

**CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION**

**CC: 11C _____
Amend No. _____**

Date Prepared: August 31, 2010

Council Meeting Date: October 5, 2010

TO: Carl Swenson, City Manager
THROUGH: Susan J. Daluddung, Deputy City Manager
FROM: Scott Whyte, Economic Development Services Director
SUBJECT: Final Plat of Vistancia Parcel C9, Trilogy Blvd and Claret Cup Road

RECOMMENDATION:

Discussion and possible action to approve a Final Plat of Vistancia Parcel C9, located on Trilogy Blvd and Claret Cup Road, 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 – R100009
Final Plat – Trilogy at Vistancia – Parcel C9
Claret Cup Road and Trilogy Boulevard
October 5, 2010
Page: 2

SUMMARY:

The purpose of the Final Plat is to establish a subdivision for residential use. This development is within the City's water\sewer service area. This final plat creates a total of 41 new lots within the Trilogy at Vistancia (Village C) Community. All internal roadways are private roadways, and as such, maintained by the Trilogy HOA.

Parcel C9 is one of the few remaining Vistancia Parcels and the platting layout is inline with many of the subdivisions located within the Trilogy Community. The preliminary plat was renewed by the City and completed in December 2009 and no changes were made to the proposed Final Plat.

ATTACHMENTS:

1. Final Plat
2. Vicinity Map

CONTACT:

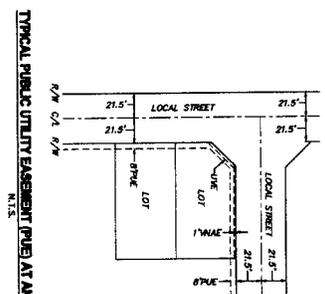
Jodi Breyfogle, P.E., Civil Engineer: 623-773-7577, Jodi.Breyfogle@peoriaaz.gov

NOTES

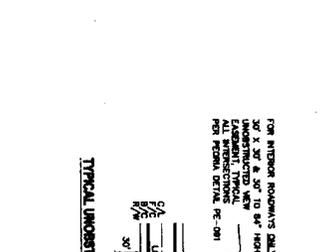
1. THIS SUBDIVISION IS SUBJECT TO MAINTENANCE AGREEMENTS WITH THE CITY OF PHOENIX AND THE REQUIREMENTS THEREOF.
2. NO CONSTRUCTION OF ANY KIND SHALL BE CONSIDERED OR PLACED WITHIN THE UTILITY EASEMENTS EXCEPT UTILITIES, WOODS, OR REPAIRS TO EXISTING UTILITIES. ALL UTILITIES SHALL BE DEEPER THAN THE CITY OF PHOENIX SHALL NOT BE REQUIRED TO RELOCATE ANY UTILITIES OR MAINTENANCE CONSTRUCTION OF RECONSTRUCTION.
3. ALL NEW AND EXISTING UTILITY FACILITIES, INCLUDING ELECTRICAL FACILITIES LESS THAN 600 VOLTS, SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PHOENIX STANDARD SPECIFICATIONS FOR UTILITY EASEMENTS AS PART OF THE STREET IMPROVEMENTS AS REQUIRED BY THE CITY OF PHOENIX. THE CITY OF PHOENIX SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE UTILITY EASEMENTS WITHIN TRACTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
4. MAINTENANCE OF LANDSCAPING, RETENTION AND DRAINAGE FACILITIES IN TRACTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 SHALL BE THE RESPONSIBILITY OF THE PROJECT ASSOCIATION. THE PROJECT ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE UTILITY EASEMENTS WITHIN TRACTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
5. ALL LOT CORNERS SHALL BE MONITORED WITH 1/2" IRON AND SINKER RESPONSE FOR THEIR PLACEMENT.
6. THE MASTER DEVELOPER SHALL CENTRY MAIL RAILS AS MAY BE REQUIRED BY THE CITY OF PHOENIX. THE CITY OF PHOENIX SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE UTILITY EASEMENTS WITHIN TRACTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
7. THE MASTER DEVELOPER SHALL CENTER MAIL RAILS AS MAY BE REQUIRED BY THE MARICOPA COUNTY HEALTH DEPARTMENT. THE CITY OF PHOENIX SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE UTILITY EASEMENTS WITHIN TRACTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
8. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PHOENIX SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSIGNED WATER SHORTLY.
9. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PHOENIX SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSIGNED WATER SHORTLY.
10. THIS SUBDIVISION HAS A REQUIRED LOG OF STRUCTURING. THE CITY OF PHOENIX SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE UTILITY EASEMENTS WITHIN TRACTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
11. THIS SUBDIVISION IS LOCATED WITHIN THE VICINITY OF A MILITARY AIRPORT.
12. THIS SUBDIVISION IS LOCATED WITHIN THE VICINITY OF A MILITARY AIRPORT.
13. THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A ROCK QUARRY. (GENERAL OPERATION)
14. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON ANY LOT OR TRACT UNLESS IT IS SET BACK FROM THE PLAT TO BE USED FOR DRAINAGE PURPOSES AS SET FORTH IN THE PLAT. THE CITY OF PHOENIX SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE UTILITY EASEMENTS WITHIN TRACTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
15. SHORT PILES, WALLS, UTILITY BODIES, STRUCTURES, SPACES, OR OTHER ITEMS NOT INCLUDING THINGS OVER 20 FEET IN HEIGHT SHALL BE CONSTRUCTED TO MEET THE CITY OF PHOENIX STANDARDS (LVS) OR OTHER APPLICABLE STANDARDS. NO LANS, LEAVES, HEDGES OR OTHER FOLIAGE ARE TO BE PLANTED OR MAINTAINED ON ANY LOT OR TRACT UNLESS THEY ARE SET BACK FROM THE PLAT TO BE USED FOR DRAINAGE PURPOSES AS SET FORTH IN THE PLAT. THE CITY OF PHOENIX SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE UTILITY EASEMENTS WITHIN TRACTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
16. ALL HOSE PARTS OF THE SUMP AND DRAINAGE EASMENT SHALL BE LOCATED ON THE SUMP AND DRAINAGE EASMENT. THE CITY OF PHOENIX SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE UTILITY EASEMENTS WITHIN TRACTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
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TRIOLOGY AT VISTANCIA - PARCEL C9

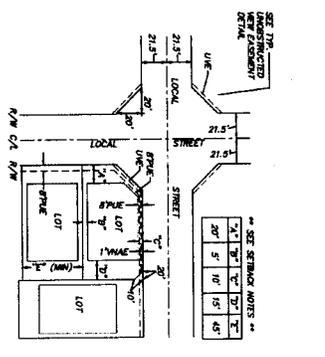
FINAL PLAT OF
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28,
TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



TYPICAL PUBLIC UTILITY EASEMENT LINES AT AN INTERSECTION
N.T.S.



TYPICAL UNRESTRICTED VIEW EASEMENT LINES
N.T.S.



TYPICAL BUILDING SETBACKS & LOT LAYOUTS (MID-5)
N.T.S.

TRACT AREA TABLE

TRACT	DESCRIPTION	SQ.FT.	AC.
A	PRIVATE ROADWAY	73,501	1.6850
B	OPEN SPACE/DRAINAGE/LANDSCAPE	71,810	1.5440
C	OPEN SPACE/DRAINAGE/LANDSCAPE	81,486	1.7302
D	OPEN SPACE/DRAINAGE/LANDSCAPE	84,394	1.8170
E	OPEN SPACE/DRAINAGE/LANDSCAPE	8,885	0.1930
F	OPEN SPACE/DRAINAGE/LANDSCAPE	3,588	0.0781
G	OPEN SPACE/DRAINAGE/LANDSCAPE	2,792	0.0602
H	OPEN SPACE/DRAINAGE/LANDSCAPE	746	0.0171
I	OPEN SPACE/DRAINAGE/LANDSCAPE	114,554	2.5298

10174 43,9106 10.0005

SUMMARY TABLE

TOTAL LOTS & TRACTS	SQ.FT.	AC.
GROSS AREA	789,846	18.1223
NET AREA	350,726	8.0517
NET LOTS	394,702	8.8947
NET TRACTS	73,501	1.6260
NET ROADWAY TRACT (PRIVATE)		

LAND USE AREAS

NUMBER OF LOTS	(D.U.)	41
DENSITY GROSS	(D.U. / ACRE)	2.28
OPEN SPACE		46,508
NET AREA		44,418
NET ROADWAY TRACT (PRIVATE)		10,872
PROMOTED POPULATION (2.8 X TRAILING UNIT)		119

FINISHED FLOOR ELEVATION

ALL FINISHED FLOORS WILL BE FREET FROM ANTIQUATION DURING 1, 100-YEAR PERIOD. FINISHED FLOOR ELEVATION SHALL BE APPROVED BY THE CITY OF PHOENIX. FINISHED FLOOR ELEVATION SHALL BE SET AT 10 IN ANY RESIDENTIAL COMPLEX DISTRICT.

ENGINEERING RESPONSIBILITY

THE PLAT NAME, ADDRESS, PROFESSIONAL ENGINEER'S LICENSE NUMBER, AND SIGNATURE OF THE ENGINEER SHALL BE SET FORTH IN THE SUBDIVISION RECORDS. THE CITY OF PHOENIX SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE UTILITY EASEMENTS WITHIN TRACTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.



REVISIONS/SUBMITTALS

NO.	DATE	DESCRIPTION
1	1/28/10	ISSUED FOR PERMIT
2	1/28/10	ISSUED FOR PERMIT
3	1/28/10	ISSUED FOR PERMIT
4	1/28/10	ISSUED FOR PERMIT

2 of 4 SHEETS

FINAL PLAT

TRIOLOGY AT VISTANCIA - PARCEL C9

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28,
TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

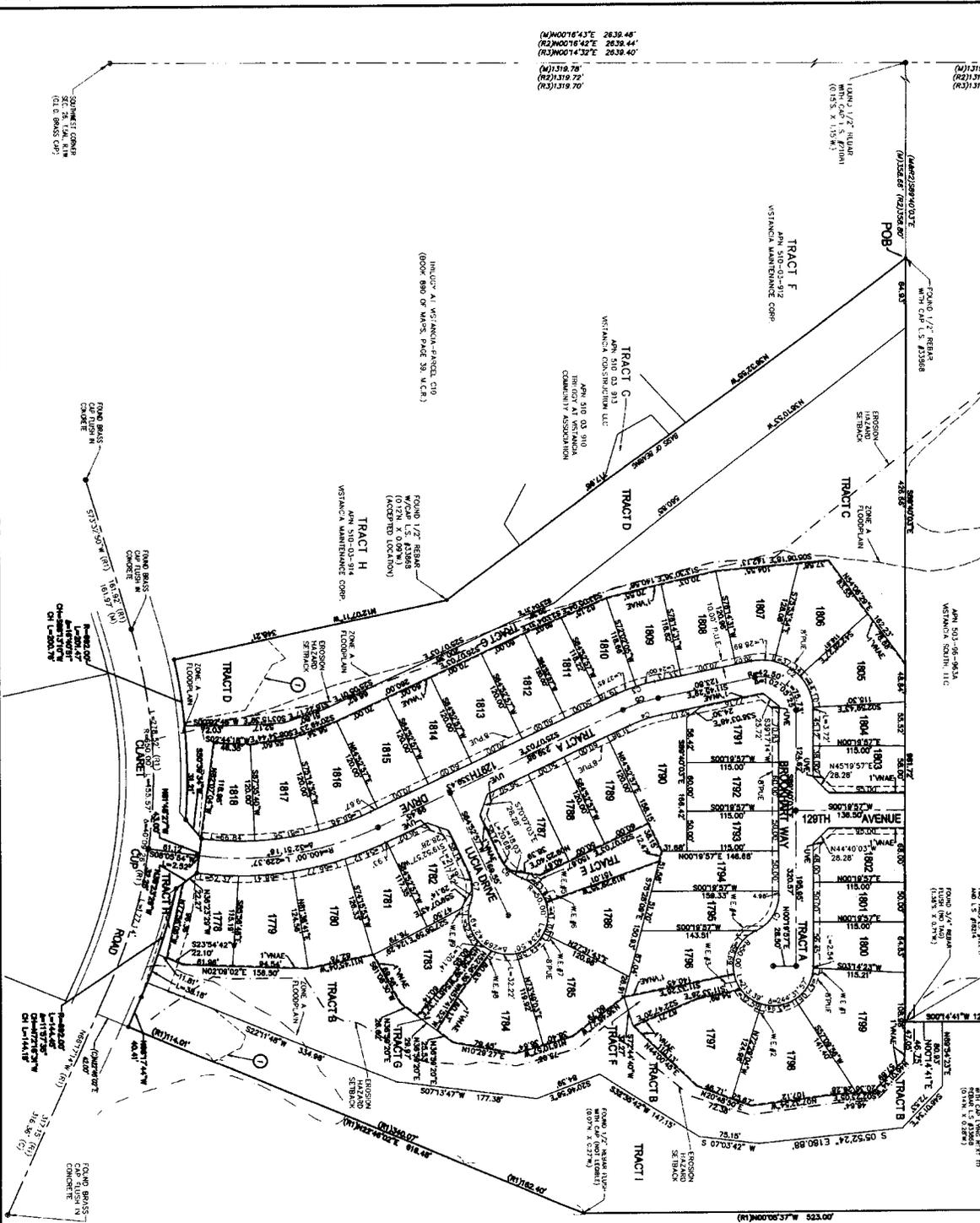


REVISIONS/SUBMITTALS

NO.	DATE	DESCRIPTION
1	1/28/10	ISSUED FOR PERMIT
2	1/28/10	ISSUED FOR PERMIT
3	1/28/10	ISSUED FOR PERMIT
4	1/28/10	ISSUED FOR PERMIT

TRIOLOGY AT VISTANCIA - PARCEL C9

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

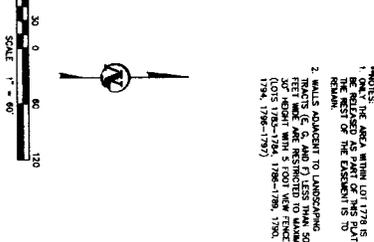


ZONE	AREA	CONCRETE	PAVING	LANDSCAPING	UTILITIES
1	10,000.00	1,000.00	1,000.00	1,000.00	1,000.00
2	10,000.00	1,000.00	1,000.00	1,000.00	1,000.00
3	10,000.00	1,000.00	1,000.00	1,000.00	1,000.00
4	10,000.00	1,000.00	1,000.00	1,000.00	1,000.00
5	10,000.00	1,000.00	1,000.00	1,000.00	1,000.00
6	10,000.00	1,000.00	1,000.00	1,000.00	1,000.00
7	10,000.00	1,000.00	1,000.00	1,000.00	1,000.00
8	10,000.00	1,000.00	1,000.00	1,000.00	1,000.00
9	10,000.00	1,000.00	1,000.00	1,000.00	1,000.00
10	10,000.00	1,000.00	1,000.00	1,000.00	1,000.00

- LEGEND**
- FOUND BRASS CAP FLUSH OR SET 1/2" FLUSH & CAP. RIS. 2" DIA.
 - SET BRASS CAP FLUSH PER MAP TO DTL. 1/2" DIA. W/ CAP. CALCULATED BEARING & DISTANCE MEASURED.
 - (A) FINAL PLAT OF TRIOLOGY AT VISTANCIA - PARCEL C9, MARICOPA COUNTY, ARIZONA.
 - (B) FINAL PLAT OF TRIOLOGY AT VISTANCIA - PARCEL C9, MARICOPA COUNTY, ARIZONA.
 - (C) FINAL PLAT OF TRIOLOGY AT VISTANCIA - PARCEL C9, MARICOPA COUNTY, ARIZONA.
 - (D) FINAL PLAT OF TRIOLOGY AT VISTANCIA - PARCEL C9, MARICOPA COUNTY, ARIZONA.
 - (E) FINAL PLAT OF TRIOLOGY AT VISTANCIA - PARCEL C9, MARICOPA COUNTY, ARIZONA.
 - (F) FINAL PLAT OF TRIOLOGY AT VISTANCIA - PARCEL C9, MARICOPA COUNTY, ARIZONA.
 - (G) FINAL PLAT OF TRIOLOGY AT VISTANCIA - PARCEL C9, MARICOPA COUNTY, ARIZONA.
 - (H) FINAL PLAT OF TRIOLOGY AT VISTANCIA - PARCEL C9, MARICOPA COUNTY, ARIZONA.
 - (I) FINAL PLAT OF TRIOLOGY AT VISTANCIA - PARCEL C9, MARICOPA COUNTY, ARIZONA.
 - (J) FINAL PLAT OF TRIOLOGY AT VISTANCIA - PARCEL C9, MARICOPA COUNTY, ARIZONA.

NOTICE: THE AREA WITHIN LOT 1781 IS TO BE RELEASED AS PART OF THIS PLAT. THE AREA WITHIN LOT 1781 IS TO BE RELEASED AS PART OF THIS PLAT. THE AREA WITHIN LOT 1781 IS TO BE RELEASED AS PART OF THIS PLAT.

WALLS: WALLS TO BE CONSTRUCTED TO LANDSCAPING TRACTS (E, G, AND F) LESS THAN 50' W/ HEIGHT WITH 5' TIGHT NEW FENCE (LOTS 1782-1784, 1786-1788, 1790, 1792, 1794-1796).



CITY REVIEW NO. 0100000

DATE: 06-28-2011

BY: [Signature]

FOR: [Signature]

SCALE: 1/2500

3 of 4 SHEETS

FINAL PLAT

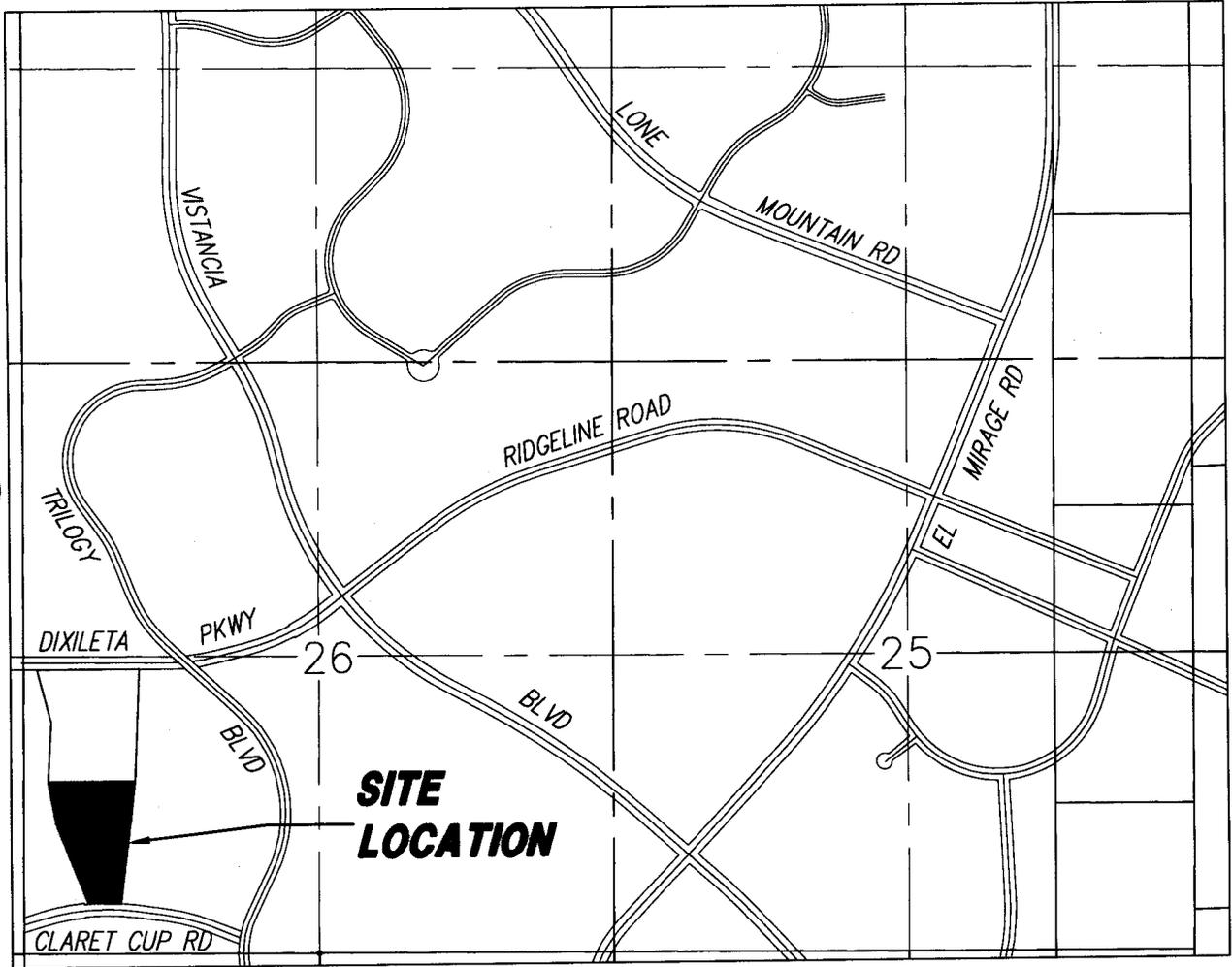
TRIOLOGY AT VISTANCIA - PARCEL C9

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

REVISIONS/SUBMITTALS

NO.	DATE	DESCRIPTION

Q:\2006\A06003\A06003.C9\CIVILDES\EXHIBITS\6003C9-1\MAP-EXH.dwg Wed 01-Sep-2010 08:43AM cmcgee



VICINITY MAP

SECTION 26,
T5N, R1W OF THE G.&S.R.M.,
CITY OF PEORIA
MARICOPA COUNTY, AZ.



V3 COMPANIES OF ARIZONA
1048 North 44th Street
Suite 300
Phoenix, Arizona 85008
P. 602.942.4800
www.V3co.com

VICINITY MAP
VISTANCIA - PARCEL C9

FIGURE
1