

**CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION**

CC: 24C
Amend No. _____

Date Prepared: October 7, 2009

Council Meeting Date: December 1, 2009

TO: Carl Swenson, City Manager

THROUGH: Susan J. Daluddung, Deputy City Manager 

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

THROUGH: Rebecca Zook, P.E., Engineering Supervisor 

PREPARED BY:  Jodi Breyfogle, P.E., CFM, Civil Engineer 

SUBJECT: Approve the Final Plat of Trilogy at Vistancia, Parcel C6, located on Dixileta Parkway west of Vistancia Boulevard. A request made by Vistancia, LLC, a Delaware Limited Liability Company. (Project No. R080069)

RECOMMENDATION:

Discussion and possible action to approve a Final Plat of Trilogy at Vistancia. Parcel C6, located on Dixileta Parkway west of Vistancia Boulevard, and authorize the Mayor and City Clerk to sign and record the Final Plat with the Maricopa County Recorder's Office subject to the following stipulations:

1. All civil and landscape/irrigation plans must be approved by the City of Peoria (City) prior to recordation of the Final Plat.
2. An approval of design from the City Engineering Department for the necessary improvements in accordance with the City Subdivision Regulations, as determined by the City Engineer, must be obtained prior to recording the Final Plat.
3. The developer must provide a financial assurance in the amount agreed upon by the City Engineer and an Agreement to Install for construction of the infrastructure improvements in accordance with the City Subdivision Regulations, prior to recordation of the Final Plat.
4. In the event that the Final Plat is not recorded within 60 days of Council approval, the Final Plat 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.

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: _____

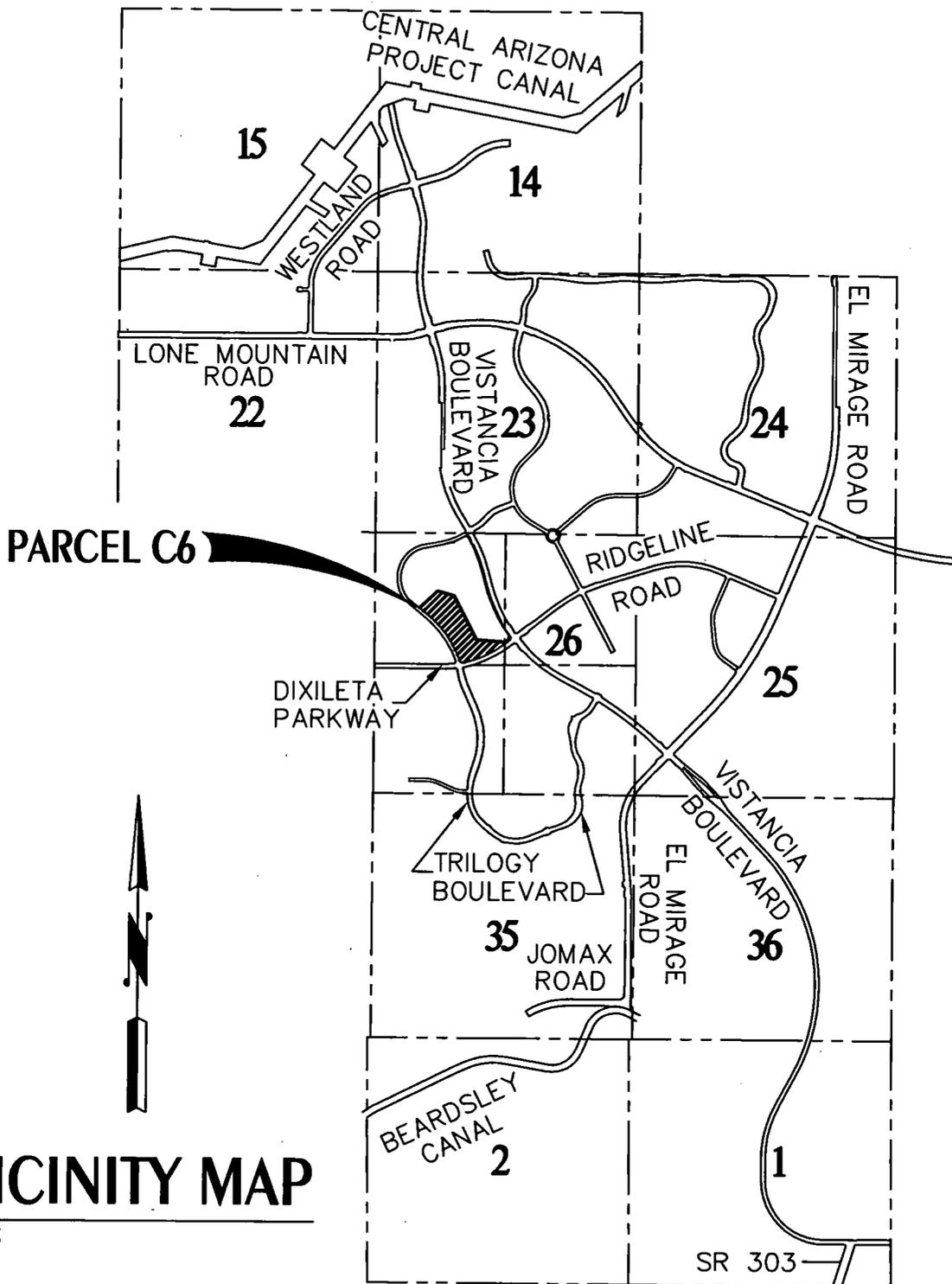
Council Communication – R080069
Final Plat – Trilogy at Vistancia – Parcel C6
Dixileta Parkway west of Vistancia Boulevard
December 1, 2009
Page: 2

SUMMARY:

The purpose of the Final Plat is to establish a subdivision for residential use. This development has dedicated the required rights-of-way for Dixileta Parkway and is within the City's water/sewer service area. This final plat creates a total of 45 new lots within the Trilogy at Vistancia (Village C) Community. All dedicated roadways are private roadways, and as such, maintained by the Trilogy HOA.

ATTACHMENTS:

1. Final Plat
2. Vicinity Map



VICINITY MAP

NTS



Vistancia


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

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

KNOW ALL PERSONS BY THESE PRESENTS:

THAT VISTANCIA CONSTRUCTION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF LOTS 1948-1992, TRACTS "A", "C", "G" AND "I", "N" AND SHEA HOMES SOUTHWEST, INC., AN ARIZONA CORPORATION (HEREINAFTER "SHEA HOMES SOUTHWEST"), AS OWNER OF TRACT "H", HAVE SUBDIVIDED UNDER THE NAME OF "TRILOGY AT VISTANCIA PARCEL C6" LYING WITHIN THE NORTH HALF OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA & 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 C6" 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 26, 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 HEREON 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 TO AND WITHIN 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 THE 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 C6" 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 C6" 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 AREA DESIGNATED ON THIS FINAL PLAT AS "C.O.P.S.E." OR CITY OF PEORIA SEWER EASEMENT, "C.O.P.W.E." OR CITY OF PEORIA WATER EASEMENT, "C.O.P.D.E." OR CITY OF PEORIA 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", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M" AND "N" ARE DECLARED TO BE VILLAGE COMMON AREAS (AS DEFINED IN THE MAINTENANCE CORPORATION DECLARATION) AND COMMON AREAS (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 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", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M" AND "N" 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).

FINAL PLAT OF
"TRILOGY AT VISTANCIA - PARCEL C6"

A PARCEL OF LAND LYING WITHIN THE NORTH HALF OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA & SALT RIVER MERIDIAN, CITY OF PEORIA, MARICOPA COUNTY, ARIZONA

DEDICATION (CONTINUED)

THE CITY OF PEORIA IS HEREBY GRANTED AN EASEMENT FOR MAINTENANCE OF LANDSCAPING, RETENTION AND DRAINAGE FACILITIES ON TRACTS "A", "C" THROUGH "G", AND "I" THROUGH "M". THIS EASEMENT MAY BE EXERCISED BY THE CITY OF PEORIA AT SUCH TIME AS THE TRILOGY ASSOCIATION (ONLY WITH RESPECT TO TRACTS TRACTS "A", "C", "D", "E", "F", "G", "I", "J", "K", "L", "M" AND "N") FAILS 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", "C", "D", "E", "F", "G", "I", "J", "K", "L", "M" AND "N" 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.

TRACT "N" 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 _____, 2009.

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 _____, 2009, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ AND

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, OR THE ENTRY UPON BEHALF OF WHICH THEY ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL _____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

DEDICATION (CONTINUED)

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 _____, 2009.

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

BY: _____
ITS: _____
BY: _____
ITS: _____

DEDICATION ACKNOWLEDGMENT

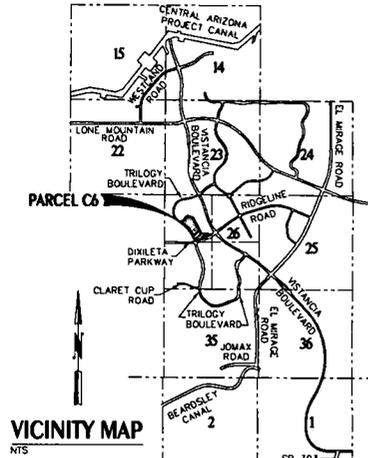
STATE OF _____) SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2009, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ AND

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, OR THE ENTRY UPON BEHALF OF WHICH THEY ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL _____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



TRILOGY ASSOCIATION RATIFICATION AND CONSENT

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

TRILOGY AT VISTANCIA COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

BY: _____
ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

ON THIS _____ DAY OF _____, 2009, 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 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, OR THE ENTRY UPON BEHALF OF WHICH THE PERSON, ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL _____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF PEORIA, ARIZONA ON THE _____ DAY OF _____, 2009.

MAYOR _____ DATE: _____
ATTEST, CITY CLERK _____ DATE: _____
CITY ENGINEER _____ DATE: _____

CERTIFICATION

I, CLYDE J. McCARTY OF STANLEY CONSULTANTS INC., HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS MAP OR PLAT CONSISTING OF FOUR (4) SHEETS REPRESENTS A SURVEY PERFORMED BY STANLEY CONSULTANTS INC., DURING THE MONTH OF OCTOBER, 2009; 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 ESTABLISH THE SURVEY TO BE RETRACED.

Clyde J. McCarty
CLYDE J. McCARTY
REGISTERED LAND SURVEYOR #21780
STANLEY CONSULTANTS INC.
1661 EAST CAMELBACK ROAD, SUITE 400
PHOENIX, ARIZONA 85016



DPREC 1/26/2012

CITY OF PEORIA PLAN CHECK # R080069

REVISION	DATE
INITIAL PREPARATION-V1	12/28/2006
REVIEW TRACTS AND INCLUDED	01/15/2007
OFFSITE ESMITS-V2	
IN-HOUSE REVISIONS	05/09/2008
LOT # TRACT REVISIONS	07/18/2008
1ST REVIEW COMMENTS-V4	10/22/2008
2ND REVIEW COMMENTS-V4	05/05/2009
IN-HOUSE REVISIONS-V6	06/15/2009
ADD SHEET 5-V7	07/20/2009
REVISION SHEET 5-V8	10/08/2009



1841 EAST CAMELBACK ROAD, SUITE 400
PHOENIX, ARIZONA 85016 602.333.2200

Stanley Consultants inc.
Vistancia
PARCEL C6
FINAL PLAT



DPREC 8/26/2012
DRAFTED NSJ
DESIGNED NSJ
APPROVED CBJ
FILE #P 08164 PROJECT: 18408 30 00 DATE 10/08/09 SHEET: 1 OF 6

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: _____

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

BY: _____

ITS: _____

BY: _____

ITS: _____

NOTES

- THIS SUBDIVISION IS SUBJECT TO A MAINTENANCE IMPROVEMENT DISTRICT (MID) NO 1109 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, NOR ANY PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PEORIA SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTION OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.
- ALL NEW AND EXISTING UTILITY FACILITIES, INCLUDING ELECTRICAL FACILITIES LESS THAN 69 KV, CABLE T.V., TELECOMMUNICATIONS FIBER OPTICS, CELLULAR, GAS, ETC. SHALL BE INSTALLED UNDERGROUND AS PART OF THE STREET IMPROVEMENTS.
- MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN TRACTS "A", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M" AND "N" SHALL BE THE RESPONSIBILITY OF THE TRILOGY ASSOCIATION. MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN TRACT "B" SHALL BE THE RESPONSIBILITY OF THE OWNER THEREOF.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS BUT EXCLUDING TREES OVER 30 INCHES IN HEIGHT SHALL NOT BE PERMITTED WITHIN VIEW EASEMENTS OR SIGHT DISTANCE TRIANGLES. NO LIMBS, LEAVES, NEEDLES OR OTHER FOLLAGE ABOVE 30 INCHES IN HEIGHT OR BELOW 84 INCHES ARE PERMITTED. TREES ARE TO BE PLANTED SO AS NOT TO OBSTRUCT 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.
- 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.
- THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A ROCK QUARRY, (GRAVEL OPERATION)
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN ANY DRAINAGE EASEMENT HEREON OR ANY TRACT DESIGNATED HEREON FOR DRAINAGE PURPOSES, WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH SUCH EASEMENT OR TRACTS.
- 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.
- 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/WEIFENCE COMBINATIONS. IN ADDITION, PLEASE SEE DETAIL ON SHEET 7 OF GRADING PLANS.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE NORTH HALF OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 28 (GLO BRASS CAP) FROM WHICH POINT THE NORTH QUARTER CORNER THEREOF (GLO BRASS CAP) BEARS S 89°42'12" E A DISTANCE OF 2640.70 FEET;

THENCE S 33°49'37" E A DISTANCE OF 1725.85 FEET TO THE POINT OF BEGINNING;

THENCE N 47°09'30" E A DISTANCE OF 524.44 FEET;

THENCE S 74°25'32" E A DISTANCE OF 339.72 FEET;

THENCE S 27°25'38" E A DISTANCE OF 993.32 FEET;

THENCE S 86°04'13" E A DISTANCE OF 559.33 FEET;

THENCE S 52°05'24" W A DISTANCE OF 60.10 FEET;

THENCE 383.14 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1925.00 FEET, THROUGH A CENTRAL ANGLE OF 112°41'14" AND A CHORD BEARING S 57°47'31" W;

THENCE S 28°48'13" E A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT FROM WHICH POINT THE RADIUS POINT BEARS N 26°30'27" W;

THENCE 431.77 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1935.00 FEET, THROUGH A CENTRAL ANGLE OF 12°47'05" AND A CHORD BEARING S 69°53'05" W;

THENCE S 78°16'38" W A DISTANCE OF 83.42 FEET;

THENCE N 63°19'31" W A DISTANCE OF 36.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT FROM WHICH POINT THE RADIUS POINT BEARS S 66°33'10" W;

THENCE 152.28 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 4042.00 FEET, THROUGH A CENTRAL ANGLE OF 02°09'31" AND A CHORD BEARING N 24°11'36" W;

THENCE N 25°16'21" W A DISTANCE OF 210.58 FEET;

THENCE N 18°57'24" E A DISTANCE OF 31.52 FEET;

THENCE N 28°56'00" W A DISTANCE OF 43.00 FEET;

THENCE N 72°34'11" W A DISTANCE OF 314.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT FROM WHICH POINT THE RADIUS POINT BEARS S 61°23'31" W;

THENCE 259.88 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1392.00 FEET, THROUGH A CENTRAL ANGLE OF 10°41'48" AND A CHORD BEARING N 33°57'01" W;

THENCE N 05°52'48" E A DISTANCE OF 30.77 FEET;

THENCE N 41°05'25" W A DISTANCE OF 43.21 FEET;

THENCE N 85°49'32" W A DISTANCE OF 319.95 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT FROM WHICH POINT THE RADIUS POINT BEARS S 47°07'26" W;

THENCE 236.59 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1392.00 FEET, THROUGH A CENTRAL ANGLE OF 09°44'17" AND A CHORD BEARING N 47°44'43" W;

THENCE N 52°36'51" W A DISTANCE OF 344.68 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS 20.2246 ACRES OF LAND, MORE OR LESS, INCLUDING ANY EASEMENTS OF RECORD.

ENGINEERING RESPONSIBILITY

THE FOLLOWING REGISTERED PROFESSIONAL CIVIL ENGINEER IS RESPONSIBLE FOR THE CIVIL ENGINEERING PREPARED FOR THIS SUBDIVISION: MICHAEL R. GLEASON R.C.E. #0000000000



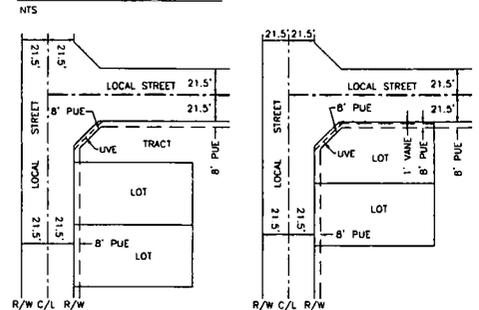
FINISHED FLOOR ELEVATION

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

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) 04013C1155H, PANEL 1155 OF 4350 DATED SEPTEMBER 30, 2005, THIS SUBDIVISION IS LOCATED IN FLOOD INSURANCE ZONES A AND X. ZONE X IS DEFINED AS FOLLOWS: "AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD." ZONE A HAS "NO BASE FLOOD ELEVATIONS DETERMINED."

TYPICAL PUBLIC UTILITY EASEMENT (PUE) AT AN INTERSECTION



BASIS OF BEARING

THE BASIS OF BEARING FOR THE ABOVE DESCRIPTION IS S 89°42'12" E FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN ON A RESULTS OF SURVEY RECORDED IN BOOK 632, PAGE 24, MARICOPA COUNTY RECORDS.

SUMMARY TABLE

TOTAL LOTS & TRACTS			
TOTAL NUMBER OF LOTS:	45		
TOTAL NUMBER OF TRACTS:	14		
LAND USE AREAS	SO. FT.	ACRES	TRACT/LOT NAMES
TOTAL LOT AREA:	371,908	8.5378	1948-1992
TOTAL TRACT AREA:	509,075	11.6868	A-N
PRIVATE ROADWAY AREA:	95,591	2.2174	A
TOTAL GROSS AREA:	860,983	20.2246	ENTIRE PLAT
GROSS RESIDENTIAL DENSITY:	2,325.0	DWELLING UNITS	
VILLAGE TRACTS:	188,743	4.3329	A,C,D,E,F,G,I,J,K,L,M,N
GOLF COURSE:	320,332	7.3538	H

TRACT AREA TABLE

TRACT	SO. FT.	ACRES	USE
A	96,591	2.2174	PRIVATE ROADWAY/ WATER & SEWER EASEMENT
B			INTENTIONALLY DELETED
C	4,374	0.1004	LANDSCAPE/ DRAINAGE/ PUBLIC UTILITY EASEMENT/ PEDESTRIAN ACCESS
D	7,631	0.1752	LANDSCAPE/ DRAINAGE/ PUBLIC UTILITY EASEMENT/ WATER & SEWER EASEMENT
E	31,925	0.7329	LANDSCAPE/ DRAINAGE/ PUBLIC UTILITY EASEMENT/ PEDESTRIAN ACCESS/ WATER & SEWER EASEMENT
F	4,908	0.1127	LANDSCAPE/ DRAINAGE/ PUBLIC UTILITY EASEMENT/ PEDESTRIAN ACCESS
G	2,300	0.0528	LANDSCAPE/ DRAINAGE/ PUBLIC UTILITY EASEMENT/ PEDESTRIAN ACCESS
H	320,332	7.3538	GOLF COURSE/ OPEN SPACE/ DRAINAGE/ LANDSCAPE/ WATER & SEWER EASEMENT
I	664	0.0152	LANDSCAPE/ DRAINAGE/ PUBLIC UTILITY EASEMENT/ PEDESTRIAN ACCESS
J	664	0.0152	LANDSCAPE/ DRAINAGE/ PUBLIC UTILITY EASEMENT/ PEDESTRIAN ACCESS
K	3,474	0.0798	LANDSCAPE/ DRAINAGE/ PUBLIC UTILITY EASEMENT/ PEDESTRIAN ACCESS
L	1,955	0.0449	LANDSCAPE/ DRAINAGE/ PUBLIC UTILITY EASEMENT/ PEDESTRIAN ACCESS/ WATER EASEMENT
M	12,010	0.2757	LANDSCAPE/ DRAINAGE/ PEDESTRIAN ACCESS/ SEWER EASEMENT
N	22,247	0.5107	LANDSCAPE/ DRAINAGE/ PEDESTRIAN ACCESS/ WATER EASEMENT



PREPARED BY

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, RLS
 NICK S. JOHNSON, CST

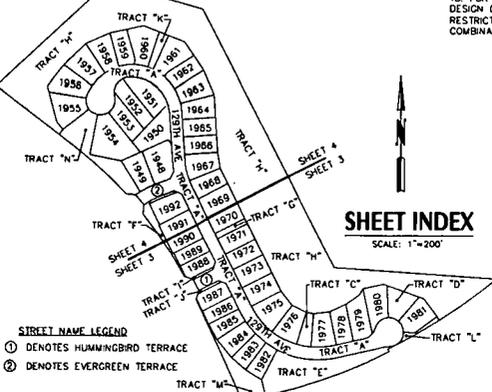
OWNERS

VISTANCIA CONSTRUCTION, LLC
 8800 NORTH GAINES CENTER DRIVE
 SUITE 370
 SCOTTSDALE, ARIZONA 85258-2124
 PHONE: 480.348.6000
 AND
 SHEA HOMES SOUTHWEST, INC.
 8800 NORTH GAINES CENTER DRIVE
 SUITE 370
 SCOTTSDALE, ARIZONA 85258-2124
 PHONE: 480.348.6000



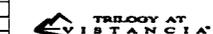
PREPARED FOR

VISTANCIA, LLC
 8631 WEST UNION HILLS DRIVE
 SUITE 203
 PEORIA, ARIZONA 85382-7002
 TEL: 623.583.1897
 FAX: 623.583.4249
 CONTACT: BOB BAMBAUER



- STREET NAME LEGEND
 ① DENOTES HUMMINGBIRD TERRACE
 ② DENOTES EVERGREEN TERRACE

REVISION	DATE
INITIAL PREPARATION-V1	12/28/2006
REMOVED TRACTS AND INCLUDED	01/15/2007
OFF-SITE EASMENTS-V2	
IN-HOUSE REVISIONS	05/05/2008
LOT & TRACT REVISIONS	07/18/2008
151 REVIEW COMMENTS-V4	10/22/2008
2ND REVIEW COMMENTS-V5	05/05/2009
IN-HOUSE REVISIONS-V6	06/15/2009
ADD SHEET S-V7	07/20/2009
REVISE SHEET S-V8	10/08/2009



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

VISTANCIA
 PARCEL C6
 FINAL PLAT



DRAFTED NSJ
 DESIGNED NSJ
 APPROVED G.W.
 SHEET 2 OF 6

LEGEND

ABBREVIATIONS			
VNAE	VEHICLE NON-ACCESS EASEMENT	NR	NON-RADIAL
UVE	UNOBSTRUCTED VIEW EASEMENT	PUE	PUBLIC UTILITY EASEMENT
	PER PEORIA DETAIL 159	MCR	MARICOPA COUNTY RECORDS
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	POC	POINT OF COMMENCEMENT
C.O.P.S.E.	CITY OF PEORIA SEWER EASEMENT	POB	POINT OF BEGINNING
C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT		
C.O.P.W.S.E.	CITY OF PEORIA WATER & SEWER EASEMENT		

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

LINE TYPES & SYMBOLS			
---	CENTERLINE	●	SET 1/2" REBAR W/CAP S.C.I. RLS 21780
---	EASEMENT	●	SET BRASS CAP FLUSH PER MAG STD. DTL.120-1 TYPE "B"
---	RIGHT OF WAY	⊕	QUARTER SECTION CORNER
---	SUBDIVISION BOUNDARY	⊕	SECTION CORNER
---	SECTION LINE		

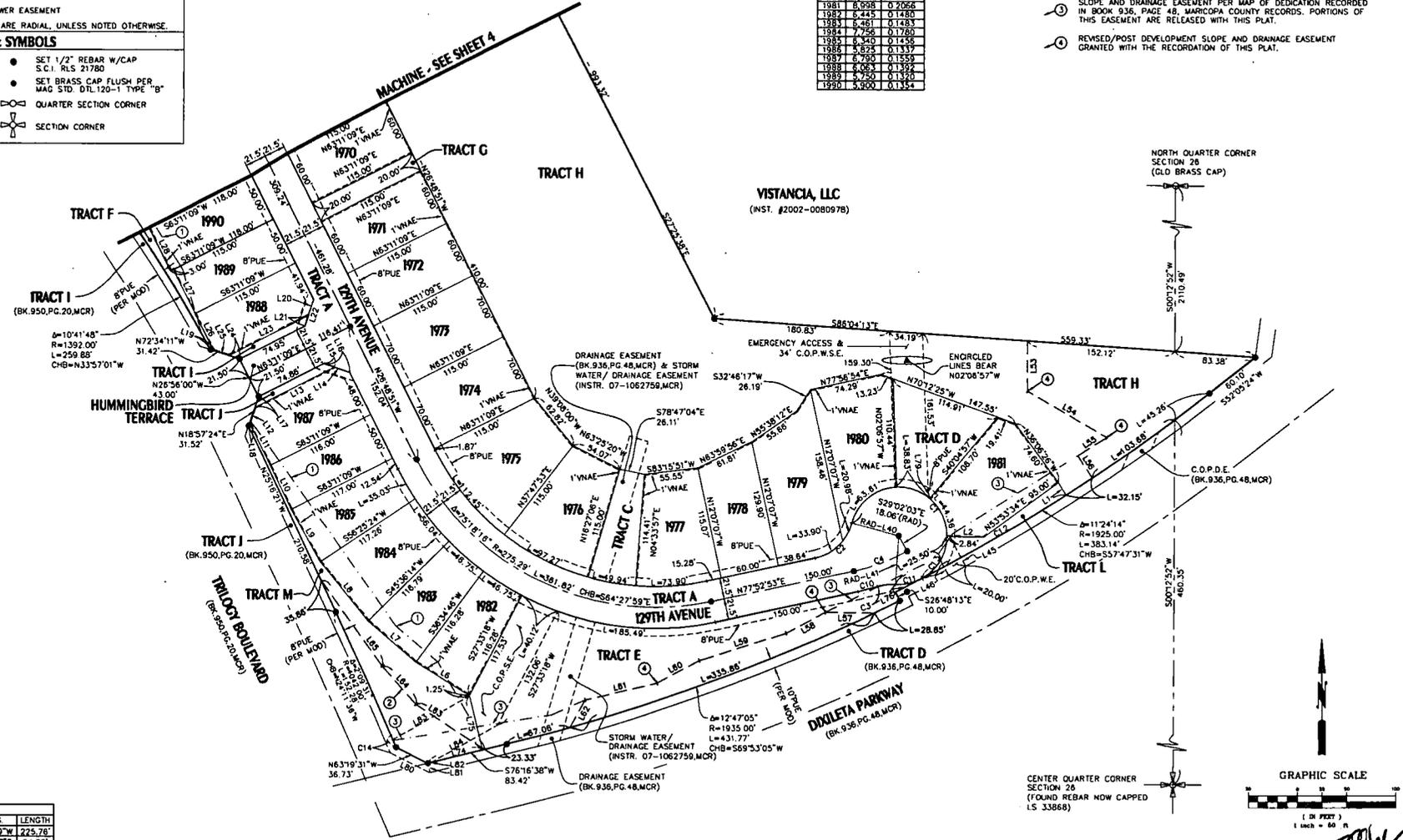
LOTS	SQ FT.	ACRES
1970	6,900	0.1584
1971	6,900	0.1584
1972	6,900	0.1584
1973	6,900	0.1584
1974	6,900	0.1584
1975	10,328	0.2380
1976	6,878	0.1574
1977	6,401	0.1473
1978	7,349	0.1687
1979	15,058	0.3418
1980	6,998	0.1603
1981	6,998	0.1603
1982	6,445	0.1480
1983	6,461	0.1483
1984	7,756	0.1780
1985	6,340	0.1456
1986	6,875	0.1577
1987	6,790	0.1559
1988	6,651	0.1529
1989	6,750	0.1540
1990	5,900	0.1354

SLOPE AND DRAINAGE EASEMENT LEGEND

- ① SLOPE AND DRAINAGE EASEMENT PER MAP OF DEDICATION RECORDED IN BOOK 950, PAGE 20, MARICOPA COUNTY RECORDS. PORTIONS OF THIS EASEMENT ARE RELEASED WITH THIS PLAT.
- ② REVISED/POST DEVELOPMENT SLOPE AND DRAINAGE EASEMENT GRANTED WITH THE RECORDATION OF THIS PLAT.
- ③ SLOPE AND DRAINAGE EASEMENT PER MAP OF DEDICATION RECORDED IN BOOK 936, PAGE 48, MARICOPA COUNTY RECORDS. PORTIONS OF THIS EASEMENT ARE RELEASED WITH THIS PLAT.
- ④ REVISED/POST DEVELOPMENT SLOPE AND DRAINAGE EASEMENT GRANTED WITH THE RECORDATION OF THIS PLAT.

LINE	BEARING	DISTANCE
L1	S32°31'12"E	15.17
L2	N89°05'03"W	37.68
L3	S02°08'37"E	48.60
L4	N40°08'10"E	86.87
L5	N40°08'10"E	82.99
L6	S57°35'58"E	84.99
L7	N49°21'17"W	65.04
L8	N39°18'42"W	78.03
L9	N28°18'08"W	81.35
L10	S24°02'06"E	50.01
L11	S25°58'13"E	48.11
L12	N18°57'24"E	17.04
L13	N63°11'08"E	81.08
L14	S71°48'31"E	18.97
L15	S71°48'31"E	11.31
L16	S71°48'31"E	28.28
L17	N18°57'24"E	11.47
L18	N18°57'24"E	3.01
L19	S72°34'11"E	3.44
L20	N18°11'09"E	18.97
L21	N18°11'09"E	11.31
L22	S18°11'09"W	28.28
L23	N63°11'09"E	81.17
L24	N72°34'11"W	11.47
L25	N72°34'11"W	16.31
L26	N26°48'51"W	42.42
L27	N26°48'51"W	50.00
L28	N26°48'51"W	50.00
L29	N72°34'11"W	50.00
L30	S03°41'40"W	50.00
L31	N37°05'52"E	34.38
L32	N28°48'52"W	17.83
L33	S82°38'51"E	20.49
L34	N00°02'02"E	51.12
L35	N59°38'18"W	84.42
L36	N58°09'17"E	35.72
L37	N32°52'02"W	27.35
L38	S89°34'41"E	50.86
L39	N81°42'52"E	45.66
L40	N72°29'21"E	83.73
L41	N61°30'10"E	49.61
L42	N78°48'00"E	76.13
L43	N28°39'14"E	32.41
L44	N58°30'48"W	84.40
L45	N41°32'46"W	52.78
L46	N32°44'06"W	108.29
L47	N14°43'52"W	7.28
L48	N63°17'28"W	45.67
L49	S13°43'22"E	10.00
L50	N76°16'38"E	3.86
L51	N60°28'48"E	97.72
L52	N60°28'48"E	78.28

CURVE	DELTA	RADIUS	CH.BRG.	LENGTH
C1	258°42'19"	50.00'	N35°39'29"W	225.78'
C2	62°54'32"	50.00'	N46°28'07"E	34.88'
C3	71°43'31"	80.00'	S83°04'24"W	18.24'
C4	163°44'46"	200.00'	N68°29'25"E	39.05'
C10	52°54'44"	221.50'	N75°10'01"E	20.89'
C14	0°08'57"	4034.00'	N43°08'50"W	10.50'



REVISION	DATE
INITIAL PREPARATION-VI	12/28/2006
REVISED TRACTS AND INCLUDED OFFSITE EASIE-VI	01/15/2007
IN-HOUSE REVISIONS	05/09/2008
LOT & TRACT REVISIONS	07/16/2008
1ST REVIEW COMMENTS-V4	10/22/2008
2ND REVIEW COMMENTS-V4	05/05/2009
IN-HOUSE REVISIONS-V6	06/15/2009
ADD SHEET 3-V7	07/20/2009
REVISE SHEET 3-V8	10/08/2009

TRIOLOGY AT VISTANCIA

1841 EAST CAMELBACK ROAD, SUITE 400
PHOENIX, ARIZONA 85016 602.333.2700

Stanley Consultants

VISTANCIA PARCEL C6 FINAL PLAT

PROJECT: 18054 30 09 DATE: 10/08/09 SHEET: 3 OF 6

DRAFTED: NBJ
DESIGNED: NBJ
APPROVED: C.M.
DATE: 10/08/09

POC NORTHWEST CORNER SECTION 26 (GLO BRASS CAP)

S89°42'12"E

2640.70'

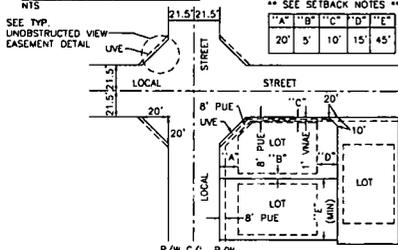
NORTH QUARTER CORNER SECTION 26 (GLO BRASS CAP)

LOTS	SQ FT	ACRES
1948	10,213	0.2350
1949	8,182	0.1878
1950	11,029	0.2532
1951	10,112	0.2321
1952	8,877	0.2022
1953	8,226	0.1883
1954	15,288	0.3494
1955	10,399	0.2367
1956	8,202	0.1872
1957	8,403	0.1915
1958	8,124	0.1851
1959	11,153	0.2542
1960	10,104	0.2320
1961	10,024	0.2301
1962	7,904	0.1804
1963	4,301	0.0984
1964	7,752	0.1780
1965	6,300	0.1434
1966	6,300	0.1434
1967	6,377	0.1459
1968	7,113	0.1629
1969	8,050	0.1848
1970	7,080	0.1625
1971	8,401	0.1929

SLOPE AND DRAINAGE EASEMENT LEGEND

- ① SLOPE AND DRAINAGE EASEMENT PER MAP OF DEDICATION RECORDED IN BOOK 950, PAGE 20, MARICOPA COUNTY RECORDS. PORTIONS OF THIS EASEMENT ARE RELEASED WITH THIS PLAT.
- ② REVISED/POST DEVELOPMENT SLOPE AND DRAINAGE EASEMENT GRANTED WITH THE RECORDATION OF THIS PLAT.

TYPICAL BUILDING SETBACKS AND LOT LAYOUTS



** 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.

TYPICAL UNOBSTRUCTED VIEW EASEMENT (UVE)

FOR INTERIOR ROADWAYS ONLY
30' x 30' w/ 30" TO 84" HIGH UNOBSTRUCTED VIEW EASEMENT, TYPICAL ALL INTERSECTIONS PER PEORIA PE-091



LEGEND

ABBREVIATIONS

VNAE	VEHICLE NON-ACCESS EASEMENT	NR	NON-RADIAL
UVE	UNOBSTRUCTED VIEW EASEMENT PER PEORIA DETAIL 159	PUE	PUBLIC UTILITY EASEMENT
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	MCR	MARICOPA COUNTY RECORDS
C.O.P.S.E.	CITY OF PEORIA SEWER EASEMENT	POB	POINT OF COMMENCEMENT
C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT		
C.O.P.W.S.E.	CITY OF PEORIA WATER & SEWER EASEMENT		

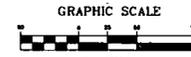
** NOTE: ALL LINES INTERSECTING CURVES ARE RADIAL, UNLESS NOTED OTHERWISE.

LINE TYPES & SYMBOLS

—	CENTERLINE EASEMENT	●	SET 1/2" REBAR W/CAP S.C.I. RLS 21780
- - - -	RIGHT OF WAY	●	SET BRASS CAP FLUSH PER MAG STD. DTL 120-1 TYPE "B"
---	SUBDIVISION BOUNDARY	⊕	QUARTER SECTION CORNER
- · - · -	SECTION LINE	⊕	SECTION CORNER

CURVE	DELTA	RADIUS	CH.BRG.	LENGTH
C5	151°17'25"	250.00'	S87°10'28" W	65.28'
C6	23°14'08"	250.00'	S15°11'47" E	101.38'
C7	95°06'58"	50.00'	S32°28'43" W	83.00'
C8	22°03'16"	50.00'	S82°10'08" E	192.03'
C9	10°13'30"	220.50'	S64°39'23" W	39.35'
C11	32°48'42"	50.00'	N77°18'19" E	78.89'
C12	5°06'50"	1918.12'	N60°12'07" E	171.20'
C13	6°00'01"	50.00'	N30°54'58" E	52.38'

LINE	BEARING	DISTANCE
L29	N26°48'51" W	60.00'
L30	N68°48'51" W	77.18'
L31	S69°48'08" W	64.37'
L32	N68°16'33" W	17.78'
L33	N68°16'33" W	11.97'
L34	S68°16'33" E	29.75'
L35	N28°35'43" E	29.88'
RAD-L36	N63°01'30" W	28.80'
RAD-L37	N74°55'14" E	50.00'
L38	N01°44'30" W	25.77'
L39	S33°09'50" E	18.97'
L42	S37°54'35" E	34.59'
L43	N40°08'48" E	110.71'
L44	S40°21'28" W	108.89'
L66	N51°28'34" W	28.82'
L67	N41°38'22" W	39.97'
L68	N52°32'28" W	37.89'
L69	N61°12'18" W	35.92'
L70	N02°28'53" E	76.04'
L77	S02°33'34" W	20.00'
L78	S39°47'49" W	20.00'



REVISION

REVISION	DATE
INITIAL PREPARATION-V1	12/28/2008
REVISED TRACTS AND INCLUDED	01/15/2007
OFFSITE EASMS-V2	
IN-HOUSE REVISIONS	05/09/2008
LOT & TRACT REVISIONS	07/18/2008
1ST REVIEW COMMENTS-V4	10/22/2008
2ND REVIEW COMMENTS-V5	05/05/2009
IN-HOUSE REVISIONS-V6	06/15/2009
ADD SHEET 5-V7	07/20/2009
REVISE SHEET 3-V8	10/08/2009

STANLEY CONSULTANTS INC.
1841 EAST CAMELBACK ROAD, SUITE 400
PHOENIX, ARIZONA 85016 602.333.2200

VISTANCIA PARCEL C6 FINAL PLAT

PROJECT: 18004 30 06 DATE: 08/20/09 SHEET: 4 OF 6

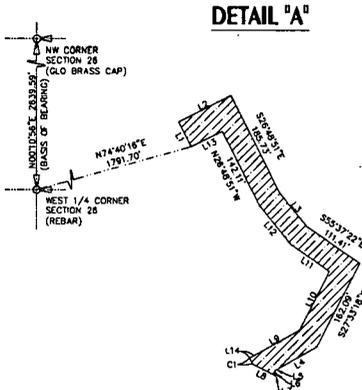
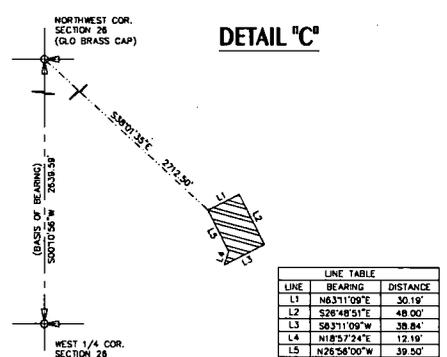
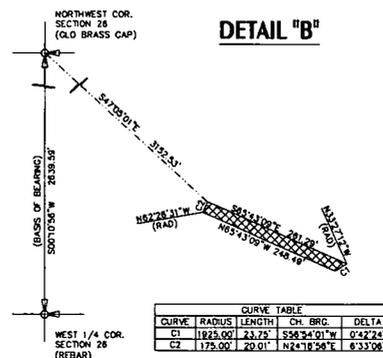
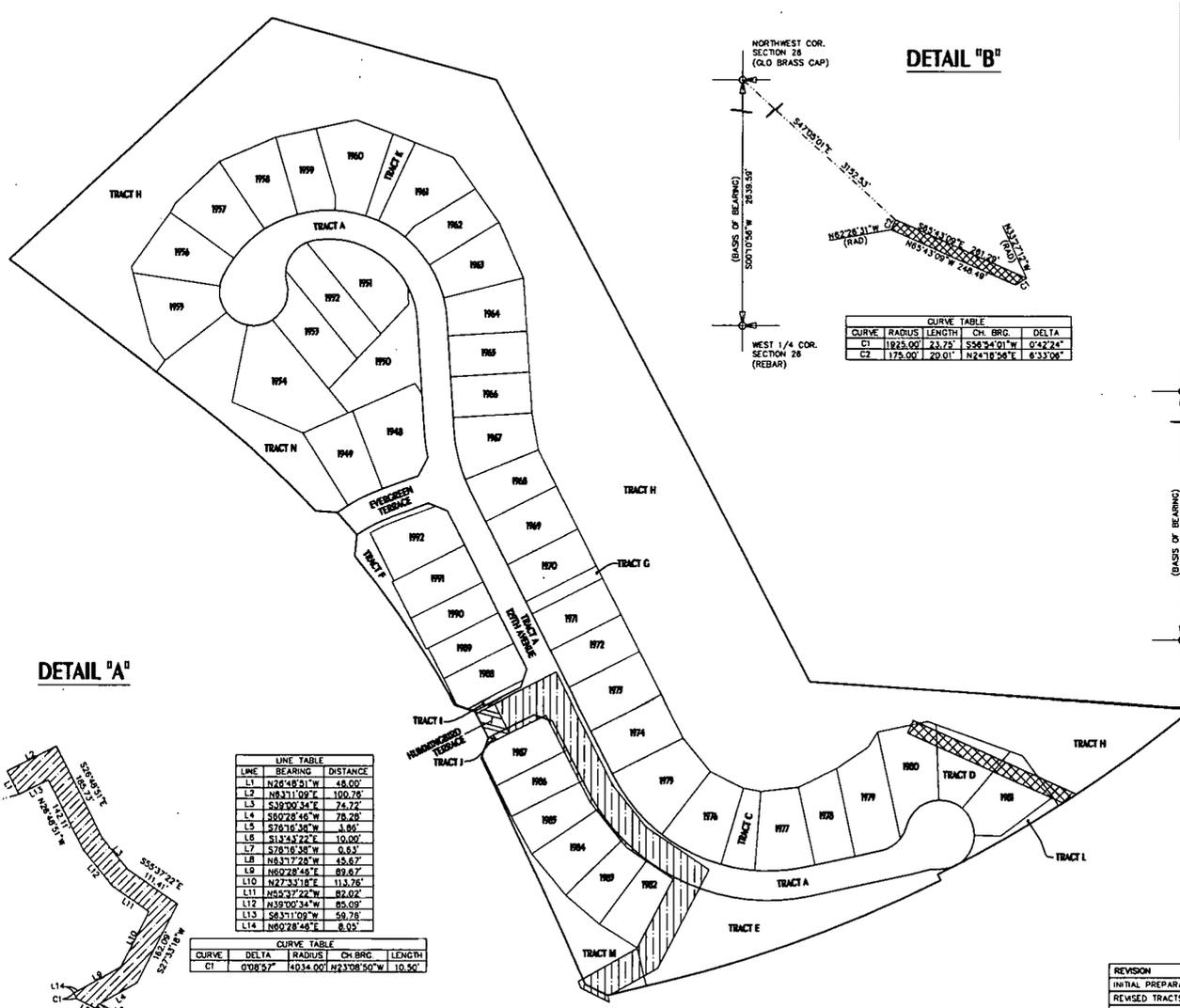
EASEMENT ABANDONMENT EXHIBIT

EASEMENTS TO BE ENTIRELY ABANDONED WITH THE RECORDATION OF THIS FINAL PLAT

LEGEND

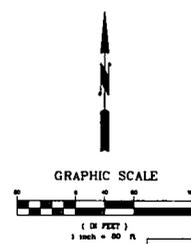
ABBREVIATIONS, LINE TYPES & HATCH PATTERNS

INSTR. No	INSTRUMENT NUMBER
MCR	MARICOPA COUNTY RECORDS
---	LOT BOUNDARY
---	RIGHT OF WAY
---	SUBDIVISION BOUNDARY
	SEE DETAIL "A" PUBLIC SEWER LINE EASEMENT PER INSTR. No 2007-1276627, MCR
	SEE DETAIL "B" GOLF CART EASEMENT PER BOOK 982, PAGE 20, MCR
	SEE DETAIL "C" PUBLIC SEWER EASEMENT PER BOOK 950, PAGE 20, MCR



LINE	BEARING	DISTANCE
L1	N26°48'31"W	48.00'
L2	N83°11'09"E	100.78'
L3	S26°48'31"E	74.72'
L4	S63°11'09"W	78.28'
L5	S78°16'38"W	1.86'
L6	S12°42'22"E	10.00'
L7	S28°16'38"W	0.63'
L8	N83°11'09"E	45.67'
L9	N62°28'48"E	89.67'
L10	N27°33'18"E	113.76'
L11	N53°37'22"W	82.62'
L12	N38°00'34"W	85.08'
L13	S63°11'09"W	59.78'
L14	N62°28'48"E	8.05'

CURVE	DELTA	RADIUS	CH. BRG.	LENGTH
C1	0°58'57"	4034.00'	N43°38'50"W	10.50'



REVISION	DATE
INITIAL PREPARATION-VF	12/28/2008
REVISED TRACTS AND INCLUDED	01/15/2007
OFFSITE EASMENTS-VZ	
IN-HOUSE REVISIONS	05/09/2008
LOT & TRACT REVISIONS	07/16/2008
1ST REVIEW COMMENTS-V4	10/22/2008
2ND REVIEW COMMENTS-V5	05/05/2009
IN-HOUSE REVISIONS-V8	06/15/2009
ADD SHEET 5-V7	07/20/2009
REVISE SHEET 5-V8	10/08/2009

TRILOGY AT VISTANCIA

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Stanley Consultants Inc.

VISTANCIA PARCEL C6 FINAL PLAT

PROJECT: 18008 30 00 DATE: 10/08/09 SHEET: 6 OF 6

