

# A FINAL PLAT FOR SADDLEBACK VILLAGE B PARCEL 14 - PHASE 7 & TRACT B

A REPLAT OF SADDLEBACK VILLAGE B PARCEL 14 - PHASE 7 & TRACT B, OF "SADDLEBACK VILLAGE B", A MASTER PLAT, RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, MARICOPA COUNTY RECORDS, BEING A PORTION OF THE NORTHEAST 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 7 & TRACT B", AS SHOWN IN "SADDLEBACK VILLAGE B", A MASTER PLAT, RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, M.C.R., BEING A PORTION OF THE NORTHEAST 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 7 & TRACT B" 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, ESPARETO WAY, MONTELLO ROAD, 131ST DRIVE, 132ND LANE & SADDLEBACK MOUNTAIN WAY PHASE 3, AS SHOWN HEREON, FOR THE USE AS (A) PUBLIC STREETS, AND (B) ANY AND ALL PUBLIC SEWER, WATER, GAS, ELECTRIC AND ANY OTHER UTILITY SERVICES. LANDSCAPING WITHIN THE RIGHT-OF-WAYS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SADDLEBACK PEORIA PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER HEREBY WARRANTS TO THE CITY THE TITLE TO SAID RIGHT-OF-WAY AS SHOWN HEREON, AGAINST THE CLAIMS OF ALL PERSONS WHOMSOEVER.

SADDLEBACK PEORIA PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY GRANT TO THE CITY OF PEORIA, AN EASEMENT FOR MAINTENANCE OF LANDSCAPING, ON-SITE RETENTION BASIN(S), PIPE STORAGE SYSTEM(S), OR ANY DRAINAGE FACILITY(IES) WITHIN THIS DEVELOPMENT AS REFLECTED ON THE APPROVED GRADING AND DRAINAGE PLAN IN TRACTS A, B, C & D. THIS EASEMENT MAY BE EXERCISED BY THE CITY OF PEORIA ONLY AT SUCH TIME THAT THE PROPERTY/CENTER OWNER OR ASSOCIATION RESPONSIBLE FOR THE MAINTENANCE OF SUCH FACILITIES FAILS TO PROVIDE THE REQUIRED MAINTENANCE AND OPERATION AND THE CITY HAS DETERMINED THAT LACK OF SUCH MAINTENANCE AND OPERATION CONSTITUTES A NUISANCE OR IMPACTS PUBLIC HEALTH AND SAFETY. AS LONG AS THE PROPERTY/CENTER OWNER OR ASSOCIATION IS IN EXISTENCE, IT WILL BE RESPONSIBLE FOR PROVIDING ALL REQUIRED MAINTENANCE OF SUCH FACILITIES REGARDLESS OF THE DEDICATION OF THE EASEMENT.

PUBLIC UTILITY EASEMENTS (P.U.E.) ARE DEDICATED TO THE CITY OF PEORIA FOR USE AS SUCH. THE MAINTENANCE OF LANDSCAPING WITH THE RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE FRONTING HOMEOWNERS ASSOCIATION.

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 PERPETUAL, NON-EXCLUSIVE PUBLIC NON-MOTORIZED ACCESS EASEMENT (P.N.M.A.E.) SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ALL FORMS OF NON-MOTORIZED TRANSPORTATION.

TRACTS A, B, C & D ARE HEREBY DEDICATED FOR THE SPECIFIC PURPOSES IDENTIFIED ON THE TRACT TABLE PROVIDED HEREIN. SAID TRACTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

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

TO HAVE AND TO HOLD THE SAID EASEMENT UNTO CITY OF PEORIA, A MUNICIPAL CORPORATION OF MARICOPA COUNTY, ARIZONA AND UNTO ITS SUCCESSORS AND ASSIGNS FOREVER, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO PERMIT THE CONSTRUCTION, OPERATION, MAINTENANCE, AND REPLACEMENT OF PUBLIC WATER 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 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 7 & TRACT B, AS SHOWN IN "SADDLEBACK VILLAGE B", A MASTER PLAT, RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, MARICOPA COUNTY RECORDS, (M.C.R.), BEING A PORTION OF THE NORTHEAST QUARTER 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. 1290, STREET LIGHT IMPROVEMENT DISTRICT (SLID) NO. 1188.
- 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 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
- 4-7.....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 = 1,126,253 SQ. FT. OR 25.8552 AC. ±  
R/W AREA = 265,357 SQ. FT. OR 6.0918 AC. ±  
NET AREA = 860,896 SQ. FT. OR 19.7634 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

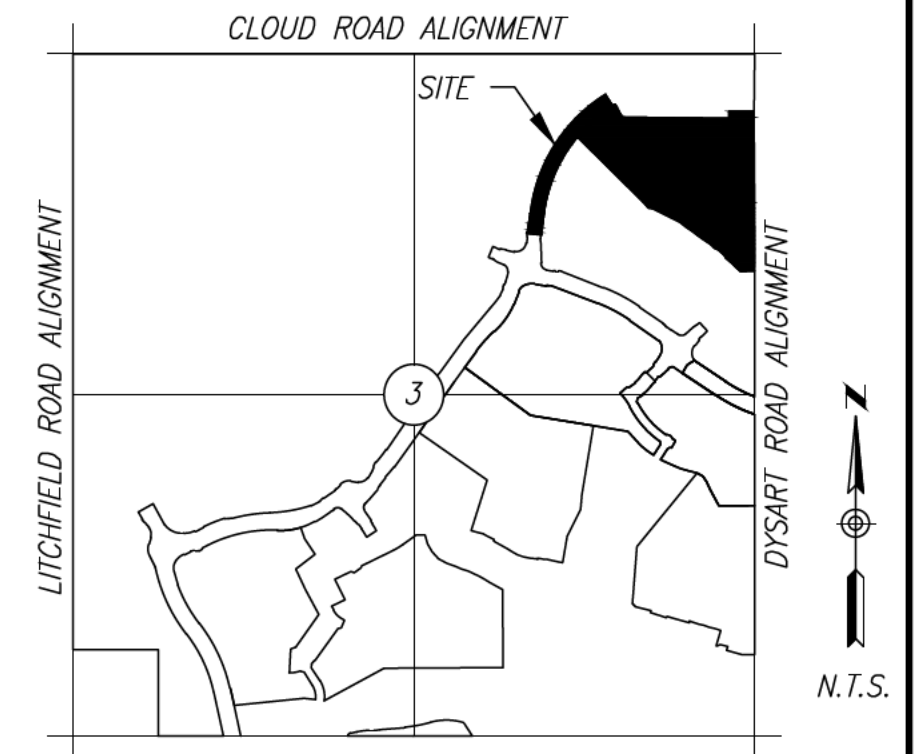
APPROVED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ARIZONA. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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

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

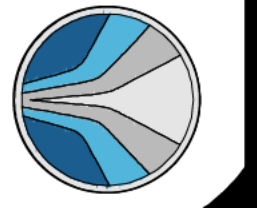
CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

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



## VICINITY MAP

T5N, R1W, SEC 3



CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD
C1	32°41'45"	1155.00'	659.10'	S23°51'19"W 650.20'
C2	1°01'26"	1560.50'	27.89'	S05°48'43"W 27.89'
C3	15°23'40"	38.49'	10.34'	S02°26'41"E 10.31'
C4	3°25'43"	61.00'	3.65'	S06°57'03"E 3.65'
C5	50°53'21"	1245.00'	1105.79'	N32°57'07"E 1069.80'
C6	42°25'26"	250.00'	185.11'	N21°25'13"E 180.91'
C7	17°05'08"	200.00'	59.64'	N08°20'04"W 59.42'
C8	18°03'53"	155.00'	48.87'	N07°50'41"W 48.67'
C9	9°51'25"	400.00'	68.81'	S86°15'33"W 68.73'
C10	9°55'08"	400.00'	69.25'	S86°17'24"W 69.16'
C11	54°14'45"	400.00'	378.71'	N61°37'40"W 364.72'
C14	34°19'19"	250.00'	149.76'	S72°37'50"E 147.53'
C15	8°26'14"	400.00'	58.90'	S59°41'17"E 58.85'
C16	19°04'51"	250.00'	83.26'	N35°38'01"E 82.87'
C17	24°50'38"	250.00'	108.40'	N13°40'17"E 107.55'
C18	42°25'26"	225.00'	166.60'	S21°25'13"W 162.82'
C19	34°19'19"	275.00'	164.73'	S72°37'50"E 162.28'
C20	8°26'14"	375.00'	55.22'	S59°41'17"E 55.17'
C21	19°04'51"	275.00'	91.58'	N35°38'01"E 91.16'
C22	19°04'51"	225.00'	74.93'	S35°38'01"W 74.58'
C23	24°50'38"	225.00'	97.56'	S13°40'17"W 96.80'
C24	37°03'52"	425.00'	274.93'	S70°13'06"E 270.16'
C25	1°23'30"	2587.23'	62.84'	S52°22'55"E 62.83'
C26	18°41'55"	205.02'	66.91'	S43°43'42"E 66.61'
C27	44°42'48"	1155.00'	901.36'	N29°51'51"E 878.66'
C28	12°01'03"	1155.00'	242.25'	N46°12'43"E 241.81'
C29	2°14'08"	1456.43'	56.82'	N33°13'39"W 56.82'
C30	19°34'35"	160.02'	54.67'	N41°53'53"W 54.41'
C31	37°03'52"	375.00'	242.59'	N70°13'06"W 238.38'
C32	9°55'08"	375.00'	64.92'	S86°17'24"W 64.84'
C33	9°51'25"	425.00'	73.12'	S86°15'33"W 73.03'
C34	14°55'07"	36.00'	9.37'	S83°43'42"W 9.35'
C35	119°50'15"	53.00'	110.85'	N43°48'45"W 91.72'
C36	14°55'07"	36.00'	9.37'	N08°38'49"E 9.35'
C37	18°03'53"	130.00'	40.99'	N07°50'41"W 40.82'
C38	17°05'08"	225.00'	67.09'	N08°20'04"W 66.85'
C39	42°25'26"	275.00'	203.62'	N21°25'13"E 199.00'
C40	34°19'19"	225.00'	134.78'	S72°37'50"E 132.78'
C41	8°26'14"	425.00'	62.58'	S59°41'17"E 62.53'
C42	24°50'38"	275.00'	119.24'	S13°40'17"W 118.31'
C43	9°55'08"	425.00'	73.57'	S86°17'24"W 73.48'
C44	9°51'25"	375.00'	64.51'	S86°15'33"W 64.43'
C45	18°03'53"	180.00'	56.75'	N07°50'41"W 56.52'
C46	17°05'08"	175.00'	52.18'	N08°20'04"W 51.99'
C47	3°12'30"	554.00'	31.02'	S82°56'05"W 31.02'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N27°39'39"W	23.37'
L2	N65°16'48"W	26.80'
L3	N80°33'14"W	34.68'
L4	S6°19'26"W	15.57'
L5	N58°23'47"E	21.21'
L6	N44°47'30"W	28.28'
L7	S71°05'36"W	28.28'
L8	N43°45'02"W	28.28'
L9	N80°46'12"W	41.48'
L10	S11°45'37"W	34.32'
L11	S45°12'30"W	28.28'
L12	N18°54'24"W	28.28'
L13	S46°14'58"W	28.28'
L14	S43°48'45"E	28.28'
L15	N22°23'59"E	3.85'
L16	S33°09'43"W	44.65'
L17	N35°56'07"E	18.35'
L18	S54°03'53"E	12.00'
L19	S35°56'07"W	13.61'
L20	S76°37'02"W	14.03'
L21	N13°22'58"W	12.00'
L22	N76°37'02"E	16.01'
L23	N89°47'30"W	15.00'
L24	N0°12'30"E	12.00'
L25	S89°47'30"E	15.00'
L26	N63°54'24"W	15.00'
L27	N26°05'36"E	12.00'
L28	S63°54'24"E	15.00'
L29	N63°54'24"W	15.00'
L30	N26°05'36"E	12.00'
L31	S63°54'24"E	15.00'
L32	S46°49'58"W	7.62'
L33	S77°26'01"W	1.41'

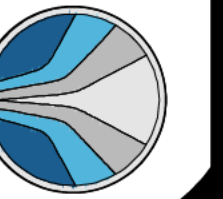
LOT TABLE		
LOT #	SQUARE FEET	ACRES
1	7445.00	0.1709
2	7445.00	0.1709
3	7458.00	0.1712
4	7073.00	0.1624
5	6250.00	0.1435
6	7500.00	0.1722
7	7500.00	0.1722
8	7500.00	0.1722
9	7500.00	0.1722
10	7500.00	0.1722
11	7581.00	0.1740
12	8666.00	0.1989
13	8245.00	0.1893
14	8162.00	0.1874
15	7667.00	0.1760
16	8355.00	0.1918
17	8058.00	0.1850
18	7740.00	0.1777
19	7740.00	0.1777
20	8902.00	0.2044
21	7740.00	0.1777
22	7740.00	0.1777
23	8257.00	0.1896
24	8959.00	0.2057
25	8959.00	0.2057
26	9432.00	0.2165
27	10147.00	0.2329
28	6875.00	0.1578
29	6875.00	0.1578
30	6250.00	0.1435
31	8279.00	0.1901
32	6237.00	0.1432
33	6250.00	0.1435
34	6875.00	0.1578
35	6864.00	0.1576
36	8013.00	0.1840
37	6787.00	0.1558
38	7194.00	0.1652
39	7201.00	0.1653
40	7201.00	0.1653
41	7271.00	0.1669
42	7971.00	0.1830
43	9299.00	0.2135
44	6742.00	0.1548
45	6743.00	0.1548
46	7619.00	0.1749
47	6757.00	0.1551
48	6757.00	0.1551
49	6142.00	0.1410
50	8209.00	0.1885
51	8933.00	0.2051
52	8388.00	0.1926
53	8388.00	0.1926
54	10049.00	0.2307
55	7995.00	0.1835
56	7957.00	0.1827
TOTAL	431642.00	9.9091

TRACT TABLE				
TRACT	SQUARE FEET	ACRES	USAGE	OWNER/MAINTENANCE
A	152903.00	3.5102	LANDSCAPE AREA / PUBLIC UTILITY EASEMENT / DRAINAGE / SIGHT VISIBILITY EASEMENT / PRIVATE TRAILS	HOA
B	50909.00	1.1687	LANDSCAPE AREA / PUBLIC UTILITY EASEMENT / DRAINAGE / SIGHT VISIBILITY EASEMENT / PUBLIC ACCESS EASEMENT / PRIVATE TRAILS / PRIVATE PARK	HOA
C	61766.00	1.4180	LANDSCAPE AREA / PUBLIC UTILITY EASEMENT / DRAINAGE / SIGHT VISIBILITY EASEMENT / WATER EASEMENT	HOA
D	163676.00	3.7575	LANDSCAPE AREA / PUBLIC UTILITY EASEMENT / DRAINAGE / SIGHT VISIBILITY EASEMENT / WATER EASEMENT / PRIVATE TRAILS / PRIVATE PARK	HOA
TOTAL	429254.0000	9.8543		

TOTAL LAND USE	
TOTAL NUMBER OF LOTS	56
TOTAL NUMBER OF TRACTS	4
GROSS RESIDENTIAL DENSITY	2.17 DU/AC

LAND USE TABLE		
LAND USE AREAS	SQUARE FEET	ACRES
TOTAL AREA OF LOTS	431642.00	9.9091
TOTAL AREA OF TRACTS	429254.00	9.8543
TOTAL AREA OF RIGHT-OF-WAY	265357.00	6.0918
TOTAL GROSS AREA	1126253.00	25.8552

ZONING LOT INFORMATION		
PHASE 7	MIN. LOT AREA (SF)	MIN. WIDTH (FT)
SLD CONVENTIONAL LOTS (6-27, 50-56)	7500	60
SMD CONVENTIONAL LOTS (1-5, 28-31, 32-49)	6000	50



P:\2021\188\SURV\2021188-FINAL-PLAT VILLAGE 14 PHASE 2.dwg Oct. 04, 2024 -- 12:22pm, R/Mentel

NW CORNER, SEC. 3, T5N, R1W, FND. GLOBC  
W. LINE, NW 1/4, SEC. 3, T5N, R1W  
S89°40'00"E 2635.55'  
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  
W. LINE, SW 1/4, SEC. 3, T5N, R1W  
N0°13'15"E 2646.52'  
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  
S. LINE, SE 1/4, SEC. 3, T5N, R1W  
N89°36'14"W 2636.42'  
SE CORNER, SEC. 3, T5N, R1W, FND. GLOBC

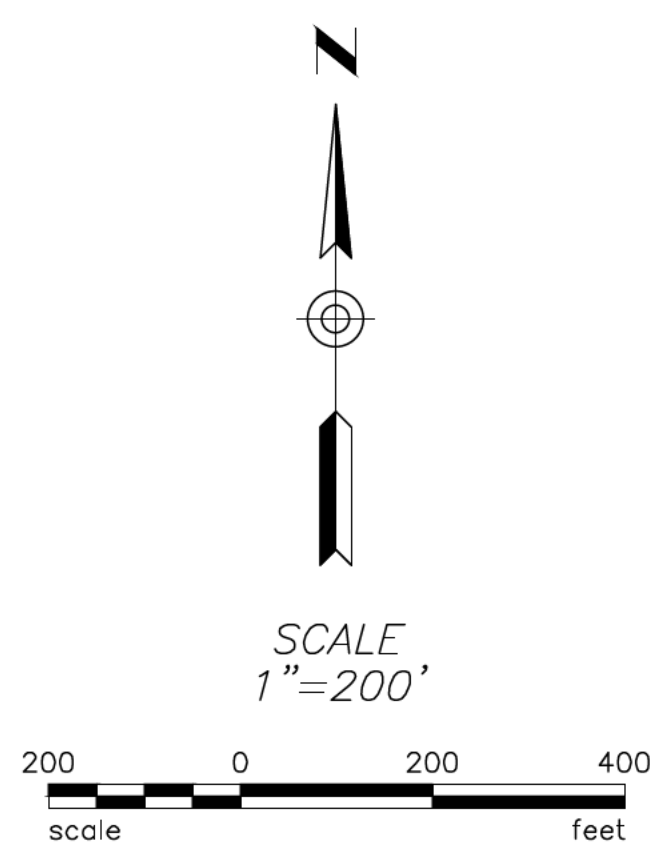
LITCHFIELD ROAD ALIGNMENT  
W. LINE, NW 1/4, SEC. 3, T5N, R1W  
N0°16'40"E 2635.20'  
LITCHFIELD ROAD ALIGNMENT  
W. LINE, SW 1/4, SEC. 3, T5N, R1W  
N0°13'15"E 2646.52'

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



- 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
  - DTL. = DETAIL

SADDLEBACK VILLAGE B  
PARCEL 14 - TRACT A  
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)

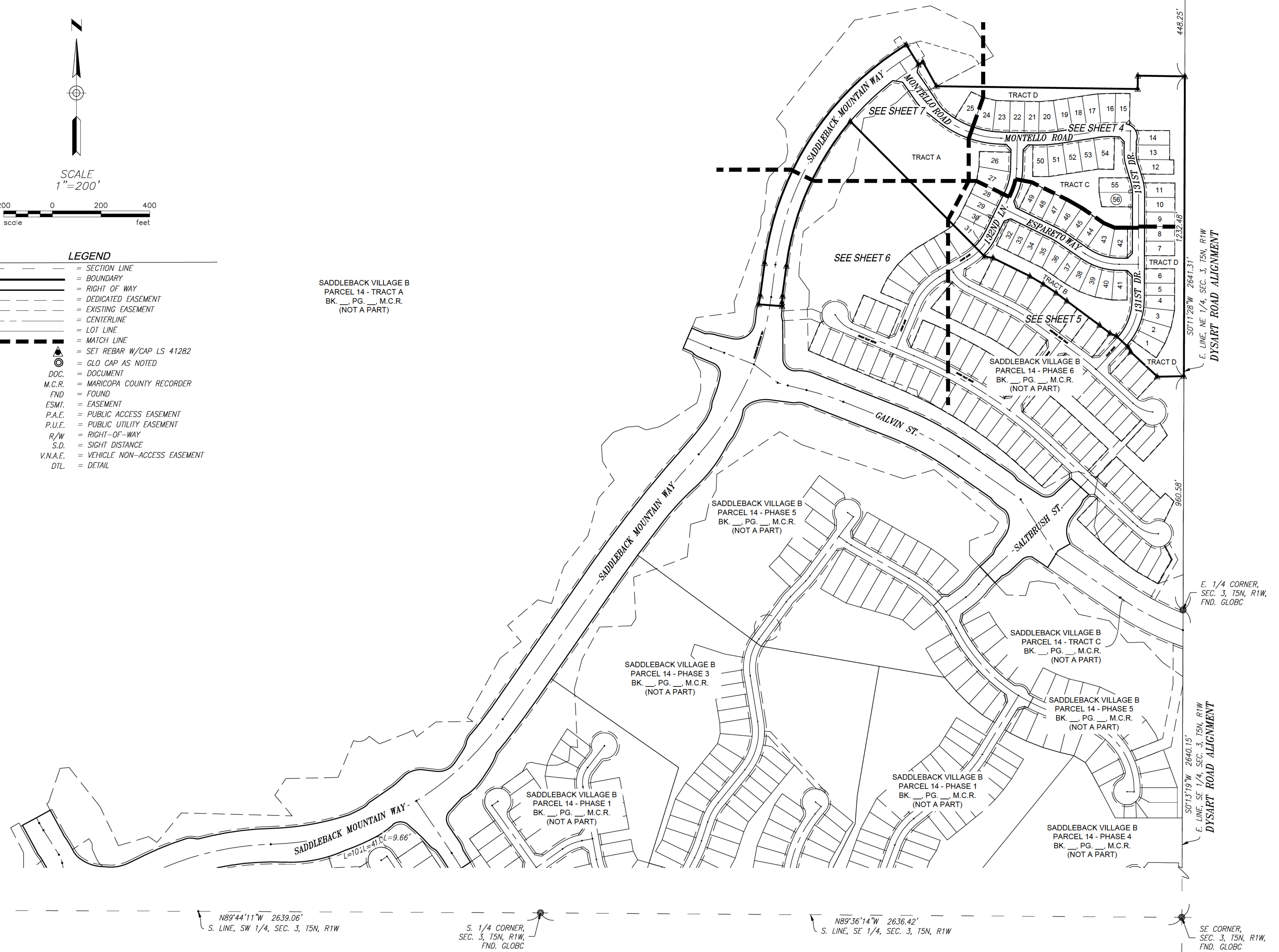
SADDLEBACK VILLAGE B  
PARCEL 14 - PHASE 1  
BK. \_\_\_ PG. \_\_\_ M.C.R.  
(NOT A PART)

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

SADDLEBACK VILLAGE B  
PARCEL 14 - 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)

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



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FINAL PLAT FOR  
SADDLEBACK VILLAGE B  
PARCEL 14 - PHASE 7 & TRACT B  
City of Peoria, Maricopa County, Arizona

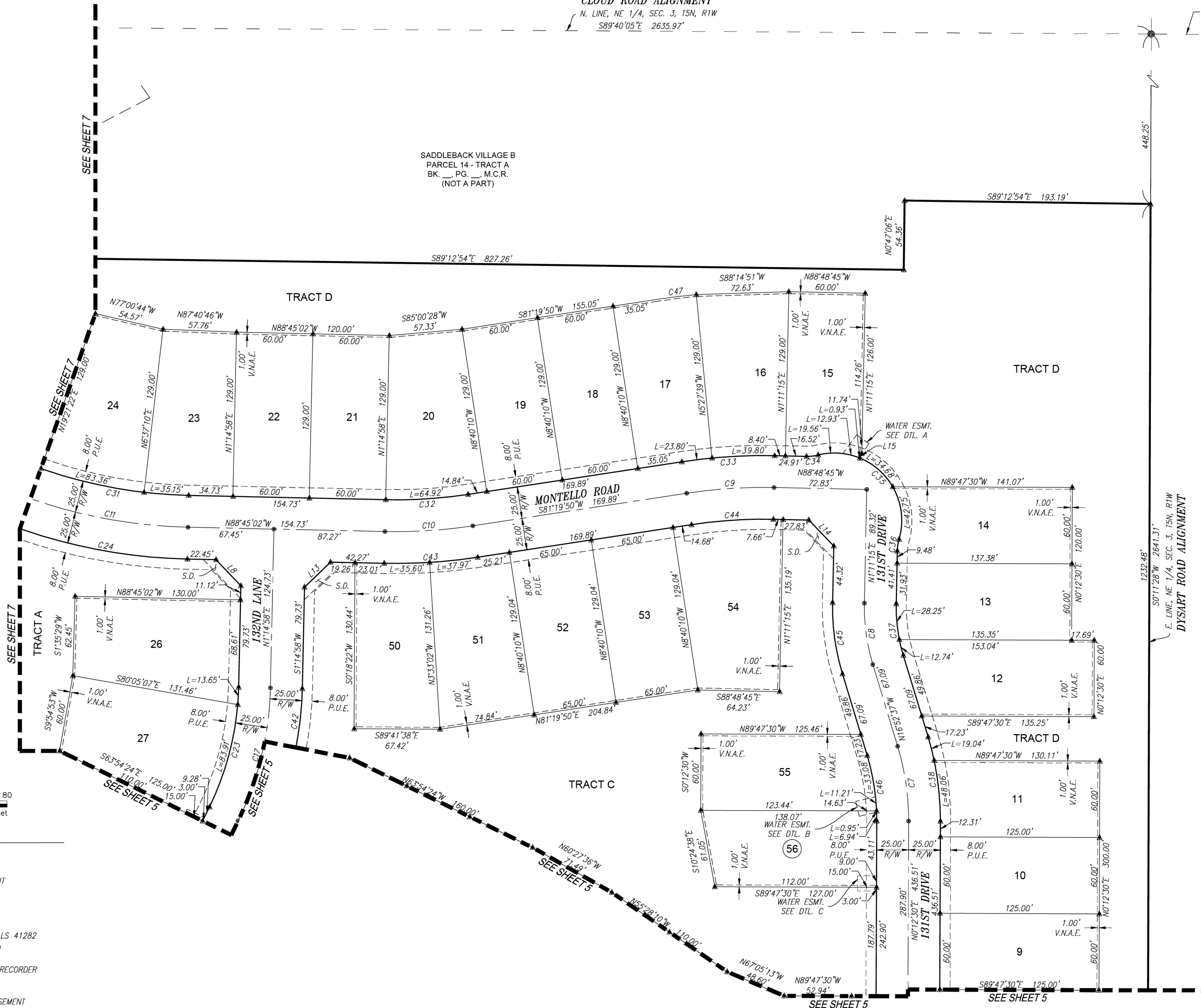
Project No. 21188	Date 10/04/24
Project Manager ADRIAN BURCHAM	Project Eng.

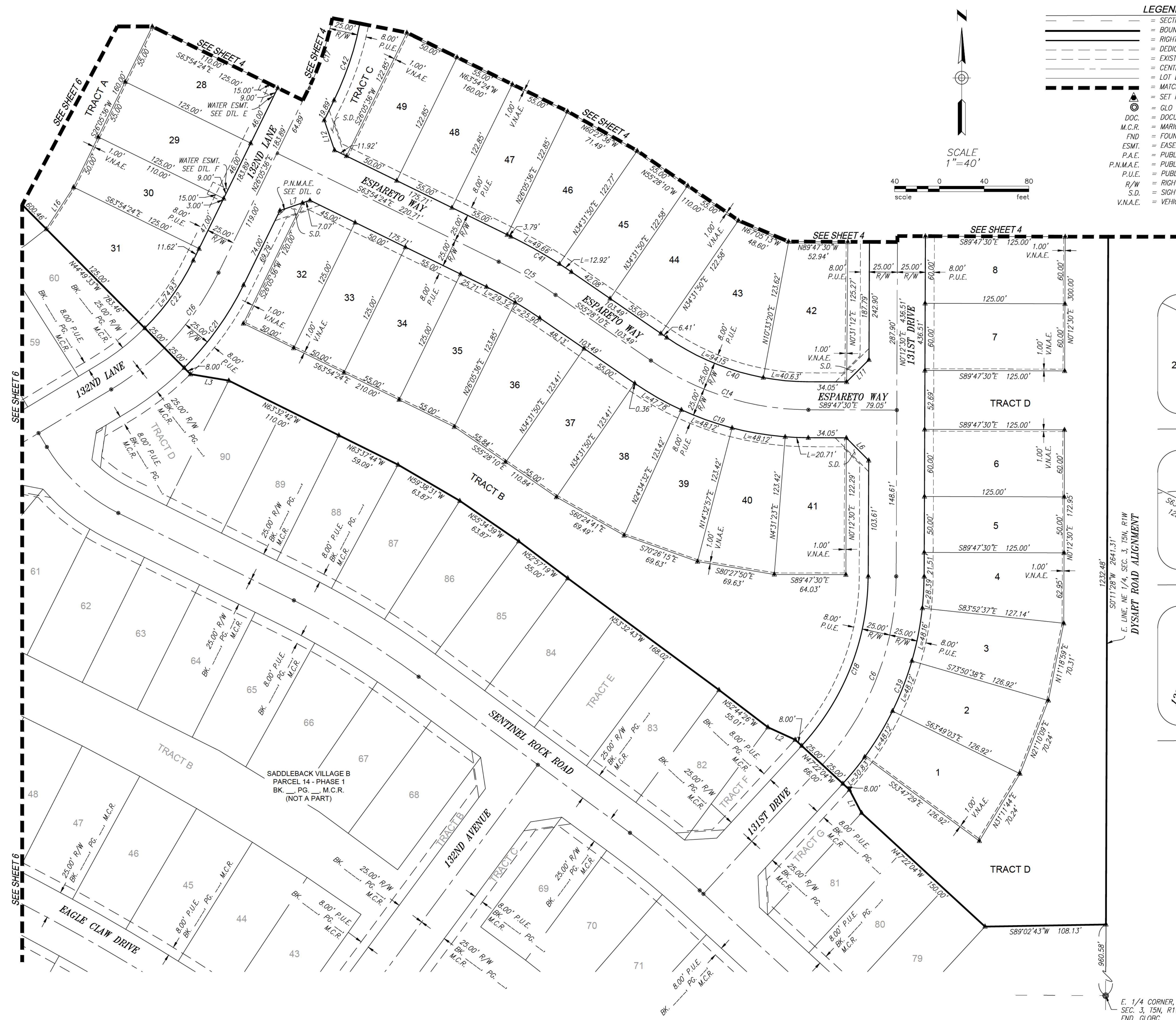
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CLOUD ROAD ALIGNMENT  
N. LINE, NE 1/4, SEC. 3, T5N, R1W  
S89°40'05"E 2635.97'

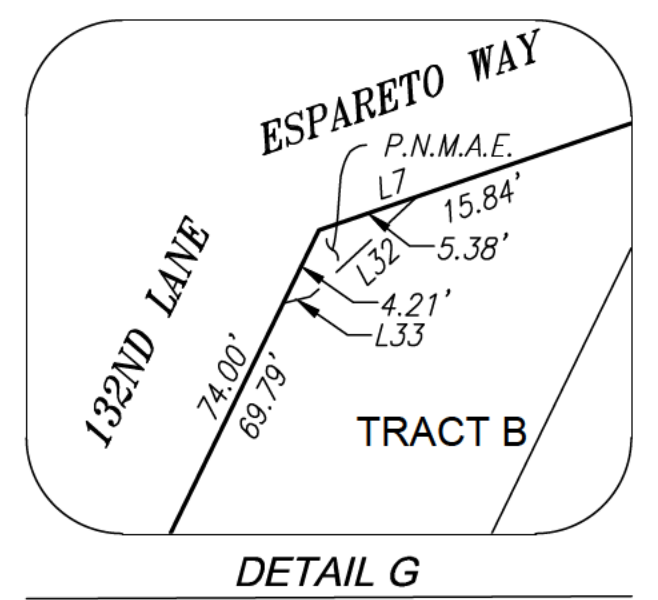
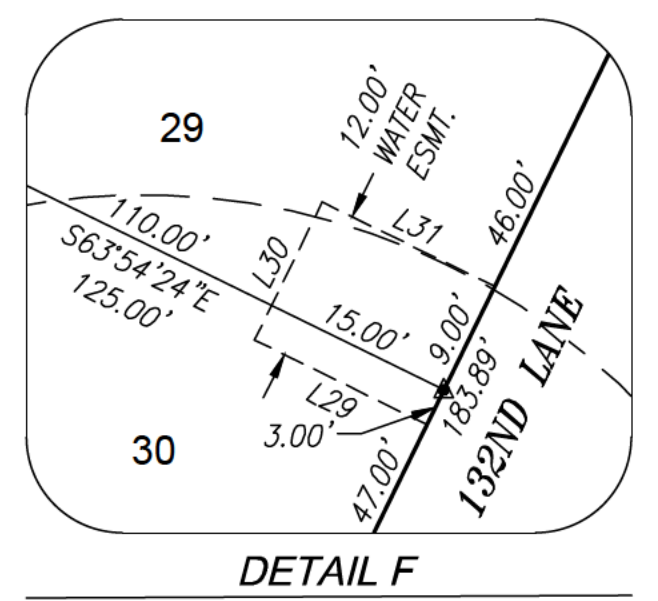
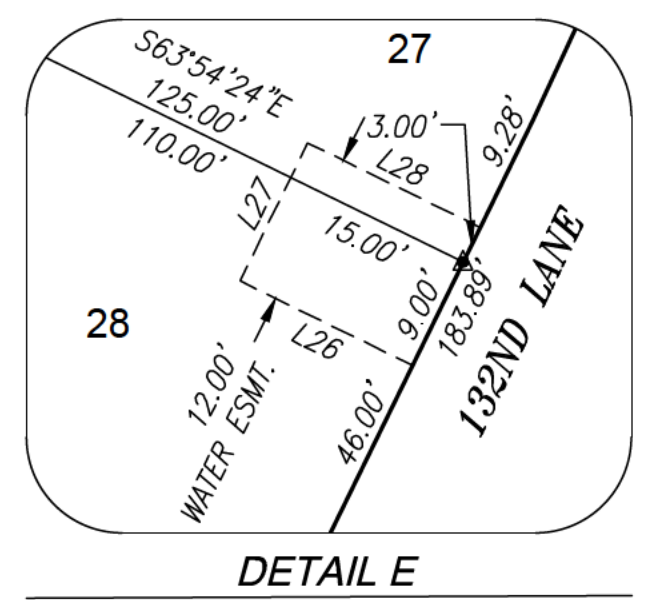
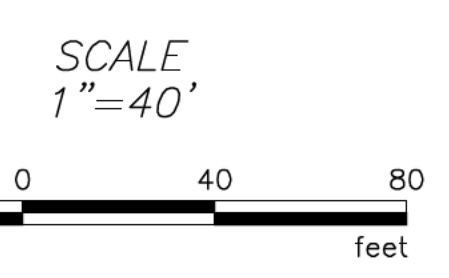
NE CORNER,  
SEC. 3, T5N, R1W,  
FND. GLOBE

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





- LEGEND**
- SECTION LINE
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  - RIGHT OF WAY
  - DEDICATED EASEMENT
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  - 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.N.M.A.E. PUBLIC NON-MOTORIZED 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



S071128 W 2641.31'  
E. LINE, NE 1/4, SEC. 3, T5N, R1W  
DYSART ROAD ALIGNMENT

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

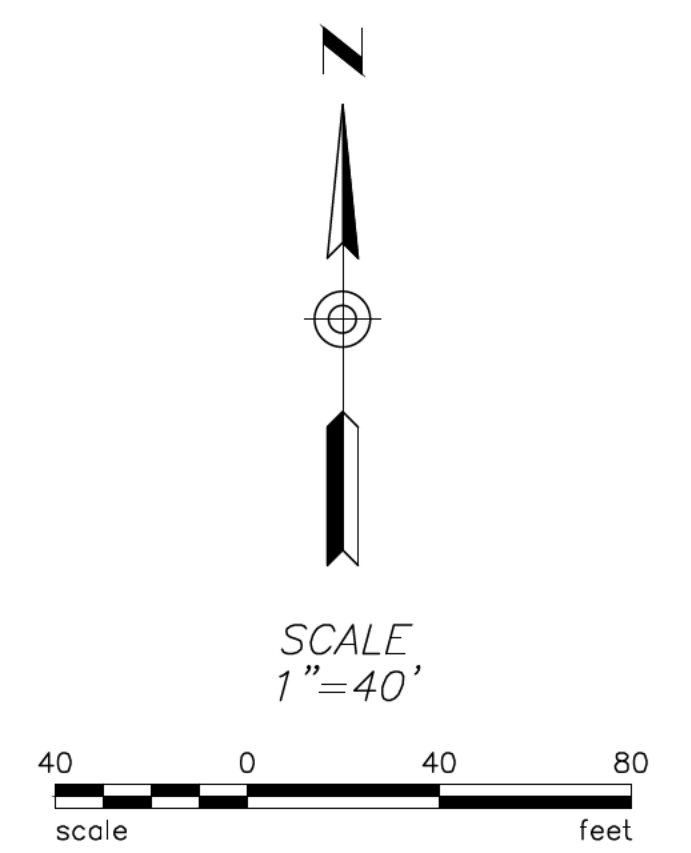
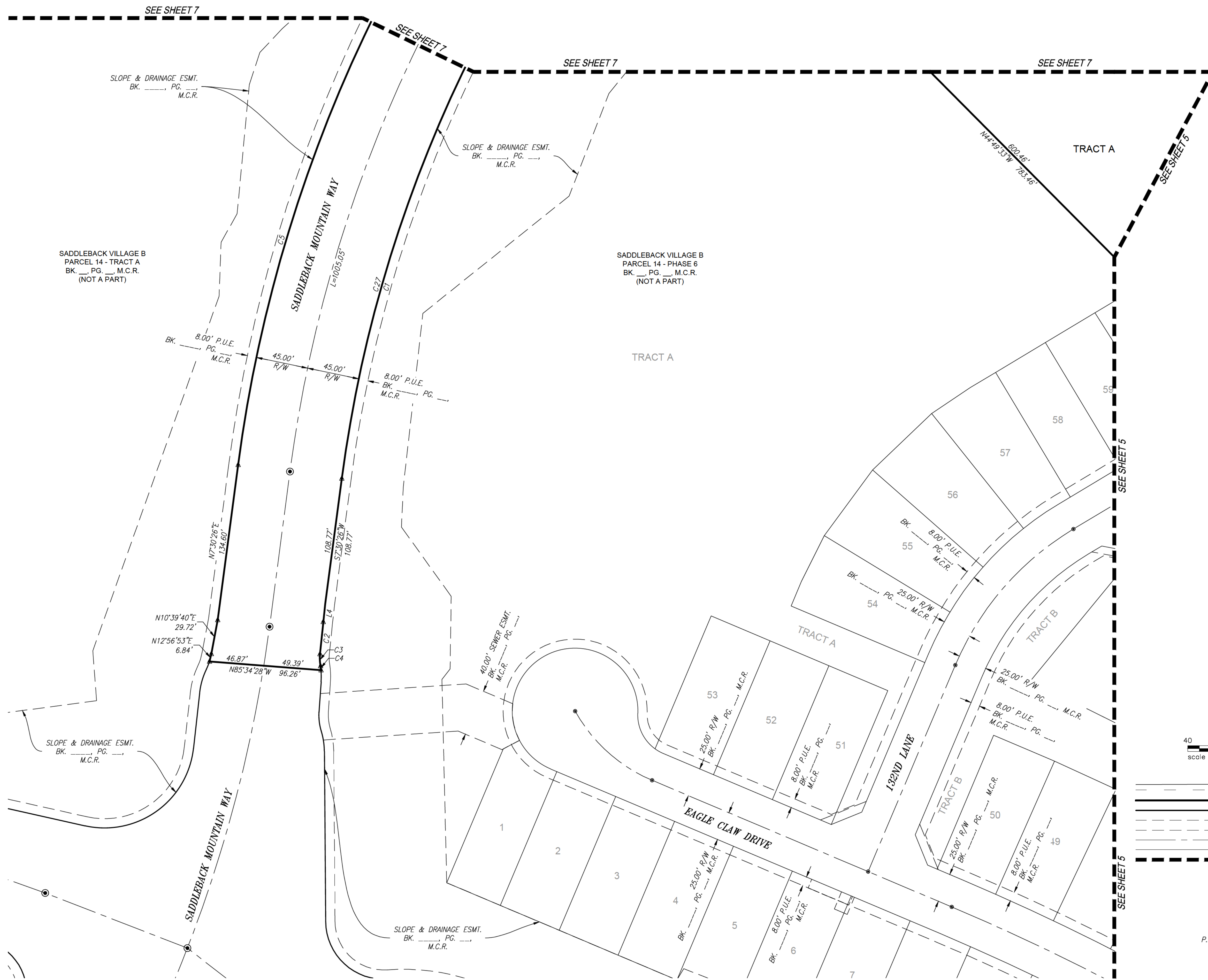
FINAL PLAT FOR  
SADDLEBACK VILLAGE B  
PARCEL 14 - PHASE 1 & TRACT B  
City of Peoria, Maricopa County, Arizona

Project No. 21188  
Project Manager ADRIAN BURCHAM

Date 10/04/24  
Project Eng.

PROJECT NO. R240056  
Sht. 5 of 7

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**LEGEND**

	= SECTION LINE
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FINAL PLAT FOR

SADDLEBACK VILLAGE B

PARCEL 14 - PHASE 7 & TRACT B

City of Peoria, Maricopa County, Arizona

Project No.

Date

Project Eng.

21188

10/04/24

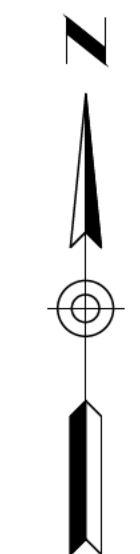
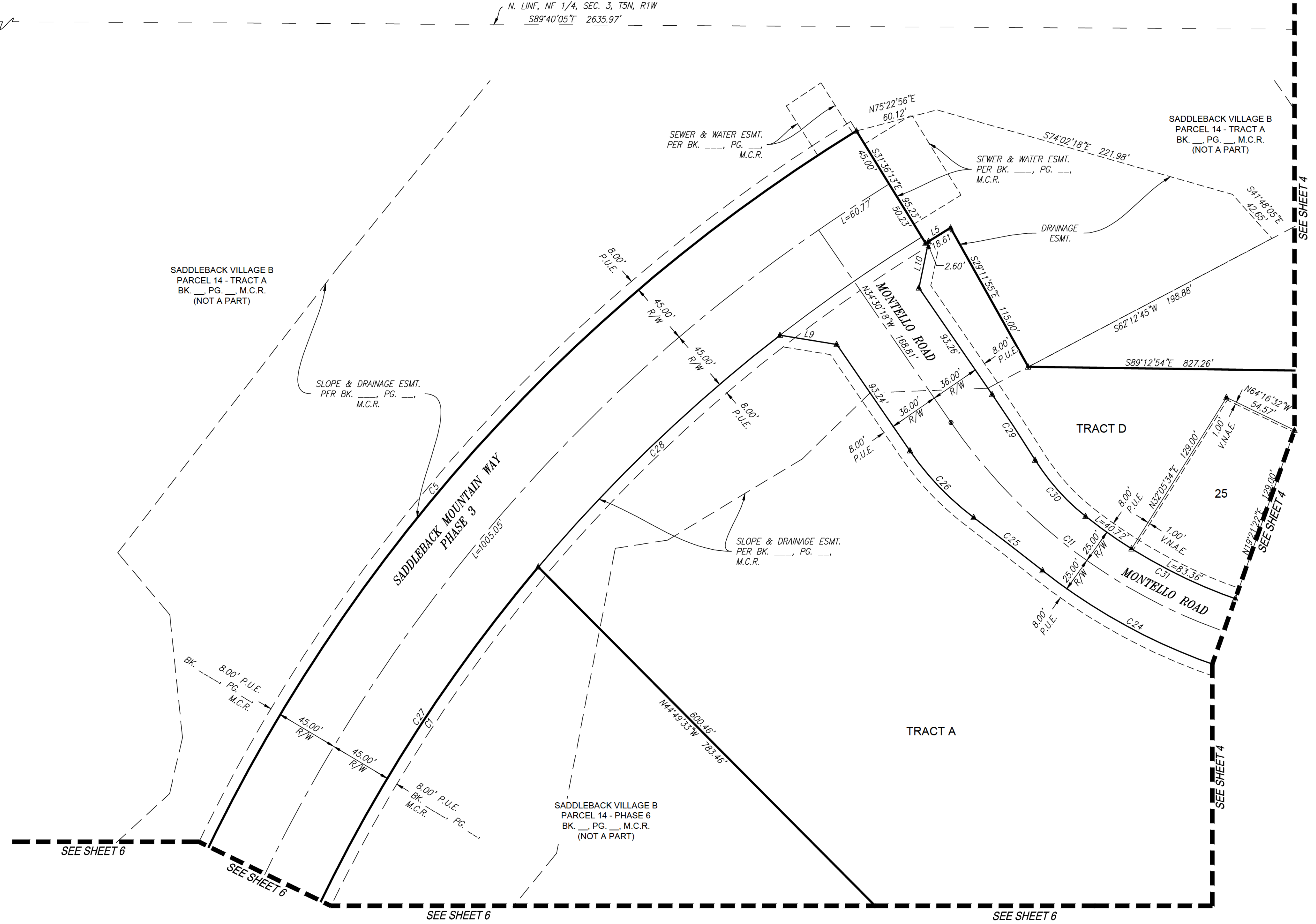
ADRIAN BURCHAM

Sht. 6 of 7

PROJECT NO. R240056

N. 1/4 CORNER,  
SEC. 3, 15N, R1W,  
FND. GLOBE

**CLOUD ROAD ALIGNMENT**  
N. LINE, NE 1/4, SEC. 3, 15N, R1W  
S89°40'05"E 2635.97'



SCALE,  
1" = 40'



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FINAL PLAT FOR  
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PARCEL 14 - PHASE 7 & TRACT B  
City of Peoria, Maricopa County, Arizona

Project No. 21188	Date 10/04/24	Project Eng. ADRIAN BURCHAM
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