

# A FINAL PLAT FOR SADDLEBACK VILLAGE B PARCEL 14 - PHASE 2

A REPLAT OF SADDLEBACK VILLAGE B PARCEL 14 - PHASE 2A & 2B, OF "SADDLEBACK VILLAGE B", A MASTER PLAT, RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, MARICOPA COUNTY RECORDS, BEING A PORTION OF THE SOUTH HALF 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 FINAL PLAT FOR "SADDLEBACK VILLAGE B PARCEL 14 - PHASE 2", AS SHOWN IN "SADDLEBACK VILLAGE B", A MASTER PLAT, RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, M.C.R., BEING A PORTION OF THE SOUTH HALF 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 2" 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, SAT NAM WAY, VIA PERUGIA, & VILLA CASANDRA DRIVE, 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. 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.

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.

TRACTS A, B, C, & D 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 WATER AND/OR SEWER LINE OVER, UNDER, AND ACROSS TRACTS C & D 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 }  
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: \_\_\_\_\_ NOTARY PUBLIC, MY COMMISSION EXPIRES \_\_\_\_\_ DATE \_\_\_\_\_

## LEGAL DESCRIPTION

SADDLEBACK VILLAGE B PARCEL 14 - PHASE 2A & 2B, AS SHOWN IN "SADDLEBACK VILLAGE B", A MASTER PLAT, RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, MARICOPA COUNTY RECORDS, (M.C.R.), BEING A PORTION OF THE SOUTH HALF 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. 1295, STREET LIGHT IMPROVEMENT DISTRICT (SLID) NO. 1193.
- 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 IMPED 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 }  
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: \_\_\_\_\_ NOTARY PUBLIC, MY COMMISSION EXPIRES \_\_\_\_\_ DATE \_\_\_\_\_

## 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
- 8.....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 202-04A.2

## PARCEL AREA

GROSS AREA = 2,182,697 SQ. FT. OR 50.1079 AC. ±  
R/W AREA = 128,825 SQ. FT. OR 2.9574 AC. ±  
NET AREA = 2,053,869 SQ. FT. OR 47.1504 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" 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.

## CITY OF PEORIA COUNCIL APPROVAL

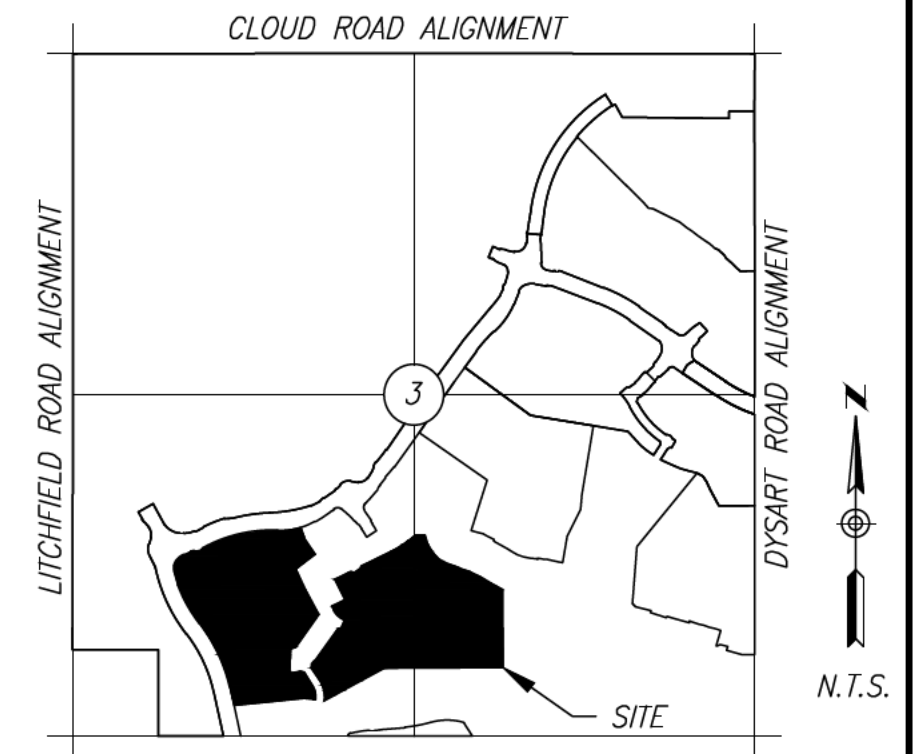
APPROVED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ARIZONA. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_

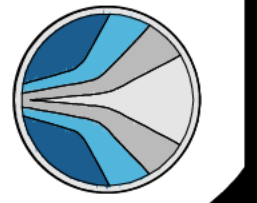
CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_



## VICINITY MAP

TSN, R1W, SEC 3



CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD
C1	25°32'02"	1265.10'	563.79'	N24°54'27"W 559.14'
C2	17°23'01"	1135.00'	344.36'	N28°58'58"W 343.04'
C3	52°02'25"	91.50'	83.11'	N10°24'20"E 80.28'
C4	29°21'15"	160.00'	81.97'	N51°06'10"E 81.08'
C5	28°19'21"	61.00'	30.15'	N79°56'28"E 29.85'
C6	20°37'22"	77.00'	27.72'	N83°47'28"E 27.57'
C7	31°36'50"	1100.00'	606.94'	N76°46'14"E 599.27'
C8	19°29'45"	536.50'	182.55'	N82°49'47"E 181.67'
C9	22°58'15"	220.32'	88.33'	N81°04'29"E 87.74'
C10	39°17'33"	175.00'	120.01'	S12°28'57"E 117.67'
C11	39°17'33"	225.00'	154.30'	N12°28'57"W 151.30'
C12	10°22'20"	220.32'	39.88'	N40°58'01"E 39.83'
C13	0°40'57"	225.00'	2.68'	S66°02'04"E 2.68'
C14	40°32'37"	175.00'	123.83'	N46°06'14"W 121.27'
C15	1°46'39"	225.00'	6.98'	S33°05'15"E 6.98'
C16	0°41'08"	175.00'	2.09'	N34°21'43"W 2.09'
C17	9°41'32"	525.00'	88.81'	N59°19'18"E 88.70'
C18	131°13'49"	195.32'	447.37'	N21°49'29"W 355.80'
C19	40°34'59"	200.00'	141.66'	S86°40'02"E 138.72'
C20	24°35'26"	901.24'	386.80'	N85°20'12"E 383.84'
C21	43°09'30"	200.00'	150.65'	N76°03'10"E 147.11'
C22	78°39'43"	270.00'	370.69'	S86°11'43"E 342.25'
C23	60°38'14"	200.00'	211.66'	S64°36'49"E 201.92'
C24	12°18'33"	1201.24'	258.07'	S88°46'40"E 257.58'
C25	20°08'30"	45.00'	15.82'	S72°33'08"E 15.74'
C26	131°13'49"	220.32'	504.63'	S21°49'29"E 401.34'
C27	233°42'27"	54.00'	220.26'	N19°21'21"W 96.35'
C28	86°23'38"	36.00'	54.28'	N54°18'04"E 49.28'
C29	98°32'37"	170.32'	292.94'	N38°10'04"W 258.15'
C30	40°34'59"	175.00'	123.95'	N86°40'02"W 121.38'
C31	24°35'26"	926.24'	397.53'	S85°20'12"W 394.49'
C32	43°09'30"	175.00'	131.82'	S76°03'10"W 128.73'
C33	78°39'43"	295.00'	405.01'	N86°11'43"W 373.94'
C34	69°10'21"	36.00'	43.46'	N81°27'03"W 40.87'
C35	249°10'22"	54.00'	234.84'	N08°32'58"E 88.91'
C36	78°39'43"	245.00'	336.36'	S86°11'43"E 310.56'
C37	43°09'30"	225.00'	169.48'	N76°03'10"E 165.50'
C38	24°35'26"	876.24'	376.07'	N85°20'12"E 373.19'
C39	40°34'59"	225.00'	159.37'	S86°40'02"E 156.06'
C40	60°13'39"	175.00'	183.95'	N64°49'07"W 175.60'
C41	14°10'00"	1226.24'	303.19'	N87°50'56"W 302.42'
C42	25°24'00"	20.00'	8.87'	S86°32'04"W 8.79'
C43	275°39'19"	53.00'	254.99'	N31°39'44"E 71.16'
C44	72°06'32"	20.00'	25.17'	S46°33'53"E 23.54'
C45	12°18'48"	1176.24'	252.78'	S88°46'33"E 252.30'
C46	60°57'22"	225.00'	239.37'	S64°27'16"E 228.24'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S85°53'51"E	7.00'
L2	N60°24'15"E	29.90'
L4	N82°50'11"W	8.00'
L5	N8°18'46"E	30.44'
L6	N76°19'03"E	30.40'
L7	N23°37'28"E	50.00'
L8	N25°49'56"W	30.99'
L9	S72°44'30"E	29.21'
L10	N58°34'16"E	50.06'
L11	N16°42'44"E	27.05'
L12	S35°31'28"E	8.00'
L13	S46°12'34"E	29.00'
L14	N43°08'08"E	29.00'
L15	S62°28'53"E	57.58'
L16	N14°23'43"W	22.85'
L17	S18°18'58"E	21.43'
L18	N1°33'01"W	8.92'
L19	N43°08'08"E	13.62'
L20	S38°09'35"W	37.41'
L21	N52°56'39"W	11.29'
L22	S38°58'22"W	19.63'
L23	S60°31'21"E	22.80'
L24	S82°53'54"E	49.72'
L25	S86°16'48"E	49.43'
L26	S88°58'01"E	49.43'
L27	N88°20'47"E	49.43'
L28	N85°39'35"E	49.43'
L29	N83°07'10"E	7.13'
L30	S63°10'50"E	95.29'
L31	S7°56'54"W	41.11'
L32	N32°30'03"W	42.25'
L33	N27°48'37"E	64.70'
L34	S57°07'00"W	18.04'
L35	S37°04'41"E	20.82'
L36	N24°21'52"W	146.87'
L37	S24°21'52"E	150.08'

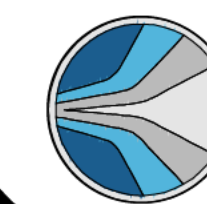
LOT TABLE		
LOT #	SQUARE FEET	ACRES
1	6503.00	0.1493
2	6503.00	0.1493
3	6503.00	0.1493
4	6503.00	0.1493
5	6503.00	0.1493
6	6518.00	0.1496
7	7191.00	0.1651
8	7893.00	0.1812
9	8243.00	0.1892
10	8243.00	0.1892
11	8251.00	0.1894
12	7843.00	0.1801
13	6250.00	0.1435
14	6250.00	0.1435
15	6513.00	0.1495
16	7351.00	0.1688
17	7257.00	0.1666
18	7257.00	0.1666
19	7287.00	0.1673
20	7753.00	0.1780
21	6592.00	0.1513
22	6609.00	0.1517
23	6264.00	0.1438
24	6390.00	0.1467
25	6390.00	0.1467
26	6390.00	0.1467
27	7321.00	0.1681
28	9994.00	0.2294
29	10272.00	0.2358
30	10018.00	0.2300
31	10088.00	0.2316
32	6482.00	0.1488
33	8584.00	0.1971
34	7911.00	0.1816
35	6843.00	0.1571
36	6760.00	0.1552
37	6757.00	0.1551
38	6756.00	0.1551
39	6756.00	0.1551
40	6749.00	0.1549
41	10927.00	0.2508
42	7436.00	0.1707
43	11681.00	0.2682
44	11344.00	0.2604
45	6283.00	0.1442
46	6242.00	0.1433
47	9183.00	0.2108
48	9167.00	0.2104
49	8987.00	0.2063
TOTAL	373791.00	8.5811

TRACT TABLE				
TRACT	SQUARE FEET	ACRES	USAGE	OWNER/MAINT ENANCE
A	939341.00	21.5643	LANDSCAPE AREA / PUBLIC UTILITY EASEMENT / DRAINAGE / PRIVATE TRAIL USE	HOA
B	32406.00	21.5643	LANDSCAPE AREA / PUBLIC UTILITY EASEMENT / DRAINAGE / SIGHT VISIBILITY EASEMENT	HOA
C	13668.00	21.5643	LANDSCAPE AREA / PUBLIC UTILITY EASEMENT / DRAINAGE / SEWER & WATER EASEMENT / PRIVATE TRAIL USE	HOA
D	694666.00	21.5643	LANDSCAPE AREA / PUBLIC UTILITY EASEMENT / PUBLIC SEWER EASEMENT / DRAINAGE / SIGHT VISIBILITY EASEMENT / PRIVATE TRAIL USE	HOA
TOTAL	1680081	86.2572		

TOTAL LAND USE	
TOTAL NUMBER OF LOTS	49
TOTAL NUMBER OF TRACTS	4
GROSS RESIDENTIAL DENSITY	0.98 DU/AC

LAND USE TABLE		
LAND USE AREAS	SQUARE FEET	ACRES
TOTAL AREA OF LOTS	373791.00	8.5811
TOTAL AREA OF TRACTS	1680081.00	38.5694
TOTAL AREA OF RIGHT-OF-WAY	128825.00	2.9574
TOTAL GROSS AREA	2182697.00	50.1078

ZONING LOT INFORMATION		
PHASE 1	MIN. LOT AREA (SF)	MIN. WIDTH (FT)
SMD CONVENTIONAL LOTS (1-49)	6000	50



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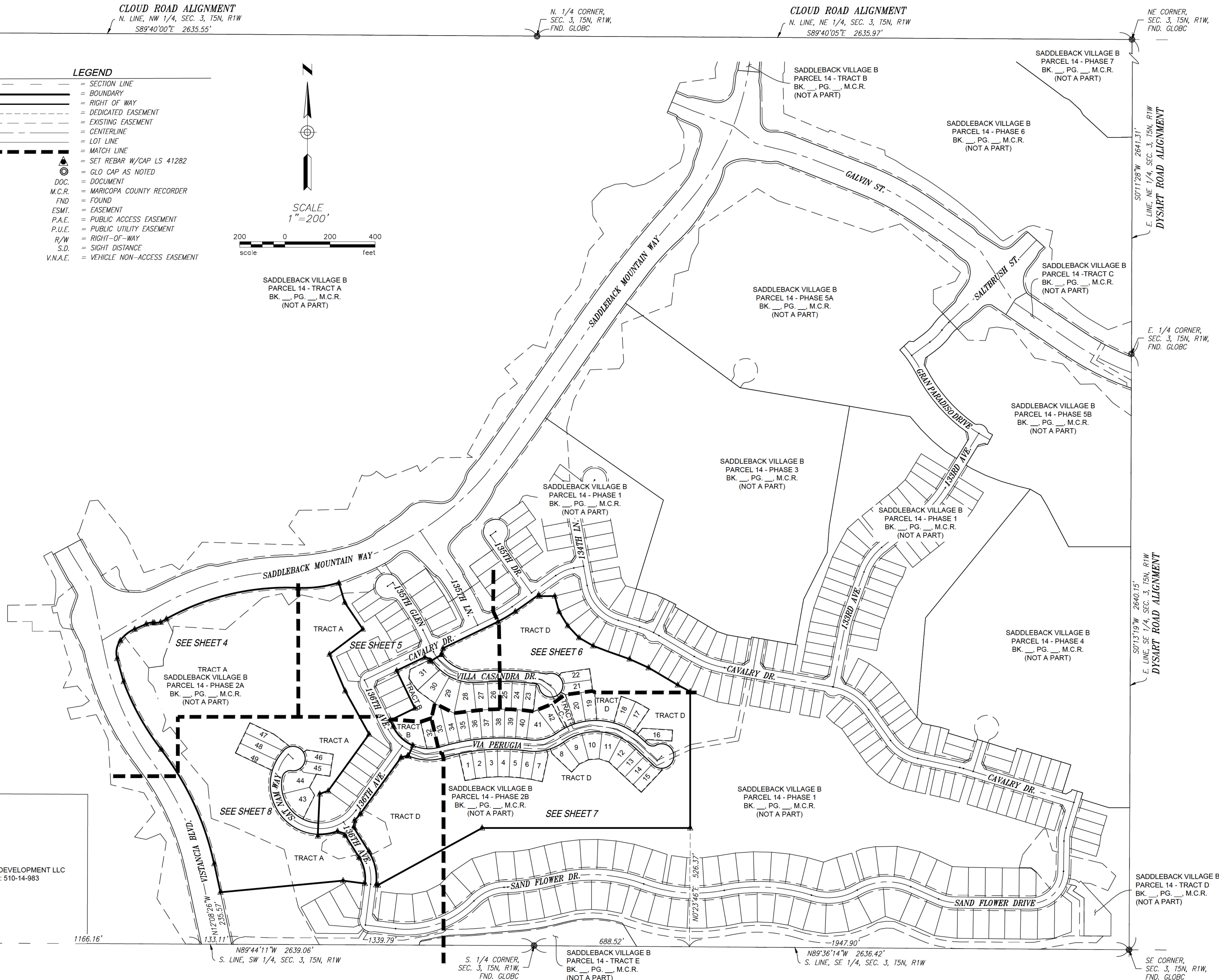
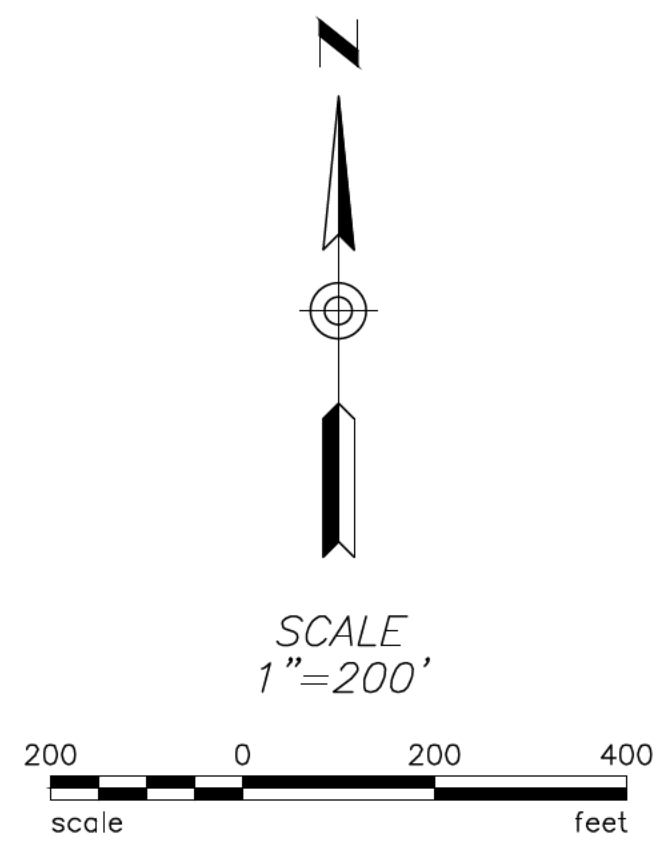
NW CORNER, SEC. 3, T5N, R1W, FND. GLOBC  
W. 1/4 CORNER, SEC. 3, T5N, R1W, FND. GLOBC  
SW CORNER, SEC. 3, T5N, R1W, FND. GLOBC

LITCHFIELD ROAD ALIGNMENT  
W. LINE, NW 1/4, SEC. 3, T5N, R1W  
N01°16'40"E 2635.52'

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

VISTANCIA DEVELOPMENT LLC  
APN: 510-14-983

- 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.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 - PHASE 5A  
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 5B  
BK. \_\_ PG. \_\_ M.C.R.  
(NOT A PART)

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

SADDLEBACK VILLAGE B  
PARCEL 14 - PHASE 1  
BK. \_\_ PG. \_\_ M.C.R.  
(NOT A PART)

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

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

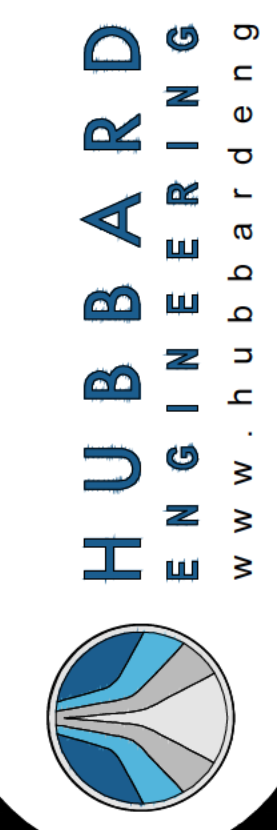
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PARCEL 14 - PHASE 1  
BK. \_\_ PG. \_\_ M.C.R.  
(NOT A PART)

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

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

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

1201 S. Alma School Rd  
Peoria, AZ 85201  
Ph: 480.892.3313  
www.hubbardingengineering.com



FINAL PLAT FOR  
SADDLEBACK VILLAGE B  
PARCEL 14 - PHASE 2  
City of Peoria, Maricopa County, Arizona

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

Sh: 3 of 8

PROJECT NO. R240043

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

SADDLEBACK VILLAGE B  
BK. PG. M.C.R.  
(NOT A PART)

TRACT A

SADDLEBACK MOUNTAIN WAY

SLOPE & DRAINAGE ESMT.  
BK. PG. M.C.R.

SLOPE & DRAINAGE ESMT.  
BK. PG. M.C.R.

P.A.E. END  
BK. PG. M.C.R.

LITCHFIELD ROAD ALIGNMENT  
W. LINE, SW 1/4, SEC. 3, T5N, R1W  
N013°15'E 2646.52'

8.00' P.U.E.  
PG. M.C.R.

SADDLEBACK VILLAGE B  
BK. PG. M.C.R.  
(NOT A PART)

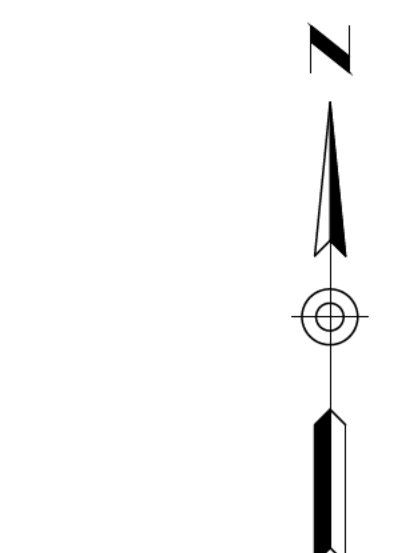
TRACT A

SLOPE & DRAINAGE ESMT.  
BK. PG. M.C.R.

VISTANCIA BOULEVARD

TRACT A

SEE SHEET 8



**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.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 8

SEE SHEET 5

SEE SHEET 5

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FINAL PLAT FOR  
SADDLEBACK VILLAGE B  
PARCEL 14 - PHASE 2  
City of Peoria, Maricopa County, Arizona

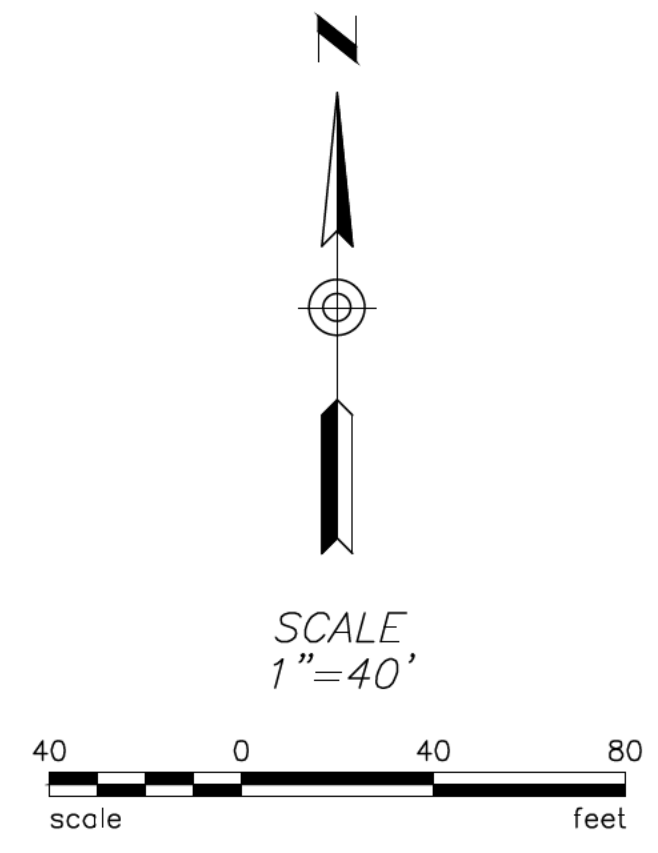
Project No.  
21188

Date  
09/27/24

Project Eng.  
Project Manager  
ADRIAN BURCHAM

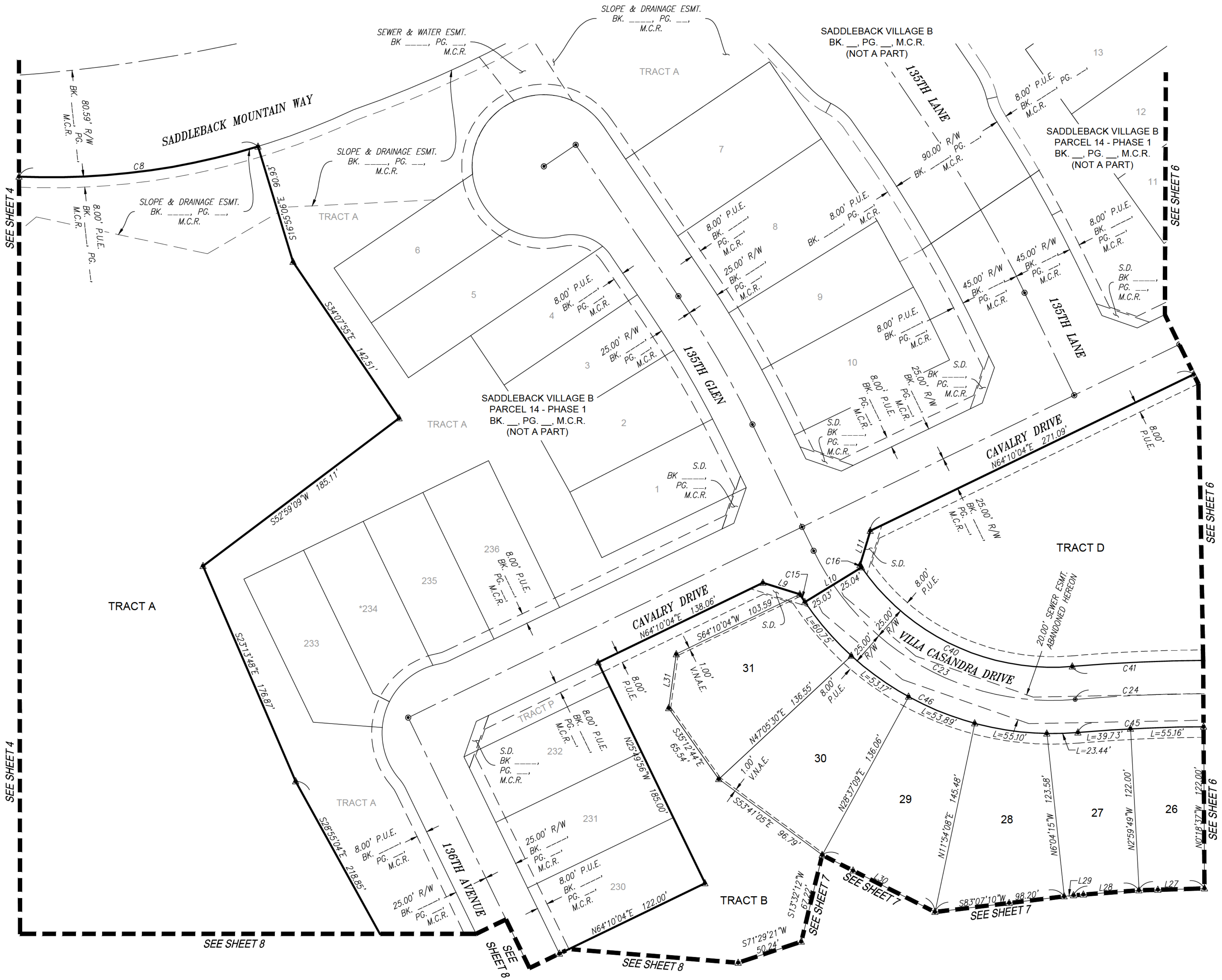
Sht. 4 of 8

PROJECT NO. R240043



**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
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	= PUBLIC ACCESS EASEMENT
	= PUBLIC UTILITY EASEMENT
	= RIGHT-OF-WAY
	= SIGHT DISTANCE
	= VEHICLE NON-ACCESS EASEMENT



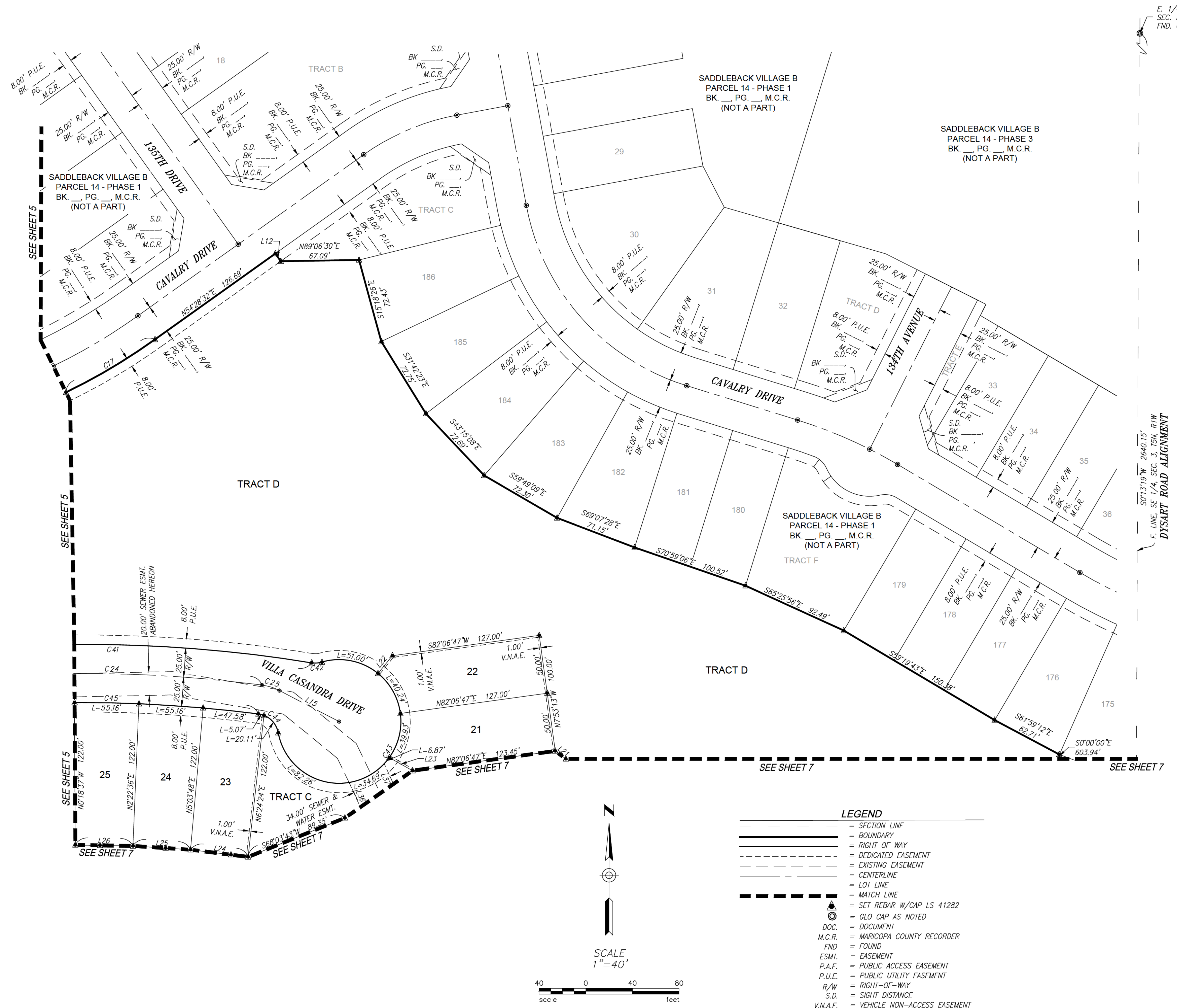
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FINAL PLAT FOR  
SADDLEBACK VILLAGE B  
PARCEL 14 - PHASE 2  
City of Peoria, Maricopa County, Arizona

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



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

SADDEBACK VILLAGE B  
PARCEL 14 - PHASE 1  
BK. \_\_, PG. \_\_, M.C.R.  
(NOT A PART)

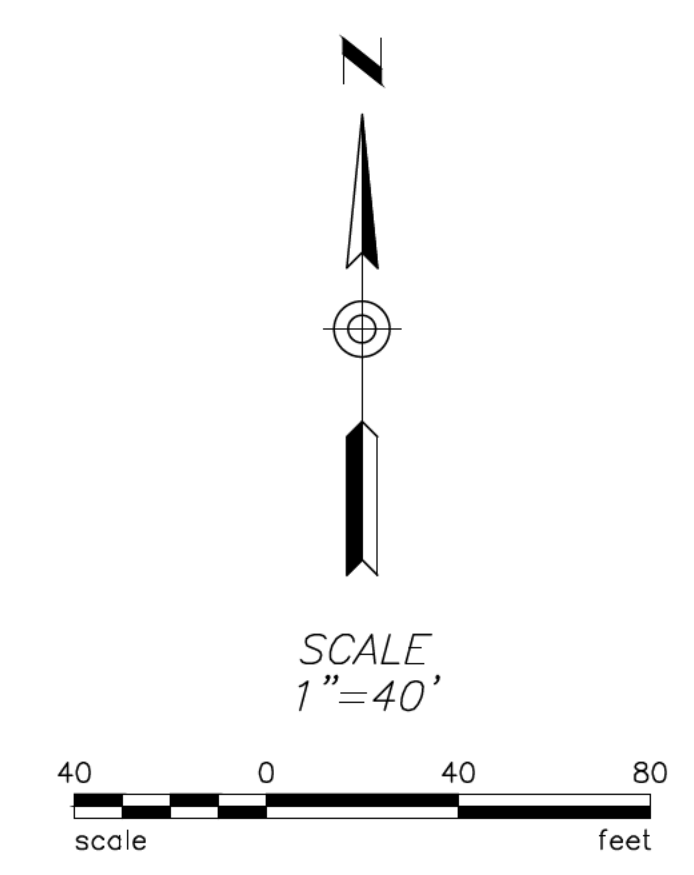
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PARCEL 14 - PHASE 3  
BK. \_\_, PG. \_\_, M.C.R.  
(NOT A PART)

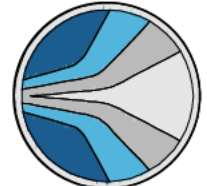
SADDEBACK VILLAGE B  
PARCEL 14 - PHASE 1  
BK. \_\_, PG. \_\_, M.C.R.  
(NOT A PART)

507'31.19" W 2640.15'  
E. LINE SE 1/4, SEC. 3, T5N, R1W  
DYSART ROAD ALIGNMENT

**LEGEND**

	= SECTION LINE
	= BOUNDARY
	= RIGHT OF WAY
	= DEDICATED EASEMENT
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	= CENTERLINE
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FINAL PLAT FOR  
SADDEBACK VILLAGE B  
PARCEL 14 - PHASE 2  
City of Peoria, Maricopa County, Arizona

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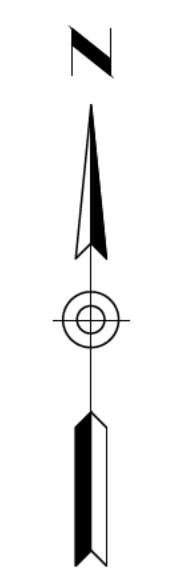
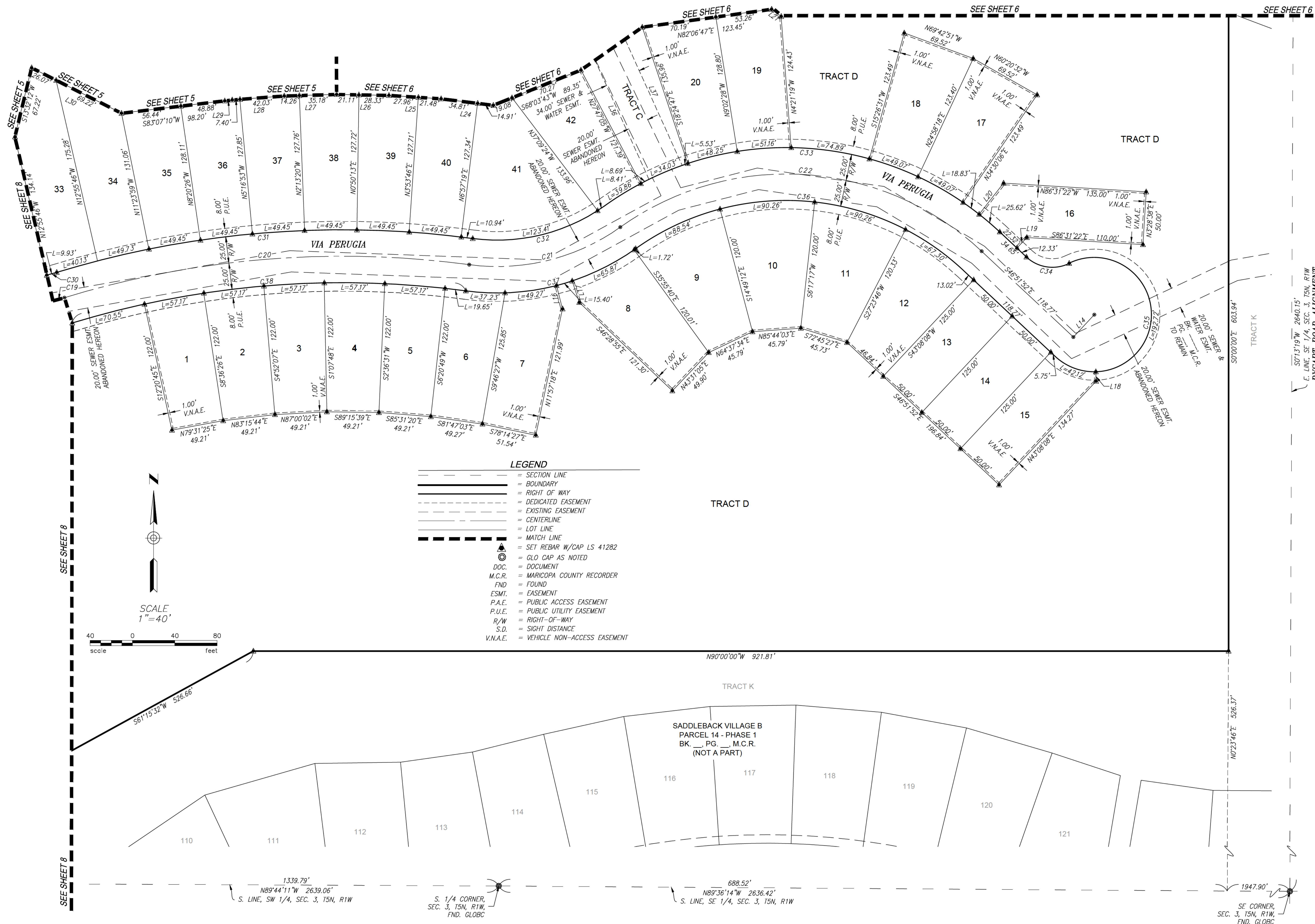
Project No. 21188	Date 09/27/24	Project Eng. ADRIAN BURCHAM
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Sht. 6 of 8

PROJECT NO. R240043

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SCALE  
1" = 40'



**LEGEND**

	= SECTION LINE
	= BOUNDARY
	= RIGHT OF WAY
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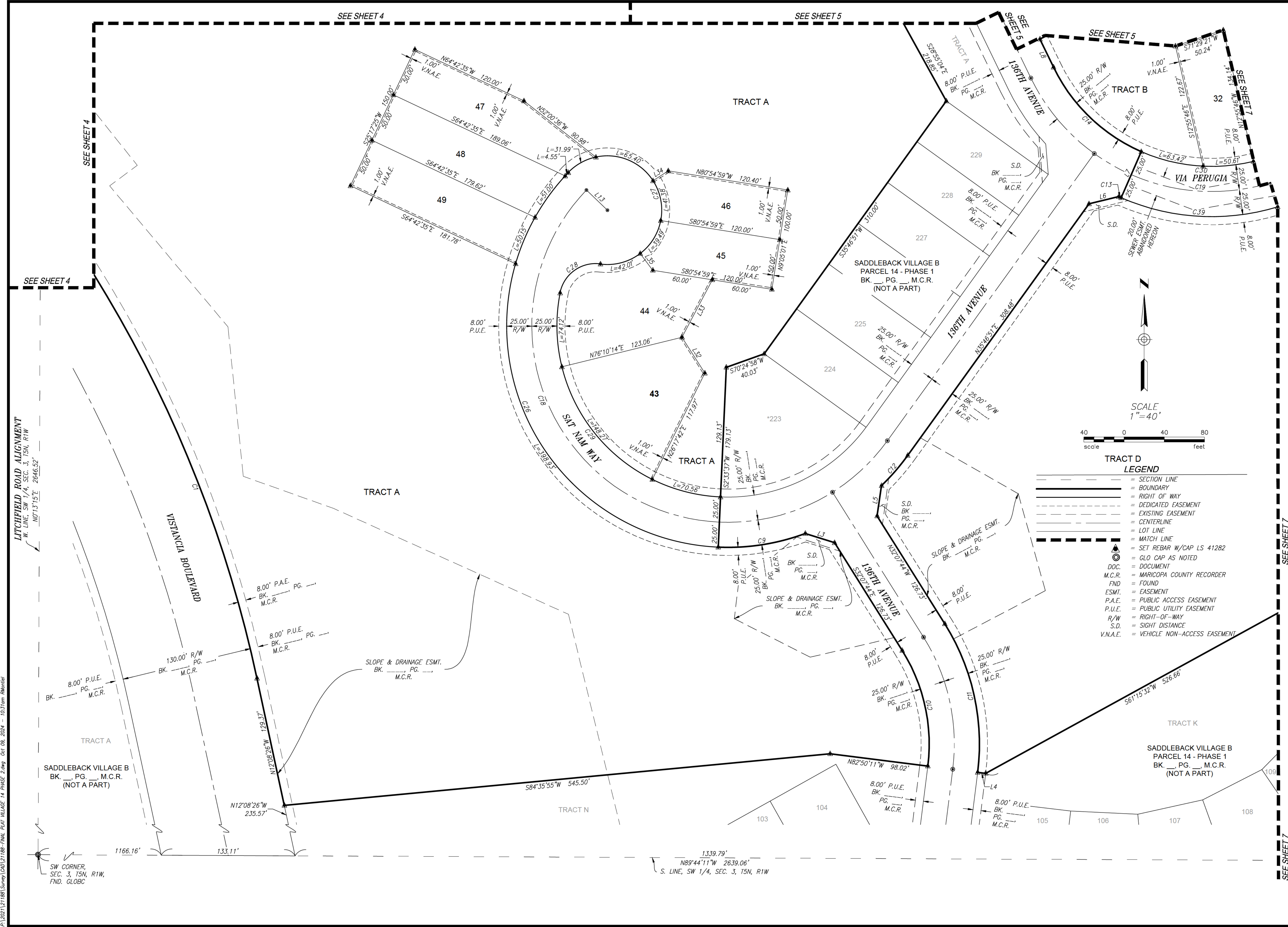
FINAL PLAT FOR  
SADDLEBACK VILLAGE B  
PARCEL 14 - PHASE 2  
City of Peoria, Maricopa County, Arizona

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

Sht. 7 of 8

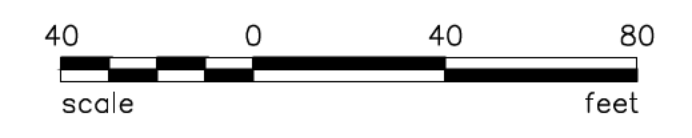
**PROJECT NO. R240043**

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**TRACT D 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
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- R/W RIGHT-OF-WAY
- S.D. SIGHT DISTANCE
- V.N.A.E. VEHICLE NON-ACCESS EASEMENT



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**HUBBARD ENGINEERING**

FINAL PLAT FOR  
SADDLEBACK VILLAGE B  
PARCEL 14 - PHASE 2  
City of Peoria, Maricopa County, Arizona

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

Sht. 8 of 8  
PROJECT NO. R240043