

A FINAL PLAT FOR SADDLEBACK VILLAGE B PARCEL 14 - PHASE 5A & 5B

A REPLAT OF SADDLEBACK VILLAGE B PARCEL 14 - PHASE 5A & 5B, OF "SADDLEBACK VILLAGE B", A MASTER PLAT, RECORDED IN R240027, 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 5A & 5B", AS SHOWN IN "SADDLEBACK VILLAGE B", A MASTER PLAT, RECORDED IN R240027, 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 5" 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. R240027) SHALL REMAIN IN FULL FORCE AND EFFECT WITH THE RECORDATION OF THIS RE-PLAT.

SADDLEBACK PEORIA PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF PEORIA, GRAN PARADISO 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, C, D, E, & F. 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, E, & F 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 TRACTS C & F 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 5A & 5B, AS SHOWN IN "SADDLEBACK VILLAGE B", A MASTER PLAT, RECORDED IN R240027, MARICOPA COUNTY RECORDS, (M.C.R.), BEING A PORTION OF THE EAST HALF 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. 1293, STREET LIGHT IMPROVEMENT DISTRICT (SLID) NO. 1191.
- 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

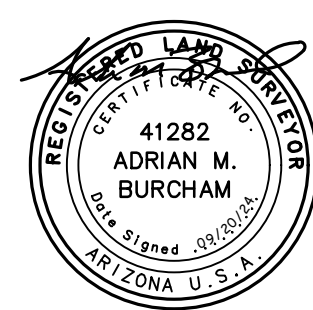
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024, BY _____ WHO ACKNOWLEDGED HIMSELF TO BE THE _____ OF THE SADDLEBACK COMMUNITY ASSOCIATION, AND THAT HE AS _____, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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
- 7.....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 = 1,696,798 SQ. FT. OR 38.9532 AC. ±
R/W AREA = 101,765 SQ. FT. OR 2.3362 AC. ±
NET AREA = 1,595,033 SQ. FT. OR 36.6170 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

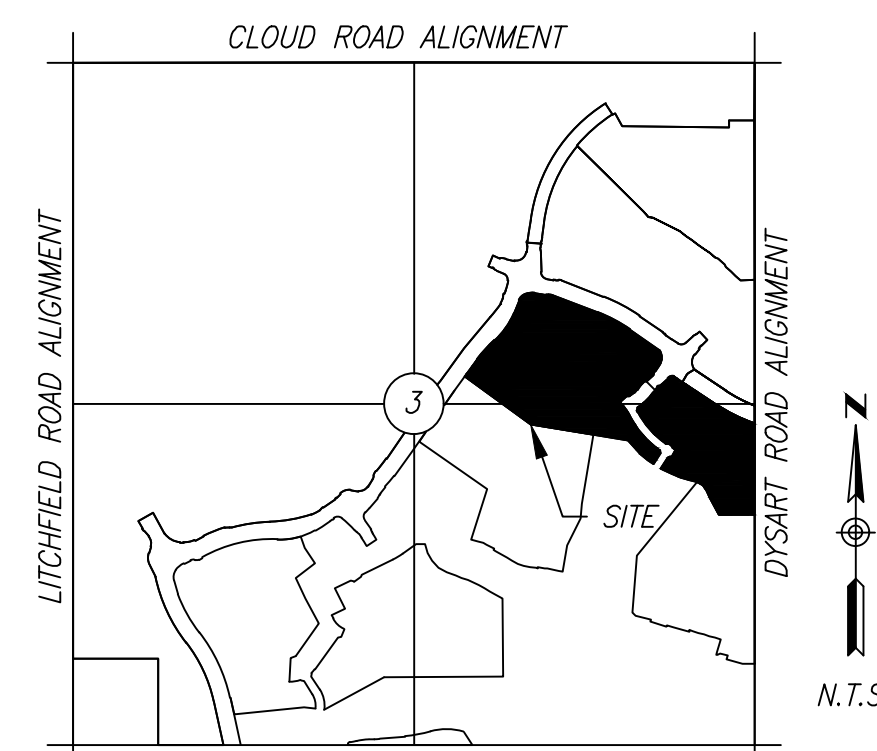
APPROVED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ARIZONA. THIS ____ DAY OF _____, 2024.

MAYOR _____ DATE _____

ATTEST: _____

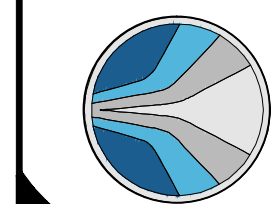
CITY CLERK _____ DATE _____

CITY ENGINEER _____ DATE _____



VICINITY MAP

T5N, R1W, SEC 3



CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD
C1	1°03'24"	735.54'	13.56'	S62°06'56"E 13.56'
C2	1°13'09"	685.54'	14.59'	N62°02'03"W 14.59'
C3	4°34'47"	19.50'	14.92'	N39°30'35"W 14.56'
C4	80°57'16"	40.50'	57.22'	N58°04'20"W 52.58'
C5	4°34'47"	19.50'	14.92'	N76°38'05"W 14.56'
C6	27°28'52"	685.54'	328.81'	N40°58'45"W 325.67'
C7	1°58'11"	525.00'	18.05'	N28°13'24"W 18.05'
C8	17°24'45"	295.00'	89.65'	N44°59'08"E 89.31'
C9	10°28'54"	205.00'	37.50'	N41°31'13"E 37.45'
C10	15°27'04"	50.00'	13.48'	N54°29'11"E 13.44'
C11	15°26'22"	50.00'	13.47'	N54°29'32"E 13.43'
C12	57°26'58"	47.00'	47.13'	N75°29'50"E 45.18'
C13	15°02'08"	1265.00'	331.96'	S63°15'24"E 331.01'
C14	10°28'54"	295.00'	53.97'	S41°31'13"W 53.89'
C15	17°24'45"	205.00'	62.30'	S44°59'08"W 62.06'
C16	15°12'16"	475.00'	126.05'	S34°50'27"E 125.68'
C17	27°20'13"	735.54'	350.94'	S40°54'26"E 347.62'
C18	1°42'46"	5295.64'	158.32'	N37°15'34"E 158.31'
C19	10°02'23"	1165.00'	204.14'	N42°24'25"E 203.88'
C20	20°48'55"	620.00'	225.24'	N37°01'09"E 224.01'
C21	1°20'45"	1265.00'	29.71'	N36°13'57"E 29.71'
C22	4°34'10"	762.50'	60.81'	N25°50'06"E 60.79'
C23	18°01'24"	177.00'	55.68'	N14°32'19"E 55.45'
C24	33°34'22"	87.00'	50.98'	N52°09'57"E 50.25'
C25	28°32'43"	149.00'	74.23'	N83°13'30"E 73.47'
C26	18°54'27"	59.00'	19.47'	N88°02'37"E 19.38'
C27	32°50'28"	49.00'	28.09'	S84°59'22"E 27.70'
C28	13°26'59"	1209.00'	283.80'	S61°50'38"E 283.15'
C29	20°01'59"	170.29'	59.54'	S47°00'20"E 59.24'
C30	0°02'43"	11002.54'	8.71'	S56°59'39"E 8.71'
C31	44°38'04"	50.00'	38.95'	S34°41'59"E 37.97'
C32	48°41'25"	102.00'	86.68'	S11°57'46"W 84.10'
C33	19°10'20"	59.00'	19.74'	S26°43'19"W 19.65'
C34	15°39'36"	47.00'	12.85'	S24°57'57"W 12.81'
C35	15°53'38"	710.54'	197.10'	N70°35'27"W 196.47'
C36	80°09'49"	300.00'	419.74'	N38°27'21"W 386.33'
C37	17°36'19"	500.00'	153.64'	N51°17'39"W 153.03'
C38	6°21'16"	200.00'	22.18'	N56°55'11"W 22.17'
C39	7°39'27"	200.00'	26.73'	S40°05'10"W 26.71'
C40	7°39'27"	200.00'	26.73'	S40°05'10"W 26.71'
C41	5°24'21"	200.00'	18.87'	S33°33'17"W 18.86'
C42	15°53'38"	685.54'	190.17'	N70°35'27"W 189.56'
C43	80°09'49"	325.00'	454.71'	N38°27'21"W 418.52'
C44	239°57'33"	54.00'	226.16'	S58°23'40"E 93.55'
C45	78°59'04"	36.00'	49.63'	S22°05'35"W 45.79'
C46	61°08'18"	275.00'	293.44'	S47°58'07"E 279.72'
C47	15°53'38"	735.54'	204.04'	S70°35'27"E 203.38'
C48	17°39'13"	475.00'	146.35'	S51°16'12"E 145.78'
C49	5°03'07"	225.00'	19.84'	S57°34'15"E 19.83'
C50	7°39'27"	225.00'	30.07'	N40°05'10"E 30.05'
C51	7°39'27"	175.00'	23.39'	N40°05'10"E 23.37'
C52	6°02'43"	175.00'	18.46'	N33°14'05"E 18.46'
C53	4°47'00"	225.00'	18.78'	S33°51'57"W 18.78'
C54	7°39'27"	225.00'	30.07'	S40°05'10"W 30.05'
C55	7°39'27"	175.00'	23.39'	S40°05'10"W 23.37'
C56	249°10'21"	54.00'	234.84'	N88°19'43"W 88.91'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N57°26'48"W	27.10'
L2	N75°25'18"E	28.88'
L3	N27°21'22"E	50.00'
L4	N11°41'46"E	29.73'
L5	N53°41'30"E	56.93'
L6	N46°45'40"E	39.58'
L7	N62°12'43"E	14.63'
L8	N46°46'22"E	71.28'
L9	S53°41'30"W	56.93'
L10	N84°18'45"W	19.14'
L11	S46°35'31"W	57.00'
L12	S11°51'06"E	29.01'
L13	N35°33'35"E	13.43'
L14	S36°18'29"W	53.32'
L15	S46°45'40"W	82.36'
L16	N11°19'23"W	25.91'
L17	S88°22'27"E	29.00'
L18	N53°44'33"W	39.89'
L19	S53°44'33"E	29.00'
L20	S81°10'27"W	28.33'
L21	S1°40'17"W	40.87'
L22	S8°50'58"E	28.23'
L23	N21°22'52"W	28.60'
L24	S36°28'03"E	83.86'
L25	N61°22'03"W	48.02'
L26	N2°11'46"E	54.82'
L27	S2°05'39"E	67.48'

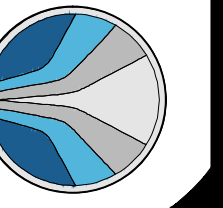
LOT TABLE		
LOT #	SQUARE FEET	ACRES
1	7517.00	0.1726
2	8267.00	0.1898
3	7573.00	0.1739
4	7591.00	0.1743
5	7562.00	0.1736
6	10053.00	0.2308
7	8042.00	0.1846
8	7506.00	0.1723
9	7524.00	0.1727
10	7539.00	0.1731
11	7554.00	0.1734
12	7734.00	0.1775
13	8151.00	0.1871
14	8221.00	0.1887
15	8368.00	0.1921
16	8368.00	0.1921
17	8368.00	0.1921
18	8368.00	0.1921
19	8072.00	0.1853
20	8094.00	0.1858
21	7860.00	0.1804
22	8136.00	0.1868
23	8463.00	0.1943
24	8463.00	0.1943
25	8463.00	0.1943
26	9756.00	0.2240
27	8648.00	0.1985
28	9927.00	0.2279
29	8886.00	0.2040
30	9873.00	0.2267
31	7901.00	0.1814
32	9892.00	0.2271
33	9772.00	0.2243
34	8269.00	0.1898
35	8595.00	0.1973
36	8600.00	0.1974
37	8387.00	0.1925
38	8373.00	0.1922
39	8597.00	0.1974
40	8597.00	0.1974
41	8597.00	0.1974
42	8065.00	0.1851
43	9441.00	0.2167
44	9431.00	0.2165
45	9484.00	0.2177
46	10200.00	0.2342
47	11100.00	0.2548
48	11550.00	0.2652
49	11556.00	0.2653
TOTAL	425354.00	9.7648

TRACT TABLE				
TRACT	SQUARE FEET	ACRES	USAGE	MAINTENANCE
A	664499.00	15.2548	LANDSCAPE AREA / PUBLIC UTILITY EASEMENT / SLOPE & DRAINAGE EASEMENT / RETENTION / SIGHT VISIBILITY EASEMENT / OPEN SPACE / PRIVATE TRAILS & AMENITIES	HOA
B	159321.00	3.6575	LANDSCAPE AREA / PUBLIC UTILITY EASEMENT / DRAINAGE / RETENTION / SIGHT VISIBILITY EASEMENT / OPEN SPACE / PRIVATE TRAILS & AMENITIES	HOA
C	323769.00	7.4327	LANDSCAPE AREA / PUBLIC UTILITY EASEMENT / SLOPE & DRAINAGE EASEMENT / RETENTION / PUBLIC SEWER EASEMENT / SIGHT VISIBILITY EASEMENT / OPEN SPACE / PRIVATE TRAILS & AMENITIES	HOA
D	6372.00	0.1463	LANDSCAPE AREA / PUBLIC UTILITY EASEMENT / SIGHT VISIBILITY EASEMENT / OPEN SPACE	HOA
E	2747.00	0.0631	LANDSCAPE AREA / PUBLIC UTILITY EASEMENT / DRAINAGE / SIGHT VISIBILITY EASEMENT / OPEN SPACE	HOA
F	12971.00	0.2978	LANDSCAPE AREA / PUBLIC UTILITY EASEMENT / DRAINAGE / PUBLIC WATER & SEWER EASEMENT / AMENITY SITE / OPEN SPACE	HOA
TOTAL	1169679.00	26.8521		

TOTAL LAND USE	
TOTAL NUMBER OF LOTS	49
TOTAL NUMBER OF TRACTS	6
GROSS RESIDENTIAL DENSITY	1.26 DU/AC

LAND USE TABLE		
LAND USE AREAS	SQUARE FEET	ACRES
TOTAL AREA OF LOTS	425354.00	9.7648
TOTAL AREA OF TRACTS	1169679.00	26.8521
TOTAL AREA OF RIGHT-OF-WAY	101765.00	2.3362
TOTAL GROSS AREA	1696798.00	38.9531

ZONING LOT INFORMATION		
PHASE 5	MIN. LOT AREA (SF)	MIN. WIDTH (FT)
SLD CONVENTIONAL LOTS (1-49)	7500	60



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'

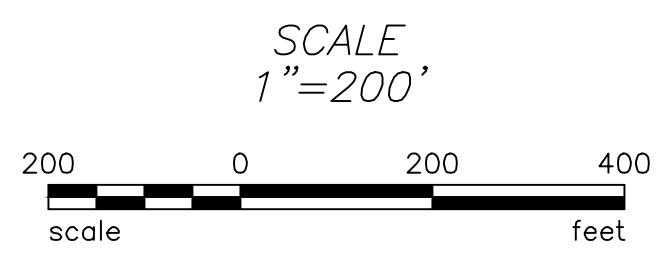
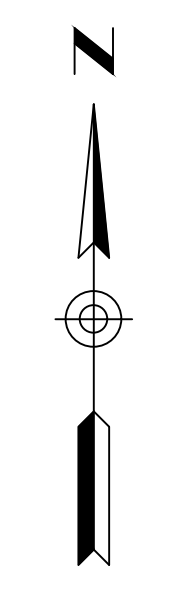
W. 1/4 CORNER,
SEC. 3, T5N, R1W,
FND. GLOBC

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

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

E. LINE, SE 1/4, SEC. 3, T5N, R1W
DYSART ROAD ALIGNMENT

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

SADDLEBACK VILLAGE B
PARCEL 14 - TRACT A
R240027, M.C.R.
(NOT A PART)

SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 2A
R240027, M.C.R.
(NOT A PART)

SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 1
R240027, M.C.R.
(NOT A PART)

SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 3
R240027, M.C.R.
(NOT A PART)

SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 1
R240027, M.C.R.
(NOT A PART)

SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 4
R240027, M.C.R.
(NOT A PART)

SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 2B
R240027, M.C.R.
(NOT A PART)

SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 1
R240027, M.C.R.
(NOT A PART)

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

S. LINE, SE 1/4, SEC. 3, T5N, R1W
S89°36'14"W 2636.42'

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

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'

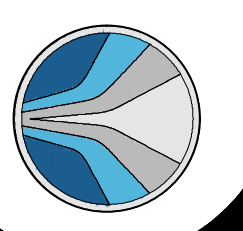
S. 1/4 CORNER,
SEC. 3, T5N, R1W,
FND. GLOBC

SADDLEBACK VILLAGE B
PARCEL 14 - TRACT D
R240027, M.C.R.
(NOT A PART)

P:\2021\21188\Survey\240121188-FINAL PLAT VILLAGE 14 PHASE 5.dwg Sep 22, 2024 -- 10:44am Rhonda

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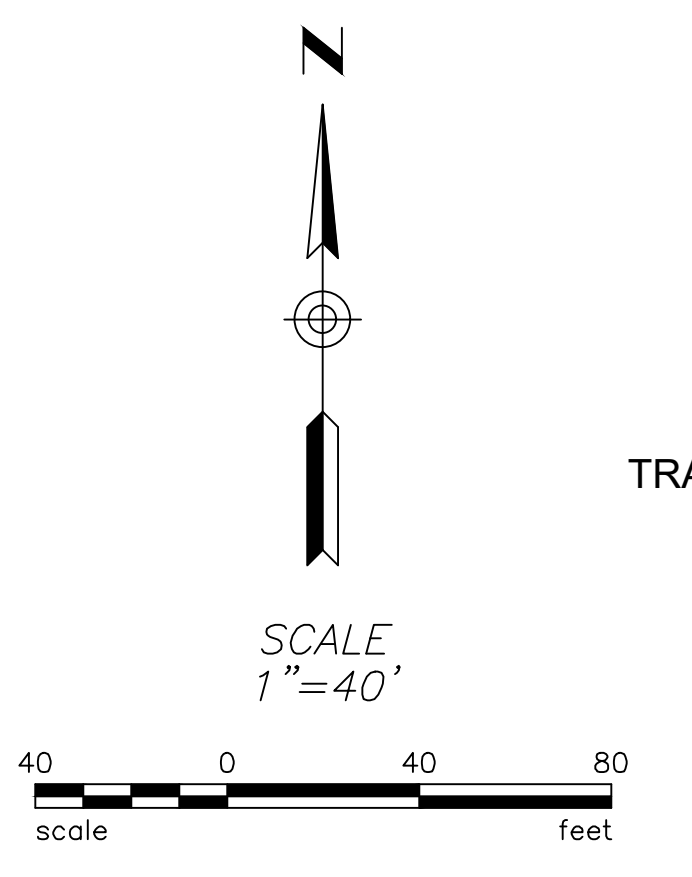
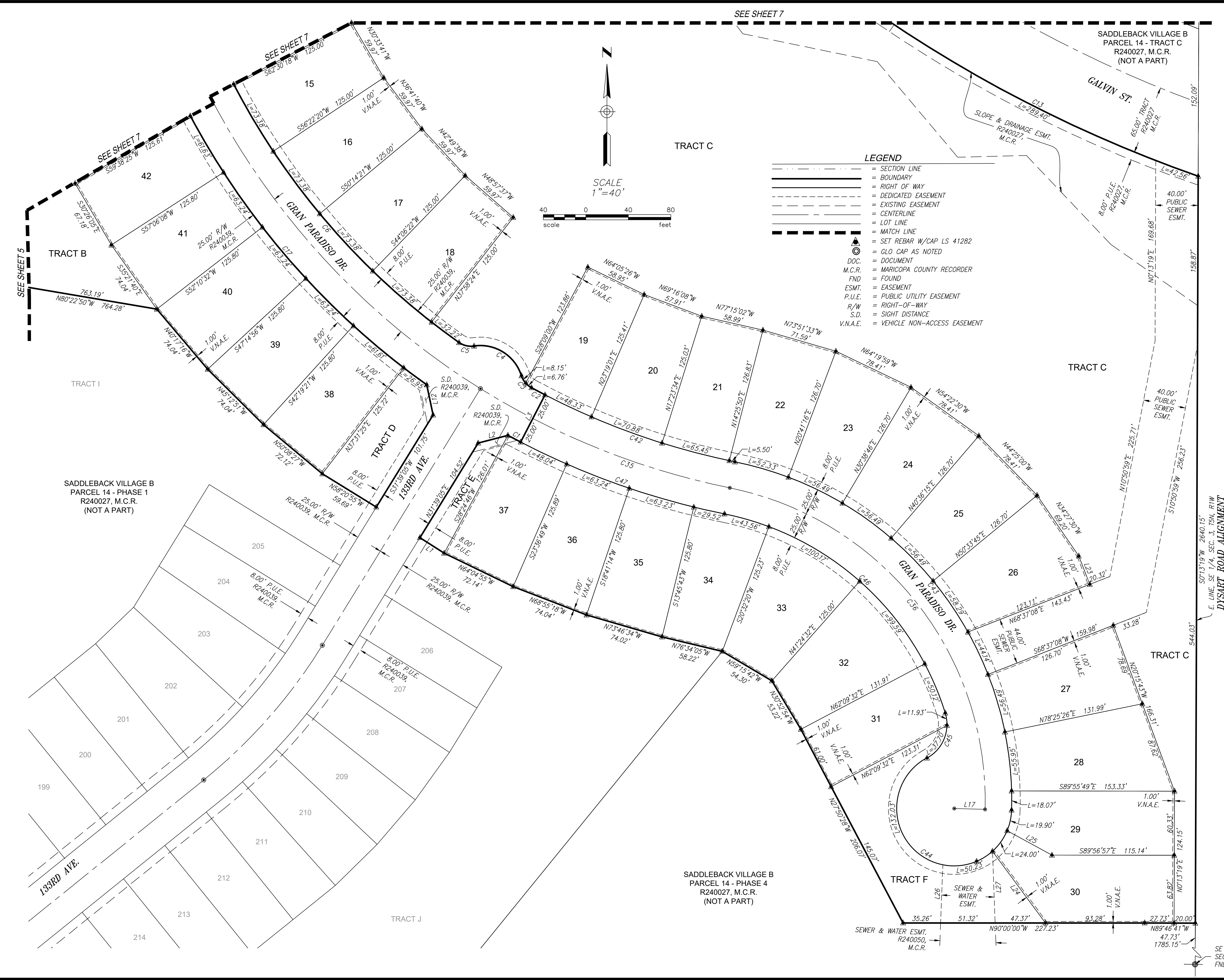
FINAL PLAT FOR
SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 5A & 5B
City of Peoria, Maricopa County, Arizona

Project No. 21188	Date 09/20/24
Project Manager ADRIAN BURCHAM	Project Eng.

Sht. 3 of 7

PROJECT NO. R240052

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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

SADDLEBACK VILLAGE B
PARCEL 14 - TRACT C
R240027, M.C.R.
(NOT A PART)

SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 1
R240027, M.C.R.
(NOT A PART)

SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 4
R240050, M.C.R.
(NOT A PART)

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FINAL PLAT FOR
SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 5A & 5B
City of Peoria, Maricopa County, Arizona

Project No. 21188	Date 09/20/24
Project Manager ADRIAN BURCHAM	Project Eng.

PROJECT NO. R240052

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

SEE SHEET 6

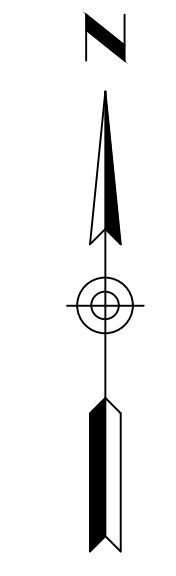
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PARCEL 14 - TRACT A
R240027, M.C.R.
(NOT A PART)

SADDLEBACK MOUNTAIN WAY

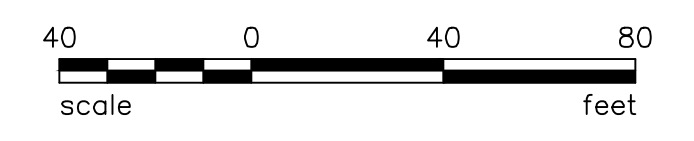
SLOPE & DRAINAGE ESMT.
R240039,
M.C.R.

TRACT A

TRACT A



SCALE
1"=40'



LEGEND

- = SECTION LINE
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- = MATCH LINE
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- = GLO CAP AS NOTED
- = DOCUMENT
- = M.C.R. = MARICOPA COUNTY RECORDER
- = FND = FOUND
- = ESMT. = EASEMENT
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- = V.N.A.E. = VEHICLE NON-ACCESS EASEMENT

SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 3
R240027, M.C.R.
(NOT A PART)

TRACT A

TRACT B

TRACT A

SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 3
R240027, M.C.R.
(NOT A PART)

TRACT B

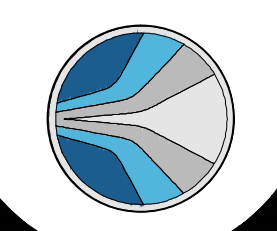
TRACT I
SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 1
R240027, M.C.R.
(NOT A PART)

TRACT I

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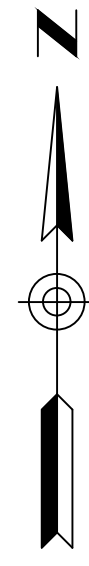
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Mesa, AZ 85210
Ph: 480.892.3313

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FINAL PLAT FOR
SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 5A & 5B
City of Peoria, Maricopa County, Arizona

Project No. 21188	Date 09/20/24	Project Eng. ADRIAN BURCHAM
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SCALE
1"=40'

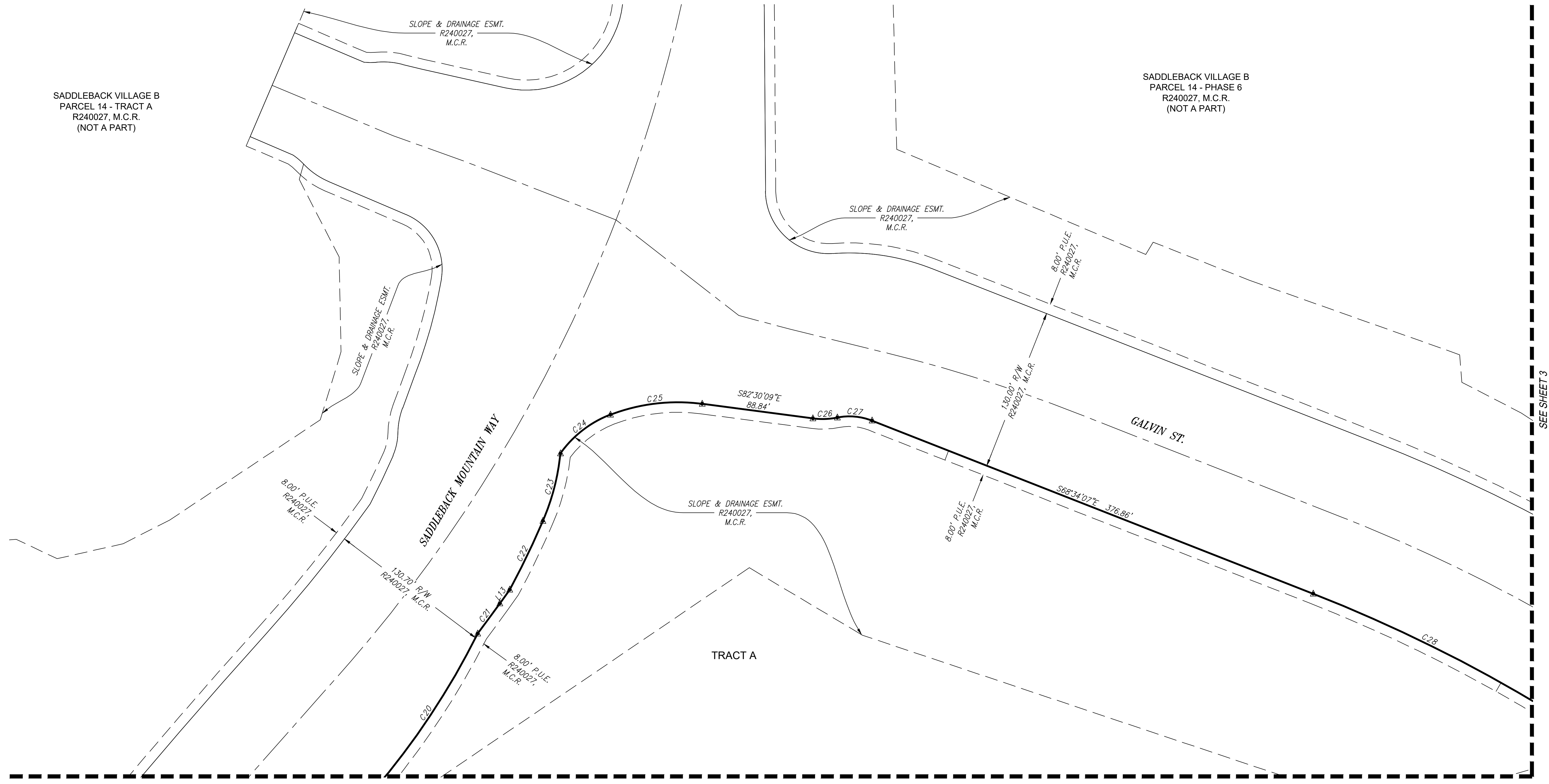


LEGEND

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SADDLEBACK VILLAGE B
PARCEL 14 - TRACT A
R240027, M.C.R.
(NOT A PART)

SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 6
R240027, M.C.R.
(NOT A PART)



SEE SHEET 5

SEE SHEET 3

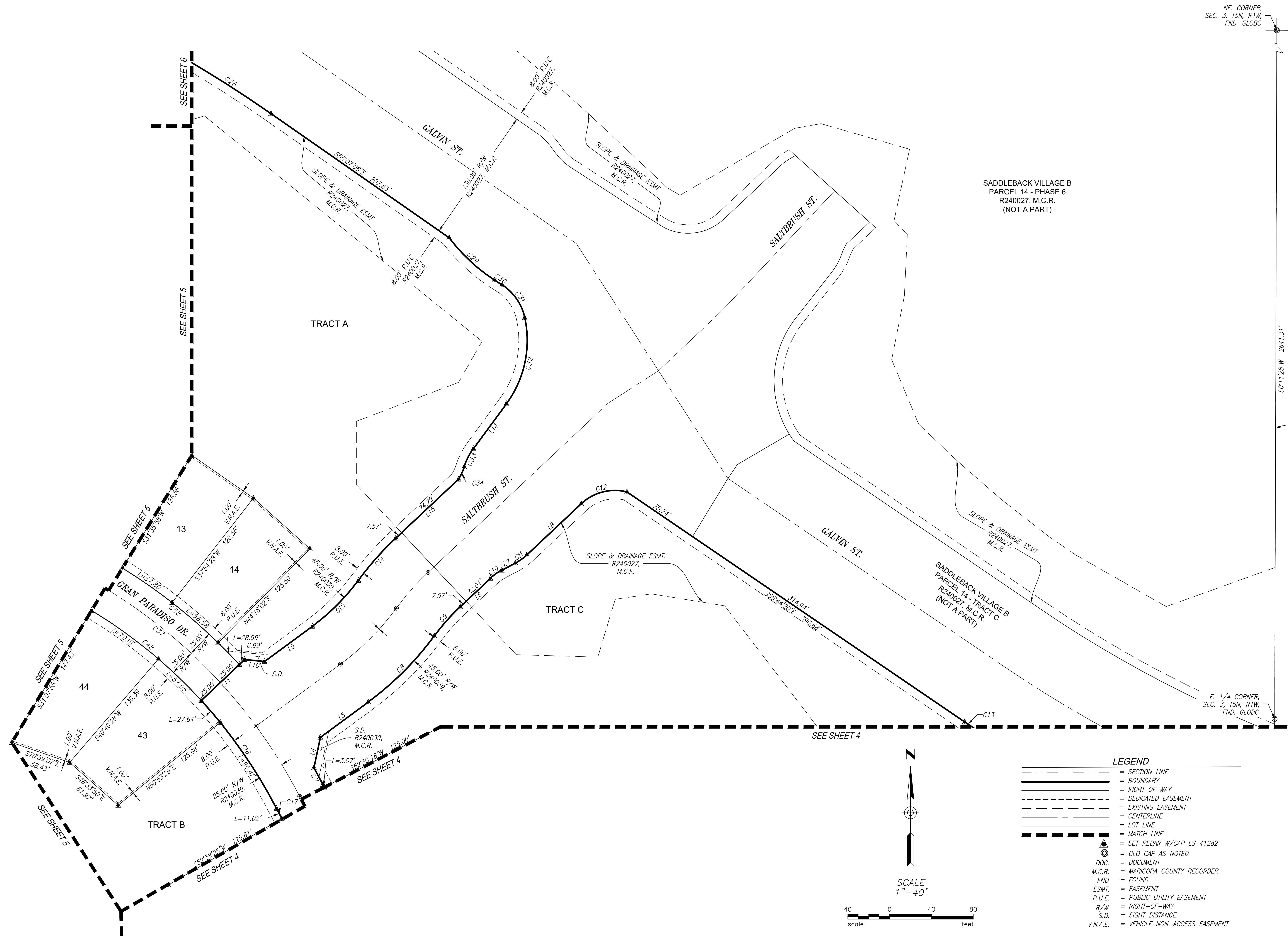
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FINAL PLAT FOR
SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 5A & 5B
City of Peoria, Maricopa County, Arizona

Project No. 21188	Date 09/20/24
Project Manager ADRIAN BURCHAM	Project Eng.

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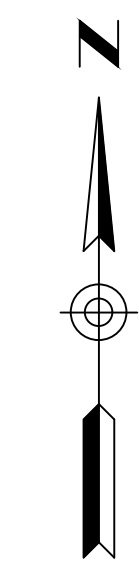
NE. CORNER,
SEC. 3, T5N, R1W,
FND. GLOBC

SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 6
R240027, M.C.R.
(NOT A PART)

SADDLEBACK VILLAGE B
PARCEL 14 - TRACT C
R240027, M.C.R.
(NOT A PART)

S011°28'W 2641.31'
E. LINE, NE 1/4, SEC. 3, T5N, R1W
DYSART ROAD ALIGNMENT

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



SCALE
1"=40'



- LEGEND**
- = SECTION LINE
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FINAL PLAT FOR
SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 5A & 5B
City of Peoria, Maricopa County, Arizona

Project No.
21188

Date
09/20/24

Project Manager
ADRIAN BURCHAM

Project Eng.
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PROJECT NO. R240052

Sht. 7 of 7

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