

A FINAL PLAT FOR SADDLEBACK VILLAGE B PARCEL 14 - PHASE 4

A REPLAT OF SADDLEBACK VILLAGE B PARCEL 14 - PHASE 4, OF "SADDLEBACK VILLAGE B", A MASTER PLAT, RECORDED IN BOOK _____, PAGE _____, MARICOPA COUNTY RECORDS, BEING A PORTION OF SOUTHEAST QUARTER 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 SOUTHEAST QUARTER 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 4" 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, 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 TRACT A. 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.

TRACT A IS 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 & SEWER LINE OVER, UNDER, AND ACROSS TRACT A 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 4, AS SHOWN IN "SADDLEBACK VILLAGE B", A MASTER PLAT, RECORDED IN BOOK _____, PAGE _____, MARICOPA COUNTY RECORDS, (M.C.R.), BEING A PORTION OF THE SOUTHEAST QUARTER 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. 1292, STREET LIGHT IMPROVEMENT DISTRICT (SLID) NO. 1190.
- 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
- 5.....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 = 886,972 SQ. FT. OR 20.3621 AC. ±
R/W AREA = 75,123 SQ. FT. OR 1.7246 AC. ±
NET AREA = 811,848 SQ. FT. OR 18.6375 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

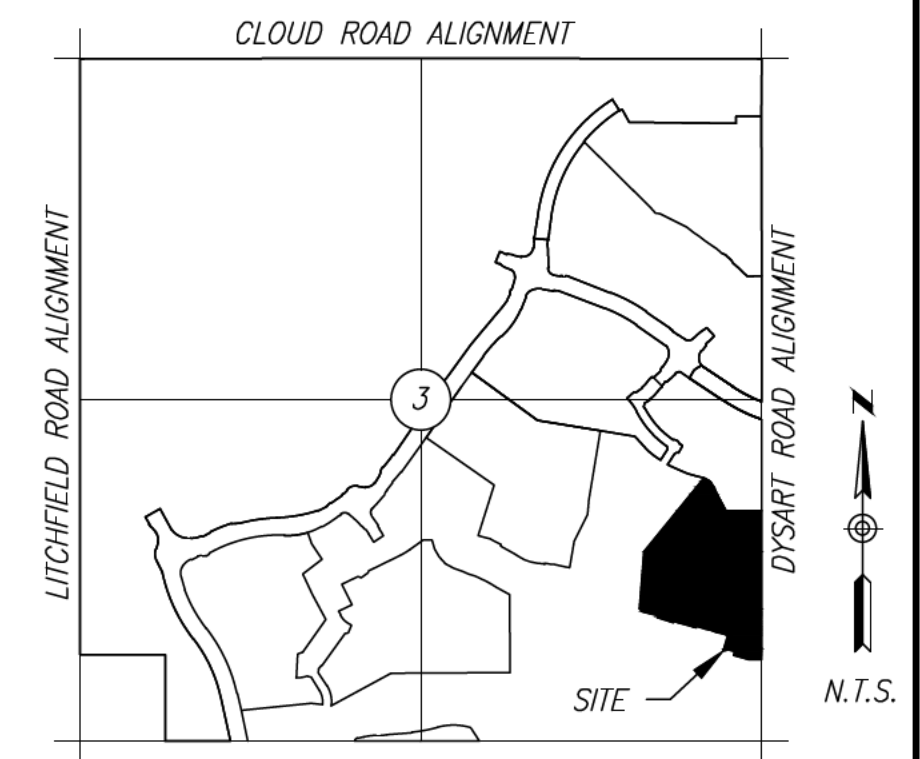
APPROVED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ARIZONA. THIS _____ DAY OF _____, 2024.

MAYOR _____ DATE _____

ATTEST: _____

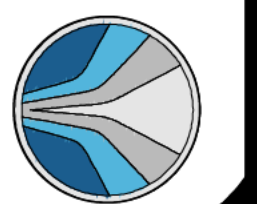
CITY CLERK _____ DATE _____

CITY ENGINEER _____ DATE _____



VICINITY MAP

TSN, R1W, SEC 3



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N17°06'06"E	29.06'
L2	S17°06'06"W	7.51'
L3	S62°06'06"W	28.28'
L4	N72°53'54"W	16.97'
L5	N17°06'06"E	22.29'
L6	N73°02'18"W	38.25'
L7	N41°42'11"W	35.88'
L8	N17°06'06"E	11.70'
L9	S88°57'23"E	19.71'
L10	S38°01'54"W	35.09'
L11	S35°04'19"W	42.50'
L12	N38°32'51"W	30.73'
L13	N68°21'29"W	3.69'
L14	S58°06'52"W	10.34'
L15	N46°02'37"E	11.50'
L16	S46°02'37"W	28.07'
L17	S46°02'37"W	41.53'

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD	
C1	16°03'29"	500.00'	140.13'	N09°04'22"E	139.68'
C2	16°03'29"	190.00'	53.25'	N09°04'22"E	53.08'
C3	16°03'29"	475.00'	133.13'	S09°04'22"W	132.69'
C4	47°19'47"	36.00'	29.74'	S22°37'17"E	28.90'
C5	274°39'34"	54.00'	258.86'	N88°57'23"W	73.20'
C6	47°19'47"	36.00'	29.74'	N24°42'30"E	28.90'
C7	16°03'29"	525.00'	147.14'	N09°04'22"E	146.66'
C8	16°03'29"	165.00'	46.24'	S09°04'22"W	46.09'
C9	27°34'01"	20.00'	9.62'	S12°44'24"E	9.53'
C10	277°17'58"	53.00'	256.51'	N67°52'26"W	70.03'
C11	69°43'56"	20.00'	24.34'	N35°54'35"E	22.87'
C12	16°03'29"	215.00'	60.26'	N09°04'22"E	60.06'

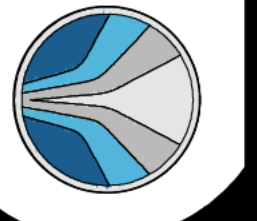
LOT TABLE		
LOT #	SQUARE FEET	ACRES
1	7019.00	0.1611
2	7315.00	0.1679
3	6902.00	0.1584
4	6520.00	0.1497
5	6520.00	0.1497
6	6796.00	0.1560
7	7254.00	0.1665
8	6609.00	0.1517
9	6306.00	0.1448
10	6479.00	0.1487
11	6617.00	0.1519
12	7342.00	0.1685
13	7247.00	0.1664
14	6543.00	0.1502
15	6543.00	0.1502
16	6675.00	0.1532
17	7339.00	0.1685
18	7169.00	0.1646
19	7132.00	0.1637
20	6500.00	0.1492
21	6500.00	0.1492
22	6500.00	0.1492
23	6500.00	0.1492
24	6500.00	0.1492
25	6500.00	0.1492
26	6500.00	0.1492
27	6500.00	0.1492
28	6500.00	0.1492
29	6500.00	0.1492
30	5850.00	0.1343
31	6500.00	0.1492
32	6137.00	0.1409
33	6352.00	0.1458
34	7793.00	0.1789
35	7568.00	0.1737
36	6500.00	0.1492
37	6500.00	0.1492
38	6500.00	0.1492
39	6500.00	0.1492
40	6500.00	0.1492
41	6500.00	0.1492
42	6500.00	0.1492
43	6500.00	0.1492
44	6500.00	0.1492
45	6500.00	0.1492
46	6500.00	0.1492
47	6623.00	0.1520
48	7845.00	0.1801
49	7186.00	0.1650
TOTAL	328681.00	7.5455

TRACT TABLE				
TRACT	SQUARE FEET	ACRES	USAGE	MAINTENANCE
A	483168.00	11.0920	LANDSCAPE AREA / PUBLIC UTILITY EASEMENT / SEWER & WATER EASEMENT / DRAINAGE / HILL FORM / OPEN SPACE / PRIVATE TRAILS & AMENITIES	HOA
TOTAL	483168.00	11.0920		

TOTAL LAND USE	
TOTAL NUMBER OF LOTS	49
TOTAL NUMBER OF TRACTS	1
GROSS RESIDENTIAL DENSITY	2.41 DU/AC

LAND USE TABLE		
LAND USE AREAS	SQUARE FEET	ACRES
TOTAL AREA OF LOTS	328681.00	7.5455
TOTAL AREA OF TRACTS	483168.00	11.0920
TOTAL AREA OF RIGHT-OF-WAY	75123.00	1.7246
TOTAL GROSS AREA	886972.00	20.3621

ZONING LOT INFORMATION		
PHASE 4	MIN. LOT AREA (SF)	MIN. WIDTH (FT)
SC CONVENTIONAL LOTS (1-49)	4500	45



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

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. GLOBE

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. GLOBE

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. GLOBE

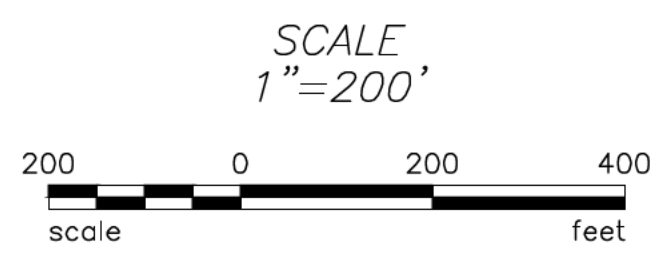
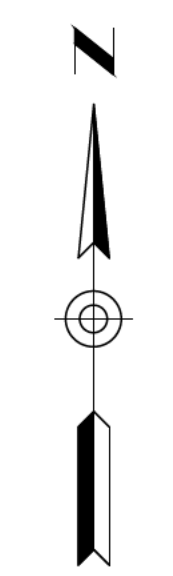
LITCHFIELD ROAD ALIGNMENT
W. LINE, SW 1/4, SEC. 3, T5N, R1W
N0°13'15"E 2646.52'

DYSART ROAD ALIGNMENT
E. LINE, NE 1/4, SEC. 3, T5N, R1W
S0°11'28"W 2647.31'

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

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. GLOBE



- 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 - 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 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 2A
BK. __ PG. __ M.C.R.
(NOT A PART)

SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 2B
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 - 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)

VISTANCIA DEVELOPMENT LLC
APN: 510-14-983

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

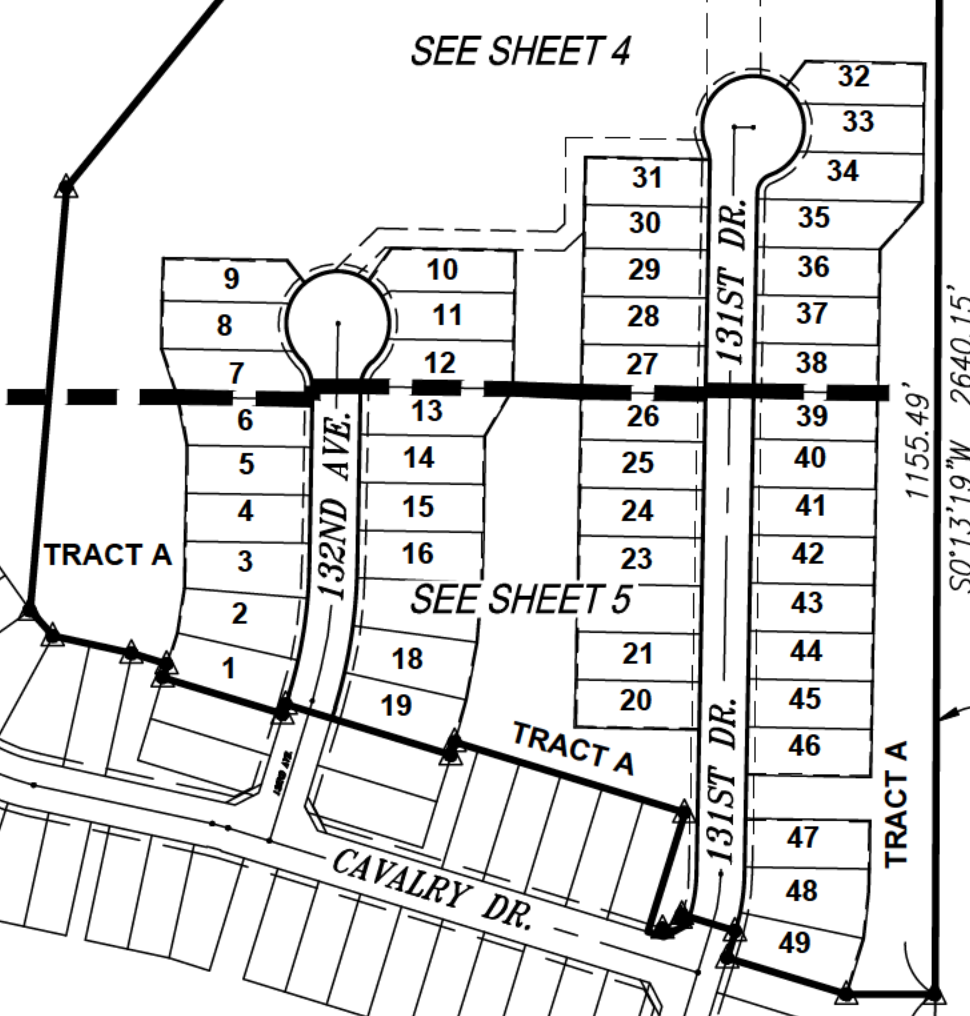
S. 1/4 CORNER,
SEC. 3, T5N, R1W,
FND. GLOBE

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

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

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

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



P:\2021\21188\Survey\2021\21188-FINAL PLAT VILLAGE 14 PHASE 4.dwg Sep 19, 2024 3:07pm RManuel

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www.hubbardengineering.com

HUBBARD
ENGINEERING



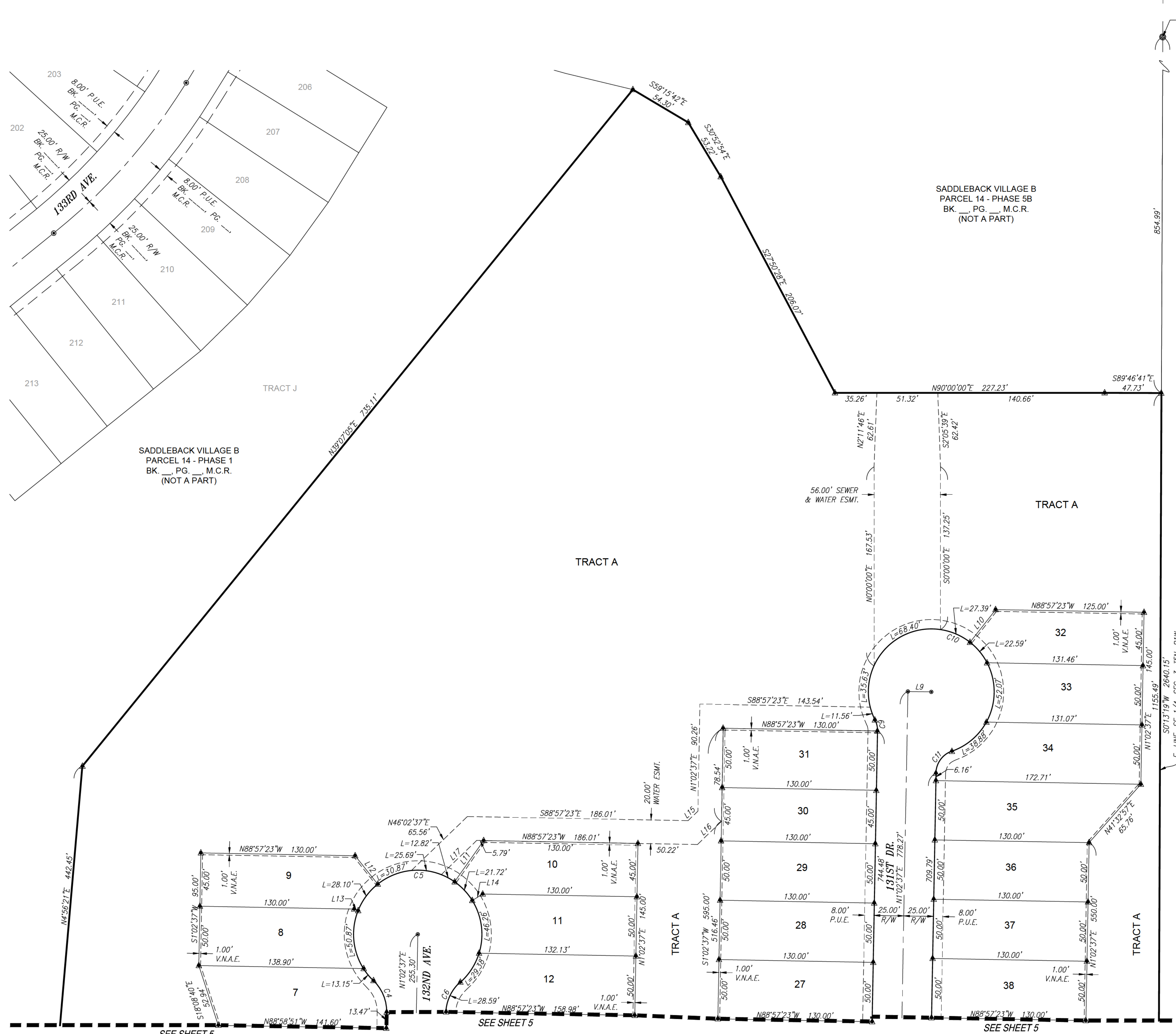
FINAL PLAT FOR
SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 4
City of Peoria, Maricopa County, Arizona

Date	09/19/24
Project No.	21188
Project Manager	ADRIAN BURCHAM
Project Eng.	

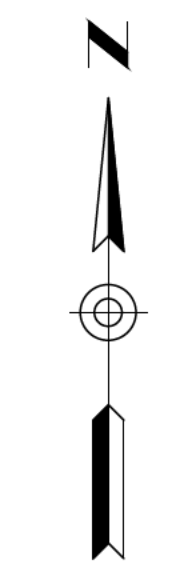
Sht. 3 of 5

PROJECT NO. R240050

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



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.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 1
BK. PG. M.C.R.
(NOT A PART)

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

FINAL PLAT FOR
SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 4
City of Peoria, Maricopa County, Arizona

Project No. 21188

Project Manager ADRIAN BURCHAM

Date 09/19/24

Project Eng.

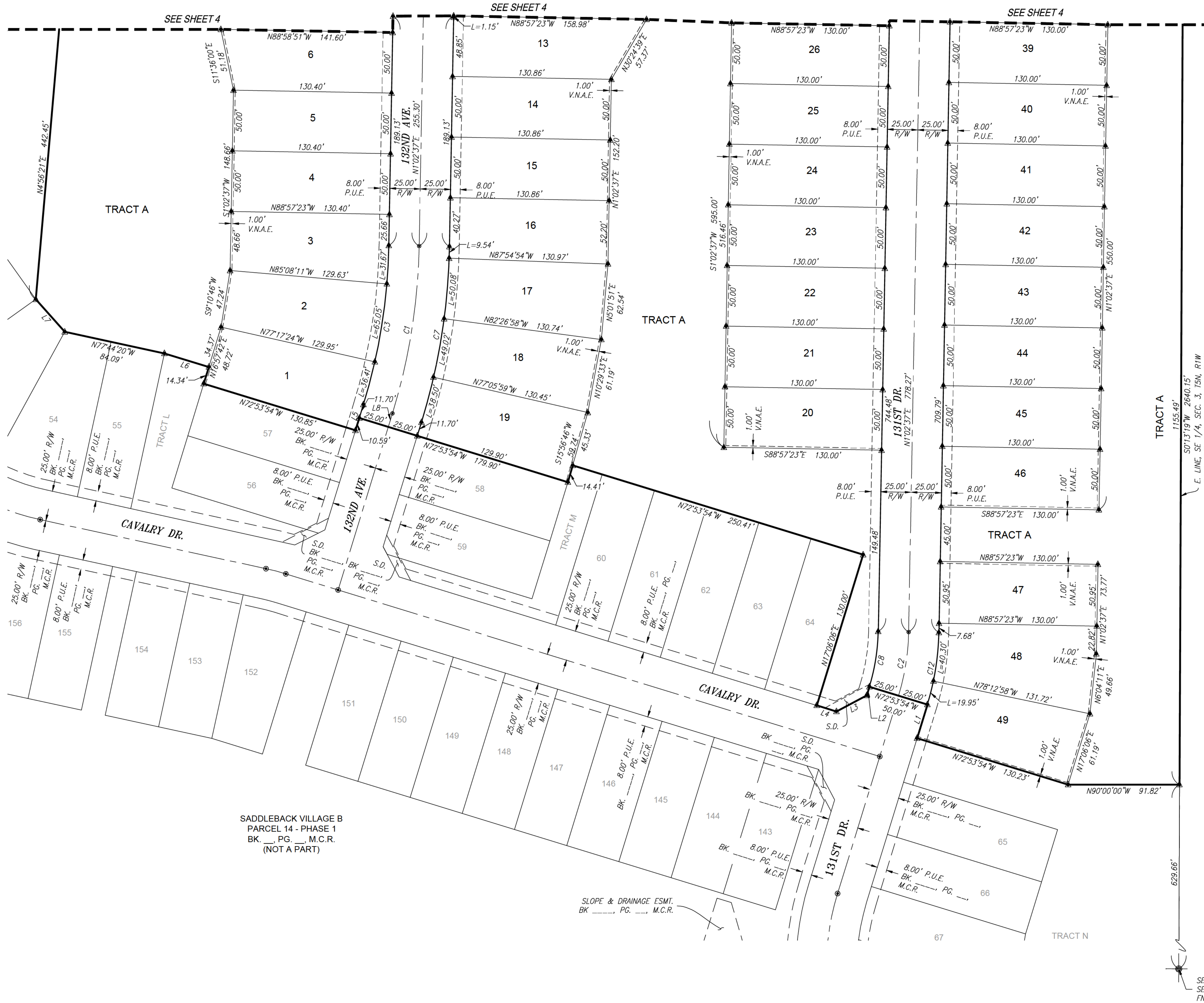
Sht. 4 of 5

PROJECT NO. R240050

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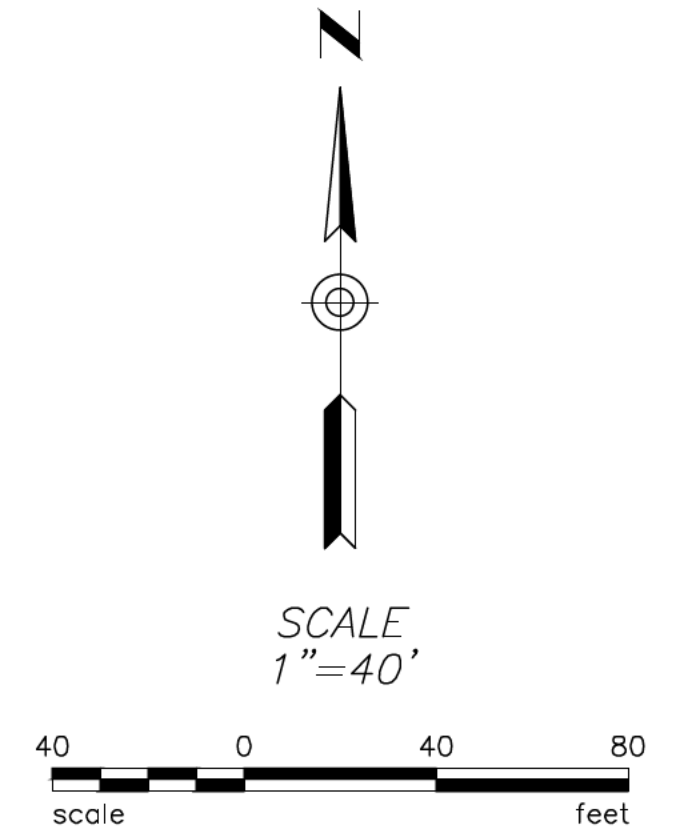
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SADDLEBACK VILLAGE B
 PARCEL 14 - PHASE 1
 BK. PG. M.C.R.
 (NOT A PART)

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

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



- LEGEND**
- = SECTION LINE
 - = BOUNDARY
 - = RIGHT OF WAY
 - = DEDICATED EASEMENT
 - = EXISTING EASEMENT
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21188
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Sht. 5 of 5

FINAL PLAT FOR
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 City of Peoria, Maricopa County, Arizona