CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

CC: 27C
Amend No. _____

Date Prepared: June 19, 2007 **Council Meeting Date:** July 10, 2007

TO: Terry Ellis, City Manager

FROM: David A. Moody, P.E., Engineering Director

THROUGH: Maher Hazine, P.E., Assistant City Engineer

PREPARED BY: Lloyd Lane, Senior Engineering Technician

SUBJECT: Approve the Map of Dedication for Dixileta Parkway. A request made by Vistancia, LLC, a Delaware Limited Liability Company. (Project No. R060076)

RECOMMENDATION:
That Mayor and Council approve the Map of Dedication for Dixileta Parkway, a Re-Plat of a portion of Vistancia Boulevard and Tract J and Tract I as recorded in Book 647, Page 31, Maricopa County Records, located west of Trilogy Boulevard and authorize Mayor and City Clerk to sign and record the Map of Dedication with the Maricopa County Recorder's Office, subject to the following stipulations:

1. All civil and landscape/irrigation plans must be approved by the City prior to recordation of the Map of Dedication.
2. The developer provide a financial guarantee to the City in the amount agreed upon by the City Engineer for construction of the infrastructure improvements, including but not limited to water, sewer, street lights, grading and drainage, paving, curb, gutter, sidewalk, drainage features, and signing and striping.
3. In the event that the Map of Dedication is not recorded within 60 days of Council approval, the Map of Dedication will become void. At which time, the Developer may request re-approval from the City, with the understanding that the City has the option of imposing additional requirements or stipulations.

SUMMARY:

- This development has dedicated required rights-of-way along Dixileta Parkway.
- This development is within the Peoria Water/Sewer service area.

ATTACHMENTS:

1. Map of Dedication
2. Vicinity Map

CITY CLERK USE ONLY:

- ☐ **Consent Agenda**
- ☐ **Carry Over to Date:**_____
- ☐ **Approved**
- ☐ **Unfinished Business (Date heard previous:**_____**)**
- ☐ **New Business**

ORD. #_____ **RES. #**
LCON#_____ **LIC. #**
Action Date:

REV. 10/99

MAP OF DEDICATION

DIXILETA PARKWAY

A RE-PLAT OF A PORTION OF VISTANCIA BOULEVARD AND TRACT J AND TRACT I AS RECORDED IN BOOK 647, PAGE 31, MARICOPA COUNTY RECORDS, AND A PORTION OF THE NORTH HALF AND THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA & SALT RIVER MERIDIAN, CITY OF PEORIA, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOWN ALL PERSONS BY THESE PRESENTS:

THAT VISTANCIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY (HEREINAFTER REFERRED TO IN THIS MAP OF DEDICATION AS THE "MASTER DEVELOPER"), AS OWNER, HEREBY PUBLISHES THIS MAP OF DEDICATION FOR DIXILETA PARKWAY, BEING A RE-PLAT OF A PORTION OF VISTANCIA BOULEVARD AND TRACT J AND TRACT I AS RECORDED IN BOOK 647, PAGE 31, MARICOPA COUNTY RECORDS, AND A PORTION OF THE NORTH HALF AND THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS MAP OF DEDICATION SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE TRACTS, RIGHT-OF-WAYS AND EASEMENTS CONSTITUTING SAME AND THAT EACH TRACT, RIGHT-OF-WAY AND EASEMENT SHALL BE KNOWN BY THE LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON THIS MAP OF DEDICATION.

ALL NOTATIONS AND DEDICATIONS STATED ON OR WITHIN THE RECORDED MAP OF DEDICATION FOR VISTANCIA PHASE 1A, RECORDED IN BOOK 647, PAGE 31, MCR, SHALL REMAIN IN FULL FORCE AND EFFECT WITH THE RECORDATION OF THIS PLAT.

THE MASTER DEVELOPER, AS OWNER, HEREBY DEDICATES TO THE CITY OF PEORIA, ARIZONA, AN ARIZONA MUNICIPAL CORPORATION (THE "CITY") THE RIGHT-OF-WAY AS SHOWN HEREON, FOR USE AS (A) PUBLIC STREETS, AND (B) ANY AND ALL PUBLIC SEWER, WATER, GAS, ELECTRIC, AND ANY OTHER UTILITY SERVICES, AND (C) FACILITIES RELATED TO ANY OR ALL OF THE FOREGOING. THE MAINTENANCE CORPORATION (AS HEREINAFTER DEFINED) SHALL BE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPING AND IMPROVEMENTS TO BOX CULVERTS THAT ARE IN EXCESS OF ADOT STANDARD BOX CULVERT IMPROVEMENTS, WITHIN THE FOLLOWING RIGHTS OF WAY AS SHOWN HEREON: DIXILETA PARKWAY. THE MASTER DEVELOPER, AS OWNER, HEREBY WARRANTS TO THE CITY THE TITLE TO SAID RIGHT OF WAY AS SHOWN HEREON, AGAINST THE CLAIMS OF ALL PERSONS WHOMSOEVER.

THE MASTER DEVELOPER, AS OWNER, HEREBY GRANTS TO THE CITY THE EASEMENTS SHOWN HEREON AS "PUBLIC UTILITY EASEMENTS" OR "PUE" (EACH SUCH PUBLIC UTILITY EASEMENT OR PUE BEING HEREINAFTER REFERRED TO IN THIS MAP OF DEDICATION AS AN "PUE") FOR USE AS (A) PEDESTRIAN / BICYCLE PATHWAYS AND SIDEWALKS, (B) SURFACE DRAINAGE, (C) GAS, ELECTRIC, AND ANY OTHER PUBLIC UTILITY SERVICES, (D) APPROVED LANDSCAPING, (E) SIGNAGE AND (F) ACCESS AND MAINTENANCE ASSOCIATED WITH THE USES DESCRIBED IN THE PRECEDING ITEMS (A) THROUGH (F).

THE PUE AREAS SHOWN HEREON AS TRACTS A, B, C AND D ARE COMMUNITY COMMON AREAS (AS DEFINED IN THE HEREAFTER DEFINED MAINTENANCE CORPORATION DECLARATION), WHICH SHALL BE CONVEYED TO, AND LANDSCAPING THEREIN SHALL BE MAINTAINED BY, VISTANCIA MAINTENANCE CORPORATION, AN ARIZONA NON-PROFIT CORPORATION (HEREINAFTER REFERRED TO IN THIS MAP OF DEDICATION AS THE "MAINTENANCE CORPORATION"), PURSUANT TO THE TERMS OF THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR VISTANCIA, DATED JULY 8, 2003 AND RECORDED JULY 9, 2003, IN INSTRUMENT NO. 2003-0898772, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AS FROM TIME TO TIME THEREAFTER SUPPLEMENTED AND / OR AMENDED (HEREINAFTER REFERRED TO IN THIS MAP OF DEDICATION AS THE "MAINTENANCE CORPORATION DECLARATION").

TRACTS A, B, C AND D ARE COMMUNITY COMMON AREAS (AS DEFINED IN THE MAINTENANCE CORPORATION DECLARATION), WHICH SHALL BE CONVEYED TO AND MAINTAINED BY THE MAINTENANCE CORPORATION AS OPEN SPACE PURSUANT TO THE TERMS OF THE MAINTENANCE CORPORATION DECLARATION.

THE CITY OF PEORIA IS HEREBY GIVEN AN EASEMENT FOR MAINTENANCE OF LANDSCAPING ON TRACTS A, B, C AND D. THIS EASEMENT MAY BE EXERCISED BY THE CITY OF PEORIA AT SUCH TIME THAT THE HOMEOWNERS ASSOCIATION FAILS TO EXIST AND PROVIDE THE REQUIRED MAINTENANCE AND OPERATION OF THE LANDSCAPING, RETENTION AND DRAINAGE FACILITIES. AS LONG AS THE HOMEOWNERS ASSOCIATION IS IN EXISTENCE, IT WILL BE RESPONSIBLE FOR PROVIDING ALL MAINTENANCE OF LANDSCAPING, RETENTION AND DRAINAGE FACILITIES, REGARDLESS OF THE DEDICATION OF THE EASEMENT.

THE MASTER DEVELOPER, GRANTOR, DO HEREBY GRANT 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 AND/OR SEWER LINE OVER, UNDER, AND ACROSS THE EASEMENT AREA DESIGNATED ON THE FINAL PLAT. THE SAID EASEMENT INCLUDES THE RIGHT FOR THE CITY OF PEORIA TO CUT BACK AND TRIM SUCH PORTION OF BRANCHES AND TOPS OF THE TREES NOW GROWING OR THAT MAY HEREAFTER GROW UPON THE DESIGNATED EASEMENT AREA, AS MAY EXTEND OVER SAID EASEMENT, SO AS TO PREVENT THE SAME FROM INTERFERING WITH THE EFFICIENT MAINTENANCE AND OPERATION OF SAID SEWER LINE AND WATER LINE. THE CITY OF PEORIA SHALL NOT BE RESPONSIBLE FOR REPLACING ANY LANDSCAPING OR ANY IMPROVEMENT PLACED WITHIN THE EASEMENT BY GRANTOR OR ITS SUCCESSORS OR ASSIGNS. THE CITY OF PEORIA WILL MAKE REASONABLE EFFORTS TO PROMPTLY RESTORE ASPHALTIC CONCRETE PAVEMENT SURFACES.

THE GRANTOR, ITS SUCCESSORS OR ASSIGNS AT ITS SOLE COST, SHALL BE RESPONSIBLE FOR PROMPTLY REPLACING ANY ASPHALT, LANDSCAPING OR ANY IMPROVEMENT PLACED WITHIN THE EASEMENT BY GRANTOR OR ITS SUCCESSORS OR ASSIGNS.

TO HAVE AND TO HOLD THE SAID EASEMENT UNTO THE 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/SEWER LINE.

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.

THE UNDERSIGNED VISTANCIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS HEREBY CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED SIGNER THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2007.

VISTANCIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: SUNBELT PLEASANT POINT INVESTORS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

BY: SUNBELT, PP, LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, ITS MANAGER

BY: SUNBELT HOLDINGS MANAGEMENT, INC., AN ARIZONA CORPORATION, ITS GENERAL PARTNER

BY: _____

ITS: _____

DEDICATION ACKNOWLEDGMENT

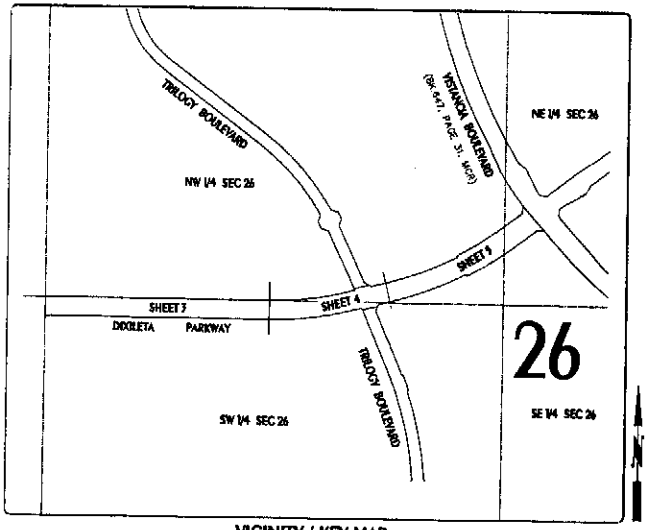
STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE _____ OF SUNBELT HOLDINGS MANAGEMENT, INC., AN ARIZONA CORPORATION, THE GENERAL PARTNER IN SUNBELT PP, LP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, THE MANAGER OF SUNBELT PLEASANT POINT INVESTORS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, A MEMBER IN VISTANCIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THAT SUCH OFFICER, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THIS NAME AS SUCH OFFICER ON BEHALF OF THE FOREGOING.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____



VICINITY / KEY MAP

NTS

VISTANCIA

PREPARED BY

STANLEY CONSULTANTS, INC.
1661 EAST CAMELBACK ROAD
SUITE 400
PHOENIX, AZ 85016-3905
PHONE: 602.333.2200
FAX: 602.333.2333

DEVELOPER

VISTANCIA, LLC
8631 WEST UNION HILLS DRIVE
SUITE 203
PEORIA, ARIZONA 85382-7002
TEL: 623.583.1887
FAX: 623.583.4249

PREPARED FOR

VISTANCIA, LLC
8631 WEST UNION HILLS DRIVE
SUITE 203
PEORIA, ARIZONA 85382-7002
TEL: 623.583.1887
FAX: 623.583.4249

SHEET NOTES

1..... COVER SHEET
2..... NOTES, TRACT TABLE, LEGAL DESCRIPTION, TYPICAL DETAILS, SHEET INDEX AND LEGEND
3,4 AND 5..... MAP OF DEDICATION

LIEN HOLDER RATIFICATION AND CONSENT

THE UNDERSIGNED HOLDER OF ALL OF THE BENEFICIARY'S RIGHT, TITLE AND INTEREST UNDER THE CONSTRUCTION DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING WITH ASSIGNMENT OF LEASES, RENTS, PROCEEDS AND AGREEMENTS RECORDED ON DECEMBER 23, 2002, IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA AS INSTRUMENT NO. 2002-1387293, AS AMENDED (THE "DEED OF TRUST"), WHICH HAS BEEN ASSIGNED TO RFC CONSTRUCTION FUNDING LLC, A DELAWARE LIMITED LIABILITY COMPANY, HEREBY CONSENTS TO THIS PLAT AND AGREES THAT THIS PLAT SHALL CONTINUE IN FULL FORCE AND EFFECT, EVEN IN THE EVENT OF FORECLOSURE OR TRUSTEE'S SALE PURSUANT TO SUCH DEED OF TRUST OR ANY OTHER ACQUISITION OF TITLE BY THE UNDERSIGNED, ITS SUCCESSORS, OR ASSIGNS, OF ALL OR ANY PORTION OF THE REAL PROPERTY COVERED BY SUCH DEED OF TRUST.

RFC CONSTRUCTION FUNDING, LLC., A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF)
) SS
COUNTY OF)

ON THIS _____ DAY OF _____, 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON, ACTED, EXECUTED THE INSTRUMENT.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

MAINTENANCE CORPORATION RATIFICATION AND CONSENT:

THE UNDERSIGNED HEREBY RATIFIES AND CONSENTS TO THIS MAP OF DEDICATION, INCLUDING ITS MAINTENANCE OBLIGATIONS AS SET FORTH HEREIN.

VISTANCIA MAINTENANCE CORPORATION, AN ARIZONA NON-PROFIT CORPORATION

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE THE _____ OF VISTANCIA MAINTENANCE CORPORATION, AN ARIZONA NON-PROFIT CORPORATION, AND THAT SUCH OFFICER, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THIS NAME AS SUCH OFFICER ON BEHALF OF THE FOREGOING.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

CERTIFICATIONS

I, TROY A. RAY OF STANLEY CONSULTANTS INC., HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS MAP OR PLAT CONSISTING OF FIVE (5) SHEETS REPRESENTS A SURVEY PERFORMED BY STANLEY CONSULTANTS INC., DURING THE MONTH OF MAY, 2007; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

TROY A. RAY
REGISTERED LAND SURVEYOR #33868
STANLEY CONSULTANTS INC.
1661 EAST CAMELBACK ROAD
SUITE 400
PHOENIX, ARIZONA 85016-3905

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF PEORIA, ARIZONA ON THE _____ DAY OF _____, 2007.

MAYOR _____ DATE: _____

ATTEST, CITY CLERK _____ DATE: _____

CITY ENGINEER _____ DATE: _____

CITY OF PEORIA PLAN CHECK #06-076

REVISION	DATE
V1-INITIAL PREPARATION	06/09/06
V2-C.O.P COMMENTS	07/19/06
V3-ADD VARIOUS ESMTS	10/23/06
V4-REMOVE ESMTS	11/15/06

VISTANCIA

1661 EAST CAMELBACK ROAD, SUITE 400
PHOENIX, ARIZONA 85016 602.333.2200

Stanley Consultants INC.

VISTANCIA
MAP OF DEDICATION
DIXILETA PARKWAY

DRAFTED: LLV
DESIGNED: LLV
APPROVED: TAR

FILE: DIXILETA PKWY PROJECT: 16046.10.14 DATE: 6/1/07 SHEET: 1 OF 5

6/1/07

NOTES

1.THIS MAP OF DEDICATION IS SUBJECT TO MAINTENANCE IMPROVEMENT DISTRICT No. ____ AND THE REQUIREMENTS THEREOF.

2.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, AND 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.

3.ALL NEW AND EXISTING UTILITY FACILITIES, 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.

4.MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN ALL TRACTS, EASEMENTS AND RIGHT-OF WAYS SHALL BE THE RESPONSIBILITY OF THE TRILOGY ASSOCIATION.

5.ALL CORNERS SHALL BE MONUMENTED WITH ½" REBAR AND CAPPED OR TAGGED, BEARING THE REGISTRATION UNDER OF THE SURVEYOR RESPONSIBLE FOR THEIR REPLACEMENT PRIOR TO RECORDING OF THIS MAP OF DEDICATION.

6.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 SITE 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.

7.THIS MAP OF DEDICATION IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.

8.THIS MAP OF DEDICATION IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.

9.THIS MAP OF DEDICATION IS LOCATED WITHIN THE VICINITY OF A DESIGNATED TRUCK ROUTE. LONE MOUNTAIN ROAD IS DESIGNATED AS A TRUCK ROUTE BY THE CITY OF PEORIA.

10. THIS MAP OF DEDICATION IS LOCATED IN THE VICINITY OF A ROCK QUARRY. (GRAVEL OPERATION)

11. THE MASTER DEVELOPER SHALL CERTIFY BY THIS DOCUMENT THAT RULES AS MAY BE ESTABLISHED BY THE ARIZONA DEPARTMENT OF TRANSPORTATION RELATING TO PROVISIONS FOR THE SAFETY OF ENTRANCE UPON AND DEPARTURE FROM ABUTTING STATE PRIMARY HIGHWAYS HAVE BEEN FOLLOWED AS APPLICABLE.

12. THE MASTER DEVELOPER SHALL CERTIFY BY THIS DOCUMENT THAT RULES AS MAY BE ESTABLISHED BY MARICOPA COUNTY FLOOD CONTROL DISTRICT RELATING TO THE CONSTRUCTION OR PREVENTION OF CONSTRUCTION OF STREETS IN LAND ESTABLISHED AS BEING SUBJECT TO PERIODIC INUNDATION HAVE BEEN FOLLOWED AS APPLICABLE.

13. THE MASTER DEVELOPER SHALL CERTIFY BY THIS DOCUMENT THAT RULES AS MAY BE ESTABLISHED BY THE MARICOPA COUNTY HEALTH DEPARTMENT RELATING TO THE PROVISION OF DOMESTIC WATER SUPPLY AND SANITARY SEWER DISPOSAL HAVE BEEN FOLLOWED AS APPLICABLE.

14. THE MASTER DEVELOPER SHALL CERTIFY THAT THE REQUIREMENTS OF THE PEORIA ZONING ORDINANCE AND THE CITY OF PEORIA DESIGN REVIEW MANUAL HAVE BEEN ADDRESSED AND FOLLOWED AS APPLICABLE.

15. A PUBLIC WATER EASEMENT, RECLAIMED WATER EASEMENT, PUBLIC SEWER EASEMENT, INGRESS AND EGRESS FOR REFUSE COLLECTION, EMERGENCY AND SERVICE TYPE ACCESS ARE HEREBY DEDICATED IN OPEN SPACE TRACTS PER CITY REQUIREMENTS.

16. SEE THE AMENDED RESULTS OF SURVEY RECORDED IN BOOK 632, PAGE 24, MARICOPA COUNTY RECORDS FOR SECTION LINE INFORMATION NOT SHOWN HEREON.

17. ALL MUES AND DUCS WERE TERMINATED AND REPLACED BY PUES. THE MUES AND DUCS WERE TERMINATED BY INSTRUMENT NO. 2005-1918117 AND THE PUES WERE CREATED BY INSTRUMENT NO. 2005-1915982.

18. 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.

LEGEND

ABBREVIATIONS

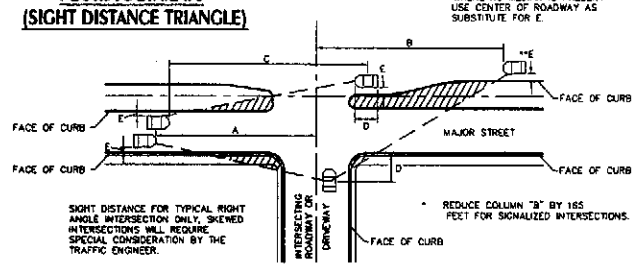
PUE	PUBLIC UTILITY EASEMENT	MCR	MARICOPA COUNTY RECORDS
R.O.W.	RIGHT-OF-WAY	WSE	WATER & SEWER EASEMENT
DE	DRAINAGE	N.T.S.	NOT TO SCALE
SWE	SIDEWALK EASEMENT	MOD	MAP OF DEDICATION
WE	WATER EASEMENT		

LINETYPES & SYMBOLS

- CENTERLINE
- RIGHT OF WAY
- SECTION LINE
- SECTION TIE
- SET BRASS CAP FLUSH PER MAG STD. DTL.120-1 TYPE "B"
- QUARTER SECTION CORNER
- SECTION CORNER

SIGHT DISTANCE REQUIREMENTS FOR ARTERIAL AND COLLECTOR STREETS PEORIA DETAIL 158 (SIGHT DISTANCE TRIANGLE)

** WHERE NO MEDIAN IS PRESENT USE CENTER OF ROADWAY AS SUBSTITUTE FOR E.



* REDUCE COLUMN "B" BY 165 FEET FOR SIGNALIZED INTERSECTIONS.

TABLE

STREET	A	*B	C	D	E
COLLECTOR	455'	455'	490'	16'	3'
ARTERIAL	585'	585'	630'	16'	3'

NOTES

1. NO SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES, OR OTHER PLANTS, (EXCLUDING TREES) OVER 30 INCHES IN HEIGHT SHALL BE PERMITTED WITHIN THE RESTRICTED AREAS, EXCEPT AS APPROVED BY THE CITY TRAFFIC ENGINEER.

2. TREES ARE PERMITTED WITHIN THE RESTRICTED AREAS PROVIDED.

A. NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES OR BELOW 84 INCHES ARE PERMITTED.

B. TREES ARE PLANTED SO AS NOT TO OBSTRUCT 20% OF THE VISIBILITY WHEN COMBINES WITH OTHER OBSTRUCTIONS PRESENT.

FLOOD PLAIN

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) 0401.3C1155H, PANEL 1155 OF 4350, DATED SEPTEMBER 30, 2005. THIS SUBDIVISION IS LOCATED IN FLOOD INSURANCE ZONES A AND X. ZONE X IS DEFINED AS FOLLOWS: "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." ZONE A HAS "NO BASE FLOOD ELEVATIONS DETERMINED."

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 1 WEST, THE BEARING OF WHICH IS N 00°13'26" E, AS SHOWN ON AN AMENDED RESULTS OF SURVEY RECORDED IN BOOK 632, PAGE 24, OF MARICOPA COUNTY RECORDS.

AREA TABLE

AREA	LAND USE	SQ. FT.	ACRES
TRACT A	OPENSPACE, PUE, LANDSCAPE, DE, SWE, WSE	17,815	0.4090
TRACT B	OPENSPACE, PUE, LANDSCAPE, DE, SWE	18,300	0.4202
TRACT C	OPENSPACE, PUE, LANDSCAPE, DE, SWE	11,286	0.2591
TRACT D	OPENSPACE, PUE, LANDSCAPE, DE, SWE	10,663	0.2448

RIGHT-OF-WAY AREA

	SQ. FT.	ACRES
DIXILETA PARKWAY	335,830	7.7050

TOTAL MOD AREA

	SQ. FT.	ACRES
TRACT AREAS	58,065	1.3330
RIGHT-OF-WAY AREAS	335,830	7.7050
TOTAL	393,895	9.0380

REVISION	DATE
V1-INITIAL PREPARATION	06/09/06
V2-C.O.P COMMENTS	07/19/06
V3-ADD VARIOUS ESMTS	10/23/06
V4-REMOVE ESMTS	11/15/06

VISTANCIA

1661 EAST CAMELBACK ROAD, SUITE 200
PHOENIX, ARIZONA 85016 602.333.9200

Stanley Consultants INC.

VISTANCIA
MAP OF DEDICATION
DIXILETA PARKWAY

DRAFTED	LLV
DESIGNED	LLV
APPROVED	TAR

FILE: DIXILETA PKWY PROJECT: 16051.21.03 DATE: 6/18/07 SHEET: 2 OF 8

6/18/07

LEGEND

ABBREVIATIONS			
PUE	PUBLIC UTILITY EASEMENT	MCR	MARICOPA COUNTY RECORDS
R.O.W.	RIGHT-OF-WAY	WSE	WATER & SEWER EASEMENT
DE	DRAINAGE	N.T.S.	NOT TO SCALE
SWE	SIDEWALK EASEMENT	MOD	MAP OF DEDICATION
WE	WATER EASEMENT		

LINETYPES & SYMBOLS

- CENTERLINE
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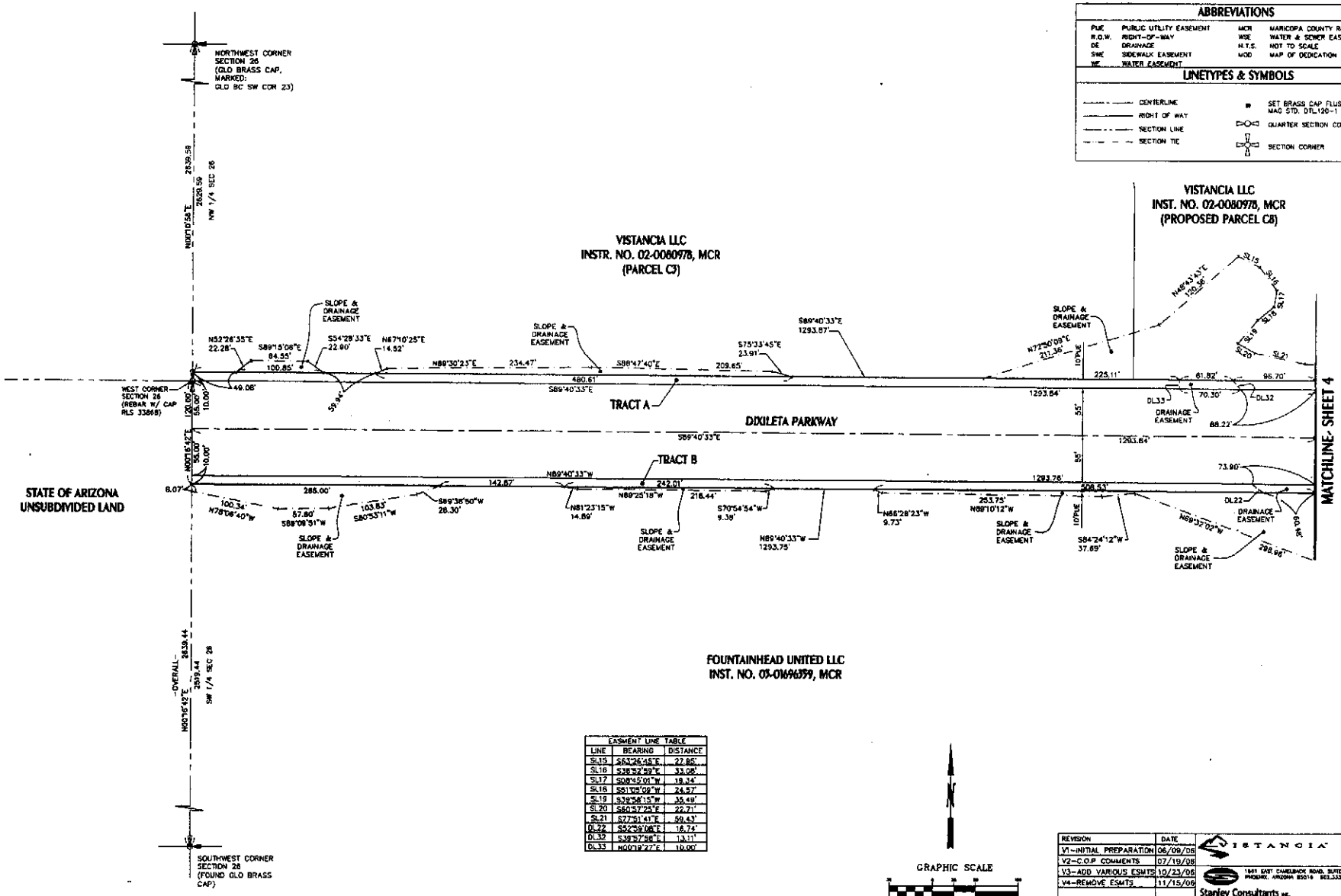
- SECTION LINE
- SECTION TIE
- SET BRASS CAP FLUSH PER MAG STD. DTL120-1 TYPE "B"
- QUARTER SECTION CORNER
- SECTION CORNER



EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
SL15	S63°26'45"E	22.85'
SL16	S38°52'39"E	33.08'
SL17	S08°45'01"W	19.24'
SL18	S51°05'09"W	24.57'
SL19	S39°58'15"W	35.49'
SL20	S60°57'25"E	22.71'
SL21	S77°51'41"E	59.43'
DL22	S52°39'08"E	16.74'
DL32	S39°57'56"E	13.11'
DL33	N00°19'27"E	10.00'

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

REVISION	DATE
V1-INITIAL PREPARATION	06/09/06
V2-C.O.P COMMENTS	07/19/06
V3-ADD VARIOUS ESMTS	10/23/06
V4-REMOVE ESMTS	11/15/06

VISTANCIA

1661 EAST CAMELBACK ROAD, SUITE 400
PHOENIX, ARIZONA 85016 602.333.2300

Stanley Consultants INC.

VISTANCIA
MAP OF DEDICATION
DIXILETA PARKWAY

DRAFTER: LLV
DESIGNER: LLV
APPROVED: TAR

FILE: DIXILETA PKWY PROJECT: 18051.21.03 DATE: 6/16/07 SHEET: 3 OF 5

6/18/07

LEGEND

ABBREVIATIONS

PUE	PUBLIC UTILITY EASEMENT	MCR	MARICOPA COUNTY RECORDS
R.O.W.	RIGHT-OF-WAY	WSE	WATER & SEWER EASEMENT
DE	DRAINAGE	N.T.S.	NOT TO SCALE
SWE	SIDEWALK EASEMENT	MOD	MAP OF DEDICATION
WE	WATER EASEMENT		

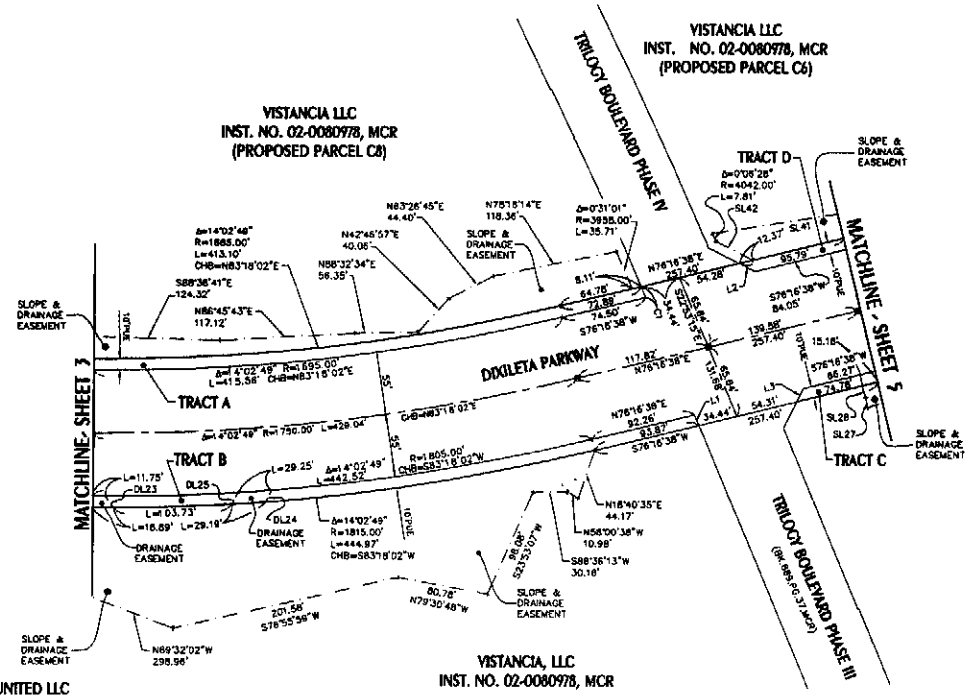
LINETYPES & SYMBOLS

- CENTERLINE
- RIGHT OF WAY
- SECTION LINE
- SECTION TIE
- SET BRASS CAP FLUSH PER MAG STD. DTL.120-1 TYPE "B"
- QUARTER SECTION CORNER
- SECTION CORNER

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N22°53'15"W	10.13'
L2	S63°17'28"E	15.42'
L3	S28°41'42"W	13.13'

CURVE TABLE				
CURVE	DELTA	RADIUS	CH.BRG.	LENGTH
C1	0°08'47"	3988.00'	N22°52'25"W	10.13'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
DL23	S38°21'40"E	12.24'
DL24	N26°07'11"E	11.63'
DL25	N26°07'11"E	11.62'
SL26	N19°34'14"W	10.46'
SL27	N10°02'07"W	9.03'
SL41	N80°48'59"E	165.00'
SL42	S63°19'31"E	36.73'



GRAPHIC SCALE

(IN FEET)
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REVISION	DATE
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VISTANCIA

1661 EAST CAMELBACK ROAD, SUITE 400
PHOENIX, ARIZONA 85016 602.333.2000

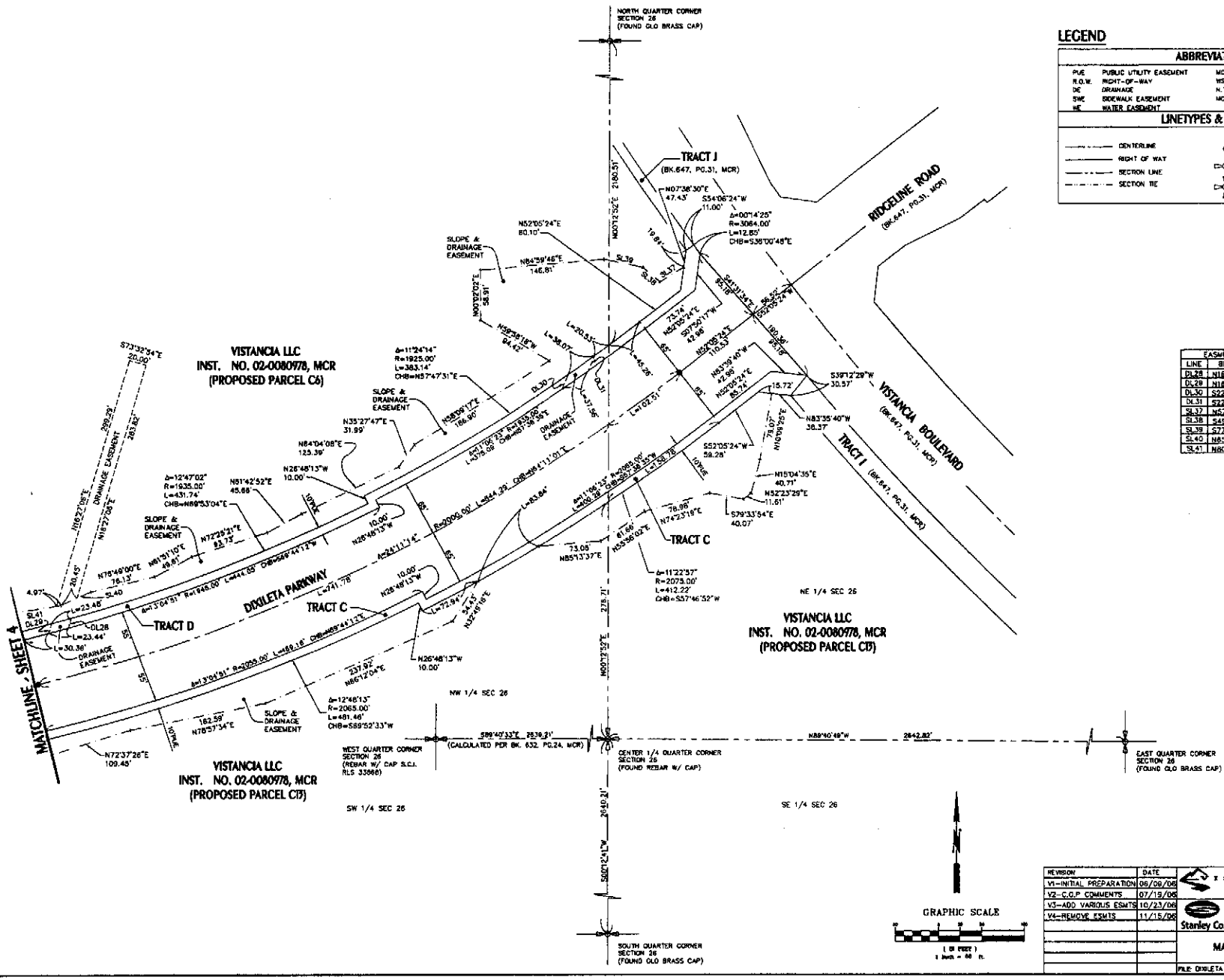
Stanley Consultants INC.

VISTANCIA
MAP OF DEDICATION
DIXILETA PARKWAY

DRAFTED: LJ
DESIGNED: LLV
APPROVED: TAR

FILE: DIXILETA PKWY PROJECT: 18051.21.00 DATE: 6/16/07 SHEET: 4 OF 5

06/18/07



LEGEND

ABBREVIATIONS

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LINETYPES & SYMBOLS

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- SECTION CORNER

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
DL28	N18°27'06"E	11.77'
DL29	N18°27'06"E	11.89'
DL30	S22°55'15"W	18.61'
DL31	S22°55'15"W	19.41'
SL37	N57°43'15"E	32.73'
SL38	S49°06'13"E	26.30'
SL39	S77°50'38"E	45.83'
SL40	N89°48'39"E	37.68'
SL41	N80°48'59"E	185.00'

REVISION	DATE
V1-INITIAL PREPARATION	06/09/06
V2-C.O.P COMMENTS	07/19/06
V3-ADD VARIOUS ESMTS	10/23/06
V4-REMOVE ESMTS	11/15/06

VISTANCIA

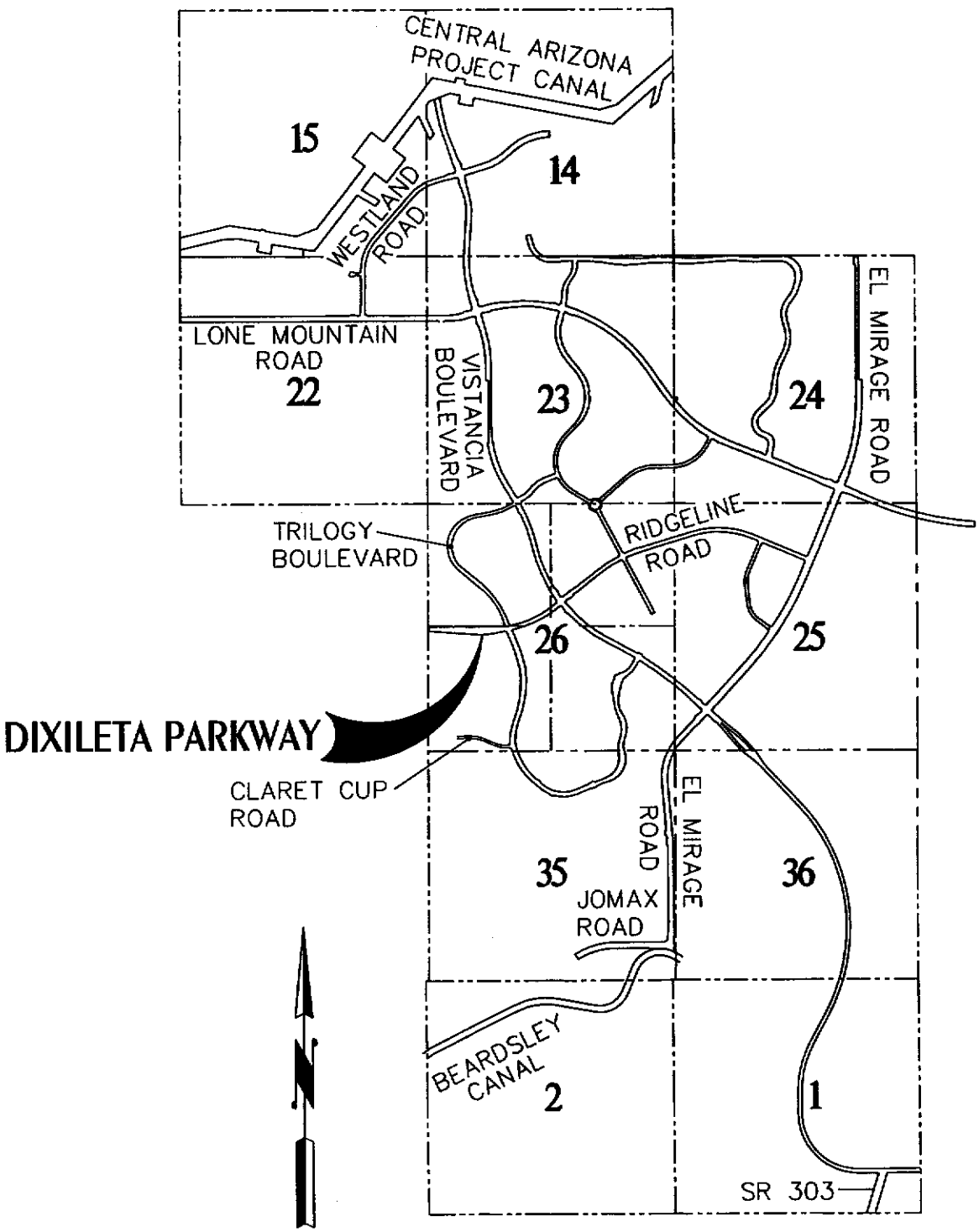
1661 EAST CAMELBACK ROAD, SUITE 400
PHOENIX, ARIZONA 85016 602.333.2

Stanley Consultants INC.

VISTANCIA
MAP OF DEDICATION
DIXILETA PARKWAY

DRAFTED: LLV
DESIGNED: LLV
APPROVED: TAR

FILE: DIXILETA PKWY PROJECT: 18081.21.03 DATE: 9/18/07 SHEET: 5 OF 5



VICINITY MAP

NTS

Vistancia

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Engineering, Environmental and Construction Services - Worldwide