CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

CC: 15C
Amend No. _____

Date Prepared: January 18, 2008 **Council Meeting Date: February 19, 2008**

TO: Terry Ellis, City Manager

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

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

PREPARED BY: Lloyd Lane, Senior Engineering Technician

SUBJECT: Re-Approve the Final Plat of Trilogy at Vistancia - Parcel C3. A request made by Vistancia, LLC, a Delaware Limited Liability Company. (Project No. R070007)

RECOMMENDATION:

That Mayor and Council approve the Final Plat of Trilogy at Vistancia - Parcel C3, located north of Dixileta Parkway and west of Trilogy Boulevard, and authorize Mayor and City Clerk to sign and record the Final Plat with the Maricopa County Recorder's Office, subject to the following stipulations:

1. Water system infrastructure must be designed, constructed, inspected, tested and accepted by the City of Peoria and domestic water must be available to the Vistancia development, prior to occupancy, except for model homes, which must satisfy the fire protection requirement of the Fire Marshal. If required, an interim water storage tank to satisfy fire flow requirements shall be designed, approved, and constructed prior to start of construction.
2. All civil and landscape/irrigation plans must be approved by the City, prior to recordation of the Final Plat, unless specifically approved by the Engineering Director.
3. 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 utilities and access to such facilities and all necessary drainage easements, per the City of

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CITY CLERK USE ONLY:

☐ **Consent Agenda**
☐ **Carry Over to Date:**_____
☐ **Approved**
☐ **Unfinished Business (Date heard previous:**_____**)**
☐ **New Business**
☐ **Public Hearing: No Action Taken**

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

REV. 07/05

Peoria Guidelines.

4. The Financial Assurance and Agreement to Install for construction of the infrastructure improvements 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 of the Final Plat.
5. 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.
6. In the event that the Final Plat is not recorded within 60 days of Council approval, the Final 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.
7. No building permits will be issued unless it can be demonstrated to the satisfaction of the Utilities Director that completion of construction of wells numbers 3 & 7 facilities will occur prior to anticipated Certificate of Occupancy for any home within this development.
8. No Certificate of Occupancy will be issued for any home within this development until the Construction has been completed and the City has officially accepted wells number 3 & 7 facilities.

SUMMARY:

This project is being re-submitted to council due to the above mentioned 60 day stipulation.

This project has dedicated the required rights-of-way and is within the City of Peoria water\sewer service area.

ATTACHMENTS:

1. Final Plat
2. Vicinity Map

FINAL PLAT OF

TRILOGY AT VISTANCIA - PARCEL C3

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA & 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 CONSTRUCTION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF LOTS 1820-1947, TRACTS "A"-"E" AND "G"-"Q" AND SHEA HOMES SOUTHWEST, INC., AN ARIZONA CORPORATION (HEREINAFTER "SHEA HOMES SOUTHWEST"), AS OWNER OF TRACT "F", HAVE SUBDIVIDED UNDER THE NAME OF "TRILOGY AT VISTANCIA PARCEL C3" LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, CITY OF PEORIA, ARIZONA, AS PLATTED HEREON AND HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID "TRILOGY AT VISTANCIA PARCEL C3" DESCRIBED HEREON, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

VISTANCIA CONSTRUCTION, LLC, 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.

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, DATED JANUARY 28, 2004 AND RECORDED JANUARY 28, 2004, IN INSTRUMENT NO. 2004-0082577, 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 TRACT "A" IS HEREBY DECLARED AS A PRIVATE STREET 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, AND (2) SUCH OTHER PERSONS OR ENTITIES AS MAY BE GRANTED THE RIGHT TO USE SUCH PRIVATE STREET 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, 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 HEREINAFTER 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.

VISTANCIA CONSTRUCTION, LLC, AS OWNER, HEREBY GRANTS TO THE CITY OF PEORIA, AN ARIZONA MUNICIPAL CORPORATION IN MARICOPA COUNTY, ARIZONA (HEREINAFTER REFERRED TO AS THE "CITY"), ITS SUCCESSORS AND ASSIGNS, A PERMANENT, PERPETUAL AND NON-EXCLUSIVE EASEMENT OVER TRACT "A" FOR THE FOLLOWING PURPOSES, NAMELY: (A) A PUBLIC UTILITIES EASEMENT, (B) PUBLIC WATER EASEMENT, (C) PUBLIC SEWER EASEMENT AND (D) INGRESS AND EGRESS EASEMENT FOR REFUSE COLLECTION, EMERGENCY AND SERVICE TYPE ACCESS. VISTANCIA CONSTRUCTION, LLC HEREBY COVENANTS TO AND WITH THE CITY AND ITS SUCCESSORS AND ASSIGNS THAT AS OF THE DATE OF THE RECORDATION OF THIS PLAT, VISTANCIA CONSTRUCTION, LLC IS LAWFULLY SEIZED AND POSSESSED OF TRACT "A"; THAT VISTANCIA CONSTRUCTION, LLC HAS GOOD AND LAWFUL RIGHT TO GRANT THE TRACT A EASEMENT; AND THAT VISTANCIA CONSTRUCTION, LLC WILL WARRANT TO THE CITY AND ITS SUCCESSORS AND ASSIGNS THE TITLE AND QUIET POSSESSION OF THE TRACT A EASEMENT AGAINST THE LAWFUL CLAIM OF ALL PERSONS.

VISTANCIA CONSTRUCTION, LLC, AS OWNER, HEREBY DECLARES THAT EFFECTIVE AS OF THE DATE OF THE RECORDATION OF THIS PLAT, THE PROPERTY WITHIN "TRILOGY AT VISTANCIA PARCEL C3" SHALL BE HELD, SOLD, CONVEYED, ENCUMBERED, HYPOTHECATED, LEASED, USED, OCCUPIED AND IMPROVED SUBJECT TO THE FOLLOWING RESTRICTION: THE PRIVATE STREETS DEPICTED ON THIS PLAT SHALL BE PRIVATE AND SHALL NOT BE DEDICATED TO PUBLIC USE UNTIL SUCH TIME AS ALL OWNERS (I.E., 100%) OF THE LOTS WITHIN "TRILOGY AT VISTANCIA PARCEL C3" AS PLATTED HEREON VOTE TO APPROVE SUCH STREETS BEING DEDICATED TO PUBLIC USE AND SUCH DEDICATION IS ACCEPTED BY THE CITY. IF THE 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 NO EXPENSE TO THE CITY (I.E., SUCH UPGRADING SHALL BE AT THE EXPENSE OF SUCH OWNERS AND/OR A HOMEOWNERS ASSOCIATION THAT INCLUDES SUCH OWNERS). THIS RESTRICTION MAY BE AMENDED ONLY UPON THE WRITTEN CONSENT OF THE CITY AND ALL OWNERS (I.E., 100%) OF THE LOTS WITHIN THIS PLAT.

VISTANCIA CONSTRUCTION, LLC, AS GRANTOR, 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 SEWER LINE/WATER LINE/DRAINAGE FACILITY OVER, UNDER AND ACROSS THE EASEMENT AREAS DESIGNATED ON THIS FINAL PLAT AS "SE" OR SEWER EASEMENT, "WE" OR "WATER EASEMENT", "WSE" OR WATER AND SEWER EASEMENT, "DE" OR DRAINAGE EASEMENT. 1.) THE SAID EASEMENT ALSO 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/WATER LINE. 2.) 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. 3.) THE CITY OF PEORIA WILL MAKE REASONABLE EFFORTS TO PROMPTLY RESTORE ASPHALTIC CONCRETE PAVEMENT SURFACES. 4.) 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.

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.

VISTANCIA CONSTRUCTION, LLC AND SHEA HOMES SOUTHWEST, AS OWNERS, HEREBY GRANT TO THE CITY THE EASEMENTS SHOWN HEREON AS "SLOPE AND DRAINAGE EASEMENT" FOR THE PURPOSE OF DRAINAGE SERVICES AND RELATED FACILITIES, AND FOR THE PURPOSE OF RETAINING THE STRUCTURAL INTEGRITY OF THE SLOPE CONTAINED WITHIN SUCH EASEMENT AREA, AND ACCESS AND MAINTENANCE ASSOCIATED WITH SUCH EASEMENT RIGHTS.

SUBJECT TO THE TERMS OF THE TRILOGY DECLARATION, TRACTS "A"-"D" AND "G"-"H" AND "J"-"O" ARE DECLARED TO BE VILLAGE COMMON AREAS (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 THEIR RESPECTIVE GUESTS AND INVITEES, 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. TRACT "A" SHALL BE USED FOR THE PURPOSE OF PRIVATE STREETS/ACCESS AND THE OTHER USES AS SET FORTH HEREIN. THE FOREGOING TRACTS "A"-"D" AND "G"-"H" AND "J"-"O" SHALL BE USED FOR DRAINAGE AND/OR OTHER PURPOSES AS MORE FULLY SET FORTH 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 WHICH FURTHER LIMIT THE PERSONS ENTITLED TO USE ANY OR ALL OF SUCH TRACTS).

DEDICATION (CONTINUED)

THE CITY OF PEORIA IS HEREBY GRANTED AN EASEMENT FOR MAINTENANCE OF LANDSCAPING, RETENTION AND DRAINAGE FACILITIES ON TRACTS "A"-"D" AND "G"-"H" AND "J"-"O". THIS EASEMENT MAY BE EXERCISED BY THE CITY OF PEORIA AT SUCH TIME AS THE TRILOGY ASSOCIATION (ONLY WITH RESPECT TO TRACTS TRACTS "A"-"D" AND "G"-"H" AND "J"-"O" AND/OR THE MAINTENANCE CORPORATION (ONLY WITH RESPECT TO TRACTS "I" AND "P"-"Q") FAIL TO EXIST AND PROVIDE THE REQUIRED MAINTENANCE AND OPERATION OF THE LANDSCAPING, RETENTION AND DRAINAGE FACILITIES IN SUCH TRACTS. AS LONG AS THE TRILOGY ASSOCIATION IS IN EXISTENCE, IT WILL BE RESPONSIBLE FOR PROVIDING ALL MAINTENANCE OF LANDSCAPING, RETENTION AND DRAINAGE FACILITIES IN TRACTS "A"-"D" AND "G"-"H" AND "J"-"O", AND AS LONG AS THE MAINTENANCE CORPORATION IS IN EXISTENCE, IT WILL BE RESPONSIBLE FOR PROVIDING ALL MAINTENANCE OF LANDSCAPING, RETENTION AND DRAINAGE FACILITIES IN TRACTS "I" AND "P"-"Q", REGARDLESS OF THE DEDICATION OF THIS EASEMENT.

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

TRACTS "I" AND "P"-"Q" IS DECLARED TO BE COMMUNITY COMMON AREAS (AS DEFINED IN THE MAINTENANCE CORPORATION DECLARATION), WHICH SHALL BE CONVEYED TO AND MAINTAINED BY THE MAINTENANCE CORPORATION, PURSUANT TO THE TERMS OF THE MAINTENANCE CORPORATION DECLARATION.

TRACTS "E" AND "F" SHALL BE USED FOR THE PURPOSES OF GOLF COURSE AND/OR OPEN SPACE AND FOR DRAINAGE AND OTHER PURPOSES AS MORE FULLY SET FORTH IN THE "TRACT AREA TABLE" SHOWN HEREON, AND SAID TRACT SHALL BE MAINTAINED BY THE OWNER THEREOF.

THE UNDERSIGNED VISTANCIA CONSTRUCTION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS HEREBY CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF THE UNDERSIGNED SIGNERS THEREUNTO DULY AUTHORIZED THIS ______ DAY OF ______, 2008.

VISTANCIA CONSTRUCTION, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: SHEA HOMES SOUTHWEST, INC., AN ARIZONA CORPORATION, ITS MANAGER

BY: ______

ITS: ______

BY: ______

ITS: ______

DEDICATION ACKNOWLEDGMENT

STATE OF ______)
) SS
COUNTY OF ______)

ON THIS ______ DAY OF ______, 2008, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ______ AND ______, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THEY ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL ______
NOTARY PUBLIC

DEDICATION

THE UNDERSIGNED SHEA HOMES SOUTHWEST, INC., AN ARIZONA CORPORATION, HAS HEREBY CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF THE UNDERSIGNED SIGNERS THEREUNTO DULY AUTHORIZED THIS ______ DAY OF ______, 2008.

BY: SHEA HOMES SOUTHWEST, INC., AN ARIZONA CORPORATION

BY: ______

ITS: ______

BY: ______

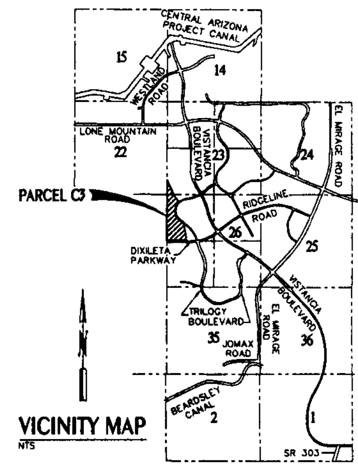
ITS: ______

DEDICATION ACKNOWLEDGMENT

STATE OF ______)
) SS
COUNTY OF ______)

ON THIS ______ DAY OF ______, 2008, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ______ AND ______, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THEY ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL ______
NOTARY PUBLIC



VICINITY MAP

NTS

SUBDIVIDER'S CERTIFICATIONS

BY ITS EXECUTION OF THIS PLAT, VISTANCIA CONSTRUCTION, LLC AND SHEA HOMES SOUTHWEST, AS SUBDIVIDERS, 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 CONSTRUCTION, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: SHEA HOMES SOUTHWEST, INC., AN ARIZONA CORPORATION, ITS MANAGER

BY: ______

ITS: ______

BY: ______

ITS: ______

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF PEORIA, ARIZONA ON THE ______ DAY OF ______, 2008.

______ MAYOR DATE: ______

______ ATTEST, CITY CLERK DATE: ______

______ CITY ENGINEER DATE: ______

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 ______, 2008, 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

APPROVAL OF VISTANCIA DECLARANT

THE UNDERSIGNED, DECLARANT UNDER THE MAINTENANCE CORPORATION DECLARATION, HEREBY APPROVES THIS PLAT PURSUANT TO SECTION 14.2 OF THE MAINTENANCE CORPORATION DECLARATION.

VISTANCIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS ______ DAY OF ______, 2008, 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

CERTIFICATION

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 SEVEN (7) SHEETS REPRESENTS A SURVEY PERFORMED BY STANLEY CONSULTANTS INC., DURING THE MONTH OF ______, 2008; 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

SHEET NOTES

1. .... COVER SHEET
2. .... NOTES, TRACT TABLE, SUMMARY TABLE, LEGAL DESCRIPTION, SHEET INDEX AND LEGEND
3, 4, 5 & 6.... FINAL PLAT
7. .... FLOOD PLAIN & EROSION SETBACK EXHIBIT

CITY OF PEORIA PLAN CHECK # P07-0007

VERSION	DATE
V1-INITIAL PREPARATION	06/20/2006
V2-IN-HOUSE QC	08/28/2006
V3-IN-HOUSE QC	11/03/2006
V4-IN-HOUSE QC	01/10/2007
V5-REVISED TRACTS (F,I,K,L)	04/13/2007
V6-IN-HOUSE QC	06/27/2007
V7-IN-HOUSE QC	08/16/2007
V8-COP COMMENTS	09/07/2007
V9-REVISION TO TRACTS F&P	09/13/2007

VISTANCIA

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

Stanley Consultants INC.

VISTANCIA PARCEL C3 FINAL PLAT

FILE: FP-C3 v9.dwg | PROJECT: 16048.30.03 | DATE: 1/14/08 | SHEET: 1 OF 7

DRAFTED: | DESIGNED: | APPROVED: TAR

REGISTERED LAND SURVEYOR CERTIFICATE NO. 33868 TROY A. RAY ARIZONA, U.S.A.

MAINTENANCE CORPORATION

RATIFICATION AND CONSENT

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

VISTANCIA MAINTENANCE CORPORATION, AN ARIZONA NON-PROFIT CORPORATION

BY: ______________________

ITS: ______________________

ACKNOWLEDGMENT

STATE OF ______________)
) SS
COUNTY OF ______________)

ON THIS ______ DAY OF ______________, 2008, 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

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, CITY OF PEORIA, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 26 (GLO BRASS CAP), FROM WHICH POINT THE WEST QUARTER CORNER THEREOF (REBAR) BEARS S 00°10'56" W A DISTANCE OF 2639.59 FEET;

THENCE N 00°13'12" E, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 853.73 FEET;

THENCE S 24°45'17" E, LEAVING SAID WEST LINE, A DISTANCE OF 1098.12 FEET;

THENCE S 39°21'28" E A DISTANCE OF 281.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, FROM WHICH POINT THE RADIUS POINT BEARS S 39°21'28" E;

THENCE 518.91 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 617.00 FEET, THROUGH A CENTRAL ANGLE OF 48°11'13" AND A CHORD BEARING S 26°32'56" W;

THENCE S 45°08'56" W A DISTANCE OF 31.79 FEET;

THENCE S 01°34'06" E A DISTANCE OF 43.00 FEET;

THENCE S 48°17'08" E A DISTANCE OF 31.79 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, FROM WHICH POINT THE RADIUS POINT BEARS N 84°24'29" E;

THENCE 506.37 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 617.00 FEET, THROUGH A CENTRAL ANGLE OF 47°01'20" AND A CHORD BEARING S 29°06'11" E;

THENCE S 52°38'51" E A DISTANCE OF 468.07 FEET;

THENCE S 37°23'09" W A DISTANCE OF 151.56 FEET;

THENCE S 11°20'34" E A DISTANCE OF 696.91 FEET;

THENCE S 00°19'27" W A DISTANCE OF 219.12 FEET;

THENCE N 89°40'33" W, ALONG A LINE 10.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1082.54 FEET TO A POINT ON THE WEST LINE THEREOF;

THENCE N 00°10'56" E, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2629.59 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS 48.4604 ACRES OF LAND, MORE OR LESS, INCLUDING ANY EASEMENTS OF RECORD.

BASIS OF BEARING

THE BASIS OF BEARING FOR THE ABOVE DESCRIPTION IS S 00°10'56" W FOR THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, CITY OF PEORIA, ARIZONA, AS SHOWN ON AN AMENDED RESULTS OF SURVEY, RECORDED IN BOOK 832, PAGE 24, MARICOPA COUNTY RECORDS.

SUMMARY TABLE

TOTAL LOTS & TRACTS	
TOTAL NUMBER OF LOTS:	128
TOTAL NUMBER OF TRACTS:	17

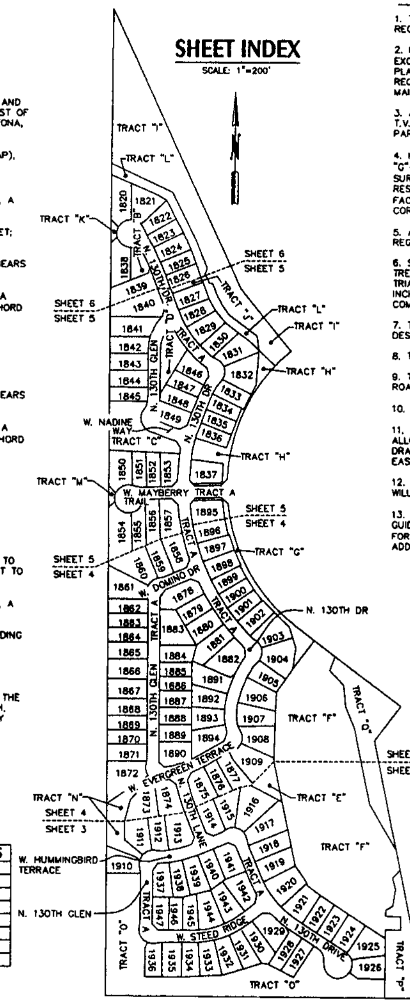
LAND USE AREAS	SQ. FT.	ACRES	TRACT/LOT NAMES
TOTAL LOT AREA:	1,082,636	24.8539	1820-1947
TOTAL TRACT AREA:	751,309	17.2477	B-Q
PRIVATE ROADWAY AREA:	276,990	6.3588	A
TOTAL GROSS AREA:	2,110,935	48.4604	ENTIRE PLAT
GROSS RESIDENTIAL DENSITY:		2.6413 DWELLING UNITS	
VILLAGE TRACTS:	530,816	12.1859	A-D & G-H & J-O
COMMUNITY TRACTS:	225,457	5.1758	I & P-Q
GOLF COURSE TRACTS:	272,026	6.2446	E & F

TRACT AREA TABLE

TRACT	SQ.FT.	ACRES	USE
A	276,990	6.3588	PRIVATE ROADWAY/ COMMON AREA/ LANDSCAPE
B	5,522	0.1268	LANDSCAPE/ DRAINAGE/ PEDESTRIAN ACCESS/ PUBLIC UTILITY EASEMENT
C	28,453	0.6532	LANDSCAPE/ DRAINAGE/ PEDESTRIAN ACCESS/ CITY OF PEORIA DRAINAGE EASEMENT/ PUBLIC UTILITY EASEMENT
D	11,935	0.2740	LANDSCAPE/ DRAINAGE/ PEDESTRIAN ACCESS/ PUBLIC UTILITY EASEMENT
E	7,025	0.1613	LANDSCAPE/ DRAINAGE/ GOLF COURSE
F	265,001	6.0835	LANDSCAPE/ DRAINAGE/ GOLF COURSE/ SLOPE & DRAINAGE EASEMENT
G	15,236	0.3498	LANDSCAPE/ DRAINAGE/ PEDESTRIAN ACCESS/ SLOPE & DRAINAGE EASEMENT/ PUBLIC UTILITY EASEMENT
H	17,207	0.3950	LANDSCAPE/ DRAINAGE/ PEDESTRIAN ACCESS/ SLOPE & DRAINAGE EASEMENT/ CITY OF PEORIA DRAINAGE EASEMENT/ PUBLIC UTILITY EASEMENT
I	142,696	3.2758	LANDSCAPE/ DRAINAGE/ PEDESTRIAN ACCESS/ SLOPE & DRAINAGE EASEMENT/ CITY OF PEORIA WATER EASEMENT/ PUBLIC UTILITY EASEMENT
J	2,303	0.0529	LANDSCAPE/ DRAINAGE/ PEDESTRIAN ACCESS/ CITY OF PEORIA WATER EASEMENT/ PUBLIC UTILITY EASEMENT
K	1,365	0.0313	LANDSCAPE/ DRAINAGE/ PEDESTRIAN ACCESS/ CITY OF PEORIA WATER EASEMENT
L	25,970	0.5962	LANDSCAPE/ DRAINAGE/ PEDESTRIAN ACCESS/ CITY OF PEORIA WATER EASEMENT
M	1,149	0.0264	LANDSCAPE/ DRAINAGE/ PEDESTRIAN ACCESS/ CITY OF PEORIA WATER EASEMENT/ PUBLIC UTILITY EASEMENT
N	16,745	0.3844	LANDSCAPE/ DRAINAGE/ PEDESTRIAN ACCESS/ PUBLIC UTILITY EASEMENT
O	127,941	2.9371	LANDSCAPE/ DRAINAGE/ PEDESTRIAN ACCESS/ SLOPE & DRAINAGE EASEMENT/ CITY OF PEORIA WATER & SEWER EASEMENT/ EMERGENCY ACCESS EASEMENT/ PUBLIC UTILITY EASEMENT
P	31,230	0.7170	LANDSCAPE/ DRAINAGE/ PEDESTRIAN ACCESS/ SLOPE & DRAINAGE EASEMENT
Q	51,531	1.1830	LANDSCAPE/ DRAINAGE/ PEDESTRIAN ACCESS/ SLOPE & DRAINAGE EASEMENT

SHEET INDEX

SCALE: 1"=200'



NOTES

1. THIS SUBDIVISION IS SUBJECT TO A MAINTENANCE IMPROVEMENT DISTRICT (MID) NO. 1090 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 OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.

3. ALL NEW AND EXISTING UTILITY FACILITIES, INCLUDING 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 TRACTS "A" - "D" AND "G"-"H" AND "J" - "O" SHALL BE THE RESPONSIBILITY OF THE TRILOGY ASSOCIATION. MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN TRACTS "E" AND "F" SHALL BE THE RESPONSIBILITY OF THE OWNER THEREOF. MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN TRACTS "I" AND "P"-"Q" SHALL BE THE RESPONSIBILITY OF THE MAINTENANCE CORPORATION.

5. 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.

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 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.

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

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

9. THIS SUBDIVISION 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 SUBDIVISION 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 ANY DRAINAGE EASEMENT HEREIN OR ANY TRACT DESIGNATED HEREIN FOR DRAINAGE PURPOSES, WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH SUCH EASEMENT OR TRACTS.

12. THIS SUBDIVISION HAS A REDUCED LEVEL OF STREETLIGHTING. ANY FUTURE ADDITIONAL STREETLIGHTING WILL BE AT THE EXPENSE OF THE ABUTTING PROPERTY OWNERS, NOT AT CITY EXPENSE.

13. FOR LOTS SHARING A TRACT LESS THAN 50' WIDE PLEASE REFER TO THE TRILOGY AT VISTANCIA DESIGN GUIDELINES DATED 2-12-2007 ARTICLE 4 AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TRILOGY AT VISTANCIA, DATED 1-27-04 SECTION 7.6. FOR WALL/VIEWFENCE COMBINATIONS. IN ADDITION, PLEASE SEE DETAIL ON SHEET 7 OF GRADING PLANS.

ENGINEERING RESPONSIBILITY

THE FOLLOWING REGISTERED PROFESSIONAL CIVIL ENGINEER IS RESPONSIBLE FOR THE CIVIL ENGINEERING PREPARED FOR THIS SUBDIVISION: MICHAEL R. GLEASON R.C.E. 40975

FINISHED FLOOR ELEVATION

ALL FINISHED PADS WILL BE FREE FROM INUNDATION DURING A 100-YEAR PEAK RUNOFF EVENT IF CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS.

FLOOD PLAIN

ACCOR

OOD 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."

VISTANCIA

PREPARED BY

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

OWNER

VISTANCIA CONSTRUCTION, LLC
8800 NORTH GAINEY CENTER DRIVE
SUITE 370
SCOTTSDALE, ARIZONA 85258-2124
PHONE: 480.348.6000

PREPARED FOR

VISTANCIA, LLC
8631 WEST UNION HILLS DRIVE
SUITE 203
PEORIA, ARIZONA 85382-7002
PHONE: 623.583.1887
FAX: 623.583.4249
CONTACT: TONY DE[illegible]A

VERSION	DATE
V1-INITIAL PREPARATION	06/20/2006
V2-IN-HOUSE QC	06/28/2006
V3-IN-HOUSE QC	11/03/2006
V4-IN-HOUSE QC	01/10/2007
V5-REVISED TRACTS (F,I,K,L)	04/13/2007
V6-IN-HOUSE QC	06/27/2007
V7-IN-HOUSE QC	08/16/2007
V8-COP COMMENTS	09/07/2007
V9-REVISION TO TRACTS F&P	09/13/2007

VISTANCIA
Stanley Consultants INC.
1661 EAST CAMELBACK ROAD, SUITE 400 PHOENIX, ARIZONA 85016 602.333.2200

VISTANCIA PARCEL C3 FINAL PLAT

FILE: FP-C3 v9.dwg | PROJECT: 18046.30.03 | DATE: 1/14/08 | SHEET: 2 OF 7

DRAFTED: NBJ
DESIGNED: NBJ
APPROVED: TAR

CURVE TABLE				
CURVE	DELTA	RADIUS	CH.BRG.	LENGTH
C1	18°11'42"	50.00'	N13°10'09"W	15.88'
C2	126°23'23"	50.00'	N67°16'00"W	110.30'
C3	18°11'41"	50.00'	N58°38'09"E	15.86'
C9	244°31'57"	50.00'	N64°38'09"E	213.39'
C10	54°31'57"	50.00'	N22°01'38"W	56.32'
C11	18°11'42"	50.00'	S81°13'38"W	15.88'
C12	18°11'42"	50.00'	N09°16'47"E	15.88'
C13	126°14'53"	50.00'	S44°44'48"E	110.17'
C14	20°44'45"	50.00'	S84°12'44"E	18.10'
C15	18°11'41"	50.00'	S08°54'54"E	15.88'
C18	124°10'24"	50.00'	S44°04'27"W	108.36'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N67°16'00"W	28.28'
L6	S84°32'17"E	29.39'
L7	S22°56'40"W	20.00'
L8	N10°00'56"E	29.39'
L9	N44°44'48"W	28.32'
L10	N44°38'44"E	28.55'
L11	S67°16'00"E	28.28'
L12	S22°55'54"W	28.19'
L35	N89°49'04"W	23.73'
L93	N89°40'33"W	53.38'
L94	N00°19'27"E	46.97'
L95	N89°40'33"W	53.38'
L96	N00°19'27"E	21.87'
L97	N59°07'45"E	28.29'
L98	N13°17'41"W	41.25'
L99	S42°28'53"W	37.92'

RADIAL BEARING LINE TABLE		
LINE	BEARING	DISTANCE
RAD-L46	S82°45'56"E	50.00'
RAD-L47	N71°37'22"W	50.00'
RAD-L48	N17°32'15"W	50.00'
RAD-L49	S40°27'41"E	50.00'
RAD-L50	N85°55'42"E	50.00'
RAD-L51	N71°59'15"E	50.00'
RAD-L52	N16°09'39"E	50.00'

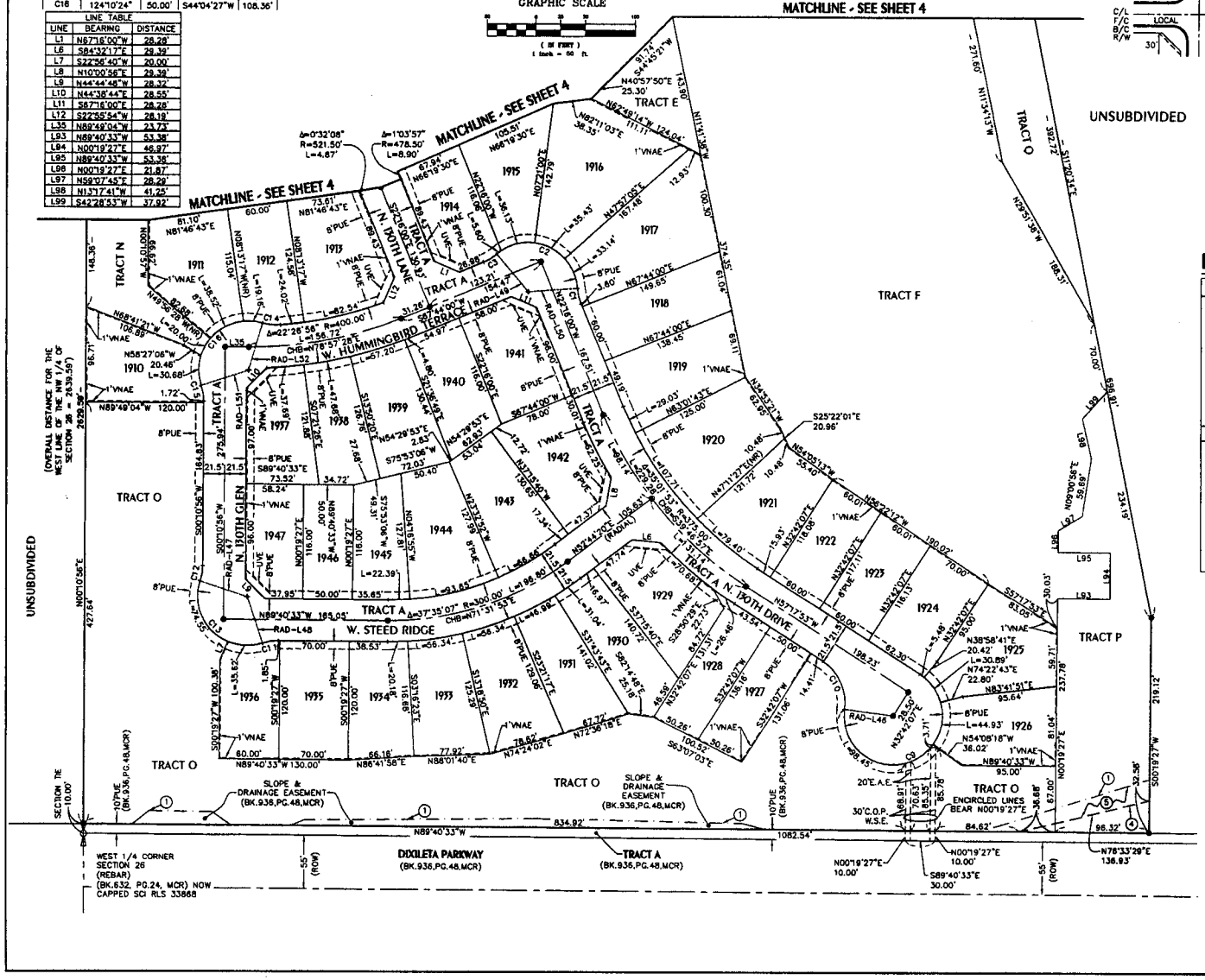
SLOPE AND DRAINAGE EASEMENT LEGEND

1. SLOPE AND DRAINAGE EASEMENT PER MAP OF DEDICATION FOR DIXILETA PARKWAY. PORTIONS OF THIS EASEMENT ARE RELEASED WITH THIS PLAT.
4. REVISED/POST DEVELOPMENT SLOPE AND DRAINAGE EASEMENT GRANTED WITH THE RECORDATION OF THIS PLAT AND PER SUBMITTED GRADING PLANS.
5. SLOPE AND DRAINAGE EASEMENT AREA TO BE RELEASED.

**THE SLOPE AND DRAINAGE EASEMENTS ARE BOUND FROM THE ADJACENT ROADWAY PUBLIC UTILITY EASEMENT (PUE).

GRAPHIC SCALE

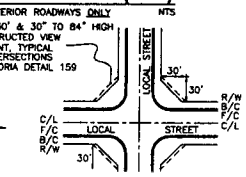
(IN FEET)
1 inch = 50 ft.



TYPICAL UNOBSTRUCTED VIEW EASEMENT (UVE)

FOR INTERIOR ROADWAYS ONLY

30' X 30' & 30" TO 84" HIGH UNOBSTRUCTED VIEW EASEMENT, TYPICAL ALL INTERSECTIONS PER PEORIA DETAIL 159



TYPICAL BUILDING SETBACKS AND LOT LAYOUTS

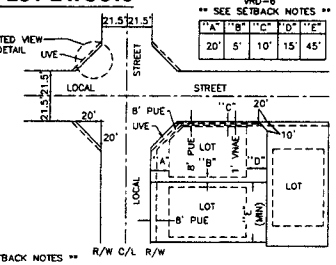
NTS

SEE TYP. UNOBSTRUCTED VIEW EASEMENT DETAIL

VRD-6

** SEE SETBACK NOTES **

"A"	"B"	"C"	"D"	"E"
20'	5'	10'	15'	45'



** SETBACK NOTES **

1. A 20' FRONT YARD SETBACK WILL BE REQUIRED UNLESS OTHERWISE NOTED.
2. A 15' REAR YARD SETBACK WILL BE REQUIRED UNLESS OTHERWISE NOTED.
3. THE FRONT YARD SETBACK FOR LIVING COMPONENT OF HOME AND FOR TURN-IN GARAGE COMPONENT MAY BE SET AT 10' IN ANY RESIDENTIAL ZONING DISTRICT.

LEGEND

ABBREVIATIONS

POB	POINT OF BEGINNING	NR	NON-RADIAL
VNAE	VEHICLE NON-ACCESS EASEMENT	PUE	PUBLIC UTILITY EASEMENT
UVE	UNOBSTRUCTED VIEW EASEMENT PER PEORIA DETAIL 159	MCR	MARICOPA COUNTY RECORDS
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	PCC	POINT OF COMPOUND CURVE
C.O.P.W.S.E.	CITY OF PEORIA WATER AND SEWER EASEMENT	RAD	RADIAL LINE
C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT	ROW	RIGHT-OF-WAY
S&DE	SLOPE AND DRAINAGE EASEMENT	MOD	MAP OF DEDICATION
E.A.E.	EMERGENCY ACCESS EASEMENT	MOPTD	MAP OF PRIVATE TRACT DEDICATION

LINE TYPES & SYMBOLS

- CENTERLINE
- EASEMENT
- RIGHT OF WAY
- SUBDIVISION BOUNDARY
- SECTION LINE
- SET 1/2" REBAR W/CAP S.C.I. RLS 33868
- SET BRASS CAP FLUSH PER MAG STD. DTL.120-1 TYPE "B"
- RADIUS POINT OF OFFSET CUL DE SAC (KNUCKLE)
- QUARTER SECTION CORNER
- SECTION CORNER

** NOTE: ALL LINES INTERSECTING CURVES ARE RADIAL, UNLESS NOTED OTHERWISE.

LOT TABLE		
LOT	SQ. FT.	ACRES
1910	8,630	0.1983
1911	9,223	0.2117
1912	7,280	0.1671
1913	10,421	0.2392
1914	7,875	0.1807
1915	8,405	0.1930
1916	13,379	0.3209
1917	12,544	0.2880
1918	8,643	0.1984
1919	9,614	0.2207
1920	11,379	0.2612
1921	9,553	0.2193
1922	7,056	0.1620
1923	6,997	0.1606
1924	8,068	0.1852
1925	10,077	0.2313
1926	8,501	0.1952
1927	6,681	0.1534
1928	7,034	0.1615
1929	9,348	0.2146
1930	8,220	0.1887

LOT TABLE		
LOT	SQ. FT.	ACRES
1931	7,621	0.1750
1932	8,492	0.1950
1933	8,010	0.1839
1934	7,387	0.1691
1935	8,400	0.1928
1936	6,970	0.1600
1937	7,569	0.1738
1938	6,886	0.1581
1939	8,452	0.1840
1940	7,450	0.1710
1941	8,848	0.2031
1942	9,132	0.2096
1943	8,924	0.2049
1944	9,298	0.2135
1945	5,459	0.1490
1946	5,800	0.1331
1947	6,539	0.1501

VERSION	DATE
V1-INITIAL PREPARATION	06/20/2006
V2-IN-HOUSE QC	06/28/2006
V3-IN-HOUSE QC	11/03/2006
V4-IN-HOUSE QC	01/10/2007
V5-REVISED TRACTS (F,I,K,L)	04/13/2007
V6-IN-HOUSE QC	06/27/2007
V7-IN-HOUSE QC	08/16/2007
V8-COP COMMENTS	09/07/2007
V9-REVISION TO TRACTS F&P	09/13/2007

VISTANCIA

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

Stanley Consultants INC.

VISTANCIA
PARCEL C3
FINAL PLAT

DRAFTED: NBJ
DESIGNED: NBJ
APPROVED: TAR

FILE: FP-C3 v8.dwg | PROJECT: 16048.30.03 | DATE: 1/14/08 | SHEET: 3 OF 7

LEGEND

ABBREVIATIONS

POB	POINT OF BEGINNING	NR	NON-RADIAL
VNAE	VEHICLE NON-ACCESS EASEMENT	PUE	PUBLIC UTILITY EASEMENT
UVE	UNOBSTRUCTED VIEW EASEMENT PER PEORIA DETAIL 159	MCR	MARICOPA COUNTY RECORDS
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	PCC	POINT OF COMPOUND CURVE
C.O.P.W.S.E.	CITY OF PEORIA WATER AND SEWER EASEMENT	RAD	RADIAL LINE
		ROW	RIGHT-OF-WAY
C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT	MOD	MAP OF DEDICATION
S&DE	SLOPE AND DRAINAGE EASEMENT	MOPTD	MAP OF PRIVATE TRACT DEDICATION
E.A.E.	EMERGENCY ACCESS EASEMENT		

LINE TYPES & SYMBOLS

- CENTERLINE
- EASEMENT
- RIGHT OF WAY
- SUBDIVISION BOUNDARY
- SECTION LINE
- SET 1/2" REBAR W/CAP S.C.I. RLS 33868
- SET BRASS CAP FLUSH PER MAG STD. DTL.120-1 TYPE "B"
- RADIUS POINT OF OFFSET CUL DE SAC (KNUCKLE)
- QUARTER SECTION CORNER
- SECTION CORNER

** NOTE: ALL LINES INTERSECTING CURVES ARE RADIAL, UNLESS NOTED OTHERWISE.

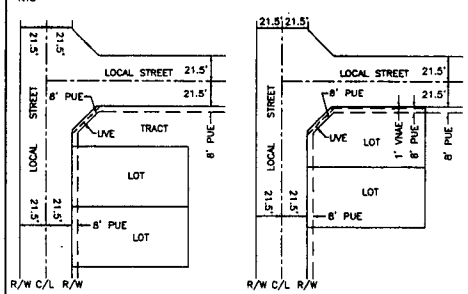
RADIAL BEARING LINE TABLE		
RAD-L53	N71°37'22"W	50.00'
RAD-L54	N26°45'44"W	50.00'
RAD-L55	N11°37'51"W	50.00'
RAD-L56	N54°33'23"E	50.00'
RAD-L57	N25°47'56"E	50.00'
RAD-L58	N36°00'01"W	50.00'
RAD-L59	S71°59'15"W	50.00'
RAD-L60	S04°06'03"E	50.00'

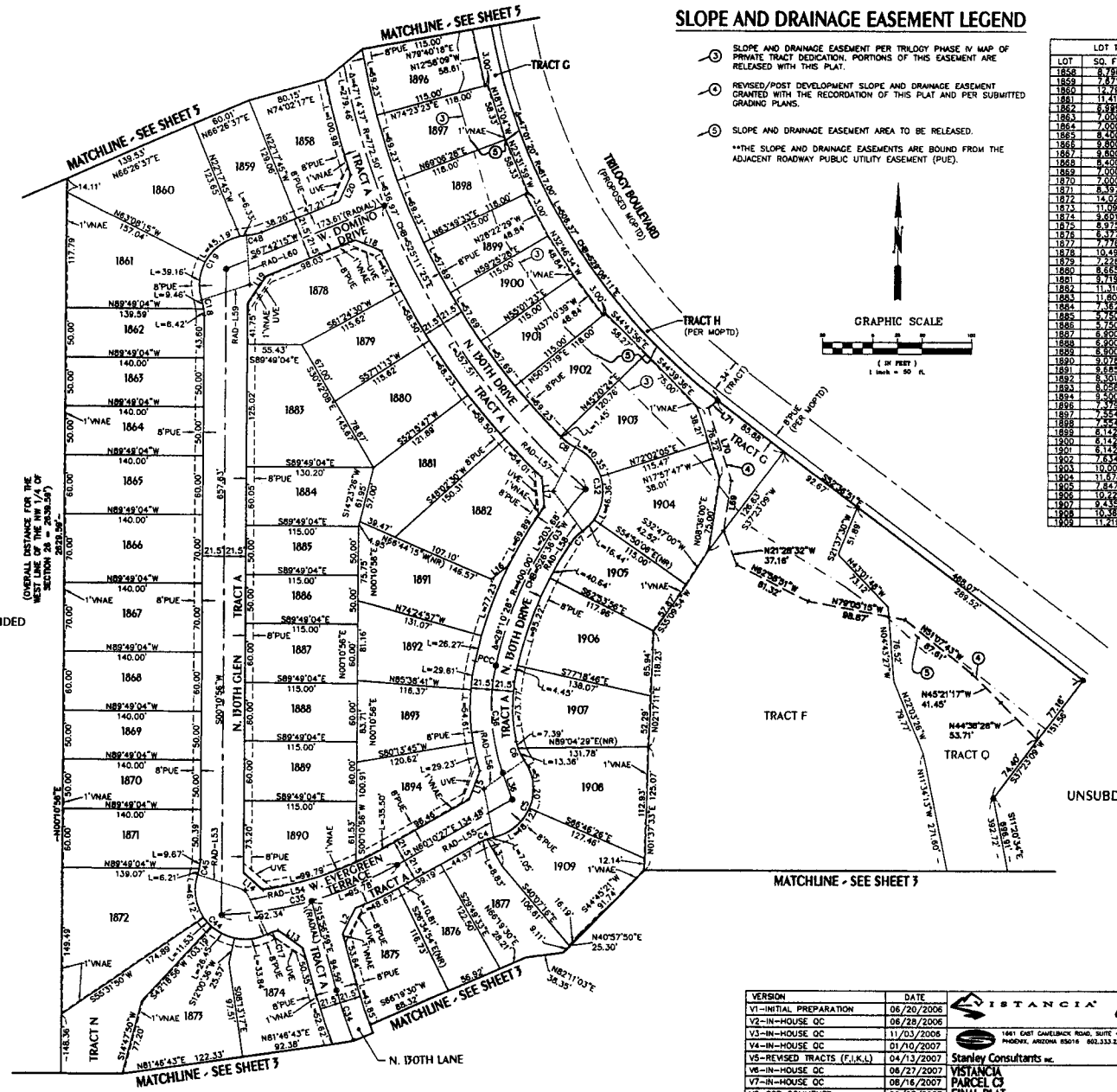
LINE TABLE		
LINE	BEARING	DISTANCE
L2	N26°53'08"E	29.33'
L3	S29°49'33"E	31.23'
L13	S54°11'57"E	31.41'
L14	N48°41'34"W	26.31'
L15	S20°29'13"W	30.78'
L16	S50°59'29"W	22.59'
L17	S04°49'03"E	29.84'
L18	S68°23'57"E	28.64'
L19	N33°56'36"E	33.25'
L20	S23°50'27"W	28.64'
L36	S19°48'44"E	28.57'
L69	N08°36'00"E	51.72'
L70	N17°57'47"W	76.01'
L71	S52°19'45"W	12.40'

CURVE TABLE				
CURVE	DELTA	RADIUS	CH.BRG.	LENGTH
C4	18°11'42"	50.00'	S69°18'18"W	15.88'
C5	113°48'46"	50.00'	N21°27'46"E	99.32'
C6	23°46'37"	50.00'	S23°33'19"E	20.75'
C7	20°44'46"	50.00'	N43°37'36"E	18.10'
C8	19°25'49"	50.00'	N54°28'10"W	16.86'
C17	13°00'20"	51.00'	N69°44'28"E	11.58'
C18	18°11'42"	50.00'	N06°54'54"W	15.88'
C19	103°54'42"	50.00'	S33°36'36"W	90.68'
C32	116°12'03"	50.00'	N05°06'03"W	103.15'
C34	6°19'01"	500.00'	S19°06'29"E	55.13'
C35	27°15'11"	395.50'	N73°48'03"E	188.12'
C36	31°47'32"	200.00'	S03°52'57"E	110.98'
C44	135°08'22"	50.00'	S49°11'33"E	117.93'
C45	18°11'42"	50.00'	N09°18'47"E	15.88'
C46	18°11'42"	50.00'	N76°46'08"E	15.88'

TYPICAL PUBLIC UTILITY EASEMENT (PUE) AT AN INTERSECTION

NTS





SLOPE AND DRAINAGE EASEMENT LEGEND

3. SLOPE AND DRAINAGE EASEMENT PER TRILOGY PHASE IV MAP OF PRIVATE TRACT DEDICATION. PORTIONS OF THIS EASEMENT ARE RELEASED WITH THIS PLAT.
4. REVISED/POST DEVELOPMENT SLOPE AND DRAINAGE EASEMENT GRANTED WITH THE RECORDATION OF THIS PLAT AND PER SUBMITTED GRADING PLANS.
5. SLOPE AND DRAINAGE EASEMENT AREA TO BE RELEASED.

**THE SLOPE AND DRAINAGE EASEMENTS ARE BOUND FROM THE ADJACENT ROADWAY PUBLIC UTILITY EASEMENT (PUE).

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

LOT TABLE		
LOT	SQ. FT.	ACRES
1858	8,798	0.2019
1859	7,671	0.1761
1860	12,786	0.2938
1861	11,415	0.2621
1862	6,989	0.1607
1863	7,000	0.1607
1864	7,000	0.1607
1865	8,400	0.1928
1866	9,800	0.2250
1867	9,800	0.2250
1868	8,400	0.1928
1869	7,000	0.1607
1870	7,000	0.1607
1871	8,397	0.1928
1872	14,023	0.3219
1873	11,098	0.2548
1874	9,601	0.2204
1875	8,975	0.2060
1876	6,377	0.1464
1877	7,776	0.1785
1878	10,494	0.2409
1879	7,228	0.1659
1880	8,665	0.1989
1881	9,719	0.2231
1882	11,316	0.2596
1883	11,604	0.2664
1884	7,362	0.1690
1885	5,750	0.1320
1886	5,750	0.1320
1887	6,900	0.1584
1888	6,900	0.1584
1889	6,900	0.1584
1890	9,078	0.2084
1891	9,685	0.2223
1892	8,101	0.1860
1893	8,058	0.1850
1894	9,500	0.2181
1896	7,379	0.1694
1897	7,554	0.1734
1898	7,554	0.1734
1899	6,142	0.1410
1900	6,142	0.1410
1901	6,142	0.1410
1902	7,634	0.1753
1903	10,002	0.2298
1904	11,576	0.2658
1905	7,847	0.1801
1906	10,224	0.2347
1907	9,435	0.2166
1908	10,380	0.2378
1909	11,219	0.2575

VERSION	DATE
V1-INITIAL PREPARATION	06/20/2006
V2-IN-HOUSE QC	06/28/2006
V3-IN-HOUSE QC	11/03/2006
V4-IN-HOUSE QC	01/10/2007
V5-REVISED TRACTS (F,I,K,L)	04/13/2007
V6-IN-HOUSE QC	06/27/2007
V7-IN-HOUSE QC	08/16/2007
V8-COP COMMENTS	09/07/2007
V9-REVISION TO TRACTS F&P	09/13/2007

VISTANCIA

1661 EAST CAMELBACK ROAD, SUITE 400
PHOENIX, ARIZONA 85016 602.333.3200

Stanley Consultants inc.

VISTANCIA
PARCEL C3
FINAL PLAT

DRAFTED: MSJ
DESIGNED: MSJ
APPROVED: TAR

FILE: RP-C3 v9.dwg | PROJECT: 16048.30.03 | DATE: 1/14/08 | SHEET: 4 OF 7

REGISTERED LAND SURVEYOR
TERRY A. RAY
33868
ARIZONA U.S.A.

1/14/08

LEGEND

ABBREVIATIONS

POB	POINT OF BEGINNING	NR	NON-RADIAL
VNAE	VEHICLE NON-ACCESS EASEMENT	PUE	PUBLIC UTILITY EASEMENT
UVE	UNOBSTRUCTED VIEW EASEMENT PER PEORIA DETAIL 159	MCR	MARICOPA COUNTY RECORDS
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	PCC	POINT OF COMPOUND CURVE
C.O.P.W.S.E.	CITY OF PEORIA WATER AND SEWER EASEMENT	RAD	RADIAL LINE
C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT	ROW	RIGHT-OF-WAY
S&DE	SLOPE AND DRAINAGE EASEMENT	MOD	MAP OF DEDICATION
E.A.E.	EMERGENCY ACCESS EASEMENT	MOPTD	MAP OF PRIVATE TRACT DEDICATION

LINE TYPES & SYMBOLS

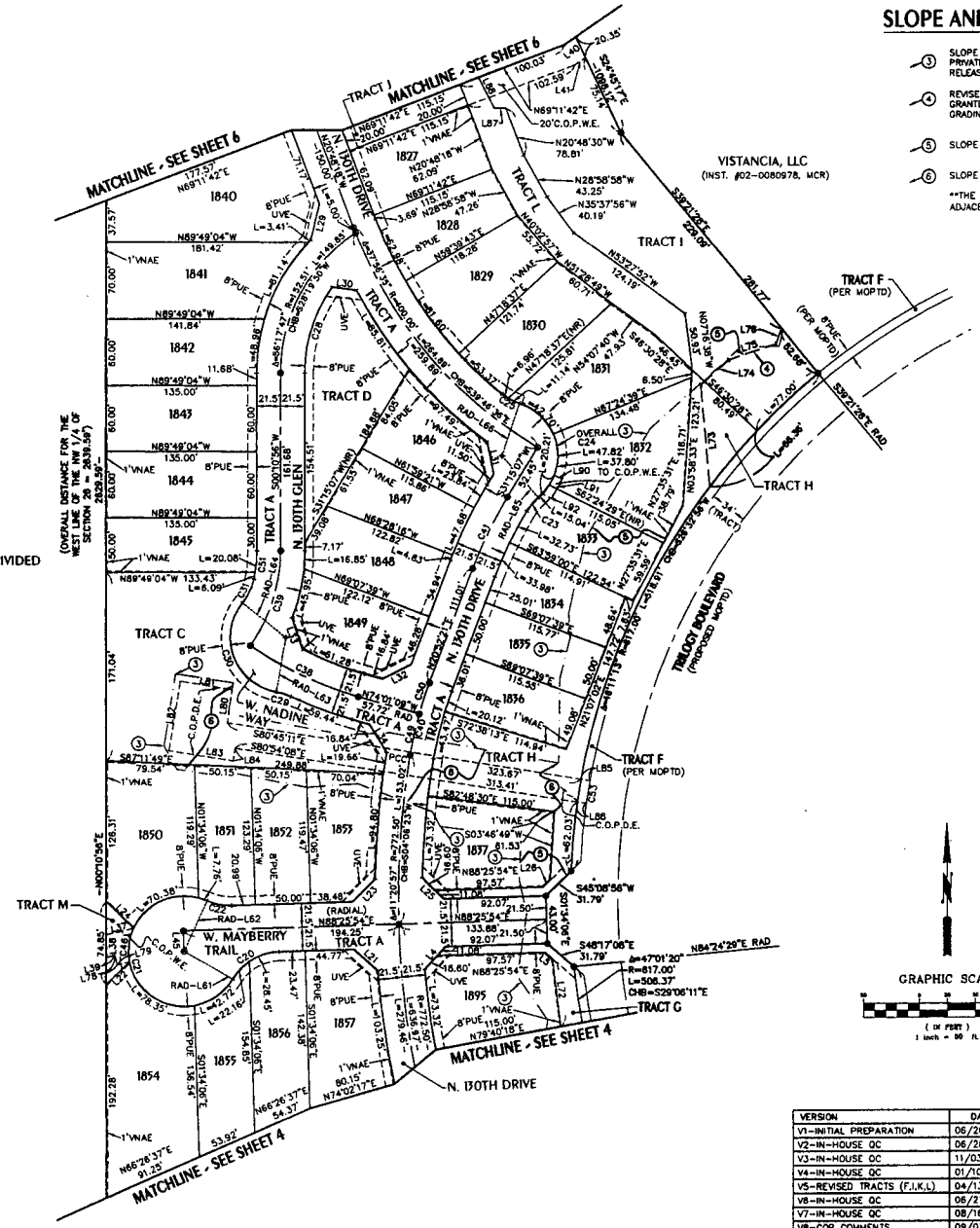
- CENTERLINE
- EASEMENT
- RIGHT OF WAY
- SUBDIVISION BOUNDARY
- SECTION LINE
- SET 1/2" REBAR W/CAP S.C.I. RLS 33868
- SET BRASS CAP FLUSH PER MAG STD. DTL.120-1 TYPE "B"
- RADIUS POINT OF OFFSET CUL DE SAC (KNUCKLE)
- QUARTER SECTION CORNER
- SECTION CORNER

** NOTE: ALL LINES INTERSECTING CURVES ARE RADIAL, UNLESS NOTED OTHERWISE.

LINE TABLE		
LINE	BEARING	DISTANCE
L4	N42°13'48"E	27.68'
L5	S48°17'18"E	8.63'
L23	S44°34'06"W	28.84'
L24	N45°24'06"W	34.33'
L25	S45°22'00"E	27.88'
L26	N45°09'06"E	8.90'
L27	N45°33'54"W	38.80'
L28	S45°59'59"W	30.39'
L29	S13°19'02"W	33.11'
L30	S83°06'22"E	22.21'
L31	N11°36'23"W	29.32'
L32	S83°13'33"W	29.37'
L33	N17°58'18"W	29.50'
L34	N31°26'51"W	29.46'
L35	N89°49'04"W	23.73
L36	S19°46'44"E	28.57'
L37	N77°10'54"E	25.17'
L38	N00°10'56"E	20.53'
L39	N77°10'54"E	8.13'
L40	N54°36'07"E	12.88'
L41	N54°36'07"E	11.69'
L45	N01°34'06"W	18.50'
L72	N06°57'32"W	61.56'
L73	N04°52'53"W	92.94'
L74	N48°12'17"E	33.88'
L75	N71°52'52"E	45.87'
L76	N19°22'05"E	15.07'
L78	N12°49'06"W	8.74'
L79	N77°10'54"E	11.32'
L80	S08°36'26"W	30.50'
L81	S80°17'20"E	48.75'
L82	N09°17'15"E	64.05'
L83	N80°43'06"W	57.95'
L84	S06°40'36"W	11.61'
L85	S80°45'11"E	8.00'
L86	S80°54'08"E	8.00'
L87	N89°20'27"W	10.44'
L88	N27°19'23"W	38.17'
L90	N62°24'29"W	7.78'
L91	N27°35'31"E	20.00'
L92	N62°24'29"W	9.43'

CURVE TABLE				
CURVE	DELTA	RADIUS	CH.BRG.	LENGTH
C20	57°59'40"	50.00'	S59°26'04"W	50.61'
C21	283°50'11"	50.00'	S17°36'41"E	230.24'
C22	25°50'31"	50.00'	N78°38'51"W	22.55'
C23	18°28'06"	50.00'	N40°12'19"E	16.12'
C24	120°37'17"	50.00'	N11°02'16"W	105.55'
C25	20°44'46"	50.00'	S81°08'32"E	18.10'
C28	38°03'24"	131.01'	N18°12'38"E	82.45'
C29	15°48'01"	50.00'	N72°00'05"W	13.78'
C30	119°07'34"	50.00'	N20°19'18"W	103.98'
C31	27°23'23"	50.00'	N25°22'47"E	23.90'
C38	19°17'47"	322.45'	S64°22'18"E	108.60'
C39	35°06'41"	150.00'	N17°43'47"E	91.88'
C40	11°05'29"	350.00'	S15°19'36"W	67.75'
C41	10°22'46"	400.00'	S26°03'44"W	72.46'
C46	35°34'06"	50.00'	N06°37'15"E	31.04'
C49	6°11'59"	350.00'	S12°52'51"W	37.87'
C50	4°53'30"	350.00'	S18°23'36"W	29.88'
C51	11°40'09"	128.50'	N06°01'01"E	26.17'
C53	1°57'17"	609.00'	S09°10'54"W	20.78'

RADIAL BEARING LINE TABLE		
RAD-L61	N59°33'46"W	50.00'
RAD-L62	S24°16'25"W	50.00'
RAD-L63	N10°06'55"E	50.00'
RAD-L64	N50°45'31"W	50.00'
RAD-L65	N40°33'38"W	50.00'
RAD-L66	N18°29'06"E	50.00'



SLOPE AND DRAINAGE EASEMENT LEGEND

3. SLOPE AND DRAINAGE EASEMENT PER TRILOGY PHASE IV MAP OF PRIVATE TRACT DEDICATION. PORTIONS OF THIS EASEMENT ARE RELEASED WITH THIS PLAT.
4. REVISED/POST DEVELOPMENT SLOPE AND DRAINAGE EASEMENT GRANTED WITH THE RECORDATION OF THIS PLAT AND PER SUBMITTED GRADING PLANS.
5. SLOPE AND DRAINAGE EASEMENT AREA TO BE RELEASED.
6. SLOPE EASEMENT AREA TO BE RELEASED.

**THE SLOPE AND DRAINAGE EASEMENTS ARE BOUND FROM THE ADJACENT ROADWAY PUBLIC UTILITY EASEMENT (PUE).

LOT TABLE		
LOT	SQ. FT.	ACRES
1827	7,150	0.1641
1828	6,681	0.1534
1829	8,295	0.1905
1830	7,486	0.1719
1831	9,438	0.2167
1832	11,882	0.2727
1833	7,387	0.1696
1834	6,214	0.1426
1835	5,783	0.1328
1836	6,070	0.1394
1837	8,784	0.2017
1840	13,091	0.3005
1841	11,081	0.2530
1842	8,209	0.1885
1843	8,100	0.1860
1844	8,100	0.1860
1845	6,740	0.1547
1846	7,504	0.1723
1847	6,460	0.1483
1848	7,628	0.1751
1849	7,702	0.1768
1850	10,494	0.2409
1851	6,177	0.1418
1852	6,069	0.1393
1853	7,150	0.1641
1854	13,711	0.3148
1855	7,085	0.1626
1856	7,622	0.1750
1857	9,088	0.2086
1895	8,763	0.2012

VERSION	DATE
V1-INITIAL PREPARATION	06/20/2006
V2-IN-HOUSE QC	06/28/2006
V3-IN-HOUSE QC	11/03/2006
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V5-REVISED TRACTS (F,I,K,L)	04/13/2007
V6-IN-HOUSE QC	06/27/2007
V7-IN-HOUSE QC	08/16/2007
V8-COP COMMENTS	09/07/2007
V9-REVISION TO TRACTS F&P	09/13/2007

VISTANCIA

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

Stanley Consultants INC.

VISTANCIA
PARCEL C3
FINAL PLAT

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 33868
TROY A. TAR
ARIZONA U.S.A.

DRAWN BY: NSJ
DESIGNED: NSJ
APPROVED: TAR

FILE: FP-C3 v9.dwg | PROJECT: 18048.30.03 | DATE: 1/14/08 | SHEET: 5 OF 7

LEGEND

ABBREVIATIONS

POB	POINT OF BEGINNING	NR	NON-RADIAL
VNAE	VEHICLE NON-ACCESS EASEMENT	PUE	PUBLIC UTILITY EASEMENT
UVE	UNOBSTRUCTED VIEW EASEMENT PER PEORIA DETAIL 159	MCR	MARICOPA COUNTY RECORDS
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C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT	ROW	RIGHT-OF-WAY
S&DE	SLOPE AND DRAINAGE EASEMENT	MOD	MAP OF DEDICATION
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LINE TYPES & SYMBOLS

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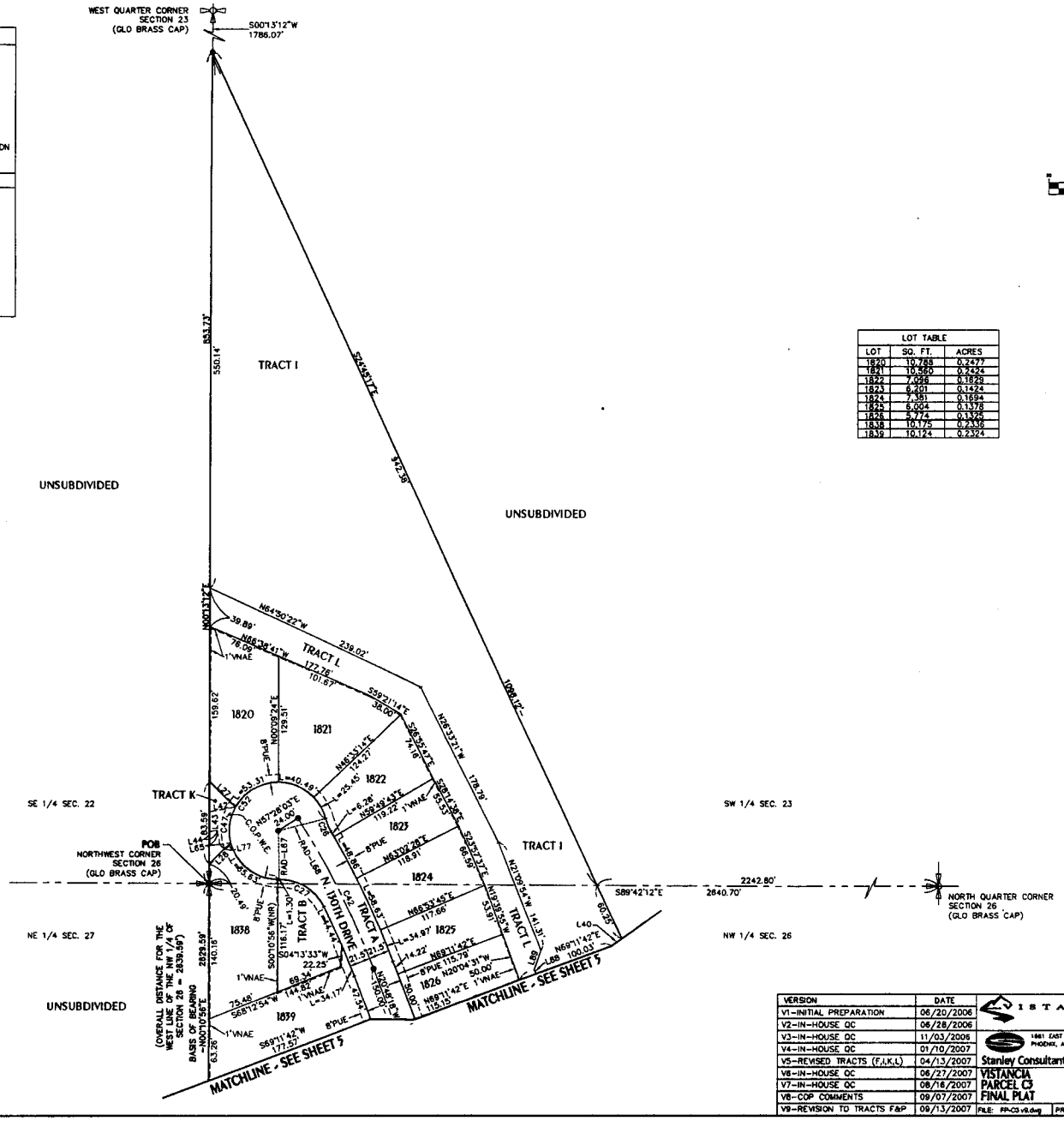
- QUARTER SECTION CORNER
- SECTION CORNER

** NOTE: ALL LINES INTERSECTING CURVES ARE RADIAL, UNLESS NOTED OTHERWISE.

LINE TABLE		
LINE	BEARING	DISTANCE
L27	N45°33'34"W	36.80'
L28	S45°59'59"W	30.39'
L40	N54°36'07"E	12.88'
L42	N79°37'36"E	26.83'
L43	N00°13'12"E	20.35'
L44	N79°37'36"E	8.05'
L65	S10°22'24"E	14.97'
L77	N79°37'36"E	11.23'
L88	N27°19'23"W	36.17'
L89	N19°09'08"E	21.30'

CURVE TABLE				
CURVE	DELTA	RADIUS	CH.BRG.	LENGTH
C26	18°18'23"	50.00'	N22°25'52"W	14.23'
C27	64°49'57"	50.00'	S58°39'28"E	56.58'
C42	11°43'38"	850.00'	N28°40'07"W	173.98'
C47	43°27'12"	50.00'	S07°20'45"W	37.92'
C52	258°47'47"	50.00'	S37°19'26"W	224.10'

RADIAL BEARING LINE TABLE		
RAD-L67	N01°04'27"W	50.00'
RAD-L68	N75°43'19"E	50.00'



LOT TABLE		
LOT	SQ. FT.	ACRES
1820	10,788	0.2477
1821	10,560	0.2424
1822	7,099	0.1629
1823	6,201	0.1424
1824	7,381	0.1694
1825	6,004	0.1378
1826	5,774	0.1326
1838	10,175	0.2336
1839	10,124	0.2324

VERSION	DATE
V1-INITIAL PREPARATION	06/20/2006
V2-IN-HOUSE QC	06/28/2006
V3-IN-HOUSE QC	11/03/2006
V4-IN-HOUSE QC	01/10/2007
V5-REVISED TRACTS (F,I,K,L)	04/13/2007
V6-IN-HOUSE QC	06/27/2007
V7-IN-HOUSE QC	08/16/2007
V8-COP COMMENTS	09/07/2007
V9-REVISION TO TRACTS F&P	09/13/2007

VISTANCIA

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

Stanley Consultants inc.

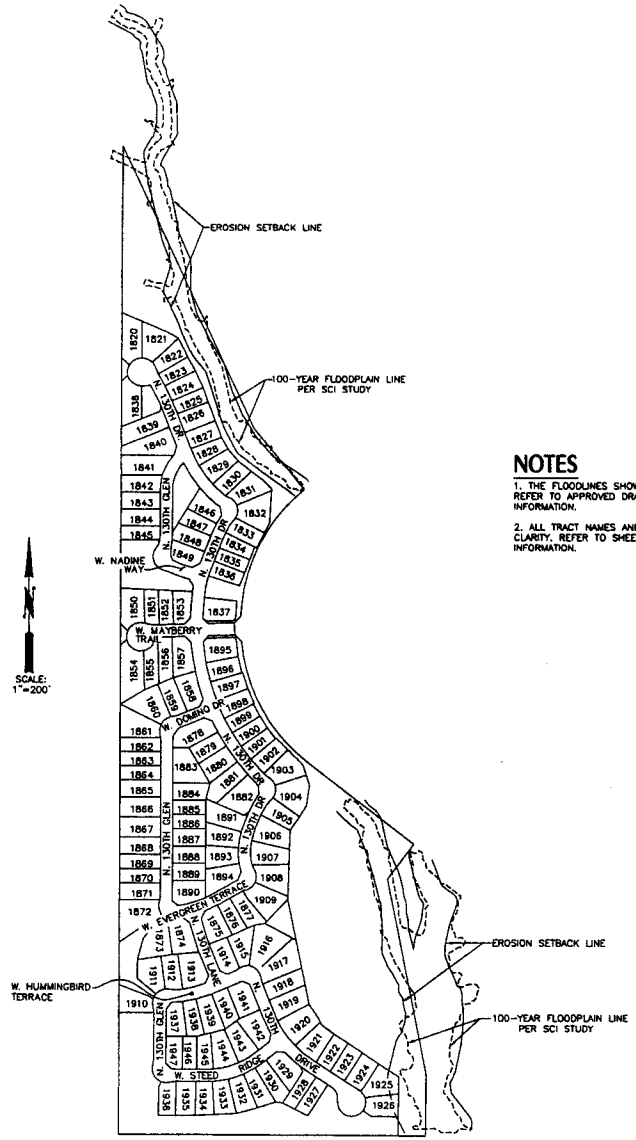
VISTANCIA
PARCEL C3
FINAL PLAT

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 33868
TROY A. BAY

DRAFTED: [illegible]
DESIGNED: MB
APPROVED: TAR

FILE: FP-C3 v9.dwg | PROJECT: 160.48.30.03 | DATE: 1/14/08 | SHEET: 6 OF 7

FLOOD PLAIN EXHIBIT



NOTES

1. THE FLOODLINES SHOWN ARE FOR GRAPHICAL PURPOSES ONLY. REFER TO APPROVED DRAINAGE REPORT FOR ADDITIONAL INFORMATION.

2. ALL TRACT NAMES AND TRACT LINES HAVE BEEN REMOVED FOR CLARITY. REFER TO SHEETS 3, 4, 5 AND 6 FOR ADDITIONAL INFORMATION.

VERSION	DATE
V1-INITIAL PREPARATION	06/20/2006
V2-IN-HOUSE QC	06/28/2006
V3-IN-HOUSE QC	11/03/2006
V4-IN-HOUSE QC	01/10/2007
V5-REVISED TRACTS (F,I,K,L)	04/13/2007
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V8-COP COMMENTS	09/07/2007
V9-REVISION TO TRACTS F&P	09/13/2007

VISTANCIA

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

Stanley Consultants INC.

VISTANCIA
PARCEL C3
FINAL PLAT

DRAFTED: [illegible]
DESIGNED: [illegible]
APPROVED: TAR

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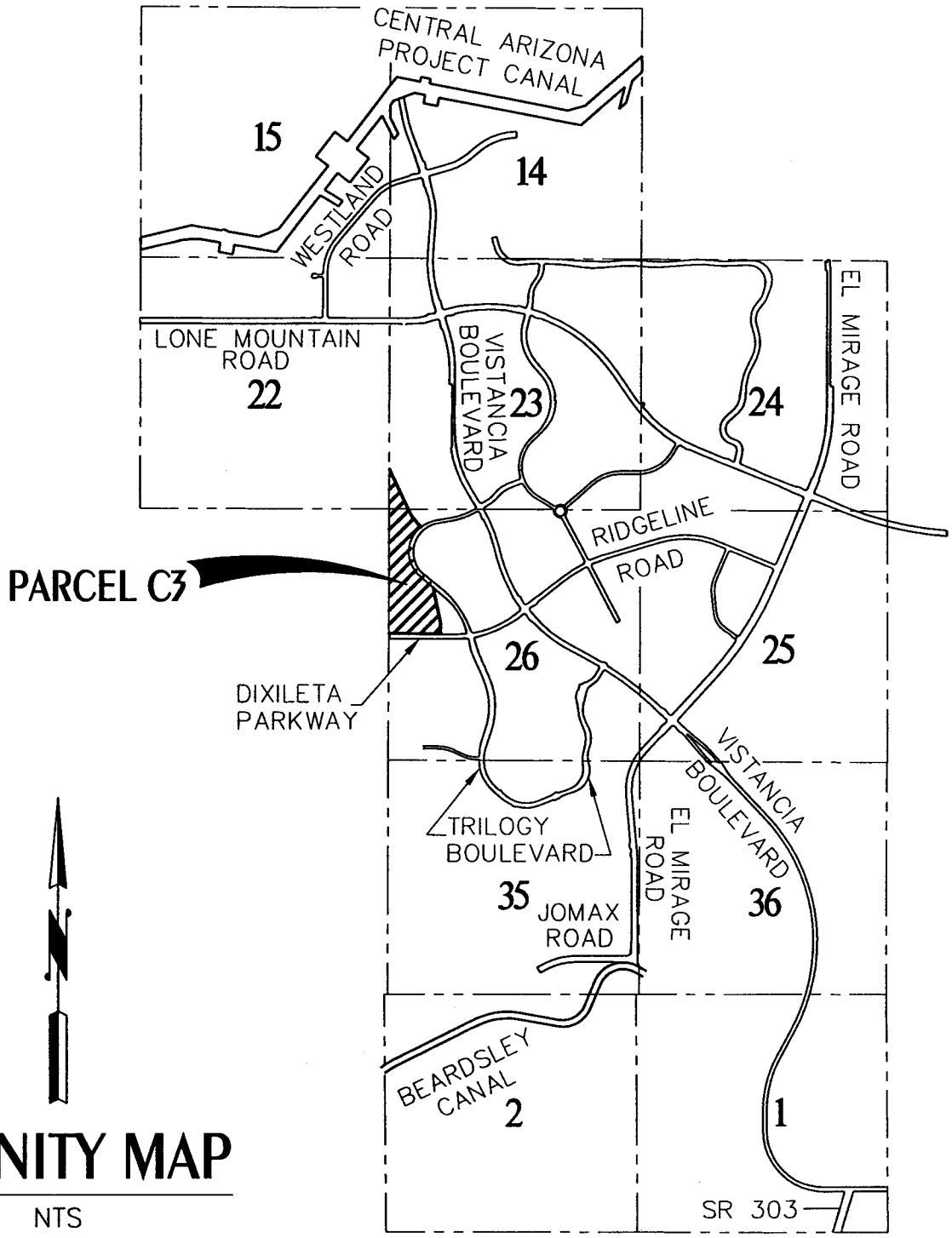

VICINITY MAP

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Vistancia

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