CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

CC: 10C
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 F1, Vistancia Blvd and Westland Rd (Project No. R100035)

RECOMMENDATION:

Discussion and possible action to approve a Final Plat of Vistancia North Phase III Parcel F1, 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 105 new lots within the Vistancia Community. All internal roadways are public and are being dedicated to the City.

This parcel was previously platted in 2007 with 68 lots.

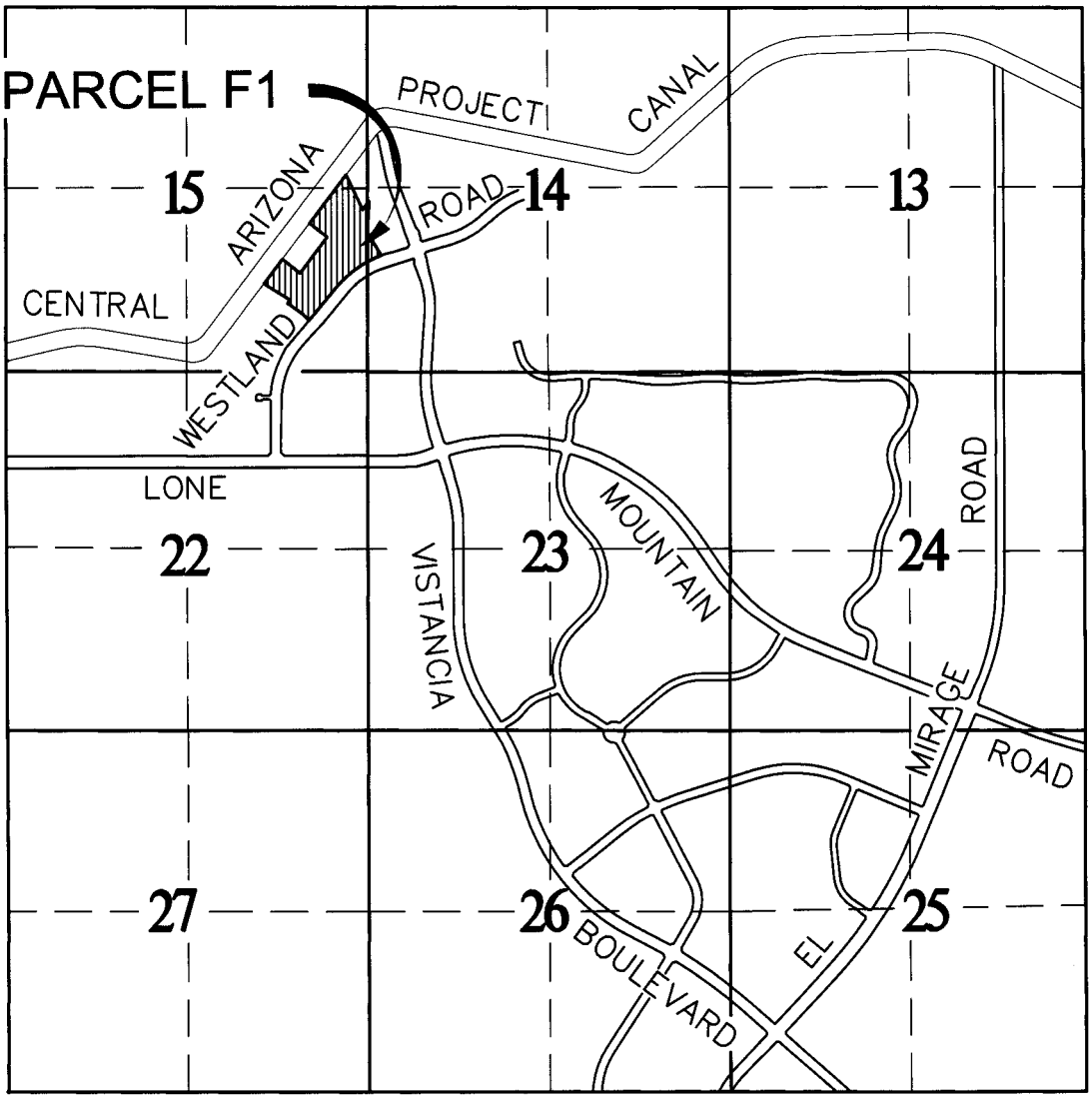
The preliminary plat was reviewed by the City and completed in August 2010 and no changes were made to the proposed Final Plat.

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-F1.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 F1

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

FINAL PLAT
VISTANCIA NORTH PHASE III PARCEL F1

A RE-PLAT OF VISTANCIA VILLAGE A PARCEL F1
AS SHOWN IN BOOK 929 OF MAPS, PAGE 7, M.C.R.

A PORTION OF THE WEST HALF OF SECTION 14 AND THE EAST HALF OF SECTION 15, 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 F1" OVER A PORTION OF THE WEST HALF OF SECTION 14 AND THE EAST HALF OF SECTION 15, 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 F1", 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, I, J, K AND M 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.

TRACTS B AND L ARE 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.

TRACTS D AND K ARE RESERVED FOR THE FUTURE REGIONAL TRAIL, AND WILL BE DEEDED TO THE CITY AT NO COST TO THE CITY AT THE TIME THAT THE CITY IS READY TO CONSTRUCT THE TRAIL.

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, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

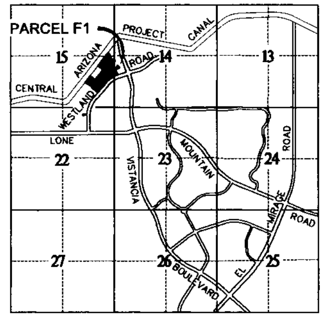
BY: SUNBELT PLEASANT POINT INVESTORS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

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 (65 LOTS)	VRD-6 (42 LOTS)
MINIMUM LOT SIZE	7,000 SQ FT	6,000 SQ FT
MINIMUM LOT WIDTH	45'	45'
MINIMUM LOT COVERAGE	50%	55%
FRONT YARD SETBACK	20'	20'
REAR YARD SETBACK	15'	15'
SIDE YARD SETBACK	5' TOTAL 10'	5' TOTAL 10'
CORNER LOT SETBACK	10'	10'
MAXIMUM BUILDING HEIGHT	2 STORIES/30'	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. THE PROJECT PROPOSES 42 LOTS (40%). (LOTS 1-7, 11-12,21,37-41,49-51, 56-59,61,65-68,86-97,100,102-103)

2. 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 #04013C0740H, 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, 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
9 WATER EASEMENT DETAILS

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

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: ____________

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

1982 - 2010
28
YEARS OF EXCELLENCE
DEI Professional Services, L.L.C.

REGISTERED LAND SURVEYOR
33315
JASON R. KACK
ARIZONA, U.S.A.

VISTANCIA NORTH PHASE III
PARCEL F-1
FINAL PLAT

COP# R100035

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

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:

NOTES

1. THIS SUBDIVISION IS SUBJECT TO MAINTENANCE IMPROVEMENT DISTRICT (MID) No. MID-1047 AND STREET LIGHT IMPROVEMENT DISTRICT (SLID) No. SLID-1064.

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 RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE MAINTENANCE CORPORATION. MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE WITHIN TRACTS A, C, D, E, F, G, H, I, J, K AND M 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.

F1 - LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE WEST HALF OF SECTION 14 AND THE EAST HALF OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND A PORTION OF TRACT "Q" AND "S" AS SHOWN ON THE MAP OF DEDICATION OF VISTANCIA BOULEVARD, LONE MOUNTAIN ROAD, CREOSOTE DRIVE AND WESTLAND ROAD, RECORDED IN BOOK 850, PAGE 23, MARICOPA COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14 (GLO BRASS CAP) FROM WHICH POINT THE SOUTH QUARTER CORNER THEREOF (GLO BRASS CAP) BEARS S 89°42'04" E A DISTANCE OF 2643.63 FEET;

THENCE N 13°21'35" E A DISTANCE OF 1786.38 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "Q", THE POINT OF BEGINNING;

THENCE S 74°03'31" W, ALONG SAID NORTH LINE OF TRACT "Q" BEING 11.00 FEET NORTH OF AND PARALLEL TO THE NORTH RIGHT-OF-WAY LINE OF WESTLAND ROAD, A DISTANCE OF 248.49 FEET;

THENCE 212.44 FEET ALONG THE ARC OF A CURVE TO THE LEFT AND CONTINUING ALONG SAID NORTH LINE, BEING 11.00 FEET TO THE NORTH AND CONCENTRIC WITH SAID NORTH RIGHT-OF-WAY LINE HAVING A RADIUS OF 1106.00 FEET, THROUGH A CENTRAL ANGLE OF 11°00'19" AND A CHORD BEARING S 88°33'22" W;

THENCE S 73°33'30" E, ACROSS SAID TRACT "Q", A DISTANCE OF 16.10 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE, THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT FROM WHICH POINT THE RADIUS POINT BEARS S 26°20'03" E;

THENCE 140.02 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG SAID RIGHT-OF-WAY LINE, HAVING A RADIUS OF 1095.00 FEET, THROUGH A CENTRAL ANGLE OF 07°19'36" AND A CHORD BEARING S 60°00'09" W;

THENCE N 13°33'48" E, LEAVING SAID RIGHT-OF-WAY LINE AND ACROSS SAID TRACT "S", A DISTANCE OF 16.10 FEET TO THE NORTH LINE THEREOF, THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT FROM WHICH POINT THE RADIUS POINT BEARS S 33°02'54" E;

THENCE 318.37 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG SAID NORTH LINE, BEING 11.00 FEET NORTH OF AND CONCENTRIC WITH SAID NORTH RIGHT-OF-WAY LINE, HAVING A RADIUS OF 1106.00 FEET, THROUGH A CENTRAL ANGLE OF 16°23'22" AND A CHORD BEARING S 48°45'25" W;

THENCE S 40°33'44" W, CONTINUING ALONG SAID NORTH LINE BEING 11.00 FEET NORTH OF AND PARALLEL TO SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 542.20 FEET;

THENCE N 40°59'15" W, LEAVING SAID NORTH LINE A DISTANCE OF 130.87 FEET;

THENCE N 56°11'44" W, A DISTANCE OF 275.11 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE CENTRAL ARIZONA PROJECT CANAL;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TEN (10) COURSES AND DISTANCES:

THENCE N 37°41'16" E, A DISTANCE OF 59.75 FEET;

THENCE N 58°36'40" W, A DISTANCE OF 452.83 FEET;

THENCE N 37°43'10" E, A DISTANCE OF 449.99 FEET;

THENCE S 52°16'48" E, A DISTANCE OF 330.03 FEET;

THENCE N 37°43'12" E, A DISTANCE OF 659.93 FEET;

THENCE N 52°16'48" W, A DISTANCE OF 330.03 FEET;

THENCE N 37°43'16" E, A DISTANCE OF 890.21 FEET;

THENCE S 25°42'06" E, A DISTANCE OF 433.14 FEET;

THENCE S 25°46'31" E, A DISTANCE OF 125.85 FEET;

THENCE N 37°46'23" E, A DISTANCE OF 149.90 FEET;

THENCE S 03°30'37" W, LEAVING SAID SOUTH LINE, A DISTANCE OF 459.68 FEET;

THENCE S 30°19'36" E, A DISTANCE OF 519.87 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS 33.4039 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 8 0101 2010-10-22		

DPI Services LLC
6225 N. 24th Street, Suite 200
Phoenix, Arizona 85016
Phone: (602) 954-6028
Fax: (602) 954-6001

VISTANCIA

COP# R100035

VISTANCIA NORTH PHASE III
PARCEL F-1
FINAL PLAT
NOTES, LEGAL AND LEGEND

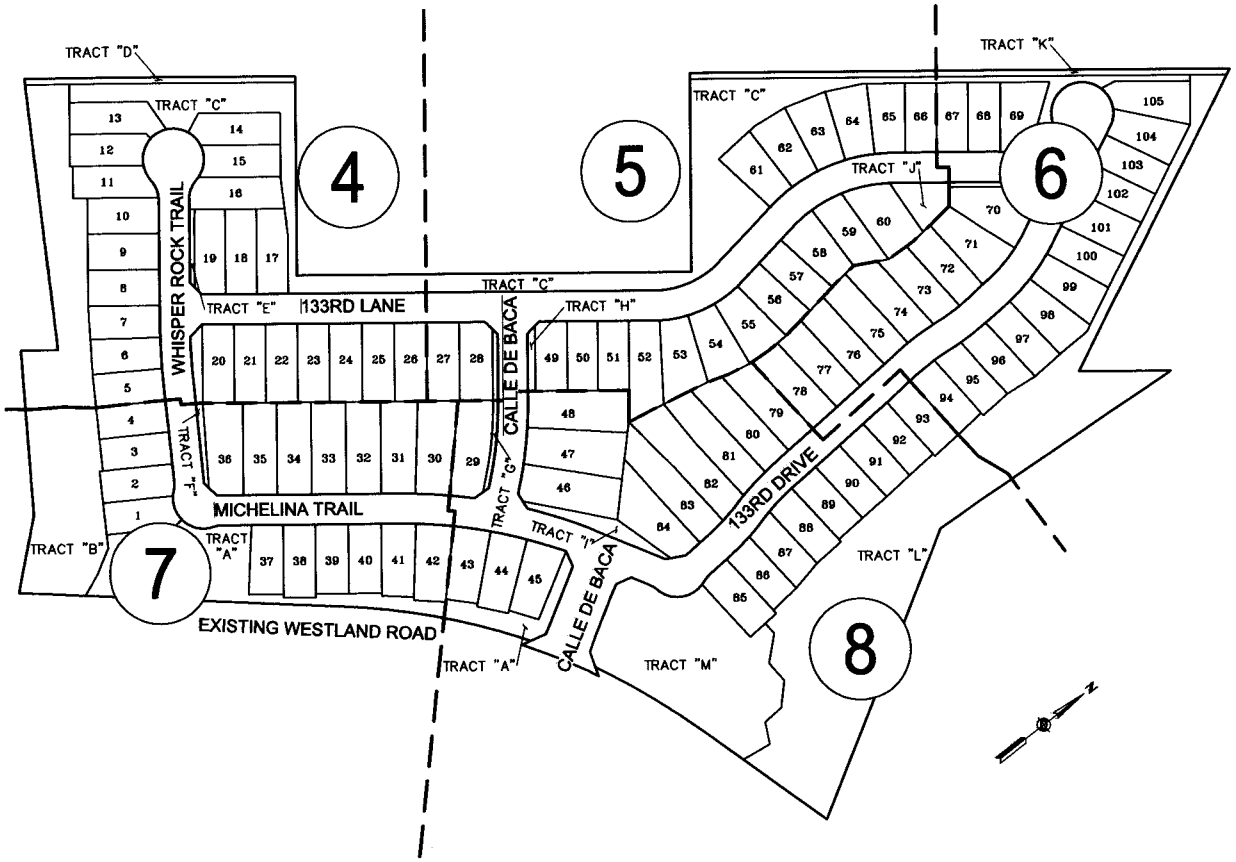
DESIGN:	KR
DRAWN:	DMS/LB
CHECK:	RSH
PROJ. NO:	10002
DATE: 12/10	VER: 3
SHEET: 02 of 9	

VISTANCIA NORTH PHASE III - FINAL PLAT

BOUNDARY AREA TABLE		
	SQ.FT.	ACRES
GROSS	1455076	33.404

ROW AREA TABLE		
ROW	SQ.FT.	ACRES
1	85549	1.964
2	158373	3.636
TOTALS		
2	243922	5.600

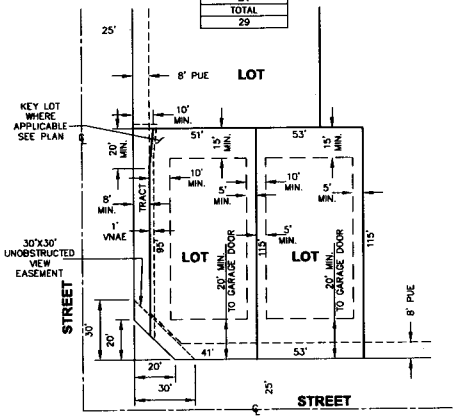
TRACT AREA TABLE – PARCEL F1			
TRACT	SQ.FT.	ACRES	USAGE
A	44109	1.013	LANDSCAPE, DRAINAGE, OPEN SPACE, TRAIL, WATERLINE & EMERGENCY ACCESS EASEMENT
B	75330	1.729	LANDSCAPE, DRAINAGE, WASH
C	88323	2.028	LANDSCAPE, DRAINAGE, OPEN SPACE, TRAIL
D	4494	0.103	FUTURE REGIONAL TRAIL
E	1020	0.023	LANDSCAPE, DRAINAGE, OPEN SPACE
F	3439	0.079	LANDSCAPE, DRAINAGE, OPEN SPACE
G	2118	0.049	LANDSCAPE, DRAINAGE, OPEN SPACE
H	1320	0.030	LANDSCAPE, DRAINAGE, OPEN SPACE
I	4721	0.108	LANDSCAPE, DRAINAGE, OPEN SPACE, TRAIL
J	6086	0.140	LANDSCAPE, DRAINAGE, OPEN SPACE
K	8877	0.204	FUTURE REGIONAL TRAIL
L	139614	3.205	LANDSCAPE, DRAINAGE, WASH
M	57142	1.312	LANDSCAPE, DRAINAGE, OPEN SPACE, TRAIL
TOTALS			
13	436591	10.023	



LOT AREA TABLE		
LOT	SQ.FT.	ACRES
1	6256	0.144
2	6321	0.145
3	6095	0.140
4	6095	0.140
5	6187	0.142
6	6320	0.145
7	6289	0.144
8	7041	0.162
9	7041	0.162
10	7040	0.162
11	6849	0.157
12	6591	0.151
13	7745	0.178
14	7711	0.177
15	7004	0.161
16	8221	0.189
17	7372	0.169
18	7474	0.172
19	7382	0.169
20	7020	0.161
21	6918	0.159
22	7020	0.161
23	7020	0.161
24	7020	0.161
25	7020	0.161
26	7020	0.161
27	7020	0.161
28	7078	0.162
29	9398	0.216
30	9594	0.220
31	9171	0.211
32	8874	0.204
33	8874	0.204
34	8874	0.204
35	8874	0.204
36	9410	0.216
37	6506	0.149
38	6596	0.151
39	6292	0.144
40	6292	0.144
41	6782	0.156
42	7318	0.168
43	7053	0.162
44	7318	0.168
45	7303	0.168
46	10927	0.251
47	11663	0.268
48	11161	0.256
49	6071	0.139
50	6095	0.140
51	6095	0.140
52	8528	0.196
53	7889	0.181
54	7083	0.163
55	7083	0.163
56	6303	0.145
57	6095	0.140
58	6999	0.161
59	6826	0.157
60	8957	0.206
61	6851	0.157
62	7014	0.161
63	7009	0.161
64	7015	0.161
65	6580	0.151
66	6095	0.140
67	6095	0.140
68	6137	0.141
69	7518	0.173
70	9412	0.216
71	8208	0.188
72	7007	0.161
73	7141	0.164
74	8020	0.184
75	8076	0.185
76	7853	0.180
77	7647	0.176
78	7732	0.177
79	8283	0.190
80	9256	0.212
81	9971	0.229
82	11928	0.274
83	10796	0.248
84	10143	0.233
85	7053	0.162
86	6081	0.140
87	6128	0.141
88	6284	0.144
89	6095	0.140
90	6095	0.140

LOT AREA TABLE		
LOT	SQ.FT.	ACRES
91	6095	0.140
92	6095	0.140
93	6360	0.146
94	6337	0.145
95	6325	0.145
96	6209	0.143
97	6464	0.148
98	7321	0.168
99	7023	0.161
100	6317	0.145
101	7129	0.164
102	6095	0.140
103	6095	0.140
104	7060	0.162
105	7632	0.175
	TOTALS	
	774564	17.783

SLOPE EASEMENT TABLE
LOT
17
18
19
29
30
31
32
33
34
35
36
46
47
48
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
TOTAL
29



F1 - TYPICAL SETBACK & KEY LOT DETAIL

NTS

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

REVISIONS:	DATE:	INIT:
Plat 8 0101 2010-10-22		

DLI Surveying LLC
4225 N. 24th Street, Suite 200
Phoenix, Arizona 85016
Phone: (602) 954-8028
Fax: (602) 954-8083

VISTANCIA

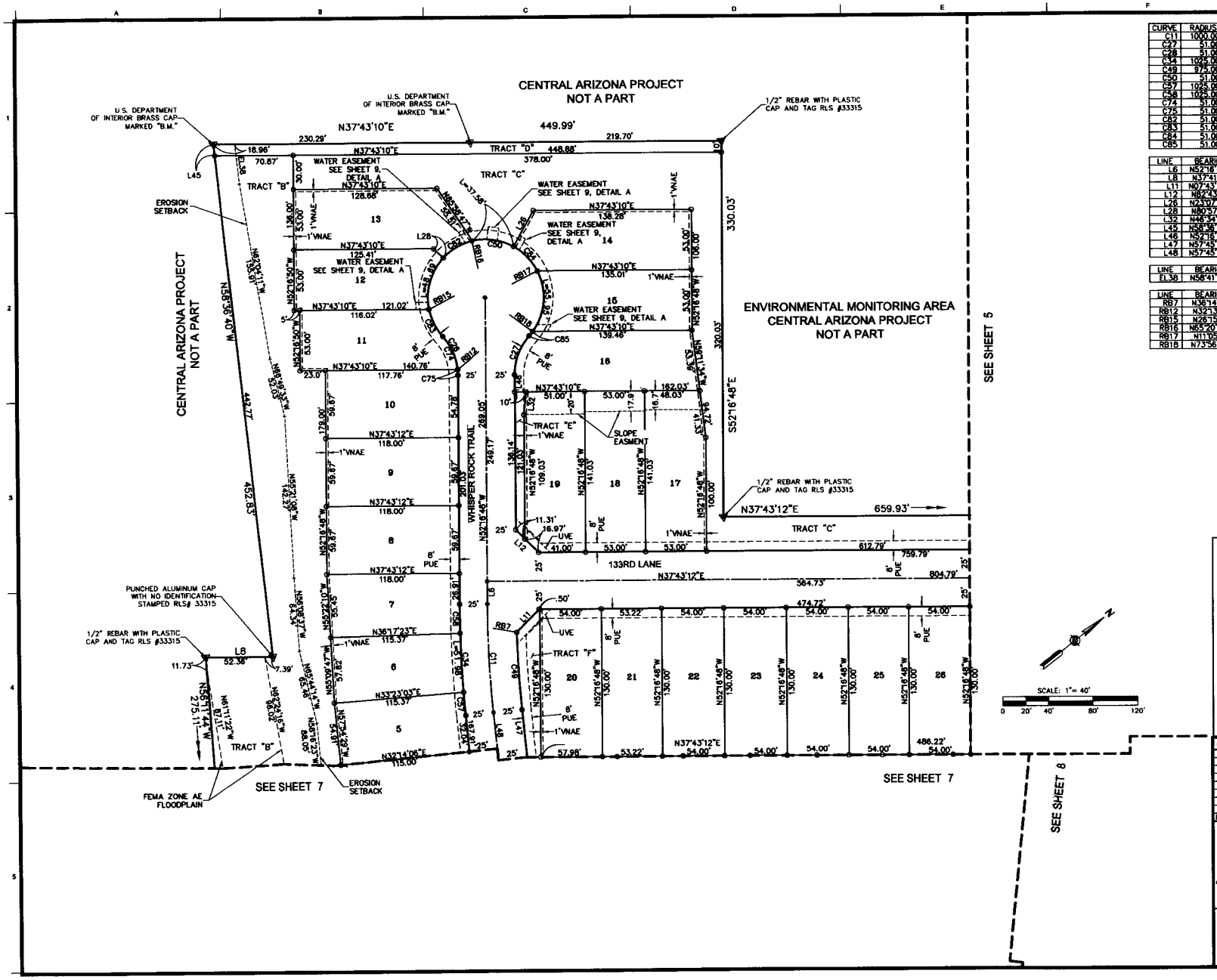
COP# R100035

33305 JASON R. KACK

VISTANCIA NORTH PHASE III
PARCEL F-1
FINAL PLAT
SHEET INDEX, LOT DETAIL AND TABLES

DESIGN:	KR
DRAWN:	DMS/LB
CHECK:	RBH
PROJ. NO:	10002
DATE: 12/10	VER: 3
SHEET: 03 of 9	

VISTANCIA NORTH PHASE III - FINAL PLAT

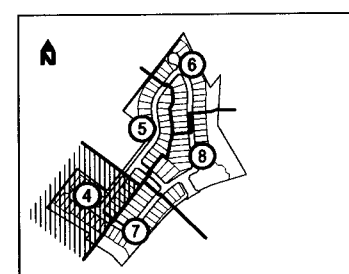


CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHD-BRG
C11	1000.00'	5°29'06"	95.73'	47.90'	N55°01'21"W
C27	51.00'	41°49'57"	37.24'	19.49'	N31°21'50"W
C28	51.00'	41°49'57"	37.24'	19.49'	N73°11'47"W
C34	1025.00'	5°29'06"	98.13'	49.10'	N55°01'21"W
C49	975.00'	4°00'32"	68.22'	34.12'	N55°45'38"W
C50	51.00'	263°39'54"	234.69'	56.98'	N37°43'12"E
C57	1025.00'	1°08'57"	20.56'	10.28'	N57°11'25"W
C58	1025.00'	1°25'49"	25.59'	12.79'	N52°59'43"W
C74	51.00'	36°19'46"	32.34'	16.73'	N75°58'52"W
C75	51.00'	5°30'11"	4.90'	2.45'	N55°01'54"W
C82	51.00'	33°42'12"	30.00'	15.45'	N07°48'18"E
C83	51.00'	30°21'57"	27.03'	13.84'	N78°55'47"W
C84	51.00'	34°12'33"	30.45'	15.69'	N83°58'56"E
C85	51.00'	5°36'32"	4.99'	2.50'	N13°15'07"W

LINE	BEARING	LENGTH
L6	N52°16'48"W	19.88'
L8	N37°41'16"E	59.75'
L11	N07°43'27"W	28.06'
L12	N82°43'12"E	28.28'
L26	N23°07'21"W	35.87'
L28	N80°57'12"E	11.57'
L32	N46°34'10"W	20.10'
L45	N58°36'40"W	10.06'
L46	N52°16'48"W	15.11'
L47	N57°45'54"W	175.82'
L48	N57°45'54"W	218.53'

LINE	BEARING	LENGTH
EL38	N58°41'34"W	35.22'

LINE	BEARING	LENGTH
RB7	N36°14'38"E	975.00'
RB12	N32°13'01"E	51.00'
RB15	N26°15'12"E	51.00'
RB16	N65°20'35"W	51.00'
RB17	N11°05'12"E	51.00'
RB18	N73°56'37"E	51.00'



REVISIONS:	DATE:	INIT:

Plat 8 0101 2010-10-22

DEL Services, LLC
6225 N. 24th Street, Suite 200
Phoenix, Arizona 85016
Phone: (602) 954-6035
Fax: (602) 944-6605

VISTANCIA

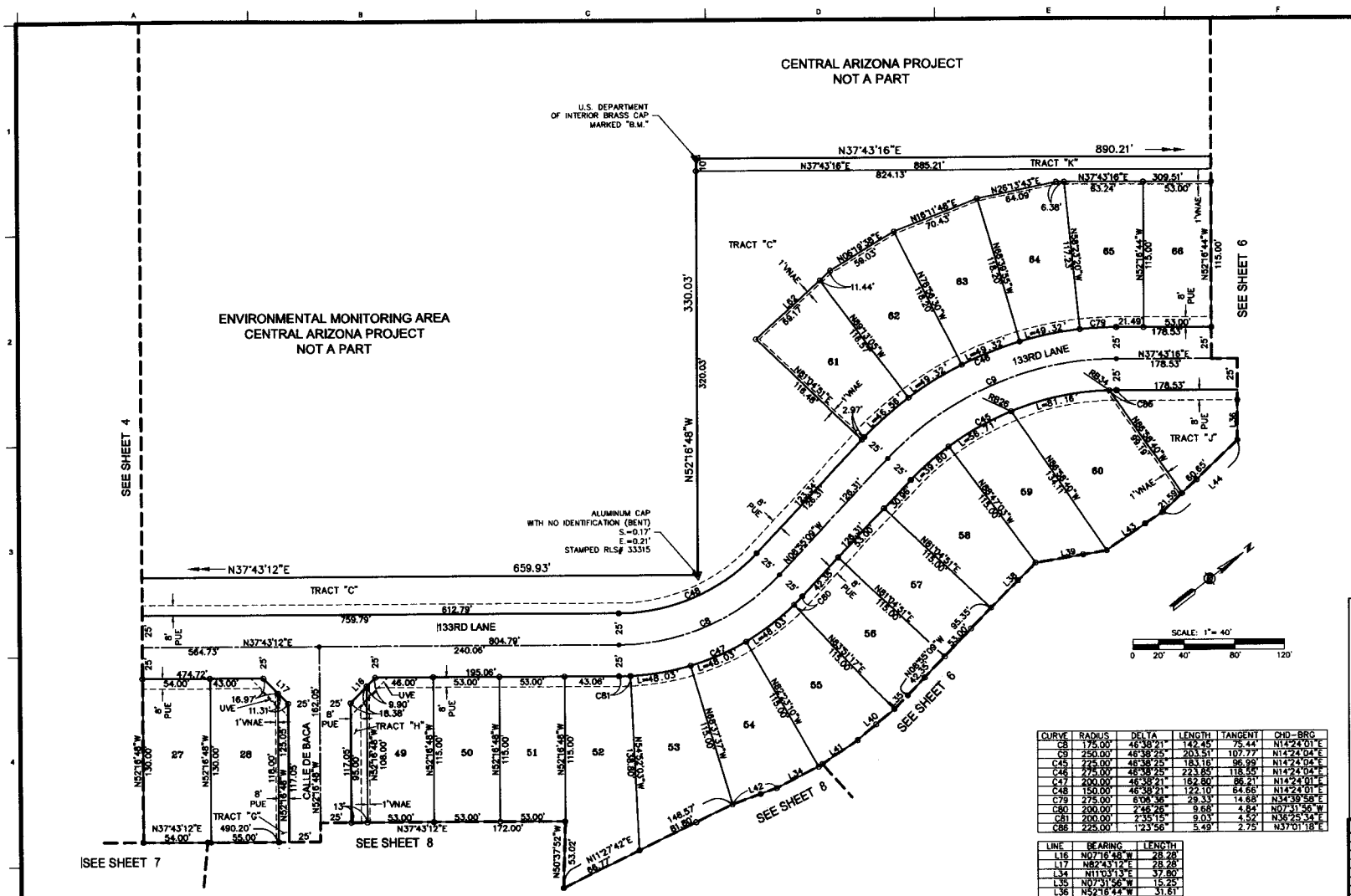
33315 JASON R. KACK

COP# R100035

VISTANCIA NORTH PHASE III
PARCEL F-1
FINAL PLAT
PLAN SHEETS

DESIGN:	KR
DRAWN:	DMS/LB
CHECK:	RBH
PROJ. NO:	10002
DATE: 12/10	VER: 3
SHEET: 04 of 9	

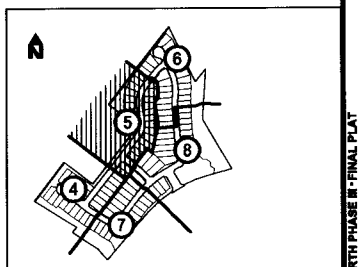
VISTANCIA NORTH PHASE III • FINAL PLAT



CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHD-BRG
C8	175.00'	46°38'21"	142.45'	75.44'	N14°24'01"E
C9	250.00'	46°38'25"	203.51'	107.77'	N14°24'04"E
C45	225.00'	46°38'25"	183.16'	96.99'	N14°24'04"E
C46	275.00'	46°38'25"	223.85'	118.55'	N14°24'04"E
C47	200.00'	46°38'21"	162.80'	86.21'	N14°24'01"E
C48	150.00'	46°38'21"	122.10'	64.66'	N14°24'01"E
C79	275.00'	6°06'36"	29.33'	14.68'	N34°39'58"E
C80	200.00'	2°46'26"	9.68'	4.84'	N07°31'56"W
C81	200.00'	2°35'15"	9.03'	4.52'	N36°25'34"E
C86	225.00'	1°23'56"	5.49'	2.75'	N37°01'18"E

LINE	BEARING	LENGTH
L16	N07°16'48"W	28.28'
L17	N82°43'12"E	28.28'
L34	N11°03'13"E	37.80'
L35	N07°31'56"W	15.25'
L36	N52°16'44"W	31.61'
L38	N06°57'55"W	50.34'
L39	N27°57'56"E	58.10'
L40	N02°42'20"W	37.80'
L41	N04°10'27"E	37.80'
L42	N17°56'00"E	37.80'
L43	N03°01'20"E	53.00'
L44	N06°06'23"W	82.24'
L62	N04°21'26"W	80.61'

LINE	BEARING	LENGTH
RB26	N74°20'38"W	225.00'
RB34	N53°40'40"W	225.00'



REVISIONS:	DATE:	INIT:

Plat B 0101 2010-10-22

DLP Services, LLC
6225 N. 24th Street, Suite 200
Phoenix, Arizona 85016
Phone: (602) 954-6825
Fax: (602) 954-6885

VISTANCIA

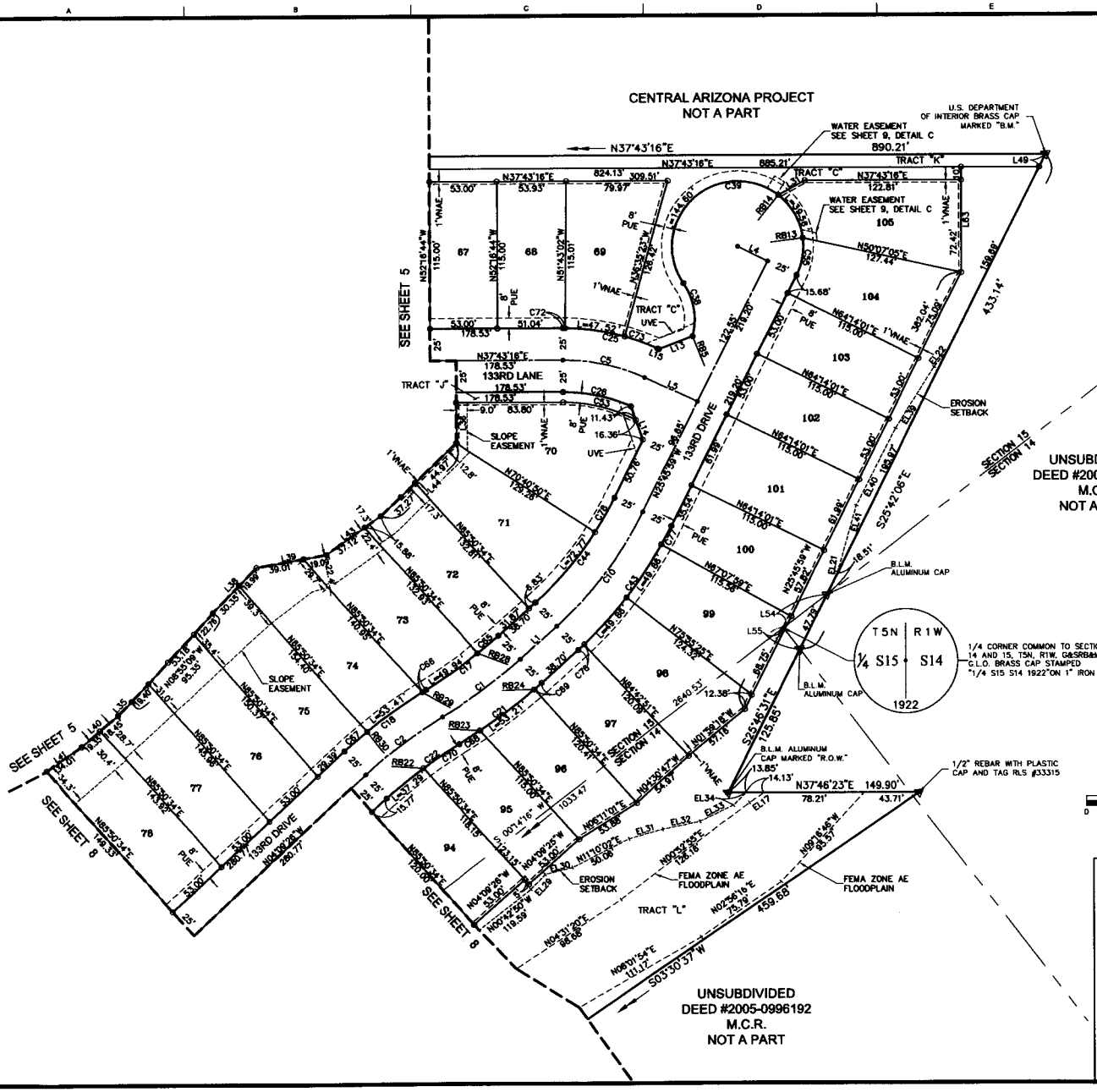
33315 JASON R. KACK
Expires 03/31/2011

COP# R100035

VISTANCIA NORTH PHASE III
PARCEL F-1
FINAL PLAT
PLAN SHEETS

DESIGN:	KR
DRAWN:	DMS/LB
CHECK:	RBH
PROJ. NO:	10002
DATE:	12/10 VER: 3
SHEET:	05 of 9

VISTANCIA NORTH PHASE III - FINAL PLAT

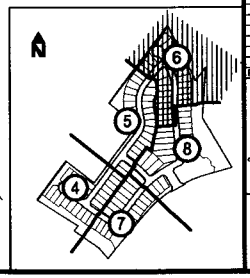


CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHD-BRG
C1	400.00'	10°51'38"	75.82'	38.02'	N01°16'23"E
C2	400.00'	10°51'38"	75.82'	38.02'	N01°16'23"E
C5	155.00'	24°30'44"	66.31'	33.67'	N49°58'39"E
C10	300.00'	21°36'34"	113.15'	57.25'	N14°57'42"W
C17	375.00'	10°51'38"	71.08'	35.65'	N01°16'23"E
C18	425.00'	10°51'38"	80.52'	40.40'	N01°16'23"E
C21	425.00'	10°51'38"	80.57'	40.40'	N01°16'23"E
C22	375.00'	10°51'38"	71.08'	35.65'	N01°16'23"E
C25	180.00'	24°30'44"	77.00'	39.10'	N49°58'39"E
C26	130.00'	24°14'48"	55.01'	27.92'	N49°50'40"E
C38	51.00'	48°48'25"	43.44'	23.14'	N82°00'34"W
C39	51.00'	240°38'48"	214.20'	87.19'	N33°54'37"E
C43	325.00'	21°36'34"	122.57'	62.02'	N14°57'42"W
C44	275.00'	21°36'34"	103.71'	52.48'	N14°57'42"W
C53	122.00'	27°57'33"	59.53'	30.37'	N51°42'03"E
C55	51.00'	33°44'44"	30.04'	15.47'	N42°38'21"W
C65	375.00'	3°13'48"	21.14'	10.57'	N02°49'31"W
C66	425.00'	0°28'35"	3.53'	1.77'	N00°27'55"E
C67	425.00'	3°11'03"	23.62'	11.81'	N02°33'54"W
C68	425.00'	2°40'33"	19.88'	9.93'	N05°21'58"E
C69	425.00'	1°00'43"	7.51'	3.75'	N03°39'04"W
C70	375.00'	5°09'46"	33.79'	16.91'	N04°07'19"E
C72	180.00'	0°33'41"	1.78'	.88'	N38°00'07"E
C73	180.00'	8°49'24"	27.72'	13.89'	N37°49'19"E
C76	325.00'	1°07'44"	6.40'	3.20'	N04°43'17"W
C77	325.00'	2°53'58"	16.45'	8.23'	N24°19'00"W
C78	275.00'	6°26'49"	30.94'	15.49'	N22°32'35"W

LINE	BEARING	LENGTH
L1	N04°09'26"W	38.70'
L4	N64°14'01"E	28.00'
L5	N62°14'01"E	45.29'
L13	N16°40'43"E	28.01'
L14	N71°46'06"W	27.79'
L15	N62°14'01"E	1.14'
L31	N08°38'23"E	23.61'
L35	N07°31'56"W	15.25'
L36	N52°16'44"W	31.61'
L38	N06°57'55"W	50.34'
L39	N27°57'56"E	58.10'
L40	N02°42'20"W	37.80'
L41	N04°10'27"E	37.80'
L43	N03°01'20"E	53.00'
L44	N06°06'23"W	82.24'
L49	N25°42'06"W	11.18'
L54	N00°17'37"E	42.93'
L55	S89°43'24"E	20.91'
L63	N52°16'44"W	82.42'

LINE	BEARING	LENGTH
EL17	N02°56'16"E	13.88'
EL21	N43°17'48"W	1.42'
EL22	N13°33'06"W	17.15'
EL29	N06°20'14"W	16.22'
EL30	N23°39'11"E	22.24'
EL31	N22°11'36"E	27.84'
EL32	N26°14'30"E	29.71'
EL33	N11°40'18"E	28.62'
EL34	N07°18'47"W	14.04'
EL39	N19°36'04"W	57.28'
EL40	N25°00'15"W	67.93'
EL41	N36°29'21"W	53.94'

LINE	BEARING	LENGTH
RB5	N52°23'39"E	51.00'
RB13	N30°29'17"E	51.00'
RB14	N13°57'33"W	51.00'
RB22	N88°27'34"W	375.00'
RB23	N85°58'20"W	425.00'
RB24	N86°51'17"E	425.00'
RB28	N89°04'23"E	375.00'
RB29	N83°46'22"W	425.00'
RB30	N89°01'37"E	425.00'



REVISIONS:	DATE:	INIT:
Plat 6 0101 2010-10-22		

DLI Services LLC
4225 N. 24th Street, Suite 200
Phoenix, Arizona 85016
Phone: (602) 954-6824
Fax: (602) 944-2651

VISTANCIA

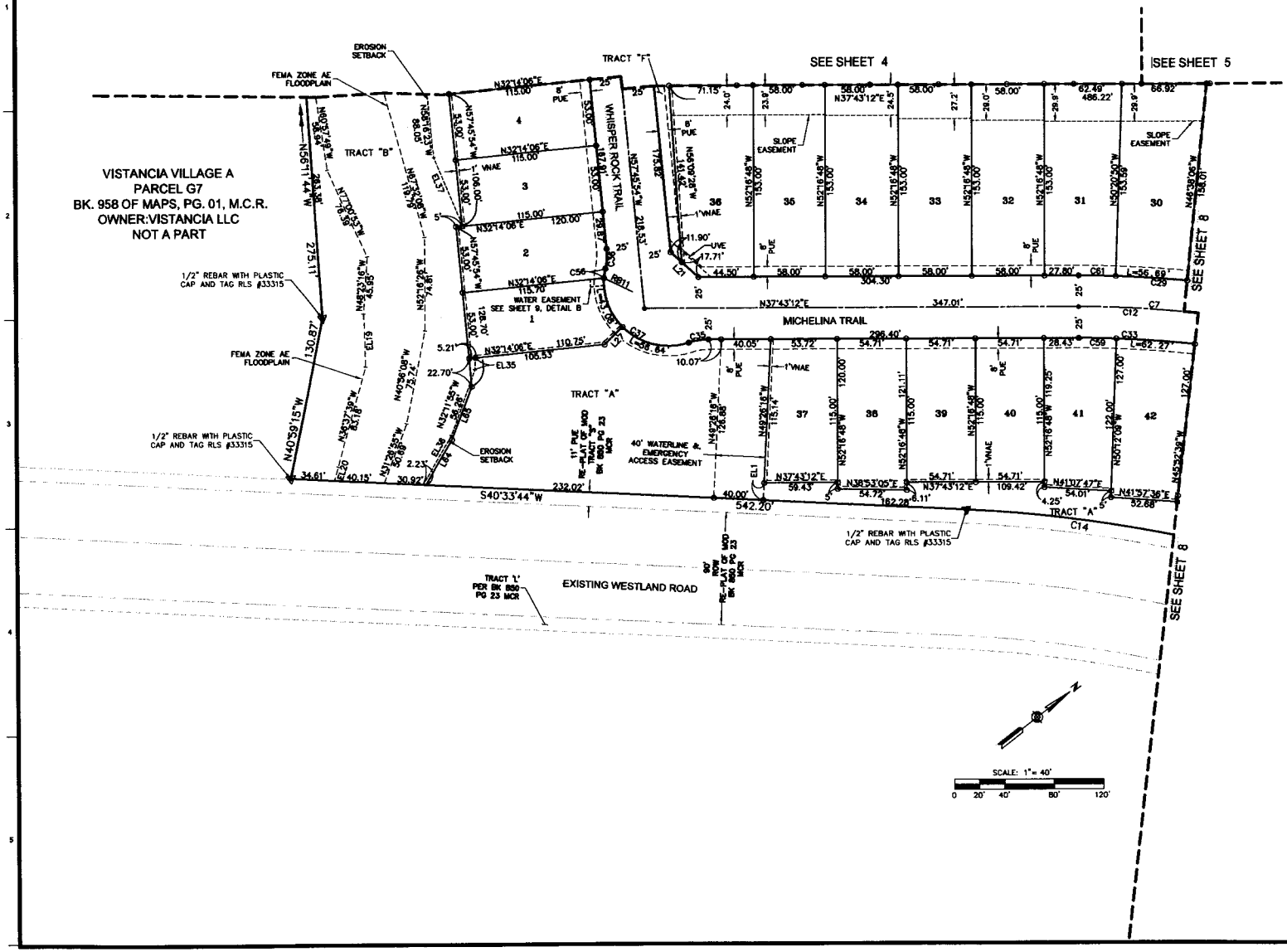
COP# R100035

VISTANCIA NORTH PHASE III
PARCEL F-1
FINAL PLAT
PLAN SHEETS

JASON R. KACK 33315 REGISTERED LAND SURVEYOR ARIZONA U.S.A. 10/21/2010

DESIGN:	KR
DRAWN:	DMS/LB
CHECK:	RBH
PROJ. NO:	10002
DATE: 12/10	VER: 3
SHEET: 06 of 9	

VISTANCIA NORTH PHASE III - FINAL PLAT

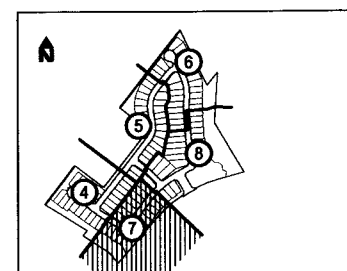


CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHD-BRG
C7	850.00'	22°16'58"	330.57'	167.40'	N48°51'41"E
C12	850.00'	11°18'23"	167.73'	84.14'	N43°22'23"E
C14	1106.00'	16°23'22"	316.37'	159.27'	S48°45'25"W
C29	875.00'	8°21'34"	127.86'	63.94'	N41°53'59"E
C33	825.00'	19°44'05"	284.14'	143.50'	N47°35'14"E
C35	51.00'	18°00'51"	16.03'	8.08'	N28°42'46"E
C36	51.00'	18°00'51"	16.03'	8.08'	N48°45'29"W
C37	51.00'	120°32'36"	107.30'	89.31'	N79°58'39"E
C56	51.00'	8°31'04"	7.58'	3.80'	N44°00'35"W
C59	825.00'	2°04'39"	29.91'	14.96'	N38°45'31"E
C61	875.00'	1°55'58"	29.52'	14.76'	N38°41'11"E

LINE	BEARING	LENGTH
L21	N79°58'39"E	29.61'
L27	N06°39'55"W	20.00'
L64	N21°52'35"W	41.72'
L65	N31°00'56"W	45.49'

LINE	BEARING	LENGTH
EL1	N49°26'16"W	13.73'
EL19	N54°10'57"W	42.37'
EL20	N35°24'54"W	11.30'
EL35	N48°50'51"W	9.51'
EL36	N21°48'21"W	45.29'
EL37	N75°10'10"W	57.50'

LINE	BEARING	LENGTH
RB11	N41°43'53"E	51.00'



REVISIONS:	DATE:	INIT:

Plot 8 0101 2010-10-22

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

VISTANCIA

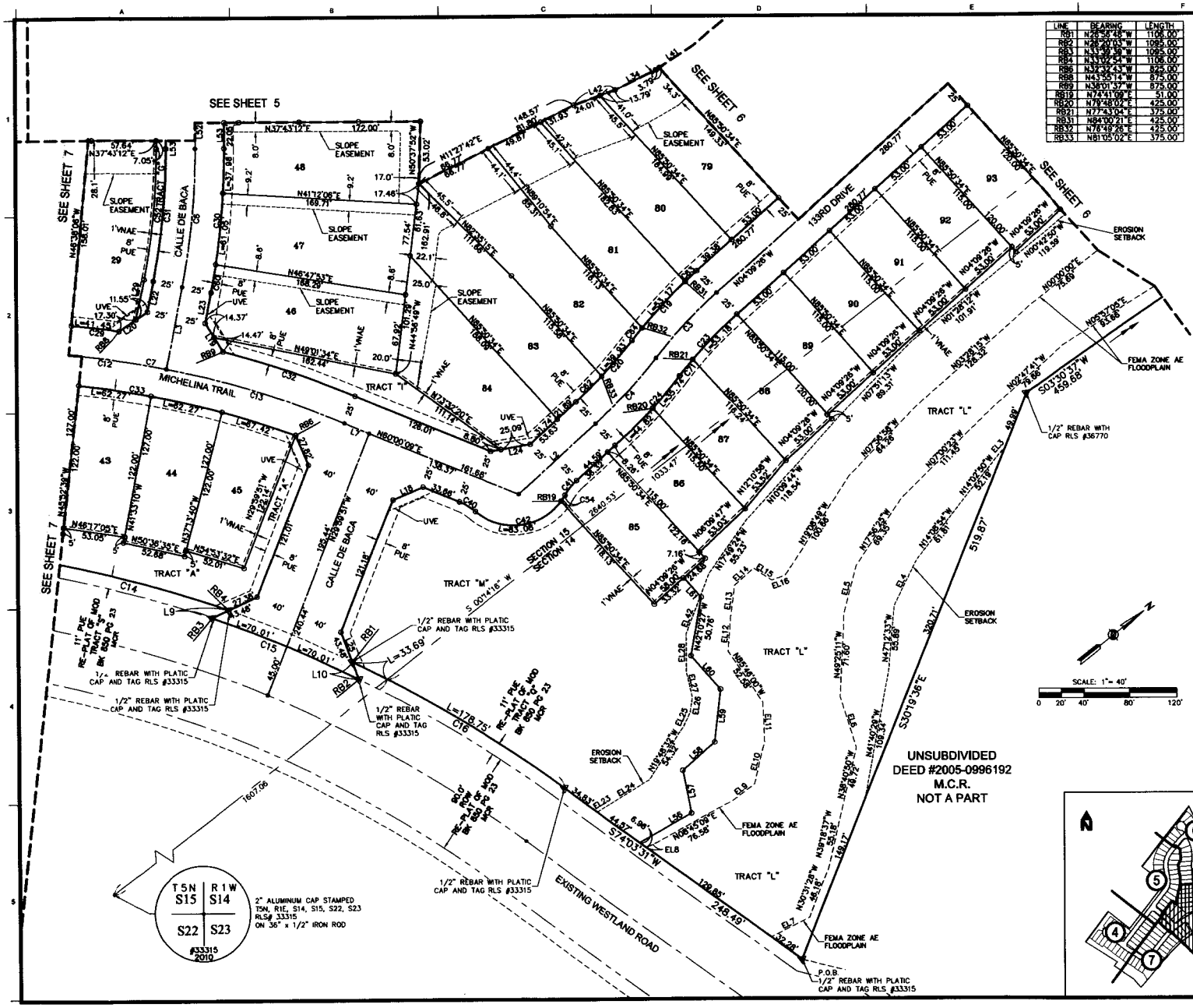
33305 JASON R. KACK
Registered Professional Engineer
Arizona, U.S.A.
Expires 03/31/2011

COP# R100035

VISTANCIA NORTH PHASE III
PARCEL F-1
FINAL PLAT
PLAN SHEETS

DESIGN:	KR
DRAWN:	DMS/LB
CHECK:	RBH
PROJ. NO:	10002
DATE: 12/10	VER: 3
SHEET: 07 of 9	

VISTANCIA NORTH PHASE III - FINAL PLAT

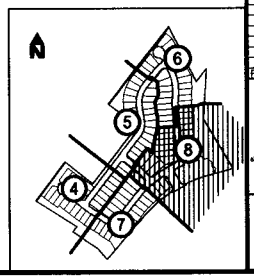


LINE	BEARING	LENGTH
RB1	N28°56'48"W	1106.00'
RB2	N28°40'03"W	1095.00'
RB3	N33°49'30"W	1095.00'
RB4	N31°02'41"W	1106.00'
RB6	N32°32'43"W	825.00'
RB8	N43°55'14"W	875.00'
RB9	N38°01'37"W	875.00'
RB18	N74°41'00"E	51.00'
RB20	N79°48'02"E	425.00'
RB21	N77°43'04"E	375.00'
RB31	N84°00'21"E	425.00'
RB32	N76°48'26"E	425.00'
RB33	N81°05'02"E	375.00'

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHD-BRG
C3	400.00'	10°51'38"	75.82'	38.02'	N09°35'15"W
C4	400.00'	10°51'38"	75.82'	38.02'	N09°35'15"W
C6	600.00'	11°18'23"	118.40'	59.38'	N46°37'37"W
C7	600.00'	22°16'58"	330.57'	167.40'	N46°31'41"E
C12	600.00'	11°18'23"	167.73'	84.14'	N43°22'23"W
C13	650.00'	10°58'35"	162.84'	81.87'	N54°30'52"E
C14	1106.00'	16°23'22"	316.37'	159.27'	S48°45'25"W
C15	1095.00'	7°19'35"	140.02'	70.11'	S60°00'00"W
C16	1106.00'	11°00'19"	212.44'	106.55'	N68°33'22"E
C19	425.00'	10°51'38"	80.46'	40.40'	N09°35'15"W
C20	375.00'	10°51'38"	71.08'	35.65'	N09°35'15"W
C23	375.00'	10°51'38"	71.08'	35.65'	N09°35'15"W
C24	425.00'	10°51'38"	80.56'	40.40'	N09°35'15"W
C29	875.00'	8°21'54"	127.66'	63.94'	N41°53'59"E
C30	875.00'	11°18'23"	173.34'	61.87'	N46°37'37"W
C31	575.00'	11°18'23"	113.47'	56.92'	N46°37'37"W
C32	875.00'	8°01'46"	122.62'	61.41'	N55°38'16"E
C33	825.00'	19°44'05"	284.14'	143.50'	N47°35'14"E
C40	51.00'	18°00'51"	16.03'	8.08'	N89°00'35"E
C41	51.00'	18°00'51"	16.03'	8.08'	N13°09'51"W
C42	51.00'	100°11'17"	89.18'	60.98'	N27°55'22"E
C52	567.00'	11°18'23"	111.89'	56.13'	N46°37'37"W
C54	51.00'	6°51'25"	6.10'	3.06'	N18°44'34"W
C60	625.00'	2°13'42"	24.31'	12.16'	N42°05'16"W
C62	375.00'	4°45'33"	31.15'	15.58'	N06°32'12"W
C63	425.00'	1°50'13"	13.63'	6.81'	N05°04'32"W
C64	425.00'	1°50'30"	13.68'	6.83'	N14°05'49"W
C71	375.00'	2°44'08"	17.90'	8.95'	N13°39'00"W

LINE	BEARING	LENGTH
L2	N04°09'26"W	89.30'
L3	N40°58'26"W	71.19'
L7	N60°00'09"E	23.31'
L9	N13°43'48"E	16.10'
L10	S73°33'30"E	16.10'
L18	N15°00'09"E	28.28'
L19	N84°49'40"W	28.84'
L20	N02°33'49"E	28.85'
L22	N40°58'26"W	28.55'
L23	N40°58'26"W	28.55'
L24	N27°35'22"E	33.89'
L25	N73°33'30"W	27.38'
L28	N40°58'26"W	28.88'
L34	N11°03'13"E	37.80'
L41	N04°10'27"E	37.80'
L42	N17°58'00"E	37.80'
L52	N52°16'48"W	162.05'
L53	N52°16'48"W	117.05'
L53	N52°16'48"W	117.05'
L56	N07°52'31"E	50.49'
L57	N63°15'41"W	37.14'
L58	N03°47'20"W	36.29'
L59	N45°59'16"W	45.37'
L60	N66°48'37"E	37.85'
L61	N85°50'34"E	22.13'

LINE	BEARING	LENGTH
EL3	N09°28'11"W	6.94'
EL4	N29°53'04"W	44.21'
EL5	N37°25'33"W	41.54'
EL6	N70°01'50"W	45.46'
EL7	N10°47'32"E	36.73'
EL8	N14°02'47"E	6.21'
EL9	N00°00'00"E	23.29'
EL10	N38°40'50"W	37.29'
EL11	N54°28'57"W	33.40'
EL12	N47°44'51"W	28.86'
EL13	N45°01'17"W	27.46'
EL14	N05°11'54"W	21.44'
EL15	N71°34'40"E	18.42'
EL16	N18°28'52"E	12.27'
EL23	N07°36'03"E	10.68'
EL24	N05°44'22"E	41.69'
EL25	N27°40'00"W	12.43'
EL26	N43°23'17"W	12.98'
EL27	N85°14'38"W	22.53'
EL28	N52°13'48"W	32.52'
EL42	N31°16'08"W	54.57'



REVISIONS:	DATE:	INT:
Plat 8 0101 2010-10-22		

PLI Services, LLC
4225 N. 24th Street, Suite 200
Phoenix, Arizona 85016
Phone: (602) 954-8828
Fax: (602) 944-6851

VISTANCIA

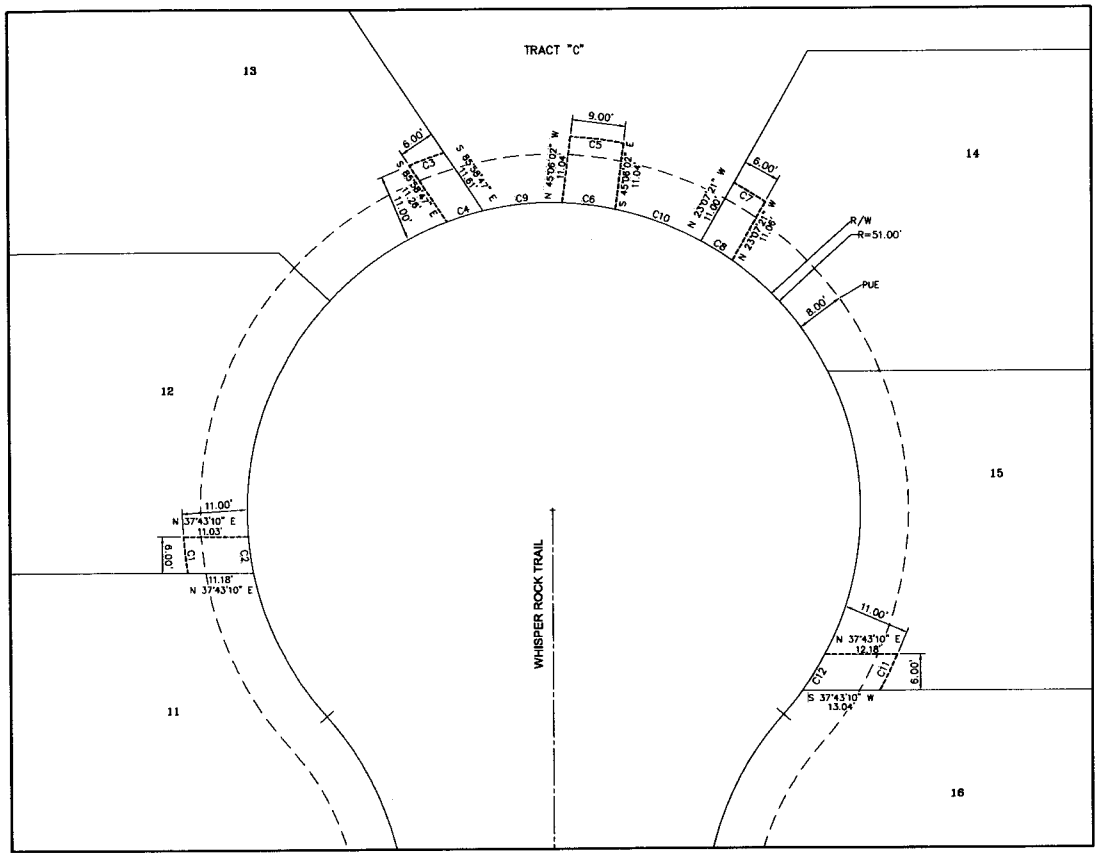
COP# R100035

JASON R. KACK 33315 REGISTERED LAND SURVEYOR ARIZONA U.S.A. 02/01/2011

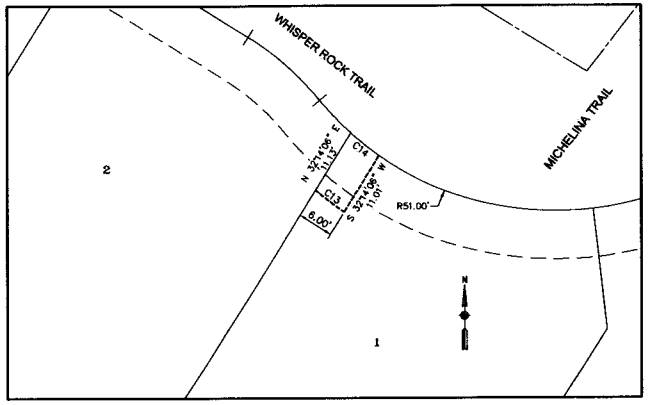
VISTANCIA NORTH PHASE III
PARCEL F-1
FINAL PLAT
PLAN SHEETS

DESIGN:	KR
DRAWN:	DMS/LB
CHECK:	RBH
PROJ. NO:	10062
DATE: 12/10	VER: 3
SHEET: 08 of 9	

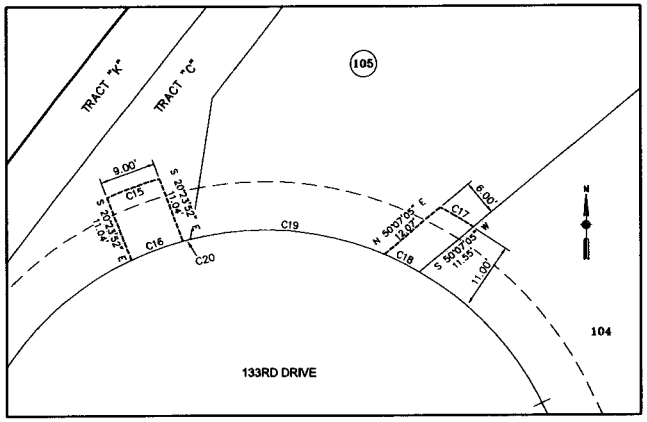
VISTANCIA NORTH PHASE III - FINAL PLAT



WATER EASEMENT
DETAIL A



WATER EASEMENT
DETAIL B



WATER EASEMENT
DETAIL C

Curve Table

No	Radius	Delta	Length	Tangent	Bearing
C1	62.00	05°35'03"	6.04	3.02	S 58°53'59" E
C2	51.00	06°48'43"	6.06	3.04	S 60°20'27" E
C3	62.00	05°43'00"	6.19	3.10	S 18°00'52" W
C4	51.00	07°03'26"	6.28	3.14	S 21°07'42" W
C5	62.00	08°19'28"	9.01	4.51	S 44°53'58" W
C6	51.00	10°07'27"	9.01	4.52	S 44°53'58" W
C7	62.00	05°33'12"	6.01	3.01	S 69°39'15" W
C8	51.00	06°45'23"	6.01	3.01	S 70°15'20" W
C9	51.00	15°10'50"	13.51	6.80	S 32°14'49" W
C10	51.00	16°54'58"	15.06	7.58	S 58°25'10" W
C11	62.00	06°10'19"	6.68	3.34	N 26°16'55" W
C12	51.00	07°58'32"	7.10	3.56	N 20°02'39" W
C13	62.00	05°34'06"	6.03	3.02	S 52°44'57" E
C14	51.00	06°46'59"	6.04	3.02	S 51°39'37" E
C15	62.00	08°19'28"	9.01	4.51	S 69°36'08" W
C16	51.00	10°07'27"	9.01	4.52	S 69°36'08" W
C17	62.00	05°51'57"	6.35	3.18	N 58°51'25" W
C18	51.00	07°20'40"	6.54	3.27	N 63°11'03" W
C19	51.00	37°06'11"	33.03	17.12	N 85°24'28" W
C20	51.00	01°22'35"	1.23	0.61	S 75°21'09" W

REVISIONS:	DATE:	INIT:

Plot 8 0101 2010-10-22

DLL Services, LLC
6225 N. 24th Street, Suite 200
Phoenix, Arizona 85016
Phone: (602) 954-6825
Fax: (602) 944-8655

VISTANCIA

33315 JASON R. KACK

COP# R100035

VISTANCIA NORTH PHASE III
PARCEL F-1
FINAL PLAT
WATER EASMENT DETAILS

DESIGN:	KR
DRAWN:	DMS/LB
CHECK:	RBH
PROJ. NO:	10002
DATE: 12/10	VER: 3
SHEET: 09 of 9	

VISTANCIA NORTH PHASE III - FINAL PLAT