

A FINAL PLAT FOR SADDLEBACK VILLAGE B PARCEL 14 - PHASE 6

A REPLAT OF SADDLEBACK VILLAGE B PARCEL 14 - PHASE 6, OF "SADDLEBACK VILLAGE B", A MASTER PLAT, RECORDED IN BOOK _____, PAGE _____, MARICOPA COUNTY RECORDS, BEING A PORTION OF THE 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 6", 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 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, EAGLE CLAW DRIVE, SENTINEL ROCK ROAD, 131ST DRIVE, 132ND AVENUE & 132ND LANE, AS SHOWN HEREON, FOR THE USE AS (A) PUBLIC STREETS, AND (B) ANY AND ALL PUBLIC SEWER, WATER, GAS, ELECTRIC AND ANY OTHER UTILITY SERVICES. LANDSCAPING WITHIN THE RIGHT-OF-WAYS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SADDLEBACK PEORIA PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER HEREBY WARRANTS TO THE CITY THE TITLE TO SAID RIGHT-OF-WAY AS SHOWN HEREON, AGAINST THE CLAIMS OF ALL PERSONS WHOMSOEVER.

SADDLEBACK PEORIA PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY GRANT TO THE CITY OF PEORIA, AN EASEMENT FOR MAINTENANCE OF LANDSCAPING, ON-SITE RETENTION BASIN(S), PIPE STORAGE SYSTEM(S), OR ANY DRAINAGE FACILITY(IES) WITHIN THIS DEVELOPMENT AS REFLECTED ON THE APPROVED GRADING AND DRAINAGE PLAN IN TRACTS A, B, C, D, E, F, & G. 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, & G ARE HEREBY DEDICATED FOR THE SPECIFIC PURPOSES IDENTIFIED ON THE TRACT TABLE PROVIDED HEREIN. SAID TRACTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

SADDLEBACK PEORIA PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY GRANT TO THE CITY OF PEORIA, AN ARIZONA MUNICIPAL CORPORATION, IN MARICOPA COUNTY, ARIZONA, ITS SUCCESSORS, AND ASSIGNS, A PERMANENT AND PERPETUAL EASEMENT FOR THE FOLLOWING PURPOSES, NAMELY: THE RIGHT TO ENTER UPON FOR CONSTRUCTION, MAINTENANCE, OPERATION AND REPLACEMENT OF A PUBLIC WATER AND/OR SEWER LINE OVER, UNDER, AND ACROSS TRACTS A & C 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: _____, MY COMMISSION EXPIRES _____ DATE _____
NOTARY PUBLIC

LEGAL DESCRIPTION

SADDLEBACK VILLAGE B PARCEL 14 - PHASE 6, 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. 1289, STREET LIGHT IMPROVEMENT DISTRICT (SLID) NO. 1187.
- 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: _____, 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
- 9.....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 = 1,480,919 SQ. FT. OR 33.9972 AC. ±
R/W AREA = 203,776 SQ. FT. OR 4.6781 AC. ±
NET AREA = 1,277,143 SQ. FT. OR 29.3191 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

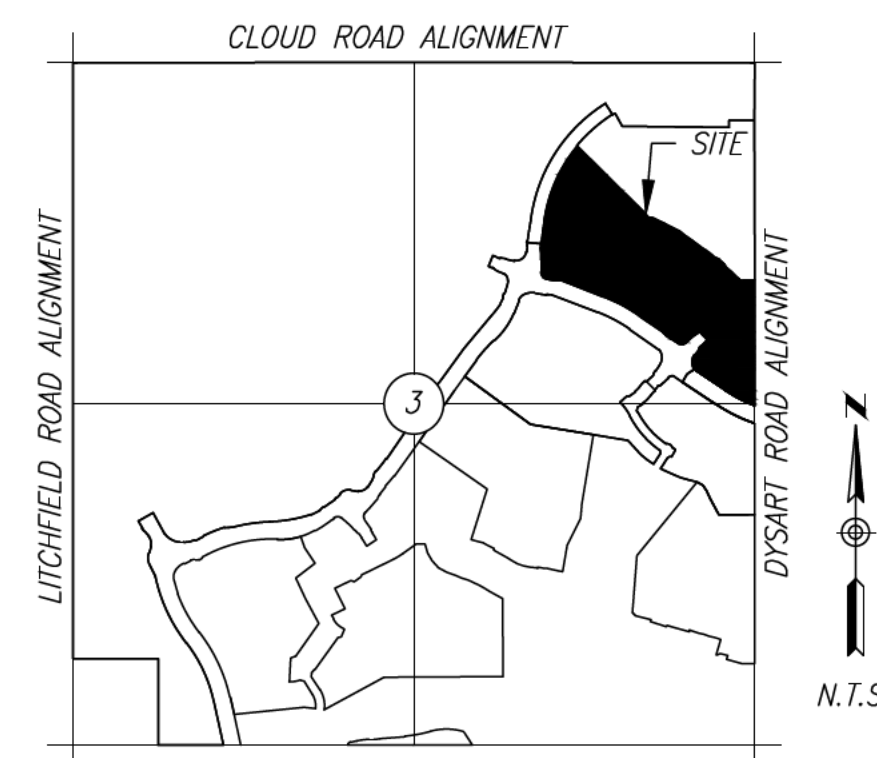
APPROVED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ARIZONA. THIS _____ DAY OF _____, 2024.

MAYOR _____ DATE _____

ATTEST: _____

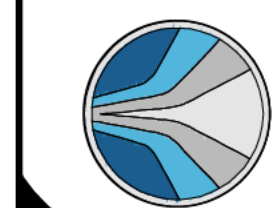
CITY CLERK _____ DATE _____

CITY ENGINEER _____ DATE _____



VICINITY MAP

TSN, R1W, SEC 3



CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD
C21	42°35'36"	126.68'	94.17'	N69°47'47"W 92.02'
C22	1°41'01"	845.00'	24.83'	N47°35'48"W 24.83'
C23	20°20'17"	1900.00'	674.43'	N56°55'26"W 670.90'
C24	38°02'36"	136.50'	90.63'	N48°04'17"W 88.98'
C25	36°07'25"	250.00'	157.62'	N40°58'08"E 155.02'
C26	13°51'24"	250.00'	60.46'	N52°06'09"E 60.31'
C27	32°34'33"	155.00'	88.13'	S47°15'26"E 86.94'
C28	9°59'59"	750.00'	130.90'	S58°32'43"E 130.73'
C29	6°10'40"	750.00'	80.87'	S50°27'24"E 80.83'
C30	38°02'36"	136.50'	90.63'	S66°23'22"E 88.98'
C31	20°20'17"	1875.00'	665.56'	S56°55'26"E 662.07'
C32	249°10'21"	54.00'	234.84'	S57°29'36"W 88.91'
C33	69°10'21"	36.00'	43.46'	N32°30'24"W 40.87'
C34	36°07'25"	275.00'	173.38'	S40°58'08"W 170.52'
C35	13°51'24"	225.00'	54.41'	N52°06'09"E 54.28'
C36	13°51'24"	275.00'	66.51'	N52°06'09"E 66.35'
C36	13°51'24"	225.00'	54.41'	S52°06'09"W 54.28'
C37	19°00'15"	130.00'	43.12'	N54°02'35"W 42.92'
C38	9°59'59"	775.00'	135.26'	N58°32'43"W 135.09'
C39	3°11'05"	775.00'	43.08'	N51°57'11"W 43.07'
C40	69°10'21"	36.00'	43.46'	N81°57'14"W 40.87'
C41	249°10'21"	54.00'	234.84'	N08°02'46"E 88.91'
C42	6°10'40"	725.00'	78.17'	S50°27'24"E 78.13'
C43	5°20'43"	1925.00'	179.59'	N49°25'39"W 179.52'
C44	1°41'01"	820.00'	24.10'	N47°35'48"W 24.10'
C45	72°13'01"	36.00'	45.38'	N84°32'49"W 42.43'
C46	246°11'18"	54.00'	232.03'	N02°26'19"E 90.48'
C47	7°42'44"	870.00'	117.11'	S50°36'40"E 117.02'
C48	36°07'25"	225.00'	141.86'	N40°58'08"E 139.52'
C49	22°49'06"	180.00'	71.69'	S52°08'09"E 71.21'
C50	9°59'59"	725.00'	126.53'	S58°32'43"E 126.37'
C51	12°18'50"	1925.00'	413.71'	N60°56'10"W 412.92'
C52	8°45'54"	995.00'	152.22'	S51°08'15"E 152.07'

LINE TABLE		
LINE #	BEARING	LENGTH
L6	N43°14'42"E	42.49'
L7	N22°54'26"E	192.82'
L8	S30°58'09"E	14.49'
L9	N1°45'16"W	26.31'
L10	N67°54'26"E	28.28'
L11	S59°01'51"W	30.31'
L12	S9°11'00"W	26.17'
L13	N86°31'04"E	28.85'
L14	S2°22'04"E	28.28'
L15	S81°27'17"W	28.28'
L16	S7°58'27"E	28.57'
L17	S88°14'42"W	23.33'
L18	N22°05'34"W	28.28'
L19	S79°07'01"E	29.98'
L20	S8°32'43"E	28.28'
L21	S80°59'19"W	28.52'
L22	S52°06'09"W	24.13'
L23	S56°06'53"W	40.18'
L24	S26°31'29"W	44.15'
L25	S22°54'26"W	22.83'
L26	S62°17'10"W	15.86'
L27	N27°24'53"W	65.09'
L28	N8°01'04"W	27.74'
L29	N65°22'04"W	58.27'
L30	N66°58'15"W	24.44'
L31	N67°05'34"W	32.42'
L32	S53°32'43"E	87.51'
L33	N4°12'47"W	25.85'
L34	S67°05'34"E	43.71'
L35	N67°05'34"W	40.96'
L36	S27°24'53"E	82.08'
L37	N27°24'53"W	66.41'
L38	S7°41'26"W	2.24'
L39	S59°01'51"W	6.15'
L40	S22°54'26"W	8.00'
L41	N22°54'26"E	8.00'
L42	S22°54'26"W	16.00'
L43	N67°05'34"W	12.00'
L44	N22°54'26"E	16.00'
L45	N46°45'18"W	4.06'
L46	N13°36'33"E	2.01'
L47	S81°54'18"W	2.24'
L48	N46°45'18"W	6.06'
L49	N43°14'42"E	15.00'
L50	S46°45'18"E	12.00'
L51	S43°14'42"W	15.00'

LOT TABLE		
LOT #	SQUARE FEET	ACRES
1	6445.00	0.1480
2	6875.00	0.1578
3	6875.00	0.1578
4	6875.00	0.1578
5	6875.00	0.1578
6	6875.00	0.1578
7	6875.00	0.1578
8	6968.00	0.1600
9	7068.00	0.1623
10	7068.00	0.1623
11	7068.00	0.1623
12	7068.00	0.1623
13	7068.00	0.1623
14	7068.00	0.1623
15	7068.00	0.1623
16	7068.00	0.1623
17	6424.00	0.1475
18	6424.00	0.1475
19	6424.00	0.1475
20	6284.00	0.1443
21	6250.00	0.1435
22	6250.00	0.1435
23	6250.00	0.1435
24	6250.00	0.1435
25	6440.00	0.1478
26	6638.00	0.1524
27	7288.00	0.1673
28	6412.00	0.1472
29	6878.00	0.1579
30	8651.00	0.1986
31	6249.00	0.1435
32	6250.00	0.1435
33	6250.00	0.1435
34	6250.00	0.1435
35	6250.00	0.1435
36	6245.00	0.1434
37	6245.00	0.1434
38	6245.00	0.1434
39	6940.00	0.1593
40	7056.00	0.1620
41	7061.00	0.1621
42	6338.00	0.1455
43	7082.00	0.1626
44	7065.00	0.1622
45	7065.00	0.1622
46	7065.00	0.1622

LOT TABLE		
LOT #	SQUARE FEET	ACRES
47	7065.00	0.1622
48	7065.00	0.1622
49	7065.00	0.1622
50	6985.00	0.1604
51	6875.00	0.1578
52	6875.00	0.1578
53	6872.00	0.1578
54	7236.00	0.1661
55	7418.00	0.1703
56	7418.00	0.1703
57	7144.00	0.1640
58	6250.00	0.1435
59	6413.00	0.1472
60	7519.00	0.1726
61	9212.00	0.2115
62	6875.00	0.1578
63	6875.00	0.1578
64	6906.00	0.1585
65	7198.00	0.1652
66	7639.00	0.1754
67	7160.00	0.1644
68	6875.00	0.1578
69	6100.00	0.1400
70	7200.00	0.1653
71	6303.00	0.1447
72	6123.00	0.1406
73	6123.00	0.1406
74	6123.00	0.1406
75	6123.00	0.1406
76	6123.00	0.1406
77	6535.00	0.1500
78	8139.00	0.1868
79	6200.00	0.1423
80	6200.00	0.1423
81	6200.00	0.1423
82	6871.00	0.1577
83	6875.00	0.1578
84	6875.00	0.1578
85	6891.00	0.1582
86	7438.00	0.1708
87	7438.00	0.1708
88	7136.00	0.1638
89	6875.00	0.1578
90	6875.00	0.1578
TOTAL	613432.00	14.0825

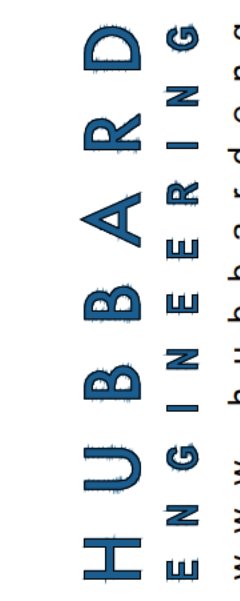
TRACT TABLE				
TRACT	SQUARE FEET	ACRES	USAGE	OWNER/MAINTENANCE
A	423741.00	9.7278	LANDSCAPE AREA / PUBLIC UTILITY EASEMENT / SEWER EASEMENT / SLOPE & DRAINAGE EASEMENT / DRAINAGE / SIGHT VISIBILITY EASEMENT / PUBLIC ACCESS EASEMENT	HOA
B	41423.00	0.9509	LANDSCAPE AREA / PUBLIC UTILITY EASEMENT / DRAINAGE / SIGHT VISIBILITY EASEMENT	HOA
C	176563.00	4.0533	LANDSCAPE AREA / PUBLIC UTILITY EASEMENT / SEWER EASEMENT / SLOPE & DRAINAGE EASEMENT / DRAINAGE / SIGHT VISIBILITY EASEMENT / PUBLIC ACCESS EASEMENT	HOA
D	7763.00	0.1782	LANDSCAPE AREA / PUBLIC UTILITY EASEMENT / DRAINAGE / SIGHT VISIBILITY EASEMENT / PUBLIC ACCESS EASEMENT	HOA
E	7253.00	0.1665	LANDSCAPE AREA / PUBLIC UTILITY EASEMENT / DRAINAGE	HOA
F	3298.00	0.0757	LANDSCAPE AREA / PUBLIC UTILITY EASEMENT / DRAINAGE / SIGHT VISIBILITY EASEMENT	HOA
G	3670.00	0.0843	LANDSCAPE AREA / PUBLIC UTILITY EASEMENT / DRAINAGE / SIGHT VISIBILITY EASEMENT	HOA
TOTAL	663711.00	15.2367		

TOTAL LAND USE	
TOTAL NUMBER OF LOTS	90
TOTAL NUMBER OF TRACTS	7
GROSS RESIDENTIAL DENSITY	2.64 DU/AC

LAND USE TABLE		
LAND USE AREAS	SQUARE FEET	ACRES
TOTAL AREA OF LOTS	613432.00	14.0825
TOTAL AREA OF TRACTS	663711.00	15.2367
TOTAL AREA OF RIGHT-OF-WAY	203776.00	4.6781
TOTAL GROSS AREA	1480919.00	33.9972

ZONING LOT INFORMATION		
PHASE 6	MIN. LOT AREA (SF)	MIN. WIDTH (FT)
SMD CONVENTIONAL LOTS (1-90)	6000	50

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FINAL PLAT FOR
SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 6
City of Peoria, Maricopa County, Arizona

Project No.
21188

Date
09/23/24

Project Manager
ADRIAN BURCHAM

Project Eng.
ADRIAN BURCHAM

PROJECT NO. R240055

Sht. 2 of 9

P:\2021\188\SURV\20188-FINAL-PLAT VILLAGE 14 PHASE 6.dwg Oct. 02, 2024 -- 3:47pm RManitla

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'

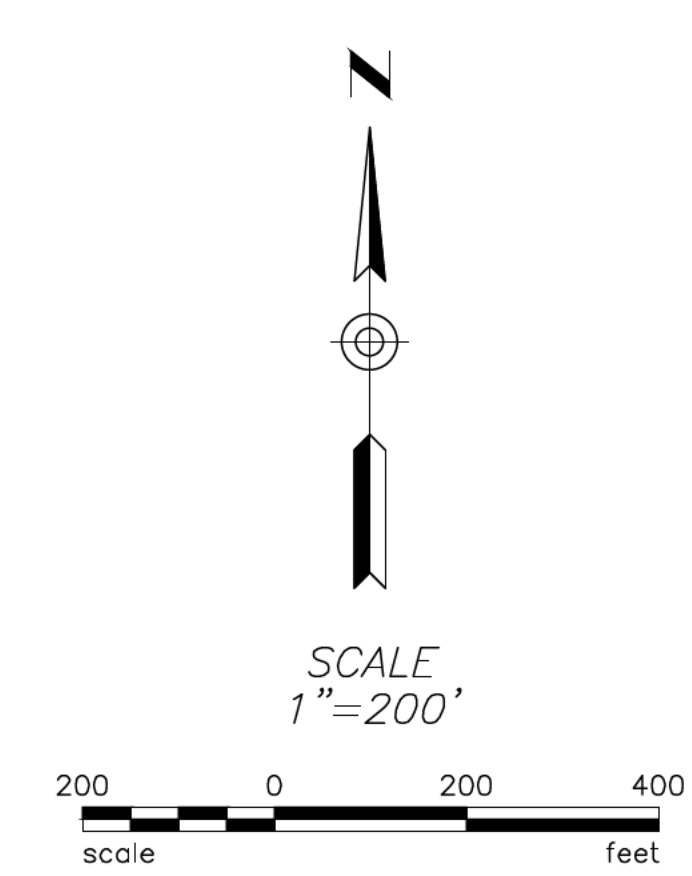
SW CORNER, SEC. 3, T5N, R1W, FND. GLOBC

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

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

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

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

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

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

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

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

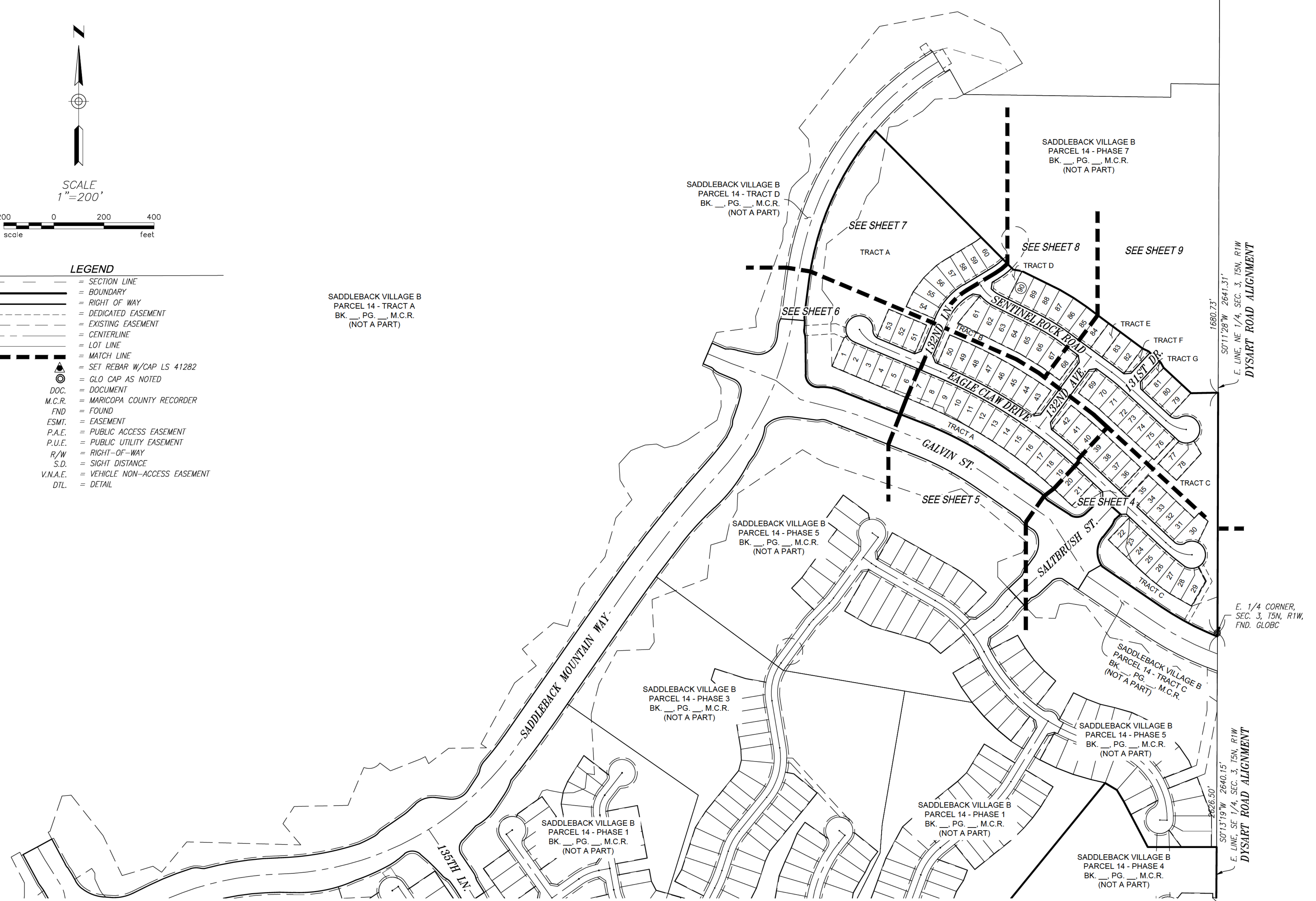
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PARCEL 14 - PHASE 1
BK. __ PG. __ M.C.R.
(NOT A PART)

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

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



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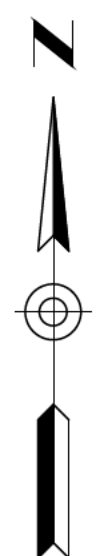
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FINAL PLAT FOR
SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 6
City of Peoria, Maricopa County, Arizona

Project No. 21188	Date 09/23/24	Project Eng. ADRIAN BURCHAM
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Sht. 3 of 9

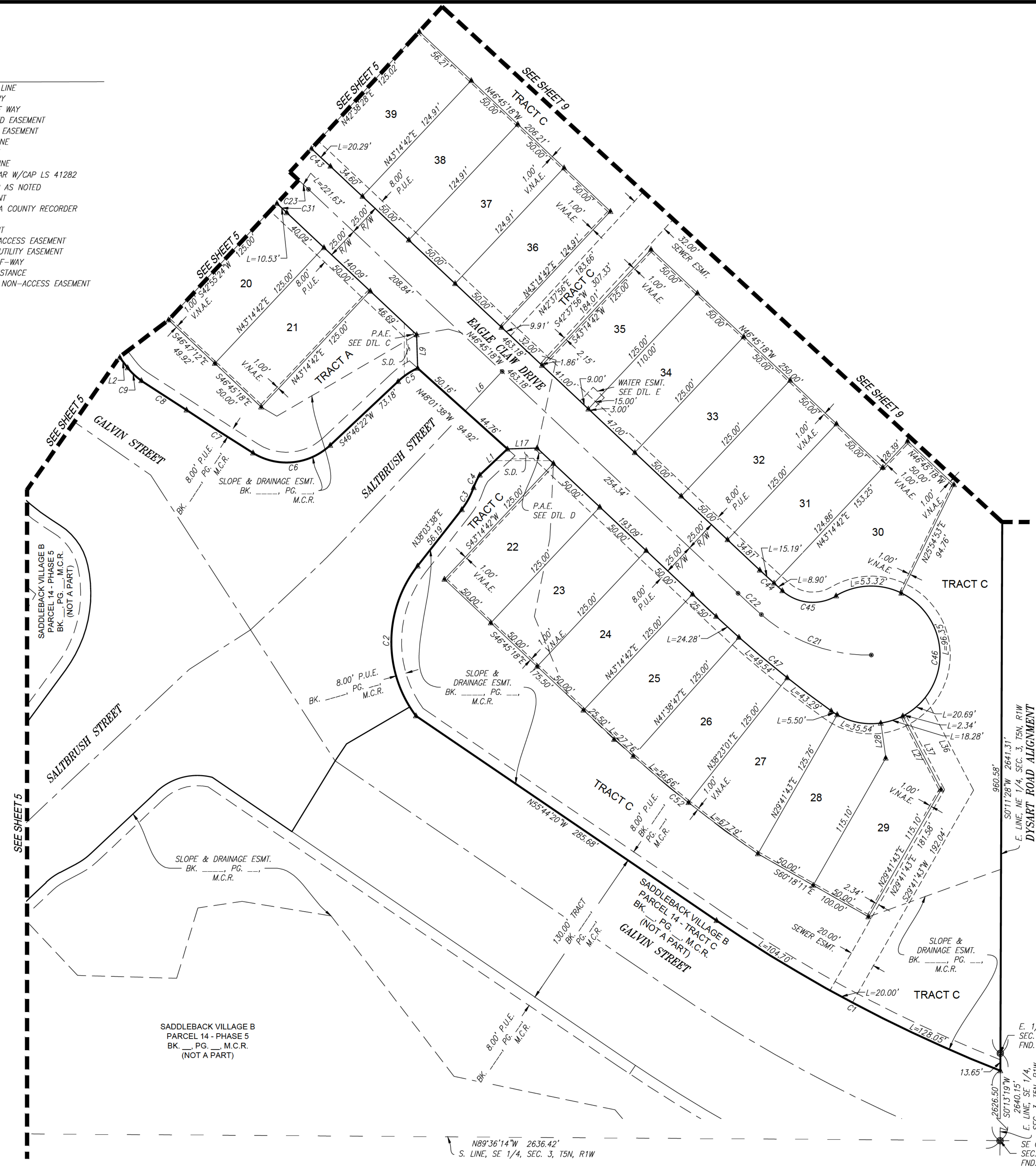
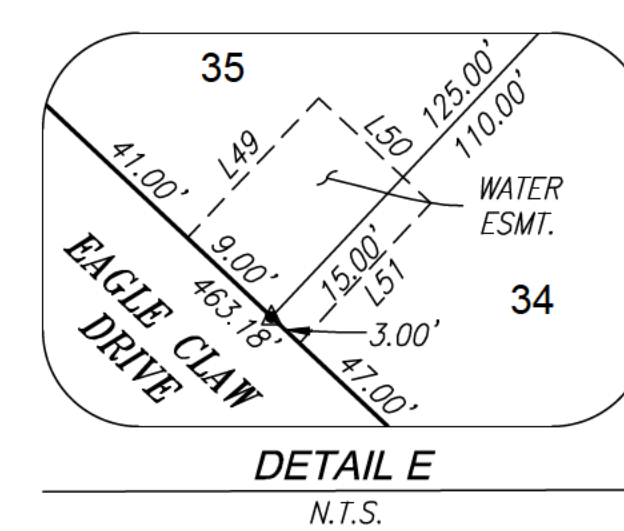
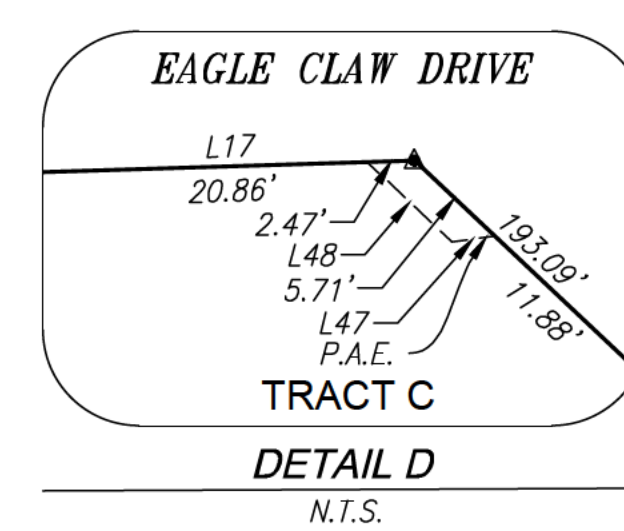
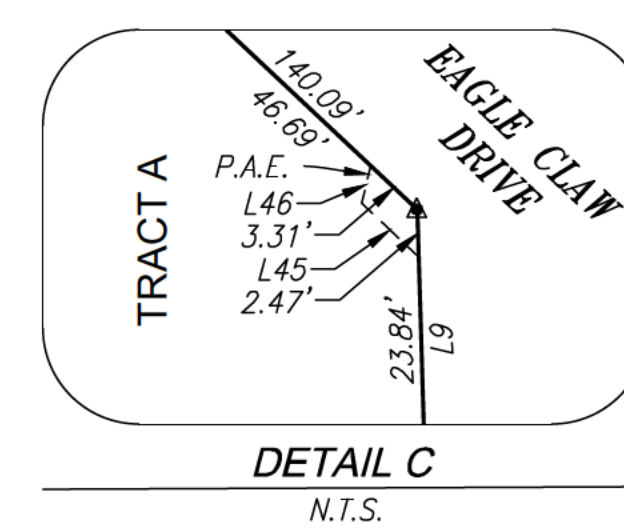
PROJECT NO. R240055



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
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 - R/W = RIGHT-OF-WAY
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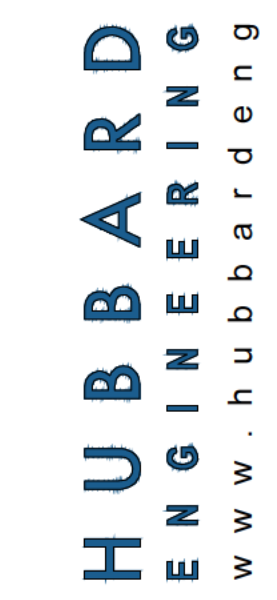
E. 1/4 CORNER,
SEC. 3, 15N, R1W,
FND. GLOBC

E. LINE, SE 1/4,
SEC. 3, 15N, R1W

SE CORNER,
SEC. 3, 15N, R1W,
FND. GLOBC

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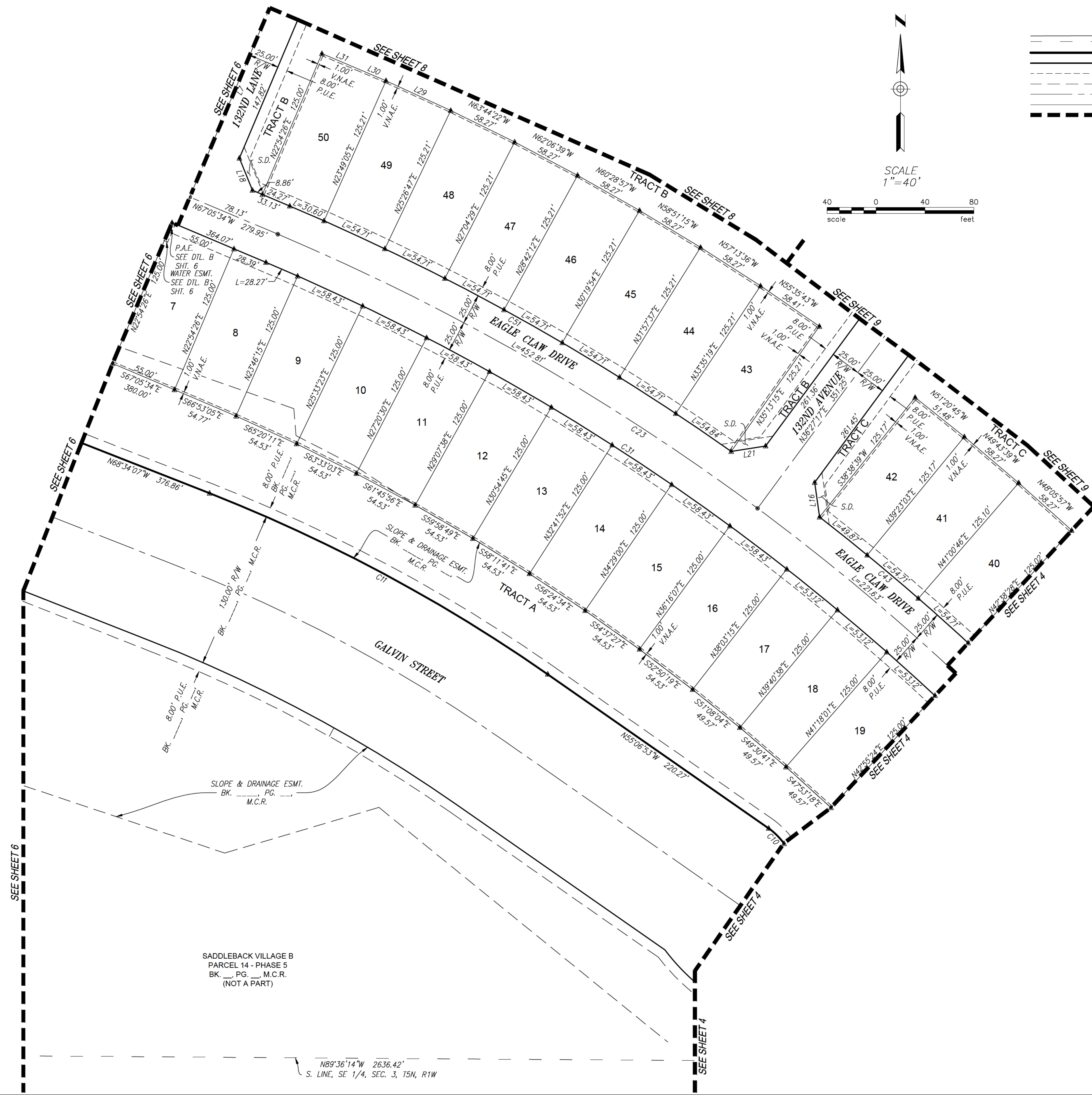


FINAL PLAT FOR
SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 6
City of Peoria, Maricopa County, Arizona

Project No. 21188	Date 09/23/24	Project Eng. ADRIAN BURCHAM
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Sht. 4 of 9

PROJECT NO. R240055



LEGEND

---	= SECTION LINE
---	= BOUNDARY
---	= RIGHT OF WAY
---	= DEDICATED EASEMENT
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---	= CENTERLINE
---	= LOT LINE
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⊙	= GLO CAP AS NOTED
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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
DTL.	= DETAIL



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

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

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FINAL PLAT FOR
 SADDLEBACK VILLAGE B
 PARCEL 14 - PHASE 6
 City of Peoria, Maricopa County, Arizona

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

Sht. 5 of 9

PROJECT NO. R240055

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'

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

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

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

TRACT A

SEE SHEET 6

SEE SHEET 6

SEE SHEET 8

SEE SHEET 8

SEE SHEET 8

ACCESS ESMT.
BK. PG. M.C.R.




SCALE
1" = 40'



LEGEND

- SECTION LINE
- BOUNDARY
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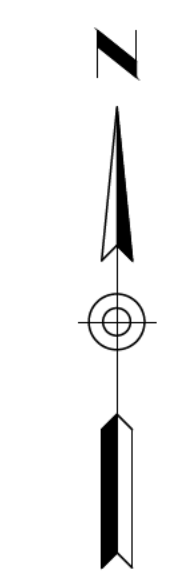
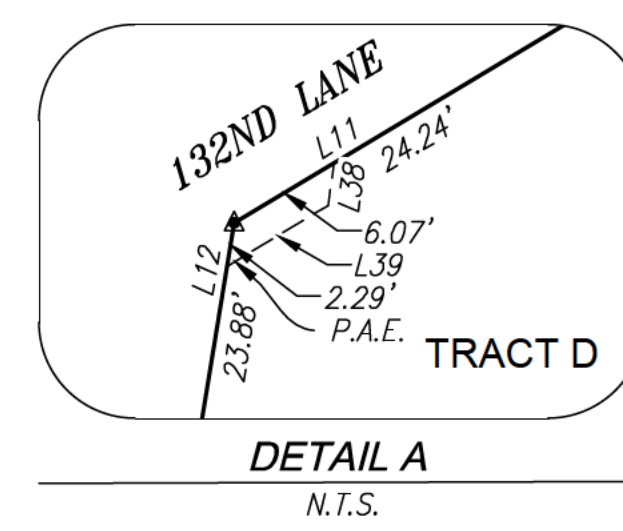
FINAL PLAT FOR
SADDLEBACK VILLAGE B
PARCEL 14 - PHASE 6
City of Peoria, Maricopa County, Arizona

Project No. 21188	Date 09/23/24	Project Eng. ADRIAN BURCHAM
Sht. 7 of 9		

PROJECT NO. R240055

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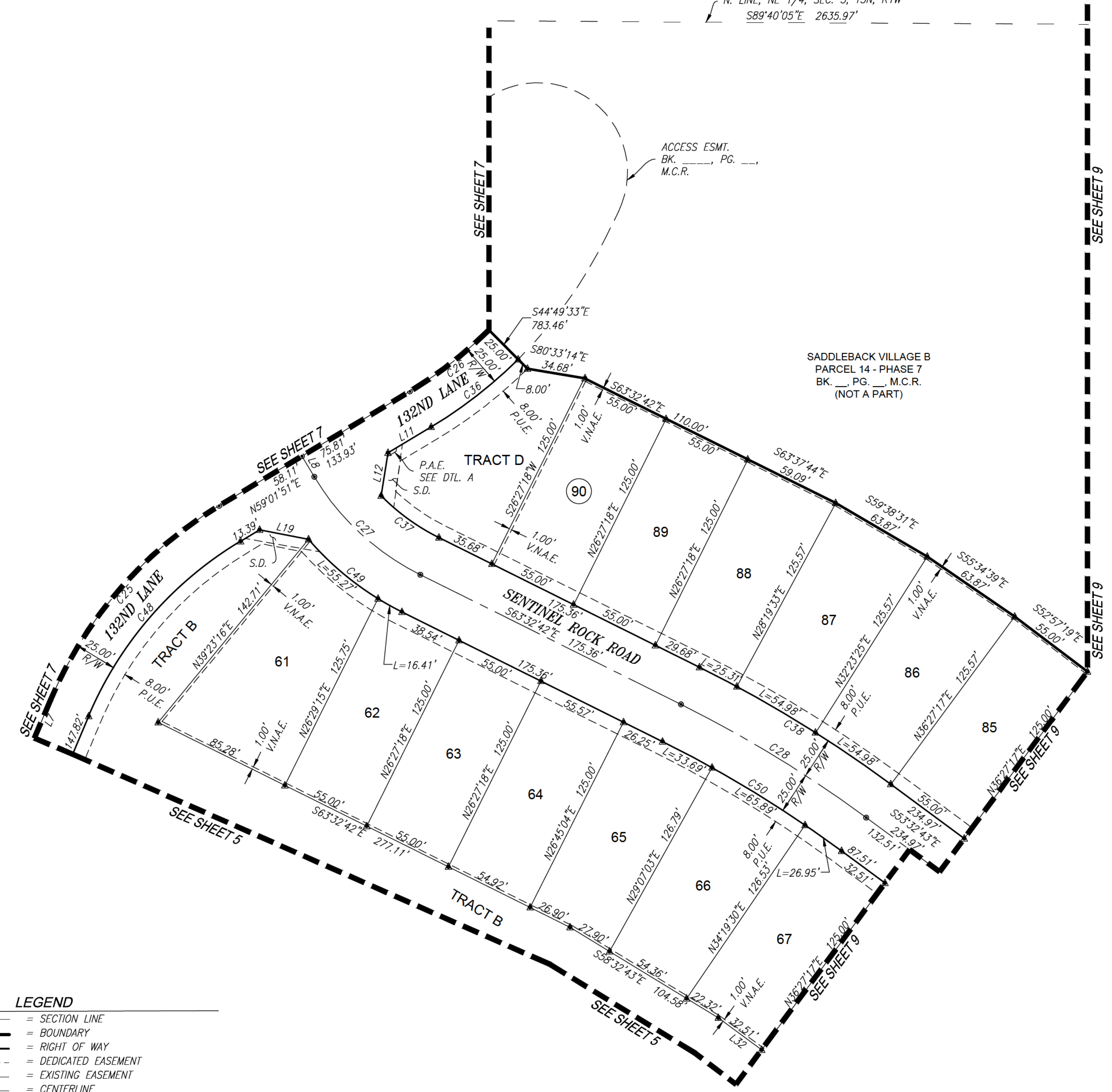
CLOUD ROAD ALIGNMENT
 N. LINE, NE 1/4, SEC. 3, T5N, R1W
 S89°40'05"E 2635.97'



SCALE,
1"=40'



- LEGEND**
- = SECTION LINE
 - = BOUNDARY
 - = RIGHT OF WAY
 - - - = DEDICATED EASEMENT
 - - - = EXISTING EASEMENT
 - - - = CENTERLINE
 - - - = LOT LINE
 - - - = MATCH LINE
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FINAL PLAT FOR
 SADDLEBACK VILLAGE B
 PARCEL 14 - PHASE 6
 City of Peoria, Maricopa County, Arizona

Project No. 21188	Date 09/23/24	Project Eng. ADRIAN BURCHAM
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SCALE
1"=40'



LEGEND

- = SECTION LINE
- ==== = BOUNDARY
- ==== = RIGHT OF WAY
- ==== = DEDICATED EASEMENT
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- DTL = DETAIL

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

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

