

**CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION**

CC: 13C
Amend No. _____

Date Prepared: November 5, 2008

Council Meeting Date: December 2, 2008

TO: Carl Swenson, City Manager

THROUGH: Susan Daluddung, Deputy City Manager 

FROM: Andrew Granger, P.E., City Engineer 

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

PREPARED BY: Lloyd Lane, Land Survey Coordinator 

SUBJECT: Approve the Amended Map of Dedication, Vistancia-Phase 1A, a request made by Vistancia, LLC, a Delaware Limited Liability Company. (Project No. R070120A, 23 T5N)

RECOMMENDATION:

Discussion and possible action to approve the Amended Map of Dedication for Vistancia-Phase 1A, a Re-Plat of Vistancia-Phase 1A, Map of Dedication, as recorded in Book 647, Page 31, MCR, Tracts C and E, and as shown on the listed Final Plats:

- Trilogy at Vistancia Parcel C15-C19, recorded in Book 655, Page 35, MCR, a portion of 127th Drive and Eagle Ridge Lane
- Vistancia Village A Parcel A36, recorded in Book 655, Page 30, MCR, a portion of Desert Mirage Drive
- Vistancia Village A Parcel A37, recorded in Book 662, Page 26, MCR, a portion of 127th Drive and Lone Tree Trail
- Vistancia Village A, Parcel A33, recorded in Book 655, Page 29, MCR, a portion of 123rd Lane and 122nd Drive
- Vistancia Village A Parcel A12, recorded in Book 655, Page 32, MCR, a portion of 121st Avenue

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: _____

Council Communication – R070120A
Amended Map of Dedication - Vistancia-Phase 1A
North of Jomax Road west of the Agua Fria
December 2, 2008
Page: 2

- Vistancia Village A Parcel A14, recorded in Book 661, Page 25, MCR, Tracts “C “ and “E”
- Trilogy at Vistancia Parcel C33, recorded in Book 707, Page 39, MCR, Tracts “G” and “H”
- Trilogy at Vistancia Parcel C34, recorded in Book 706, Page 21, MCR, a portion of Tract “A”
- Vistancia Village A Parcel A20, recorded in Book 656, Page 03, MCR, a portion of Tract “A”
- Vistancia Village A Parcel A19, recorded in Book 656, Page 39, MCR, a portion of Tract “E”
- Vistancia Village A Parcel A30, recorded in Book 647, Page 41, MCR, and a portion of Tract “G”
- Vistancia Village A Parcel A10A, recorded in Book 655, Page 33, MCR

These plats are within sections 23, 24, 25, 26 and 35 Township 5 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, City of Peoria, Arizona, located North of Jomax Road west of the Agua Fria, and authorize the Mayor and City Clerk to sign and record the Amended Map of Dedication with the Maricopa County Recorder’s Office, subject to the following stipulation:

1. In the event that the Amended Map of Dedication is not recorded within 60 days of Council approval, the Amended Map of Dedication will become void. The developer may request re-approval from the City, with the understanding that the City has the option of imposing additional requirements or stipulations.

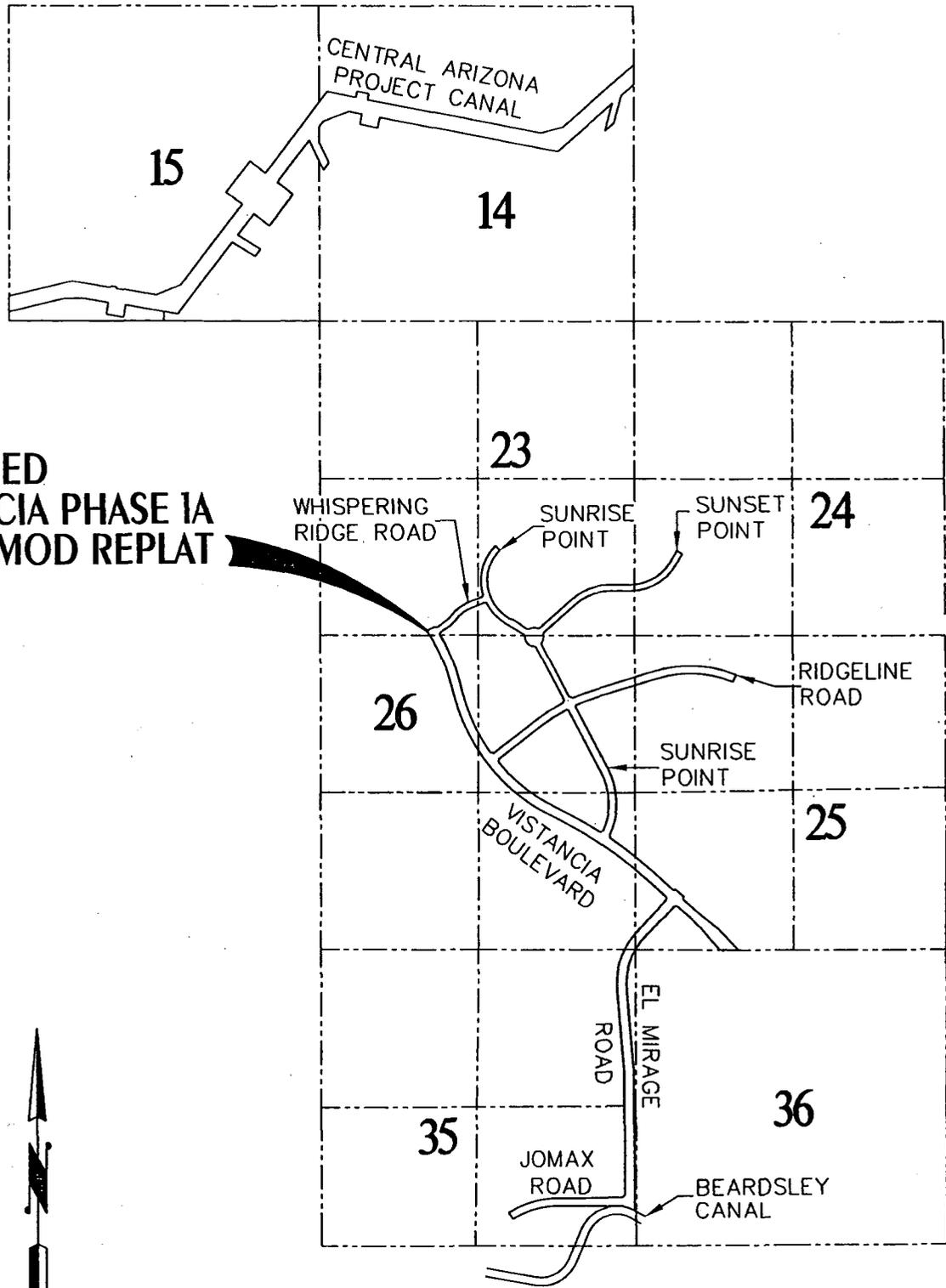
SUMMARY:

The purpose of the Amended Map of Dedication is to modify various rights-of-ways and easements throughout the project based on final design. No other changes are being proposed.

ATTACHMENTS:

1. Amended Map of Dedication
2. Vicinity Map

**AMENDED
VISTANCIA PHASE 1A
MOD REPLAT**



VICINITY MAP

NTS

Vistancia



A Stanley Group Company
Stanley Consultants INC. Engineering, Environmental
and Construction Services - Worldwide

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 PLAN AND AGREES THAT THIS PLAN 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.

RF CONSTRUCTION FUNDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]
ITS: RESIDENT VILLAGE PRESIDENT

ACKNOWLEDGMENT

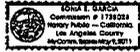
STATE OF CALIFORNIA
COUNTY OF LA PLAZA

ON OCTOBER 27, 2006 BEFORE ME, SONIA E. GARCIA, PERSONALLY APPEARED [Signature] WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: [Signature]



CONSENT TO AMEND MAP OF DEDICATION RE-PLAT

THIS AMENDED MAP OF DEDICATION VISTANCIA - PHASE 1A RE-PLAT, IS HEREBY CONSENTED TO BY THE FOLLOWING ENTITIES:

VISTANCIA VILLAGE A COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION:

BY: [Signature]
ITS: President

AND
THE CITY OF PEORIA, A MUNICIPAL CORPORATION
BY: _____
ITS: _____

STATEMENT OF AMENDED MAP OF DEDICATION RE-PLAT

THIS IS AN AMENDED MAP OF DEDICATION OF VISTANCIA - PHASE 1A RE-PLAT, AS RECORDED IN BOOK 977, PAGE 06, DEED NO. 08-0209375, RECORDED MARCH 10, 2006, MARICOPA COUNTY RECORDS. IN GENERAL, THE PURPOSE OF THIS AMENDED RE-PLAT IS TO:

- MODIFY THE RIGHT-OF-WAY AT THE TERMINUS OF EL MIRAGE ROAD PHASE 1 TO THE INTO THE SOUTHERN TERMINUS OF EL MIRAGE ROAD PHASE II (THE PHASE II PORTION OF EL MIRAGE ROAD SHALL BE NARROWER IN THE FUTURE OF WHICH WILL CONTAIN A 130' WIDE RIGHT-OF-WAY), SUBSEQUENTLY CHANGING THE CHAMBERS IN TRACTS DD AND SS ADJACENT THE TERMINUS OF EL MIRAGE ROAD.
- REMOVE ALL OF TOWN CENTER, INCLUDING THE ROUND-A-ABOUT, SUBSEQUENTLY REALIGNING SUNRISE POINT TO MAKE THE CONNECTION BETWEEN RIDGELINE ROAD AND VISTANCIA BOULEVARD.
- CREATE A BUMP OUT FOR THE FUTURE RIGHT-OF-WAY OF JOMAX ROAD EAST OF EL MIRAGE ROAD.
- MODIFY THE RIGHT-OF-WAY FOR EL MIRAGE ROAD, TRACTS EE, FF, AND GG TO ACCOMMODATE THE BUS BAY AND SHELTER SOUTHWEST OF THE INTERSECTION OF EL MIRAGE AND VISTANCIA BOULEVARD SUBSEQUENTLY NECESSITATING A RE-PLAT OF TRACTS "C" AND "E", AS SHOWN ON THE FINAL PLAT FOR TRILGY AT VISTANCIA PARCEL C15-C19, RECORDED IN BOOK 655, PAGE 35, MCR.
- A RE-PLAT OF THE MAP OF DEDICATION OF VISTANCIA-PHASE 1A, AS RECORDED IN BOOK 647, PAGE 31, DEED NO. 03-1095652, RECORDED AUGUST 12, 2003, MARICOPA COUNTY RECORDS.
- A RE-PLAT OF A PORTION OF 127TH DRIVE AND EAGLE RIDGE LANE TO ACCOMMODATE THE ENTRANCE CHAMBERS FOR VISTANCIA VILLAGE A PARCEL A38 (AS SHOWN IN BOOK 655, PAGE 30, MCR) AND A RE-PLAT OF A PORTION OF DESERT MIRAGE DRIVE TO ACCOMMODATE THE ENTRANCE CHAMBERS FOR VISTANCIA VILLAGE A PARCEL A37 (AS SHOWN IN BOOK 662, PAGE 26, MCR) SUBSEQUENTLY DIVIDING TRACT T AND CREATING TRACTS A, VV, WW AND XX HEREON.
- A RE-PLAT OF A PORTION OF 127TH DRIVE AND LONE TREE TRAIL TO ACCOMMODATE THE ENTRANCE CHAMFER FOR VISTANCIA VILLAGE A PARCEL A33 (AS SHOWN IN BOOK 655, PAGE 29, MCR) SUBSEQUENTLY DIVIDING TRACT Y AND CREATING TRACTS F, S AND YV HEREON.
- A RE-PLAT OF A PORTION OF TRACT G TO ACCOMMODATE THE ENTRANCE CHAMFER FOR VISTANCIA VILLAGE A PARCEL A10A (AS SHOWN IN BOOK 655, PAGE 33, MCR) SUBSEQUENTLY DIVIDING TRACT GG AND CREATING TRACTS B AND D HEREON.
- A RE-PLAT OF A PORTION OF TRACT E TO ACCOMMODATE THE ENTRANCE CHAMBERS FOR VISTANCIA VILLAGE A PARCEL A30 (AS SHOWN IN BOOK 647, PAGE 41, MCR), A RE-PLAT OF A PORTION OF 123RD LANE AND 122ND DRIVE TO ACCOMMODATE THE ENTRANCE CHAMBERS FOR VISTANCIA VILLAGE A PARCEL A12 (AS SHOWN IN BOOK 655, PAGE 32, MCR) AND A RE-PLAT OF A PORTION OF 121ST AVENUE TO ACCOMMODATE THE ENTRANCE CHAMBERS FOR VISTANCIA VILLAGE A PARCEL A14 (AS SHOWN IN BOOK 661, PAGE 25, MCR), SUBSEQUENTLY DIVIDING TRACT EE AND CREATING TRACTS R, T, V, X, Z AND BB HEREON.
- A RE-PLAT OF A PORTION OF TRACT A TO ACCOMMODATE THE ENTRANCE CHAMBERS FOR VISTANCIA VILLAGE A PARCEL A20 (AS SHOWN IN BOOK 656, PAGE 03, MCR) AND A RE-PLAT OF A PORTION OF TRACT A TO ACCOMMODATE THE ENTRANCE CHAMBERS FOR VISTANCIA VILLAGE A PARCEL A19 (AS SHOWN IN BOOK 656, PAGE 39, MCR) SUBSEQUENTLY DIVIDING TRACT Z AND CREATING TRACTS Y, AA AND CC HEREON.
- REFLECT THAT ALL MUES AND DUCS WERE TERMINATED AND REPLACED BY PUES. THE MUES AND DUCS WERE TERMINATED BY INSTRUMENT NO. 2005-191617.
- WHEN THE RIGHT-OF-WAY, PER THE CITY OF PEORIA PUBLIC RIGHT-OF-WAY REQUIREMENTS, OF THE FOLLOWING PUBLIC ROADWAYS: SUNRISE POINT, WHISPERING RIDGE, VISTANCIA BOULEVARD, RIDGELINE ROAD, SUNSET POINT, EL MIRAGE ROAD AND JOMAX ROAD, SUBSEQUENT TO SAID WIDENING, ALL ADJACENT TRACTS TO THE ABOVE MENTIONED ROADWAYS WERE RE-PLATTED TO ACCOMMODATE THE ADJUSTED RIGHT-OF-WAY.
- ALSO SUBSEQUENT TO THE ABOVE MENTIONED WIDENING OF JOMAX ROAD, TRACTS "C" AND "E", AS SHOWN ON THE FINAL PLAT FOR TRILGY AT VISTANCIA PARCEL C33, RECORDED IN BOOK 707, PAGE 39, MCR AND TRACTS "G" AND "H", AS SHOWN ON THE FINAL PLAT FOR TRILGY AT VISTANCIA PARCEL C34, RECORDED IN BOOK 706, PAGE 21, MCR, WERE RE-PLATTED TO MEET THE CITY OF PEORIA REQUIREMENT OF A 30'X30' CHAMBER AT THIS SUBDIVISION'S INTERSECTION WITH JOMAX ROAD.
- MODIFY THE CENTERLINE CURVE RADIUS OF SUNRISE POINT (SOUTH OF RIDGELINE ROAD) FROM 762.00' TO 670.00', SUBSEQUENTLY MODIFYING TRACTS "P" AND "Y".

NOTES

- THIS AMENDED MAP OF DEDICATION RE-PLAT IS SUBJECT TO SEVERAL FIRE, MAINTENANCE AND STREETLIGHT IMPROVEMENT DISTRICTS AND THE REQUIREMENTS THEREOF.
- 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.
- ALL NEW AND EXISTING UTILITY FACILITIES, ELECTRICAL FACILITIES LESS THAN 60 KVA, CABLE TV, TELECOMMUNICATIONS FIBER OPTICS, CELLULAR, GAS, ETC. SHALL BE INSTALLED UNDERGROUND AS PART OF THE STREET IMPROVEMENTS.
- MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN TRACTS I, J, K, L, DD, EE, FF, GG, HH, II, JJ, KK, LL, MM, NN, OO, PP, RR AND SS SHALL BE THE RESPONSIBILITY OF THE MAINTENANCE CORPORATION. MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN TRACTS A, B, C, D, E, F, G, H, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, BB, CC, QQ, TT, UU, VV, WW, XX, YY AND ZZ SHALL BE THE RESPONSIBILITY OF THE VILLAGE A ASSOCIATION. MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN TRACT AAA SHALL BE THE RESPONSIBILITY OF THE TRILGY ASSOCIATION.
- ALL CORNERS SHALL BE MONUMENTED WITH #4 REBAR AND CAPPED OR TAGGED, BEARING THE REGISTRATION UNDER OF THE SURVEYOR RESPONSIBLE FOR THEIR REPLACEMENT PRIOR TO RECORDING OF THIS MAP OF DEDICATION.
- SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS BUT EXCLUDING TREES OVER 30 INCHES IN HEIGHT SHALL NOT BE PERMITTED WITHIN 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.
- THIS AMENDED MAP OF DEDICATION RE-PLAT IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.
- THIS AMENDED MAP OF DEDICATION RE-PLAT IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.
- THIS AMENDED MAP OF DEDICATION RE-PLAT IS LOCATED WITHIN THE CITY OF PEORIA A DESIGNATED TRUCK ROUTE. LONE MOUNTAIN ROAD IS DESIGNATED AS A TRUCK ROUTE BY THE CITY OF PEORIA.
- THIS AMENDED MAP OF DEDICATION RE-PLAT IS LOCATED IN THE VICINITY OF A ROCK QUARRY. (GRAVEL OPERATION)
- 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 UPRON AND DEPARTURE FROM ADJUTING STATE PRIMARY HIGHWAYS HAVE BEEN FOLLOWED AS APPLICABLE.
- 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.
- THE MASTER DEVELOPER SHALL CERTIFY BY THIS DOCUMENT THAT RULES AS MAY BE ESTABLISHED BY MARICOPA COUNTY HEALTH DEPARTMENT RELATING TO THE PROMOTION OF DOMESTIC WATER SUPPLY AND SANITARY WESER DISPOSAL HAVE BEEN FOLLOWED AS APPLICABLE.
- 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.
- 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.
- SEE THE AMENDED RESULTS OF SURVEY RECORDED IN BOOK 632, PAGE 24, MARICOPA COUNTY RECORDS FOR SECTION LINE INFORMATION NOT SHOWN HEREON.
- ALL MUES AND DUCS WERE TERMINATED AND REPLACED BY PUES. THE MUES AND DUCS WERE TERMINATED BY INSTRUMENT NO. 2005-191617 AND THE ROADWAY & UTILITY EASEMENTS (RUES) WERE CREATED BY INSTRUMENT NO. 2005-1915982.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT OR TRACT WHICH WOULD IMPED THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 1 WEST, THE BEARING OF WHICH IS N89°40'20"W, AS SHOWN ON AN AMENDED RESULTS OF SURVEY RECORDED IN BOOK 632, PAGE 24, OF MARICOPA COUNTY RECORDS.

FLOOD PLAN

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) 0401302740M, PANEL 740 OF 4350, DATED SEPTEMBER 30, 2005 AND 0401301150M, PANEL 1155 OF 4350, DATED SEPTEMBER 30, 2005, THIS SUBDIVISION IS LOCATED IN FLOOD INSURANCE ZONES A, X AND AE. 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."

TRACT AREA TABLE

TRACT NAME	LAND USE	ACRES
TRACT A	PUE LANDSCAPE WE	0.2415
TRACT AA	PUE LANDSCAPE WE	0.2188
TRACT AAA	COMMON AREA DRAINAGE OPEN SPACE & LANDSCAPE EASEMENT	0.4208
TRACT B	PUE LANDSCAPE WE	0.1701
TRACT BB	PUE LANDSCAPE WE	0.1537
TRACT C	COMMON AREA DRAINAGE OPEN SPACE & LANDSCAPE EASEMENT	0.6841
TRACT CC	PUE LANDSCAPE WE	0.1386
TRACT CD	PUE LANDSCAPE WE DR	0.4343
TRACT DD	COMMON AREA DRAINAGE OPEN SPACE & LANDSCAPE EASEMENT	0.5788
TRACT E	COMMON AREA DRAINAGE OPEN SPACE & LANDSCAPE EASEMENT	0.1938
TRACT EE	PUE LANDSCAPE WE	0.5263
TRACT FF	PUE LANDSCAPE WE	0.4258
TRACT GG	COMMON AREA DRAINAGE OPEN SPACE & LANDSCAPE EASEMENT	0.4689
TRACT HH	PUE LANDSCAPE WE DR SE	0.8914
TRACT H	COMMON AREA DRAINAGE OPEN SPACE & LANDSCAPE EASEMENT	1.1120
TRACT HH	PUE LANDSCAPE WE DR SE	1.8553
TRACT II	PUE LANDSCAPE WE DR	0.4193
TRACT I	PUE LANDSCAPE WE	0.2838
TRACT J	PUE LANDSCAPE WE, DE, SE	0.5172
TRACT JJ	PUE LANDSCAPE WE, DE, SE	0.2007
TRACT K	PUE LANDSCAPE WE, DE, SE	0.2811
TRACT KK	PUE LANDSCAPE WE, DE	0.6731
TRACT L	PUE LANDSCAPE WE	0.7800
TRACT LL	PUE LANDSCAPE WE	0.2943
TRACT M	PUE LANDSCAPE DE	0.2423
TRACT MM	PUE LANDSCAPE PEDESTRIAN ACCESS, OPEN SPACE	1.4155
TRACT N	PUE LANDSCAPE	0.0311
TRACT NN	PUE LANDSCAPE	0.0209
TRACT O	PUE LANDSCAPE	0.0007
TRACT OO	PUE LANDSCAPE	0.1888
TRACT P	PUE LANDSCAPE, WK, WSE	0.2634
TRACT PP	PUE LANDSCAPE	0.2940
TRACT Q	PUE LANDSCAPE	0.3310
TRACT QQ	PUE LANDSCAPE, PEDESTRIAN ACCESS, OPEN SPACE	0.8103
TRACT R	PUE LANDSCAPE WE, DE, SE	0.6174
TRACT RR	PUE LANDSCAPE WE, DE, SE	0.4173
TRACT S	PUE LANDSCAPE WE	0.0218
TRACT SS	PUE LANDSCAPE WE	0.2650
TRACT TT	PUE LANDSCAPE WE	0.3600
TRACT U	PUE LANDSCAPE WE	0.3600
TRACT UU	PUE LANDSCAPE WE, SE	0.0089
TRACT V	PUE LANDSCAPE WE	0.2728
TRACT VV	PUE LANDSCAPE WE	0.6588
TRACT W	PUE LANDSCAPE WE, DE	0.1782
TRACT WW	PUE LANDSCAPE WE, DE	0.2013
TRACT XX	PUE LANDSCAPE WE, DE	0.2923
TRACT YY	PUE LANDSCAPE WE, DE, SE, WSE	0.1204
TRACT Y	PUE LANDSCAPE WE, DE, SE, WSE	0.1242
TRACT YV	PUE LANDSCAPE WE, DE, SE, WSE	0.2352
TRACT Z	COMMON AREA DRAINAGE OPEN SPACE & LANDSCAPE EASEMENT	0.1063
TRACT ZZ	COMMON AREA DRAINAGE OPEN SPACE & LANDSCAPE EASEMENT	0.1063

TRACT AREA LEGEND

- WE CITY OF PEORIA WATER EASEMENT
- DE CITY OF PEORIA DRAINAGE EASEMENT
- SE CITY OF PEORIA SEWER EASEMENT
- WSE CITY OF PEORIA WATER & SEWER EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- AE ACCESS EASEMENT



SURVEYOR

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



DEVELOPER

VISTANCIA, LLC
8931 WEST UNION HILLS DRIVE
SUITE 203
PEORIA, ARIZONA 85382-7002
TEL: 623.583.1897
FAX: 623.583.4249
CONTACT: BOB BAMBAUER

Stanley Consultants Inc. AMENDED RE-PLAT MAP OF DEDICATION VISTANCIA - PHASE 1A CITY OF PEORIA PLAN CHECK # 0470202A

1861 EAST CAMELBACK ROAD, SUITE 400 PHOENIX, ARIZONA 85016 602.333.2200

PROJECT: 16048 | DATE: 10/22/2006 | SHEET: 2 OF 27

DRAWN: NSJ
CHECKED: NSJ
APPROVED: CLM

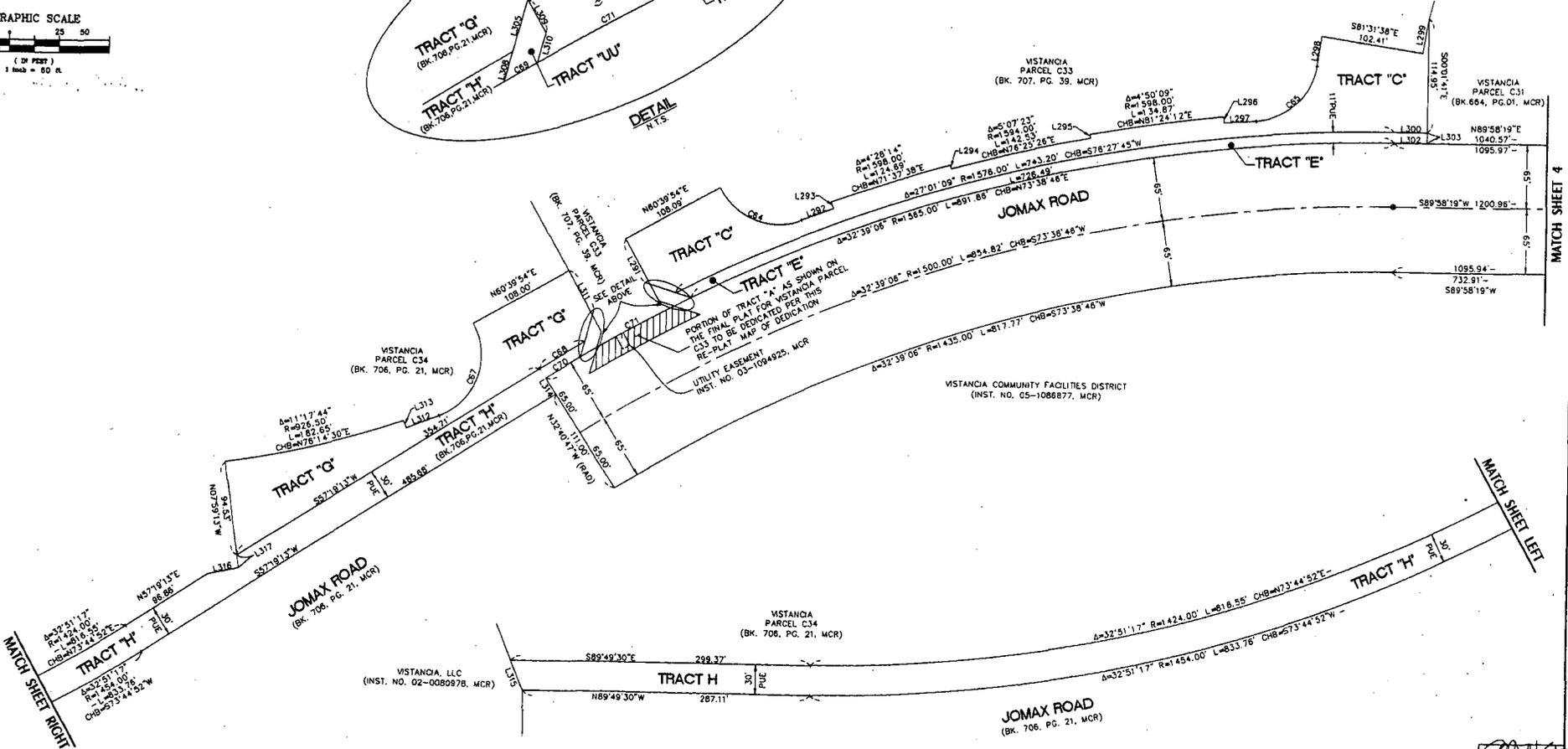
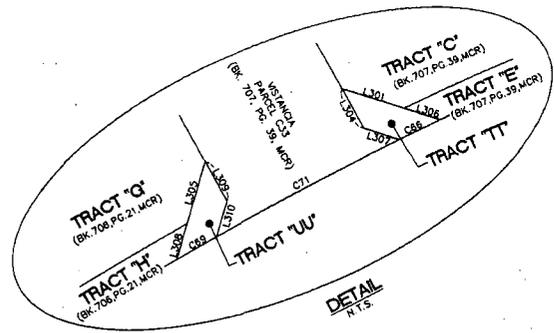
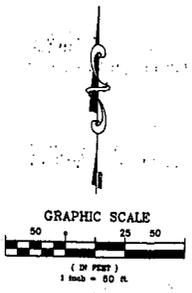
NOTE PERTAINING TO TRACTS C,E,G AND H

TRACTS C AND E, AS SHOWN HEREON, WERE ORIGINALLY PLATTED AS TRACTS C AND E ON THE FINAL PLAT OF VISTANCIA PARCELS C-33, RECORDED IN BOOK 707, PAGE 39, MCR. TRACTS G AND H, AS SHOWN HEREON, WERE ORIGINALLY PLATTED AS TRACTS G AND H ON THE FINAL PLAT OF VISTANCIA PARCEL C-34, RECORDED IN BOOK 706, PAGE 21, MCR.

LEGEND

ABBREVIATIONS			
PUE	PUBLIC UTILITY EASEMENT	MCR	MARICOPA COUNTY RECORDS
R.O.W.	RIGHT-OF-WAY	CAP	CENTRAL ARIZONA PROJECT
C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT	N.T.S.	NOT TO SCALE
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	MOD	MAP OF DEDICATION
C.O.P.S.E.	CITY OF PEORIA SEWER EASEMENT	MOPD	MAP OF PRIVATE TRACT DEDICATION
C.O.P.W.S.E.	CITY OF PEORIA WATER & SEWER EASEMENT	INST. NO.	INSTRUMENT NUMBER

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



MATCH SHEET 4

MATCH SHEET LEFT

VISTANCIA

1861 EAST CHAMBERLAIN ROAD, SUITE 400
PHOENIX, ARIZONA 85016 502.253.2200

Stanley Consultants Inc.

AMENDED RE-PLAT MAP OF DEDICATION	DRAWN: NSJ
VISTANCIA - PHASE 1A	DESIGNED: NSJ
CITY OF PEORIA PLAN CHECK # R070200A	APPROVED: CJM
FILE: AND-PA-PH1AM00-V2.dwg	PROJECT: 16048
DATE: 10/22/08	SHEET: 3 OF 27

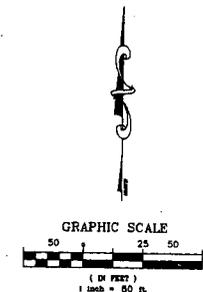
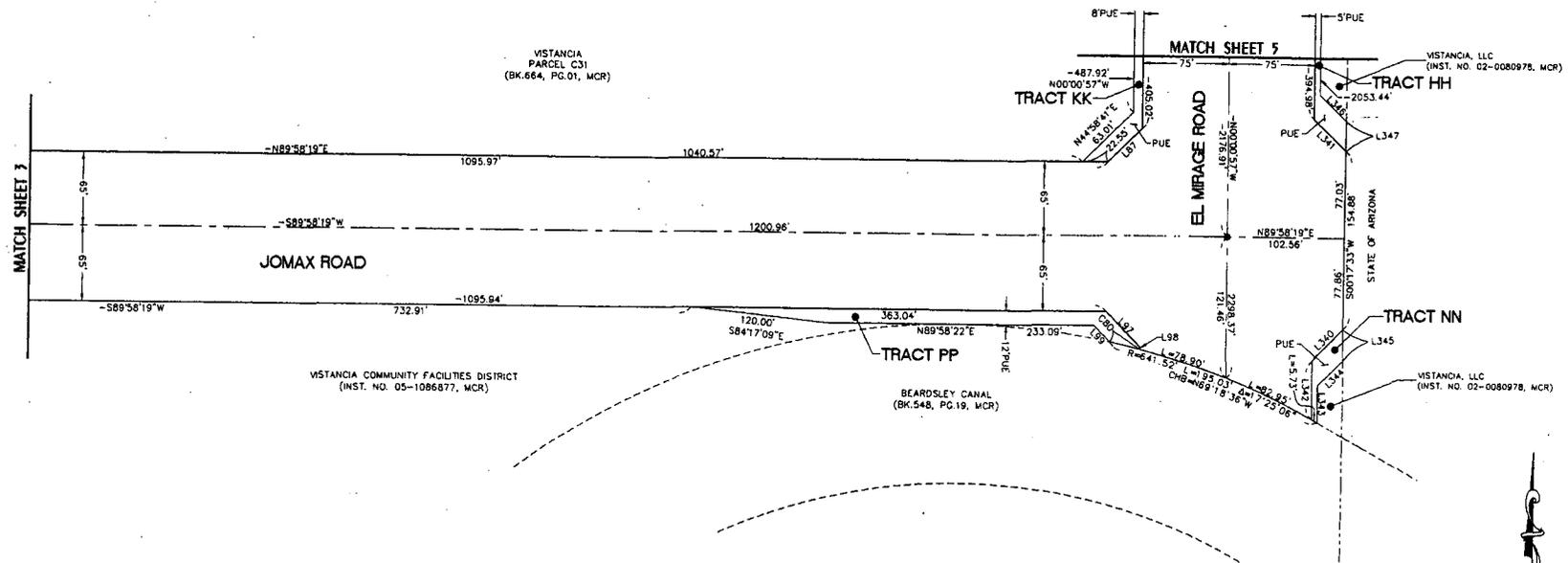
LEGEND

ABBREVIATIONS

PUE	PUBLIC UTILITY EASEMENT	MCR	MARICOPA COUNTY RECORDS
R.O.W.	RIGHT-OF-WAY	CAP	CENTRAL ARIZONA PROJECT
C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT	N.T.S.	NOT TO SCALE
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	MOD	MAP OF DEDICATION
C.O.P.S.E.	CITY OF PEORIA SEWER EASEMENT	MOPTD	MAP OF PRIVATE TRACT DEDICATION
C.O.P.W.S.E.	CITY OF PEORIA WATER & SEWER EASEMENT	INST. NO.	INSTRUMENT NUMBER

LINE TYPES & SYMBOLS

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



VISTANCIA

1881 EAST GARDENBACK ROAD, SUITE 400
PHOENIX, ARIZONA 85016 602.533.2200

Stanley Consultants Inc.

AMENDED RE-PLAY MAP OF DEDICATION
VISTANCIA - PHASE 1A
CITY OF PEORIA PLAN CHECK # P070120A
FILE:MG-RP-PH1AM00V2.dwg PROJECT: 18048 DATE: 10/22/08 SHEET: 4 OF 27

DRAWN: NSJ
DESIGNED: NSJ
APPROVED: CJM

DPPRES 8/20/1008



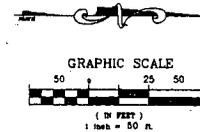
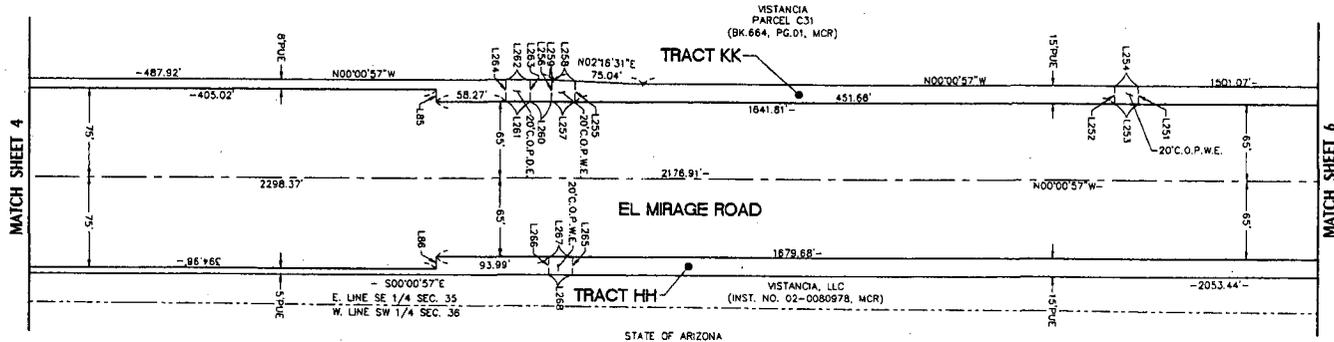
LEGEND

ABBREVIATIONS

PUE	PUBLIC UTILITY EASEMENT	MCR	MARICOPA COUNTY RECORDS
R.O.W.	RIGHT-OF-WAY	CAP	CENTRAL ARIZONA PROJECT
C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT	N.T.S.	NOT TO SCALE
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	MOD	MAP OF DEDICATION
C.O.P.S.E.	CITY OF PEORIA SEWER EASEMENT	MOPD	MAP OF PRIVATE TRACT DEDICATION
C.O.P.W.S.E.	CITY OF PEORIA WATER & SEWER EASEMENT	INST. NO.	INSTRUMENT NUMBER

LINE TYPES & SYMBOLS

—	CENTERLINE	●	BRASS CAP FLUSH PER MAP STD. DTL.120-1 TYPE "B"
- - -	RIGHT OF WAY	⊕	QUARTER SECTION CORNER
---	SECTION LINE	⊕	SECTION CORNER
- · - · -	SECTION TIE		

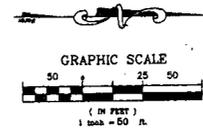
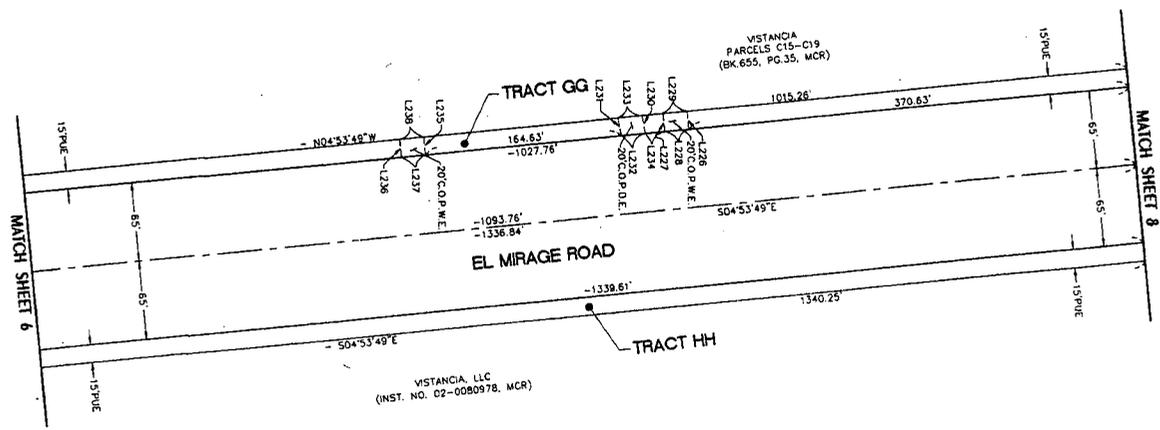


<p>VISTANCIA 1881 EAST CANYON ROAD, SUITE 400 PHOENIX, ARIZONA 85018 602.332.1200</p>	<p>Stanley Consultants inc.</p>	<p>NSJ 2190 D. P. E. 1987/05 ARIZONA, U.S.A.</p>
<p>AMENDED RE-PLAT MAP OF DEDICATION VISTANCIA - PHASE 1A</p>		<p>DRAFTED NSJ</p>
<p>CITY OF PEORIA PLAN CHECK # R070920A</p>		<p>DESIGNED NSJ</p>
<p>FILE:AMD-PP-PHYLMOO V2.dwg PROJECT: 16048 DATE:10/22/08 SHEET: 8 OF 27</p>		<p>APPROVED: C.M.</p>

LEGEND

ABBREVIATIONS			
PUE	PUBLIC UTILITY EASEMENT	MCR	MARICOPA COUNTY RECORDS
R.O.W.	RIGHT-OF-WAY	CAP	CENTRAL ARIZONA PROJECT
C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT	N.T.S.	NOT TO SCALE
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	MOD	MAP OF DEDICATION
C.O.P.S.E.	CITY OF PEORIA SEWER EASEMENT	MPD	MAP OF PRIVATE TRACT DEDICATION
C.O.P.W.S.E.	CITY OF PEORIA WATER & SEWER EASEMENT	INST. NO.	INSTRUMENT NUMBER

LINE TYPES & SYMBOLS	
	CENTERLINE
	RIGHT OF WAY
	SECTION LINE
	SECTION TIE
	BRASS CAP FLUSH PER MAG STD. DTL120-1 TYPE "B"
	QUARTER SECTION CORNER
	SECTION CORNER

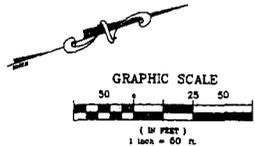
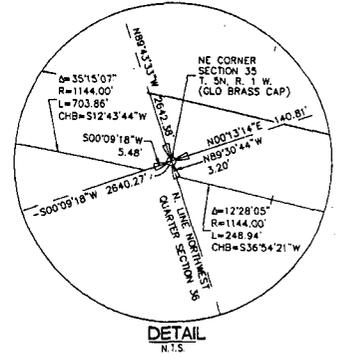
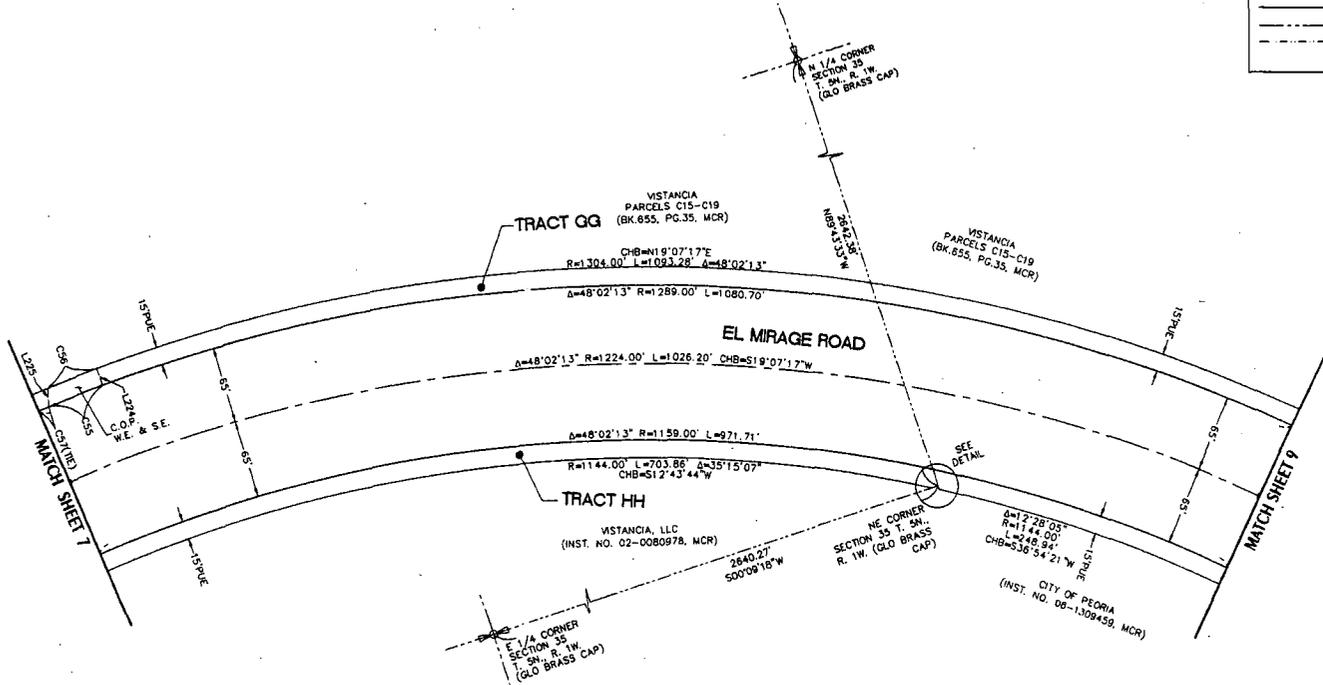


	181 EAST CAMERON ROAD, SUITE 400 PHOENIX, ARIZONA 85014 602.333.2200	
	Stanley Consultants inc.	EXPIRES 8/30/2009
AMENDED RE-PLAT MAP OF DEDICATION VISTANCIA - PHASE IA	DRAFTED: NSJ	DESIGNED: TAR
CITY OF PEORIA PLAN CHECK # 070902A	APPROVED: CJM	FILE: A02-AP-PR1A0001.v2.dwg PROJECT: 18648 DATE: 10/22/08 SHEET: 7 OF 27

LEGEND

ABBREVIATIONS			
PUE	PUBLIC UTILITY EASEMENT	MCR	MARICOPA COUNTY RECORDS
R.O.W.	RIGHT-OF-WAY	CAP	CENTRAL ARIZONA PROJECT
C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT	N.T.S.	NOT TO SCALE
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	MOD	MAP OF DEDICATION
C.O.P.S.E.	CITY OF PEORIA SEWER EASEMENT	MOPD	MAP OF PRIVATE TRACT DEDICATION
C.O.P.W.S.E.	CITY OF PEORIA WATER & SEWER EASEMENT	INST. NO.	INSTRUMENT NUMBER

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

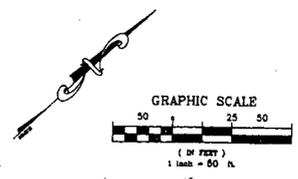
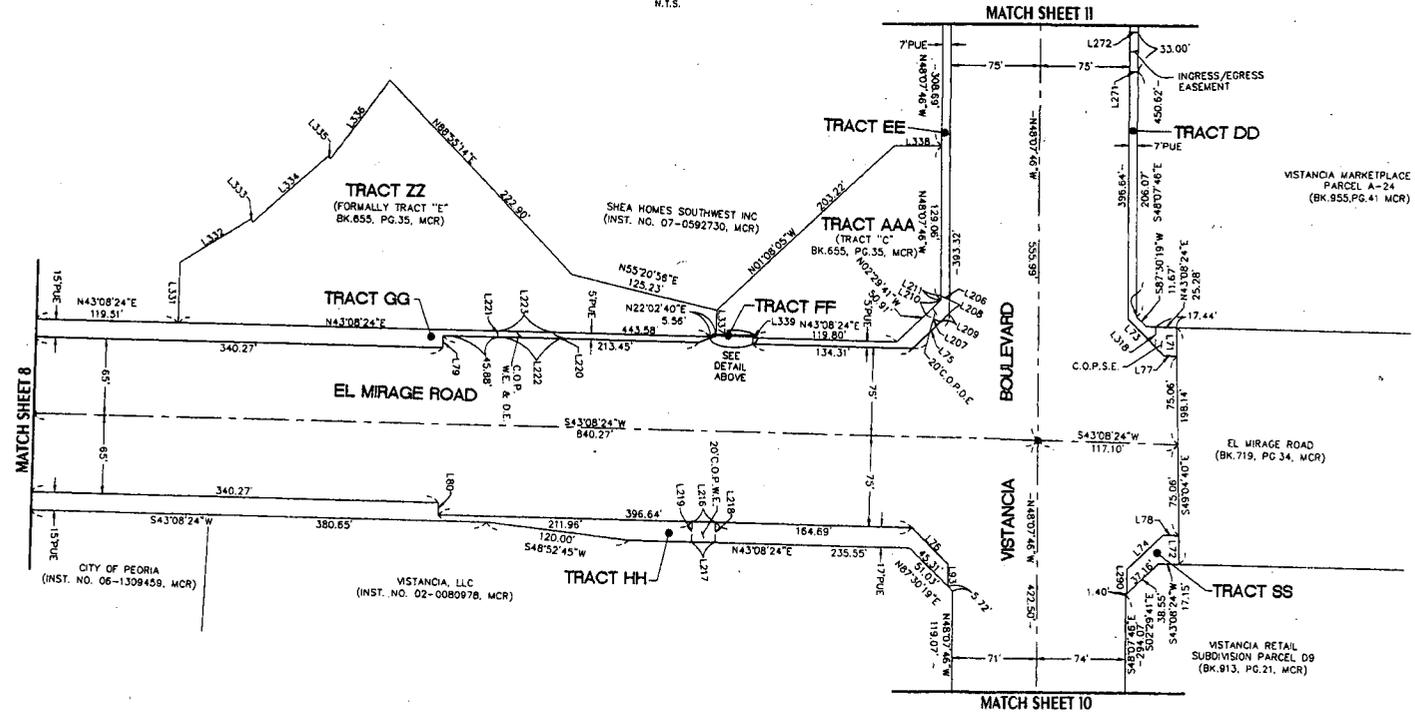
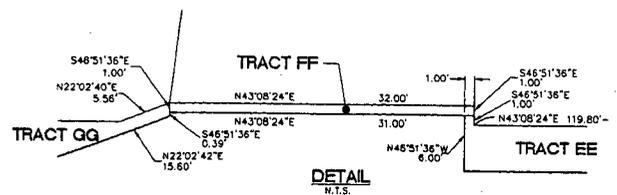


1881 EAST CAMELBACK ROAD, SUITE 400 PHOENIX, ARIZONA 85018 602.333.2300		
Stanley Consultants inc.		DRAFTED: NSJ DESIGNED: NSJ APPROVED: CJM
AMENDED RE-PLAT MAP OF DEDICATION VISTANCIA - PHASE 1A		
CITY OF PEORIA PLAN CHECK # R070120A		
FILE:AMD-PP-PH1AMCO V2.dwg PROJECT: 18048 DATE:10/22/08 SHEET: 8 OF 27		

LEGEND

ABBREVIATIONS			
PUE	PUBLIC UTILITY EASEMENT	MCR	MARICOPA COUNTY RECORDS
R.O.W.	RIGHT-OF-WAY	CAP	CAP CENTRAL ARIZONA PROJECT
C.O.P.O.E.	CITY OF PEORIA DRAINAGE EASEMENT	N.T.S.	NOT TO SCALE
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	MCD	MAP OF DEDICATION
C.O.P.S.E.	CITY OF PEORIA SEWER EASEMENT	MOPD	MAP OF PRIVATE TRACT DEDICATION
C.O.P.W.S.E.	CITY OF PEORIA WATER & SEWER EASEMENT	INST. NO.	INSTRUMENT NUMBER

LINE TYPES & SYMBOLS	
	CENTERLINE
	RIGHT OF WAY
	SECTION LINE
	SECTION TIE
	BRASS CAP FLUSH PER MAC STD. DTL.120-1 TYPE "B"
	QUARTER SECTION CORNER
	SECTION CORNER



ISTANCIA

1801 EAST CAMELBACK ROAD, SUITE 400
PHOENIX, ARIZONA 85016 | 602.333.2200

Stanley Consultants Inc.

AMENDED RE-PLAT MAP OF DEDICATION
VISTANCIA - PHASE 1A

CITY OF PEORIA PLAN CHECK # P070102A

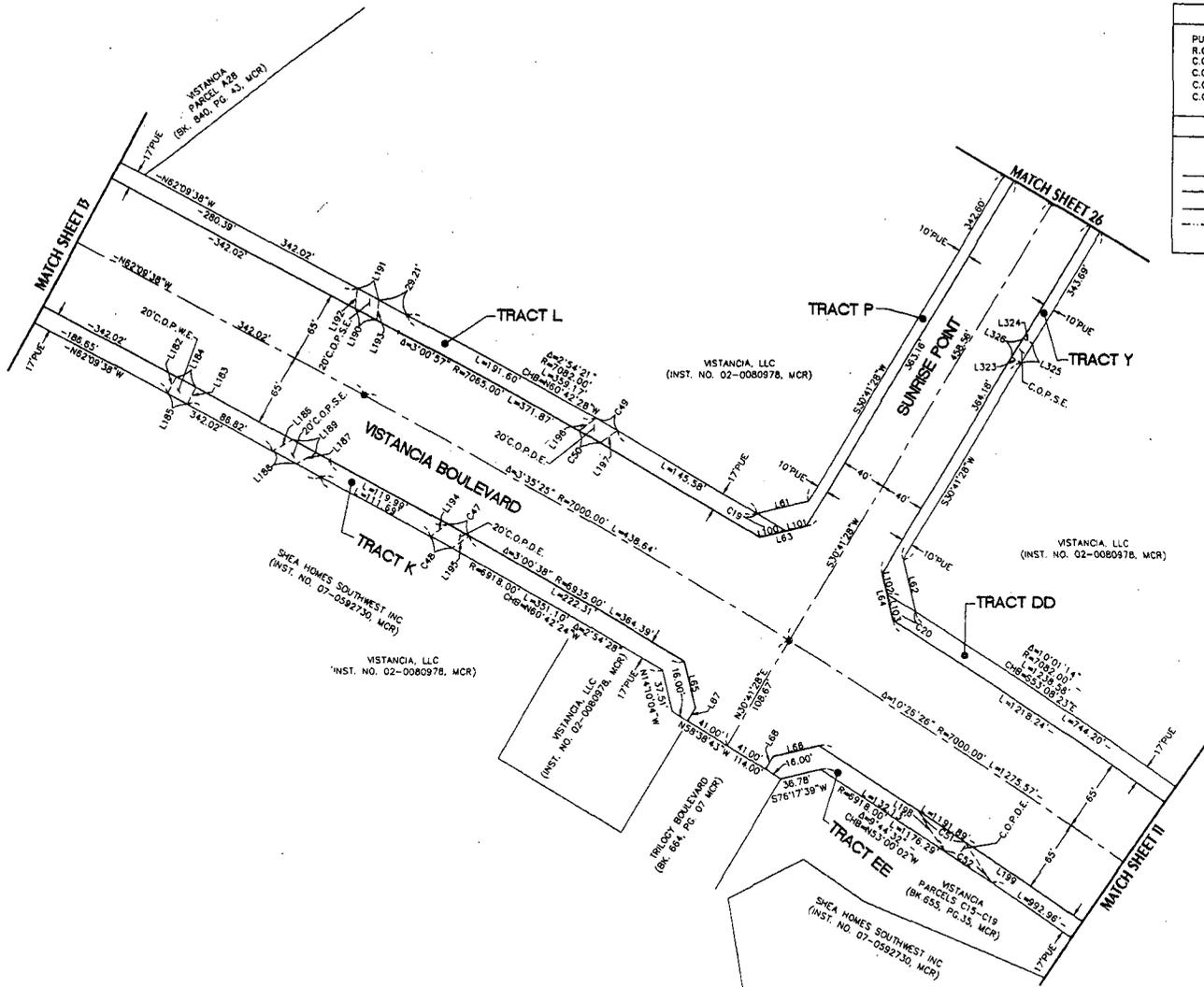
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DATE: 1/14/2009

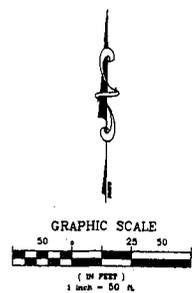
DRAWN: NSJ

DESIGNED: NSJ

APPROVED: GJM



LEGEND		ABBREVIATIONS	
---	CENTERLINE	PUE	PUBLIC UTILITY EASEMENT
---	RIGHT OF WAY	R.O.W.	RIGHT-OF-WAY
---	SECTION LINE	C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT
---	SECTION TIE	C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT
●	BRASS CAP FLUSH PER MAG STD. DTL.120-1 TYPE "B"	C.O.P.S.E.	CITY OF PEORIA SEWER EASEMENT
⊕	QUARTER SECTION CORNER	C.O.P.W.S.E.	CITY OF PEORIA WATER & SEWER EASEMENT
⊕	SECTION CORNER	MCR	MARICOPA COUNTY RECORDS
		CAP	CENTRAL ARIZONA PROJECT
		N.T.S.	NOT TO SCALE
		WOD	MAP OF DEDICATION
		WOPFD	MAP OF PRIVATE TRACT DEDICATION
			INST. NO. INSTRUMENT NUMBER



VISTANCIA

1881 EAST CHATELAIN ROAD, SUITE 400
PHOENIX, ARIZONA 85016 927.333.2200

Stanley Consultants inc.

OLIVE J. HICKEY
REGISTERED PROFESSIONAL ENGINEER
NO. 12345
STATE OF ARIZONA

AMENDED RE-PLAT MAP OF DEDICATION VISTANCIA - PHASE 1A CITY OF PEORIA PLAN CHECK # R070200A	DRAFTED: NSJ DESIGNED: NSJ APPROVED: CJM
FILE: AM-RP-PH-VAC02-V2.dwg PROJECT: 18048 DATE: 10/22/08 SHEET: 12 OF 27	OPRES: 9/30/2008 DATE: 10/22/08

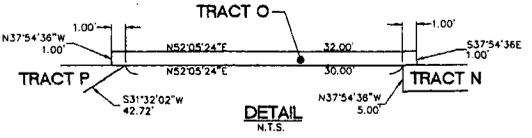
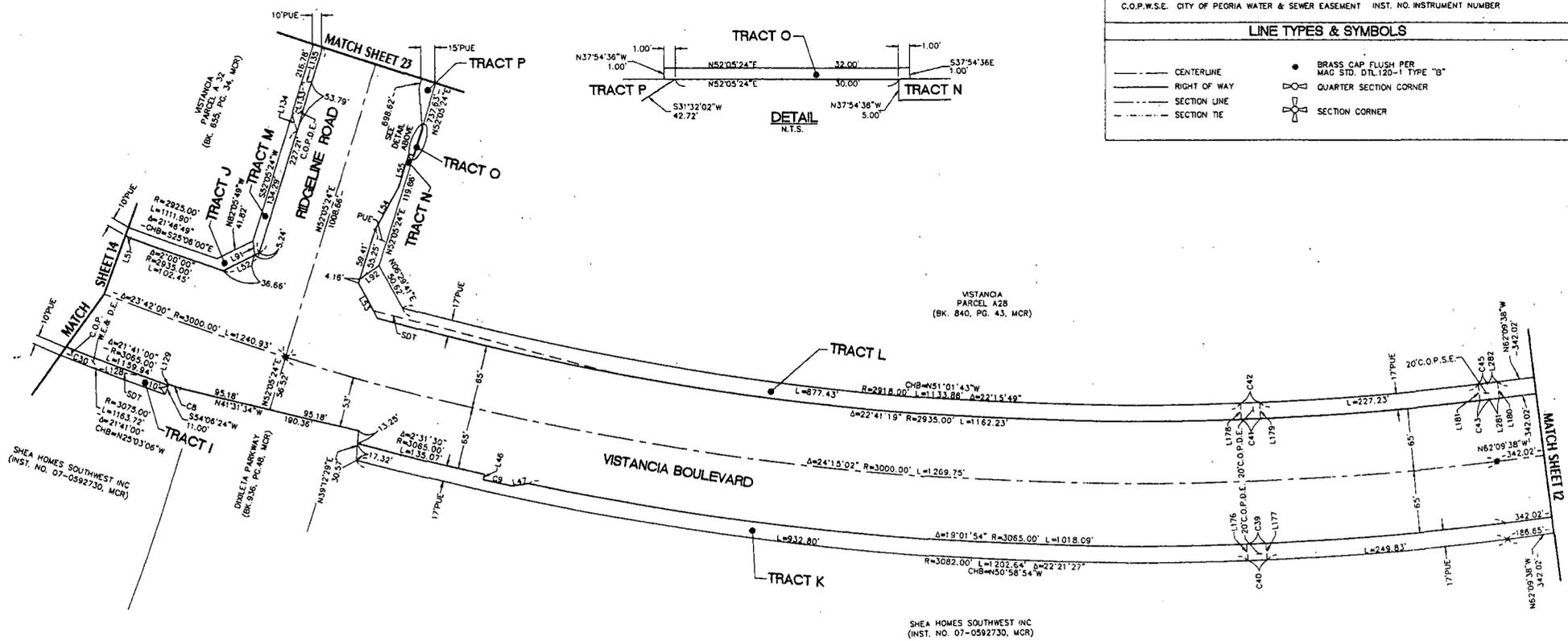
LEGEND

ABBREVIATIONS

PUE	PUBLIC UTILITY EASEMENT	MCR	MARICOPA COUNTY RECORDS
R.O.W.	RIGHT-OF-WAY	CAP	CENTRAL ARIZONA PROJECT
C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT	N.T.S.	NOT TO SCALE
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	MOD	MAP OF DEDICATION
C.O.P.S.E.	CITY OF PEORIA SEWER EASEMENT	MOPD	MAP OF PRIVATE TRACT DEDICATION
C.O.P.W.S.E.	CITY OF PEORIA WATER & SEWER EASEMENT	INST. NO.	INSTRUMENT NUMBER

LINE TYPES & SYMBOLS

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



VISTANCIA
PARCEL A28
(BK. 840, PG. 43, MCR)

SHEA HOMES SOUTHWEST INC
(INST. NO. 07-0592730, MCR)



ISTANCIA

1561 EAST CAMELBACK ROAD, SUITE 400
PHOENIX, ARIZONA 85016 602.353.2200

Stanley Consultants inc.

AMENDED RE-PLAT MAP OF DEDICATION
VISTANCIA - PHASE 1A

CITY OF PEORIA PLAN CHECK # R070202A

FILE: AND-RP-PH14M00 V2.dwg PROJECT: 16048 DATE: 10/22/08 SHEET: 13 OF 27

DATE: 3/10/2009

DRAFTED: NSJ

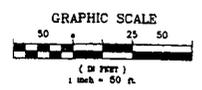
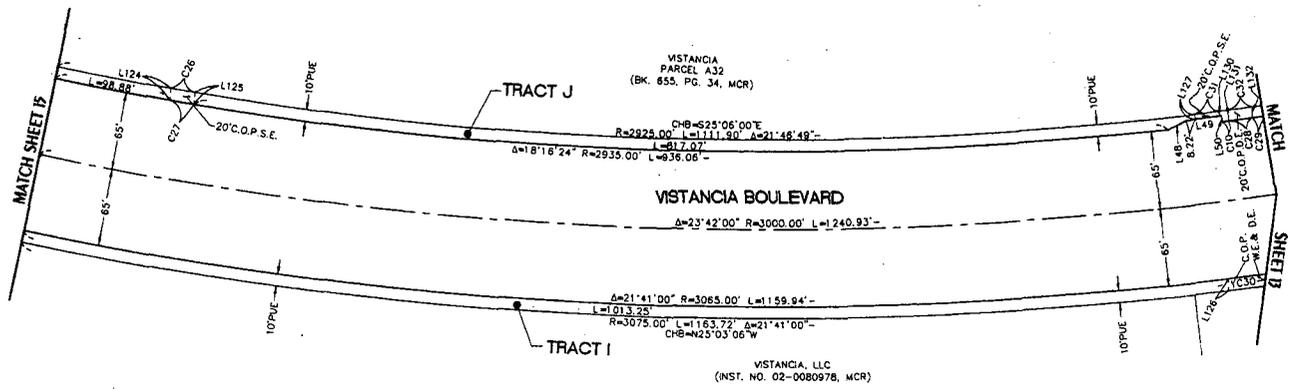
DESIGNED: NSJ

APPROVED: CJM

LEGEND

ABBREVIATIONS			
PUE	PUBLIC UTILITY EASEMENT	MCR	MARICOPA COUNTY RECORDS
R.O.W	RIGHT-OF-WAY	CAP	CENTRAL ARIZONA PROJECT
C.O.P.D.E	CITY OF PEORIA DRAINAGE EASEMENT	N.T.S.	NOT TO SCALE
C.O.P.W.E	CITY OF PEORIA WATER EASEMENT	MO	MAP OF DEDICATION
C.O.P.S.E	CITY OF PEORIA SEWER EASEMENT	MOPTD	MAP OF PRIVATE TRACT DEDICATION
C.O.P.W.S.E	CITY OF PEORIA WATER & SEWER EASEMENT	INST. NO.	INSTRUMENT NUMBER

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



VISTANCIA

1801 EAST CAMELBACK ROAD, SUITE 400
 PHOENIX, ARIZONA 85018 | 602.553.2200

Stanley Consultants inc.

AMENDED RE-PLAT MAP OF DEDICATION
 VISTANCIA - PHASE 1A

CITY OF PEORIA PLAN CHECK # R070120A

FILE:AM-AP-PH1AK00 V2.dwg PROJECT: 18048 DATE:10/22/08 SHEET: 14 OF 27

EXPIRES 9/30/2008

DRAFTED: NSJ
 DESIGNED: NSJ
 APPROVED: CJM

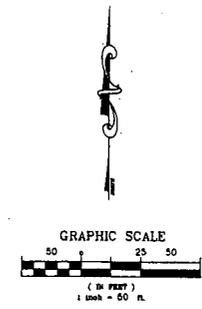
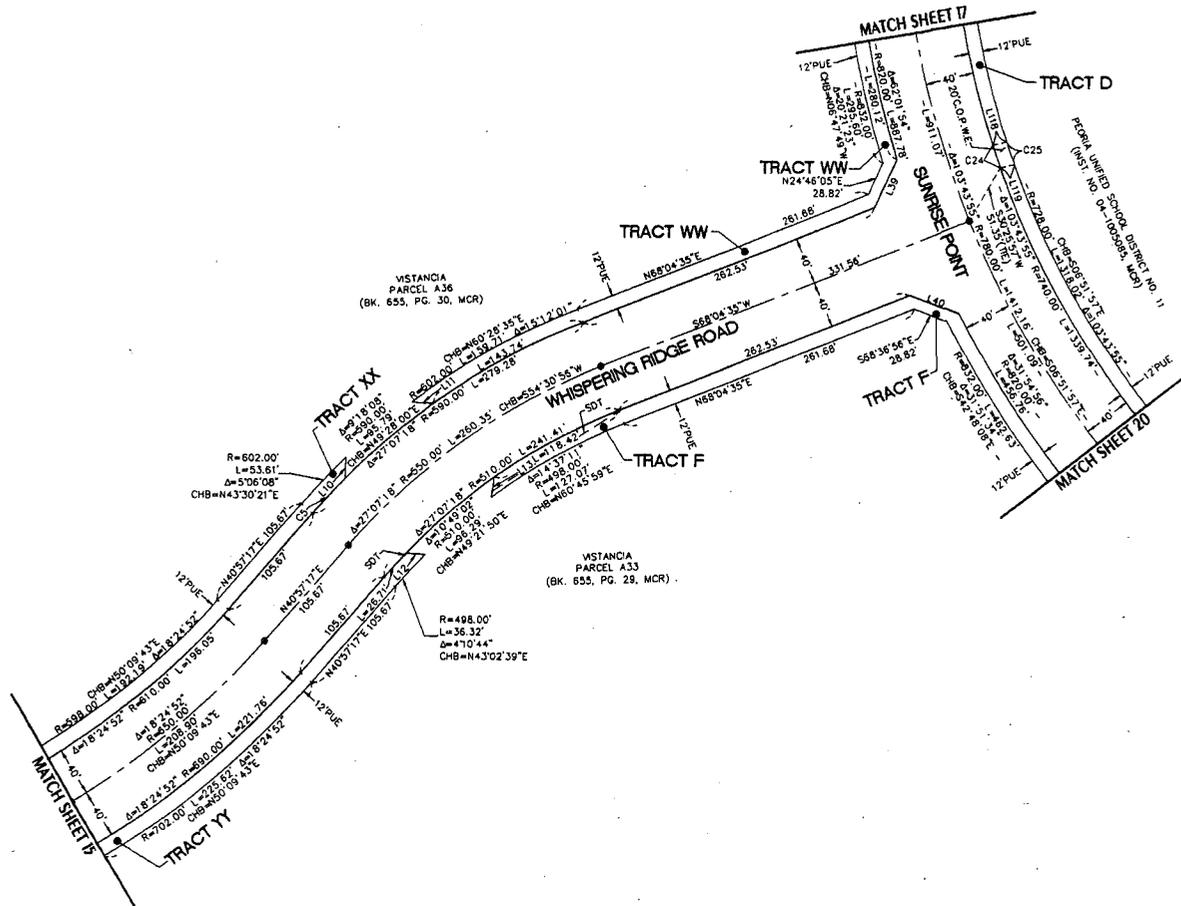
LEGEND

ABBREVIATIONS

PUE	PUBLIC UTILITY EASEMENT	MARICOPA COUNTY RECORDS	
R.O.W.	RIGHT-OF-WAY	CAP	CENTRAL ARIZONA PROJECT
C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT	N.T.S.	NOT TO SCALE
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	MOD	MAP OF DEDICATION
C.O.P.S.E.	CITY OF PEORIA SEWER EASEMENT	MOPD	MAP OF PRIVATE TRACT DEDICATION
C.O.P.W.S.E.	CITY OF PEORIA WATER & SEWER EASEMENT	INST. NO.	INSTRUMENT NUMBER

LINE TYPES & SYMBOLS

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

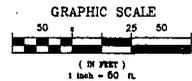
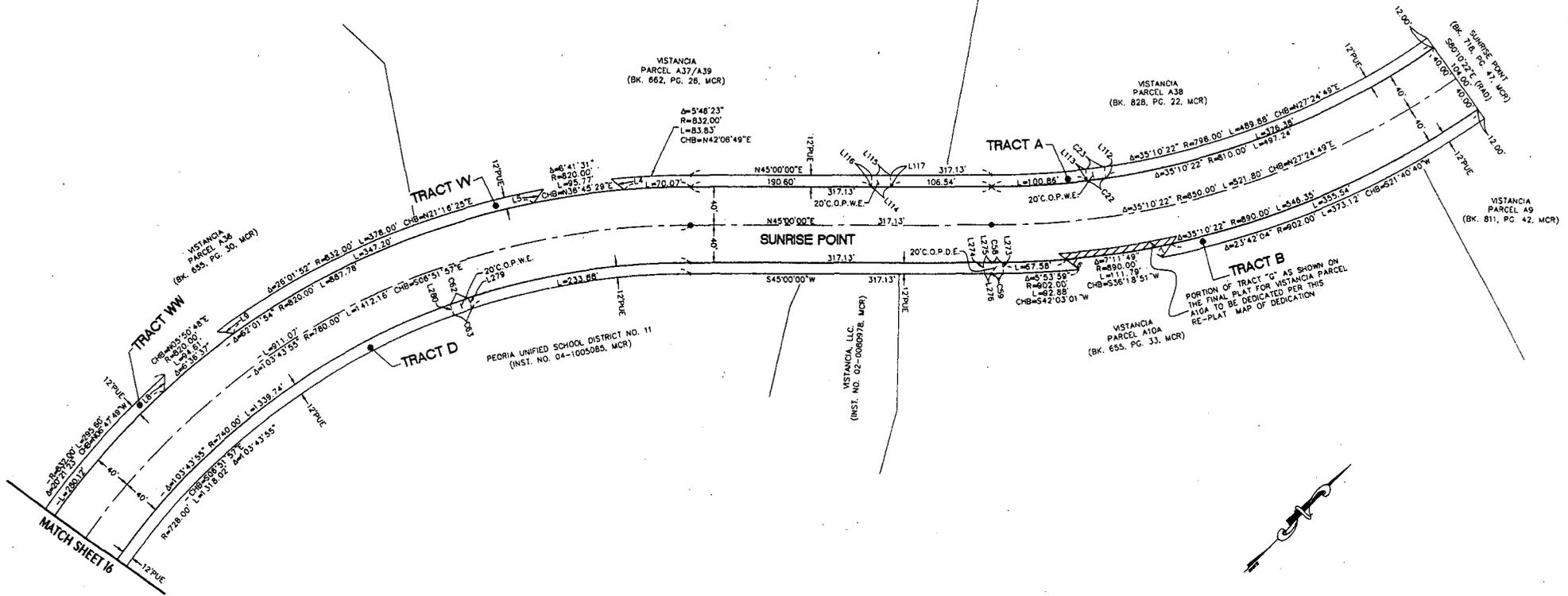


<p>VISTANCIA</p> <p>181 EAST CAMELBACK ROAD, SUITE 400 PHOENIX, ARIZONA 85016 602.333.2200</p>	<p>Stanley Consultants</p>	
<p>DATE: 10/22/08</p>	<p>PROJECT: 16048</p>	<p>SHEET: 16 OF 27</p>

LEGEND

ABBREVIATIONS			
PUE	PUBLIC UTILITY EASEMENT	MCR	MARICOPA COUNTY RECORDS
R.O.W.	RIGHT-OF-WAY	CAP	CENTRAL ARIZONA PROJECT
C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT	N.T.S.	NOT TO SCALE
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	MOD	MAP OF DEDICATION
C.O.P.S.E.	CITY OF PEORIA SEWER EASEMENT	MOPD	MAP OF PRIVATE TRACT DEDICATION
C.O.P.W.S.E.	CITY OF PEORIA WATER & SEWER EASEMENT	INST. NO.	INSTRUMENT NUMBER

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



1861 EAST CAMELBACK ROAD, SUITE 200 PHOENIX, ARIZONA 85016-0131, 2025		
Starley Consultants, Inc.		EXP. 12/30/2025
AMENDED RE-PLAT MAP OF DEDICATION VISTANCIA - PHASE 1A CITY OF PEORIA PLAN CHECK # R070100A		DRAFTED: NSJ DESIGNED: NSJ APPROVED: CJM
FILE: AM-AP-PRIMWOOD V2.dwg PROJECT: 16048 DATE: 10/22/24 SHEET: 17 OF 27		

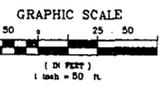
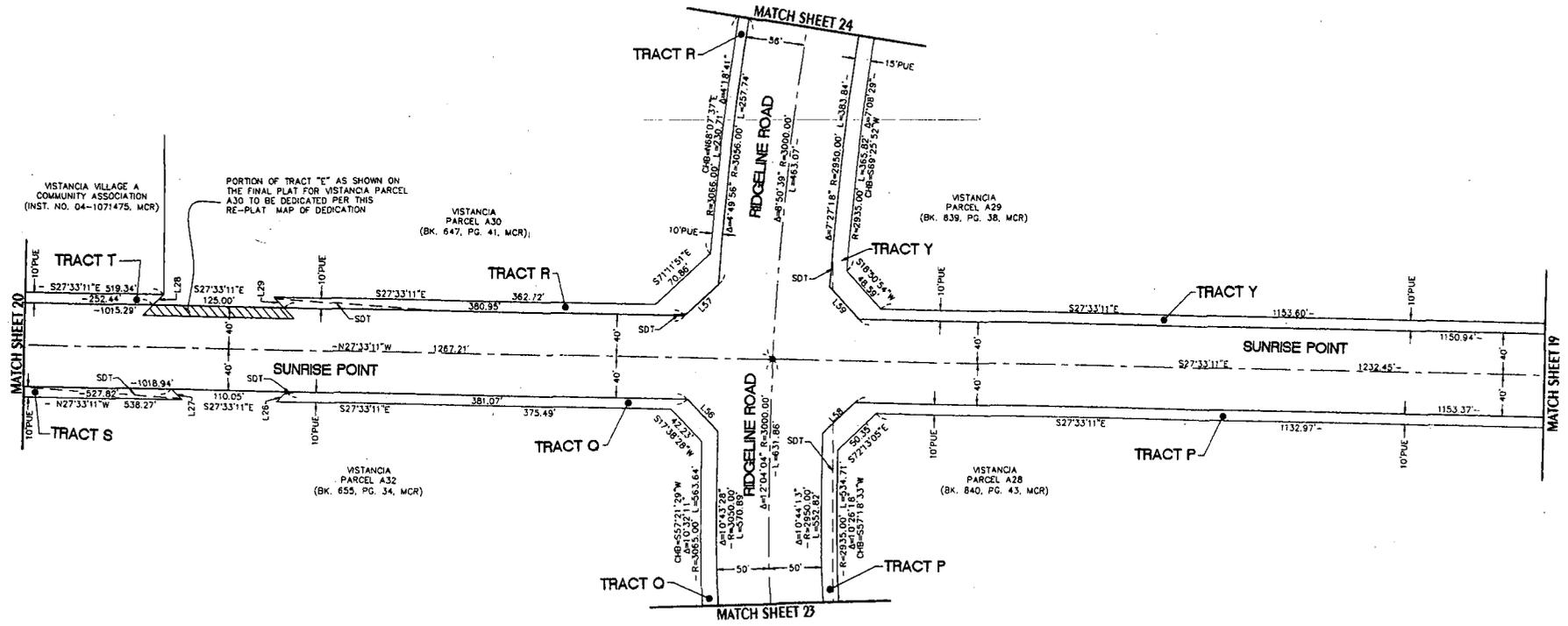
LEGEND

ABBREVIATIONS

PUE	PUBLIC UTILITY EASEMENT	MCR	MARICOPA COUNTY RECORDS
R.O.W.	RIGHT-OF-WAY	CAP	CENTRAL ARIZONA PROJECT
C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT	N.T.S.	NOT TO SCALE
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	MO	MAP OF DEDICATION
C.O.P.S.E.	CITY OF PEORIA SEWER EASEMENT	MOPTD	MAP OF PRIVATE TRACT DEDICATION
C.O.P.W.S.E.	CITY OF PEORIA WATER & SEWER EASEMENT	INST. NO.	INSTRUMENT NUMBER

LINE TYPES & SYMBOLS

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



ISTANCIA

1841 EAST CAMELBACK ROAD, SUITE 400
 PHOENIX, ARIZONA 85018 602.333.2200

Stanley Consultants inc.

AMENDED RE-PLAT MAP OF DEDICATION
 VISTANCIA - PHASE 1A

CITY OF PEORIA PLAN CHECK # R070120A

FILE:AMD-RP-PHYM00 V2.dwg PROJECT: 18048 DATE:10/22/04 SHEET: 18 OF 27

EXPIRES 6/30/2009

DRAFTED: NSJ

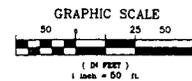
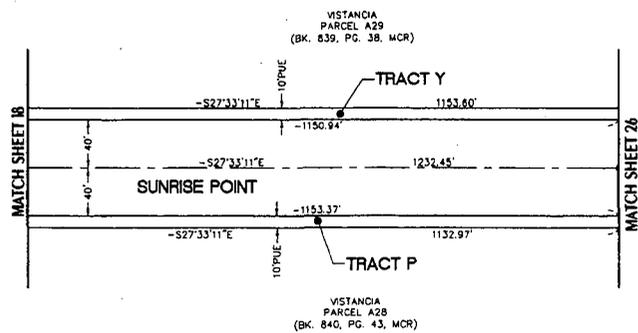
DESIGNED: NSJ

APPROVED: CJM

LEGEND

ABBREVIATIONS			
PUE	PUBLIC UTILITY EASEMENT	MCR	MARICOPA COUNTY RECORDS
R.O.W.	RIGHT-OF-WAY	CAP	CENTRAL ARIZONA PROJECT
C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT	N.T.S.	NOT TO SCALE
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	MOD	MAP OF DEDICATION
C.O.P.S.E.	CITY OF PEORIA SEWER EASEMENT	MOPD	MAP OF PRIVATE TRACT DEDICATION
C.O.P.W.S.E.	CITY OF PEORIA WATER & SEWER EASEMENT	INST. NO.	INSTRUMENT NUMBER

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



1881 EAST CAMELBACK ROAD, SUITE 400
PHOENIX, ARIZONA 85016 602.333.2200

Stanley Consultants inc.

AMENDED RE-PLAT MAP OF DEDICATION
VISTANCIA - PHASE 1A
CITY OF PEORIA PLAN CHECK # R07020A

FILE: AIG-RP-PR-140002-02.dwg | PROJECT: 18048 | DATE: 10/22/08 | SHEET: 18 OF 27

2188
CLOE &
WICKSTROM
REGISTERED
PEORIA, ILL.

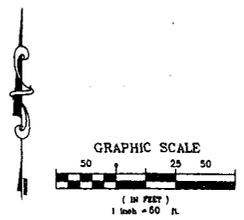
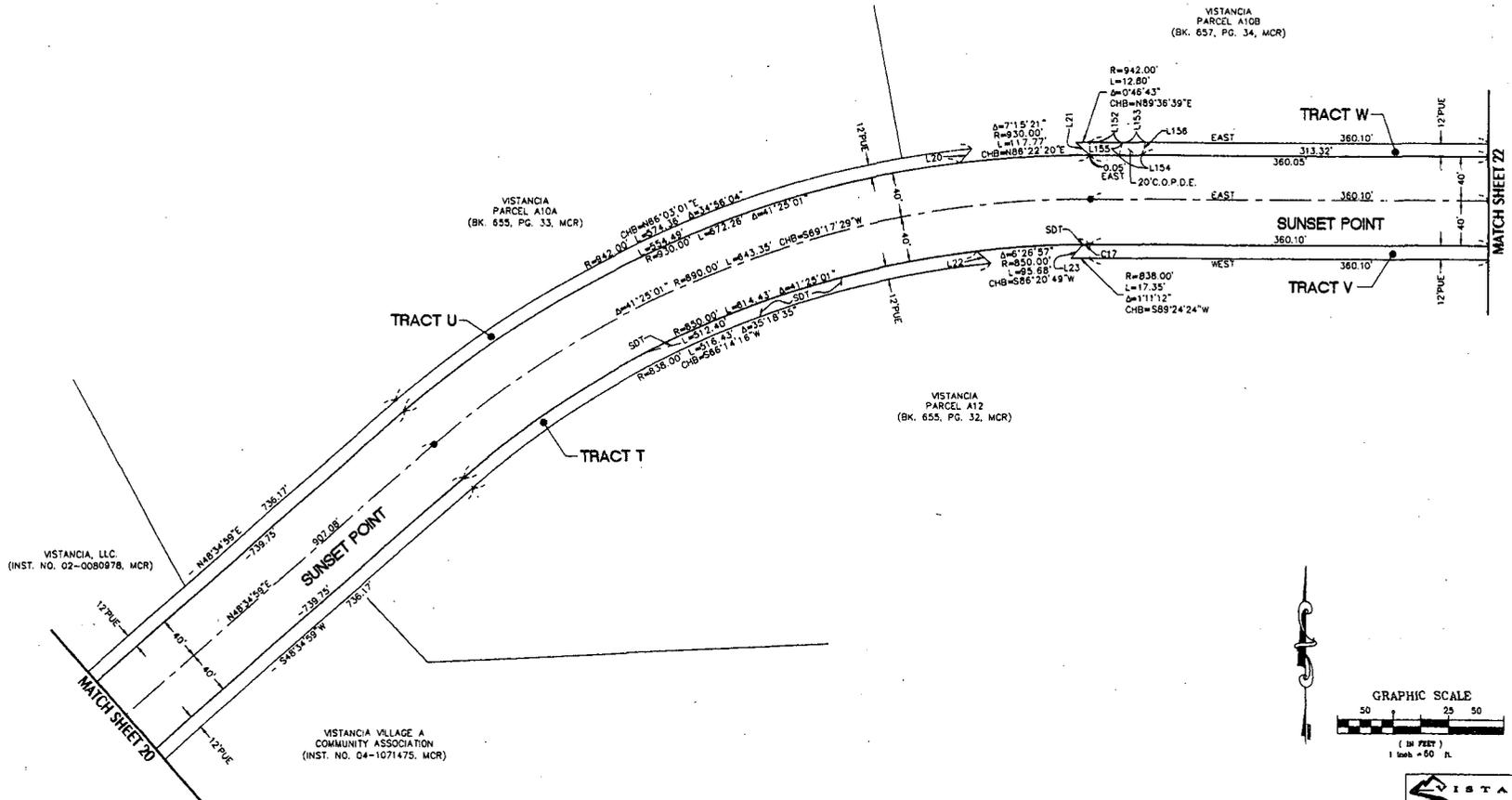
EXPIRES 8/30/2008

DRAFTED: NSJ
DESIGNED: NSJ
APPROVED: CJM

LEGEND

ABBREVIATIONS			
PUE	PUBLIC UTILITY EASEMENT	MCR	MARICOPA COUNTY RECORDS
R.O.W.	RIGHT-OF-WAY	CAP	CENTRAL ARIZONA PROJECT
C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT	N.T.S.	NOT TO SCALE
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	MOD	MAP OF DEDICATION
C.O.P.S.E.	CITY OF PEORIA SEWER EASEMENT	MOPTD	MAP OF PRIVATE TRACT DEDICATION
C.O.P.W.S.E.	CITY OF PEORIA WATER & SEWER EASEMENT	INST. NO.	INSTRUMENT NUMBER

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



VISTANCIA, LLC
 (INST. NO. 02-0080978, MCR)

VISTANCIA VILLAGE A
 COMMUNITY ASSOCIATION
 (INST. NO. 04-1071475, MCR)

Stanley Consultants, Inc. 1881 EAST CAMELBACK ROAD, SUITE 200 PHOENIX, ARIZONA 85016-9073-2100		
AMENDED RE-PLAT MAP OF DEDICATION VISTANCIA - PHASE 1A		DRAFTED: NSJ DESIGNED: NSJ APPROVED: CJM
FILE:AMD-PP-PH1A00 V2.dwg PROJECT: 16048 DATE:10/22/08 SHEET: 31 OF 37		DYNEX 8/30/2008

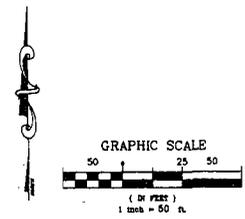
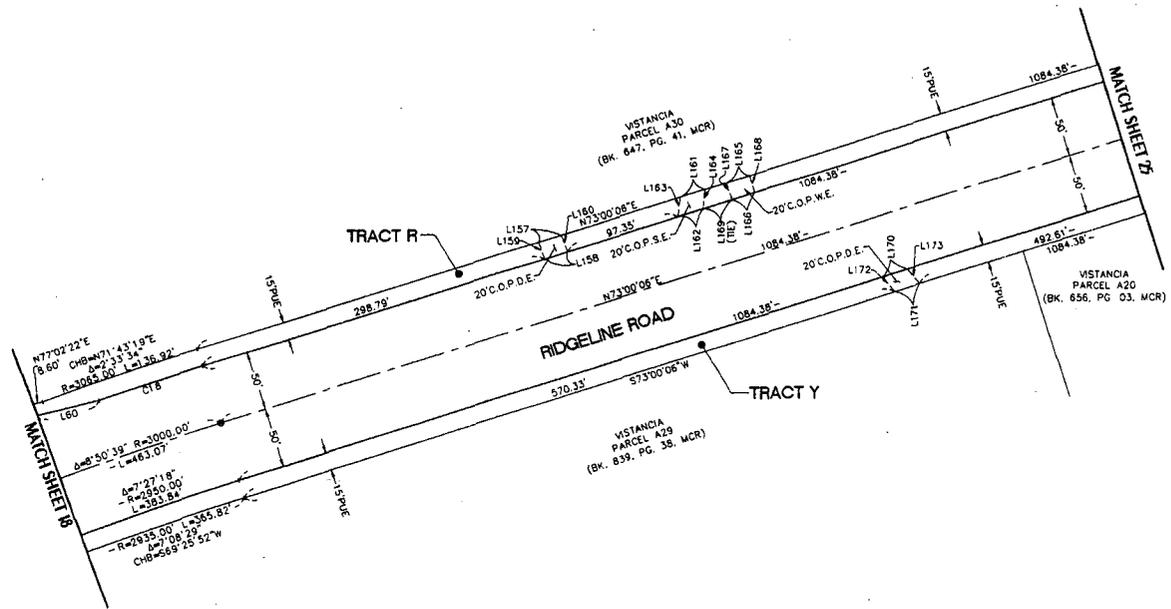
LEGEND

ABBREVIATIONS

PUE	PUBLIC UTILITY EASEMENT	MCR	MARICOPA COUNTY RECORDS
R.O.W.	RIGHT-OF-WAY	CAP	CENTRAL ARIZONA PROJECT
C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT	N.T.S.	NOT TO SCALE
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	MOD	MAP OF DEDICATION
C.O.P.S.E.	CITY OF PEORIA SEWER EASEMENT	MOPTD	MAP OF PRIVATE TRACT DEDICATION
C.O.P.W.S.E.	CITY OF PEORIA WATER & SEWER EASEMENT	INST. NO.	INSTRUMENT NUMBER

LINE TYPES & SYMBOLS

---	CENTERLINE	●	BRASS CAP FLUSH PER MAG. STD. DTL120-1 TYPE "B"
---	RIGHT OF WAY	⊗	QUARTER SECTION CORNER
---	SECTION LINE	⊕	SECTION CORNER
---	SECTION TIE		



STANLEY CONSULTANTS

1811 EAST CANYON ROAD, SUITE 400
PHOENIX, ARIZONA 85018 602.333.2200

AMENDED RE-FLAT MAP OF DEDICATION
VISTANCIA - PHASE 1A
CITY OF PEORIA PLAN CHECK # R070120A
FILE:AMD-PP-PH1AMOD V2.dwg | PROJECT: 18048 | DATE: 10/22/08 | SHEET: 24 OF 27

DATE: 9/20/2008

DRAFTED: NSJ

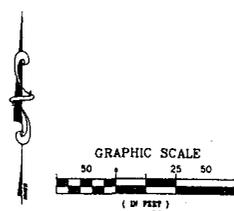
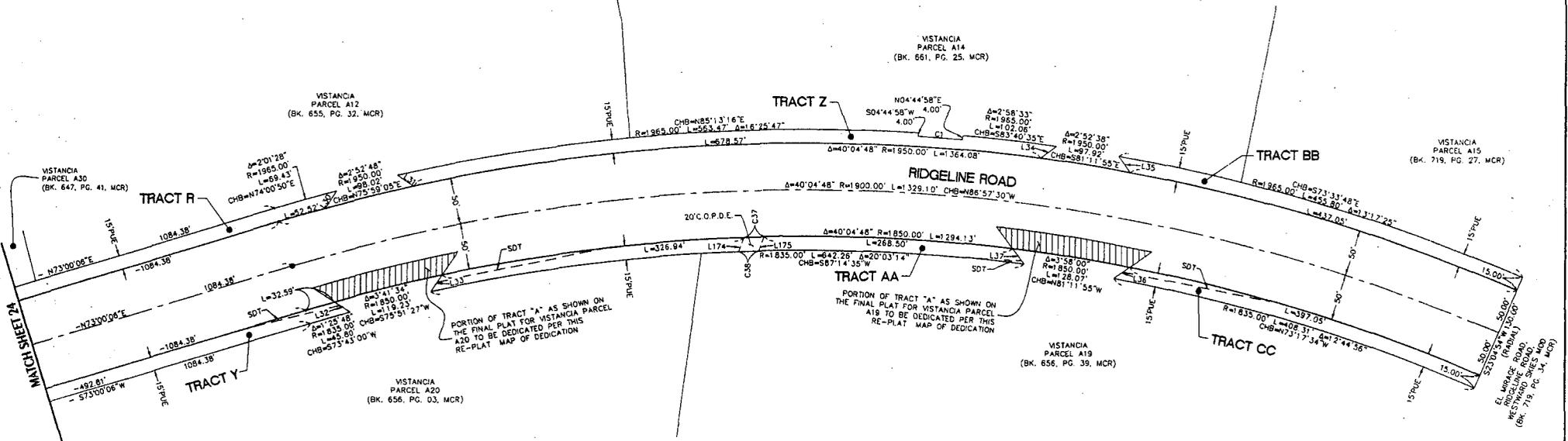
DESIGNED: NSJ

APPROVED: CJM

LEGEND

ABBREVIATIONS			
PUE	PUBLIC UTILITY EASEMENT	MCR	MARICOPA COUNTY RECORDS
R.O.W.	RIGHT-OF-WAY	C.A.P.	CENTRAL ARIZONA PROJECT
C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT	N.T.S.	NOT TO SCALE
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	MOD	MAP OF DEDICATION
C.O.P.S.E.	CITY OF PEORIA SEWER EASEMENT	MOPD	MAP OF PRIVATE TRACT DEDICATION
C.O.P.W.S.E.	CITY OF PEORIA WATER & SEWER EASEMENT	INST. NO.	INSTRUMENT NUMBER

LINE TYPES & SYMBOLS	
	CENTERLINE
	RIGHT OF WAY
	SECTION LINE
	SECTION TIE
	BRASS CAP FLUSH PER MAG. STD. DT. 120-1 TYPE "B"
	QUARTER SECTION CORNER
	SECTION CORNER



VISTANCIA

1681 EAST CAMBRIDGE ROAD, SUITE 400
PHOENIX, ARIZONA 85016 602.333.2200

Stanley Consultants inc.

AMENDED RE-PLAT MAP OF DEDICATION
VISTANCIA - PHASE 1A
CITY OF PEORIA PLAN CHECK # R07020A

FILE:AMD-AP-PH1A-MOD-V2.dwg PROJECT: 16048 DATE: 02/20/08 SHEET: 25 OF 27

EXPIRES 8/30/2009

DRAFTED: NBJ
DESIGNED: NBJ
APPROVED: CJM

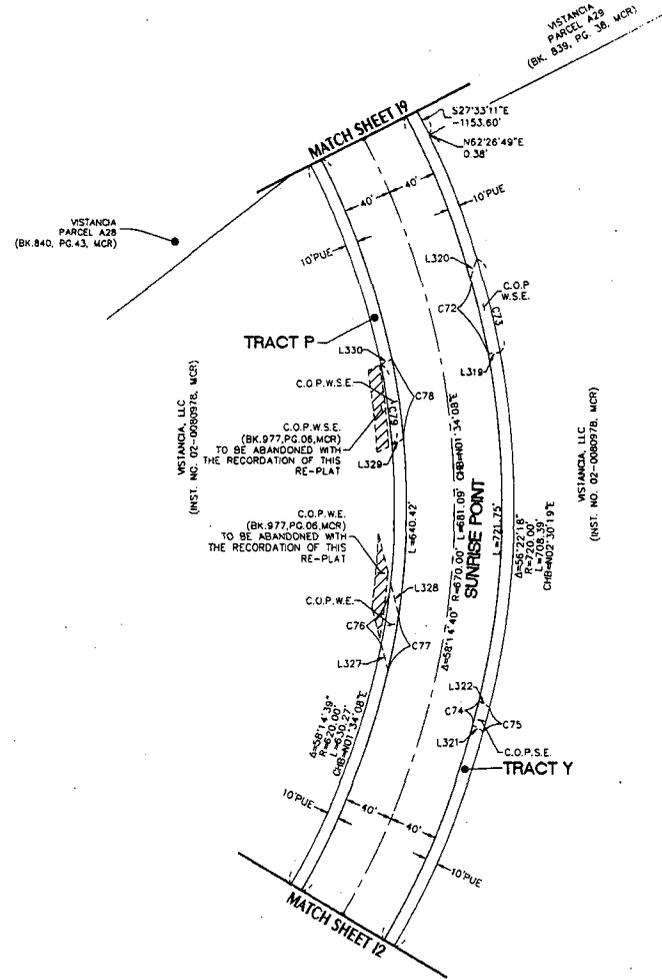
LEGEND

ABBREVIATIONS

P.U.E.	PUBLIC UTILITY EASEMENT	M.C.R.	MARICOPA COUNTY RECORDS
R.O.W.	RIGHT-OF-WAY	C.A.P.	CENTRAL ARIZONA PROJECT
C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT	N.T.S.	NOT TO SCALE
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	M.O.D.	MAP OF DEDICATION
C.O.P.S.E.	CITY OF PEORIA SEWER EASEMENT	M.O.P.T.	MAP OF PRIVATE TRACT DEDICATION
C.O.P.W.S.E.	CITY OF PEORIA WATER & SEWER EASEMENT	I.N.S.T. NO.	INSTRUMENT NUMBER

LINE TYPES & SYMBOLS

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



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88°34'54"E	19.09'
L2	N31°16'05"W	12.00'
L3	S58°43'55"E	20.00'
L4	N83°00'04"E	17.43'
L5	S09°18'06"E	17.43'
L6	S82°52'19"W	17.48'
L7	N101°4'36"W	17.48'
L8	S41°47'10"W	17.05'
L9	N51°40'14"E	17.81'
L10	S92°32'19"W	17.83'
L11	N83°36'19"W	17.63'
L12	N68°16'41"W	15.86'
L13	S08°04'45"W	16.67'
L14	N07°05'24"E	21.21'
L15	S82°54'35"E	21.21'
L16	N13°43'55"W	16.87'
L17	S76°16'05"W	16.87'
L18	N77°16'43"E	17.29'
L19	S13°43'55"E	26.87'
L20	S39°38'10"W	17.42'
L21	N47°09'53"W	17.92'
L22	S49°53'31"E	16.52'
L23	N42°08'14"E	16.39'
L24	S89°41'45"E	18.35'
L25	N03°25'06"W	16.42'
L26	N72°48'38"W	13.63'
L27	N16°11'22"E	14.46'
L28	S72°33'11"E	14.14'
L29	N17°26'49"E	14.14'
L30	S32°25'08"W	22.26'
L31	N56°24'01"W	20.72'
L32	S51°49'20"E	20.90'
L33	N34°24'23"E	21.20'
L34	S53°31'43"W	21.45'
L35	N58°36'33"W	21.45'
L36	N54°39'02"E	20.88'
L37	S57°02'51"E	20.88'
L38	S53°01'18"E	20.29'
L39	S24°39'54"E	43.83'
L40	S88°50'44"E	43.83'
L41	N75°37'51"W	42.43'
L42	S14°31'14"W	42.94'
L43	N30°37'51"W	12.00'
L44	S63°08'39"W	4.00'
L45	S48°57'28"E	11.58'
L46	S47°10'22"W	6.00'
L47	S63°58'46"E	16.74'
L48	N53°48'58"W	16.83'
L49	N33°04'48"W	20.00'
L50	S87°24'49"W	5.00'
L51	N28°46'48"W	6.89'
L52	S82°11'51"E	41.90'
L53	S06°27'20"W	41.95'
L54	S63°28'04"W	50.82'
L55	N52°08'24"E	35.95'
L56	S17°46'17"W	42.19'
L57	N71°11'51"W	43.42'
L58	N72°13'03"W	42.67'
L59	N18°31'04"E	41.37'
L60	N72°02'22"E	58.07'
L61	N75°00'07"E	47.33'
L62	S12°43'08"E	48.19'
L63	S75°50'04"W	42.32'
L64	N12°43'11"W	42.66'
L65	N14°00'03"W	42.53'
L66	N78°17'43"E	41.88'
L67	N30°42'38"E	11.80'
L68	N50°41'28"E	13.48'
L69	N41°52'14"E	10.00'
L70	S41°52'14"W	10.00'
L71	N49°04'40"W	24.01'
L72	S49°04'40"E	24.01'
L73	N72°30'16"E	42.89'
L74	N02°28'41"E	41.95'
L75	S02°28'41"E	41.95'
L76	S87°30'18"W	42.89'
L77	N43°08'24"E	10.84'
L78	N43°08'24"E	13.33'
L79	S48°31'36"E	10.00'
L80	S48°31'36"E	10.00'
L81	S40°08'11"W	42.43'
L82	S85°08'11"W	21.90'
L83	N85°08'11"E	24.54'
L84	S49°53'49"E	42.43'
L85	S89°53'07"W	10.00'
L86	S89°53'07"W	10.00'
L87	S44°58'41"W	42.43'
L88	S06°25'00"E	13.16'
L89	N59°22'09"E	19.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L90	S88°02'15"E	8.24'
L91	S27°50'00"W	15.22'
L92	S89°31'52"W	24.88'
L93	N48°07'48"W	16.69'
L94	N41°52'14"E	1.00'
L95	N48°07'48"W	22.00'
L96	S41°52'14"W	1.00'
L97	S45°01'19"E	42.42'
L98	S00°00'57"E	2.12'
L99	N45°01'19"W	16.54'
L100	N75°50'03"E	24.00'
L101	N75°50'03"E	16.32'
L102	N13°43'11"W	18.65'
L103	S13°43'11"E	24.31'
L104	N40°08'11"E	42.43'
L105	N49°53'48"W	16.87'
L106	S08°24'46"W	50.88'
L107	S04°53'49"E	35.00'
L108	S22°38'41"E	39.47'
L109	N53°12'35"W	12.00'
L110	N75°50'03"E	20.00'
L111	N45°00'00"E	12.00'
L112	N45°00'00"E	12.00'
L113	S74°14'34"E	12.03'
L114	S78°14'34"E	12.05'
L115	N72°38'33"E	10.02'
L116	S14°12'38"E	20.03'
L117	N15°12'38"E	20.03'
L118	N87°43'38"E	10.06'
L119	N69°17'25"E	10.62'
L120	N64°08'57"E	10.08'
L121	N49°31'09"E	4.00'
L122	N48°41'21"W	18.88'
L123	S84°08'24"E	20.00'
L124	N49°10'09"E	4.00'
L125	N63°45'08"E	9.07'
L126	N63°45'08"E	43.83'
L127	N49°10'09"E	35.25'
L128	S14°31'14"W	17.71'
L129	N43°08'24"E	10.81'
L130	S27°33'11"E	23.44'
L131	S27°33'11"E	23.44'
L132	N82°28'49"E	10.00'
L133	N82°28'49"E	10.00'
L134	N43°08'24"E	20.00'
L135	N43°08'24"E	20.00'
L136	N43°08'24"E	20.00'
L137	N43°08'24"E	20.00'
L138	N43°08'24"E	20.00'
L139	N43°08'24"E	20.00'
L140	N43°08'24"E	20.00'
L141	N43°08'24"E	20.00'
L142	N43°08'24"E	20.00'
L143	N43°08'24"E	20.00'
L144	N43°08'24"E	20.00'
L145	N43°08'24"E	20.00'
L146	N43°08'24"E	20.00'
L147	N43°08'24"E	20.00'
L148	N43°08'24"E	20.00'
L149	N43°08'24"E	20.00'
L150	N43°08'24"E	20.00'
L151	N43°08'24"E	20.00'
L152	N43°08'24"E	20.00'
L153	N43°08'24"E	20.00'
L154	N43°08'24"E	20.00'
L155	N43°08'24"E	20.00'
L156	N43°08'24"E	20.00'
L157	N43°08'24"E	20.00'
L158	N43°08'24"E	20.00'
L159	N43°08'24"E	20.00'
L160	N43°08'24"E	20.00'
L161	N43°08'24"E	20.00'
L162	N43°08'24"E	20.00'
L163	N43°08'24"E	20.00'
L164	N43°08'24"E	20.00'
L165	N43°08'24"E	20.00'
L166	N43°08'24"E	20.00'
L167	N43°08'24"E	20.00'
L168	N43°08'24"E	20.00'
L169	N43°08'24"E	20.00'
L170	N43°08'24"E	20.00'
L171	N43°08'24"E	20.00'
L172	N43°08'24"E	20.00'
L173	N43°08'24"E	20.00'
L174	N43°08'24"E	20.00'
L175	N43°08'24"E	20.00'
L176	N43°08'24"E	20.00'
L177	N43°08'24"E	20.00'
L178	N43°08'24"E	20.00'
L179	N43°08'24"E	20.00'
L180	N43°08'24"E	20.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L181	N28°39'39"E	17.00'
L182	N28°39'39"E	17.00'
L183	N02°07'24"E	17.00'
L184	S62°09'38"E	20.00'
L185	S62°09'38"E	20.00'
L186	N61°05'23"E	20.33'
L187	N61°05'23"E	20.33'
L188	S82°09'38"E	23.82'
L189	S62°09'38"E	23.82'
L190	S82°09'38"E	21.82'
L191	N62°09'38"W	21.82'
L192	N02°07'24"E	18.38'
L193	N62°09'38"E	18.38'
L194	N54°02'47"E	18.77'
L195	N54°02'47"E	18.77'
L196	N54°02'47"E	18.71'
L197	N54°02'47"E	18.68'
L198	N33°33'58"W	42.85'
L199	N33°33'58"W	42.85'
L200	N12°03'1"E	18.88'
L201	N12°03'1"E	18.91'
L202	N42°57'43"E	7.00'
L203	N42°57'43"E	7.00'
L204	S48°07'46"E	20.00'
L205	S48°07'46"E	20.00'
L206	S68°09'35"W	7.81'
L207	S68°09'35"W	13.95'
L208	S48°07'46"E	11.59'
L209	S02°29'41"E	10.19'
L210	N02°29'41"E	17.68'
L211	N48°07'46"W	3.49'
L212	N69°17'25"E	10.82'
L213	N69°17'25"E	10.62'
L214	S42°15'28"E	21.65'
L215	S42°15'28"E	21.65'
L216	N43°08'24"E	20.00'
L217	N43°08'24"E	20.00'
L218	N43°08'24"E	20.00'
L219	N43°08'24"E	20.00'
L220	S43°09'56"W	7.47'
L221	N49°15'47"E	20.00'
L222	N43°08'24"E	20.00'
L223	N43°08'24"E	20.00'
L224	N87°41'42"E	15.84'
L225	S79°35'39"E	15.84'
L226	S84°45'02"E	15.00'
L227	S84°45'02"E	15.00'
L228	N04°53'49"W	20.00'
L229	N04°53'49"W	20.00'
L230	S78°53'05"W	15.09'
L231	S78°53'05"W	15.09'
L232	S04°53'49"E	20.17'
L233	S04°53'49"E	20.17'
L234	S04°53'49"E	18.05'
L235	N84°58'33"E	15.00'
L236	N84°58'33"E	15.00'
L237	N04°53'49"W	20.00'
L238	N04°53'49"W	20.00'
L239	N02°47'50"W	12.81'
L240	S05°23'24"E	20.77'
L241	N84°58'36"E	20.41'
L242	S49°53'49"E	29.12'
L243	S89°49'14"E	15.00'
L244	S89°49'14"E	15.00'
L245	N00°00'57"W	20.00'
L246	N00°00'57"W	20.00'
L247	S89°49'14"E	15.00'
L248	S89°49'14"E	15.00'
L249	N00°00'57"W	20.00'
L250	N00°00'57"W	20.00'
L251	S89°49'14"E	15.00'
L252	S89°49'14"E	15.00'
L253	N00°00'57"W	20.00'
L254	N00°00'57"W	20.00'
L255	S89°07'22"E	17.25'
L256	S89°07'22"E	18.00'
L257	N00°00'57"W	20.00'
L258	N02°18'31"E	18.71'
L259	N00°00'57"W	13.90'
L260	S00°00'57"E	17.80'
L261	N00°00'57"W	20.00'
L262	N00°00'57"W	20.00'
L263	S89°49'14"E	15.00'
L264	S89°49'14"E	15.00'
L265	S89°49'14"E	15.00'
L266	N00°00'57"W	20.00'
L267	N00°00'57"W	20.00'
L268	S89°07'22"E	20.00'
L269	S41°31'55"W	17.00'
L270	S41°31'55"W	17.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L271	S41°52'14"W	7.00'
L272	S41°52'14"W	7.00'
L273	N51°37'30"W	12.06'
L274	N51°37'30"W	12.08'
L275	N45°00'00"E	8.69'
L276	N45°00'00"E	7.29'
L277	N48°32'38"E	11.07'
L278	N48°32'38"E	11.11'
L279	S84°11'39"E	12.00'
L280	S84°11'39"E	12.00'
L281	S82°09'38"E	10.58'
L282	S82°09'38"E	10.80'
L283	S48°07'46"E	12.59'
L284	S38°42'14"E	24.71'
L285	N41°52'14"E	5.84'
L286	N41°52'14"E	10.08'
L287	S43°47'33"E	8.58'
L288	N49°31'36"E	10.00'
L289	N39°36'37"E	16.11'
L290	N48°07'46"W	20.58'
L291	N29°20'06"W	50.78'
L292	N88°37'44"E	34.17'
L293	N21°02'16"W	7.10'
L294	S16°08'15"E	4.00'
L295	N11°00'52"W	4.00'
L296	S03°58'53"E	6.05'
L297	N86°04'23"E	22.38'
L298	N08°04'31"E	30.53'
L299	N08°04'31"E	30.53'
L300	N48°07'46"W	29.85'
L301	N73°15'17"W	27.26'
L302	S89°58'19"W	22.85'
L303	S00°01'41"E	11.00'
L304	S28°20'06"E	19.00'
L305	N15°00'22"E	27.67'
L306	N73°15'17"W	15.86'
L307	S73°14'28"E	15.74'
L308	S15°00'22"E	15.84'
L309	N28°20'08"E	19.00'
L310	N15°00'22"E	18.64'
L311	S28°20'08"E	49.55'
L312	N68°19'03"E	34.85'
L313	S21°46'52"E	7.73'
L314	N32°40'47"E	18.00'
L315	N72°27'41"E	31.04'
L316	N72°27'41"E	31.04'
L317	N07°59'13"W	12.33'
L318	S48°07'46"E	17.00'
L319	N84°08'11"E	10.03'
L320	N17°28'49"E	18.04'
L321	N84°18'32"E	10.38'
L322	N52°18'32"E	10.47'
L323	S58°18'32"E	10.00'
L324	S58°18'32"E	10.00'
L325	N30°41'28"E	20.00'
L326	S30°41'28"W	20.00'
L327	S14°14'34"E	22.78'
L328	S14°14'	