

GENERAL NOTES

1. THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF EPCOR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. § 45-576; A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY A COPY OF WHICH IS SUBMITTED WITH THIS PLAT.
ADWR CERTIFICATE NO. DWR 86-401382.0001.
2. THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 20220438 (CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FOR SUBDIVISIONS INCORPORATING SEWAGE COLLECTION SYSTEMS)
3. STREETS SHOWN AS TRACT "12" ARE PRIVATE AND SHALL BE GRANTED AND CONVEYED TO THE BELLA VISTA TRAILS COMMUNITY ASSOCIATION FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS AND PUBLIC UTILITIES.
4. RIGHT-OF-WAY SIGHT-VISIBILITY TRIANGLE EASEMENTS, AS DESIGNATED ON THIS PLAT, SHALL BE GRANTED AND CONVEYED TO THE BELLA VISTA TRAILS COMMUNITY ASSOCIATION WHERE PRIVATE STREETS INTERSECT INTO PRIVATE STREETS, 21' X 21' AT PRIVATE LOCAL TO LOCAL INTERSECTIONS AND 33' X 33' AT PRIVATE COLLECTOR AND/OR ARTERIAL INTERSECTIONS.
5. AS DESIGNATED ON THIS PLAT, ONE FOOT WIDE NEGATIVE EASEMENTS PROHIBITING VEHICULAR INGRESS AND EGRESS SHALL BE GRANTED AND CONVEYED TO THE BELLA VISTA TRAILS COMMUNITY ASSOCIATION UPON ALL LOTS ADJACENT TO PRIVATE DRAINAGE EASEMENTS OR FACILITIES AND/OR ADJACENT TO PRIVATE COLLECTOR AND/OR ARTERIAL STREETS.
6. NO TREES ARE PERMITTED WITHIN THE RIGHT-OF-WAY SIGHT VISIBILITY TRIANGLE EASEMENTS AND NO TEMPORARY OR PERMANENT OBJECT, STRUCTURE OR LANDSCAPING SHALL EXCEED TWENTY-FOUR INCHES IN HEIGHT WITHIN THE RIGHT-OF-WAY SIGHT VISIBILITY TRIANGLE EASEMENTS.
7. ALL COLLECTOR AND ARTERIAL INTERSECTIONS INCLUDED WITHIN THIS SUBDIVISION SHALL COMPLY WITH AASHTO INTERSECTION SIGHT DISTANCE REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE BELLA VISTA TRAILS COMMUNITY ASSOCIATION TO ENSURE THAT THE HEIGHT RESTRICTIONS WITHIN THE SIGHT TRIANGLES ARE MET.
8. NO STRUCTURE SHALL BE CONSTRUCTED IN NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE STORM WATER RETENTION AREAS OR TO DRAINAGE EASEMENTS WITHOUT PRIOR APPROVAL BY PINAL COUNTY.
9. THE STORM WATER RETENTION VOLUMES REQUIRED BY THE PINAL COUNTY DRAINAGE ORDINANCE HAVE BEEN MET AND THE OVERALL GROSS RETENTION VOLUMES WILL NOT BE CHANGED WITHOUT PRIOR APPROVAL BY PINAL COUNTY. MAINTENANCE OF THE AREAS SUBJECT TO STORM WATER RETENTION SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.
10. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
11. MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING WITHIN THE COMMON AREA(S) AND THE STREET RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE BELLA VISTA TRAILS COMMUNITY ASSOCIATION.
12. ALL WORK WITHIN THE SUBDIVISION STREETS, WHETHER PUBLIC OR PRIVATE, AND WITHIN PUBLIC RIGHT-OF-WAYS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
13. ALL TRENCH WORK WITHIN PUBLIC UTILITY EASEMENTS DEPICTED HEREON REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
14. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, AS ADOPTED BY PINAL COUNTY AND ADMINISTERED BY THE PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT BUILDING SAFETY DIVISION.
15. TRACTS "1", "2", "3", "4", "5", "6", "7", "8", "9", "10", "11" AND "12" ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE BELLA VISTA TRAILS COMMUNITY ASSOCIATION.
16. COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED ON 7/26/22 IN FEE NO. 2022-083002 IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.
17. THIS SUBDIVISION IS IN THE VICINITY OF THE FLIGHT PATTERN/NOISE CORRIDORS OF THE PHOENIX-MESA GATEWAY AIRPORT FLIGHT ZONE AND IN THE FUTURE MAY CONTINUE TO BE WITHIN THE FLIGHT PATTERN/NOISE CORRIDOR OF THE SAID AIRPORT.

BENCHMARK

NCS MONUMENT PID DU0669, 3" BRASS CAP FLUSH, 9.8' NORTHWEST OF MILEPOST 948, 5.2' BELOW THE LEVEL OF THE TRACK, 1.3' SOUTHEAST OF A WITNESS POST, AND THE MONUMENT PROJECTS 0.3' ABOVE THE GROUND SURFACE.
ELEVATION = 1509.23 (NAVD88)

SITE BENCHMARK
BRASS CAP FLUSH AT THE INTERSECTION OF TOURMALINE DRIVE & ANDREA DRIVE
ELEVATION=1497.11' (NAVD88)

BASIS OF BEARING

THE MONUMENT LINE ALONG EAST BELLA VISTA ROAD BETWEEN THE INTERSECTION AT GANTZEL ROAD (BRASS CAP IN HANDHOLE), AND THE INTERSECTION AT NORTH TOURMALINE DRIVE (PINAL COUNTY HIGHWAY BRASS CAP FLUSH); ALSO BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 8 EAST, PINAL COUNTY, AS MEASURED AND AS SHOWN ON THE FINAL PLAT FOR "RANCHO BELLA VISTA SOUTH, PHASE 1", RECORDED IN INSTRUMENT 2004-090368, RECORDS OF PINAL COUNTY, ARIZONA. THE BEARING OF WHICH IS:

NORTH 89 DEGREES 27 MINUTES 41 SECONDS EAST

BASE ZONING & ZONING CASE NO.

PLANNED AREA DEVELOPMENT
(PAD) ZONING DISTRICT (R-7 PAD)
CASE # PZ-005-19 & PZ-PD-005-19

MIN. LOT AREA	4,830 SF	5,520	6,960
MIN. LOT WIDTH	42'	48'	58'
MIN. FRONT YARD SETBACK *	**15' / 20'	**15' / 20'	**18' / 20'
MIN. SIDE YARD SETBACK *	6' ± 6'	6' ± 7'	6' ± 7'
MIN. REAR YARD SETBACK *	**15'	**15'	**20'
MAX. BUILDING HEIGHT *	30'	30'	30'

* ARCHITECTURAL FEATURES, INCLUDING BAY WINDOWS, POP-OUTS, SHADOW BOXES, POT SHELVES AND CORNER ENHANCEMENTS SHALL BE PERMITTED TO ENCR OACH UP TO 12" INTO FRONT, REAR AND SIDE SETBACKS. ROOF EAVES SHALL BE PERMITTED TO ENCR OACH UP TO 16" INTO THE FRONT, REAR AND SIDE SETBACKS.

** FRONT SETBACK SHALL BE 20' TO FACE OF FRONT-FACING GARAGE DOOR, AND 15' TO LIVABLE SPACE, SIDE-ENTRY GARAGE, OR COVERED FRONT PORCH, MEASURED FROM THE BACK OF ADJACENT STREET SIDEWALK.

*** REAR PATIOS MAY ENCR OACH UP TO 5' INTO REAR SETBACKS.

LAND USE TABLE

GROSS ACREAGE	40.5247 AC.
AREA OF PRIVATE STREET (TRACT 12)	7.2653 AC.
NET ACREAGE	33.2594 AC.
AREA OF TRACTS	6.1419 AC.
TOTAL NUMBER OF TRACTS (COMMON AREA 1 - 11)	11 TRACTS
TOTAL NUMBER OF LOTS	213 LOTS
TOTAL LOTS AREA	27.1175 AC.
OVERALL DENSITY	5.2561 DU/GROSS AC.

TRACT USE TABLE

SEE SHEET 2

LOT AREA TABLE

SEE SHEET 2

FINAL PLAT

of
Bella Vista Trails - Unit 2

A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 3 SOUTH, RANGE 8 EAST, GILA AND SALT RIVER BASE AND MERIDIAN,
PINAL COUNTY, ARIZONA

BUILDER CONSENT

THE UNDERSIGNED COMPANY, WHICH IS THE BUILDER UNDER THAT CERTAIN OPTION AGREEMENT, DATED APRIL 18, 2022, EVIDENCED BY A MEMORANDUM OF OPTION AGREEMENT RECORDED ON APRIL 19, 2022, AS DOCUMENT NUMBER 2022-046659, IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA FOR AND ON BEHALF OF ITSELF AND ITS SUCCESSORS AND ASSIGNS HEREBY CONSENTS TO, RATIFIES, AND APPROVES THE FINAL PLAT FOR "BELLA VISTA TRAILS - UNIT 1" AND AGREES THAT THIS OPTION AND ALL RIGHTS IT MAY HAVE WITH RESPECT TO THE PROPERTY DESCRIBED IN THE MEMORANDUM ARE SUBJECT TO AND SUBORDINATE TO SUCH PLAT.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION

BY:

NAME:

ITS:

ACKNOWLEDGMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

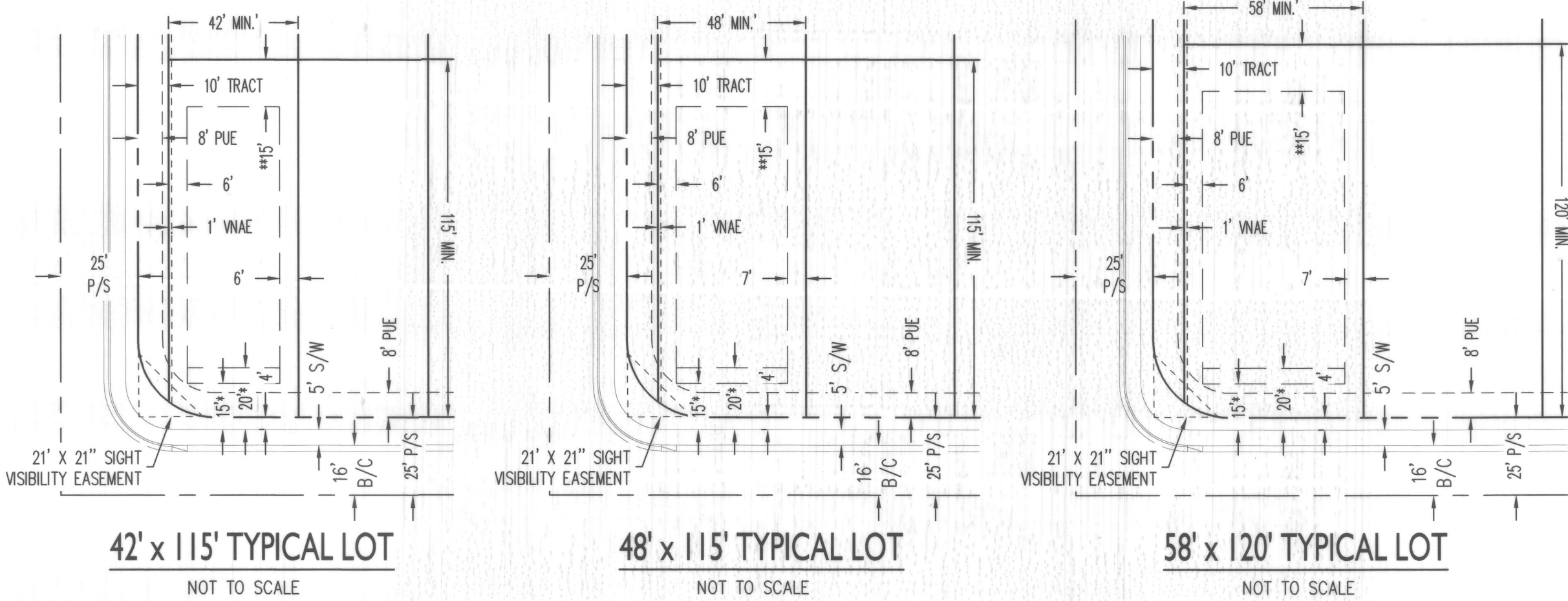
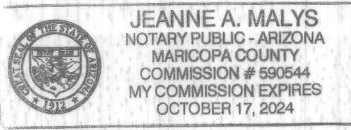
BEFORE ME THIS 14th DAY OF December 2022, Troy Hill personally appeared BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE VP-Entitlements of Meritage Homes of Arizona, an Arizona corporation, the DEVELOPER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT Troy Hill AS VP-Entitlements, EXECUTED THIS INSTRUMENT FOR THE PURPOSED HEREIN CONTAINED.

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

BY:

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/17/2024



NOTES

- * FRONT SETBACK SHALL BE 15' OR 20' TO FACE OF FRONT-FACING GARAGE DOOR, AND 15' TO LIVABLE SPACE, SIDE-ENTRY GARAGE, OR COVERED FRONT PORCH, MEASURED FROM THE BACK OF ADJACENT STREET SIDEWALK
- ** REAR PATIOS MAY ENCR OACH UP TO 5' INTO REAR SETBACKS

SERVICE PROVIDERS

DESCRIPTION	COMPANY
WATER	EPCOR UTILITIES
SEWER	EPCOR UTILITIES
GAS	CITY OF MESA GAS
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	COX COMMUNICATIONS OR CENTURY LINK
REFUSE	WASTE MANAGEMENT
CABLE TV	COX COMMUNICATIONS OR CENTURY LINK
SCHOOL DISTRICT	FLORENCE UNIFIED SCHOOL DISTRICT
FIRE	RURAL / METRO FIRE DEPARTMENT
POLICE / SECURITY	PINAL COUNTY SHERIFF DEPARTMENT

LEGEND

□	FOUND MONUMENT, AS NOTED
○	CORNER OF SUBDIVISION
●	BRASS CAP TO BE SET AT CONSTRUCTION
P.C.R.	PINAL COUNTY RECORDER
PUE	PUBLIC UTILITY EASEMENT
RLS	REGISTERED LAND SURVEYOR
R/W	RIGHT-OF-WAY
SVTE	SIGHT VISIBILITY TRIANGLE EASEMENT (21' X 21')
SVTE *	SIGHT VISIBILITY TRIANGLE EASEMENT (33' X 33')
VNAE	VEHICULAR NON-ACCESS EASEMENT
---	SUBDIVISION BOUNDARY
---	SECTION LINE
---	CENTER LINE
---	PROPERTY LINE
---	PUBLIC UTILITY EASEMENT
---	SIGHT VISIBILITY TRIANGLE EASEMENT
---	EASEMENT LINE

APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
AQUIFER PROTECTION DIVISION

PINAL COUNTY PUBLIC WORKS DEPARTMENT
PINAL COUNTY ENGINEER

ASSURANCES IN THE FORM OF A _____, FEE NO. _____ HAVE BEEN SUBMITTED TO PINAL COUNTY WITH THIS PLAT TO GUARANTEE THE INSTALLATION OF ALL REQUIRED INFRASTRUCTURE FOR THIS PROJECT.

THIS PLAT HAS BEEN APPROVED AS TO FORM IN ACCORDANCE WITH A.R.S. SEC. 11-822, THIS _____ DAY OF _____, 20____, APPROVAL OR RECORDECTION OF THIS PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY PINAL COUNTY FOR DESIGNATION OF ANY STREET, HIGHWAY, BICYCLE FACILITY OR OTHER WAY OR OPEN SPACE SHOWN UPON THIS PLAT INTO THE COUNTY MAINTENANCE SYSTEM.

PINAL COUNTY BOARD OF SUPERVISORS

BY: _____ CHAIR _____ ATTEST: _____ CLERK _____

OWNER

AG EHC II (MTH) MULTI STATE 1, LLC
8901 E. PINA CENTER PARKWAY, SUITE 225
SCOTTSDALE, ARIZONA 85258
TEL: 602-415-0433
CONTACT: STEVE BENSON
STEVE.BENSON@AGWPAM.COM

DEVELOPER

MERITAGE HOMES OF ARIZONA, INC.
8800 E. RAIN TREE DR., SUITE 300
SCOTTSDALE, ARIZONA 85260
TEL: (480) 515-8164
CONTACT: TROY HILL
Troy.Hill@meritgethohomes.com

ENGINEER

EPS GROUP, INC.
1130 N. ALMA SCHOOL RD, SUITE 120
MESA, ARIZONA 85201
TEL: (480) 503-2250
CONTACT: MIKE LOTEMPIO
Mike.LoTempio@epsgruoinc.com

DECLARATION, TITLE WARRANTY AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

AG EHC II (MTH) MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF "BELLA VISTA TRAILS - UNIT 2", A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 8 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS CONSTITUTING SAME AND THAT SAID LOTS, TRACTS AND STREETS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY.

AG EHC II (MTH) MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS THE OWNER OF FEE TITLE IN THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION HEREBY WARRANTS TO PINAL COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS, SUBJECT TO ALL MATTERS OF RECORD.

AG EHC II (MTH) MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HEREBY GRANTS A PERMANENT, PERPETUAL AND NONEXCLUSIVE EASEMENT OVER, UNDER, THROUGH AND ACROSS TRACT 12 FOR (A) CONSTRUCTION, MAINTENANCE, OPERATION AND REPLACEMENT OF PUBLIC UTILITY LINES (B) INGRESS/EGRESS FOR THE PURPOSE OF THE RIGHTS GRANTED UNDER ITEM (A) ABOVE AND REFUSE COLLECTION AND EMERGENCY VEHICLES AND PUBLIC UTILITIES.

NON-EXCLUSIVE DRAINAGE AND RETENTION EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH TRACT "1", "3", "5", "10" AND "12". NO USE SHALL BE PERMITTED WITHIN THE DRAINAGE EASEMENTS WHICH WOULD PROHIBIT OR INTERFERE WITH THE DRAINAGE USE. MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE BELLA VISTA TRAILS COMMUNITY ASSOCIATION. SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THE DRAINAGE EASEMENTS, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE DRAINAGE EASEMENTS ARE LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE EASEMENTS, AND CHARGE THE COMMUNITY ASSOCIATION THE COST OF THE MAINTENANCE. ALL OTHER EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.

PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS AND THROUGH THOSE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, GAS, ELECTRIC, AND TELECOMMUNICATIONS. MAINTENANCE OF THE AREAS SUBJECT TO SUCH PUBLIC UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

IT IS AGREED THAT PRIOR TO THE SALE OF ANY LOT OR THE ISSUANCE OF ANY BUILDING PERMITS, WHICHEVER OCCURS FIRST, ALL LOTS WILL BE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND A CERTIFICATION FILED WITH PINAL COUNTY BY AN ARIZONA REGISTERED LAND SURVEYOR CERTIFYING SUCH LOTS ARE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND DESCRIBING THE TYPE OF MARKERS USED.

IN WITNESS WHEREOF:

AG EHC II (MTH) MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED, THIS 14th DAY OF December, 2022.

AG EHC II (MTH) MULTI STATE 1, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC
AN ARIZONA LIMITED LIABILITY COMPANY,
ITS AUTHORIZED AGENT

BY: Steven S. Benson
STEVEN S. BENSON, ITS MANAGER

ACKNOWLEDGEMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF December, 2022, BY STEVEN S. BENSON, THE MANAGER OF ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF AG EHC II (MTH) MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.

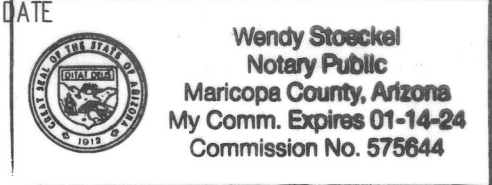
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY:

Wendy Stoeckel
NOTARY PUBLIC

MY COMMISSION EXPIRES: January 14, 2024

DATE: December 14, 2022



CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER, 2021, AND THIS PLAT REPRESENTS THE SURVEY MADE. I FURTHER CERTIFY ALL EXTERIOR BOUNDARY MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE ACCURATELY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

LAND SURVEYOR:
ROBERT A. JOHNSTON, R.L.S. 37495
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD
SUITE 120
MESA, AZ 85201

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgruoinc.com



Bella Vista Trails - Unit 2

PINAL COUNTY, ARIZONA

FINAL PLAT

Project:

Revisions:

Revisions:

Revisions:

Revisions:

Revisions:

Revisions:

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Dec 13, 2022 1:43pm S:\Projects\2018\18-473\Legal Survey\dwgs\Final Plat\Phase 2\18-473 Phase 2 - Plat.dwg

agross

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	4,854	0.1114
2	4,830	0.1109
3	4,830	0.1109
4	4,830	0.1109
5	4,830	0.1109
6	4,830	0.1109
7	4,830	0.1109
8	4,830	0.1109
9	4,830	0.1109
10	4,830	0.1109
11	4,830	0.1109
12	4,830	0.1109
13	4,830	0.1109
14	4,830	0.1109
15	4,830	0.1109
16	4,830	0.1109
17	4,830	0.1109
18	4,830	0.1109
19	4,830	0.1109
20	4,830	0.1109
21	4,830	0.1109
22	4,830	0.1109
23	4,830	0.1109
24	4,830	0.1109
25	4,830	0.1109
26	4,830	0.1109
27	4,830	0.1109
28	4,830	0.1109
29	4,836	0.1110
30	5,146	0.1181
31	4,920	0.1129
32	4,830	0.1109
33	4,830	0.1109
34	4,830	0.1109
35	4,830	0.1109
36	4,830	0.1109

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
37	4,830	0.1109
38	4,830	0.1109
39	4,830	0.1109
40	4,830	0.1109
41	4,830	0.1109
42	4,830	0.1109
43	4,830	0.1109
44	4,830	0.1109
45	4,830	0.1109
46	4,830	0.1109
47	4,830	0.1109
48	4,830	0.1109
49	4,830	0.1109
50	4,830	0.1109
51	4,830	0.1109
52	4,830	0.1109
53	4,830	0.1109
54	4,830	0.1109
55	4,830	0.1109
56	4,830	0.1109
57	10,936	0.2511
58	9,926	0.2279
59	5,424	0.1245
60	4,830	0.1109
61	4,830	0.1109
62	4,830	0.1109
63	4,830	0.1109
64	4,830	0.1109
65	4,830	0.1109
66	4,830	0.1109
67	4,830	0.1109
68	4,830	0.1109
69	4,830	0.1109
70	4,830	0.1109
71	4,830	0.1109
72	4,830	0.1109

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
73	4,830	0.1109
74	4,830	0.1109
75	4,830	0.1109
76	4,830	0.1109
77	4,830	0.1109
78	4,830	0.1109
79	4,830	0.1109
80	4,830	0.1109
81	4,830	0.1109
82	4,920	0.1129
83	4,847	0.1113
84	4,830	0.1109
85	4,830	0.1109
86	4,830	0.1109
87	4,830	0.1109
88	4,830	0.1109
89	4,830	0.1109
90	4,830	0.1109
91	4,830	0.1109
92	4,830	0.1109
93	4,830	0.1109
94	4,830	0.1109
95	4,830	0.1109
96	4,830	0.1109
97	4,830	0.1109
98	4,916	0.1128
99	4,921	0.1130
100	4,830	0.1109
101	4,830	0.1109
102	4,830	0.1109
103	4,830	0.1109
104	4,830	0.1109
105	4,830	0.1109
106	4,921	0.1130
107	4,921	0.1130
108	4,830	0.1109

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
109	4,830	0.1109
110	4,830	0.1109
111	4,830	0.1109
112	4,830	0.1109
113	4,830	0.1109
114	4,921	0.1130
116	5,520	0.1267
117	5,520	0.1267
118	5,520	0.1267
119	5,520	0.1267
120	5,520	0.1267
121	5,520	0.1267
122	5,520	0.1267
123	5,520	0.1267
124	5,520	0.1267
125	5,520	0.1267
126	5,520	0.1267
127	5,520	0.1267
128	5,520	0.1267
129	7,255	0.1665
130	6,736	0.1546
131	5,520	0.1267
132	5,520	0.1267
133	5,520	0.1267
134	5,520	0.1267
135	5,520	0.1267
136	5,520	0.1267
137	5,520	0.1267
138	5,520	0.1267
139	5,520	0.1267
140	5,520	0.1267
141	5,520	0.1267
142	5,520	0.1267
143	5,520	0.1267
144	5,496	0.1262
145	6,071	0.1394

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
146	5,741	0.1318
147	5,732	0.1316
148	5,732	0.1316
149	5,732	0.1316
150	5,732	0.1316
151	5,732	0.1316
152	5,732	0.1316
153	5,732	0.1316
154	5,732	0.1316
155	5,732	0.1316
156	5,732	0.1316
157	5,732	0.1316
158	5,732	0.1316
159	6,095	0.1399
160	5,873	0.1348
161	5,520	0.1267
162	5,520	0.1267
163	5,520	0.1267
164	5,520	0.1267
165	5,520	0.1267
166	6,210	0.1426
167	10,685	0.2453
168	9,932	0.2280
169	5,760	0.1322
170	5,760	0.1322
171	5,760	0.1322
172	5,760	0.1322
173	5,760	0.1322
174	5,760	0.1322
175	5,760	0.1322
176	5,760	0.1322
177	5,760	0.1322
178	6,960	0.1598
179	6,960	0.1598
180	6,960	0.1598
181	6,960	0.1598

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
182	6,960	0.1598
183	6,960	0.1598
184	6,960	0.1598
185	6,960	0.1598
186	6,960	0.1598
187	6,960	0.1598
188	6,960	0.1598
189	6,960	0.1598
190	6,936	0.1592
191	7,765	0.1783
192	6,960	0.1598
193	6,961	0.1598
194	6,961	0.1598
195	6,961	0.1598
196	6,962	0.1598
197	6,962	0.1598
198	6,962	0.1598
199	6,962	0.1598
200	6,963	0.1598
201	6,963	0.1598
202	6,963	0.1599
203	6,964	0.1599
204	6,964	0.1599
205	6,964	0.1599
206	6,964	0.1599
207	6,965	0.1599
208	6,965	0.1599
209	6,965	0.1599
210	6,966	0.1599
211	6,966	0.1599
212	6,966	0.1599
213	6,966	0.1599

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	48.21'	75.00'	36°49'58"	47.39'	N54°59'18"W
C2	36.99'	25.00'	84°47'03"	33.71'	N05°49'13"E
C3	190.34'	525.00'	20°46'20"	189.30'	N37°49'34"E
C4	33.59'	25.00'	76°58'39"	31.12'	N65°55'43"E
C5	16.38'	300.00'	3°07'40"	16.37'	S77°08'47"E
C6	41.71'	25.00'	95°34'59"	37.04'	N30°55'07"W
C7	314.66'	525.00'	34°20'23"	309.97'	N00°17'49"W
C8	41.66'	25.00'	95°28'44"	37.00'	N30°16'21"E
C9	16.22'	300.00'	3°05'49"	16.21'	S76°27'49"W
C10	33.62'	25.00'	77°03'12"	31.14'	N66°33'29"W
C11	181.22'	525.00'	19°46'38"	180.32'	N37°55'12"W
C12	36.99'	25.00'	84°47'03"	33.71'	N05°24'59"W
C13	45.79'	50.00'	52°28'27"	44.21'	N63°12'46"E
C14	39.27'	25.00'	90°00'00"	35.36'	N44°26'59"E
C15	23.55'	25.00'	53°58'42"	22.69'	S63°33'40"E
C16	22.44'	75.00'	17°08'44"	22.36'	S81°58'39"E
C17	78.54'	50.00'	90°00'00"	70.71'	N44°26'59"E
C18	39.27'	25.00'	90°00'00"	35.36'	N45°33'01"W
C19	39.27'	25.00'	90°00'00"	35.36'	N44°26'59"E
C20	39.27'	25.00'	90°00'00"	35.36'	S45°33'01"E

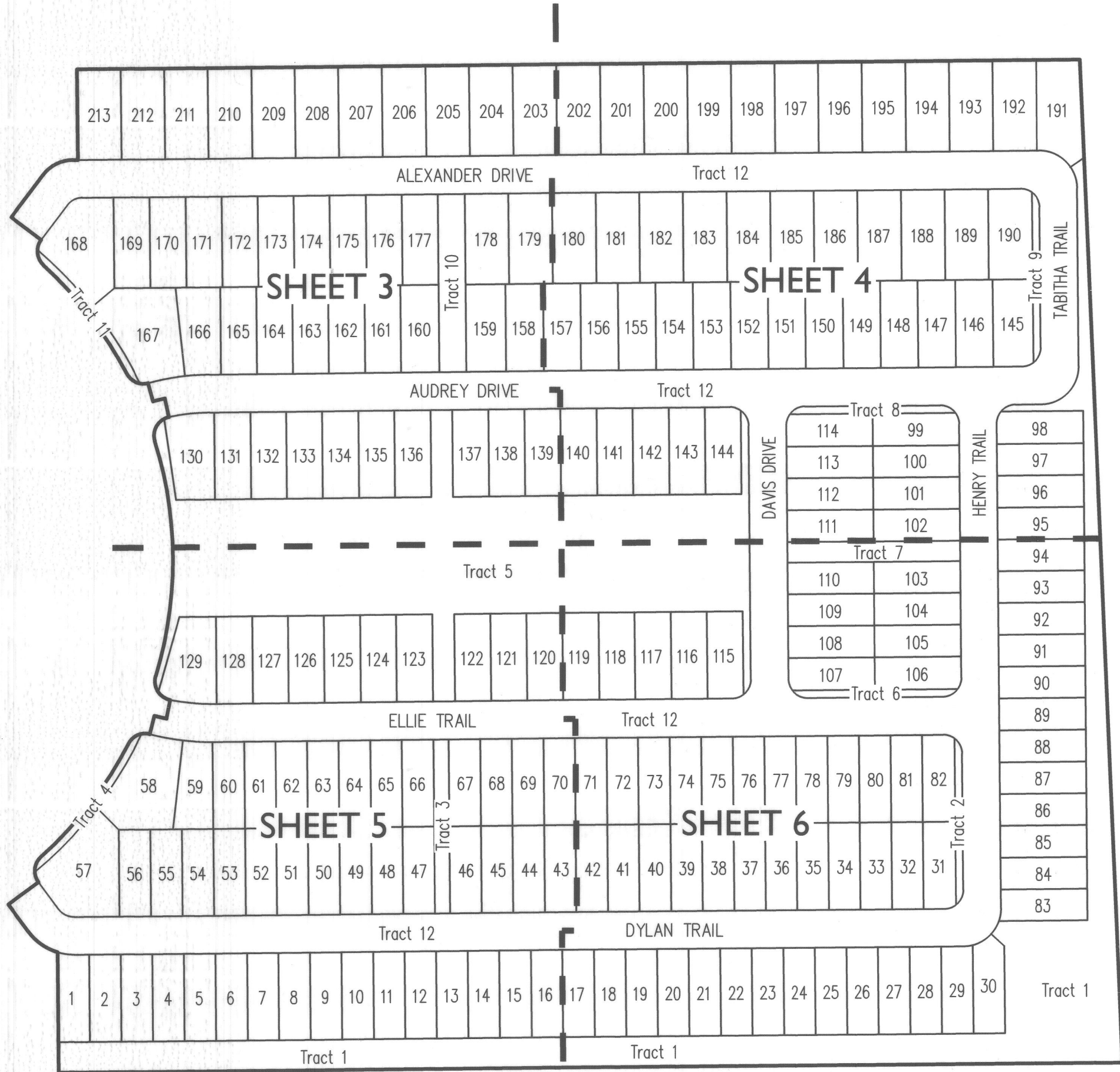
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C21	39.27'	25.00'	90°00'00"	35.36'	N44°26'59"E
C22	118.78'	535.00'	12°43'13"	118.53'	N43°57'53"E
C23	114.64'	535.00'	12°16'38"	114.42'	N31°27'57"E
C24	56.83'	275.00'	11°50'24"	56.73'	S84°37'49"E
C25	61.99'	300.00'	11°50'24"	61.88'	S84°37'49"E
C26	84.90'	325.00'	14°58'04"	84.66'	S83°03'59"E
C27	54.90'	275.00'	11°26'16"	54.81'	S83°43'51"W
C28	82.44'	325.00'	14°32'04"	82.22'	S82°10'57"W
C29	59.89'	300.00'	11°26'16"	59.79'	S83°43'51"W
C30	39.27'	25.00'	90°00'00"	35.36'	N45°33'01"W
C31	39.27'	25.00'	90°00'00"	35.36'	S44°26'59"W
C32	39.27'	25.00'	90°00'00"	35.36'	N45°33'01"W
C33	39.27'	25.00'	90°00'00"	35.36'	S44°26'59"W
C34	78.54'	50.00'	89°59'42"	70.71'	N44°27'08"E
C35	39.27'	25.00'	89°59'42"	35.35'	N44°27'08"E
C36	78.54'	50.00'	90°00'18"	70.71'	N45°32'52"W
C37	39.27'	25.00'	90°00'18"	35.36'	N45°32'52"W
C38	119.62'	535.00'	12°48'38"	119.37'	N32°19'27"W
C39	104.50'	535.00'	11°11'31"	104.34'	N44°19'31"W
C40	22.90'	25.00'	52°28'27"	22.10'	S63°12'46"W

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
Tract 1	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT AND DRAINAGE	104,365	2.3959
Tract 2	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	2,027	0.0465
Tract 3	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT AND DRAINAGE	4,667	0.1071
Tract 4	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	2,196	0.0504
Tract 5	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, RETENTION, AMENITY AND DRAINAGE	130,366	2.9928
Tract 6	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	2,080	0.0477
Tract 7	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	6,212	0.1426
Tract 8	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	2,080	0.0477
Tract 9	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	2,130	0.0489
Tract 10	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT AND DRAINAGE	8,399	0.1928
Tract 11	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT	2,104	0.0483
Tract 12	PRIVATE STREET, WATER & SEWER EASEMENT AND DRAINAGE	316,476	7.2653

LINE TABLE		
LINE	BEARING	LENGTH
L1	N36°34'19"W	45.02'
L2	N53°25'41"E	50.00'
L3	N14°25'03"E	25.00'
L4	N11°17'23"E	25.00'

LINE TABLE		
LINE	BEARING	LENGTH
L5	N11°59'17"W	25.00'
L6	N15°05'05"W	25.00'
L7	N53°01'28"W	50.00'
L8	N36°58'32"E	70.41'

LINE TABLE		
LINE	BEARING	LENGTH
L9	N89°26'59"E	7.15'
L10	N47°50'42"W	23.72'
L11	N55°22'57"E	22.21'



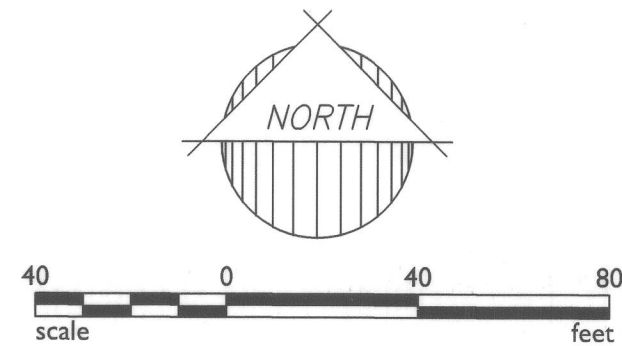
1130 N. Alma School Rd, Suite 120
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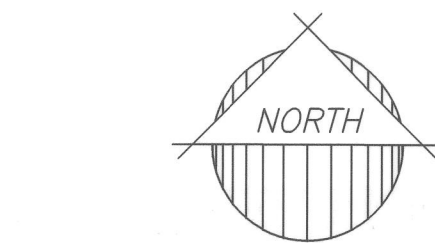
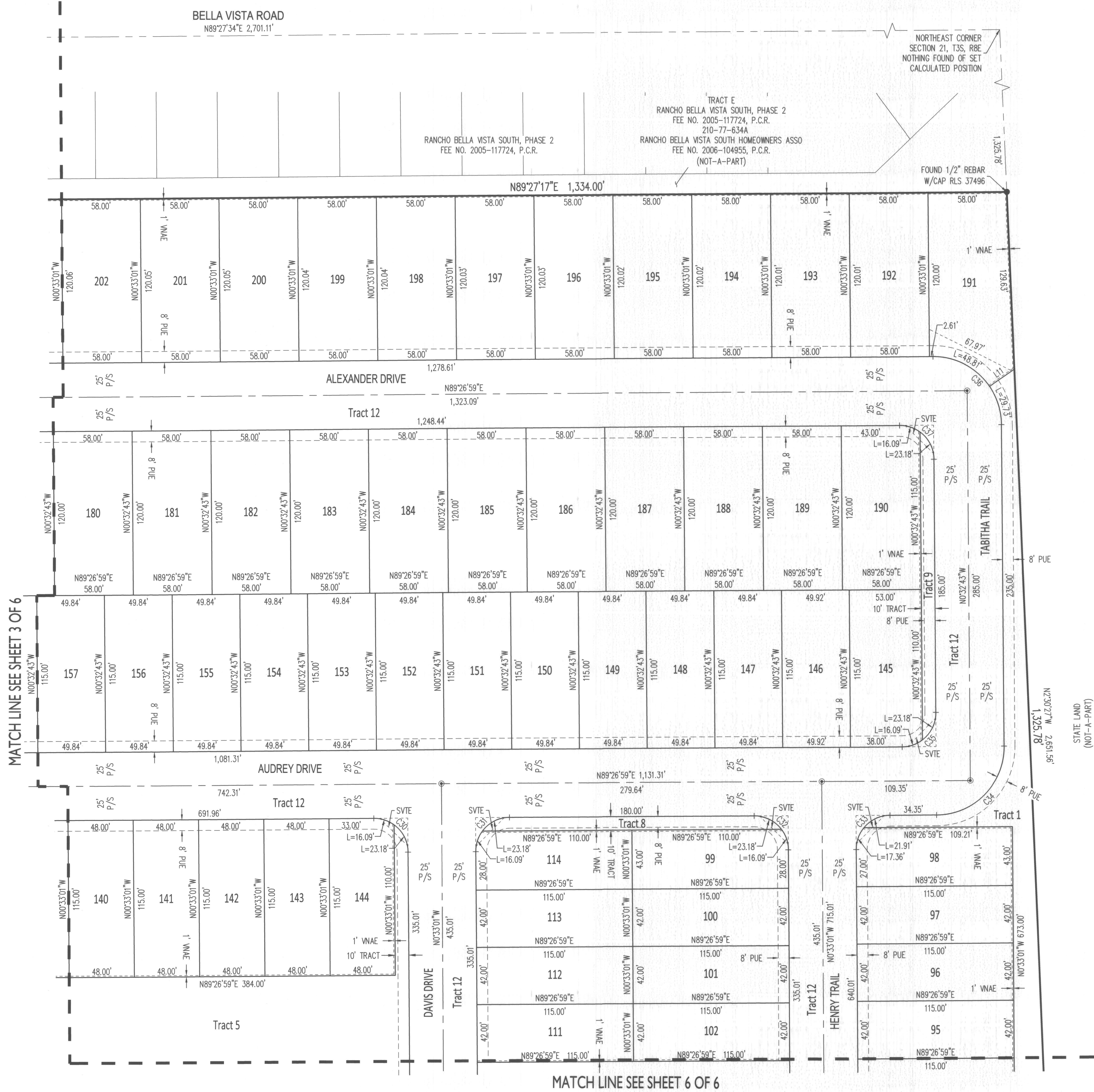


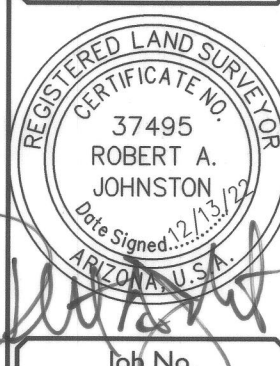
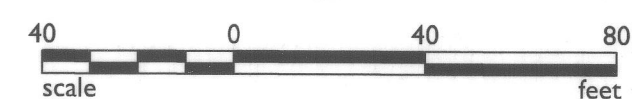
Bella Vista Trails - Unit 2

FINAL PLAT

Project







of 6

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PINAL COUNTY, ARIZONA

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