CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

CC: 11C
Amend No. _____

Date Prepared: December 20, 2010 **Council Meeting Date: February 1, 2011**

TO: Carl Swenson, City Manager

THROUGH: Susan J. Daluddung, Deputy City Manager

FROM: Scott Whyte, Economic Development Services Director

SUBJECT: Final Plat of Vistancia North Phase III Parcel F5, Vistancia Blvd and Westland Rd (Project No. R100034)

RECOMMENDATION:

Discussion and possible action to approve a Final Plat of Vistancia North Phase III Parcel F5, located on Westland Rd west of Vistancia Blvd, 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.

SUMMARY:

The purpose of the Final Plat is to replat a subdivision for residential use. This development is within the City's water\sewer service area. This final plat creates a total of 74 new lots within the Vistancia Community. All internal roadways are public and are being dedicated to the City.

This parcel was previously platted in 2006 with 50 lots.

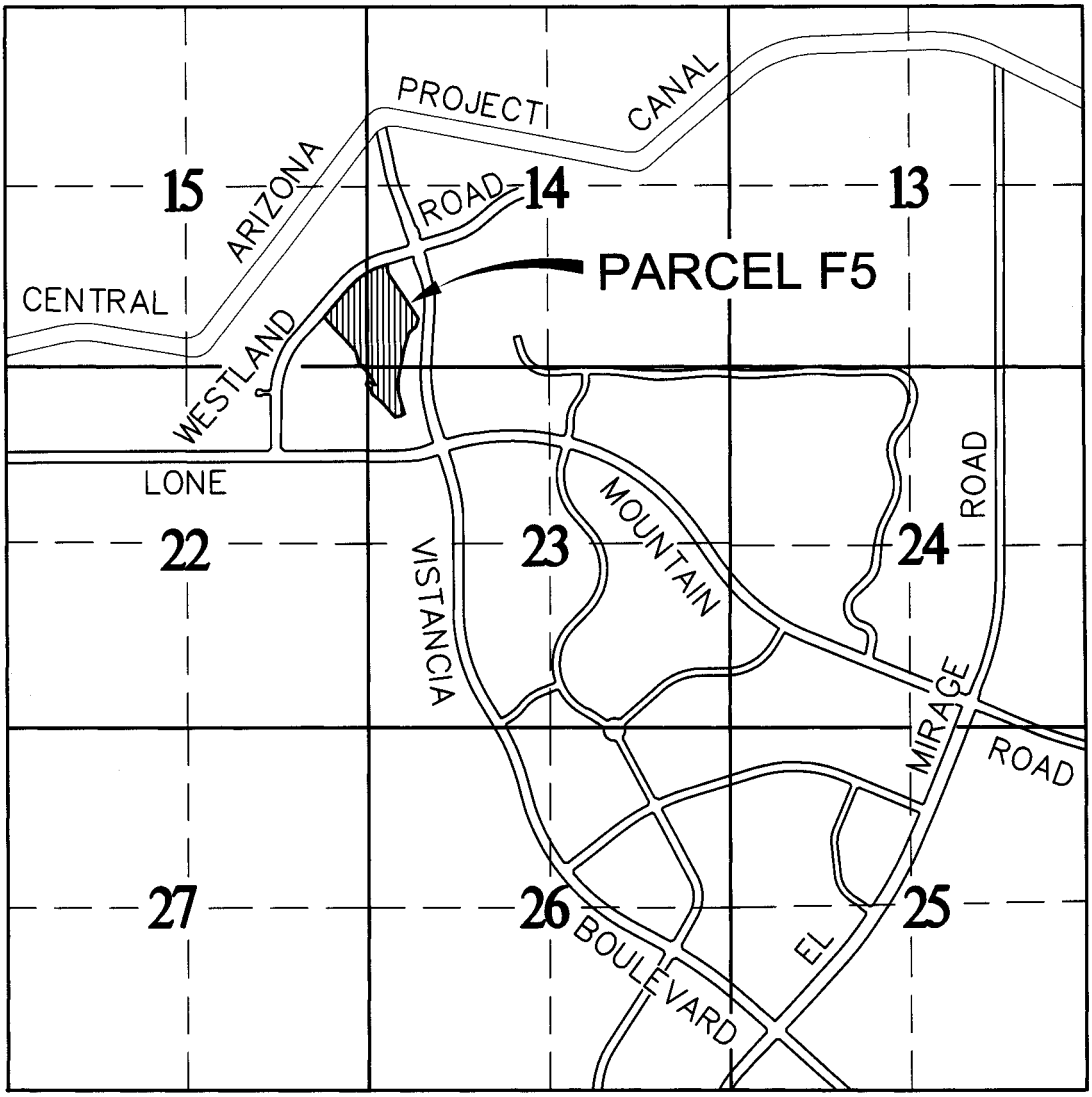
The preliminary plat was reviewed by the City and completed in September 2010 and no changes were made to the proposed Final Plat.

ATTACHMENTS:

1. Final Plat
2. Vicinity Map

CONTACT:

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



VICINITY MAP

G:\Dwg\10002_Final\Exhibit\10002-F5.dwg - 12/10/10

N

NOT TO SCALE

DEI
Professional Services, LLC

6225 N. 24th Street, Suite 200
Phoenix, Arizona 85016
Phone: (602) 954-0038
Fax: (602) 944-8605

VISTANCIA
PARCEL F5

DESIGN:	DMS
CHECK:	KLR
PROJ. NO:	10002
DATE:	12/10/10
SHEET:	1 of 1

FINAL PLAT
VISTANCIA NORTH PHASE III PARCEL F5

A RE-PLAT OF VISTANCIA VILLAGE A PARCEL F5 AS SHOWN IN BOOK 831 OF MAPS, PAGE 9, M.C.R.

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14 AND THE SOUTHEAST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS:

VISTANCIA SOUTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS "FINAL PLAT FOR VISTANCIA PHASE III PARCEL F5" OVER A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14 AND THE SOUTHEAST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND HEREBY PUBLISH THIS PLAT AS, AND FOR, THE PLAT OF SAID "VISTANCIA PHASE III PARCEL F5", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION, AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS, AND STREETS CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF PEORIA FOR USE, AS SUCH, THE STREETS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

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(VMC), AN ARIZONA NON-PROFIT CORPORATION.

AS USED HEREIN, THE TERM "VILLAGE A DECLARATION" SHALL MEAN AND REFER TO THAT CERTAIN AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, CHARGES, SERVITUDES, LIENS, RESERVATIONS AND EASEMENTS FOR VILLAGE A AT VISTANCIA, DATED JULY 31, 2003 AND RECORDED JULY 31, 2003, IN INSTRUMENT NO. 2003-1025411, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AS FROM TIME TO TIME THEREAFTER SUPPLEMENTED AND/OR AMENDED; AND, THE TERM "VILLAGE A ASSOCIATION" SHALL MEAN AND REFER TO VISTANCIA VILLAGE A COMMUNITY ASSOCIATION (VVA), AN ARIZONA NON-PROFIT CORPORATION.

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.

PUBLIC UTILITY EASEMENTS (PUE) ARE DEDICATED TO THE CITY OF PEORIA FOR USE AS SUCH. THE MAINTENANCE OF LANDSCAPING WITH THE RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE FRONTING PROPERTY OWNER.

DO HEREBY GRANT TO THE CITY OF PEORIA, AND 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 WATER AND/OR SEWER LINE OVER, UNDER, AND ACROSS TRACT(S) SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA.

TO HAVE AND TO HOLD THE SAID EASEMENT UNTO CITY OF PEORIA, A MUNICIPAL CORPORATION OF MARICOPA COUNTY, ARIZONA AND UNTO ITS SUCCESSORS AND ASSIGNS FOREVER, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO PERMIT THE CONSTRUCTION, OPERATION, MAINTENANCE, AND REPLACEMENT OF PUBLIC WATER/SEWER LINE. SUBJECT TO NOTES 1, 2, 3 AND 4.

AND THE GRANTOR HEREBY COVENANTS THAT IT IS LAWFULLY SEIZED AND POSSESSED ON THIS AFOREMENTIONED TRACT OR PARCEL OF LAND; THAT IT HAS A GOOD AND LAWFUL RIGHT TO SELL AND CONVEY IT; AND THAT THEY WILL WARRANT THE TITLE AND QUIET POSSESSION THERE TO AGAINST THE LAWFUL CLAIM OF ALL PERSONS.

NOTES:
1. THE SAID EASEMENT TO INCLUDE THE RIGHT TO CUT BACK AND TRIM SUCH PORTION OF THE BRANCHES AND TOPS OF THE TREES NOW GROWING OR THAT MAY HEREAFTER GROW UPON THE ABOVE DESCRIBED PREMISES, AS MAY EXTEND OVER SAID EASEMENT, SO AS TO PREVENT THE SAME FROM INTERFERING WITH THE EFFICIENT MAINTENANCE AND OPERATION OF SAID WATER LINES.
2. THE CITY OF PEORIA SHALL NOT BE RESPONSIBLE FOR REPLACING ANY LANDSCAPING OR ANY IMPROVEMENT PLACED IN THE EASEMENT BY GRANTOR OR ITS SUCCESSORS OR ASSIGNS, EXCEPT AS NOTED HEREIN.
3. THE CITY OF PEORIA WILL MAKE REASONABLE EFFORTS TO PROMPTLY RESTORE ASPHALT CONCRETE PAVEMENT SURFACES.
4. GRANTOR, ITS SUCCESSOR OR ASSIGNS AT ITS SOLE COST, SHALL BE RESPONSIBLE FOR PROMPTLY REPLACING ANY LANDSCAPING OR IMPROVEMENT(S) PLACED IN 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.

TRACTS A, C, D, E, F, G, H AND I ARE DECLARED TO BE COMMUNITY COMMON AREAS (AS DEFINED IN THE VILLAGE A DECLARATION) WHICH SHALL BE CONVEYED TO AND MAINTAINED BY THE VISTANCIA VILLAGE A COMMUNITY ASSOCIATION (VVA), PURSUANT TO THE TERMS OF THE VILLAGE A DECLARATION.

TRACT B IS DECLARED TO BE COMMUNITY COMMON AREAS (AS DEFINED IN THE MAINTENANCE CORPORATION DECLARATION), WHICH SHALL BE CONVEYED TO AND MAINTAINED BY THE VISTANCIA MAINTENANCE CORPORATION(VMC), PURSUANT TO THE TERMS OF THE MAINTENANCE CORPORATION DECLARATION.

SLOPE EASEMENT IS HEREBY PLACED ON A PARCEL WHERE SHOWN FOR THE PURPOSE OF RESTRICTING THE REGRADING OR REMOVAL OF MATERIAL FROM THE EASEMENT. THE OWNER OF THE PARCEL MAY CHANGE THE GRADING IN THIS AREA BY OBTAINING A GRADING PERMIT FROM THE CITY ALONG WITH AN ENGINEERED PLAN THAT TAKES INTO CONSIDERATION THE EARTHWORK, WALLS AND DRAINAGE CONCERNS.

THE UNDERSIGNED VISTANCIA SOUTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS HEREBY CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED SIGNER THEREUNTO DULY AUTHORIZED THIS ________ DAY OF ____________, 20__.

VISTANCIA SOUTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: VISTANCIA SOUTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

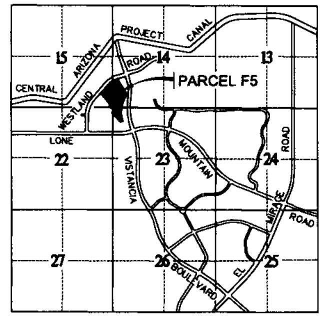
BY: SUNBELT PLEASANT POINT INVESTORS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: SUNBELT PP LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, ITS MANAGING MEMBER

BY: AGS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: ____________________

ITS: ____________________



KEY MAP
NTS

ZONING DISTRICT VRD-7

DEVELOPMENT STANDARDS	VRD-7
MINIMUM LOT SIZE	7,000 SQ FT
MINIMUM LOT WIDTH	45'
MINIMUM LOT COVERAGE	50%
FRONT YARD SETBACK	20'
REAR YARD SETBACK	15'
SIDE YARD SETBACK	5'/ TOTAL 10'
CORNER LOT SETBACK	10'
MAXIMUM BUILDING HEIGHT	2 STORIES/30'

1. UP TO 40% OF THE PROPOSED LOTS WITHIN THE SUBDIVISION MAY UTILIZE THE RESIDENTIAL STANDARDS PROVIDED BY THE NEXT, MOST DENSE ZONING DISTRICT. IN THIS CASE, VRD-6 IS THE NEXT MOST DENSE ZONING DISTRICT.
2. NO MORE THAN FORTY (40%) OF THE LOTS WITHIN A SUBDIVISION SHALL BE CONSTRUCTED AT THE MINIMUM LOT SIZE PERMITTED BY THE ZONING DISTRICT.
3. TO ALLOW FOR A DIVERSE STREETSCAPE, THE FRONT YARD SETBACK MAY BE SETBACK 10 FEET FROM THE FRONT PROPERTY LINE FOR A MAXIMUM TOTAL OF 50 PERCENT OF THE TOTAL BUILDING FRONTAGE IN ANY RESIDENTIAL ZONING DISTRICT ACCOMMODATING SUCH FEATURES AS SIDE ENTRY GARAGES, BONUS ROOMS, OR CORRIDORS, ETC.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C0740G, DATED SEPTEMBER 30, 2005 THIS PROPERTY IS LOCATED IN FLOOD INSURANCE ZONES "AE" AND SHADED ZONE "X". NO LOTS FALL WITHIN THE ZONE AE FLOOD ZONE. ZONE X: AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN; AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. ZONE AE: SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD. BASE FLOOD ELEVATIONS DETERMINED.

DEDICATION ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF ________, 20__, BY ____________ IN HIS CAPACITY AS ____________ OF AGS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF SUNBELT PP LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, MANAGING MEMBER OF SUNBELT PLEASANT POINT INVESTORS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, MANAGING MEMBER OF VISTANCIA SOUTH, LLC, DELAWARE LIMITED LIABILITY COMPANY, MANAGING MEMBER OF VISTANCIA SOUTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF THEREOF.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: ____________

MY COMMISSION EXPIRES: ____________

OWNER/DEVELOPER:

VISTANCIA SOUTH, LLC
6720 N. SCOTTSDALE ROAD, SUITE 160
SCOTTSDALE, AZ 85253
PHONE: 623.243.6307
CONTACT: BOB BAMBAUER, P.E.

CONSULTING ENGINEER:

DEI PROFESSIONAL SERVICES, LLC
6225 N. 24TH STREET, SUITE 200
PHOENIX, AZ 85016-2034
PHONE: 602.954.0038
FAX: 602.944.8605
CONTACT: RICHARD B. HOPPE, P.E.
(CIVIL) NO. 14393

SHEET INDEX

1 COVER SHEET
2 NOTES, LEGAL AND LEGEND
3 SHEET INDEX, LOT DETAIL AND TABLES
4-8 FINAL PLAT PLANS

LAND SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST 2010 AND THIS PLAT REPRESENTS THE SURVEY MADE. I FURTHER CERTIFY ALL EXTERIOR BOUNDARY MONUMENTS AND INDIVIDUAL LOT CORNER MONUMENTS SHOWN HEREON WILL BE SET WITHIN 90 DAYS OF PLAT RECORDATION. THEIR LOCATION, SIZE AND MATERIAL TYPES ARE ACCURATELY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED.

JASON KACK
ARIZONA REGISTERED LAND SURVEYOR,
DEI PROFESSIONAL SERVICES, LLC
6225 NORTH 24TH STREET
SUITE 200, PHOENIX, AZ. 85323

APPROVALS

APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, ARIZONA ON THE_____ DAY OF__________ 20__

MAYOR ____________ DATE:

ATTEST, CITY CLERK ____________ DATE:

CITY ENGINEER ____________ DATE:

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 CORP., A DELAWARE CORPORATION, HEREBY CONSENTS TO THIS MAP PLAT AND AGREES THAT THIS PLAT SHALL CONTINUE IN FULL FORCE AND EFFECT, EVEN IN THE EVENT OF FORECLOSURE OR TRUSTEE'S SALE PURSUANT TO SUCH DEED OF TRUST OR ANY OTHER ACQUISITION OF TITLE BY THE UNDERSIGNED, ITS SUCCESSORS, OR ASSIGNS, OF ALL OR ANY PORTION OF THE REAL PROPERTY COVERED BY SUCH DEED OF TRUST.

JPMORGAN CHASE BANK, N.A.

BY: ____________

ITS: ____________

ACKNOWLEDGMENT

STATE OF ________)
) SS
COUNTY OF ________)

ON THIS _____ DAY OF __________, 20___, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ____________ PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON, ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: ____________

MY COMMISSION EXPIRES: ____________

VILLAGE A ASSOCIATION RATIFICATION AND CONSENT

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

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

BY: ____________

ITS: ____________

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS _____ DAY OF __________, 20___, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ____________ WHO ACKNOWLEDGED HIMSELF TO BE THE ____________ OF VISTANCIA VILLAGE A COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AND THAT SUCH OFFICER, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THIS NAME AS SUCH OFFICER ON BEHALF OF THE FOREGOING.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: ____________

MY COMMISSION EXPIRES: ____________

MAINTENANCE CORPORATION RATIFICATION AND CONSENT

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

VISTANCIA MAINTENANCE CORPORATION

BY: ____________

ITS: ____________

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS _____ DAY OF __________, 20___, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ____________ WHO ACKNOWLEDGED HIMSELF TO BE THE ____________ OF VISTANCIA MAINTENANCE CORPORATION, AND THAT SUCH OFFICER, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THIS NAME AS SUCH OFFICER ON BEHALF OF THE FOREGOING.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: ____________

MY COMMISSION EXPIRES: ____________

105 2010-10-22

VERSION:	DATE:	INIT:	DESCRIPTION:
1	10/13/2010	KLR	SUBMIT TO VISTANCIA SOUTH LLC
2	10/25/2010	KLR	SUBMIT TO CITY OF PEORIA AND VISTANCIA SOUTH LLC
3	12/13/2010	KLR	SUBMIT TO CITY OF PEORIA AND VISTANCIA SOUTH LLC

REVISION:	DATE:	INIT:	DESCRIPTION:

DEI Professional Services, LLC
6225 N. 24th Street, Suite 200
Phoenix, Arizona 85016
1982 - 2010
28 YEARS OF EXCELLENCE
DEI Professional Services, L.L.C.
JASON R. KACK

VISTANCIA NORTH PHASE III
PARCEL F-5
FINAL PLAT

COP# R100034

DATE:	12/10/10
PROJ. NO:	10002
DESIGN:	KLR
DRAWN:	HMW
CHECK:	KLR

VERSION 3

NOTES

1. THIS SUBDIVISION IS SUBJECT TO MAINTENANCE IMPROVEMENT DISTRICT (MID) No. MID-1042 AND STREET LIGHT IMPROVEMENT DISTRICT (SLID) No. SLID-1063
2. NO CONSTRUCTION OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENTS, EXCEPT UTILITIES, WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING, AND/OR PAVING, NOR ANY PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PEORIA SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTION OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.
3. ALL NEW AND EXISTING UTILITY FACILITIES, INCLUDING ELECTRICAL FACILITIES LESS THAN 69 KVA, CABLE T.V., TELECOMMUNICATIONS FIBER OPTICS, CELLULAR, GAS, ETC. SHALL BE INSTALLED UNDERGROUND AS PART OF THE STREET IMPROVEMENTS.
4. MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE WITHIN ALL TRACTS, EASEMENTS AND ROW SHALL BE THE RESPONSIBILITY OF THE MAINTENANCE CORPORATION. MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE WITHIN TRACTS A, C, D, E, F, G, H AND I SHALL BE THE RESPONSIBILITY OF THE VILLAGE A ASSOCIATION.
5. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
6. SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, BUT EXCLUDING TREES OVER 30-INCHES IN HEIGHT SHALL NOT BE PERMITTED WITH VIEW EASEMENTS OR THE SIGHT DISTANCE TRIANGLES. NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30-INCHES IN HEIGHT OR BELOW 84-INCHES ARE PERMITTED. TREES ARE TO PLANTED SO AS NOT TO OBSTRUCT 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS.
7. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.
8. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.
9. THIS SUBDIVISION IS LOCATED WITHIN THE VICINITY OF A MILITARY AIRPORT.
10. 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.
11. THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A ROCK QUARRY. (GRAVEL OPERATION)
12. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN ANY DRAINAGE EASEMENT OR TRACT, WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT.
13. 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.
14. AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" OR EASEMENTS (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES) IN ACCORDANCE WITH APPROVED PLANS.

CERTIFICATIONS:

1. THE MASTER DEVELOPER SHALL CERTIFY THAT 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. THE MASTER DEVELOPER SHALL CERTIFY THAT 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. THE MASTER DEVELOPER SHALL CERTIFY THAT 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.

4. THE MASTER DEVELOPER SHALL CERTIFY THAT THE REQUIREMENTS OF THE PEORIA ZONING ORDINANCE AND THE CITY OF PEORIA INFRASTRUCTURE DESIGN GUIDELINES HAVE BEEN ADDRESSED AND FOLLOWED AS APPLICABLE.

F5 - LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 15, SOUTHWEST QUARTER OF SECTION 14, NORTHWEST QUARTER OF SECTION 23 AND THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 23 (GLO BRASS CAP) FROM WHICH POINT THE NORTH QUARTER CORNER THEREOF (GLO BRASS CAP) BEARS S 89°42'04" E A DISTANCE OF 2643.63 FEET;

THENCE N 41°13'10" W A DISTANCE OF 239.86 FEET;

THENCE N 13°34'26" W A DISTANCE OF 156.25 FEET;

THENCE N 41°59'06" W A DISTANCE OF 667.05 FEET TO A POINT ON THE SOUTH LINE OF TRACT "L" AS SHOWN ON THE MAP OF DEDICATION FOR VISTANCIA BOULEVARD, LONE MOUNTAIN ROAD, CREOSOTE DRIVE AND WESTLAND ROAD RECORDED IN BOOK 850, PAGE 23, MARICOPA COUNTY RECORDS;

THENCE N 40°33'44" E, ALONG SAID SOUTH LINE OF TRACT L, A DISTANCE OF 558.64 FEET;

THENCE 278.10 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, CONTINUING ALONG SAID SOUTH LINE, HAVING A RADIUS OF 994.00 FEET, THROUGH A CENTRAL ANGLE OF 16°01'49" AND A CHORD BEARING N 48°34'39" E;

THENCE N 76°34'10" W, ACROSS SAID TRACT "L", A DISTANCE OF 15.01 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT FROM WHICH POINT THE RADIUS POINT BEARS S 33°59'34" E;

THENCE 140.02 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, HAVING A RADIUS OF 1005.00 FEET, THROUGH A CENTRAL ANGLE OF 07°58'58" AND A CHORD BEARING N 59°59'55" E;

THENCE S 16°34'00" W, LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND ACROSS SAID TRACT "R", A DISTANCE OF 15.01 FEET TO THE SOUTH LINE OF SAID TRACT "R" AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT FROM WHICH POINT THE RADIUS POINT BEARS S 26°35'43" E;

THENCE 184.83 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG SAID SOUTH LINE, HAVING A RADIUS OF 994.00 FEET, THROUGH A CENTRAL ANGLE OF 10°39'14" AND A CHORD BEARING N 68°43'54" E;

THENCE N 74°03'31" E, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 70.70 FEET;

THENCE S 34°30'55" W, LEAVING SAID SOUTH LINE, A DISTANCE OF 20.33 FEET;

THENCE S 07°56'44" E, A DISTANCE OF 109.35 FEET;

THENCE S 32°53'50" E, A DISTANCE OF 785.18 FEET;

THENCE S 17°17'08" W, A DISTANCE OF 118.70 FEET;

THENCE S 49°38'34" W, A DISTANCE OF 132.24 FEET;

THENCE S 16°45'35" W, A DISTANCE OF 244.62 FEET;

THENCE S 11°20'35" W, A DISTANCE OF 435.48 FEET;

THENCE S 02°29'25" W, A DISTANCE OF 115.97 FEET;

THENCE S 07°16'37" E, A DISTANCE OF 119.34 FEET;

THENCE S 15°10'05" E, A DISTANCE OF 279.22 FEET;

THENCE S 58°28'29" W, A DISTANCE OF 59.76 FEET;

THENCE S 83°33'01" W, A DISTANCE OF 87.78 FEET;

THENCE N 40°06'29" W, A DISTANCE OF 260.22 FEET;

THENCE N 50°53'11" W, A DISTANCE OF 198.09 FEET;

THENCE N 10°18'27" W, A DISTANCE OF 48.66 FEET;

THENCE N 40°28'10" W, A DISTANCE OF 117.04 FEET;

THENCE N 23°38'05" E, A DISTANCE OF 45.74 FEET;

THENCE S 67°17'27" E, A DISTANCE OF 122.10 FEET;

THENCE N 27°49'32" W, A DISTANCE OF 172.06 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS 33.0239 ACRES OF LAND, MORE OR LESS, INCLUDING ANY EASEMENTS OF RECORD.

BASIS OF BEARINGS

SOUTH 00°14'16" WEST FOR THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGEND

UVE	DENOTES UNOBSTRUCTED VIEW EASEMENT (30' x 30') PER PE-091
PUE	DENOTES PUBLIC UTILITY AND SIDEWALK EASEMENT
VNAE	DENOTES VEHICULAR NON-ACCESS EASEMENT
DE	DENOTES DRAINAGE EASEMENT
●	INDICATES ROADWAY CENTERLINE MONUMENT OR AS NOTED
●	FOUND MONUMENT AS NOTED
■	FOUND BRASS CAP IN HAND HOLE
▲	INDICATES CORNER OF SUBDIVISION MONUMENTED AS NOTED
———	INDICATES EASEMENT (FOR UNDERGROUND PUBLIC UTILITIES, DRAINAGE, OR AS NOTED) WIDTHS AS SHOWN.
— — —	SHEET MATCHLINE
O	SET 1/2" REBAR WITH BRASS TAG (LOT CORNERS)

REVISIONS:	DATE:	INIT:
Plat 10 0105 2010-10-22		

Sonoran Land Services, LLC
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Fax: (602) 944-8852

VISTANCIA

COPY R100034

VISTANCIA NORTH PHASE III
PARCEL F-5
FINAL PLAT
NOTES, LEGAL AND LEGEND

DESIGN:	KR
DRAWN:	DMMLB
CHECK:	RBH
PROJ. NO:	10082
DATE: 12/10	VER: 3
SHEET: 02 of 8	

VISTANCIA NORTH PHASE III "FINAL PLAT"

BOUNDARY AREA TABLE		
	SQ.FT.	ACRES
GROSS	1438523	33.024

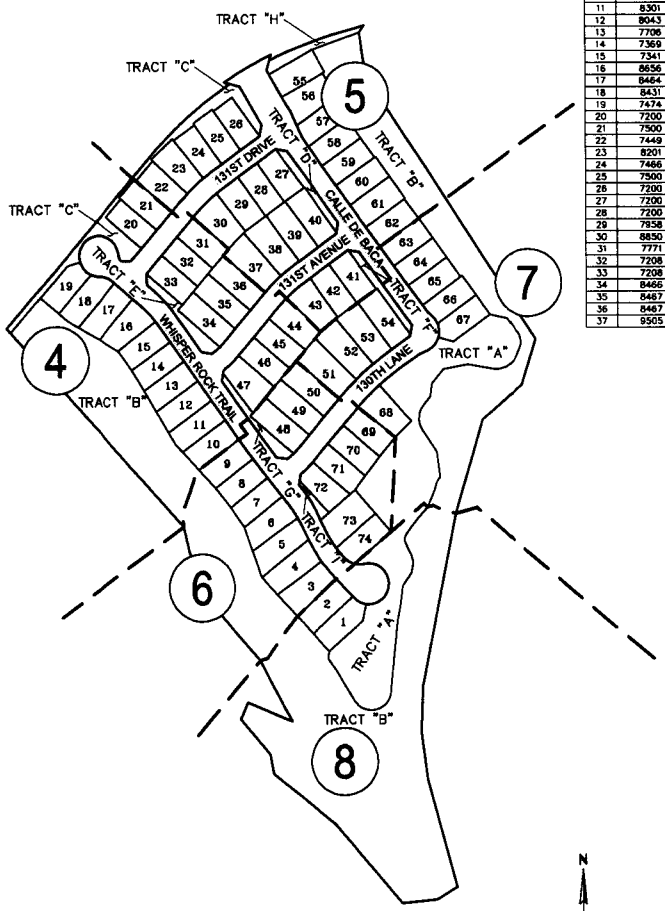
ROW AREA TABLE		
ROW	SQ.FT.	ACRES
1	87518	2.009
2	101390	2.328
TOTALS		
2	188909	4.337

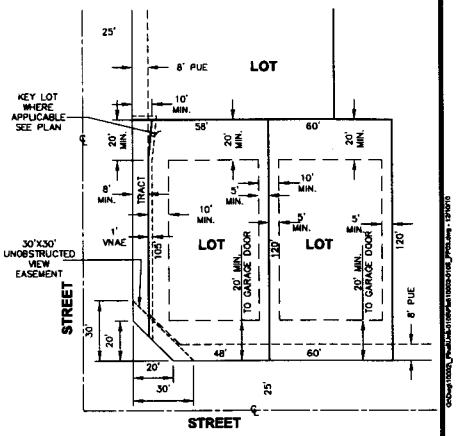
LOT AREA TABLE		
LOT	SQ.FT.	ACRES
1	8338	0.191
2	8171	0.188
3	8874	0.204
4	8754	0.201
5	9183	0.211
6	8295	0.190
7	7308	0.168
8	7307	0.168
9	7580	0.174
10	7944	0.182
11	8301	0.191
12	8043	0.185
13	7706	0.177
14	7369	0.169
15	7341	0.169
16	8656	0.199
17	8464	0.194
18	8431	0.194
19	7474	0.172
20	7200	0.165
21	7500	0.172
22	7449	0.171
23	8201	0.188
24	7466	0.171
25	7500	0.172
26	7200	0.165
27	7200	0.165
28	7200	0.165
29	7958	0.183
30	8850	0.203
31	7771	0.178
32	7208	0.165
33	7208	0.165
34	8466	0.194
35	8467	0.194
36	8467	0.194
37	9505	0.218

LOT AREA TABLE		
LOT	SQ.FT.	ACRES
38	9224	0.212
39	8475	0.195
40	8472	0.194
41	7200	0.165
42	7200	0.165
43	8078	0.185
44	7755	0.178
45	7200	0.165
46	7200	0.165
47	8879	0.204
48	8653	0.199
49	8655	0.199
50	8655	0.199
51	10004	0.230
52	9529	0.219
53	9222	0.212
54	8671	0.199
55	8152	0.187
56	8868	0.204
57	7583	0.174
58	7200	0.165
59	7200	0.165
60	7380	0.169
61	8364	0.192
62	7200	0.165
63	7200	0.165
64	7200	0.165
65	7200	0.165
66	7367	0.169
67	7665	0.176
68	8015	0.184
69	7340	0.169
70	7318	0.168
71	7522	0.173
72	7589	0.174
73	9717	0.223
74	7832	0.180
TOTALS		
74	591339	13.572

TRACT AREA TABLE - PARCEL F5			
TRACT	SQ.FT.	ACRES	USAGE
A	113469	2.605	LANDSCAPE, DRAINAGE, OPEN SPACE, TRAIL, SEWER EASEMENT
B	495263	11.370	LANDSCAPE, DRAINAGE, OPEN SPACE, WASH, TRAIL, SEWER EASEMENT
C	22047	0.506	LANDSCAPE, DRAINAGE, OPEN SPACE, WATERLINE & EMERGENCY ACCESS EASEMENT
D	4498	0.103	LANDSCAPE, DRAINAGE, OPEN SPACE
E	6358	0.146	LANDSCAPE, DRAINAGE, OPEN SPACE
F	4452	0.102	LANDSCAPE, DRAINAGE, OPEN SPACE
G	5163	0.119	LANDSCAPE, DRAINAGE, OPEN SPACE
H	5346	0.123	LANDSCAPE, DRAINAGE, OPEN SPACE
I	1677	0.039	LANDSCAPE, DRAINAGE, OPEN SPACE
TOTALS			
9	658275	15.113	

SLOPE EASEMENT TABLE
LOT
34
35
36
37
38
39
40
48
49
50
51
52
53
54
72
TOTAL
15

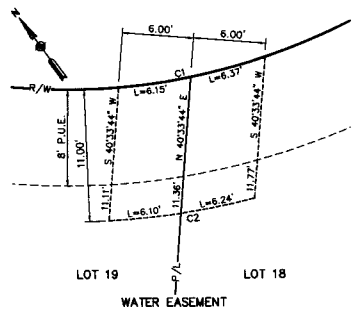




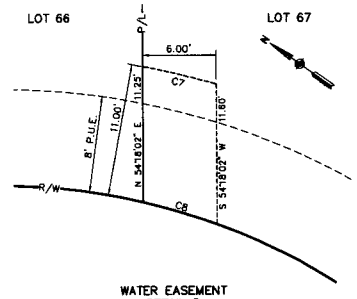
F5 - TYPICAL SETBACK & KEY LOT DETAIL

NTS

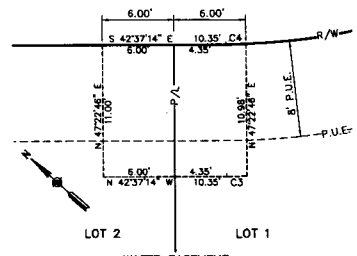
* FRONT 20' (TO GARAGE DOOR)
10' (SIDE ENTRY GARAGE)
SIDE 5'15'10' TOTAL
CORNER SIDE 10'
REAR 20'



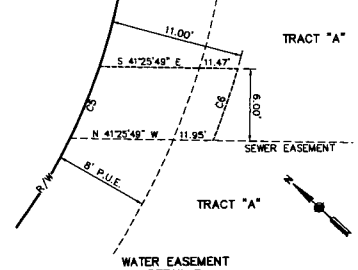
WATER EASEMENT DETAIL A



WATER EASEMENT DETAIL B



WATER EASEMENT DETAIL C



WATER EASEMENT DETAIL D

Curve Table

No	Radius	Delta	Length	Tangent	Bearing
C1	51.00	14°03'59"	12.52	6.29	S 65°31'46" E
C2	62.00	11°24'24"	12.34	6.19	S 62°34'56" E
C3	62.00	01°31'39"	1.65	0.83	S 43°23'03" E
C4	51.00	01°51'21"	1.65	0.83	S 43°32'54" E
C5	51.00	07°16'15"	6.47	3.24	N 70°29'16" E
C6	62.00	05°49'42"	6.31	3.16	N 66°26'18" E
C7	62.00	05°42'47"	6.18	3.09	N 21°51'15" W
C8	51.00	07°03'01"	6.28	3.14	N 18°46'31" W

REVISIONS:	DATE:	INIT:
Plat 10 0105 2010-10-22		

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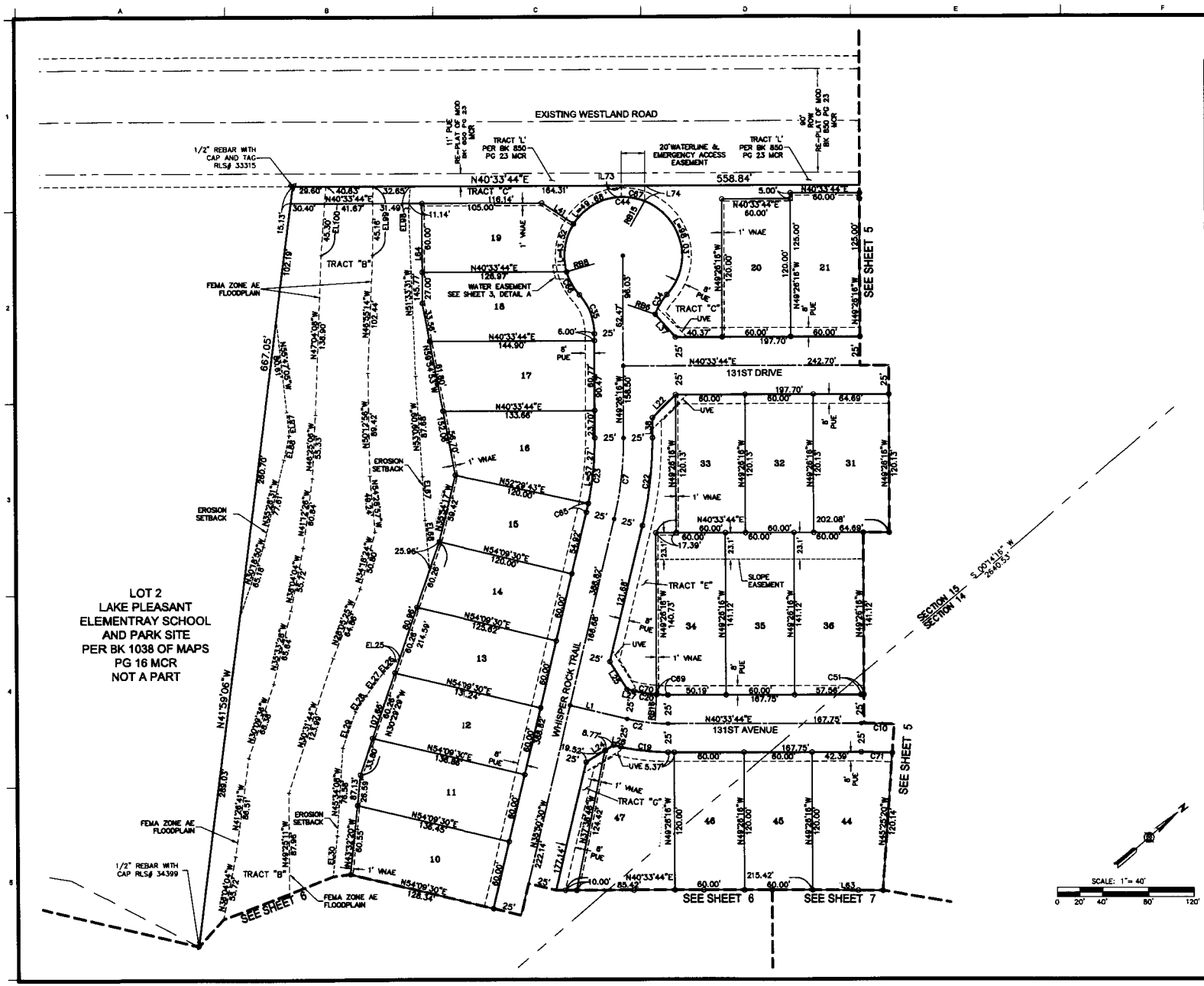
VISTANCIA

COP# R100034

VISTANCIA NORTH PHASE III
PARCEL F-5
FINAL PLAT
SHEET INDEX, LOT DETAIL AND TABLES

DESIGN:	KR
DRAWN:	DMS/LB
CHECK:	RSH
PROJ. NO:	10002
DATE: 12/10	VER: 3
SHEET: 03 of 8	

VISTANCIA NORTH PHASE III - FINAL PLAT

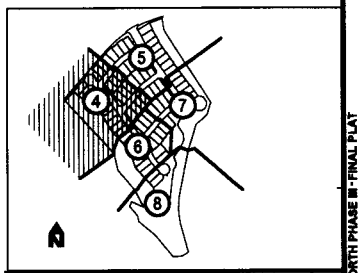


CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHD-BRG
C2	150.00'	13°35'46"	35.59'	17.88'	N47°21'37"E
C7	300.00'	13°35'46"	71.19'	35.76'	N42°38'23"W
C10	400.00'	13°44'17"	95.91'	48.19'	N47°25'53"E
C19	175.00'	13°35'46"	41.53'	20.86'	N47°21'37"E
C20	125.00'	13°35'46"	29.66'	14.90'	N47°21'37"E
C22	325.00'	13°35'46"	77.12'	38.74'	N42°38'23"W
C23	275.00'	13°35'46"	65.25'	32.78'	N42°38'23"W
C34	51.00'	22°36'13"	20.12'	10.19'	N18°54'26"W
C35	51.00'	41°49'57"	37.24'	19.49'	N70°21'14"W
C44	51.00'	263°39'54"	234.70'	56.96'	N40°33'44"E
C51	425.00'	0°19'42"	2.44'	1.22'	N40°43'35"E
C65	275.00'	1°39'47"	7.98'	3.99'	N36°40'23"W
C66	51.00'	25°51'54"	23.02'	11.71'	N78°20'16"W
C67	51.00'	22°58'15"	20.45'	10.36'	N50°46'39"E
C69	125.00'	4°30'08"	9.82'	4.91'	N42°48'48"E
C70	125.00'	9°05'38"	19.84'	9.94'	N49°36'41"E
C71	375.00'	4°00'56"	26.28'	13.15'	N42°34'12"E

LINE	BEARING	LENGTH
L1	N54°09'30"E	51.19'
L22	N04°26'16"W	28.28'
L24	N09°09'30"E	28.29'
L25	N80°50'30"W	28.28'
L27	N54°09'30"E	6.19'
L28	N54°09'30"E	6.19'
L37	N89°39'06"E	26.20'
L38	N49°26'16"W	17.47'
L41	N73°29'03"E	33.58'
L63	N41°17'41"E	60.24'
L64	N49°26'16"W	87.00'
L73	N49°14'45"W	9.98'
L74	N49°14'45"W	13.59'

LINE	BEARING	LENGTH
EL25	N10°31'03"E	4.45'
EL26	N04°24'09"W	15.32'
EL27	N12°56'12"W	24.51'
EL28	N14°40'28"W	16.89'
EL29	N30°10'14"W	33.52'
EL30	N43°13'09"W	35.92'
EL67	N52°33'25"W	38.02'
EL68	N54°19'50"W	43.34'
EL87	N55°07'15"W	20.54'
EL88	N36°53'37"W	21.54'
EL98	N44°31'45"W	19.61'
EL99	N48°57'59"W	60.16'
EL100	N45°01'17"W	60.35'

LINE	BEARING	LENGTH
RB6	N59°47'28"E	51.00'
RB8	N24°35'42"E	51.00'
RB15	N27°44'14"W	51.00'
RB16	N44°56'08"W	125.00'



REVISIONS:	DATE:	INIT:

Plat 10 0105 2010-10-22

DPL Services LLC
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VISTANCIA

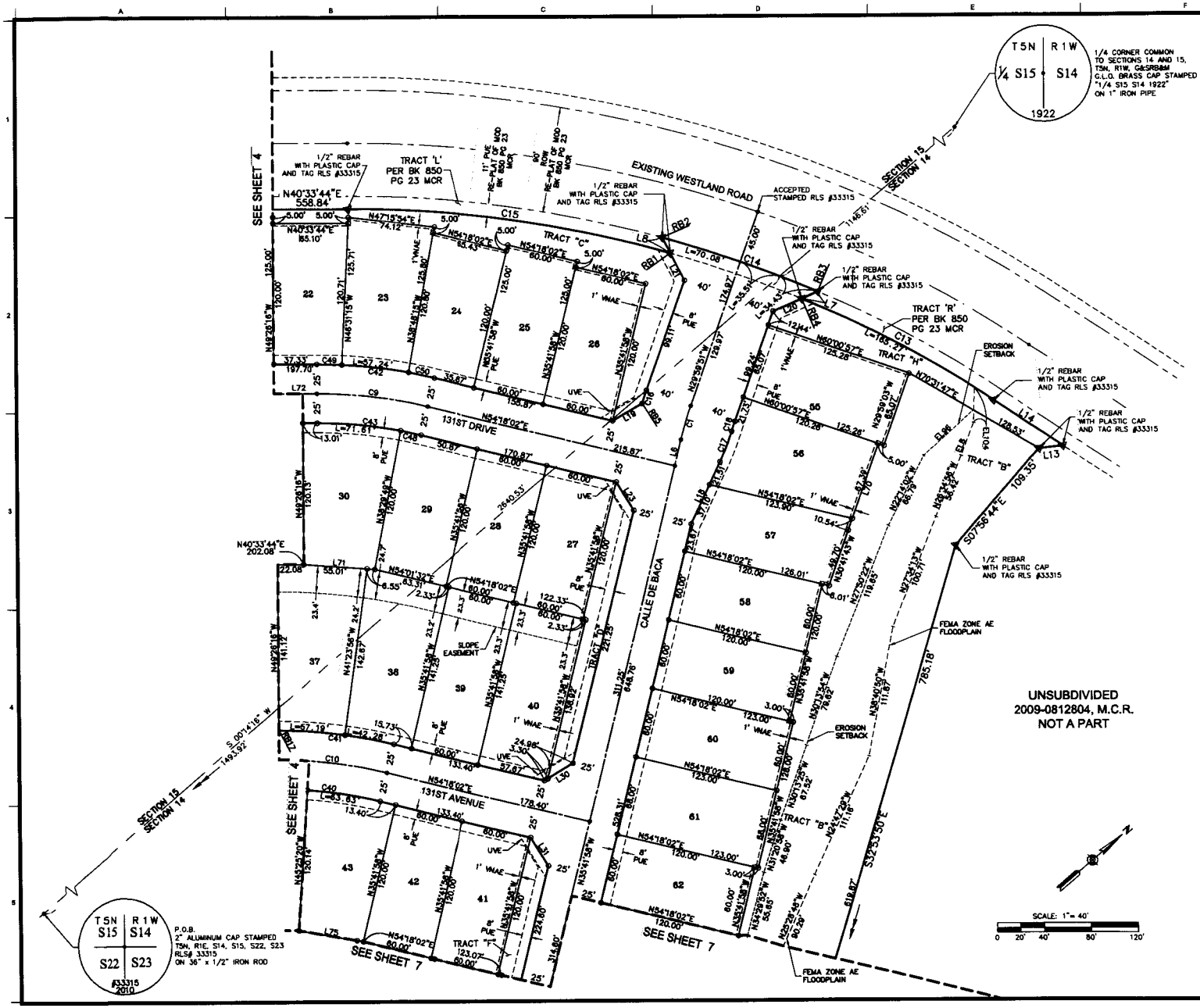
COP# R100034

VISTANCIA NORTH PHASE III
PARCEL F-5
FINAL PLAT
PLAN SHEETS

33385 JASON R. KACK

DESIGN:	KR
DRAWN:	DMB/LB
CHECK:	RBH
PROJ. NO:	10002
DATE: 12/10	VER: 3
SHEET: 04 of 8	

VISTANCIA NORTH PHASE III - FINAL PLAT

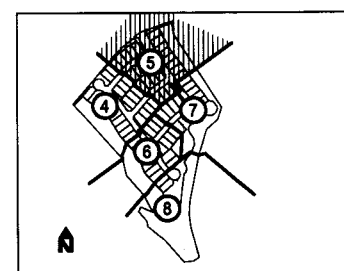


CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHO-BRG
C1	300.00'	5°42'08"	29.86'	14.94'	N32°50'54"W
C9	400.00'	13°44'17"	95.91'	48.19'	N47°25'53"E
C10	400.00'	13°44'17"	95.91'	48.19'	N47°25'53"E
C13	994.00'	10°39'14"	184.83'	92.68'	N68°43'54"E
C14	1005.00'	7°58'58"	140.02'	70.13'	N59°59'55"E
C15	994.00'	16°01'49"	278.10'	139.97'	N48°34'39"E
C16	340.00'	1°58'26"	11.71'	5.86'	N30°59'04"W
C17	200.00'	7°53'56"	27.69'	13.87'	N28°00'16"W
C18	260.00'	1°58'24"	8.95'	4.48'	N30°59'02"W
C40	375.00'	13°44'17"	89.91'	45.17'	N47°25'53"E
C41	425.00'	13°44'17"	101.91'	51.20'	N47°25'53"E
C42	425.00'	13°44'17"	101.91'	51.20'	N47°25'53"E
C43	375.00'	13°44'17"	89.92'	45.17'	N47°25'53"E
C48	375.00'	2°47'51"	18.31'	9.16'	N52°54'06"E
C49	425.00'	2°55'01"	21.64'	10.82'	N42°01'15"E
C50	425.00'	3°06'17"	23.03'	11.52'	N52°44'53"E

LINE	BEARING	LENGTH
L6	N35°41'58"W	22.91'
L7	S16°34'00"W	15.01'
L8	N76°34'10"W	15.01'
L13	S34°30'55"W	20.33'
L14	N74°03'31"E	70.70'
L18	N24°02'19"W	58.61'
L19	N10°17'08"E	28.80'
L20	N16°34'00"E	26.15'
L21	N76°34'10"W	26.33'
L23	N80°41'58"W	28.28'
L30	N09°18'02"E	28.28'
L31	N80°41'58"W	28.28'
L70	N29°59'03"W	77.93'
L71	N44°45'38"E	61.57'
L72	N40°33'44"E	242.70'
L75	N50°26'38"E	56.57'

LINE	BEARING	LENGTH
EL8	N27°43'19"W	29.82'
EL96	N01°12'45"W	58.23'
EL104	N47°44'51"W	29.78'

LINE	BEARING	LENGTH
RB1	N33°24'27"W	994.00'
RB2	N33°59'34"W	1005.00'
RB3	N26°00'36"W	1005.00'
RB4	N26°35'43"W	994.00'
RB5	N58°01'44"E	340.00'
RB17	N49°06'34"W	425.00'



REVISIONS:	DATE:	INIT:

Plot 10 0105 2010-10-22

DFI Services, LLC
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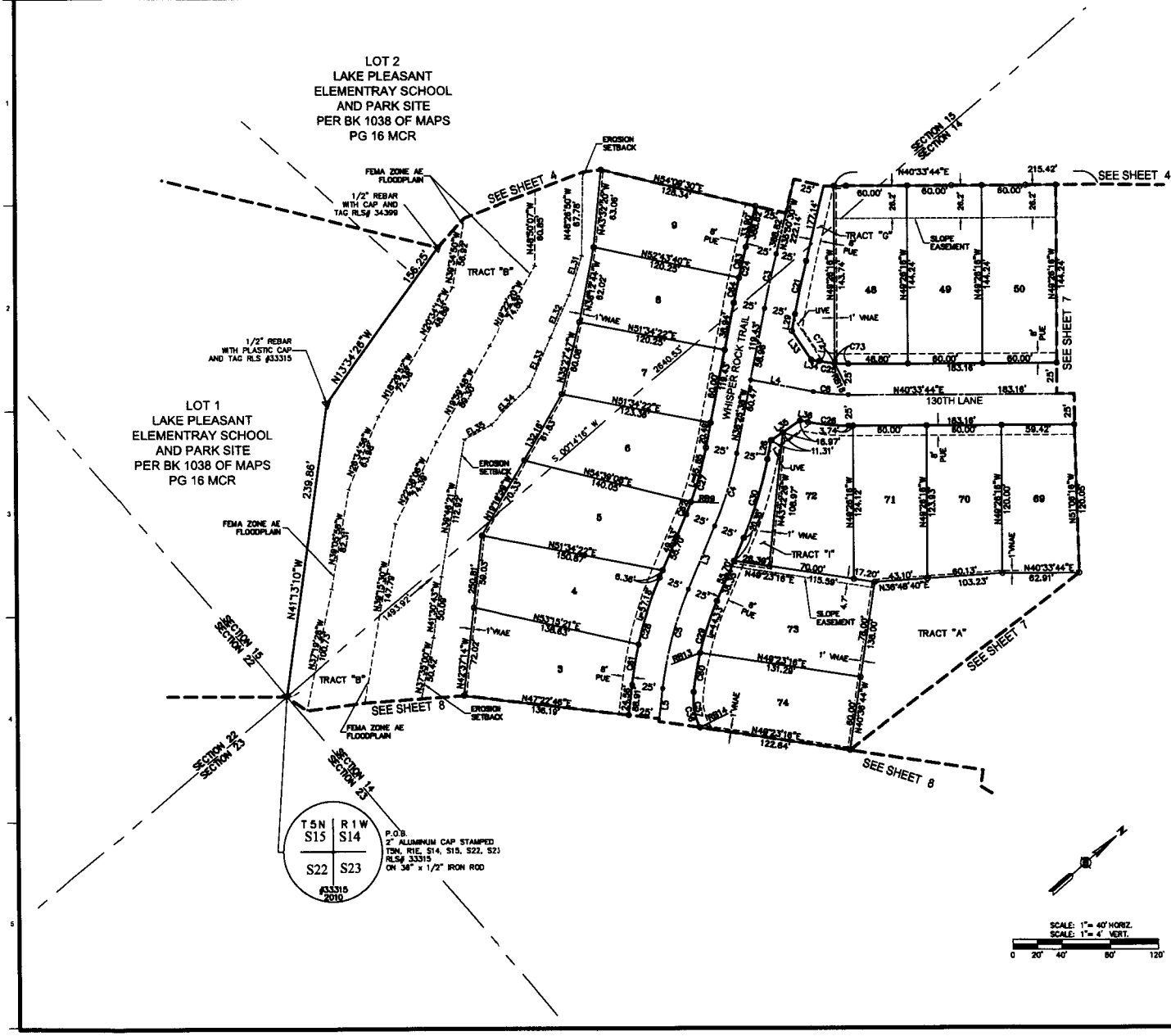
VISTANCIA

COP# R100034

VISTANCIA NORTH PHASE III
PARCEL F-5
FINAL PLAT
PLAN SHEETS

DESIGN:	KR
DRAWN:	DMS/LB
CHECK:	RBH
PROJ. NO:	10002
DATE: 12/10	VER: 3
SHEET: 05 of 8	

VISTANCIA NORTH PHASE III - FINAL PLAT

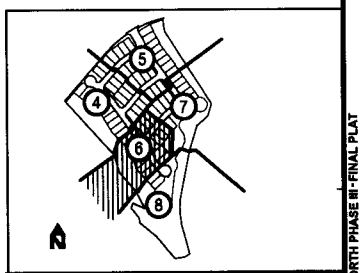


CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHD-BRG
C3	1000.00'	2°35'08"	45.12'	22.57'	N37°06'04"W
C4	300.00'	11°24'47"	61.98'	31.09'	N34°36'44"W
C5	300.00'	19°27'21"	101.87'	51.52'	N43°49'43"W
C6	150.00'	11°17'58"	29.57'	14.88'	N44°16'03"E
C21	975.00'	2°35'08"	44.00'	22.00'	N37°06'04"W
C22	1025.00'	2°35'08"	46.25'	23.13'	N37°06'04"W
C23	125.00'	11°17'58"	24.64'	12.35'	N44°16'03"E
C24	175.00'	19°27'21"	59.43'	30.07'	N43°49'43"W
C27	275.00'	11°24'47"	54.74'	27.44'	N34°36'44"W
C28	325.00'	19°27'21"	110.37'	55.85'	N43°49'43"W
C29	275.00'	19°27'21"	93.43'	47.28'	N43°49'43"W
C30	325.00'	11°24'47"	64.72'	32.44'	N34°36'44"W
C36	51.00'	90°00'48"	80.16'	51.00'	N47°28'37"W
C37	51.00'	33°21'34"	29.74'	15.31'	N59°19'41"W
C60	275.00'	6°43'16"	32.26'	16.15'	N38°13'38"W
C61	325.00'	5°41'33"	32.30'	16.16'	N38°40'08"W
C62	275.00'	7°13'08"	34.65'	17.35'	N37°27'23"W
C63	1025.00'	1°28'50"	26.52'	13.26'	N36°13'25"W
C64	1025.00'	1°08'17"	20.66'	10.33'	N37°50'58"W
C72	25.00'	5°36'17"	12.81'	6.41'	N46°38'14"E
C73	125.00'	5°08'21"	11.21'	5.61'	N43°07'35"E

LINE	BEARING	LENGTH
L3	N39°34'51"W	55.70'
L4	N51°34'22"E	51.35'
L5	N14°37'24"E	88.91'
L26	N48°23'18"W	15.17'
L30	N48°23'18"W	13.98'
L31	N53°26'44"E	28.28'
L32	N51°31'43"E	5.48'
L33	N51°31'43"E	28.28'
L34	N51°31'43"E	6.55'

LINE	BEARING	LENGTH
EL31	N31°17'04"W	37.78'
EL32	N29°17'29"W	37.64'
EL33	N28°22'20"W	43.39'
EL34	N33°48'07"W	43.84'
EL35	N12°22'04"E	25.25'

LINE	BEARING	LENGTH
RB9	N81°09'03"E	275.00'
RB13	N54°08'09"E	275.00'
RB14	N13°38'12"E	51.00'
RB18	N44°17'55"W	125.00'



REVISIONS:	DATE:	INIT:

Plat 10 0105 2010-10-22

DLI Engineering, LLC
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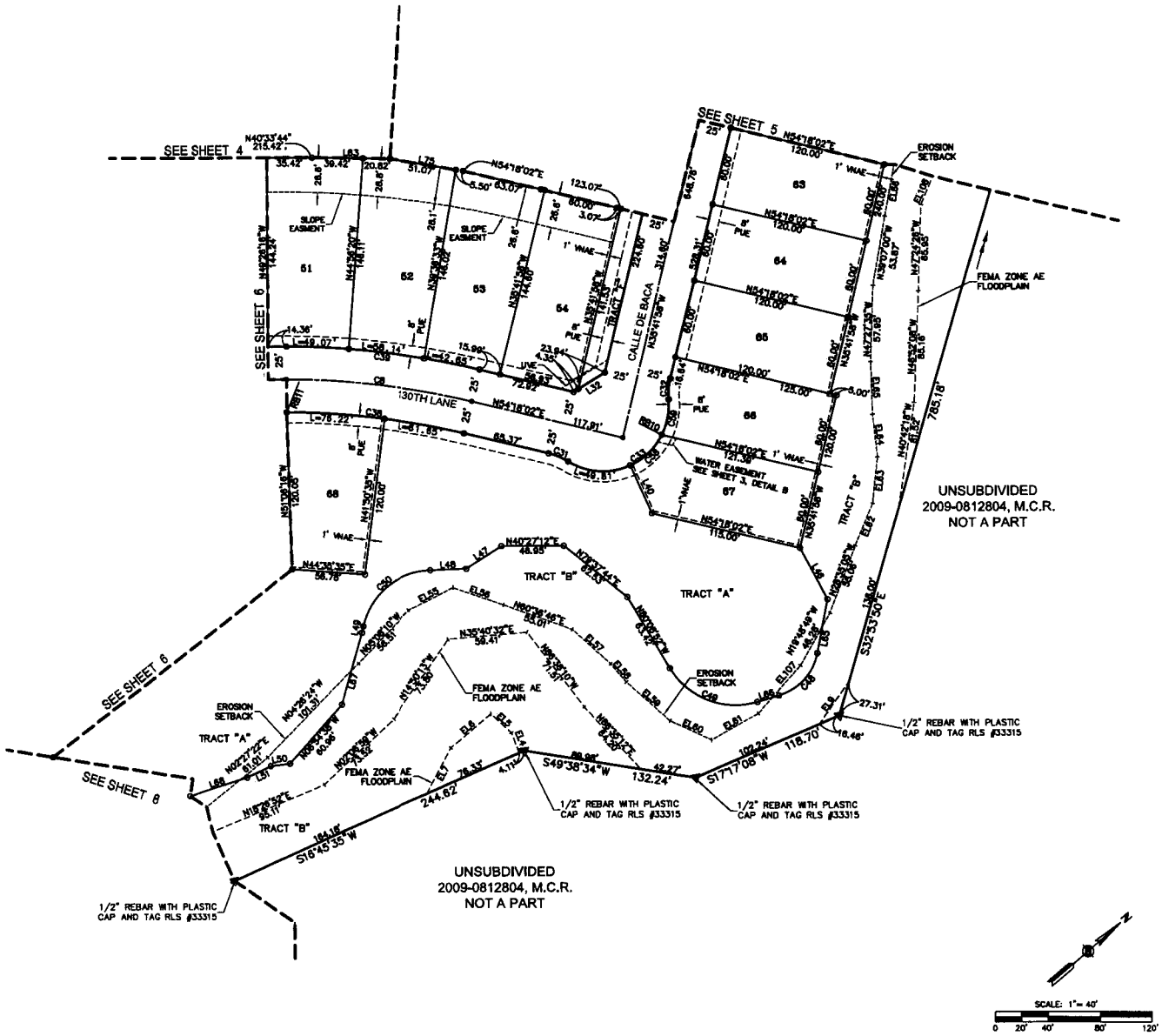
VISTANCIA

COP# R100034

VISTANCIA NORTH PHASE III
PARCEL F-5
FINAL PLAT
PLAN SHEETS

DESIGN:	KR
DRAWN:	DMS/LB
CHECK:	RBH
PROJ. NO:	10002
DATE: 12/10	VER: 3
SHEET: 06 of	8

VISTANCIA NORTH PHASE III - FINAL PLAT

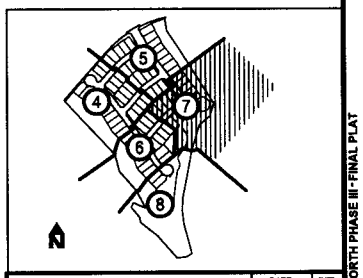


CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHD-BRG
C8	600.00'	13°24'17"	143.87'	72.28'	N37°28'53"E
C31	51.00'	18°00'51"	16.03'	8.08'	N84°18'27"E
C42	51.00'	18°00'51"	16.03'	8.08'	N12°42'24"W
C43	51.00'	126°01'42"	112.18'	100.15'	N00°18'02"E
C38	575.00'	13°24'17"	137.87'	69.27'	N37°28'53"E
C39	625.00'	13°24'17"	149.88'	75.29'	N37°28'53"E
C44	51.00'	49°24'06"	43.61'	23.35'	N07°13'07"W
C48	51.00'	50°48'06"	45.41'	24.18'	N84°17'30"E
C50	53.00'	78°08'15"	72.13'	42.31'	N00°57'23"E
C56	51.00'	38°38'21"	34.41'	17.89'	N02°38'21"W
C59	51.00'	31°24'48"	27.96'	14.34'	N38°00'25"W

LINE	BEARING	LENGTH
L39	N00°18'02"E	28.29'
L40	N73°38'41"W	40.07'
L46	N77°40'23"W	44.45'
L47	N07°40'13"E	31.78'
L48	N34°31'30"E	27.45'
L49	N38°38'43"W	4.85'
L50	N33°18'35"E	13.74'
L51	N11°31'12"E	20.57'
L63	N41°17'41"E	60.24'
L65	N38°18'41"W	42.01'
L66	N73°33'27"E	17.06'
L67	N33°28'23"W	57.03'
L68	N29°01'12"E	57.17'
L75	N50°20'38"E	58.57'

LINE	BEARING	LENGTH
EL4	N88°47'20"W	16.49'
EL5	N84°17'40"E	21.10'
EL6	N00°00'00"E	39.87'
EL7	N81°43'49"W	38.56'
EL9	N14°28'38"W	38.90'
EL55	N11°23'11"E	37.59'
EL56	N07°37'18"E	40.20'
EL57	N09°24'41"E	38.36'
EL58	N00°00'00"E	18.30'
EL59	N09°11'28"E	44.66'
EL60	N04°33'17"E	34.33'
EL61	N11°24'44"E	40.81'
EL62	N28°33'02"W	38.09'
EL63	N43°19'54"W	35.75'
EL64	N55°54'28"W	32.62'
EL65	N31°10'06"W	20.27'
EL66	N36°52'43"W	26.26'
EL107	N00°18'57"W	48.38'
EL108	N25°28'48"W	90.29'

LINE	BEARING	LENGTH
RB10	N87°41'58"E	51.00'
RB11	N48°26'18"W	575.00'



REVISIONS:	DATE:	INIT:

Plot 10 0105 2010-10-22

DLI Surveying Services, LLC
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VISTANCIA

COP# R100034

JASON R. KACK 33389 REGISTERED LAND SURVEYOR ARIZONA

VISTANCIA NORTH PHASE III
PARCEL F-5
FINAL PLAT
PLAN SHEETS

DESIGN:	KR
DRAWN:	DMS/LB
CHECK:	RBH
PROJ. NO:	10002
DATE: 12/10	VER: 3
SHEET: 07 of	8

VISTANCIA NORTH PHASE III - FINAL PLAT

LOT 1
LAKE PLEASANT
ELEMENTRAY SCHOOL
AND PARK SITE
PER BK 1038 OF MAPS
PG 16 MCR
NOT A PART

TRACT B
VISTANCIA VILLAGE A PARCEL G11
PER BK 720 OF MAPS PG 01 MCR
NOT A PART

UNSUBDIVIDED
2009-0812804, M.C.R.
NOT A PART

UNSUBDIVIDED
2002-0080978, M.C.R.
NOT A PART

TRACT "A"

TRACT "B"

WHISPER ROCK TRAIL

SEE SHEET 6

SEE SHEET 7

BLOW UP

SCALE: 1" = 20'

SCALE: 1" = 40'

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHD-BRG
C49	51.00	60°38'48"	53.98	29.83	N72°58'57"W
C50	51.00	240°03'48"	214.21	47.19	N12°00'23"E
C51	499.00	5°22'48"	46.86	23.45	N38°36'12"E
C52	28.00	42°06'10"	19.51	10.24	N12°29'13"E
C53	51.00	37°07'48"	33.05	17.13	N08°27'00"W
C54	50.00	147°31'34"	128.73	173.55	N76°48'33"E
C55	51.00	23°00'11"	20.48	10.39	N65°37'28"E
C56	51.00	27°12'14"	24.24	12.38	N89°38'54"W

LINE	BEARING	LENGTH
L2	N47°22'48"E	28.00
L5	N42°37'12"W	68.91
L9	N38°16'05"E	43.74
L10	N10°11'47"W	48.66
L11	S83°33'01"E	87.78
L12	S38°28'29"W	56.78
L38	N10°28'53"E	41.53
L52	N41°17'37"E	18.61
L53	N38°41'38"E	17.08
L54	N38°41'38"E	1.61
L55	N11°19'43"W	13.77
L56	N20°11'31"W	3.01
L57	N47°00'05"W	18.32
L58	N12°00'22"E	37.38
L59	N34°53'13"E	37.32
L60	N10°53'37"E	36.26
L61	N07°48'21"E	19.11
L62	N34°53'13"E	8.65
L69	N34°53'13"W	32.65

LINE	BEARING	LENGTH
EL1	N41°28'49"W	33.27
EL10	N07°53'38"W	75.19
EL11	N40°28'14"W	42.00
EL12	N41°28'56"W	36.14
EL13	N07°23'53"W	22.71
EL20	N00°00'00"E	35.65
EL21	N07°07'44"W	30.73
EL22	N41°01'49"W	8.95
EL23	N42°29'43"W	40.94
EL24	N01°01'24"W	26.85
EL35	N28°17'47"W	11.00
EL36	N11°01'24"W	33.27
EL37	N11°01'24"W	38.64
EL38	N11°18'10"E	45.44
EL39	N18°28'58"W	11.54
EL40	N08°41'45"W	29.85
EL42	N07°23'53"W	20.69
EL43	N33°18'48"W	28.58
EL44	N38°08'38"W	24.73
EL45	N08°01'41"W	28.12
EL46	N03°33'10"E	43.90
EL47	N08°28'48"W	33.28
EL48	N08°25'37"W	35.77
EL49	N07°48'49"W	33.32
EL50	N08°00'49"W	28.48
EL51	N03°33'10"E	42.57
EL52	N10°53'37"W	35.10
EL53	N07°07'13"E	27.01
EL54	N18°12'44"E	45.48
EL68	N85°28'58"W	23.17
EL73	N33°42'28"W	18.80
EL80	N15°38'42"W	41.69
EL89	N21°51'02"W	32.57
EL97	N42°01'32"W	50.97
EL106	N20°38'39"W	75.32

LINE	BEARING	LENGTH
RB7	N07°07'44"E	51.00
RB14	N13°58'12"E	51.00

LINE	BEARING	LENGTH
EL1	N41°28'49"W	47.45
EL2	N38°16'05"E	70.61
EL3	N42°37'12"W	22.91
EL4	N10°11'47"W	48.66
EL5	N42°37'12"W	33.97
EL6	N38°16'05"E	43.74
EL7	N42°37'12"W	33.97
EL8	N38°16'05"E	10.00
EL9	N42°37'12"W	33.97
EL10	N38°16'05"E	33.97
EL11	N42°37'12"W	33.97
EL12	N38°16'05"E	33.97
EL13	N42°37'12"W	33.97
EL14	N38°16'05"E	33.97
EL15	N42°37'12"W	33.97
EL16	N38°16'05"E	33.97
EL17	N42°37'12"W	33.97
EL18	N38°16'05"E	33.97
EL19	N42°37'12"W	33.97
EL20	N38°16'05"E	10.00
EL21	N42°37'12"W	49.00
EL22	N38°16'05"E	24.00
EL23	N42°37'12"W	8.00
EL24	N38°16'05"E	33.97
EL25	N42°37'12"W	33.97
EL26	N38°16'05"E	33.97
EL27	N42°37'12"W	33.97
EL28	N38°16'05"E	33.97
EL29	N42°37'12"W	33.97
EL30	N38°16'05"E	33.97
EL31	N42°37'12"W	33.97
EL32	N38°16'05"E	33.97
EL33	N42°37'12"W	33.97
EL34	N38°16'05"E	33.97
EL35	N42°37'12"W	33.97
EL36	N38°16'05"E	33.97
EL37	N42°37'12"W	33.97
EL38	N38°16'05"E	33.97
EL39	N42°37'12"W	33.97
EL40	N38°16'05"E	33.97
EL41	N42°37'12"W	33.97
EL42	N38°16'05"E	33.97
EL43	N42°37'12"W	33.97
EL44	N38°16'05"E	33.97
EL45	N42°37'12"W	33.97
EL46	N38°16'05"E	33.97
EL47	N42°37'12"W	33.97
EL48	N38°16'05"E	33.97
EL49	N42°37'12"W	33.97
EL50	N38°16'05"E	33.97
EL51	N42°37'12"W	33.97
EL52	N38°16'05"E	33.97
EL53	N42°37'12"W	33.97
EL54	N38°16'05"E	33.97
EL55	N42°37'12"W	33.97
EL56	N38°16'05"E	33.97
EL57	N42°37'12"W	33.97
EL58	N38°16'05"E	33.97
EL59	N42°37'12"W	33.97
EL60	N38°16'05"E	33.97
EL61	N42°37'12"W	33.97
EL62	N38°16'05"E	33.97
EL63	N42°37'12"W	33.97
EL64	N38°16'05"E	33.97
EL65	N42°37'12"W	33.97
EL66	N38°16'05"E	33.97
EL67	N42°37'12"W	33.97
EL68	N38°16'05"E	33.97
EL69	N42°37'12"W	33.97
EL70	N38°16'05"E	33.97
EL71	N42°37'12"W	33.97
EL72	N38°16'05"E	33.97
EL73	N42°37'12"W	33.97
EL74	N38°16'05"E	33.97
EL75	N42°37'12"W	33.97
EL76	N38°16'05"E	33.97
EL77	N42°37'12"W	33.97
EL78	N38°16'05"E	33.97
EL79	N42°37'12"W	33.97
EL80	N38°16'05"E	33.97
EL81	N42°37'12"W	33.97
EL82	N38°16'05"E	33.97
EL83	N42°37'12"W	33.97
EL84	N38°16'05"E	33.97
EL85	N42°37'12"W	33.97
EL86	N38°16'05"E	33.97
EL87	N42°37'12"W	33.97
EL88	N38°16'05"E	33.97
EL89	N42°37'12"W	33.97
EL90	N38°16'05"E	33.97
EL91	N42°37'12"W	33.97
EL92	N38°16'05"E	33.97
EL93	N42°37'12"W	33.97
EL94	N38°16'05"E	33.97
EL95	N42°37'12"W	33.97
EL96	N38°16'05"E	33.97
EL97	N42°37'12"W	33.97
EL98	N38°16'05"E	33.97
EL99	N42°37'12"W	33.97
EL100	N38°16'05"E	33.97
EL101	N42°37'12"W	33.97
EL102	N38°16'05"E	33.97
EL103	N42°37'12"W	33.97
EL104	N38°16'05"E	33.97
EL105	N42°37'12"W	33.97
EL106	N38°16'05"E	75.32

REVISIONS: DATE: INIT:

Plat 10 0105 2010-10-22

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VISTANCIA

COP# R100034

VISTANCIA NORTH PHASE III
PARCEL F-5
FINAL PLAT
PLAN SHEETS

DESIGN: KR
DRAWN: DMS/LB
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PROJ. NO: 10002
DATE: 12/10 VER: 3
SHEET: 08 of 8

VISTANCIA NORTH PHASE III - FINAL PLAT