CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

CC: 7C
Amend No. _____

Date Prepared: August 27, 2007 **Council Meeting Date: September 18, 2007**

TO: Terry Ellis, City Manager

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

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

PREPARED BY: Lloyd Lane, Senior Engineering Technician

SUBJECT: Approve the Map of Private Tract Dedication Trilogy Boulevard Phase IV, a Re-Plat of a portion of Vistancia Boulevard and Tract J and all of Tract K, Maricopa County Record Book 647, Page 31. A request made by Vistancia, LLC, a Delaware Limited Liability Company. (Project No. R060071)

RECOMMENDATION:

That Mayor and Council approve the Map of Private Tract Dedication Trilogy Boulevard Phase IV, a Re-Plat of a portion of Vistancia Boulevard and Tract J and all of Tract K, as recorded in Maricopa County Record Book 647, Page 31, located west of Vistancia Boulevard between Dixileta Parkway and El Mirage Road and authorize Mayor and City Clerk to sign and record the MOPTD 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 MOPTD and Re-Plat, unless specifically approved by the Engineering Director.
2. The actual Developer must sign a statement agreeing to grant to the City of Peoria any required easements the City may deem necessary during its review process for the purposes of accommodating utilities and access to such facilities per the City of Peoria Guidelines. This includes, but may not be limited to, all necessary slope and/or drainage easements required that result from the construction of the roadway.
3. The Financial Assurance and Agreement to Install for construction of the infrastructure improvements for off-site and on-site, including but not limited to water, sewer, street lights, grading and drainage, paving, curb, gutter, sidewalk, drainage features, and signing and striping, must be posted with the City in accordance with the City of Peoria Subdivision Regulations prior to recordation.

CITY CLERK USE ONLY:

- ☐ **Consent Agenda** — **ORD. #**_____ **RES. #**
- ☐ **Carry Over to Date:**_____ — **LCON#**_____ **LIC. #**
- ☐ **Approved** — **Action Date:**
- ☐ **Unfinished Business (Date heard previous:**_____**)**
- ☐ **New Business**

REV. 10/99

4. All required drainage improvements upstream and downstream, as determined by the developer's engineers and as approved by the Engineering Director, for this project must be designed, constructed, inspected and accepted by the City prior to any occupancy.
5. In the event that the MOPTD and Re-Plat are not recorded within 60 days of Council approval, the MOPTD and Re-Plat 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:

- The Re-Plat of the Vistancia Boulevard Map of Dedication tracts (Tracts J and K, Maricopa County Record Book 647, Page 31) that is included as part of this MOPTD, is necessary in order to meet the sight distance requirements for Arterial and Collector Streets as shown on the City of Peoria Standard Detail PE-090.
- Water/Sewer service to the site will be serviced by the City of Peoria.
- This Re-Plat is subject to a Maintenance Improvement District (MID).

ATTACHMENTS:

1. Map of Private Tract Dedication
2. Vicinity Map

MAP OF PRIVATE TRACT DEDICATION

TRILOGY BOULEVARD PHASE IV

A RE-PLAT OF A PORTION OF VISTANCIA BOULEVARD AND TRACT J AND ALL OF TRACT K AS RECORDED IN BOOK 647, PAGE 31, MARICOPA COUNTY RECORDS, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 26 AND THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, CITY OF PEORIA, ARIZONA

DEDICATION

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS:

THAT VISTANCIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY (HEREINAFTER REFERRED TO IN THIS MAP OF PRIVATE TRACT DEDICATION AS THE "MASTER DEVELOPER"), AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "TRILOGY BOULEVARD PHASE IV" BEING A RE-PLAT OF A PORTION OF VISTANCIA BOULEVARD AND TRACT J AND ALL OF TRACT K AS RECORDED IN BOOK 647, PAGE 31, MARICOPA COUNTY RECORDS, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 26 AND THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF PEORIA, MARICOPA COUNTY, ARIZONA, AS PLATTED HEREON AND HEREBY PUBLISHES THIS MAP OF PRIVATE TRACT DEDICATION AS AND FOR THE MAP OF PRIVATE TRACT DEDICATION OF SAID "TRILOGY BOULEVARD PHASE IV" DESCRIBED HEREON, AND HEREBY DECLARES THAT SAID MAP OF PRIVATE TRACT DEDICATION SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME AND THAT EACH TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID MAP OF PRIVATE TRACT DEDICATION.

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

AS USED HEREIN, THE TERM "MAINTENANCE CORPORATION DECLARATION" SHALL MEAN AND REFER TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR VISTANCIA, DATED JULY 9, 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; AND, THE TERM "MAINTENANCE CORPORATION" SHALL MEAN AND REFER TO VISTANCIA MAINTENANCE CORPORATION, AN ARIZONA NON-PROFIT CORPORATION.

AS USED HEREIN, THE TERM "TRILOGY DECLARATION" SHALL MEAN AND REFER TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TRILOGY AT VISTANCIA TO BE RECORDED HEREAFTER IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AS FROM TIME TO TIME THEREAFTER SUPPLEMENTED AND/OR AMENDED; AND, THE TERM "TRILOGY ASSOCIATION" SHALL MEAN AND REFER TO TRILOGY AT VISTANCIA COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.

SUBJECT TO THE TERMS OF THE TRILOGY DECLARATION AND THE "CITY TRACT "A" EASEMENT" (AS HEREINAFTER DEFINED), TRACT "A" IS HEREBY DEDICATED TO AND OWNED BY THE TRILOGY ASSOCIATION FOR THE PURPOSE OF PRIVATE STREETS FOR THE EXCLUSIVE USE AND BENEFIT OF (1) THE OWNERS, RESIDENTS AND OCCUPANTS OF ALL OR ANY PART (WHETHER LOTS, TRACTS, OR THE ENTIRE PARCEL) OF THE "PROJECT" (AS DEFINED IN THE TRILOGY DECLARATION) AND THEIR RESPECTIVE FAMILY MEMBERS, AGENTS, GUESTS, TENANTS, LESSEES, AND INVITEES, (2) SUCH OTHER PERSONS OR ENTITIES AS MAY BE GRANTED THE RIGHT TO USE SUCH PRIVATE STREETS IN ANY EASEMENT OR SUPPLEMENTAL DECLARATION RECORDED WITH RESPECT TO SAID TRACT "A" BY THE OWNER THEREOF. SUBJECT TO THE TERMS OF THE TRILOGY DECLARATION AND THE "CITY TRACT A EASEMENT," SUBJECT TO THE TERMS OF THE TRILOGY DECLARATION, MAINTENANCE OF SAID TRACT "A" AND THE IMPROVEMENTS THEREON SHALL BE THE RESPONSIBILITY OF THE TRILOGY ASSOCIATION PURSUANT TO THE TERMS OF THE TRILOGY DECLARATION. ANY SUPPLEMENTAL DECLARATION THEREAFTER RECORDED PURSUANT TO THE TRILOGY DECLARATION WITH RESPECT TO SAID TRACT "A" MAY SET FORTH ADDITIONAL COVENANTS, CONDITIONS, AND/OR RESTRICTIONS WITH RESPECT TO SAID TRACT "A" AND /OR THE USE THEREOF.

THE MASTER DEVELOPER, GRANTOR, DO HEREBY GRANT TO THE CITY OF PEORIA, AN ARIZONA MUNICIPAL CORPORATION, IN MARICOPA COUNTY ARIZONA, ITS SUCCESSORS AND ASSIGNS, A PERMANENT AND PERPETUAL AND NON-EXCLUSIVE ROADWAY AND WATER AND SEWER UTILITIES EASEMENT OVER TRACT "A" FOR THE FOLLOWING PURPOSES, NAMELY: (A) THE RIGHT TO ENTER UPON, OVER, ACROSS AND UNDER THE SURFACE, FOR ACCESS, CONSTRUCTION, MAINTENANCE, OPERATION AND REPLACEMENT OF ROADWAY IMPROVEMENTS AND WATER AND SEWER UTILITIES, (B) ANY AND ALL PUBLIC SEWER, WATER, GAS, ELECTRIC, AND ANY OTHER UTILITY SERVICES (C) FACILITIES RELATED TO ANY OR ALL OF THE FOREGOING, AND ACCESS AND MAINTENANCE ASSOCIATED THEREWITH, AND (D) ACCESS BY EMERGENCY AND SERVICES TYPE VEHICLES (THE FOREGOING EASEMENT GRANTED TO THE CITY AND ITS SUCCESSORS AND ASSIGNS OVER TRACT "A" IS HEREINAFTER REFERRED TO AS THE "CITY TRACT "A" EASEMENT"). TO HAVE AND TO HOLD THE CITY TRACT "A" EASEMENT UNTO THE CITY AND ITS SUCCESSORS AND ASSIGNS FOREVER. TOGETHER WITH THE RIGHT (AT THE CITY'S DISCRETION) TO ALLOW OTHER UTILITIES AND FACILITIES RELATED THERETO, TO UTILIZE THE CITY TRACT "A" EASEMENT. THE MASTER DEVELOPER HEREBY COVENANTS TO AND WITH THE CITY AND ITS SUCCESSORS AND ASSIGNS THAT AS TO THE DATE OF THE RECORDATION THIS MAP OF PRIVATE TRACT DEDICATION. THE MASTER DEVELOPER IS LAWFULLY SEIZED AND POSSESSED OF TRACT "A"; THAT THE MASTER DEVELOPER HAS GOOD AND LAWFUL RIGHT TO GRANT THE CITY TRACT "A" EASEMENT AGAINST THE LAWFUL CLAIM OF ALL PERSONS. BY ITS EXECUTION OF THE RATIFICATION AND CONSENT INCLUDED HEREIN, THE ACCESS ENTITY HEREBY CONSENTS TO THE FOREGOING GRANT TO THE CITY TRACT "A" EASEMENT. THE CITY TRACT "A" EASEMENT INCLUDES THE RIGHT TO CUT BACK AND TRIM SUCH PORTION OF THE BRANCHES AND TOPS OF TREES NOW GROWING OR THAT MAY HEREAFTER GROW UPON TRACT "A", AND/OR MAY EXTEND OVER TRACT "A", SO AS TO PREVENT THE SAME FROM INTERFERING WITH THE EFFICIENT USE AND OPERATION OF THE CITY TRACT "A" EASEMENT. THE CITY SHALL NOT BE RESPONSIBLE FOR REPLACING ANY LANDSCAPING OR ANY IMPROVEMENT PLACED IN THE CITY TRACT "A" EASEMENT AND/OR ANY PUBLIC WATER AND SEWER EASEMENTS BY THE MASTER DEVELOPER, ITS SUCCESSORS OR ASSIGNS. THE CITY OF PEORIA WILL MAKE REASONABLE EFFORTS TO PROMPTLY RESTORE ASPHALTIC CONCRETE PAVEMENT SURFACES THAT ARE DAMAGED OR DISRUPTED DUE TO THE CITY'S CONSTRUCTION OF OTHER ACTIVITIES ON THE AREAS CONTAINING SUCH SURFACES EXCEPT AS NOTED HEREON, 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, BY ITS SUCCESSORS OR ASSIGNS.

A PUBLIC UTILITIES EASEMENT, PUBLIC WATER EASEMENT, PUBLIC SEWER EASEMENT, INGRESS AND EGRESS FOR REFUSE COLLECTION, EMERGENCY AND SERVICE TYPE ACCESS ARE HEREBY DEDICATED OVER TRACT "A".

THE MASTER DEVELOPER, AS OWNER, HEREBY DECLARES THAT EFFECTIVE AS THE DATE OF THE RECORDATION OF THIS MAP OF PRIVATE TRACT DEDICATION, THE PROPERTY WITHIN "TRILOGY BOULEVARD PHASE IV" SHALL BE HELD, SOLD, CONVEYED, ENCUMBERED, HYPOTHECATED, LEASED, USED, OCCUPIED AND IMPROVED SUBJECT TO THE FOLLOWING RESTRICTIONS: THE PRIVATE STREETS DEPICTED ON THIS MAP OF PRIVATE TRACT DEDICATION SHALL BE PRIVATE AND SHALL NOT BE DEDICATED TO PUBLIC USE UNTIL SUCH TIME AS ALL OWNERS (I.E., 100%) OF THE LOTS WITHIN THE "PROJECT" (AS DEFINED IN THE TRILOGY DECLARATION) VOTE TO APPROVE SUCH STREETS BEING DEDICATED TO PUBLIC USE AND SUCH DEDICATION IS ACCEPTED BY THE CITY. IF DEDICATION OF SUCH STREETS TO PUBLIC USE IS APPROVED BY 100% OF SUCH OWNERS AND ACCEPTED BY THE CITY. THE CITY WILL REQUIRE (AS A CONDITION TO ITS ACCEPTANCE OF SUCH DEDICATION) THAT SUCH STREETS SHALL BE UPGRADED TO THE THEN-CURRENT CITY STANDARDS, AT THE EXPENSE OF SUCH OWNERS. THIS RESTRICTION MAY BE AMENDED ONLY UPON THE WRITTEN CONSENT TO THE CITY AND ALL OWNERS (I.E., 100%) OF THE LOTS WITHIN THE PROJECT.

MASTER DEVELOPER, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH, THE PUBLIC UTILITY EASEMENTS (PUE) AS SHOWN HEREON AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

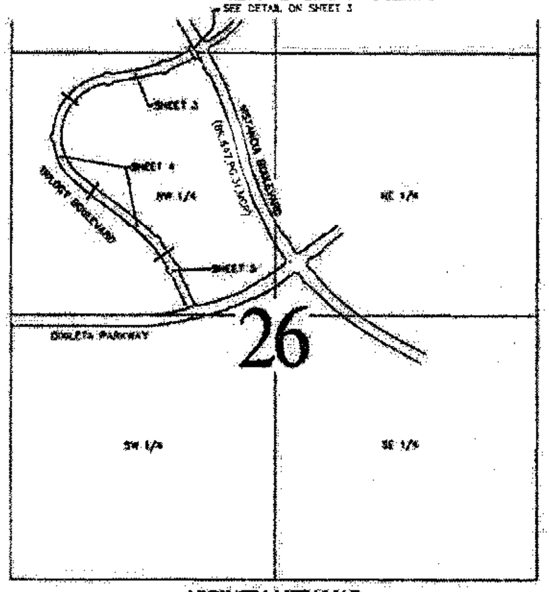
THE MASTER DEVELOPER, AS OWNER, HEREBY GRANTS TO THE PUBLIC AN ACCESS EASEMENT OVER TRACTS "A", "C" AND "H" FOR GOLF COURSE ACCESS PURPOSES.

LANDSCAPING AND OTHER IMPROVEMENTS (OTHER THAN UTILITY IMPROVEMENTS, MAINTENANCE OF WHICH SHALL BE RESPONSIBILITY OF THE UTILITY PROVIDER) WITHIN EACH PUE SHALL BE MAINTAINED BY THE OWNER OF THE TRACT ON WHICH SUCH PUE IS LOCATED.

THE CITY OF PEORIA IS HEREBY GIVEN AN EASEMENT FOR MAINTENANCE OF LANDSCAPING, RETENTION AND DRAINAGE FACILITIES ON TRACT "A". THIS EASEMENT MAY BE EXERCISED BY THE CITY OF PEORIA AT SUCH TIME THAT 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.

SUBJECT TO THE TERMS OF THE TRILOGY DECLARATION TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J" AND "K" ARE DECLARED TO BE VILLAGE COMMON AREA (AS DEFINED IN THE MAINTENANCE CORPORATION DECLARATION) AND COMMON AREA (AS DEFINED IN THE TRILOGY DECLARATION), WHICH (1) IS RESERVED EXCLUSIVELY FOR THE USE OF OWNERS, RESIDENTS, AND LESSEES OF THE "PROJECT" (AS DEFINED IN THE TRILOGY DECLARATION) AND THE "GOLF COURSE OWNER" (AS DEFINED IN THE TRILOGY DECLARATION) AND ITS RESPECTIVE GUESTS AND INVITEES WITH RESPECT TO THE TRACTS "A", AS SET FORTH IN THE MAINTENANCE CORPORATION DECLARATION AND THE TRILOGY DECLARATION, AND (2) SHALL BE CONVEYED TO AND MAINTAINED BY THE TRILOGY ASSOCIATION, PURSUANT TO THE TERMS OF THE TRILOGY DECLARATION AND THE MAINTENANCE CORPORATION DECLARATION. THE FOREGOING TRACTS SHALL BE USED FOR DRAINAGE AND/OR OTHER PURPOSES AS MORE FULLY SET FROTH IN THE "TRACT AREA TABLE" SHOWN HEREON. ANY SUPPLEMENTAL DECLARATION HEREAFTER RECORDED WITH RESPECT TO ANY OR ALL OF THE FOREGOING TRACTS MAY SET FORTH ADDITIONAL COVENANTS, CONDITIONS AND/OR RESTRICTIONS WITH RESPECT TO ANY OR ALL OF THE FOREGOING TRACTS AND/OR THE USE THEREOF (INCLUDING, BUT NOT LIMITED TO, RESTRICTIONS WITH FURTHER LIMITED THE PERSONS ENTITLED TO USE ANY OR ALL OF SUCH TRACTS).

THE TRACTS SHOWN HEREON ARE HEREBY DECLARED TO BE THE RESPECTIVE USES AS DESIGNATED ON THE "TRACT AREA TABLE" SHOWN HEREON.



VICINITY / KEY MAP

NTS

DEDICATION CONTINUED

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, L.P., AN ARIZONA LIMITED PARTNERSHIP, THE MANAGER OF SUNBELT PLEASANT POINT INVESTORS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, A MEMBER IN VISTANCIA, L.L.C., 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 ______________________

TRILOGY ASSOCIATION RATIFICATION AND CONSENT

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

TRILOGY AT VISTANCIA COMMUNITY ASSOCIATION, 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 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.

WITNESS MY HAND AND OFFICIAL SEAL ______________________
NOTARY PUBLIC

SUBDIVIDER'S CERTIFICATIONS

BY ITS EXECUTION OF THIS PLAT, VISTANCIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS MASTER DEVELOPER, HEREBY CERTIFY: (1) RULES AS MAY BE ESTABLISHED BY THE STATE DEPARTMENT OF TRANSPORTATION RELATING TO PROVISIONS FOR THE SAFETY OF ENTRANCE UPON AND DEPARTURE FROM ABUTTING STATE PRIMARY HIGHWAYS HAVE BEEN FOLLOWED AS APPLICABLE, (2) RULES AS MAY BE ESTABLISHED BY THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY RELATING TO THE CONSTRUCTION OR PREVENTION OF CONSTRUCTION OF STREETS IN LAND ESTABLISHED AS BEING SUBJECT TO PERIODIC INUNDATION HAVE BEEN FOLLOWED AS APPLICABLE, (3) RULES AS MAY BE ESTABLISHED BY THE MARICOPA COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES RELATING TO THE PROVISION OF DOMESTIC WATER SUPPLY AND SANITARY SEWER DISPOSAL HAVE BEEN FOLLOWED AS APPLICABLE, AND (4) THE REQUIREMENTS OF THE CITY OF PEORIA ZONING ORDINANCE AND THE CITY OF PEORIA INFRASTRUCTURE DEVELOPMENT GUIDELINES HAVE BEEN ADDRESSED AND FOLLOWED AS APPLICABLE.

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: ______________________

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 SIX (6) 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 [redacted] AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY

[redacted] 33969
STANLEY CONSULTANTS INC.
1661 EAST CAMELBACK ROAD
SUITE 400
PHOENIX, ARIZONA 85016

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 [redacted]

REVISION	DATE
1st - INITIAL PREP	3/1/06
2nd - SHORT REVISION	3/8/06
3rd - CITY COMMENTS	5/25/07
4th - SHORT REVISION	7/10/07
5th - CITY COMMENTS	7/17/07
6th - SEWER-WATER COMPTS	8/29/07

V I S T A N C I A

Stanley Consultants inc.

VISTANCIA MAP OF PRIVATE TRACT DEDICATION

07

LIEN HOLDER RATIFICATION AND CONSENT

THE UNDERSIGNED HOLDER OF ALL OF THE BENEFICIARY'S RIGHTS, 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, FORMERLY KNOWN AS RFC CONSTRUCTION FUNDING CORP., A DELAWARE CORPORATION 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, FORMERLY KNOWN AS RFC CONSTRUCTION FUNDING CORP., A DELAWARE CORPORATION

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.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF VISTANCIA BOULEVARD AND TRACT J AND ALL OF TRACT K AS SHOWN ON THE MAP OF DEDICATION FOR VISTANCIA - PHASE 1A RECORDED IN BOOK 647, PAGE 31, MARICOPA COUNTY RECORDS, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 26 AND THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, CITY OF PEORIA, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 26 (CLO BRASS CAP) FROM WHICH POINT THE CENTER QUARTER CORNER THEREOF (REBAR WITH CAP) BEARS S 00°12'52" W A DISTANCE OF 2640.06 FEET;

THENCE N 83°54'28" W A DISTANCE OF 833.44 FEET TO THE NORTHEAST CORNER OF SAID TRACT K, THE POINT OF BEGINNING;

THENCE S 30°37'51" E, ALONG THE EAST LINE OF SAID TRACT K (A DISTANCE OF 18.00 FEET) AND ACROSS SAID VISTANCIA BOULEVARD RIGHT-OF-WAY (A DISTANCE OF 102.81 FEET), A TOTAL DISTANCE OF 120.81 FEET;

THENCE 43.17 FEET ALONG THE ARC OF A CURVE TO THE RIGHT AND CONTINUING ACROSS SAID RIGHT-OF-WAY, HAVING A RADIUS OF 2944.00 FEET, THROUGH A CENTRAL ANGLE OF 00°50'25" AND A CHORD BEARING S 30°12'39" E TO A POINT ON THE EAST LINE OF SAID TRACT J;

THENCE S 00°12'34" W, ACROSS SAID TRACT J, A DISTANCE OF 13.00 FEET TO AN ANGLE POINT ON THE WEST LINE THEREOF;

THENCE N 73°32'28" W, ALONG SAID WEST LINE, A DISTANCE OF 42.08 FEET TO THE WESTERLY TERMINUS OF SAID TRACT J;

THENCE N 75°32'28" W, LEAVING SAID WESTERLY TERMINUS, A DISTANCE OF 14.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT FROM WHICH POINT THE RADIUS POINT BEARS N 30°25'06" W;

THENCE 8.04 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1317.00 FEET, THROUGH A CENTRAL ANGLE OF 00°18'13" AND A CHORD BEARING S 59°44'01" W;

THENCE 2.83 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 6.00 FEET, THROUGH A CENTRAL ANGLE OF 27°55'28" AND A CHORD BEARING S 43°53'53" W;

THENCE 31.05 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 90.42 FEET, THROUGH A CENTRAL ANGLE OF 19°32'27" AND A CHORD BEARING S 60°54'53" W;

THENCE 2.93 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 6.00 FEET, THROUGH A CENTRAL ANGLE OF 27°55'28" AND A CHORD BEARING S 76°55'52" W;

THENCE 157.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1517.00 FEET, THROUGH A CENTRAL ANGLE OF 07°28'17" AND A CHORD BEARING S 80°43'46" W;

LEGAL DESCRIPTION (CON'T)

THENCE S 25°21'46" W A DISTANCE OF 31.40 FEET;

THENCE S 71°03'13" W A DISTANCE OF 43.00 FEET;

THENCE N 63°41'08" W A DISTANCE OF 31.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, FROM WHICH POINT THE RADIUS POINT BEARS N 17°18'13" W;

THENCE 193.41 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1317.00 FEET, THROUGH A CENTRAL ANGLE OF 07°27'21" AND A CHORD BEARING S 79°23'26" W;

THENCE C 80°09'08" W A DISTANCE OF 301.06 FEET;

THENCE S 33°12'52" W A DISTANCE OF 30.21 FEET;

THENCE S 75°59'26" W A DISTANCE OF 43.10 FEET;

THENCE N 58°29'25" W A DISTANCE OF 32.10 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT FROM WHICH POINT THE RADIUS POINT BEARS S 52°47'30" E;

THENCE 1226.20 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 833.00 FEET, THROUGH A CENTRAL ANGLE OF 135°49'21" AND A CHORD BEARING S 121°17'48" W;

THENCE S 53°31'37" E A DISTANCE OF 638.00 FEET;

THENCE 236.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1392.00 FEET, THROUGH A CENTRAL ANGLE OF 09°44'17", A CHORD BEARING S 47°44'23" E;

THENCE S 85°48'32" E A DISTANCE OF 31.95 FEET;

THENCE N 41°05'26" E A DISTANCE OF 43.21 FEET;

THENCE S 05°32'48" W A DISTANCE OF 30.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT FROM WHICH POINT THE RADIUS POINT BEARS S 50°12'03" W;

THENCE 259.88 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1392.00 FEET, THROUGH A CENTRAL ANGLE OF 10°41'48" AND A CHORD BEARING S 39°57'01" E;

THENCE S 77°24'11" E A DISTANCE OF 31.42 FEET;

THENCE S 26°56'00" E A DISTANCE OF 43.00 FEET;

THENCE S 16°57'24" W A DISTANCE OF 31.52 FEET;

THENCE S 25°16'21" E A DISTANCE OF 210.58 FEET;

THENCE 152.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 4042.00 FEET, THROUGH A CENTRAL ANGLE OF 02°09'31" AND A CHORD BEARING S 24°11'30" E;

THENCE S 83°19'31" E A DISTANCE OF 26.73 FEET;

THENCE S 78°16'36" W A DISTANCE OF 109.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT FROM WHICH POINT THE RADIUS POINT BEARS S 5°03'03" W;

THENCE 188.34 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 3958.00 FEET, THROUGH A CENTRAL ANGLE OF 02°18'24" AND A CHORD BEARING N 24°07'06" W;

THENCE N 25°18'21" W A DISTANCE OF 30.24 FEET;

THENCE S 04°18'36" W A DISTANCE OF 1.00 FEET;

THENCE N 25°16'21" W A DISTANCE OF 72.68 FEET;

THENCE N 64°43'39" E A DISTANCE OF 1.00 FEET;

THENCE N 25°16'21" W A DISTANCE OF 105.41 FEET;

THENCE N 71°32'36" W A DISTANCE OF 30.69 FEET;

THENCE N 28°34'44" W A DISTANCE OF 43.00 FEET;

THENCE N 17°23'26" E A DISTANCE OF 30.78 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT FROM WHICH POINT THE RADIUS POINT BEARS S 17°18'39" W;

THENCE 545.42 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1308.00 FEET, THROUGH A CENTRAL ANGLE OF 23°53'33" AND A CHORD BEARING N 40°40'06" W;

THENCE N 52°36'31" W A DISTANCE OF 695.00 FEET;

THENCE 506.37 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 817.00 FEET, THROUGH A CENTRAL ANGLE OF 47°07'20" AND A CHORD BEARING N 28°56'11" W;

THENCE N 48°17'06" W A DISTANCE OF 31.79 FEET;

THENCE N 01°34'06" W A DISTANCE OF 43.00 FEET;

THENCE N 45°06'06" E A DISTANCE OF 31.79 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT FROM WHICH POINT THE RADIUS POINT BEARS S 87°32'41" E;

THENCE 622.18 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 817.00 FEET, THROUGH A CENTRAL ANGLE OF 78°16'42" AND A CHORD BEARING N 42°51'40" E;

THENCE N 33°07'34" E A DISTANCE OF 30.87 FEET;

THENCE N 76°59'10" E A DISTANCE OF 43.00 FEET;

THENCE S 54°50'02" E A DISTANCE OF 31.11 FEET;

THENCE N 80°09'08" E A DISTANCE OF 352.15 FEET;

LEGAL DESCRIPTION (CON'T)

THENCE 183.95 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1433.00 FEET, THROUGH A CENTRAL ANGLE OF 07°21'17" AND A CHORD BEARING N 76°28'29" E;

THENCE N 26°47'15" E A DISTANCE OF 30.80 FEET;

THENCE N 71°03'21" E A DISTANCE OF 43.00 FEET;

THENCE S 64°06'34" E A DISTANCE OF 30.80 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, FROM WHICH POINT THE RADIUS POINT BEARS N 20°41'10" W;

THENCE 183.51 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1433.00 FEET, THROUGH A CENTRAL ANGLE OF 07°20'16" AND A CHORD BEARING N 83°38'43" E;

THENCE 3.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 6.00 FEET, THROUGH A CENTRAL ANGLE OF 29°01'13" AND A CHORD BEARING N 47°27'59" E;

THENCE 49.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 90.42 FEET, THROUGH A CENTRAL ANGLE OF 31°34'59" AND A CHORD BEARING N 60°54'33" E;

THENCE 3.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 6.00 FEET, THROUGH A CENTRAL ANGLE OF 29°01'13" AND A CHORD BEARING N 74°31'46" E;

THENCE 8.38 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1433.00 FEET, THROUGH A CENTRAL ANGLE OF 00°15'18" AND A CHORD BEARING N 59°43'30" E;

THENCE N 14°22'09" E A DISTANCE OF 14.12 FEET TO THE WESTERLY TERMINUS OF SAID TRACT K;

THENCE N 14°22'09" E, ALONG THE WEST LINE OF SAID TRACT K, A DISTANCE OF 42.43 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE N 30°27'09" E, ALONG THE NORTH LINE OF SAID TRACT K, A DISTANCE OF 19.00 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS 8.1140 ACRES OF LAND, MORE OR LESS, INCLUDING ANY EASEMENTS OF RECORD

NOTES

1. THIS MAP OF PRIVATE TRACT DEDICATION IS SUBJECT TO A MAINTENANCE IMPROVEMENT DISTRICT 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, NOR ANY PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PEORIA SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTION OF 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 1/2" REBAR AND CAPPED OR TAGGED, BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
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 PRIVATE TRACT 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 PRIVATE TRACT DEDICATION IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.
9. THIS MAP OF PRIVATE TRACT 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 PRIVATE TRACT DEDICATION IS LOCATED IN THE VICINITY OF A ROCK QUARRY. (GRAVEL OPERATION)
11. 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.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THE ABOVE DESCRIPTION IS S 00°12'52" W FOR THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON AN AMENDED RESULTS OF SURVEY RECORDED IN BOOK 632, PAGE 24, MARICOPA COUNTY RECORDS.

FLOOD PLAIN

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) 04013C1135H, PANEL 1135 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."

SURVEYOR

STANLEY CONSULTANTS, INC.
1661 EAST CHANDLER ROAD
SUITE 400
PHOENIX, AZ 85016-3905
PHONE: 602.333.2200
FAX: 602.333.2333
CONTACT: TROY A. RAY, RLS

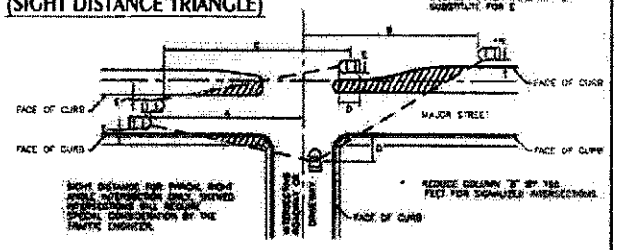
DEVELOPER

VISTANCIA, LLC
8801 WEST UNION HILLS DRIVE
SUITE 203
PEORIA, ARIZONA 85382-7002
TEL: 623.583.5078
FAX: 623.583.4249
CONTACT: TONY DEANDA

TRACT AREAS

TRACT	USE	AREA (SF)	AREA (AC)
TRACT A	[illegible]	292,798	6.721
TRACT B	[illegible]	[illegible]	[illegible]
TRACT C	[illegible]	[illegible]	[illegible]
TRACT D	[illegible]	[illegible]	[illegible]
TRACT E	[illegible]	[illegible]	[illegible]
TRACT F	[illegible]	[illegible]	[illegible]
TRACT G	[illegible]	[illegible]	[illegible]
TRACT H	[illegible]	[illegible]	[illegible]
TRACT I	[illegible]	[illegible]	[illegible]
TRACT J	[illegible]	[illegible]	[illegible]
TRACT K	[illegible]	[illegible]	[illegible]

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



TABLE

STREET	A	W	C	D	E
COLLECTOR	450'	405'	440'	15'	3'
ARTERIAL	550'	495'	530'	15'	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 COMBINED WITH OTHER OBSTRUCTIONS PRESENT

REVISION	DATE
V1 - INITIAL PREP	3/7/06
V2 - SHORT REVISION	3/8/06
V3 - CITY COMMENTS	9/20/06
V4 - SHORT REVISION	9/21/07
V5 - CITY COMMENTS	9/27/07
V6 - SEWER/WATER ESMTS	9/28/07

VISTANCIA

Stanley Consultants Inc.

VISTANCIA MAP OF PRIVATE TRACT DEDICATION

DESIGNED: MAR 06
APPROVED: THE

8/22/07

VISTANCIA L.L.C.
INST. NO. 02-0080978, MCR
(PARCEL C2)

VISTANCIA L.L.C.
INST. NO. 02-0080978, MCR
(PARCEL C3)

VISTANCIA L.L.C.
INST. NO. 02-0080978, MCR
(PARCEL C4)

VISTANCIA L.L.C.
INST. NO. 02-0080978, MCR
(PARCEL C5)

NORTHWEST COR. SECTION 26 T 5N, R 1W (OLD BRASS CAP) (MARKED: OLD BC ON COR 23)

NORTH QUARTER COR. SECTION 26 T 5N, R 1W (OLD BRASS CAP)

CENTER QUARTER COR. SECTION 26 T 5N, R 1W (FROM WITH CAP)

SW 1/4 SECTION 23 T 5N, R 1W

NW 1/4 SECTION 26 T 5N, R 1W

TRILOGY BOULEVARD

TRACT A

TRACT B

TRACT C

TRACT D

TRACT E

TRACT F

TRACT G

TRACT H

TRACT I

TRACT J

TRACT K

VISTANCIA BOULEVARD

GOLF COURSE (PROPOSED)

MATCHLINE SHEET A

SEE DETAIL BELOW FOR RE-PLAT AREA

VISTANCIA BOULEVARD, TRACT J & TRACT K RE-PLAT DETAIL

TRACT B (BK.718,PG.47,MCR)

TRACT K (150) SF) (BK.647,PG.31,MCR)

TRILOGY BOULEVARD TRACT A

TRACT J (1,162 SF) (BK.647,PG.31,MCR)

VISTANCIA BOULEVARD

1 inch = 50 ft

1 inch = 30 ft

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]
C8	[illegible]	[illegible]	[illegible]
C9	[illegible]	[illegible]	[illegible]
C10	[illegible]	[illegible]	[illegible]

LINE TABLE		
LINE	BEARING	DISTANCE
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]
C8	[illegible]	[illegible]	[illegible]
C9	[illegible]	[illegible]	[illegible]
C10	[illegible]	[illegible]	[illegible]

LINE TABLE		
LINE	BEARING	DISTANCE
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]
L4	[illegible]	[illegible]
L5	[illegible]	[illegible]
L6	[illegible]	[illegible]
L7	[illegible]	[illegible]
L8	[illegible]	[illegible]
L9	[illegible]	[illegible]
L10	[illegible]	[illegible]
L11	[illegible]	[illegible]
L12	[illegible]	[illegible]
L13	[illegible]	[illegible]
L14	[illegible]	[illegible]
L15	[illegible]	[illegible]
L16	[illegible]	[illegible]
L17	[illegible]	[illegible]
L18	[illegible]	[illegible]

LEGEND

- SECTION CORNER
- QUARTER CORNER
- SET BRASS CAP FLUSH PER MAC STD. DTL. 120-1 TYPE "B"
- (1) A WEST LINE OF VISTANCIA BOULEVARD, TRACT J & TRACT K AS SHOWN ON THE MAP OF DEDICATION FOR VISTANCIA PHASE 1A RECORDED IN BOOK 647, PAGE 31, MCR (SEE DETAIL TO THE RIGHT FOR RE-PLAT AREAS)
- PUBLIC UTILITY EASEMENT
- PUE PUBLIC UTILITY EASEMENT

REVISION	DATE
V1- INITIAL PROJ	[illegible]
V2- ENGRG REVISION	3/16/06
V3- CITY COMMENTS	5/2/07
V4- ENGRG REVISION	5/2/07
V5- CITY COMMENTS	5/17/07
V6- ENGRG-WATER DIST	8/28/07

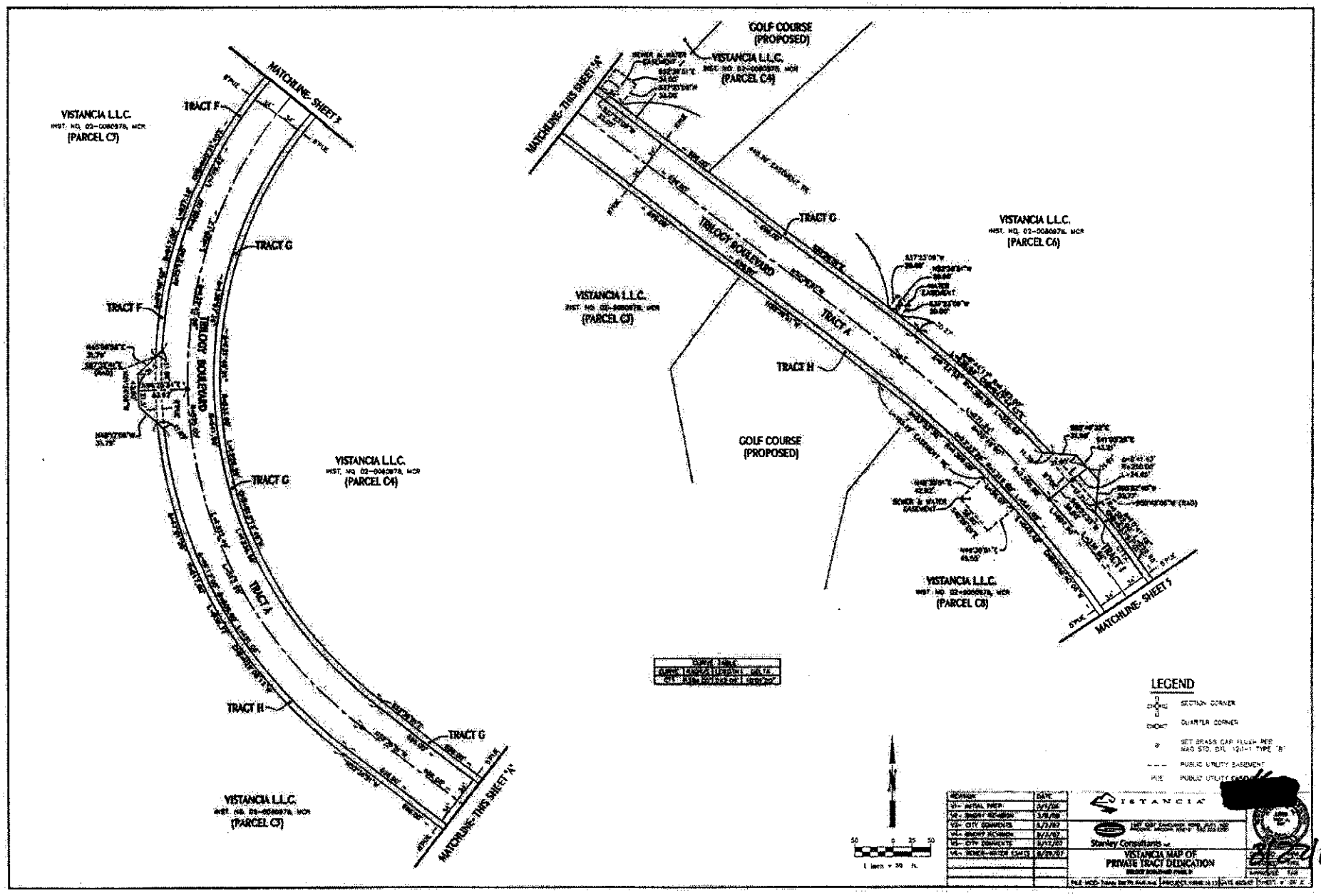
VISTANCIA

Stanley Consultants

VISTANCIA MAP OF PRIVATE TRACT DEDICATION

[redacted]

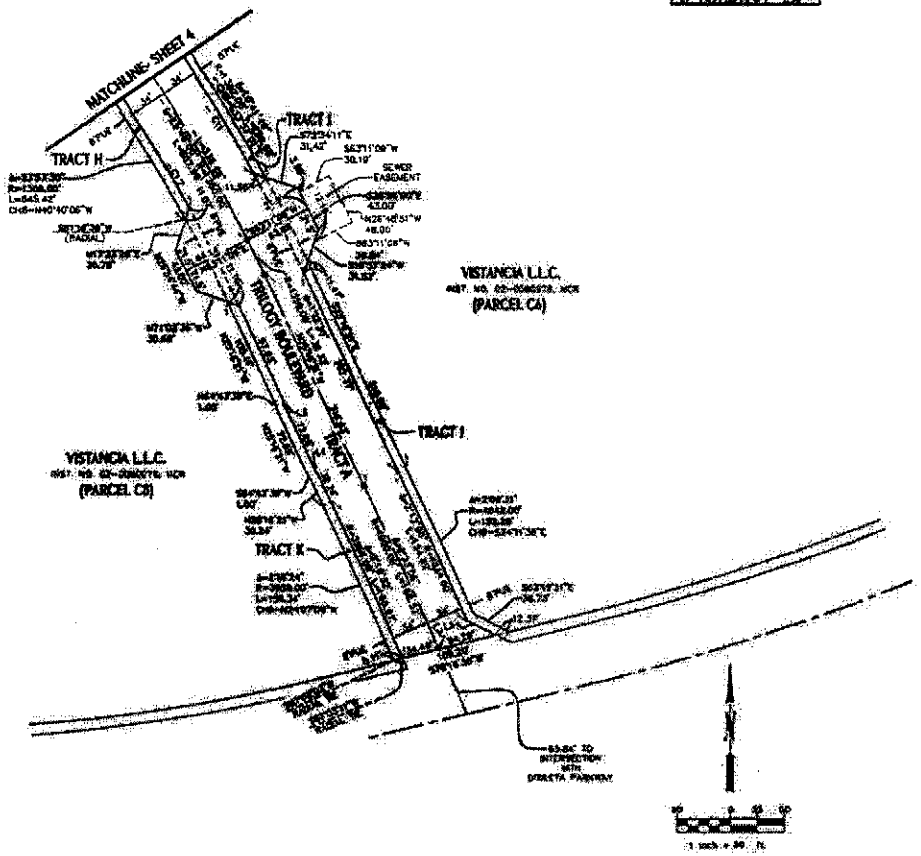
2/22/07


MATCHLINE- SHEET 3
VISTANCIA L.L.C.
(PARCEL C7)
TRACT F
TRACT G
TRILOGY BOULEVARD
VISTANCIA L.L.C.
(PARCEL C4)
TRACT A
TRACT H
VISTANCIA L.L.C.
(PARCEL C3)
MATCHLINE- THIS SHEET "A"
GOLF COURSE
(PROPOSED)
VISTANCIA L.L.C.
(PARCEL C6)
VISTANCIA L.L.C.
(PARCEL C8)
MATCHLINE- SHEET 5
LEGEND
SECTION CORNER
QUARTER CORNER
PUBLIC UTILITY EASEMENT
VISTANCIA
Stanley Consultants
VISTANCIA MAP OF
PRIVATE TRACT DEDICATION

8/22/07

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C11	[illegible]	[illegible]	[illegible]

LINE TABLE		
LINE	BEARING	DISTANCE
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]
L4	[illegible]	[illegible]



LEGEND

- SECTION CORNER
- QUARTER CORNER
- SET BRASS CAP FLUSH PER MAG STD. DTL. 120-1 TYPE "B"
- PUBLIC UTILITY EASEMENT
- PUE PUBLIC UTILITY [redacted]

REVISION	DATE
V1 - INITIAL PREP	3/5/08
V2 - [illegible]	4/9/08
V3 - CITY COMMENTS	5/2/07
V4 - [illegible]	5/3/07
V5 - CITY COMMENTS	6/13/07
V6 - [illegible]	6/25/07

VISTANCIA

Stanley Consultants

VISTANCIA MAP OF PRIVATE TRACT DEDICATION

[illegible]

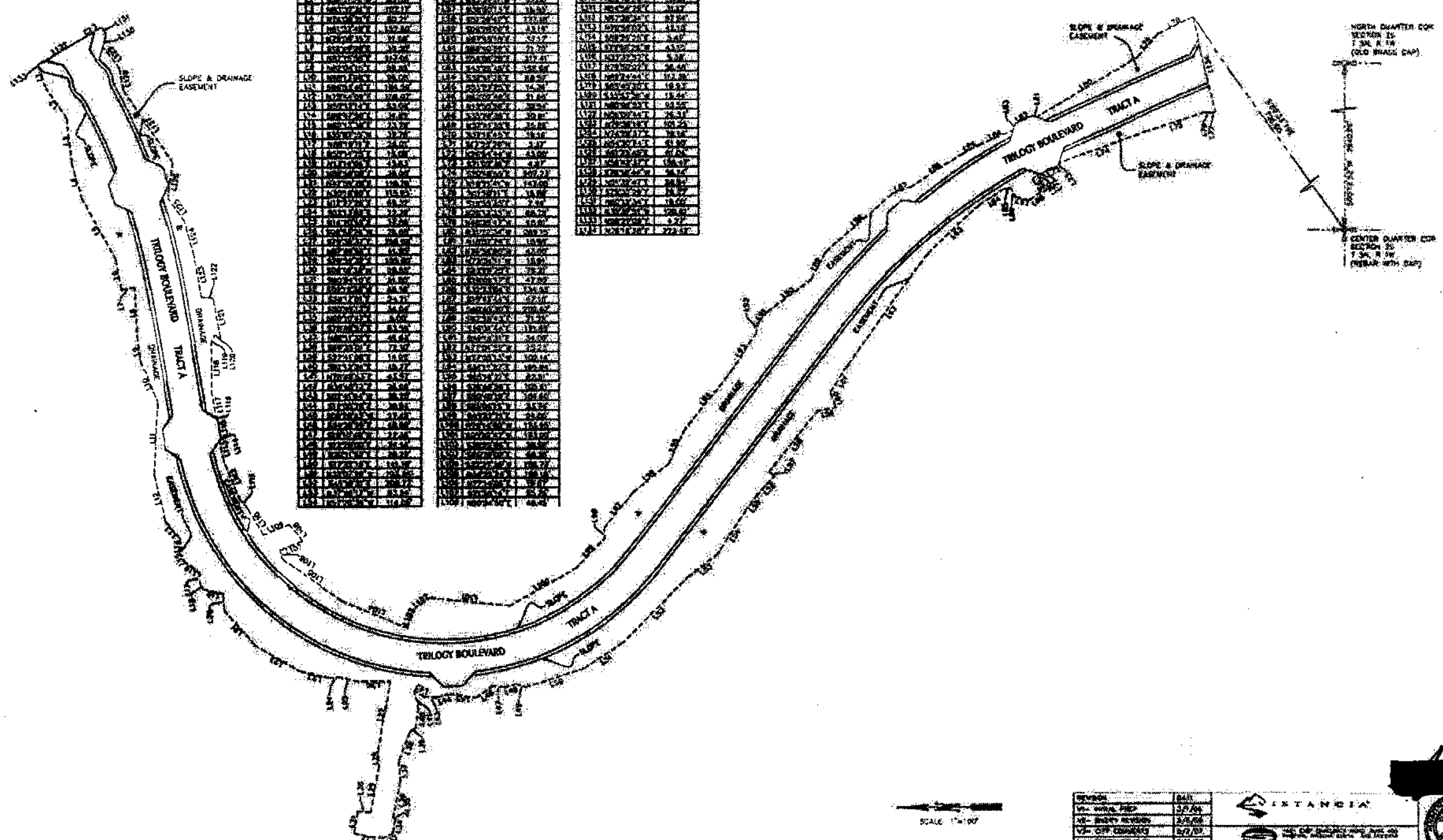
[illegible] 22/07

SLOPE AND DRAINAGE EASEMENT EXHIBIT

LINE TABLE		
LINE	BEARING	DISTANCE
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

LINE TABLE		
LINE	BEARING	DISTANCE
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

LINE TABLE		
LINE	BEARING	DISTANCE
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

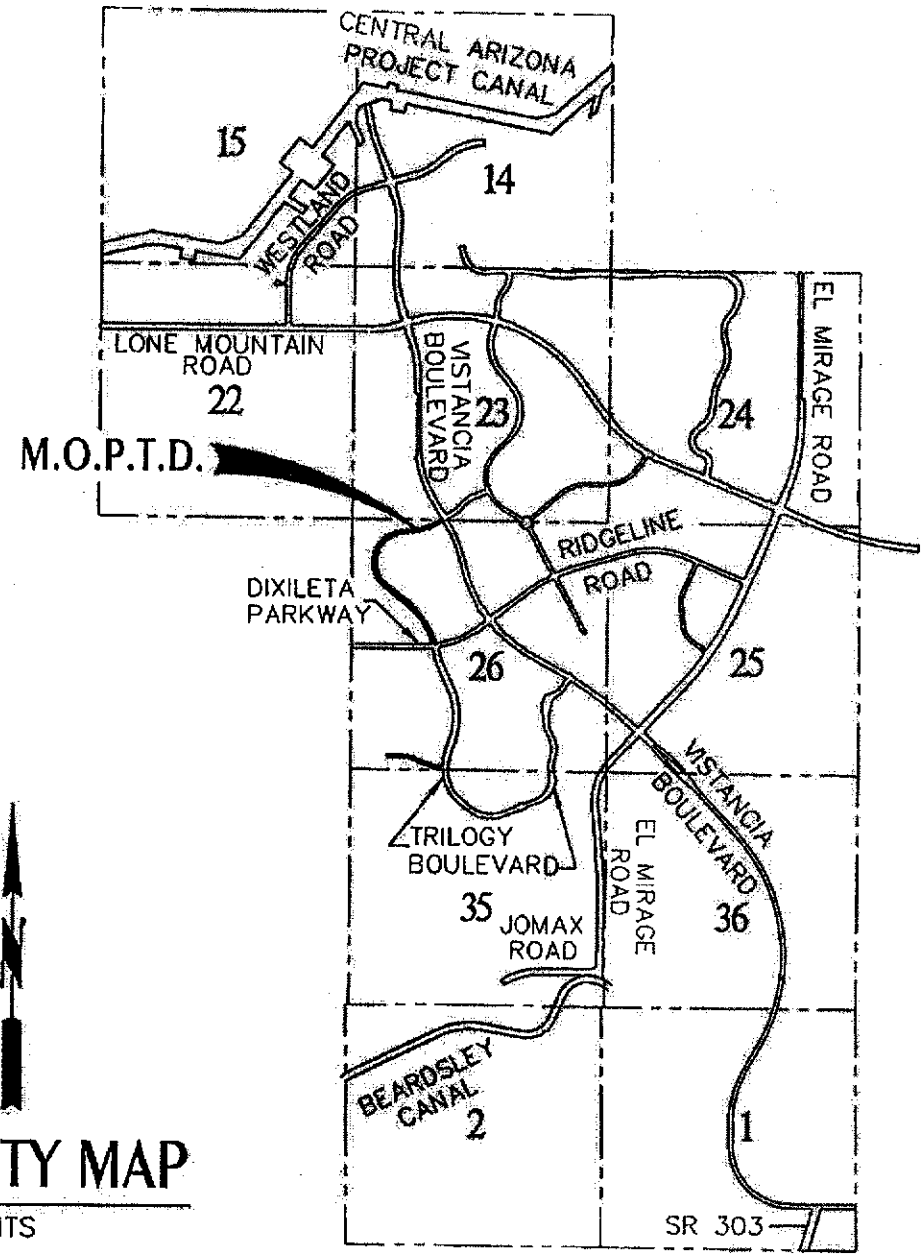


VISTANCIA

Stanley Consultants INC

VISTANCIA MAP OF PRIVATE TRACT DEDICATION

[redacted]



VICINITY MAP

NTS

Vistancia

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