

A FINAL PLAT FOR SADDLEBACK VILLAGE B PARCEL 14 - PHASE 1

A REPLAT OF SADDLEBACK VILLAGE B PARCEL 14 - PHASE 1, OF "SADDLEBACK VILLAGE B", A MASTER PLAT, RECORDED IN BOOK _____, PAGE ____, MARICOPA COUNTY RECORDS, BEING A PORTION OF SECTIONS 3, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA

} SS

COUNTY OF MARICOPA

KNOW ALL PERSONS BY THESE PRESENTS: SADDLEBACK PEORIA PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "SADDLEBACK VILLAGE B PARCEL 14 - PHASE 1", AS SHOWN IN "SADDLEBACK VILLAGE B", A MASTER PLAT, RECORDED IN BOOK _____, PAGE ____, M.C.R., BEING 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 FINAL PLAT FOR "SADDLEBACK VILLAGE B PARCEL 14 - PHASE 1" 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.

ALL NOTATIONS AND DEDICATIONS STATED ON OR WITHIN THE RECORDED PLAT OF "SADDLEBACK VILLAGE B" (M.C.R. BOOK _____, PAGE ____) SHALL REMAIN IN FULL FORCE AND EFFECT WITH THE RECORDED OF THIS RE-PLAT.

SADDLEBACK PEORIA PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF PEORIA, 131ST DRIVE, 132ND AVENUE, 133RD AVENUE, 133RD DRIVE, 134TH AVENUE, 134TH LANE, 135TH DRIVE, 135TH LANE, 135TH GLEN, 136TH AVENUE, SAND FLOWER DRIVE, CAVALRY DRIVE, GRAN PARADISO DRIVE & SALTBRUSH STREET, 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 A, B, C, D, E, F, G, H, I, J, K, L, M, N, & O. 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 CULVERT FACILITY ACCESS AT 131ST DRIVE AND 136TH AVENUE CROSSINGS OVER TWIN BUTTES WASH, A PERMANENT AND PERPETUAL 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 K & N SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA.

THE SADDLEBACK COMMUNITY 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: 131ST DRIVE & 136TH AVENUE.

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 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.

TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, & O 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.

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 PUBLIC WATER AND/OR SEWER LINE OVER, UNDER, AND ACROSS TRACTS A & K 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 AND/OR SEWER LINE. SUBJECT TO NOTES 1, 2, 3 AND 4.

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 PUBLIC WATER AND/OR SEWER 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

} SS

COUNTY OF MARICOPA

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

LEGAL DESCRIPTION

SADDLEBACK VILLAGE B PARCEL 14 - PHASE 1, AS SHOWN IN "SADDLEBACK VILLAGE B", A MASTER PLAT, RECORDED IN BOOK _____, PAGE ____, MARICOPA COUNTY RECORDS, (M.C.R.), BEING A PORTION OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

NOTES

- THE SUBDIVISION IS SUBJECT TO MAINTENANCE IMPROVEMENT DISTRICT (MID) NO. 1296, STREET LIGHT IMPROVEMENT DISTRICT (SLID) NO. 1194.
- 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, 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.
- THIS SUBDIVISION HAS A REDUCED LEVEL OF STREET LIGHTING FOR STREETS CLASSIFIED AS COLLECTOR ROADS. ANY FUTURE ADDITIONAL STREET LIGHTING WILL BE AT THE EXPENSE OF THE ABUTTING HOMEOWNERS ASSOCIATION, NOT AT CITY EXPENSE.
- 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.

SADDLEBACK COMMUNITY ASSOCIATION

STATE OF ARIZONA

} SS

COUNTY OF MARICOPA

BY THIS RATIFICATION, _____, DULY ELECTED _____, OF THE "SADDLEBACK" COMMUNITY ASSOCIATION, ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREON.

BY: _____ ITS _____

ACKNOWLEDGEMENT

STATE OF ARIZONA

} SS

COUNTY OF MARICOPA

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

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
-REPLAT

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 Z02-04A.2

PARCEL AREA

GROSS AREA = 4,646,467 SQ. FT. OR 106.6682 AC. ±
R/W AREA = 651,972 SQ. FT. OR 14.9672 AC. ±
NET AREA = 3,994,495 SQ. FT. OR 91.7010 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

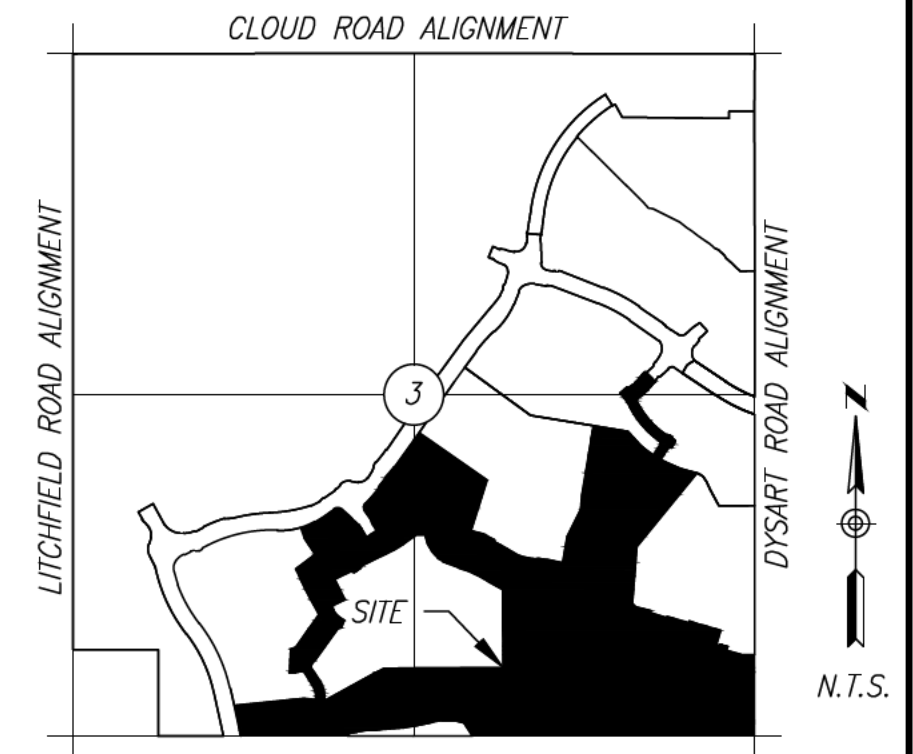
APPROVED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ARIZONA. THIS _____ DAY OF _____, 2024,

MAYOR _____ DATE _____

ATTEST: _____

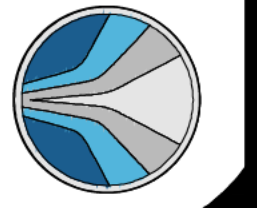
CITY CLERK _____ DATE _____

CITY ENGINEER _____ DATE _____



VICINITY MAP

T5N, R1W, SEC 3



| LOT TABLE | | |
|-----------|-------------|--------|
| LOT # | SQUARE FEET | ACRES |
| 1 | 6823.00 | 0.1566 |
| 2 | 6634.00 | 0.1523 |
| 3 | 5762.00 | 0.1323 |
| 4 | 5456.00 | 0.1253 |
| 5 | 7628.00 | 0.1751 |
| 6 | 6100.00 | 0.1400 |
| 7 | 9170.00 | 0.2105 |
| 8 | 9469.00 | 0.2174 |
| 9 | 6968.00 | 0.1600 |
| 10 | 7565.00 | 0.1737 |
| 11 | 7800.00 | 0.1791 |
| 12 | 7800.00 | 0.1791 |
| 13 | 7800.00 | 0.1791 |
| 14 | 6218.00 | 0.1427 |
| 15 | 6918.00 | 0.1588 |
| 16 | 5589.00 | 0.1283 |
| 17 | 5599.00 | 0.1285 |
| 18 | 5532.00 | 0.1270 |
| 19 | 6600.00 | 0.1515 |
| 20 | 6600.00 | 0.1515 |
| 21 | 7984.00 | 0.1833 |
| 22 | 9158.00 | 0.2102 |
| 23 | 7886.00 | 0.1810 |
| 24 | 6747.00 | 0.1549 |
| 25 | 6497.00 | 0.1492 |
| 26 | 7150.00 | 0.1641 |
| 27 | 7150.00 | 0.1641 |
| 28 | 7150.00 | 0.1641 |
| 29 | 6500.00 | 0.1492 |
| 30 | 11808.00 | 0.2711 |
| 31 | 8984.00 | 0.2062 |
| 32 | 7267.00 | 0.1668 |
| 33 | 6051.00 | 0.1389 |
| 34 | 6061.00 | 0.1391 |
| 35 | 6067.00 | 0.1393 |
| 36 | 6687.00 | 0.1535 |
| 37 | 7007.00 | 0.1609 |
| 38 | 6343.00 | 0.1456 |
| 39 | 6018.00 | 0.1382 |
| 40 | 5837.00 | 0.1340 |
| 41 | 5850.00 | 0.1343 |
| 42 | 5850.00 | 0.1343 |
| 43 | 5839.00 | 0.1340 |
| 44 | 5850.00 | 0.1343 |
| 45 | 5850.00 | 0.1343 |
| 46 | 6371.00 | 0.1463 |
| 47 | 6925.00 | 0.1590 |
| 48 | 6925.00 | 0.1590 |
| 49 | 6521.00 | 0.1497 |
| 50 | 5873.00 | 0.1348 |
| 51 | 5823.00 | 0.1337 |
| 52 | 5823.00 | 0.1337 |
| 53 | 8485.00 | 0.1948 |
| 54 | 7501.00 | 0.1722 |
| 55 | 5885.00 | 0.1351 |
| 56 | 5868.00 | 0.1347 |
| 57 | 5886.00 | 0.1351 |
| 58 | 6572.00 | 0.1509 |
| 59 | 6482.00 | 0.1488 |
| 60 | 5850.00 | 0.1343 |
| 61 | 5850.00 | 0.1343 |
| 62 | 5850.00 | 0.1343 |
| 63 | 5850.00 | 0.1343 |
| 64 | 5850.00 | 0.1343 |
| 65 | 5977.00 | 0.1372 |
| 66 | 5977.00 | 0.1372 |
| 67 | 6099.00 | 0.1400 |
| 68 | 6531.00 | 0.1499 |
| 69 | 12233.00 | 0.2808 |
| 70 | 11044.00 | 0.2535 |
| 71 | 10029.00 | 0.2302 |
| 72 | 9329.00 | 0.2142 |
| 73 | 9329.00 | 0.2142 |
| 74 | 9329.00 | 0.2142 |
| 75 | 9329.00 | 0.2142 |
| 76 | 11077.00 | 0.2543 |
| 77 | 10788.00 | 0.2477 |
| 78 | 9955.00 | 0.2285 |
| 79 | 13109.00 | 0.3009 |

| LOT TABLE | | |
|-----------|-------------|--------|
| LOT # | SQUARE FEET | ACRES |
| 80 | 12616.00 | 0.2896 |
| 81 | 11689.00 | 0.2683 |
| 82 | 11738.00 | 0.2695 |
| 83 | 10948.00 | 0.2513 |
| 84 | 9689.00 | 0.2224 |
| 85 | 9836.00 | 0.2258 |
| 86 | 9835.00 | 0.2258 |
| 87 | 9835.00 | 0.2258 |
| 88 | 9530.00 | 0.2188 |
| 89 | 10552.00 | 0.2422 |
| 90 | 10552.00 | 0.2422 |
| 91 | 10493.00 | 0.2409 |
| 92 | 10552.00 | 0.2422 |
| 93 | 9741.00 | 0.2236 |
| 94 | 9996.00 | 0.2295 |
| 95 | 10000.00 | 0.2296 |
| 96 | 10012.00 | 0.2298 |
| 97 | 9783.00 | 0.2246 |
| 98 | 9376.00 | 0.2152 |
| 99 | 9636.00 | 0.2212 |
| 100 | 9375.00 | 0.2152 |
| 101 | 10594.00 | 0.2432 |
| 102 | 14935.00 | 0.3429 |
| 103 | 13857.00 | 0.3181 |
| 104 | 11637.00 | 0.2671 |
| 105 | 9106.00 | 0.2090 |
| 106 | 10514.00 | 0.2414 |
| 107 | 10772.00 | 0.2473 |
| 108 | 10772.00 | 0.2473 |
| 109 | 11107.00 | 0.2550 |
| 110 | 11499.00 | 0.2640 |
| 111 | 11502.00 | 0.2640 |
| 112 | 10406.00 | 0.2389 |
| 113 | 9700.00 | 0.2227 |
| 114 | 9449.00 | 0.2169 |
| 115 | 9571.00 | 0.2197 |
| 116 | 9837.00 | 0.2258 |
| 117 | 9718.00 | 0.2231 |
| 118 | 9719.00 | 0.2231 |
| 119 | 9783.00 | 0.2246 |
| 120 | 10145.00 | 0.2329 |
| 121 | 10378.00 | 0.2382 |
| 122 | 9853.00 | 0.2262 |
| 123 | 10120.00 | 0.2323 |
| 124 | 9617.00 | 0.2208 |
| 125 | 10185.00 | 0.2338 |
| 126 | 9742.00 | 0.2236 |
| 127 | 9741.00 | 0.2236 |
| 128 | 9740.00 | 0.2236 |
| 129 | 9742.00 | 0.2236 |
| 130 | 9673.00 | 0.2221 |
| 131 | 13347.00 | 0.3064 |
| 132 | 9861.00 | 0.2264 |
| 133 | 10554.00 | 0.2423 |
| 134 | 10742.00 | 0.2466 |
| 135 | 11647.00 | 0.2674 |
| 136 | 10481.00 | 0.2406 |
| 137 | 11287.00 | 0.2591 |
| 138 | 11481.00 | 0.2636 |
| 139 | 9885.00 | 0.2269 |
| 140 | 9868.00 | 0.2265 |
| 141 | 9865.00 | 0.2265 |
| 142 | 9634.00 | 0.2212 |
| 143 | 5445.00 | 0.1250 |
| 144 | 5445.00 | 0.1250 |
| 145 | 5445.00 | 0.1250 |
| 146 | 5445.00 | 0.1250 |
| 147 | 5445.00 | 0.1250 |
| 148 | 5445.00 | 0.1250 |
| 149 | 5445.00 | 0.1250 |
| 150 | 5445.00 | 0.1250 |
| 151 | 5445.00 | 0.1250 |
| 152 | 5959.00 | 0.1368 |
| 153 | 5456.00 | 0.1253 |
| 154 | 5452.00 | 0.1252 |
| 155 | 5456.00 | 0.1253 |
| 156 | 6075.00 | 0.1395 |
| 157 | 6654.00 | 0.1528 |
| 158 | 6654.00 | 0.1528 |

| LOT TABLE | | |
|-----------|-------------|---------|
| LOT # | SQUARE FEET | ACRES |
| 159 | 7107.00 | 0.1632 |
| 160 | 5772.00 | 0.1325 |
| 161 | 5445.00 | 0.1250 |
| 162 | 5445.00 | 0.1250 |
| 163 | 5463.00 | 0.1254 |
| 164 | 6799.00 | 0.1561 |
| 165 | 5621.00 | 0.1290 |
| 166 | 5444.00 | 0.1250 |
| 167 | 5445.00 | 0.1250 |
| 168 | 5445.00 | 0.1250 |
| 169 | 5445.00 | 0.1250 |
| 170 | 5445.00 | 0.1250 |
| 171 | 5445.00 | 0.1250 |
| 172 | 6500.00 | 0.1492 |
| 173 | 6590.00 | 0.1513 |
| 174 | 7025.00 | 0.1613 |
| 175 | 6764.00 | 0.1553 |
| 176 | 6736.00 | 0.1546 |
| 177 | 6073.00 | 0.1394 |
| 178 | 6050.00 | 0.1389 |
| 179 | 6050.00 | 0.1389 |
| 180 | 6150.00 | 0.1412 |
| 181 | 6094.00 | 0.1399 |
| 182 | 7083.00 | 0.1626 |
| 183 | 7414.00 | 0.1702 |
| 184 | 7644.00 | 0.1755 |
| 185 | 7664.00 | 0.1759 |
| 186 | 7479.00 | 0.1717 |
| 187 | 5850.00 | 0.1343 |
| 188 | 5869.00 | 0.1347 |
| 189 | 7191.00 | 0.1651 |
| 190 | 6814.00 | 0.1564 |
| 191 | 5850.00 | 0.1343 |
| 192 | 5850.00 | 0.1343 |
| 193 | 5850.00 | 0.1343 |
| 194 | 6502.00 | 0.1493 |
| 195 | 8035.00 | 0.1845 |
| 196 | 7165.00 | 0.1645 |
| 197 | 7452.00 | 0.1711 |
| 198 | 7041.00 | 0.1616 |
| 199 | 6934.00 | 0.1592 |
| 200 | 6934.00 | 0.1592 |
| 201 | 6934.00 | 0.1592 |
| 202 | 8323.00 | 0.1911 |
| 203 | 7832.00 | 0.1798 |
| 204 | 7067.00 | 0.1622 |
| 205 | 6525.00 | 0.1498 |
| 206 | 5837.00 | 0.1340 |
| 207 | 6090.00 | 0.1398 |
| 208 | 6440.00 | 0.1478 |
| 209 | 6454.00 | 0.1482 |
| 210 | 6468.00 | 0.1485 |
| 211 | 6228.00 | 0.1430 |
| 212 | 6500.00 | 0.1492 |
| 213 | 6500.00 | 0.1492 |
| 214 | 6500.00 | 0.1492 |
| 215 | 6083.00 | 0.1396 |
| 216 | 6845.00 | 0.1571 |
| 217 | 6583.00 | 0.1511 |
| 218 | 6583.00 | 0.1511 |
| 219 | 6583.00 | 0.1511 |
| 220 | 6844.00 | 0.1571 |
| 221 | 7314.00 | 0.1679 |
| 222 | 6652.00 | 0.1527 |
| 223 | 13385.00 | 0.3073 |
| 224 | 6875.00 | 0.1578 |
| 225 | 6875.00 | 0.1578 |
| 226 | 6250.00 | 0.1435 |
| 227 | 6250.00 | 0.1435 |
| 228 | 6250.00 | 0.1435 |
| 229 | 6250.00 | 0.1435 |
| 230 | 6710.00 | 0.1540 |
| 231 | 6710.00 | 0.1540 |
| 232 | 6710.00 | 0.1540 |
| 233 | 6784.00 | 0.1557 |
| 234 | 6164.00 | 0.1415 |
| 235 | 6138.00 | 0.1409 |
| 236 | 6765.00 | 0.1553 |
| TOTAL | 1834783.00 | 42.1208 |

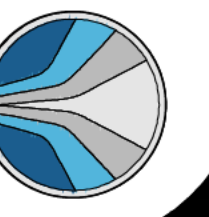
| TRACT TABLE | | | | |
|-------------|--------------|---------|--|-------------------|
| TRACT | SQUARE FEET | ACRES | USAGE | OWNER/MAINTENANCE |
| A | 93948.00 | 2.1567 | LANDSCAPE AREA / PUBLIC UTILITY EASEMENT / SEWER & WATER EASEMENT / SLOPE & DRAINAGE EASEMENT / DRAINAGE / SIGHT VISIBILITY EASEMENT / PRIVATE TRAIL USE / AMENITIES | HOA |
| B | 272522.00 | 6.2562 | LANDSCAPE AREA / PUBLIC UTILITY EASEMENT / DRAINAGE / SIGHT VISIBILITY EASEMENT / PRIVATE TRAIL USE | HOA |
| C | 10398.00 | 0.2387 | LANDSCAPE AREA / PUBLIC UTILITY EASEMENT / DRAINAGE / SIGHT VISIBILITY EASEMENT / PRIVATE TRAIL USE | HOA |
| D | 8773.00 | 0.2014 | LANDSCAPE AREA / PUBLIC UTILITY EASEMENT / DRAINAGE / SIGHT VISIBILITY EASEMENT / PRIVATE TRAIL USE / AMENITIES | HOA |
| E | 2496.00 | 0.0573 | LANDSCAPE AREA / PUBLIC UTILITY EASEMENT / DRAINAGE / SIGHT VISIBILITY EASEMENT | HOA |
| F | 12630.00 | 0.2899 | LANDSCAPE AREA / PUBLIC UTILITY AND FACILITIES EASEMENT / DRAINAGE / SIGHT VISIBILITY EASEMENT / SLOPE & DRAINAGE EASEMENT / PRIVATE TRAIL USE / AMENITIES | HOA |
| G | 1987.00 | 0.0456 | LANDSCAPE AREA / PUBLIC UTILITY EASEMENT / DRAINAGE / SIGHT VISIBILITY EASEMENT | HOA |
| H | 1762.00 | 0.0404 | LANDSCAPE AREA / PUBLIC UTILITY EASEMENT / DRAINAGE / SIGHT VISIBILITY EASEMENT | HOA |
| I | 186619.00 | 4.2842 | LANDSCAPE AREA / PUBLIC UTILITY EASEMENT / DRAINAGE / PRIVATE TRAIL USE / AMENITIES | HOA |
| J | 213916.00 | 4.9108 | LANDSCAPE AREA / PUBLIC UTILITY EASEMENT / DRAINAGE / SIGHT VISIBILITY EASEMENT / PRIVATE TRAIL USE / AMENITIES | HOA |
| K | 878716.00 | 20.1725 | LANDSCAPE AREA / PUBLIC UTILITY EASEMENT / DRAINAGE / SIGHT VISIBILITY EASEMENT / PRIVATE TRAIL USE / AMENITIES | HOA |
| L | 6534.00 | 0.1500 | LANDSCAPE AREA / PUBLIC UTILITY EASEMENT / DRAINAGE / SIGHT VISIBILITY EASEMENT | HOA |
| M | 5028.00 | 0.1154 | LANDSCAPE AREA / PUBLIC UTILITY EASEMENT / DRAINAGE / SIGHT VISIBILITY EASEMENT | HOA |
| N | 462143.00 | 10.6093 | LANDSCAPE AREA / PUBLIC UTILITY EASEMENT / DRAINAGE / SIGHT VISIBILITY EASEMENT | HOA |
| O | 2240.00 | 0.0514 | LANDSCAPE AREA / PUBLIC UTILITY EASEMENT / DRAINAGE / SIGHT VISIBILITY EASEMENT | HOA |
| TOTAL | 2159712.0000 | 49.5802 | | |

| RIGHT-OF-WAY TABLE | | | |
|--------------------|-------------|--------|----------------|
| ROAD NAME | SQUARE FEET | ACRES | CLASSIFICATION |
| 135TH LANE | 10050.00 | 0.2307 | COLLECTOR |
| SALTBRUSH STREET | 16759.00 | 0.3847 | COLLECTOR |
| TOTAL GROSS AREA | 26809.00 | 0.6154 | |

| TOTAL LAND USE | |
|---------------------------|------------|
| TOTAL NUMBER OF LOTS | 236 |
| TOTAL NUMBER OF TRACTS | 16 |
| GROSS RESIDENTIAL DENSITY | 2.21 DU/AC |

| LAND USE TABLE | | |
|----------------------------|-------------|----------|
| LAND USE AREAS | SQUARE FEET | ACRES |
| TOTAL AREA OF LOTS | 1834783.00 | 42.1208 |
| TOTAL AREA OF TRACTS | 2159712.00 | 49.5802 |
| TOTAL AREA OF RIGHT-OF-WAY | 651972.00 | 14.9672 |
| TOTAL GROSS AREA | 4646467.00 | 106.6682 |

| ZONING LOT INFORMATION | | |
|--|--------------------|-----------------|
| PHASE 1 | MIN. LOT AREA (SF) | MIN. WIDTH (FT) |
| SLD CONVENTIONAL LOTS (9-13, 69-142) | 7500 | 60 |
| SMD CONVENTIONAL LOTS (1-2, 5-8, 17-39, 172-186, 223-236) | 6000 | 50 |
| SC CONVENTIONAL LOTS (3-4, 14-16, 40-68, 143-171, 187-222) | 4500 | 45 |



| CURVE TABLE | | | | |
|-------------|-----------|----------|---------|---------------------|
| CURVE # | DELTA | RADIUS | LENGTH | CHORD |
| C1 | 32°15'36" | 464.69' | 261.64' | N89°13'51"W 258.20' |
| C2 | 10°20'46" | 1120.00' | 202.24' | S79°48'44"W 201.97' |
| C3 | 3°53'12" | 580.00' | 39.34' | S86°55'42"W 39.34' |
| C4 | 12°47'32" | 440.00' | 98.24' | S82°28'32"W 98.03' |
| C5 | 5°12'05" | 580.00' | 52.65' | S78°40'49"W 52.64' |
| C6 | 58°55'44" | 20.00' | 20.57' | S51°48'59"W 19.68' |
| C7 | 39°17'33" | 175.00' | 120.01' | N12°28'57"W 117.67' |
| C8 | 22°58'15" | 220.32' | 88.33' | S81°04'29"W 87.74' |
| C9 | 8°15'51" | 536.50' | 77.38' | N68°56'59"E 77.32' |
| C10 | 10°08'34" | 868.03' | 153.67' | N65°33'17"E 153.46' |
| C11 | 11°03'26" | 169.00' | 32.61' | N54°57'17"E 32.56' |
| C12 | 1°54'34" | 1000.00' | 33.33' | N50°22'51"E 33.32' |
| C13 | 78°16'38" | 50.00' | 68.31' | S89°31'33"E 63.12' |
| C14 | 9°01'47" | 771.00' | 121.51' | S45°52'21"E 121.38' |
| C15 | 21°37'15" | 59.00' | 22.26' | S52°10'06"E 22.13' |
| C16 | 24°40'39" | 47.00' | 20.24' | S50°38'24"E 20.09' |
| C17 | 8°18'00" | 955.00' | 138.34' | S29°58'56"E 138.22' |
| C18 | 7°00'45" | 1045.00' | 127.90' | N29°20'18"W 127.82' |
| C19 | 2°03'52" | 47.00' | 16.46' | N22°48'45"W 16.38' |
| C20 | 21°21'07" | 59.00' | 21.99' | N23°27'22"W 21.86' |
| C21 | 78°02'33" | 47.00' | 64.02' | N04°53'21"E 59.18' |
| C22 | 2°15'55" | 1169.50' | 46.24' | N42°46'40"E 46.23' |
| C23 | 28°39'28" | 207.00' | 103.54' | N48°12'36"E 102.46' |
| C24 | 17°28'41" | 195.00' | 59.48' | N24°32'10"E 59.25' |
| C25 | 2°24'26" | 1265.00' | 53.15' | N39°28'21"E 53.15' |
| C26 | 3°24'41" | 4000.00' | 238.16' | N36°25'24"E 238.12' |
| C27 | 27°20'13" | 735.54' | 350.94' | N40°54'26"W 347.62' |
| C28 | 15°12'16" | 475.00' | 126.05' | N34°50'27"W 125.68' |
| C29 | 17°24'45" | 205.00' | 62.30' | N44°59'08"E 62.06' |
| C30 | 10°28'54" | 295.00' | 53.97' | N41°31'13"E 53.89' |
| C31 | 10°28'54" | 205.00' | 37.50' | S41°31'13"W 37.45' |
| C32 | 17°24'45" | 295.00' | 89.65' | S44°59'08"W 89.31' |
| C33 | 1°58'11" | 525.00' | 18.05' | S28°13'24"E 18.05' |
| C34 | 27°28'52" | 685.54' | 328.81' | S40°58'45"E 325.67' |
| C35 | 43°49'47" | 19.50' | 14.92' | S76°38'05"E 14.56' |
| C36 | 80°57'16" | 40.50' | 57.22' | S58°04'20"E 52.58' |
| C37 | 43°49'47" | 19.50' | 14.92' | S39°30'35"E 14.56' |

| CURVE TABLE | | | | |
|-------------|-----------|----------|---------|---------------------|
| CURVE # | DELTA | RADIUS | LENGTH | CHORD |
| C38 | 1°13'09" | 685.54' | 14.59' | S62°02'03"E 14.59' |
| C39 | 1°03'24" | 735.54' | 13.56' | N62°06'56"W 13.56' |
| C40 | 34°12'36" | 19.80' | 11.82' | N59°48'42"W 11.65' |
| C41 | 34°12'36" | 45.00' | 26.87' | S59°48'42"E 26.47' |
| C42 | 4°03'14" | 1000.00' | 70.75' | S27°51'33"E 70.74' |
| C43 | 9°41'32" | 500.00' | 84.58' | N59°19'18"E 84.48' |
| C44 | 25°01'50" | 200.00' | 87.37' | N66°59'27"E 86.68' |
| C45 | 48°17'21" | 100.00' | 84.28' | S13°39'03"W 81.81' |
| C46 | 62°17'43" | 200.00' | 217.45' | S41°38'29"E 206.90' |
| C47 | 13°27'29" | 400.00' | 93.96' | S66°03'36"E 93.74' |
| C48 | 20°38'32" | 400.00' | 144.11' | S69°39'08"E 143.33' |
| C49 | 44°33'58" | 250.00' | 194.46' | S57°41'25"E 189.59' |
| C50 | 42°19'54" | 200.00' | 147.77' | S56°34'23"E 144.43' |
| C51 | 4°50'27" | 200.00' | 16.90' | S75°19'07"E 16.89' |
| C52 | 16°07'51" | 210.00' | 59.12' | S09°02'11"W 58.93' |
| C53 | 89°39'42" | 145.00' | 226.91' | S45°48'06"W 204.45' |
| C54 | 23°02'40" | 190.00' | 76.42' | N77°50'42"W 75.90' |
| C55 | 54°16'21" | 260.00' | 246.28' | S86°32'27"W 237.18' |
| C56 | 48°15'00" | 250.00' | 210.53' | S83°31'46"W 204.36' |
| C57 | 28°56'12" | 775.00' | 391.41' | N86°48'50"W 387.26' |
| C58 | 31°41'11" | 655.00' | 362.23' | N85°26'21"W 357.64' |
| C59 | 35°45'54" | 659.69' | 411.79' | N87°28'42"W 405.14' |
| C60 | 12°22'58" | 925.00' | 199.91' | S80°49'50"W 199.52' |
| C61 | 42°51'06" | 200.00' | 149.58' | S65°35'46"W 146.12' |
| C62 | 52°39'43" | 415.00' | 381.44' | S70°30'04"W 368.15' |
| C63 | 39°17'33" | 200.00' | 137.16' | N12°28'57"W 134.48' |
| C64 | 56°46'46" | 195.32' | 193.56' | N64°10'14"E 185.74' |
| C65 | 40°32'37" | 200.00' | 141.52' | N46°06'14"W 138.59' |
| C66 | 8°27'46" | 200.00' | 29.54' | N30°03'49"W 29.51' |
| C67 | 8°18'00" | 772.00' | 111.83' | N29°58'56"W 111.73' |
| C68 | 9°13'55" | 400.00' | 64.45' | N15°30'32"E 64.38' |
| C69 | 30°58'24" | 250.00' | 135.15' | N35°36'41"E 133.51' |
| C70 | 19°26'48" | 500.00' | 169.70' | N41°22'29"E 168.89' |
| C71 | 35°24'19" | 710.54' | 439.07' | N44°56'29"W 432.12' |
| C72 | 15°15'10" | 500.00' | 133.11' | N34°51'54"W 132.71' |
| C73 | 17°24'45" | 250.00' | 75.98' | N44°59'08"E 75.68' |
| C74 | 10°28'54" | 250.00' | 45.73' | N41°31'13"E 45.67' |

| CURVE TABLE | | | | |
|-------------|------------|---------|---------|---------------------|
| CURVE # | DELTA | RADIUS | LENGTH | CHORD |
| C75 | 9°41'32" | 475.00' | 80.35' | S59°19'18"W 80.26' |
| C76 | 249°10'21" | 54.00' | 234.84' | S89°03'43"W 88.91' |
| C77 | 69°10'21" | 36.00' | 43.46' | N00°56'17"W 40.87' |
| C78 | 24°52'35" | 225.00' | 97.69' | S66°54'50"W 96.92' |
| C79 | 48°17'21" | 125.00' | 105.35' | S13°39'03"W 102.26' |
| C80 | 51°56'37" | 20.00' | 18.13' | S11°49'25"W 17.52' |
| C81 | 283°53'13" | 53.00' | 262.60' | N52°12'16"W 65.34' |
| C82 | 51°56'37" | 20.00' | 18.13' | N63°46'02"E 17.52' |
| C83 | 48°17'21" | 75.00' | 63.21' | N13°39'03"E 61.36' |
| C84 | 62°17'43" | 175.00' | 190.27' | N41°38'29"W 181.04' |
| C85 | 3°29'03" | 425.00' | 25.85' | N71°02'49"W 25.84' |
| C86 | 20°38'32" | 375.00' | 135.10' | N69°39'08"W 134.37' |
| C87 | 9°13'55" | 425.00' | 68.48' | S15°30'32"W 68.40' |
| C88 | 30°58'24" | 275.00' | 148.66' | S35°36'41"W 146.86' |
| C89 | 19°26'48" | 475.00' | 161.22' | S41°22'29"W 160.45' |
| C90 | 19°26'48" | 525.00' | 178.19' | N41°22'29"E 177.34' |
| C91 | 30°58'24" | 225.00' | 121.63' | N35°36'41"E 120.16' |
| C92 | 9°13'55" | 375.00' | 60.42' | N15°30'32"E 60.36' |
| C93 | 34°18'57" | 275.00' | 164.70' | N52°33'55"W 162.25' |
| C94 | 42°19'54" | 175.00' | 129.29' | N56°34'23"W 126.37' |
| C95 | 16°07'51" | 185.00' | 52.08' | N09°02'11"E 51.91' |
| C96 | 89°39'42" | 170.00' | 266.03' | N45°48'06"E 239.71' |
| C97 | 23°02'40" | 215.00' | 86.47' | S77°50'42"E 85.89' |
| C98 | 54°16'21" | 235.00' | 222.60' | N86°32'27"E 214.37' |
| C99 | 48°15'00" | 275.00' | 231.58' | N83°31'46"E 224.80' |
| C100 | 28°56'12" | 750.00' | 378.78' | S86°48'50"E 374.77' |
| C101 | 31°41'11" | 680.00' | 376.06' | S85°26'21"E 371.29' |
| C102 | 35°45'54" | 634.69' | 396.18' | S87°28'42"E 389.78' |
| C103 | 12°22'58" | 950.00' | 205.32' | N80°49'50"E 204.92' |
| C104 | 42°51'06" | 175.00' | 130.88' | N65°35'46"E 127.85' |
| C105 | 52°39'43" | 440.00' | 404.41' | N70°30'04"E 390.33' |
| C106 | 14°55'07" | 36.00' | 9.37' | N89°22'22"E 9.35' |
| C107 | 120°10'08" | 53.00' | 111.16' | S38°00'08"E 91.88' |
| C108 | 14°55'07" | 36.00' | 9.37' | S14°37'23"W 9.35' |
| C109 | 56°46'46" | 170.32' | 168.79' | S64°10'14"W 161.97' |
| C110 | 16°54'47" | 225.00' | 66.42' | S34°17'19"E 66.18' |
| C111 | 14°55'07" | 36.00' | 9.37' | S33°17'29"E 9.35' |

| CURVE TABLE | | | | |
|-------------|------------|---------|---------|---------------------|
| CURVE # | DELTA | RADIUS | LENGTH | CHORD |
| C112 | 119°50'15" | 53.00' | 110.85' | S19°10'04"W 91.72' |
| C113 | 14°55'07" | 36.00' | 9.37' | S71°37'38"W 9.35' |
| C114 | 8°18'00" | 747.00' | 108.21' | S29°58'56"E 108.12' |
| C115 | 69°10'21" | 36.00' | 43.46' | S68°43'06"E 40.87' |
| C116 | 249°10'21" | 54.00' | 234.84' | S21°16'54"W 88.91' |
| C117 | 8°18'00" | 797.00' | 115.45' | N29°58'56"W 115.35' |
| C118 | 0°41'08" | 175.00' | 2.09' | N34°21'43"W 2.09' |
| C119 | 9°41'32" | 525.00' | 88.81' | N59°19'18"E 88.70' |
| C120 | 24°49'57" | 175.00' | 75.85' | N66°53'31"E 75.25' |
| C121 | 62°17'43" | 225.00' | 244.63' | S41°38'29"E 232.76' |
| C122 | 3°26'06" | 375.00' | 22.48' | S71°04'18"E 22.48' |
| C123 | 45°16'41" | 19.50' | 15.41' | S46°42'54"E 15.01' |
| C124 | 78°41'22" | 40.50' | 55.62' | S63°25'15"E 51.35' |
| C125 | 43°26'04" | 19.50' | 14.78' | S81°02'54"E 14.43' |
| C126 | 20°38'32" | 425.00' | 153.12' | S69°39'08"E 152.29' |
| C127 | 42°10'01" | 19.50' | 14.35' | S58°53'23"E 14.03' |
| C128 | 78°35'00" | 40.50' | 55.55' | S77°05'52"E 51.29' |
| C129 | 47°28'10" | 19.50' | 16.16' | N87°20'43"E 15.70' |
| C130 | 33°30'46" | 225.00' | 131.60' | S52°09'49"E 129.74' |
| C131 | 42°19'54" | 225.00' | 166.24' | S56°34'23"E 162.48' |
| C132 | 4°50'27" | 175.00' | 14.79' | S75°19'07"E 14.78' |
| C133 | 16°07'51" | 235.00' | 66.16' | S09°02'11"W 65.94' |
| C134 | 89°39'42" | 120.00' | 187.79' | S45°48'06"W 169.20' |
| C135 | 23°02'40" | 165.00' | 66.36' | N77°50'42"W 65.92' |
| C136 | 54°16'21" | 285.00' | 269.96' | S86°32'27"W 259.98' |
| C137 | 48°15'00" | 225.00' | 189.48' | S83°31'46"W 183.93' |
| C138 | 28°56'12" | 800.00' | 404.03' | N86°48'50"W 399.75' |
| C139 | 31°41'11" | 630.00' | 348.41' | N85°26'21"W 343.99' |
| C140 | 35°45'54" | 684.69' | 427.39' | N87°28'42"W 420.49' |
| C141 | 12°22'58" | 900.00' | 194.51' | S80°49'50"W 194.13' |
| C142 | 42°51'06" | 225.00' | 168.28' | S65°35'46"W 164.38' |
| C143 | 52°39'43" | 390.00' | 358.46' | S70°30'04"W 345.97' |
| C144 | 39°17'33" | 225.00' | 154.30' | N12°28'57"W 151.30' |
| C145 | 10°22'20" | 220.32' | 39.88' | N40°58'01"E 39.83' |
| C146 | 0°40'57" | 225.00' | 2.68' | S66°02'04"E 2.68' |
| C147 | 40°32'37" | 175.00' | 123.83' | N46°06'14"W 121.27' |
| C148 | 1°46'39" | 225.00' | 6.98' | S33°05'15"E 6.98' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE # | BEARING | LENGTH |
| L1 | S22°21'07"W | 10.66' |
| L2 | N72°34'14"W | 30.44' |
| L3 | S35°00'34"E | 36.75' |
| L4 | N41°38'43"E | 30.31' |
| L5 | S26°45'50"W | 10.67' |
| L6 | N10°01'36"E | 9.58' |
| L7 | S58°20'55"E | 59.69' |
| L8 | N31°39'05"E | 101.75' |
| L9 | N11°51'06"W | 29.01' |
| L10 | S84°18'45"E | 19.14' |
| L11 | S53°41'30"W | 56.93' |
| L12 | S11°41'46"W | 29.73' |
| L13 | S75°25'18"W | 28.88' |
| L14 | S31°39'05"W | 104.52' |
| L15 | S57°26'48"E | 27.10' |
| L16 | N62°06'06"E | 28.28' |
| L17 | N17°06'06"E | 7.51' |
| L18 | N44°28'28"E | 24.22' |
| L19 | N76°55'00"W | 34.91' |
| L20 | S76°55'00"E | 24.84' |
| L21 | N47°17'35"E | 10.00' |
| L22 | S35°31'28"E | 8.00' |
| L23 | N82°50'11"W | 8.00' |
| L24 | N79°30'22"E | 44.39' |
| L25 | S72°47'21"E | 99.43' |
| L26 | S87°01'19"W | 17.17' |
| L27 | N25°49'56"W | 105.91' |
| L28 | S55°52'05"W | 29.00' |
| L29 | N54°28'32"E | 29.00' |
| L30 | N46°45'40"E | 7.57' |
| L31 | N70°49'56"W | 28.28' |
| L32 | S9°28'32"W | 28.28' |
| L33 | N80°31'28"W | 28.28' |
| L34 | S34°30'18"W | 28.28' |
| L35 | S69°24'13"W | 29.43' |
| L36 | N16°18'35"W | 29.22' |
| L37 | S55°01'36"W | 28.28' |
| L38 | N34°58'24"W | 28.28' |
| L39 | S55°27'35"W | 28.50' |
| L40 | N30°27'26"W | 30.03' |
| L41 | S63°23'19"W | 27.64' |
| L42 | N27°53'54"W | 28.28' |
| L43 | S4°45'21"E | 30.40' |
| L44 | S19°10'04"W | 28.28' |
| L45 | N70°49'56"W | 28.28' |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE # | BEARING | LENGTH |
| L46 | S19°10'04"W | 28.28' |
| L47 | N58°34'16"E | 25.04' |
| L48 | N16°42'44"E | 27.05' |
| L49 | S5 | |

NW CORNER,
SEC. 3, T5N, R1W,
FND. GLOBC

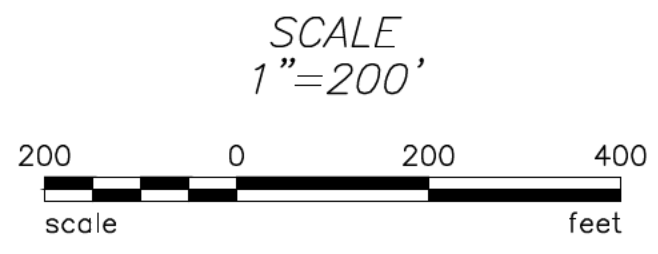
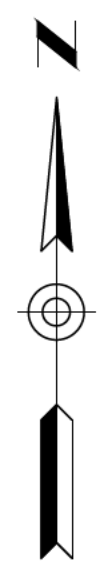
CLOUD ROAD ALIGNMENT
N. LINE, NW 1/4, SEC. 3, T5N, R1W
S89°40'00"E 2635.55'

N. 1/4 CORNER,
SEC. 3, T5N, R1W,
FND. GLOBC

CLOUD ROAD ALIGNMENT
N. LINE, NE 1/4, SEC. 3, T5N, R1W
S89°40'05"E 2635.97'

NE CORNER,
SEC. 3, T5N, R1W,
FND. GLOBC

- 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



SADDLEBACK VILLAGE B
PARCEL 14 - TRACT A
BK. __ PG. __ M.C.R.
(NOT A PART)

SADDLEBACK VILLAGE B
PARCEL 14 - TRACT B
BK. __ PG. __ M.C.R.
(NOT A PART)

SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 6
BK. __ PG. __ M.C.R.
(NOT A PART)

SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 7
BK. __ PG. __ M.C.R.
(NOT A PART)

SADDLEBACK VILLAGE B
PARCEL 14 - TRACT C
BK. __ PG. __ M.C.R.
(NOT A PART)

SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 5A
BK. __ PG. __ M.C.R.
(NOT A PART)

W. 1/4 CORNER,
SEC. 3, T5N, R1W,
FND. GLOBC

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

LITCHFIELD ROAD ALIGNMENT
W. LINE, SW 1/4, SEC. 3, T5N, R1W
N07°13'15"E 2646.52'

LITCHFIELD ROAD ALIGNMENT
W. LINE, NW 1/4, SEC. 3, T5N, R1W
N07°16'40"E 2635.20'

E. LINE, SE 1/4, SEC. 3, T5N, R1W
DYSART ROAD ALIGNMENT
S07°13'19"W 2640.15'

E. LINE, NE 1/4, SEC. 3, T5N, R1W
DYSART ROAD ALIGNMENT
S07°12'28"W 2647.31'

VISTANCIA DEVELOPMENT LLC
APN: 510-14-983

SW CORNER,
SEC. 3, T5N, R1W,
FND. GLOBC

S. LINE, SW 1/4, SEC. 3, T5N, R1W
N89°44'11"W 2639.06'

S. 1/4 CORNER,
SEC. 3, T5N, R1W,
FND. GLOBC

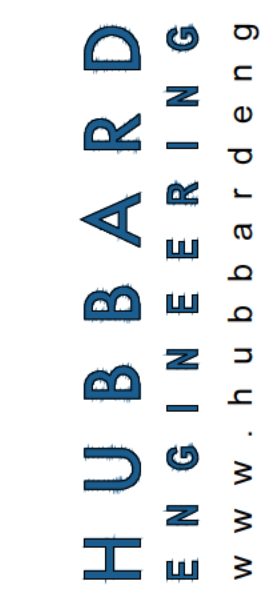
SADDLEBACK VILLAGE B
PARCEL 14 - TRACT E
BK. __ PG. __ M.C.R.
(NOT A PART)

S. LINE, SE 1/4, SEC. 3, T5N, R1W
N89°36'14"W 2636.42'

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

P:\2021\21188\Survey\2021\21188-FINAL PLAT VILLAGE 14 PHASE 1.dwg Oct 04, 2024 - 11:56am Rbentall

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www.hubbarding.com



FINAL PLAT FOR
SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 1
City of Peoria, Maricopa County, Arizona

| | |
|-----------------|----------------|
| Date | 10/04/24 |
| Project No. | 21188 |
| Project Manager | ADRIAN BURCHAM |
| Project Eng. | |

Sht 4 of 17

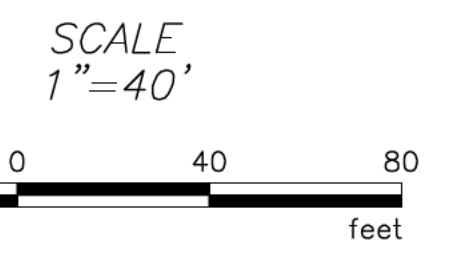
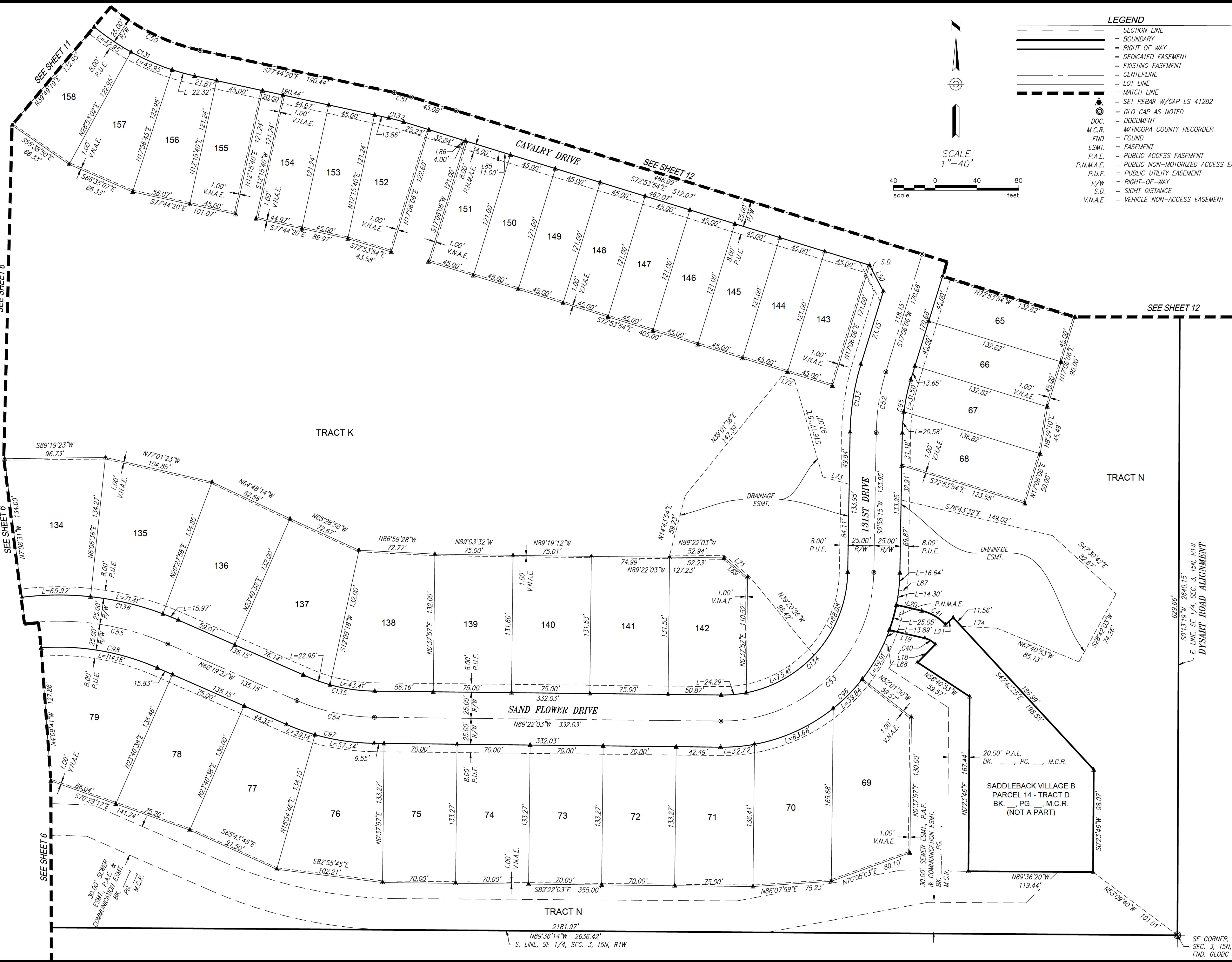
PROJECT NO. R240039

P:\2021\21188\Survey\201\21188-FINAL PLAT VILLAGE 14 PHASE 1.dwg Oct 04, 2024 -- 12:03pm Rbentall

SEE SHEET 6

SEE SHEET 6

SEE SHEET 6



- 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

30.00' SEWER
ESMT. P.A.E. &
COMMUNICATION ESMT.
BK. PG. M.C.R.

SADDLEBACK VILLAGE B
PARCEL 14 - TRACT D
BK. PG. M.C.R.
(NOT A PART)

2181.97'
N89°36'14"W 2636.42'
S. LINE, SE 1/4, SEC. 3, T5N, R1W

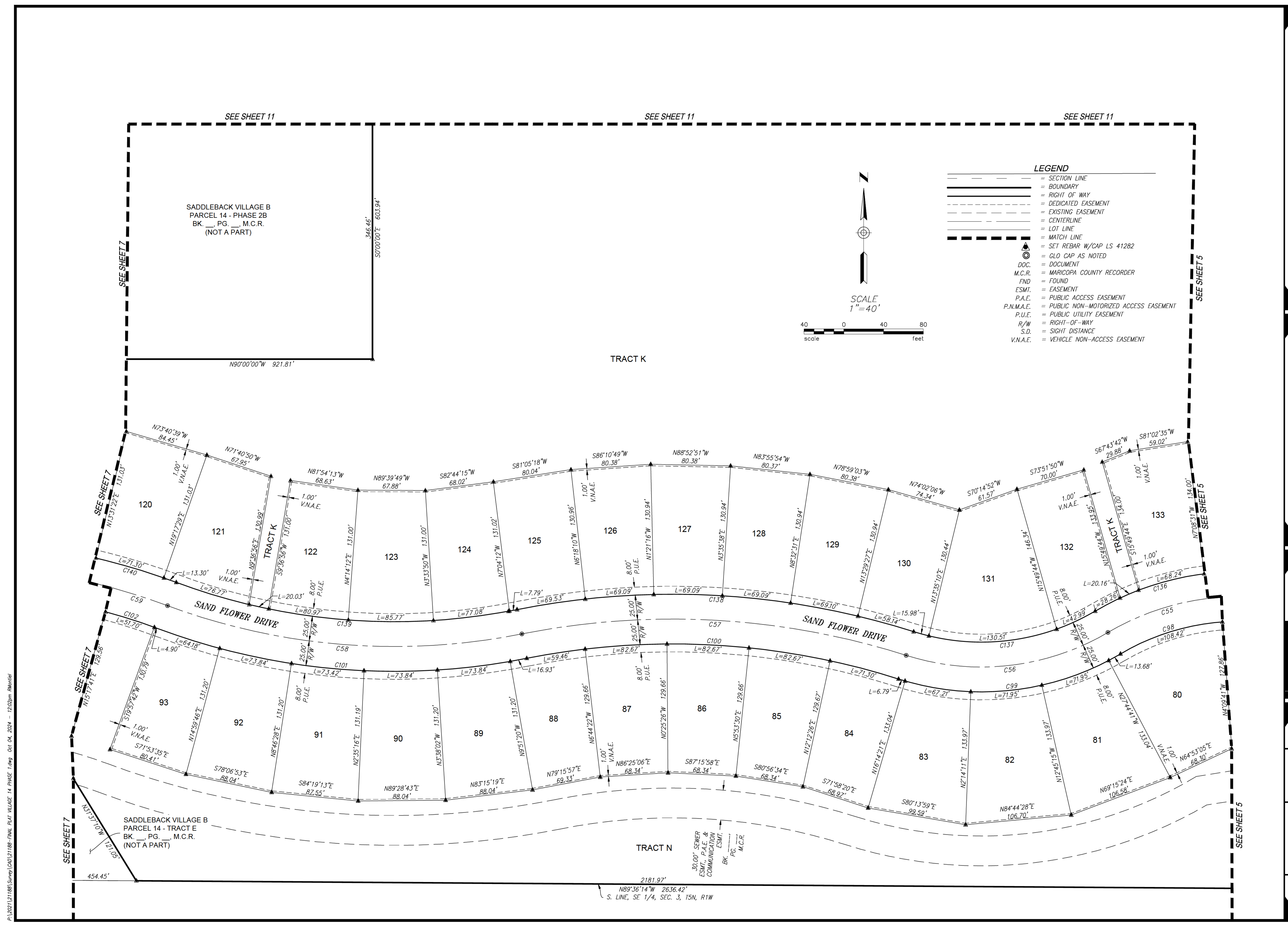
SE CORNER,
SEC. 3, T5N, R1W,
FND. GLOBE

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FINAL PLAT FOR
SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 1
City of Peoria, Maricopa County, Arizona

| | |
|-----------------------------------|------------------|
| Project No. 21188 | Date 10/04/24 |
| Project Manager ADRIAN BURCHAM | Project Eng. |

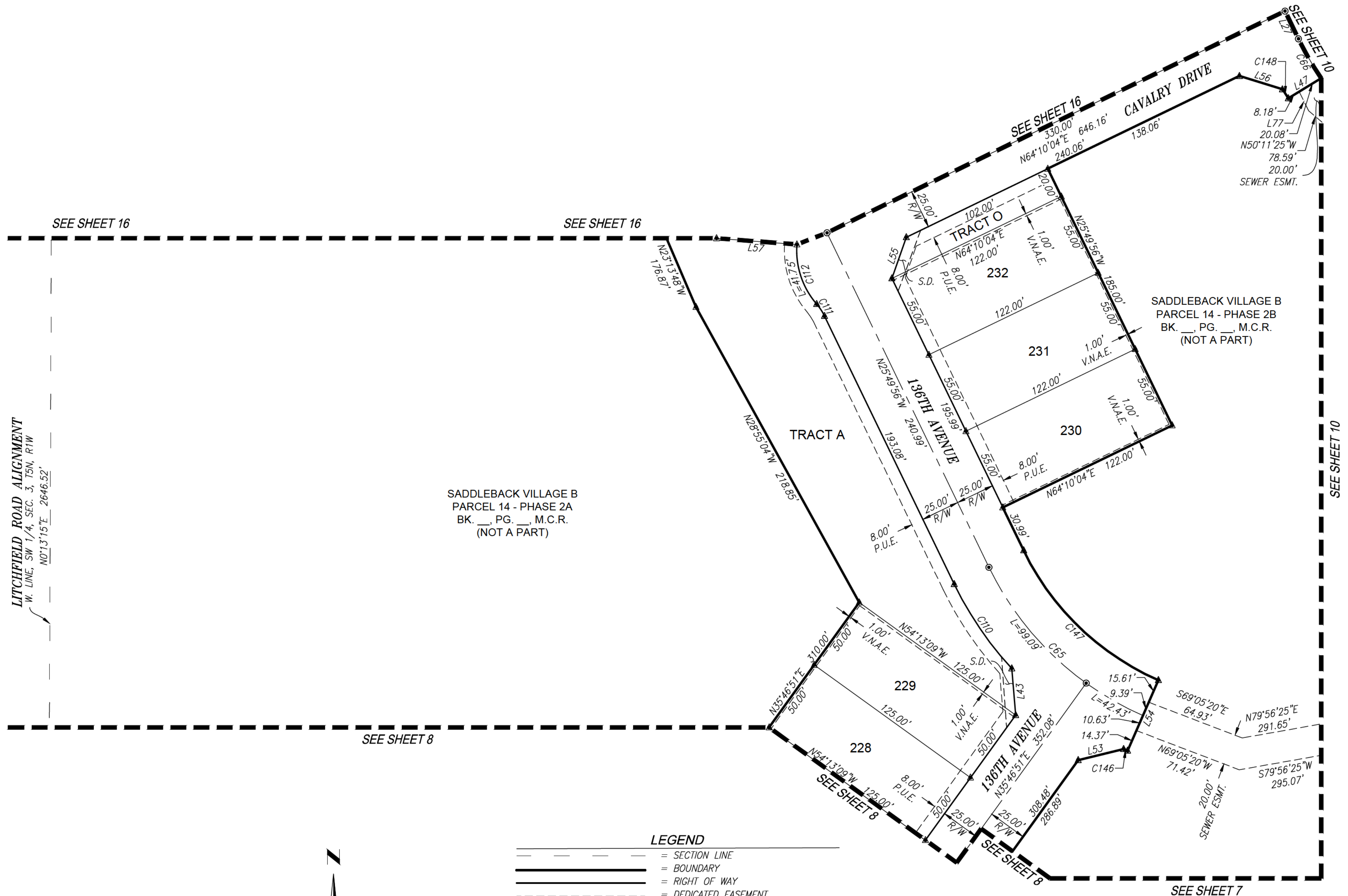


SADDLEBACK VILLAGE B
 PARCEL 14 - PHASE 2B
 BK. PG. M.C.R.
 (NOT A PART)

SADDLEBACK VILLAGE B
 PARCEL 14 - TRACT E
 BK. PG. M.C.R.
 (NOT A PART)

TRACT N
 2181.97'
 N89°36'14"W 2636.42'
 S. LINE, SE 1/4, SEC. 3, T5N, R1W
 30.00' SEWER
 ESMT. P.U.E. &
 COMMUNICATION
 BK. ESMT.
 PG. M.C.R.

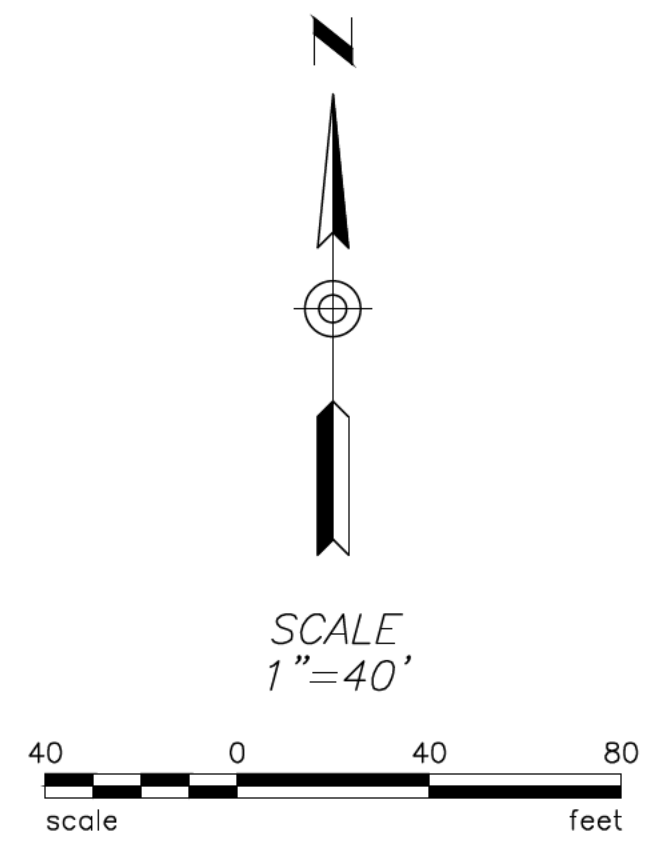
P:\2021\21188\Survey\240121188-FINAL PLAT VILLAGE 14 PHASE 1.dwg Oct. 04, 2024 - 12:02pm RRehder



LITCHFIELD ROAD ALIGNMENT
 W. LINE, SW 1/4, SEC. 3, T5N, R1W
 N01°13'15"E - 2646.52'

SADDLEBACK VILLAGE B
 PARCEL 14 - PHASE 2A
 BK. __ PG. __, M.C.R.
 (NOT A PART)

SADDLEBACK VILLAGE B
 PARCEL 14 - PHASE 2B
 BK. __ PG. __, M.C.R.
 (NOT A PART)



- 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



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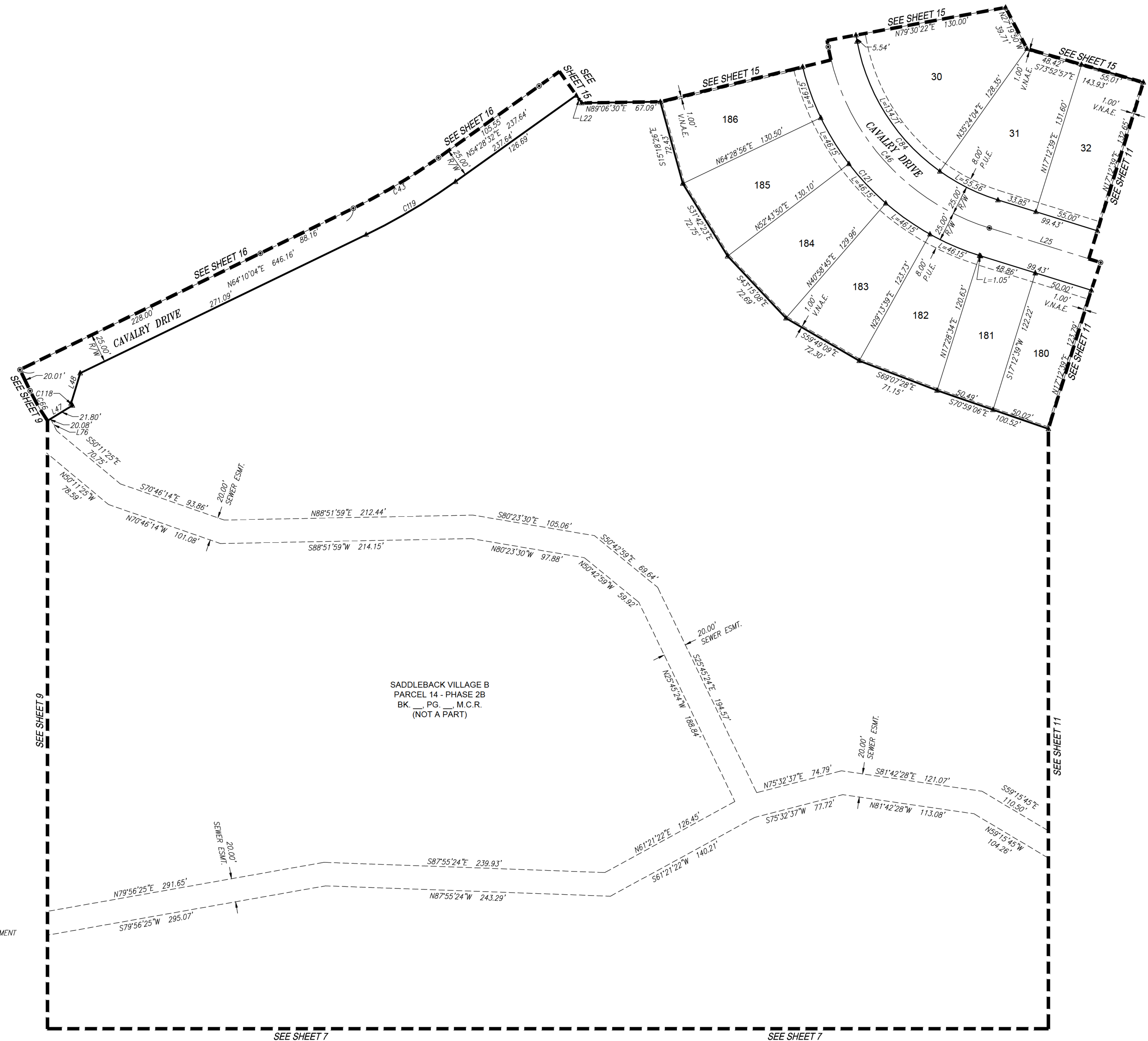


SCALE
1" = 40'



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



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FINAL PLAT FOR
SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 1
City of Peoria, Maricopa County, Arizona

| | | |
|----------------------|------------------|--------------------------------|
| Project No. 21188 | Date 10/04/24 | Project Eng. ADRIAN BURCHAM |
|----------------------|------------------|--------------------------------|

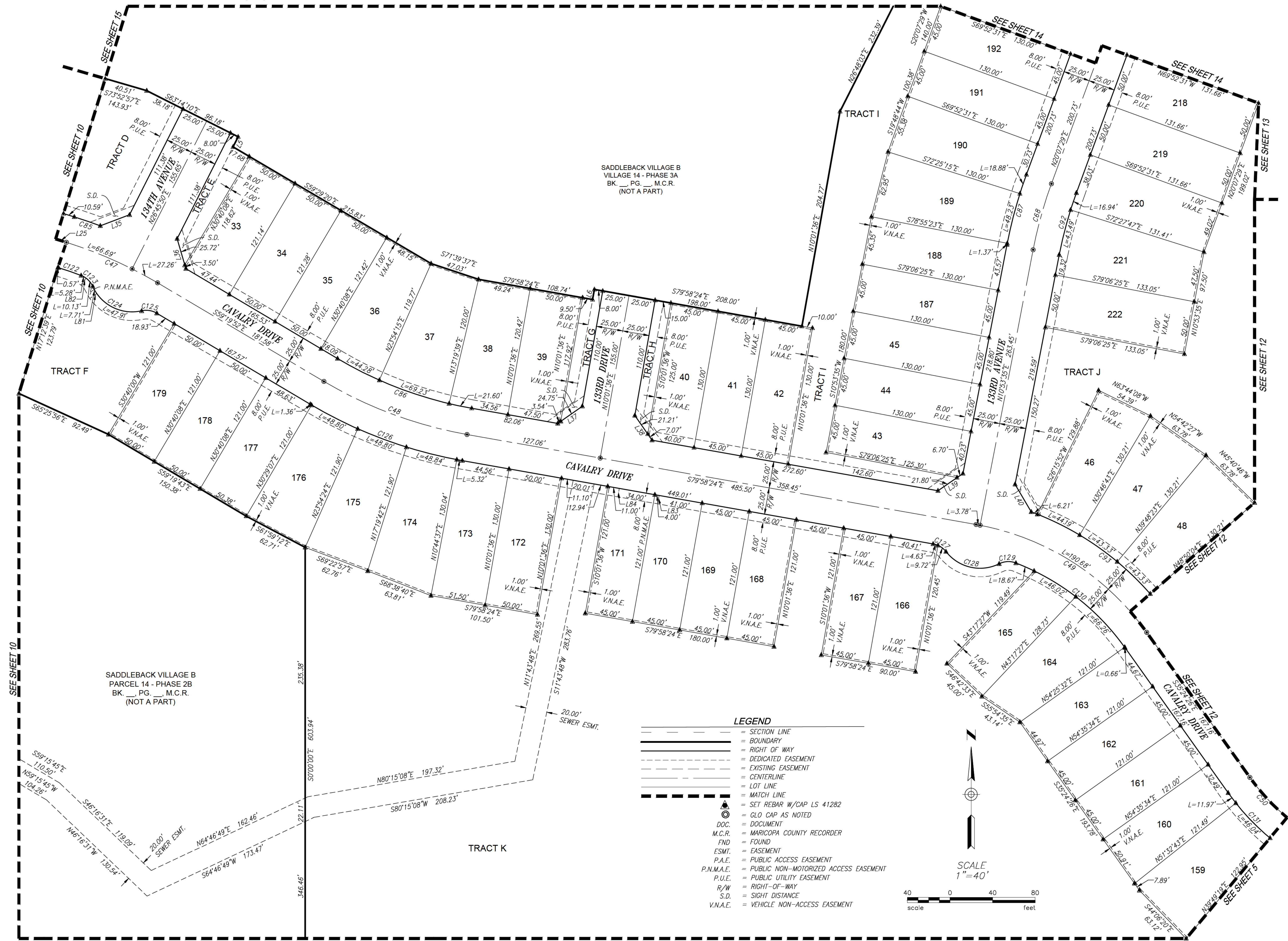
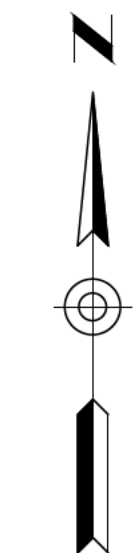
SEE SHEET 14

SEE SHEET 14

SADDLEBACK VILLAGE B
VILLAGE 14 - PHASE 3A
BK. PG. M.C.R.
(NOT A PART)

SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 2B
BK. PG. M.C.R.
(NOT A PART)

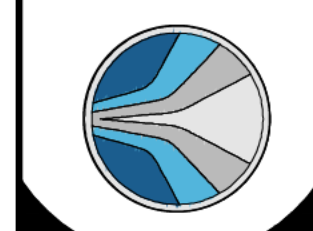
- LEGEND**
- = SECTION LINE
 - = BOUNDARY
 - = RIGHT OF WAY
 - = DEDICATED EASEMENT
 - = EXISTING EASEMENT
 - = CENTERLINE
 - = LOT LINE
 - = MATCH LINE
 - ▲ = SET REBAR W/CAP LS 41282
 - ⊙ = GLO CAP AS NOTED
 - DOC. = DOCUMENT
 - M.C.R. = MARICOPA COUNTY RECORDER
 - FND = FOUND
 - ESMT. = EASEMENT
 - 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



P:\2021\21188\Survey\2021\21188-FINAL PLAT VILLAGE 14 PHASE 1.dwg Oct 04, 2024 - 12:05pm RRemond

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FINAL PLAT FOR
SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 1
City of Peoria, Maricopa County, Arizona

| | |
|-----------------|----------------|
| Date | 10/04/24 |
| Project No. | 21188 |
| Project Manager | ADRIAN BURCHAM |
| Project Eng. | |

Sht. 11 of 17

PROJECT NO. R240039

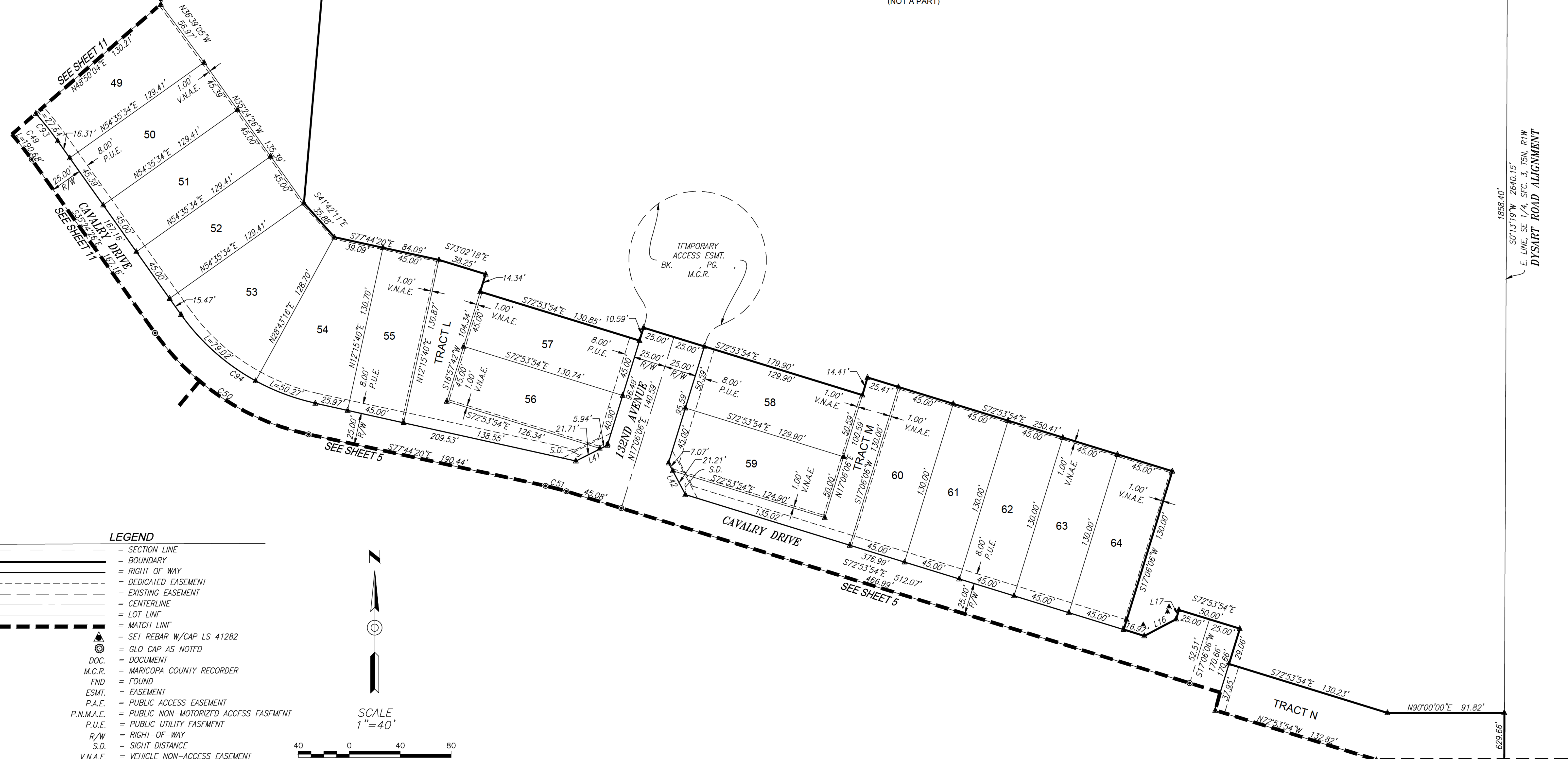
SEE SHEET 13

SEE SHEET 13

SEE SHEET 13

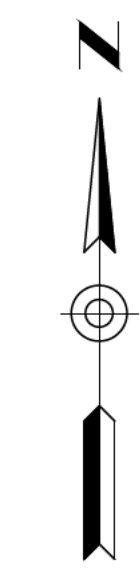
TRACT J

SADDLEBACK VILLAGE B
VILLAGE 14 - PHASE 4
BK. __ PG. __ M.C.R.
(NOT A PART)

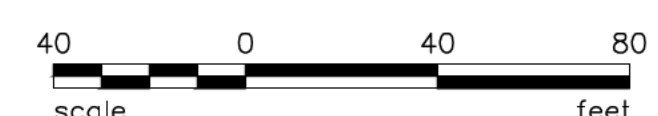


LEGEND

- = 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



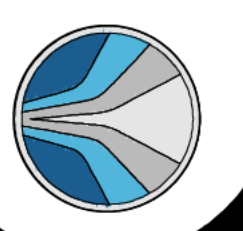
SCALE
1" = 40'



P:\2021\21188\Survey\240121188-FINAL PLAT VILLAGE 14 PHASE 4.dwg Oct 04, 2024 - 12:05pm R\mccall

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FINAL PLAT FOR
SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 1
City of Peoria, Maricopa County, Arizona

| | |
|-----------------------------------|------------------|
| Project No. 21188 | Date 10/04/24 |
| Project Manager ADRIAN BURCHAM | Project Eng. |

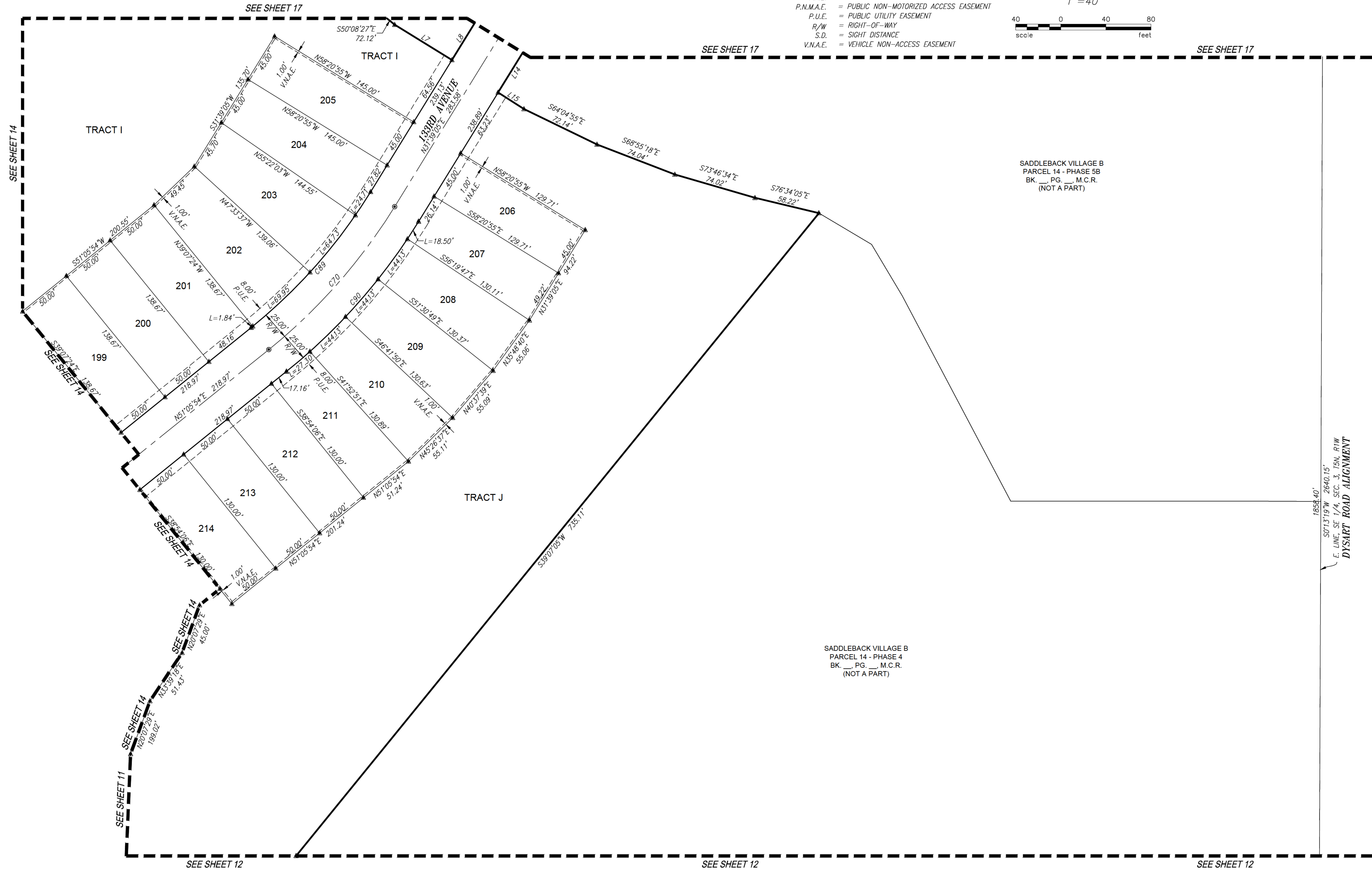
Sht: 12 of 17

PROJECT NO. R240039

- 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



SCALE
1" = 40'



SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 5B
BK. __ PG. __ M.C.R.
(NOT A PART)

SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 4
BK. __ PG. __ M.C.R.
(NOT A PART)

18554.40'
S071319°W 2640.15'
E. LINE, SE 1/4, SEC. 3, T5N, R1W
DYSART ROAD ALIGNMENT

P:\2021\21188\Survey\20\21188-FINAL-PLAT-VILLAGE 14 PHASE 1.dwg Oct 04, 2024 - 12:08pm RManitla

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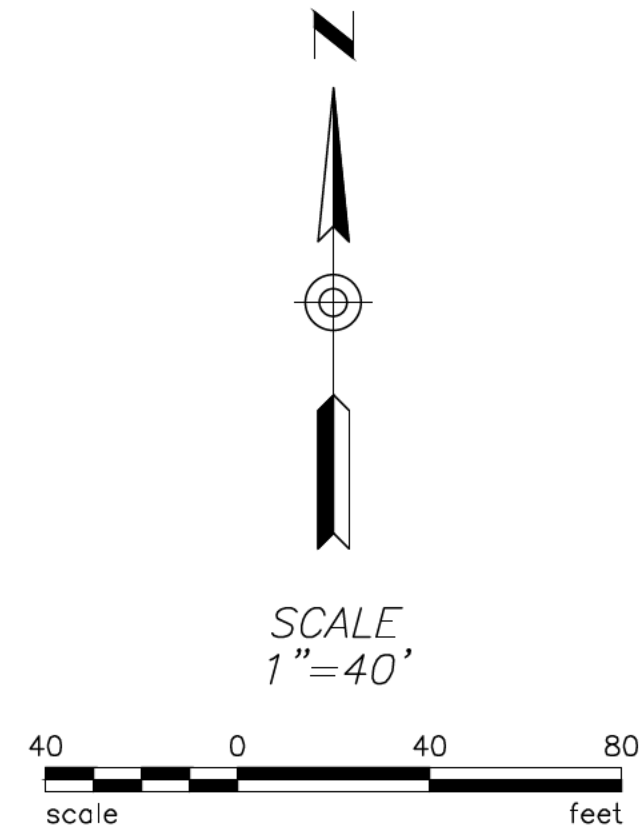
FINAL PLAT FOR
SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 1
City of Peoria, Maricopa County, Arizona

| | |
|-----------------------------------|------------------|
| Project No. 21188 | Date 10/04/24 |
| Project Manager ADRIAN BURCHAM | Project Eng. |

Sht. 13 of 17

PROJECT NO. R2400399

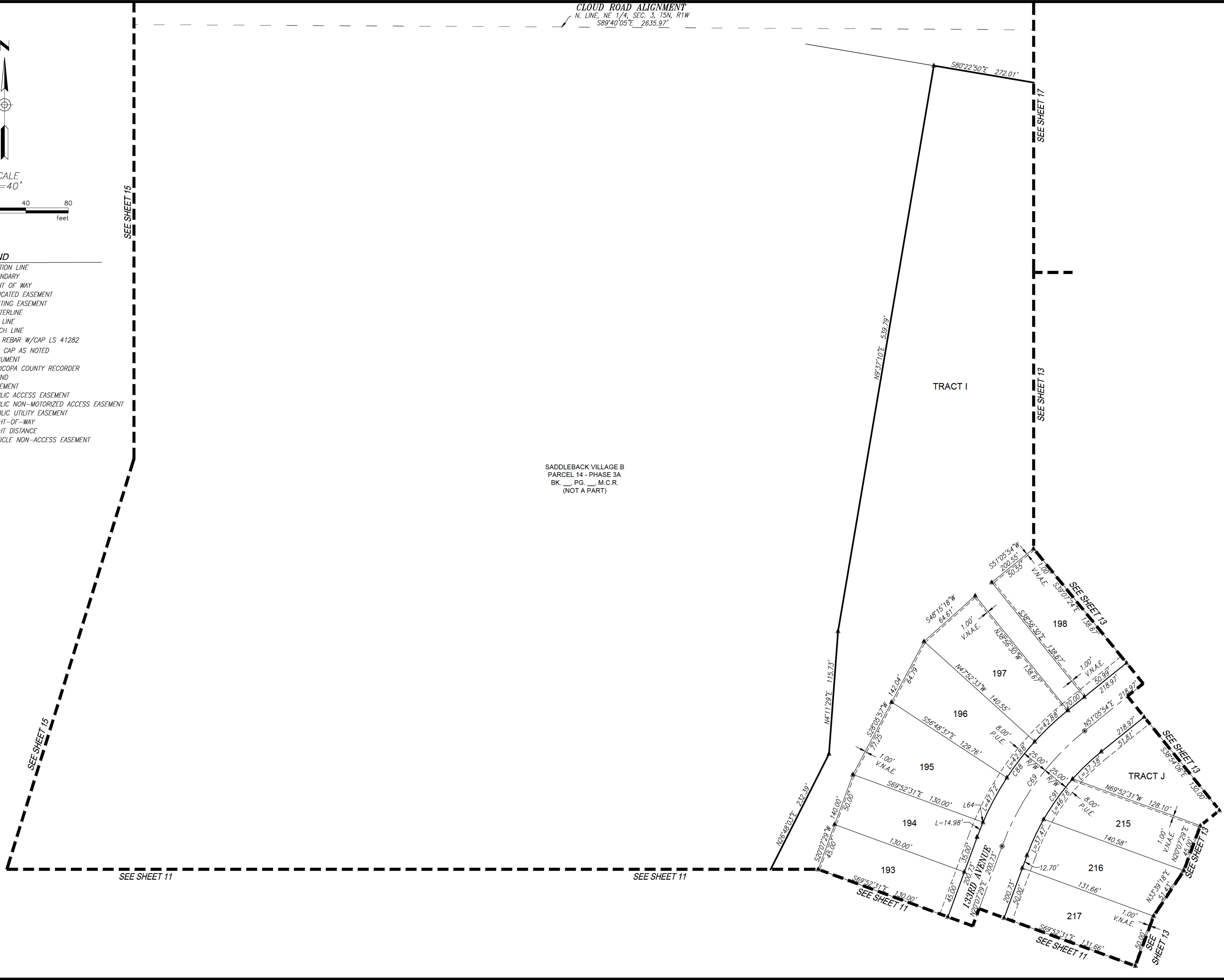
CLOUD ROAD ALIGNMENT
 N. LINE, NE 1/4, SEC. 3, T5N, R1W
 S89°40'05"E 2635.97'



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

SADDLEBACK VILLAGE B
 PARCEL 14 - PHASE 3A
 BK. __, PG. __, M.C.R.
 (NOT A PART)



P:\2021\21188\Survey\240\21188-FINAL PLAT VILLAGE 14 PHASE 1.dwg Oct 04, 2024 - 12:08pm RMontiel

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FINAL PLAT FOR

SADDLEBACK VILLAGE B

PARCEL 14 - PHASE 1

City of Peoria, Maricopa County, Arizona

Project No.

Date

Project Eng.

21188

10/04/24

ADRIAN BURCHAM

Project Manager

Sht. 14 of 17

PROJECT NO. R240039

P:\2021\21188\Survey\2021\21188-FINAL PLAT VILLAGE 14 PHASE 1.dwg Oct 04, 2024 - 12:09pm RkRenald



SCALE
1" = 40'



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 |
| | = DOCUMENT |
| | = MARICOPA COUNTY RECORDER |
| | = FOUND |
| | = EASEMENT |
| | = PUBLIC ACCESS EASEMENT |
| | = PUBLIC NON-MOTORIZED ACCESS EASEMENT |
| | = PUBLIC UTILITY EASEMENT |
| | = RIGHT-OF-WAY |
| | = SIGHT DISTANCE |
| | = VEHICLE NON-ACCESS EASEMENT |

SEE SHEET 16

SEE SHEET 16

SEE SHEET 16

SEE SHEET 10

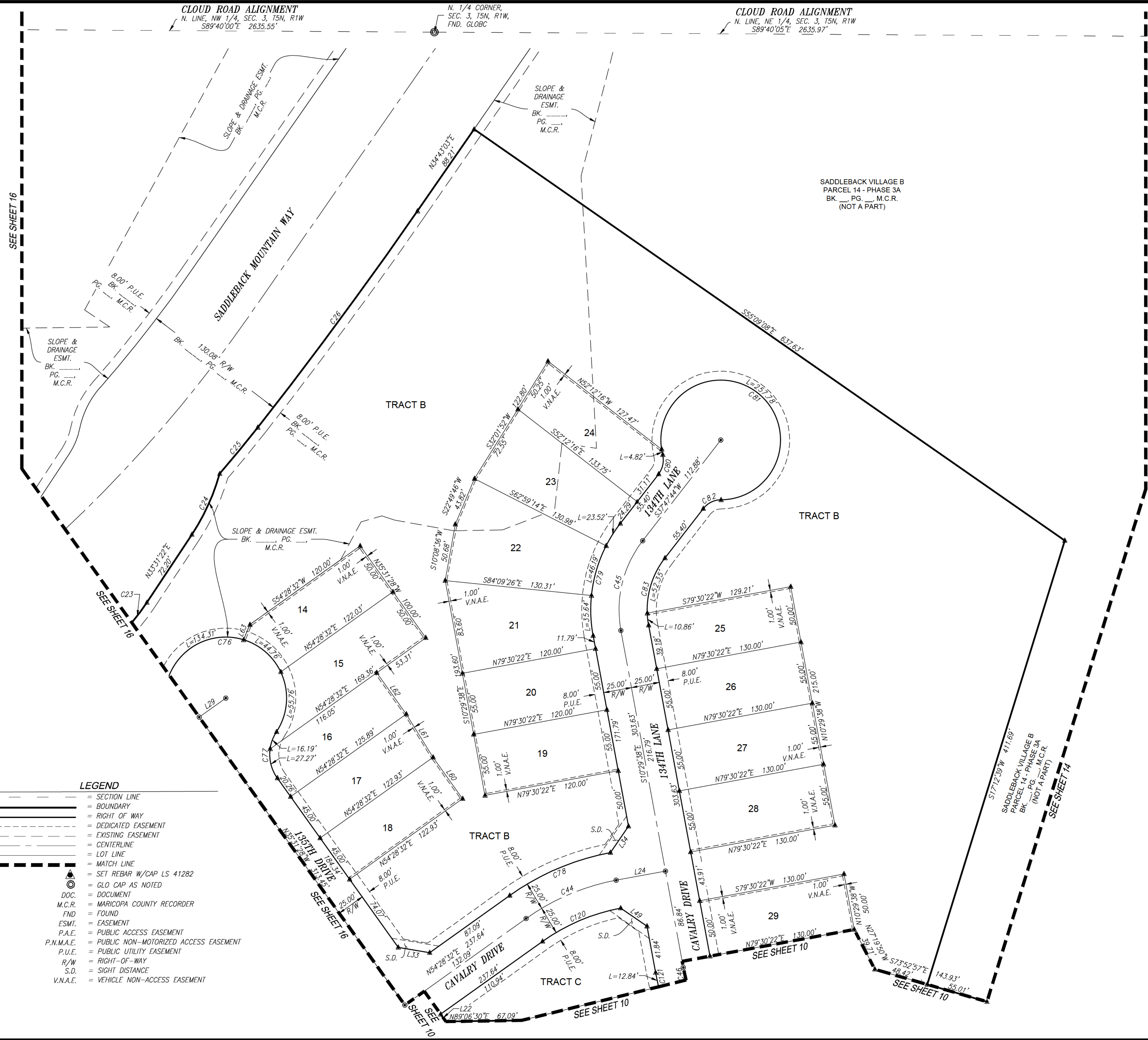
CLOUD ROAD ALIGNMENT
N. LINE, NW 1/4, SEC. 3, 15N, R1W
S89°40'00"E 2635.55'

N. 1/4 CORNER,
SEC. 3, 15N, R1W,
FND. GLOBC

CLOUD ROAD ALIGNMENT
N. LINE, NE 1/4, SEC. 3, 15N, R1W
S89°40'05"E 2635.97'

SADDEBACK VILLAGE B
PARCEL 14 - PHASE 3A
BK, PG, M.C.R.
(NOT A PART)

SEE SHEET 14



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Peoria, AZ 85200
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FINAL PLAT FOR
SADDEBACK VILLAGE B
PARCEL 14 - PHASE 1
City of Peoria, Maricopa County, Arizona

| | |
|-----------------------------------|------------------|
| Project No. 21188 | Date 10/04/24 |
| Project Manager ADRIAN BURCHAM | Project Eng. |

Sht. 15 of 17

PROJECT NO. R240039

CLOUD ROAD ALIGNMENT
 N. LINE, NW 1/4, SEC. 3, T5N, R1W
 S89°40'00"E 2635.55'

NW CORNER,
 SEC. 3, T5N, R1W,
 FND. GLOBC

W. LINE, NW 1/4,
 SEC. 3, T5N, R1W,
 N07°16'40"E 2635.20'

W. 1/4 CORNER,
 SEC. 3, T5N, R1W,
 FND. GLOBC

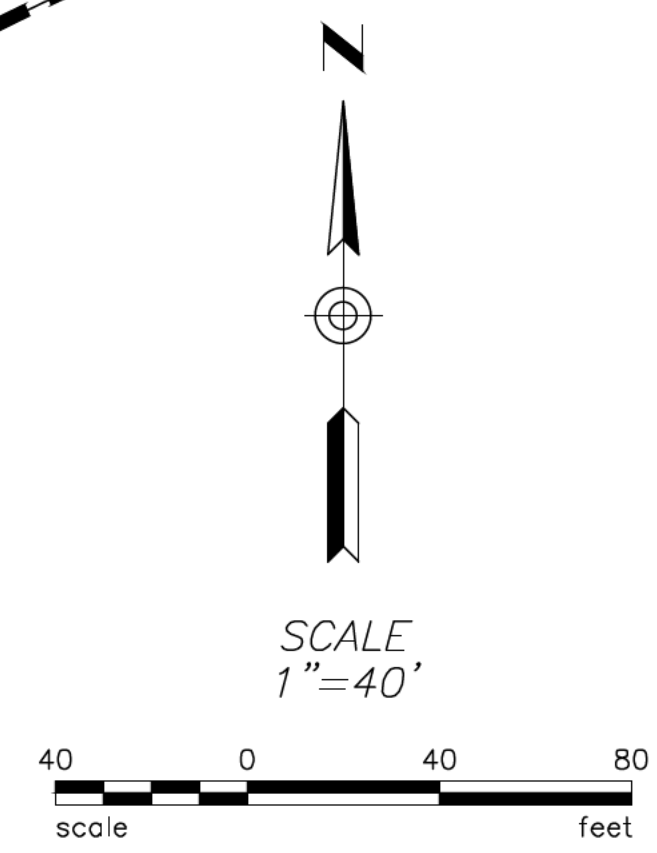
LITCHFIELD ROAD ALIGNMENT
 W. LINE, SW 1/4, SEC. 3, T5N, R1W
 N07°13'15"E 2646.52'



SADDLEBACK VILLAGE B
 PARCEL 14 - PHASE 2A
 BK. PG. M.C.R.
 (NOT A PART)

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 |



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

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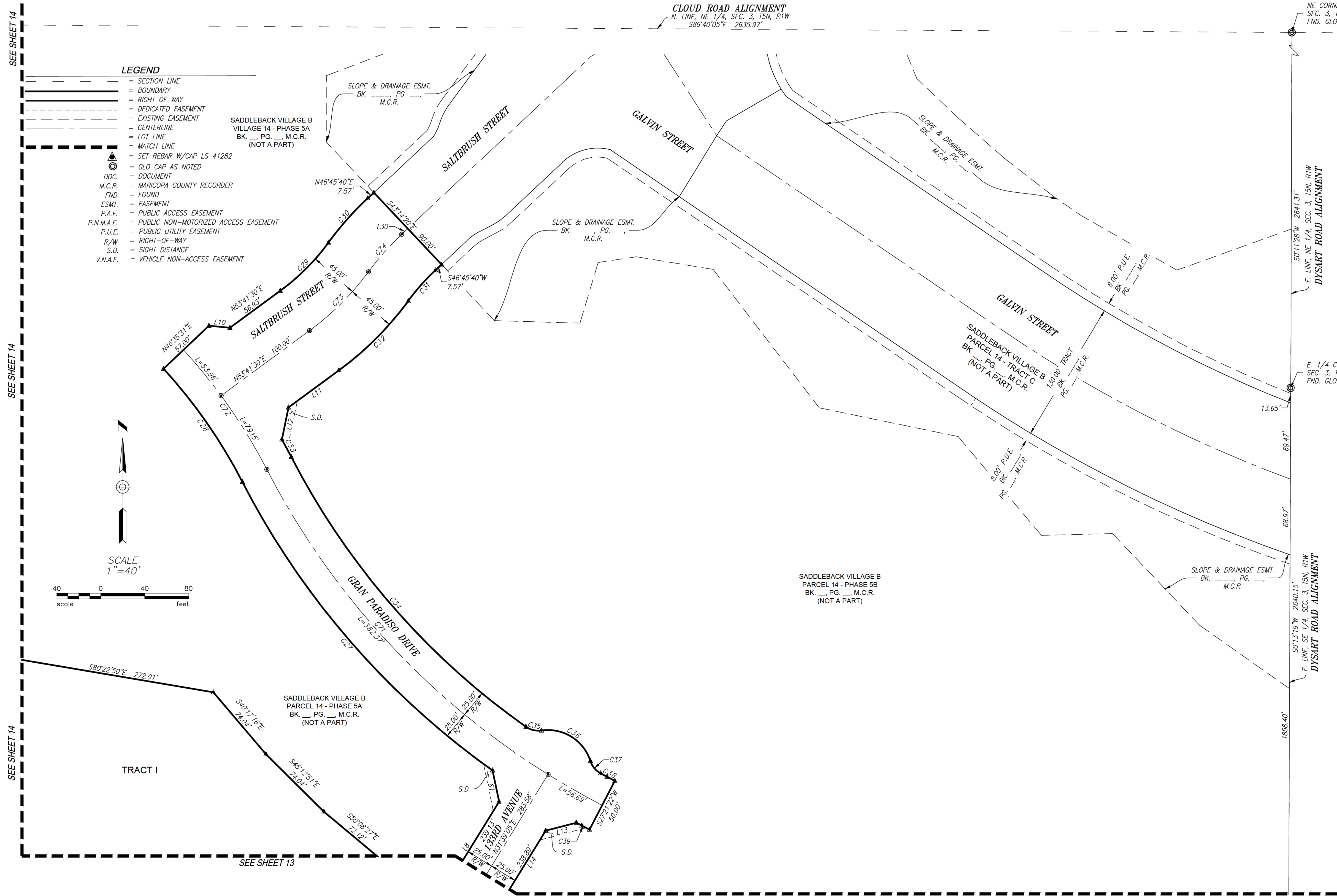
FINAL PLAT FOR
 SADDLEBACK VILLAGE B
 PARCEL 14 - PHASE 1
 City of Peoria, Maricopa County, Arizona

| | | |
|----------------------|------------------|--------------------------------|
| Project No. 21188 | Date 10/04/24 | Project Eng. ADRIAN BURCHAM |
|----------------------|------------------|--------------------------------|

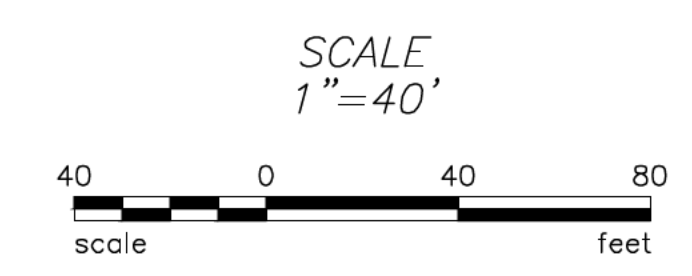
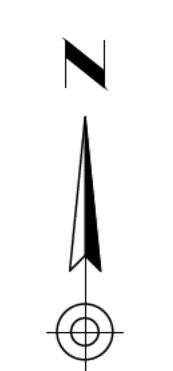
Sht. 16 of 17

PROJECT NO. R240039

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- 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 14

SEE SHEET 14

SEE SHEET 14

SEE SHEET 13

SEE SHEET 13

SEE SHEET 13

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FINAL PLAT FOR
SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 1
City of Peoria, Maricopa County, Arizona

| | |
|-----------------------------------|------------------|
| Project No. 21188 | Date 10/04/24 |
| Project Manager ADRIAN BURCHAM | Project Eng. |

Sht: 17 of 17

PROJECT NO. R240039