

A FINAL PLAT FOR SADDLEBACK VILLAGE B PARCEL 14 - PHASE 3

A REPLAT OF SADDLEBACK VILLAGE B PARCEL 14 - PHASE 3, OF "SADDLEBACK VILLAGE B", A MASTER PLAT, RECORDED IN BOOK _____, PAGE _____, MARICOPA COUNTY RECORDS, BEING A PORTION OF EAST 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 3", AS SHOWN IN "SADDLEBACK VILLAGE B", A MASTER PLAT, RECORDED IN BOOK _____, PAGE _____, M.C.R., BEING A PORTION OF THE EAST 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 3" 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, 133RD DRIVE & 134TH AVENUE, 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. 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 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 LINE OVER, UNDER, AND ACROSS TRACT B 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 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 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

LEGAL DESCRIPTION

SADDLEBACK VILLAGE B PARCEL 14 - PHASE 3, AS SHOWN IN "SADDLEBACK VILLAGE B", A MASTER PLAT, RECORDED IN BOOK _____, PAGE _____, MARICOPA COUNTY RECORDS, (M.C.R.), BEING A PORTION OF THE EAST 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. 1288, STREET LIGHT IMPROVEMENT DISTRICT (SLID) NO. 1186.
- 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.
- THIS SUBDIVISION HAS A REDUCED LEVEL OF STREET LIGHTING. 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: _____ 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
- 4-6.....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 = 1,097,619 SQ. FT. OR 25.1979 AC. ±
R/W AREA = 84,191 SQ. FT. OR 1.9328 AC. ±
NET AREA = 1,013,428 SQ. FT. OR 23.2651 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

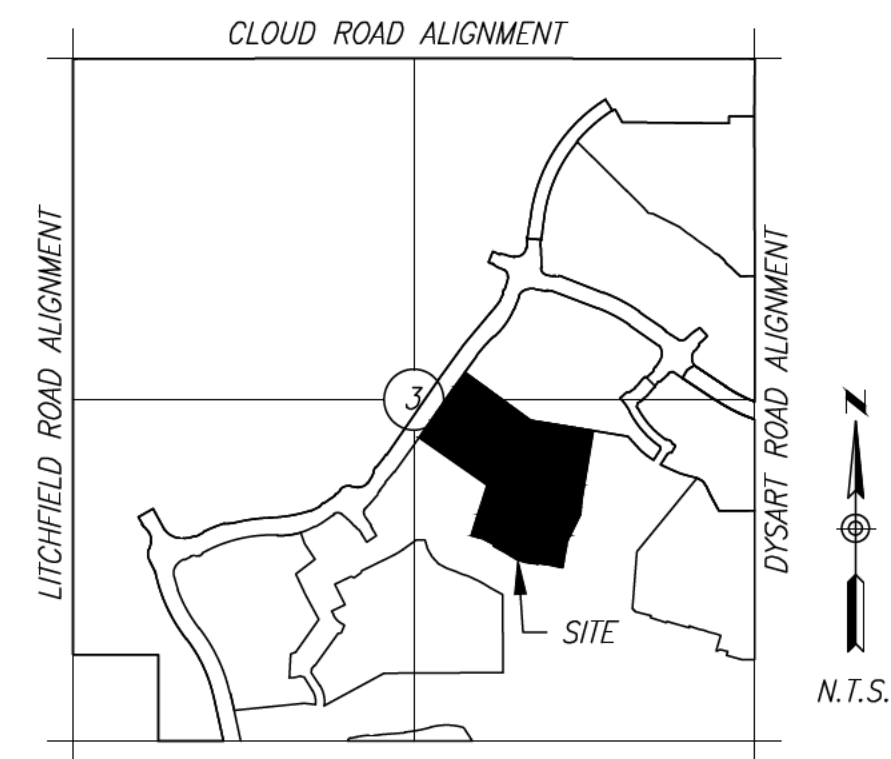
APPROVED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ARIZONA. THIS _____ DAY OF _____, 2024.

MAYOR _____ DATE _____

ATTEST: _____

CITY CLERK _____ DATE _____

CITY ENGINEER _____ DATE _____

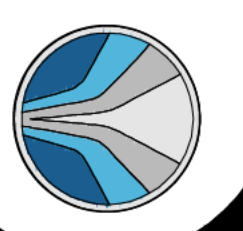


VICINITY MAP

TSN, R1W, SEC 3

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

HUBBARD
ENGINEERING
www.hubbardengineering.com



FINAL PLAT FOR
SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 3
City of Peoria, Maricopa County, Arizona

Project No. 21188
Project Manager ADRIAN BURCHAM
Date 09/23/24
Project Eng.

Sht: 1 of 6

PROJECT NO. R240047

CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD
C1	1'29'48"	5295.64'	138.34'	N35'39'17"E 138.34'
C2	8'38'34"	500.00'	75.42'	N22'26'33"E 75.35'
C3	20'54'08"	250.00'	91.20'	N28'34'21"E 90.70'
C4	48'22'15"	250.00'	211.06'	N14'50'17"E 204.85'
C5	40'11'56"	200.00'	140.32'	N10'45'08"E 137.46'
C6	28'59'49"	500.00'	253.05'	N24'31'30"E 250.35'
C7	8'38'34"	475.00'	71.65'	S22'26'33"W 71.58'
C8	20'54'08"	275.00'	100.32'	S28'34'21"W 99.77'
C9	48'22'15"	225.00'	189.95'	S14'50'17"W 184.36'
C10	40'49'17"	225.00'	160.31'	S11'03'48"W 156.94'
C11	39'33'34"	175.00'	120.83'	N10'25'57"E 118.44'
C12	48'22'15"	275.00'	232.16'	N14'50'17"E 225.33'
C13	20'54'08"	225.00'	82.08'	N28'34'21"E 81.63'
C14	8'38'34"	525.00'	79.19'	N22'26'33"E 79.12'
C15	24'13'00"	525.98'	222.31'	S22'09'29"W 220.66'
C16	65'44'11"	36.00'	41.30'	S01'25'16"W 39.08'
C17	250'28'14"	54.00'	236.06'	N86'12'42"W 88.21'
C18	28'59'49"	475.00'	240.39'	N24'31'30"E 237.84'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S10'01'36"W	9.58'
L2	N26'45'50"E	10.67'
L3	N39'01'25"E	38.52'
L4	N50'58'35"W	29.00'
L5	S17'58'07"W	48.38'
L6	S30'00'27"W	54.75'
L7	N78'17'11"W	34.50'
L8	S69'28'25"E	14.98'
L9	N29'08'43"E	47.09'
L10	N30'48'05"E	46.44'
L11	N25'40'58"E	49.31'
L12	N37'23'04"E	50.02'
L13	N82'11'55"W	9.37'
L14	S35'01'34"W	55.02'
L15	S22'16'12"W	62.30'
L16	S24'19'15"W	60.70'
L17	S22'31'45"W	61.00'

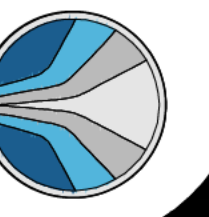
LOT TABLE		
LOT #	SQUARE FEET	ACRES
1	7145.00	0.1640
2	7836.00	0.1799
3	7157.00	0.1643
4	8055.00	0.1849
5	8558.00	0.1965
6	6872.00	0.1578
7	6500.00	0.1492
8	6500.00	0.1492
9	7942.00	0.1823
10	9542.00	0.2191
11	7884.00	0.1810
12	6500.00	0.1492
13	6500.00	0.1492
14	6501.00	0.1492
15	6517.00	0.1496
16	16023.00	0.3678
17	7109.00	0.1632
18	6447.00	0.1480
19	6095.00	0.1399
20	6050.00	0.1389
21	6050.00	0.1389
22	6050.00	0.1389
23	7809.00	0.1793
24	7657.00	0.1758
25	7345.00	0.1686
26	7650.00	0.1756
27	6946.00	0.1595
28	6874.00	0.1578
29	6873.00	0.1578
30	7004.00	0.1608
31	6948.00	0.1595
32	6948.00	0.1595
33	6833.00	0.1569
34	7158.00	0.1643
35	6707.00	0.1540
36	6073.00	0.1394
37	6704.00	0.1539
38	7251.00	0.1665
39	7138.00	0.1639
40	7118.00	0.1634
41	7332.00	0.1683
42	7150.00	0.1641
43	7150.00	0.1641
TOTAL	312501.00	7.1740

TRACT TABLE				
TRACT	SQUARE FEET	ACRES	USAGE	OWNER/MAINTENANCE
A	391279.00	8.9825	LANDSCAPE AREA / PUBLIC UTILITY EASEMENT / SLOPE & DRAINAGE EASEMENT / PRIVATE TRAIL USE / PRIVATE TRAIL ACCESS POINTS / PRIVATE AMENITIES	HOA
B	309648.00	7.1085	LANDSCAPE AREA / PUBLIC UTILITY EASEMENT / WATER EASEMENT / PRIVATE TRAIL USE / PRIVATE TRAIL ACCESS POINTS / PRIVATE AMENITIES	HOA
TOTAL	700927	16.0911		

TOTAL LAND USE	
TOTAL NUMBER OF LOTS	43
TOTAL NUMBER OF TRACTS	2
GROSS RESIDENTIAL DENSITY	1.71 DU/AC

LAND USE TABLE		
LAND USE AREAS	SQUARE FEET	ACRES
TOTAL AREA OF LOTS	312501.00	7.1740
TOTAL AREA OF TRACTS	700927.00	16.0911
TOTAL AREA OF RIGHT-OF-WAY	84191.00	1.9328
TOTAL GROSS AREA	1097619.00	25.1979

ZONING LOT INFORMATION		
PHASE 3	MIN. LOT AREA (SF)	MIN. WIDTH (FT)
SMD CONVENTIONAL LOTS (1-43)	6000	50



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

LITCHFIELD ROAD ALIGNMENT
W. LINE, NW 1/4, SEC. 3, T5N, R1W
N0°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
N0°13'15"E 2646.52'

DYSART ROAD ALIGNMENT
E. LINE, NE 1/4, SEC. 3, T5N, R1W
S0°17'28"W 2647.31'

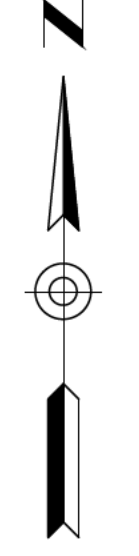
E. 1/4 CORNER,
SEC. 3, T5N, R1W,
FND. GLOBC

DYSART ROAD ALIGNMENT
E. LINE, SE 1/4, SEC. 3, T5N, R1W
S0°13'19"W 2640.15'

SE 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.U.E. = PUBLIC UTILITY EASEMENT
- R/W = RIGHT-OF-WAY
- S.D. = SIGHT DISTANCE
- V.N.A.E. = VEHICLE NON-ACCESS EASEMENT



SCALE
1"=200'



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

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'

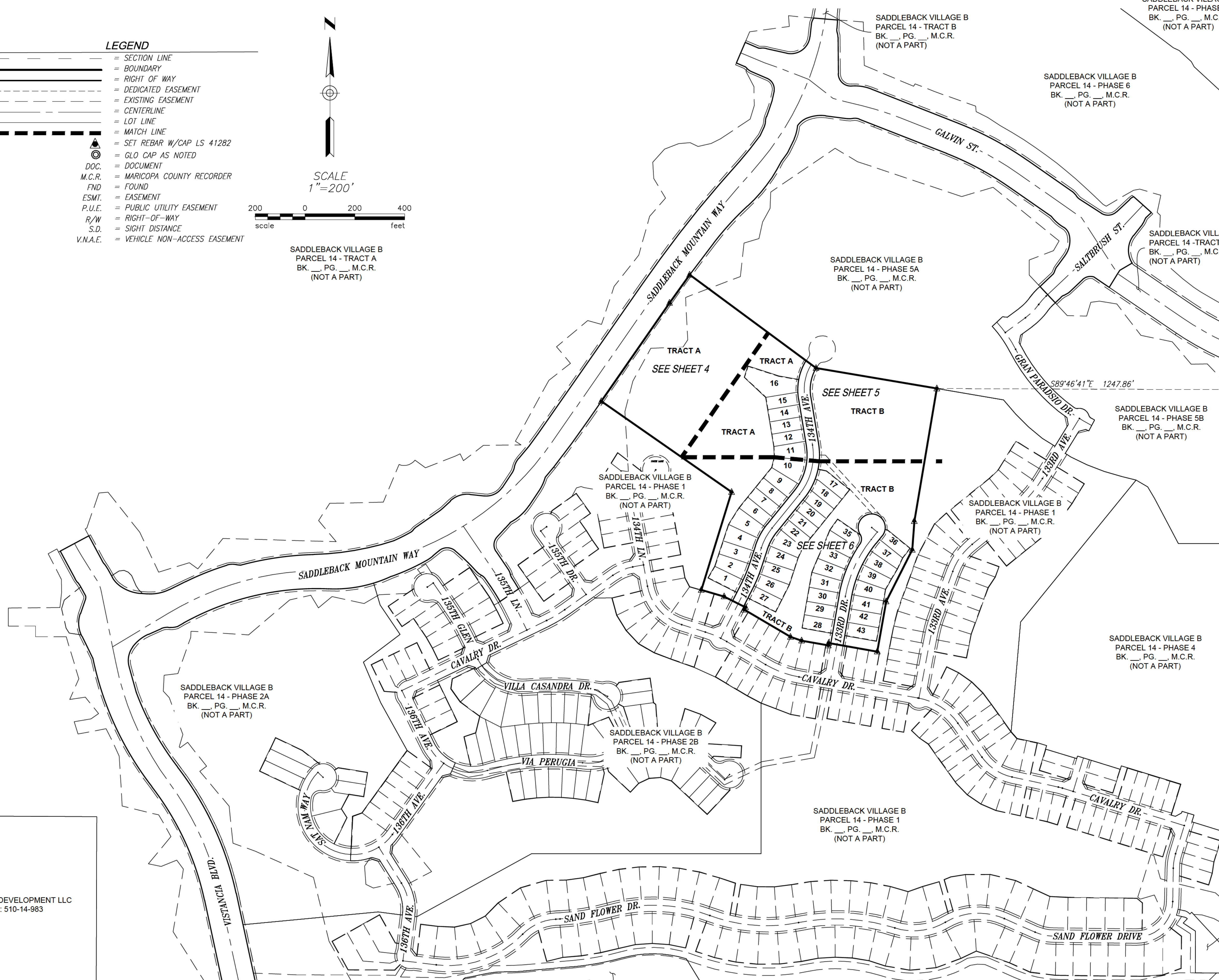
S. 1/4 CORNER,
SEC. 3, T5N, R1W,
FND. GLOBC

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

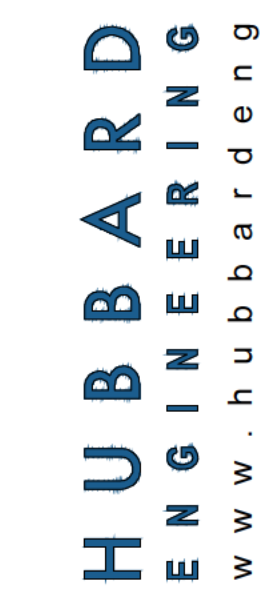
S. LINE, SE 1/4, SEC. 3, T5N, R1W
N89°36'14"W 2636.42'

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

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Peoria, AZ 85210
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www.hubbardengineering.com



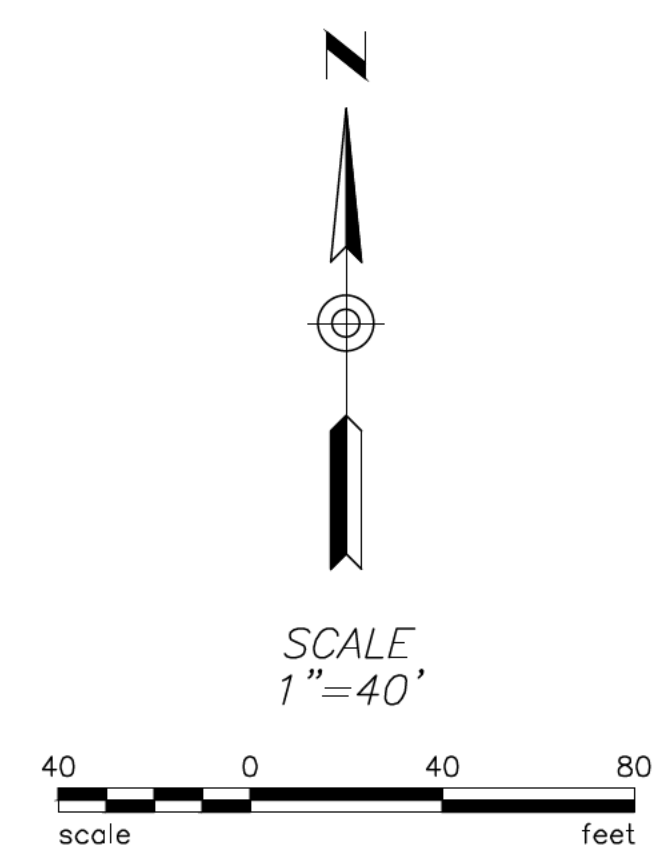
FINAL PLAT FOR
SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 3
City of Peoria, Maricopa County, Arizona

Project No. 21188	Date 09/23/24
Project Manager ADRIAN BURCHAM	Project Eng.

Sht. 3 of 6

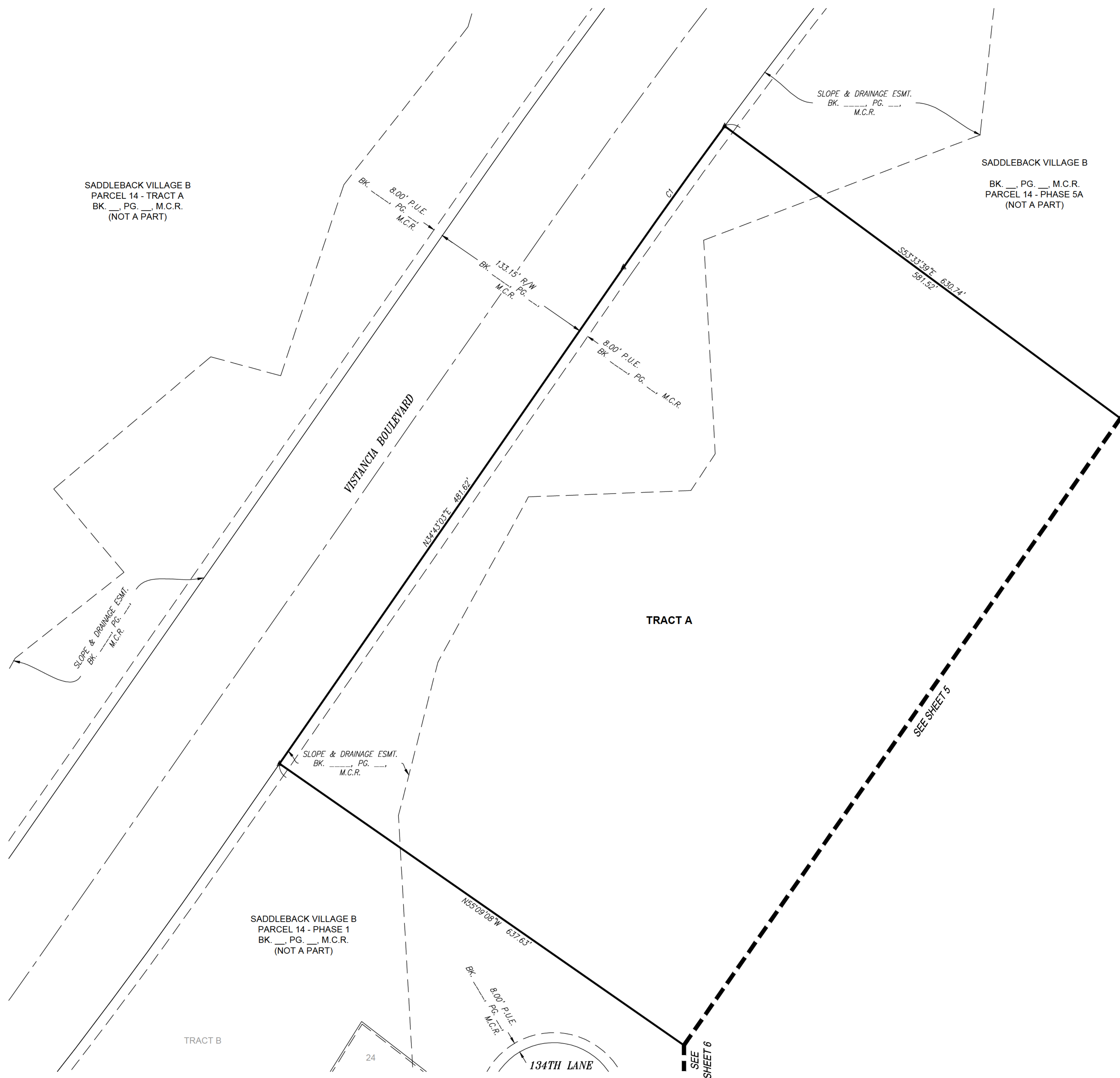
PROJECT NO. R240047

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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.U.E. = PUBLIC UTILITY EASEMENT
- R/W = RIGHT-OF-WAY
- S.D. = SIGHT DISTANCE
- V.N.A.E. = VEHICLE NON-ACCESS EASEMENT



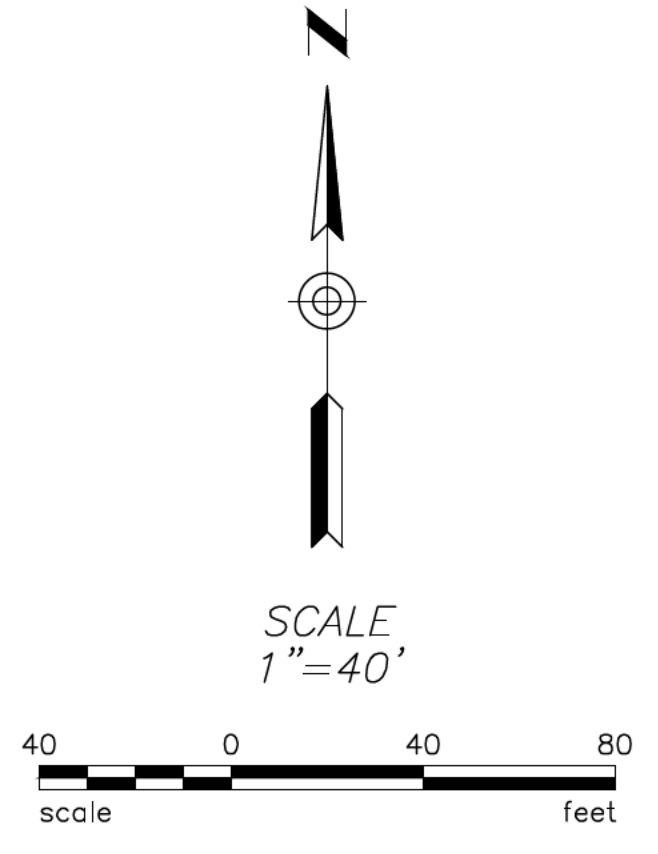
1201 S. Alma School Rd
Peoria, AZ 85210
Ph: 480.892.3313

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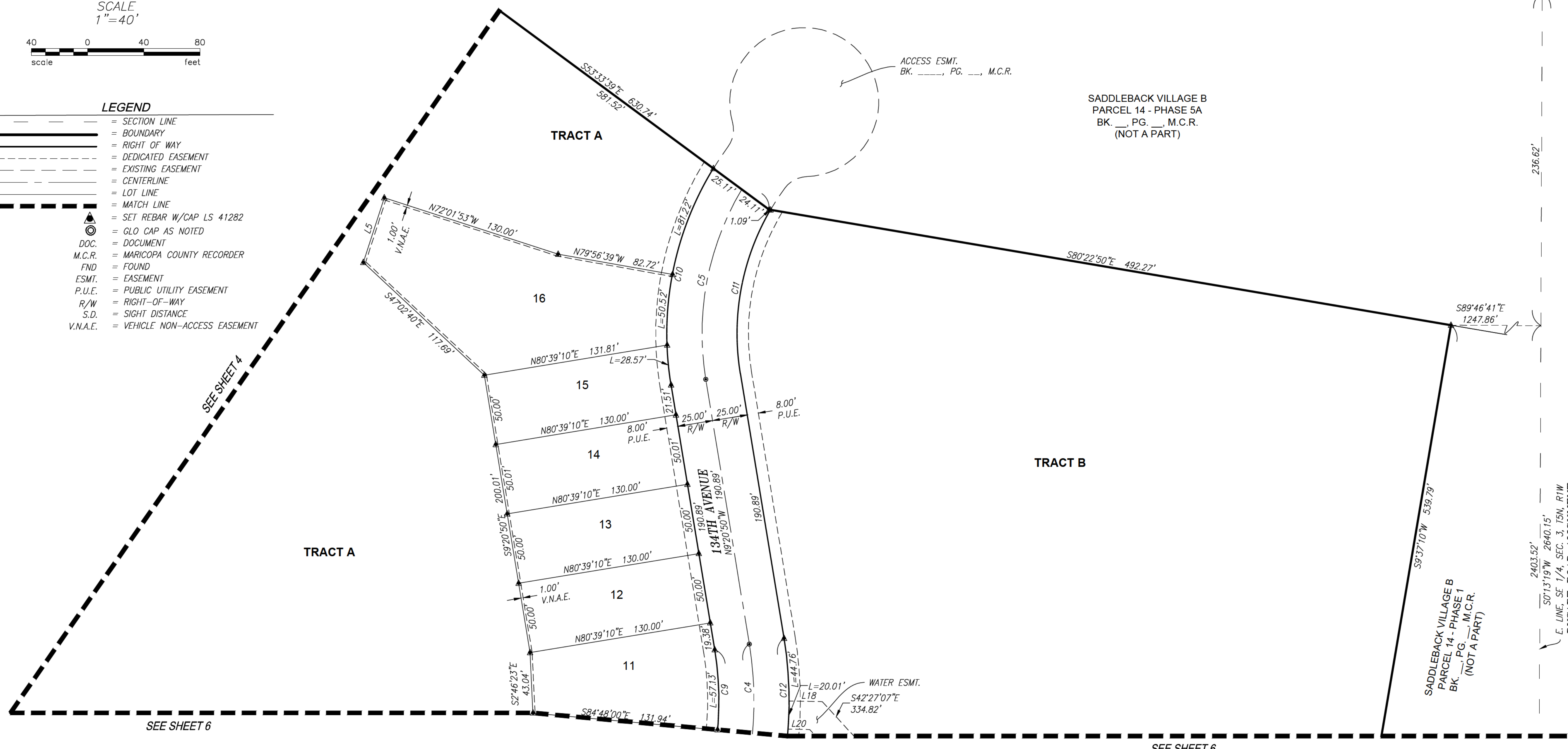
FINAL PLAT FOR
SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 3
City of Peoria, Maricopa County, Arizona

Project No. 21188	Date 09/23/24	Project Eng. ADRIAN BURCHAM
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E. 1/4 CORNER,
SEC. 3, T5N, R1W,
FND. GLOBE

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

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

2403.52'
50713.19"W 2640.15'
E. LINE, SE 1/4, SEC. 3, T5N, R1W
DYSART ROAD ALIGNMENT

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Project No. 21188	Date 09/23/24
Project Manager ADRIAN BURCHAM	Project Eng.

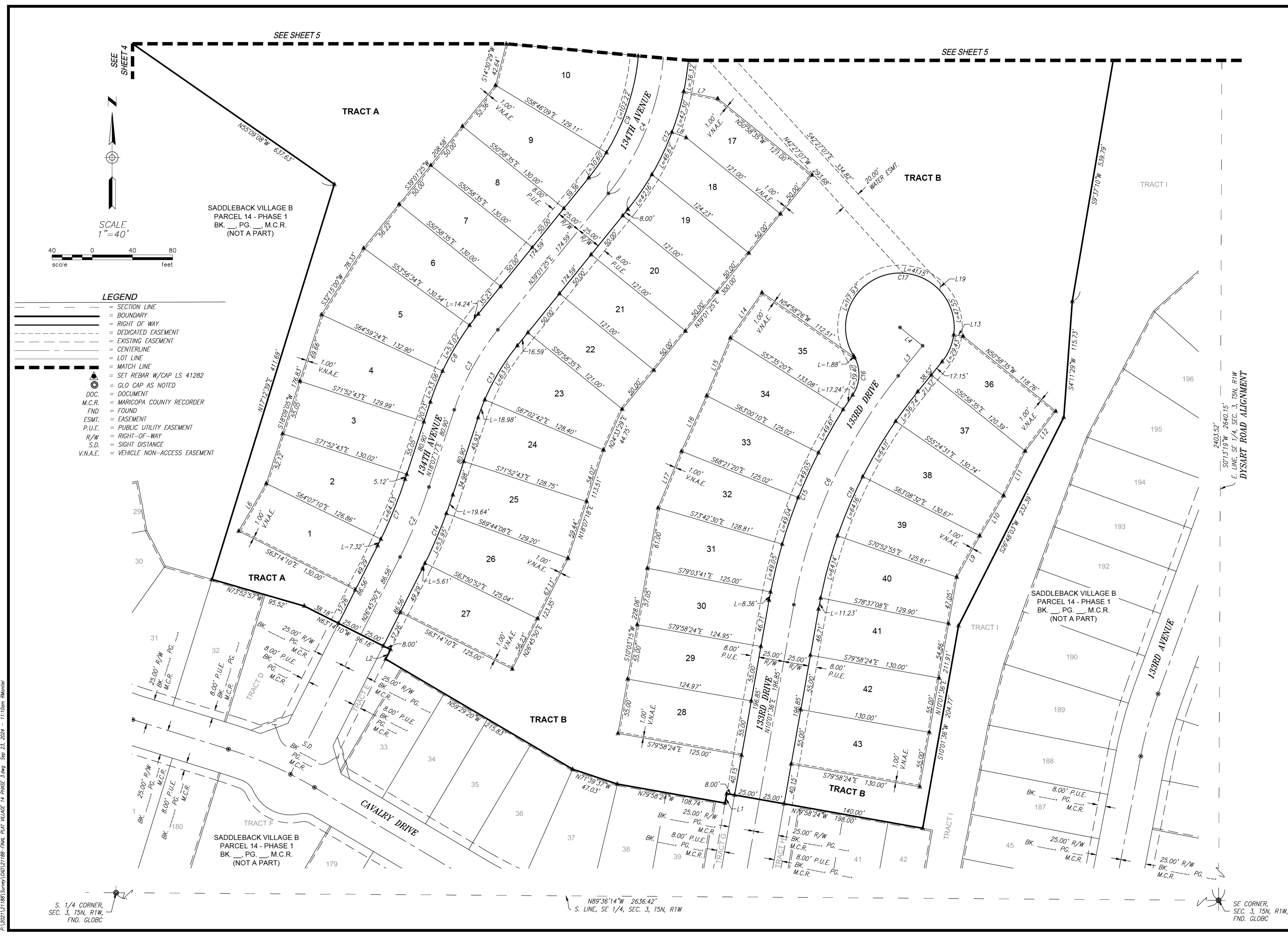
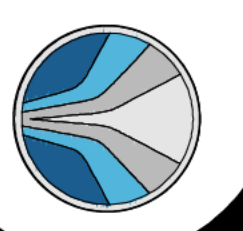
Sht. 5 of 6

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FINAL PLAT FOR
SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 3
City of Peoria, Maricopa County, Arizona

PROJECT NO. R240047



LEGEND

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- RIGHT OF WAY
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SCALE
 1"=40'



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

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

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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