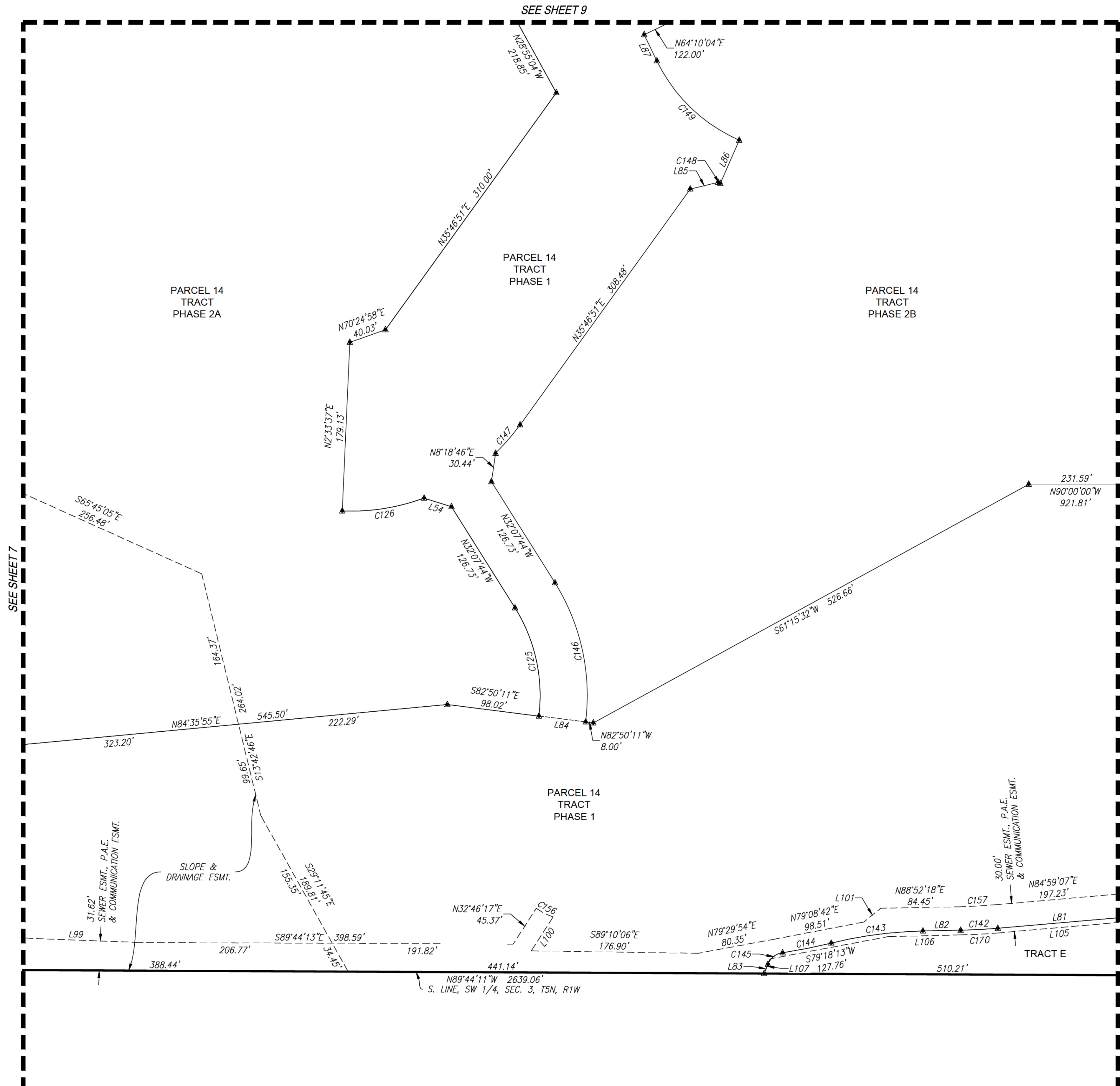
- SECTION LINE
- BOUNDARY
- RIGHT OF WAY
- DEDICATED EASEMENT
- EXISTING EASEMENT
- CENTERLINE
- LOT LINE
- MATCH LINE
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- P.U.E. = PUBLIC UTILITY EASEMENT
- R/W = RIGHT-OF-WAY
- S.D. = SIGHT DISTANCE
- V.N.A.E. = VEHICLE NON-ACCESS EASEMENT

SE CORNER,
SEC. 3, T5N, R1W,
FND. GLOBE





KEY MAP
NOT TO SCALE



- LEGEND**
- = SECTION LINE
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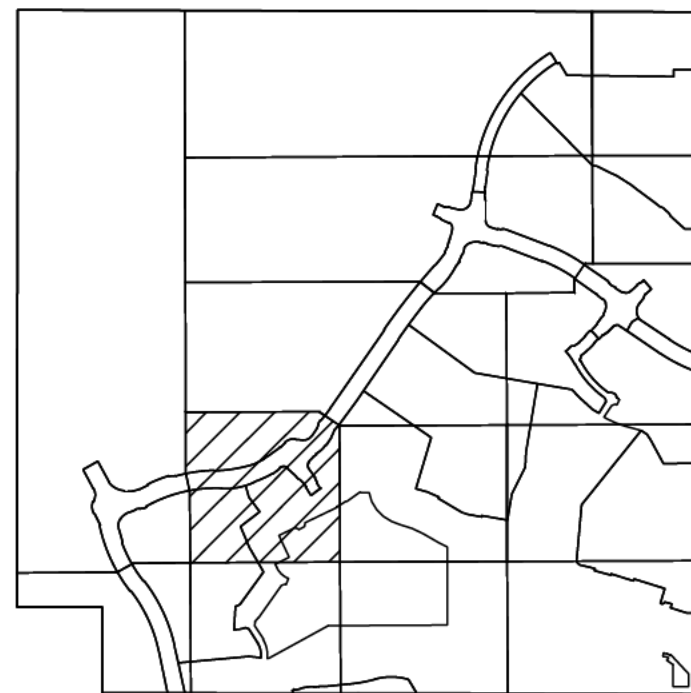


MASTER PLAT OF
SADDLEBACK VILLAGE B PARCEL 14
City of Peoria, Maricopa County, Arizona

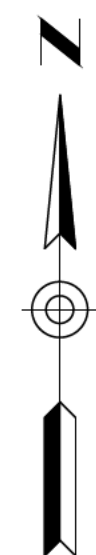
Project No. 21188	Date 09/27/24	Project Eng. ADRIAN BURCHAM
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Sht: 6 of 17

PROJECT NO. R240027



KEY MAP
NOT TO SCALE

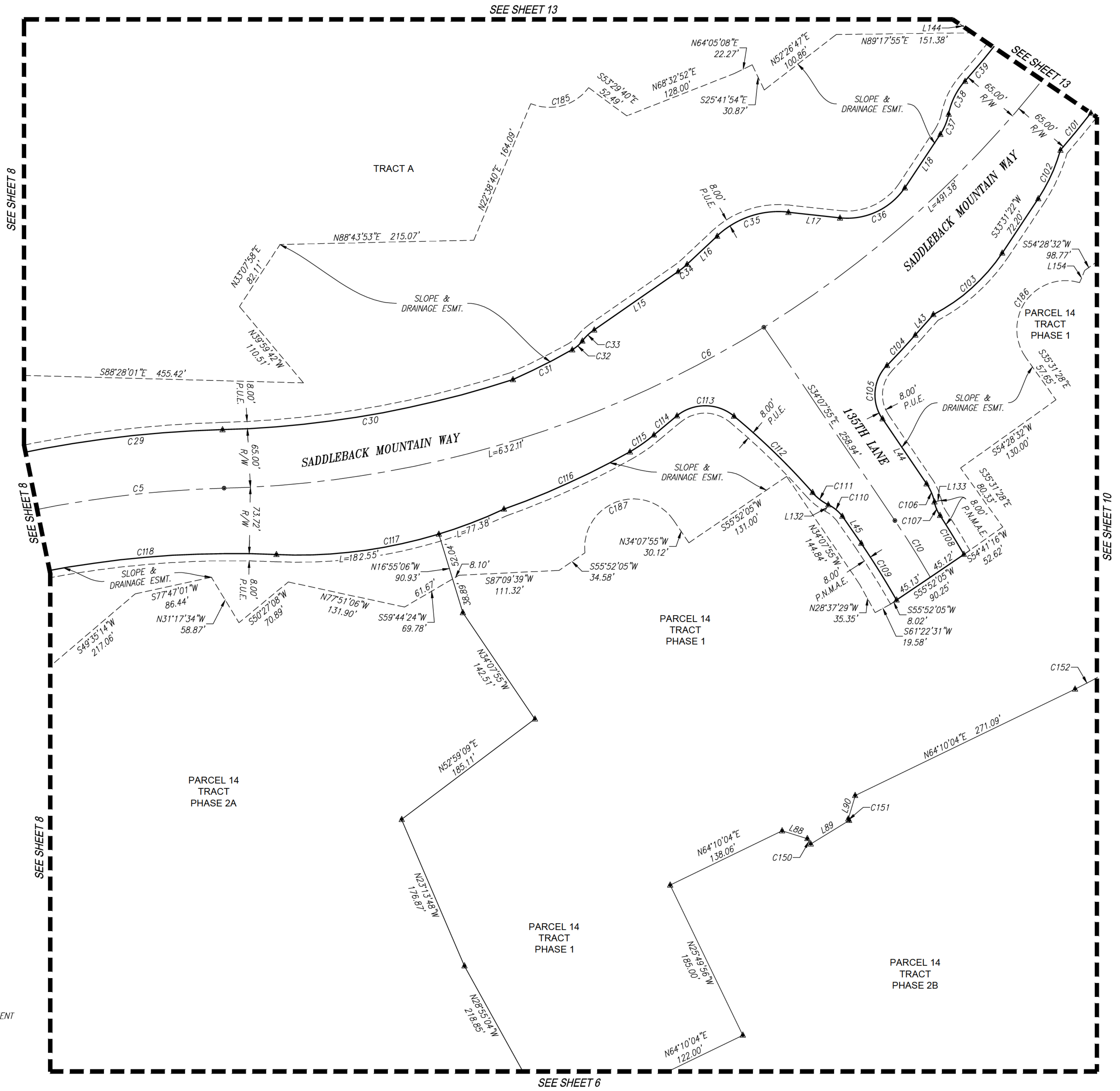


SCALE
1" = 60'



LEGEND

	= SECTION LINE
	= BOUNDARY
	= RIGHT OF WAY
	= DEDICATED EASEMENT
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	= CENTERLINE
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	= MATCH LINE
	= SET REBAR W/CAP LS 41282
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	= DOCUMENT
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	= RIGHT-OF-WAY
	= SIGHT DISTANCE
	= VEHICLE NON-ACCESS EASEMENT



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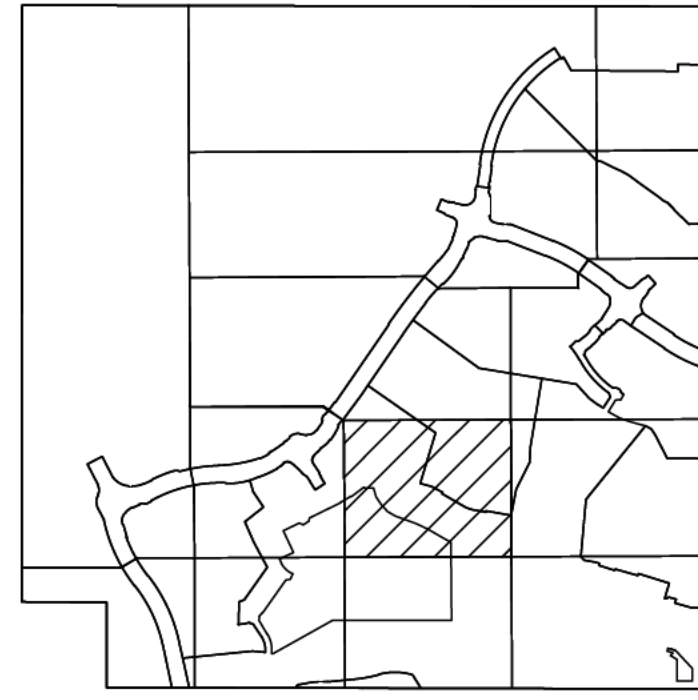
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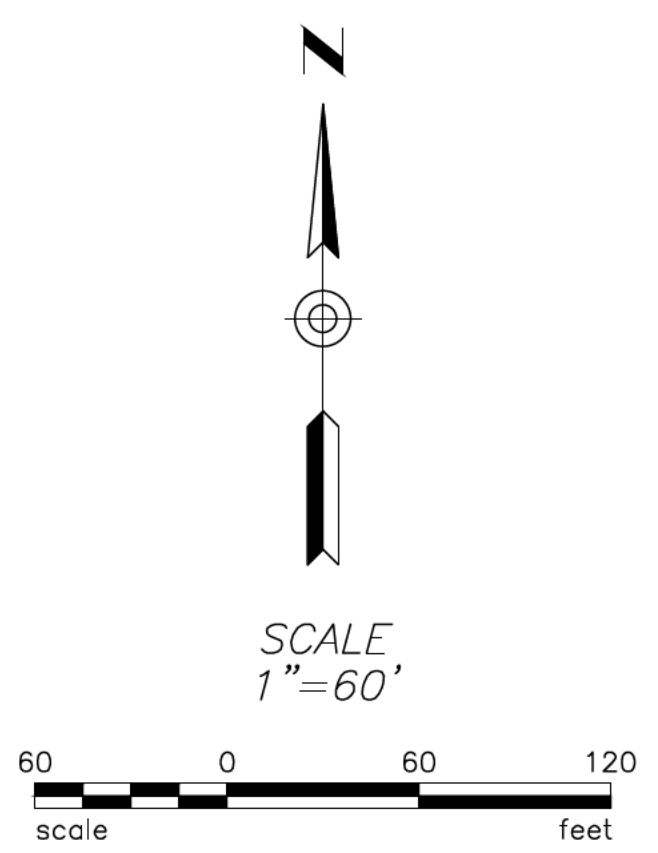
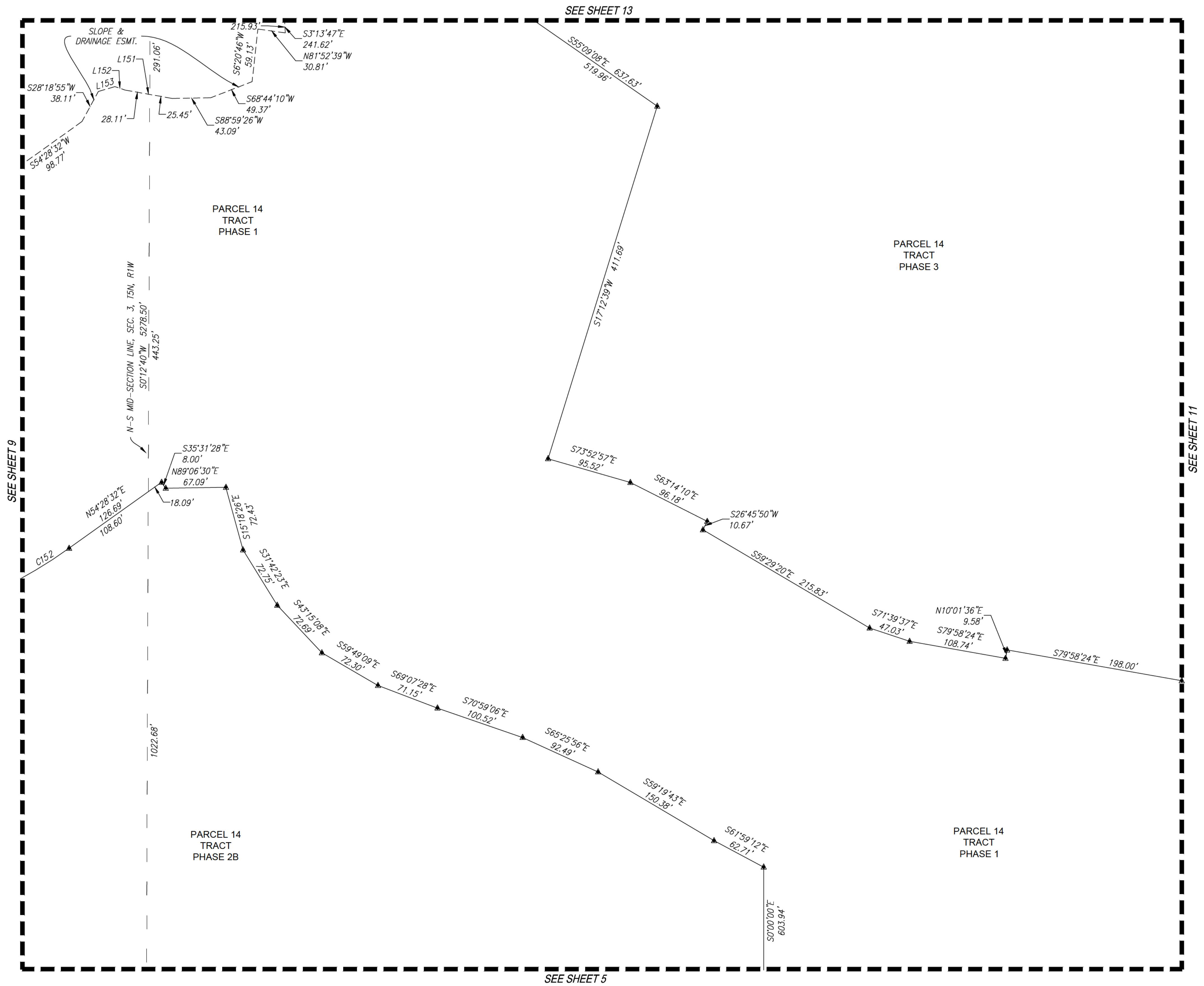


MASTER PLAN OF
SADDLEBACK VILLAGE B PARCEL 14
City of Peoria, Maricopa County, Arizona

Project No. 21188	Date 09/27/24	Project Eng. ADRIAN BURCHAM
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KEY MAP
NOT TO SCALE



- LEGEND**
- = SECTION LINE
 - = BOUNDARY
 - = RIGHT OF WAY
 - = DEDICATED EASEMENT
 - = EXISTING EASEMENT
 - = CENTERLINE
 - = LOT LINE
 - = MATCH LINE
 - ▲ = SET REBAR W/CAP LS 41282
 - ⊙ = CLO. CAP AS NOTED
 - DOC. = DOCUMENT
 - M.C.R. = MARICOPA COUNTY RECORDER
 - FND = FOUND
 - ESMT. = EASEMENT
 - P.A.E. = PUBLIC ACCESS EASEMENT
 - P.N.M.A.E. = PUBLIC NON-MOTORIZED ACCESS EASEMENT
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - R/W = RIGHT-OF-WAY
 - S.D. = SIGHT DISTANCE
 - V.N.A.E. = VEHICLE NON-ACCESS EASEMENT

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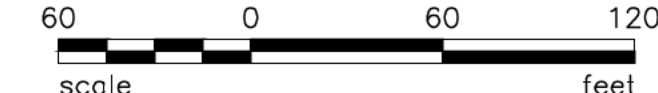
MASTER PLAT OF
SADDLEBACK VILLAGE B PARCEL 14
City of Peoria, Maricopa County, Arizona

Project No. 21188	Date 09/27/24
Project Manager ADRIAN BURCHAM	Project Eng.

LEGEND

- = SECTION LINE
- == = BOUNDARY
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- - - = DEDICATED EASEMENT
- - - = EXISTING EASEMENT
- = CENTERLINE
- = LOT LINE
- = MATCH LINE
- ▲ = SET REBAR W/CAP LS 412B2
- ⊙ = GLO CAP AS NOTED
- DOC. = DOCUMENT
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- S.D. = SIGHT DISTANCE
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SCALE
1"=60'

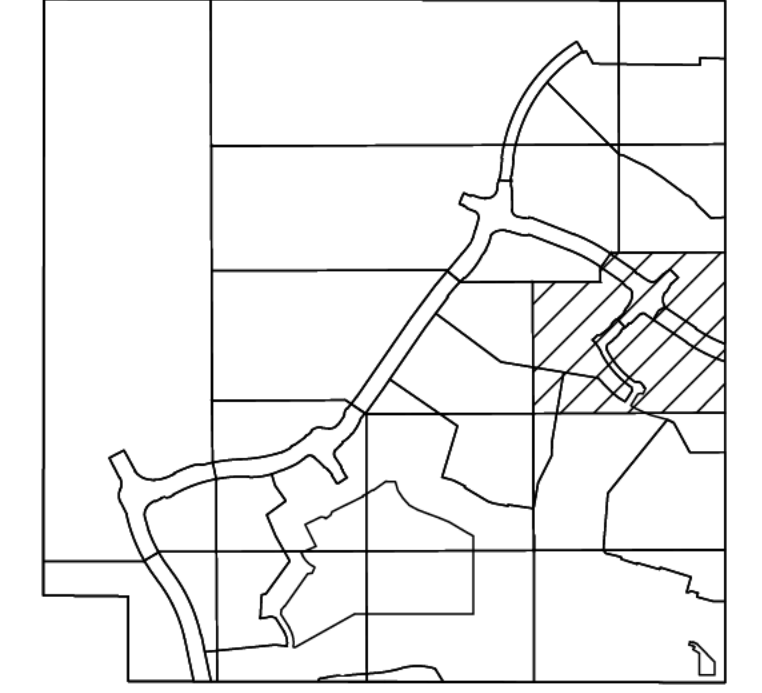
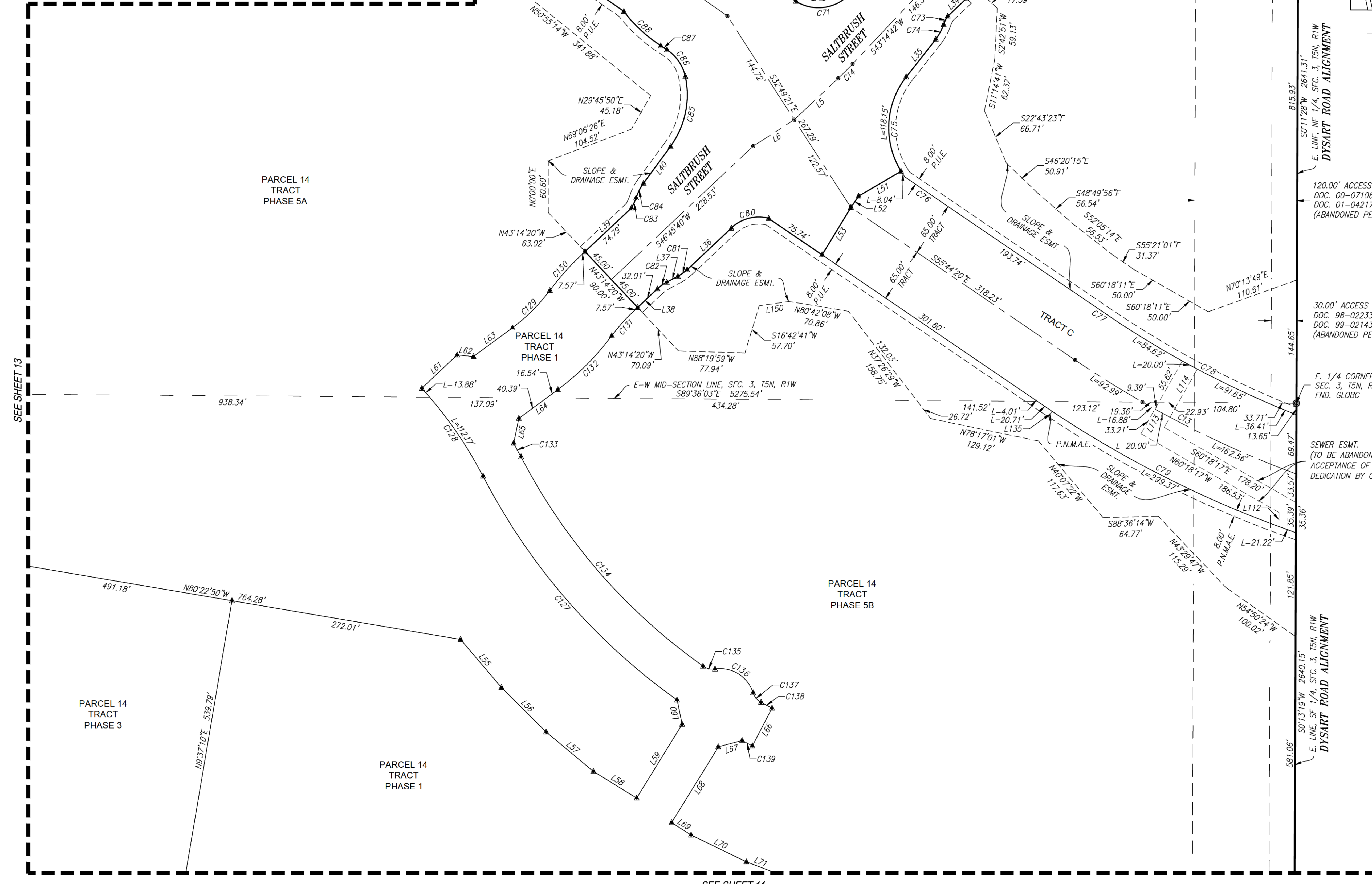


SEE SHEET 14

SEE SHEET 13

SEE SHEET 14

SEE SHEET 15



KEY MAP
NOT TO SCALE

815.93'
5011.28'W 2641.31'
E. LINE, NE 1/4, SEC. 3, T5N, R1W
DYSART ROAD ALIGNMENT

120.00' ACCESS AND UTILITIES ESMT.
DOC. 00-0710631 &
DOC. 01-0421749, M.C.R.
(ABANDONED PER DOC. 24-0462509, M.C.R.)

30.00' ACCESS AND UTILITIES ESMT.
DOC. 98-0223363, M.C.R. &
DOC. 99-0214316, M.C.R.
(ABANDONED PER DOC. 24-0462509, M.C.R.)

E. 1/4 CORNER,
SEC. 3, T5N, R1W,
FND. GLOB.C

SEWER ESMT.
(TO BE ABANDONED UPON
ACCEPTANCE OF R/W
DEDICATION BY CITY)

581.06'
5073.19'W 2640.15'
E. LINE, SE 1/4, SEC. 3, T5N, R1W
DYSART ROAD ALIGNMENT

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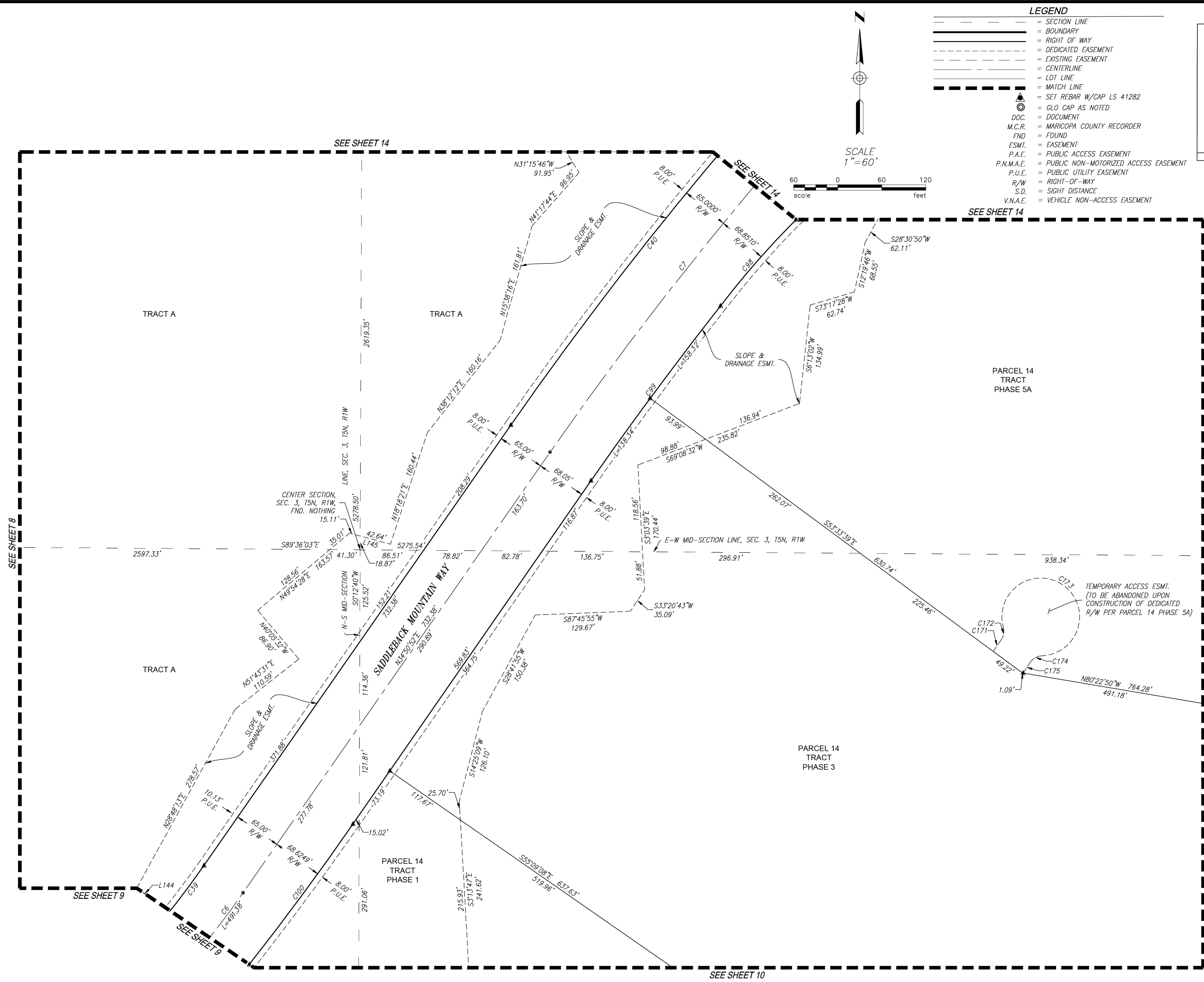
1201 S. Alma School Rd
Peoria, AZ 85210
Ph: 480.892.3313
www.hubbardengineering.com

HUBBARD
ENGINEERING



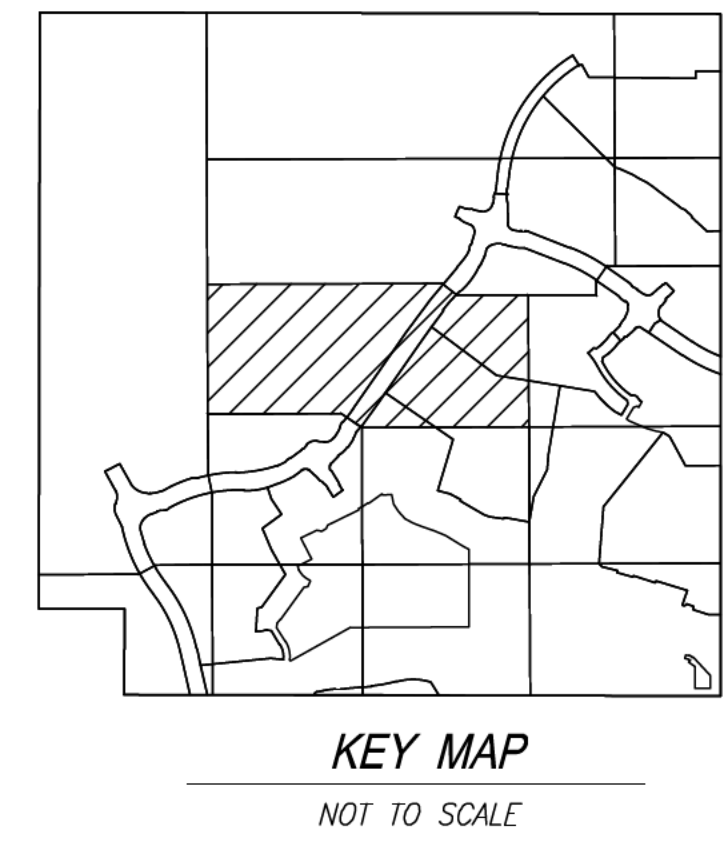
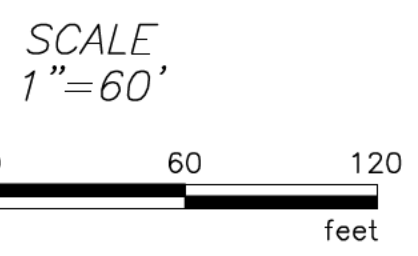
MASTER PLAN OF
SADDLEBACK VILLAGE B PARCEL 14
City of Peoria, Maricopa County, Arizona

Project No. 21188	Date 09/27/24
Project Manager ADRIAN BURCHAM	Project Eng.



LEGEND

- SECTION LINE
- BOUNDARY
- RIGHT OF WAY
- - - DEDICATED EASEMENT
- - - EXISTING EASEMENT
- CENTERLINE
- - - LOT LINE
- - - MATCH LINE
- ⊙ SET REBAR W/CAP LS 41282
- ⊙ GLO CAP AS NOTED
- DOC. = DOCUMENT
- M.C.R. = MARICOPA COUNTY RECORDER
- FND = FOUND
- ESMT. = EASEMENT
- P.A.E. = PUBLIC ACCESS EASEMENT
- P.N.M.A.E. = PUBLIC NON-MOTORIZED ACCESS EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- R/W = RIGHT-OF-WAY
- S.D. = SIGHT DISTANCE
- V.N.A.E. = VEHICLE NON-ACCESS EASEMENT



SEE SHEET 8

SEE SHEET 9

SEE SHEET 10

SEE SHEET 11

SEE SHEET 12

SEE SHEET 14

TRACT A

TRACT A

TRACT A

PARCEL 14 TRACT PHASE 1

PARCEL 14 TRACT PHASE 3

PARCEL 14 TRACT PHASE 5A

SADDLEBACK MOUNTAIN WAY

LINE, SEC. 3, T5N, R1W

CENTER SECTION, SEC. 3, T5N, R1W, FND. NOTHING 15.11'

N-S MID-SECTION 50712.40'W 725.52'

E-W MID-SECTION LINE, SEC. 3, T5N, R1W

TEMPORARY ACCESS ESMT. (TO BE ABANDONED UPON CONSTRUCTION OF DEDICATED R/W PER PARCEL 14 PHASE 5A)

1201 S. Alma School Rd
Peoria, AZ 85200
Ph: 480.892.3313
www.hubbardingengineering.com

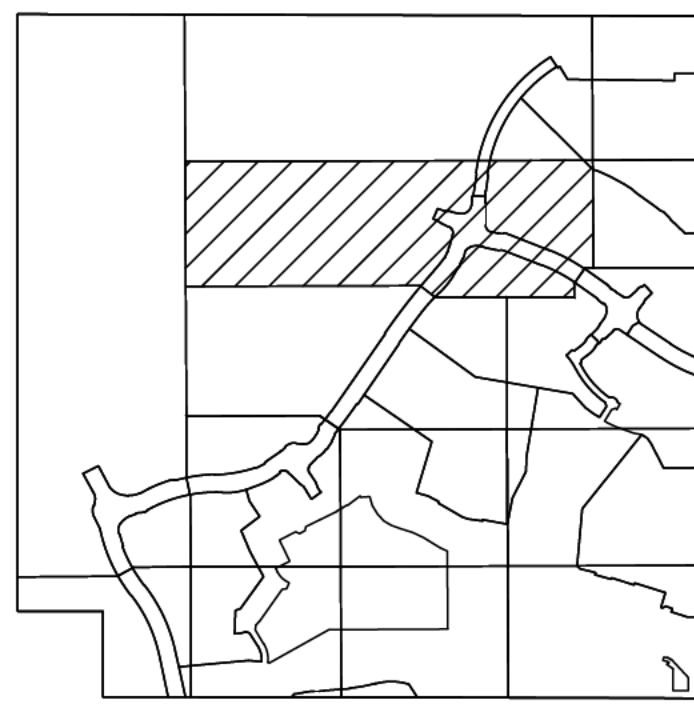
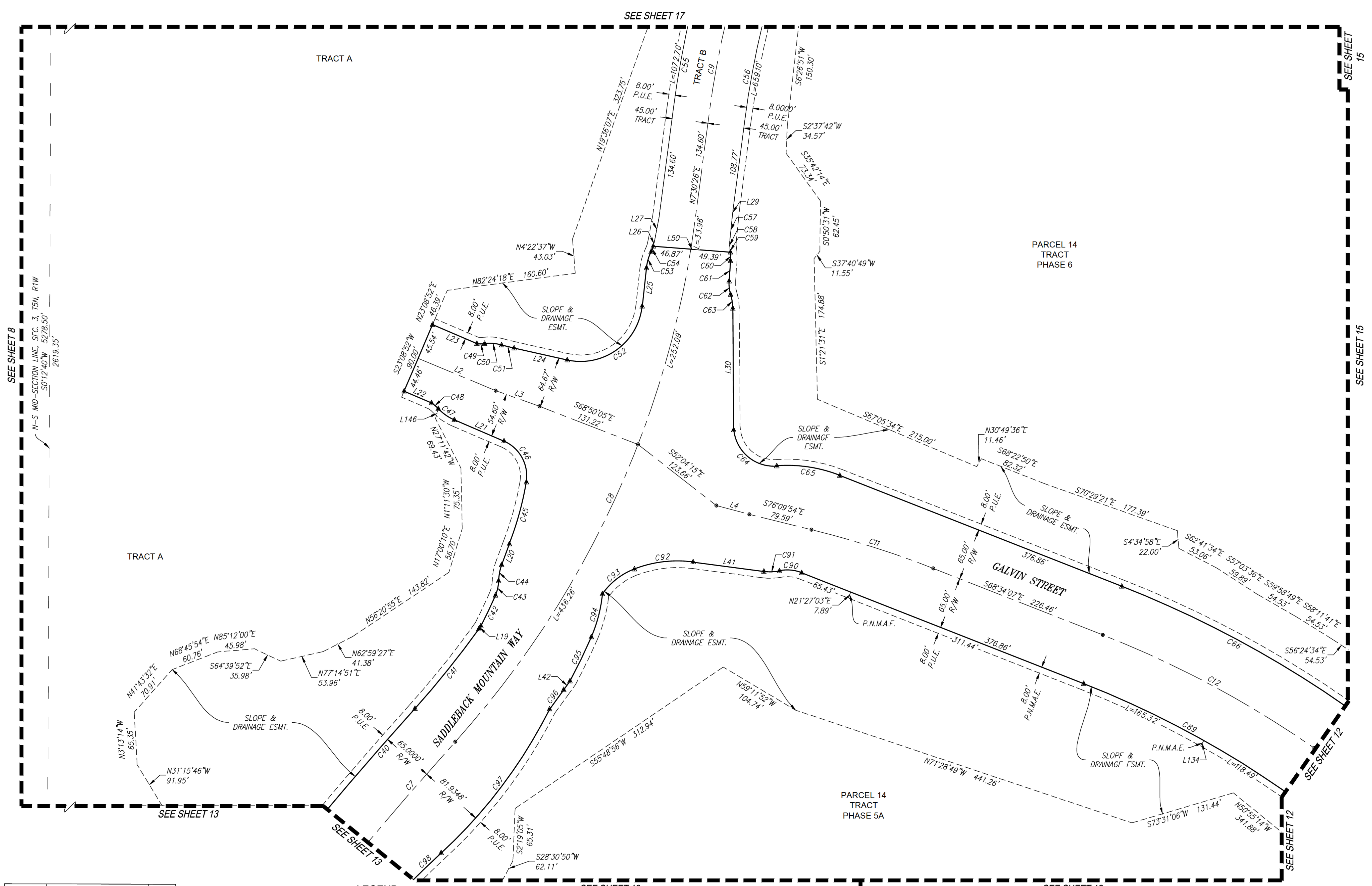
HUBBARD ENGINEERING

MASTER PLAN OF
SADDLEBACK VILLAGE B PARCEL 14
City of Peoria, Maricopa County, Arizona

Project No. 21188	Date 09/27/24	Project Eng. ADRIAN BURCHAM
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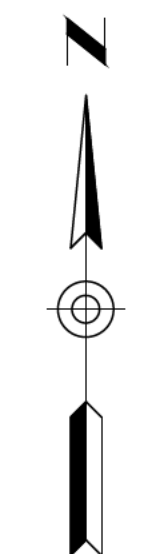
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PROJECT NO. R240027



KEY MAP
 NOT TO SCALE

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SCALE
 1"=60'



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SEE SHEET 8

SEE SHEET 15

SEE SHEET 13

SEE SHEET 13

SEE SHEET 13

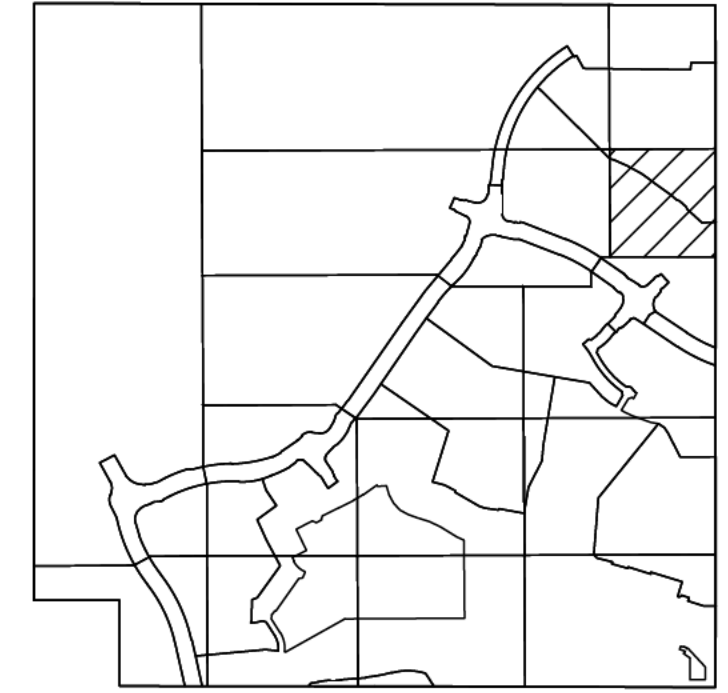
SEE SHEET 12

SEE SHEET 12

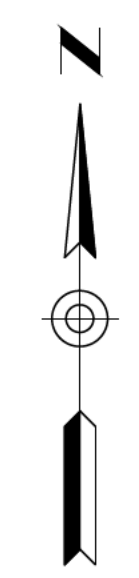
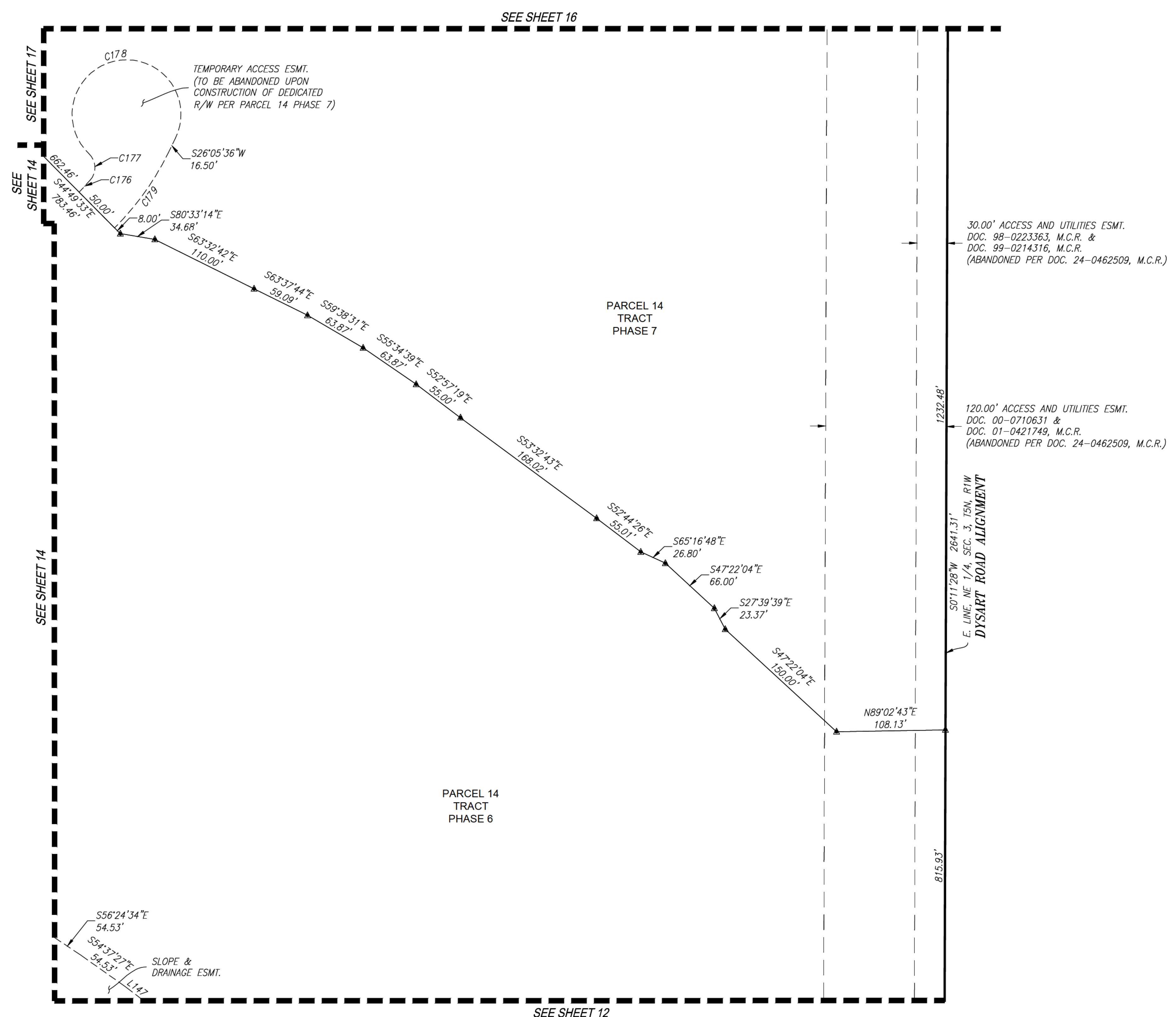
SEE SHEET 17

SEE SHEET 15

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KEY MAP
NOT TO SCALE



SCALE
1" = 60'



LEGEND

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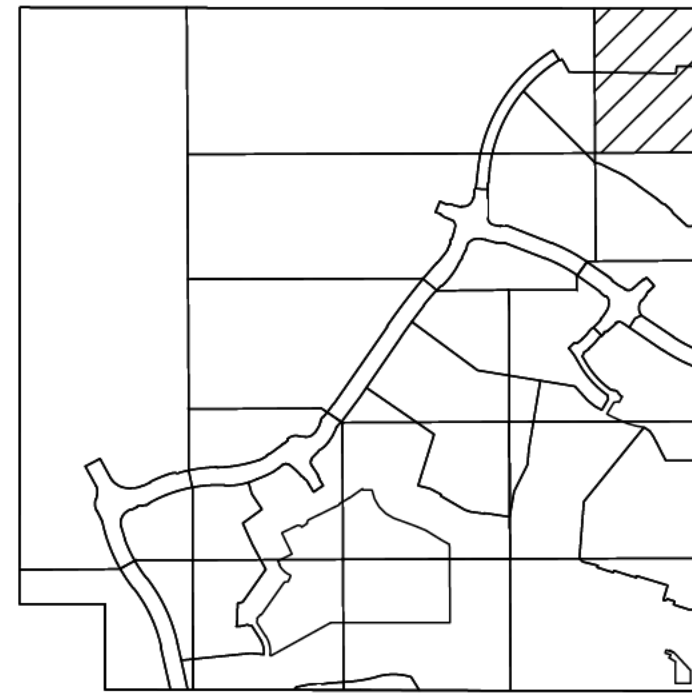
1201 S. Alma School Rd
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HUBBARD
ENGINEERING

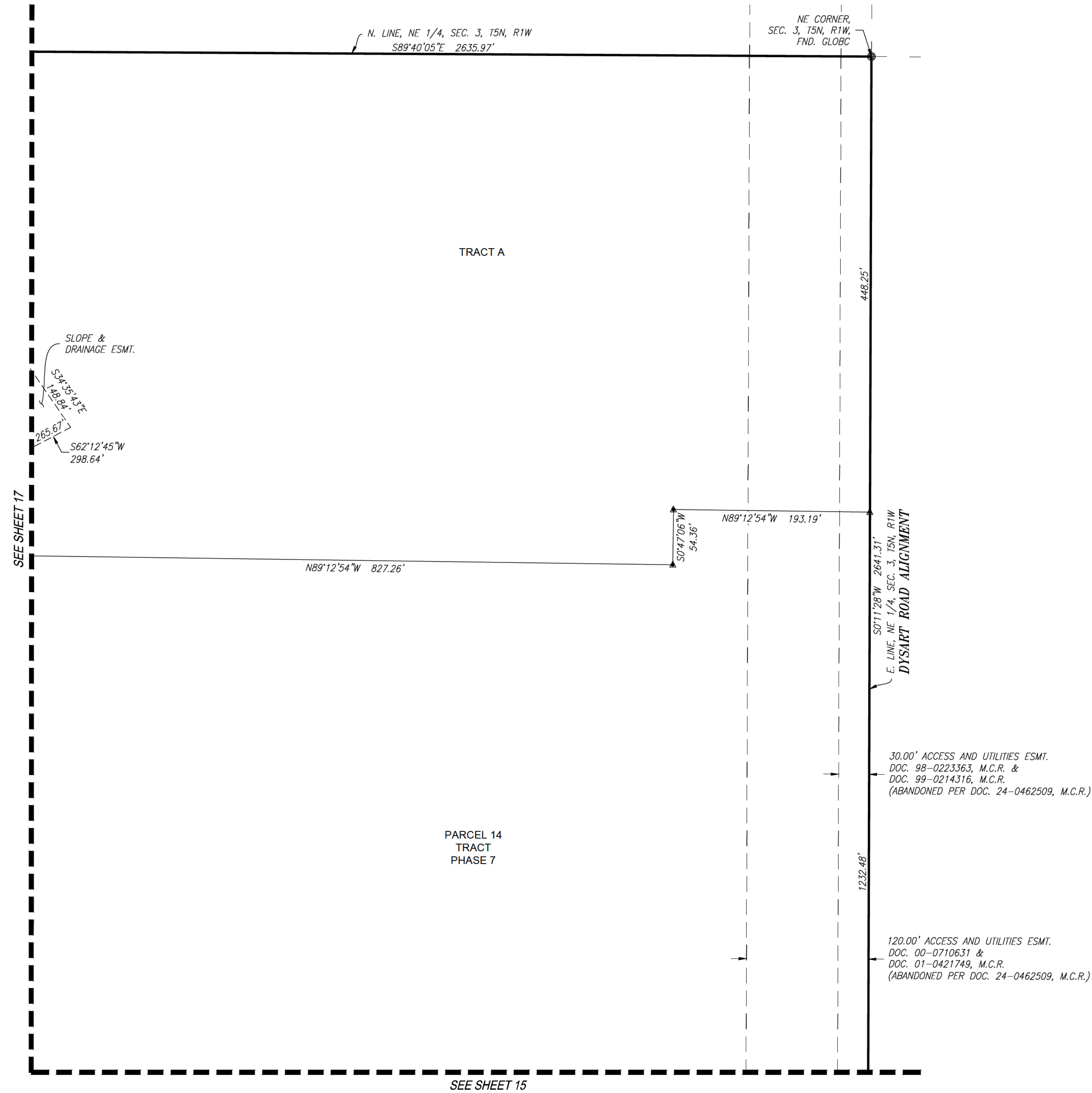


MASTER PLAT OF
SADDLEBACK VILLAGE B PARCEL 14
City of Peoria, Maricopa County, Arizona

Project No. 21188	Date 09/27/24	Project Eng. ADRIAN BURCHAM
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KEY MAP
NOT TO SCALE



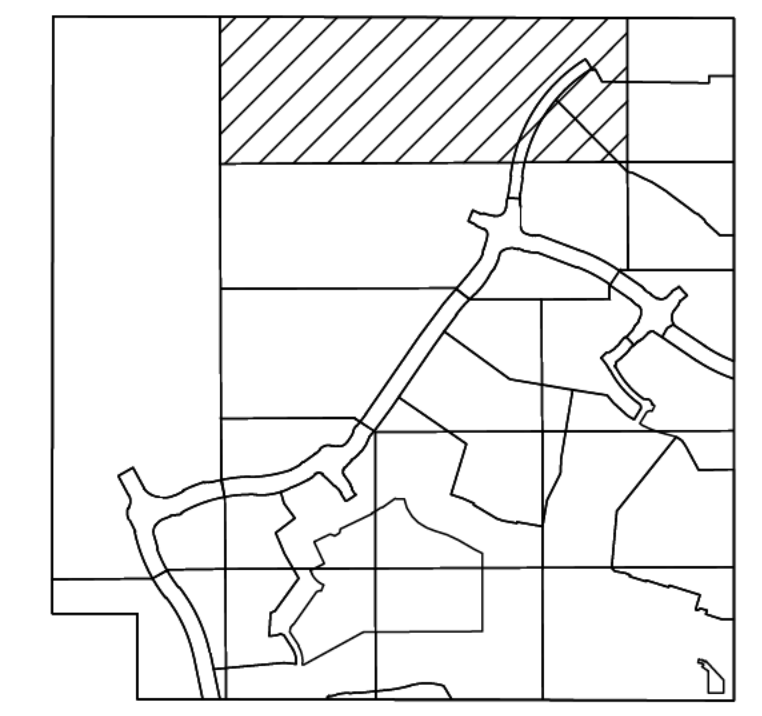
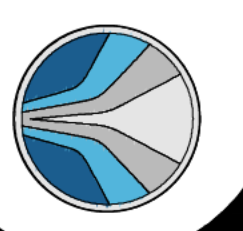
SCALE
1" = 60'



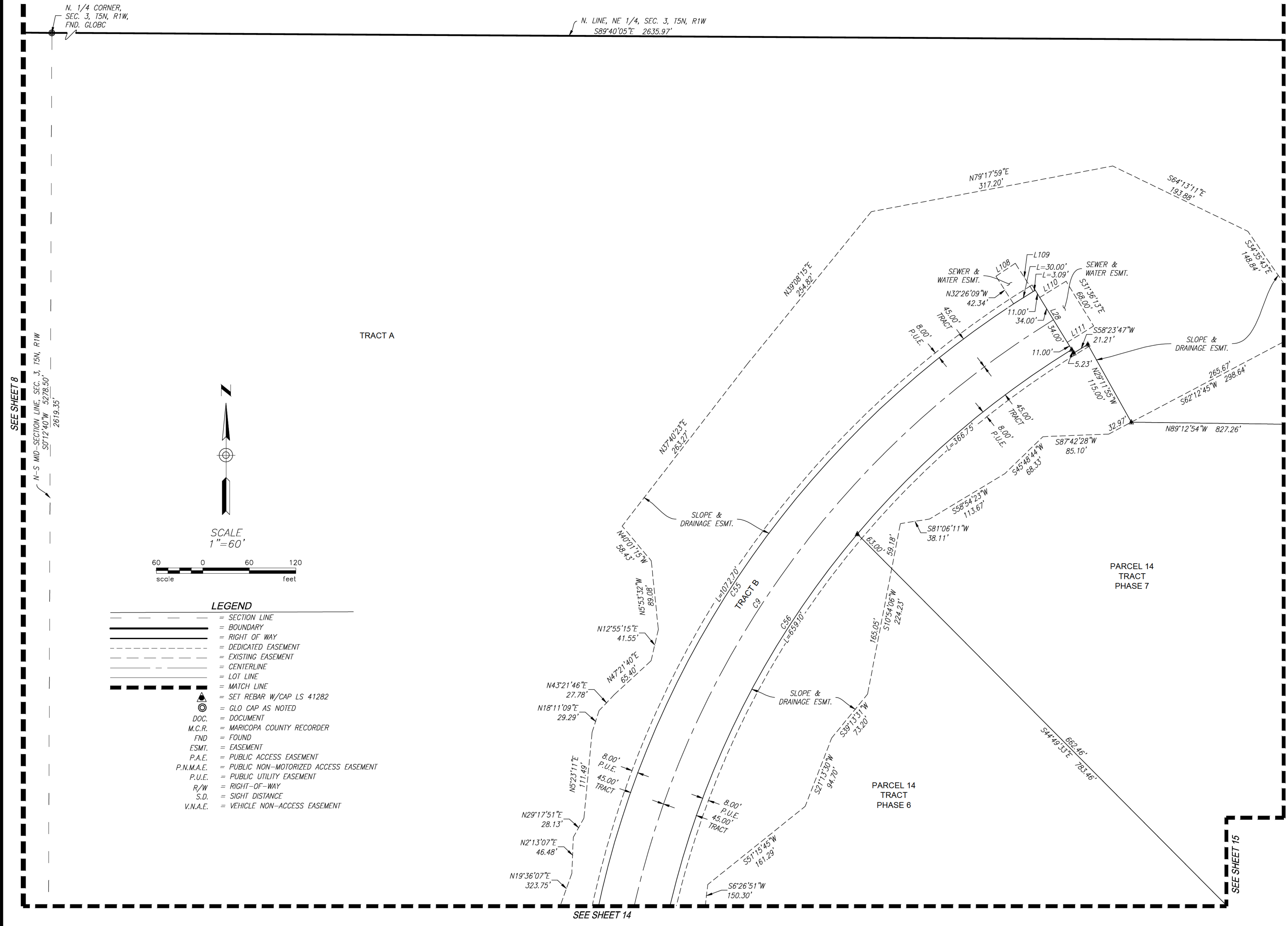
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- = CENTERLINE
- = LOT LINE
- = MATCH LINE
- ⚓ = SET REBAR W/CAP LS 412B2
- ⊙ = GLO CAP AS NOTED
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KEY MAP
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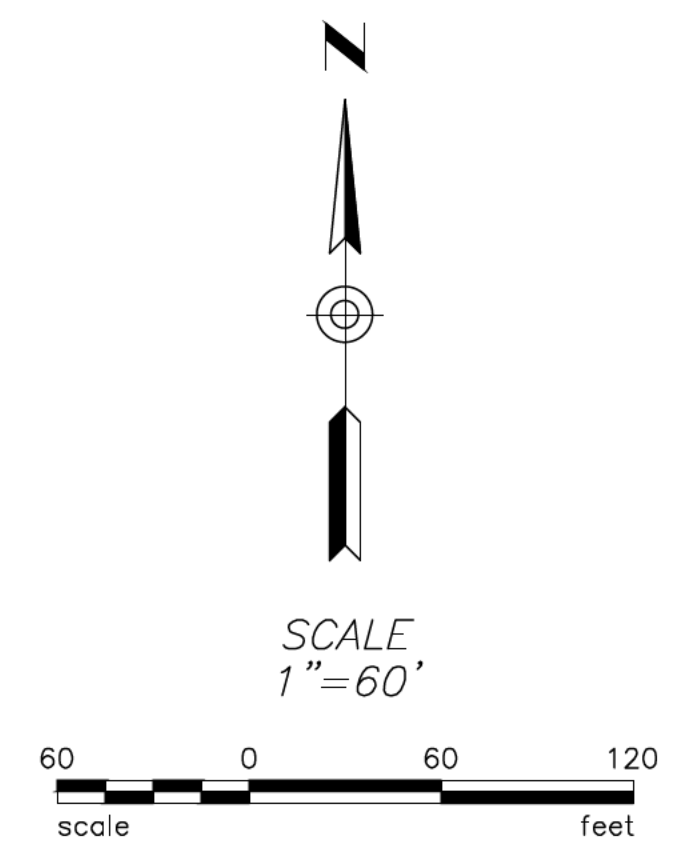


SEE SHEET 8

SEE SHEET 16

SEE SHEET 14

SEE SHEET 15



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