

NOTES

- THE SUBDIVISION IS WITHIN THE SERVICE AREA OF EPCOR WATER ARIZONA, INC. 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.
- THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 20220109. (CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FOR SUBDIVISIONS INCORPORATING SEWAGE COLLECTION SYSTEMS)
- 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.
- 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 FARMS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION TO ENSURE THAT THE HEIGHT RESTRICTIONS WITHIN THE SIGHT TRIANGLES ARE MET.
- 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.
- 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.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING WITHIN THE COMMON AREA(S) AND THE STREET RIGHT-OF-WAYS SHALL BE THE RESPONSIBILITY OF THE BELLA VISTA FARMS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.
- ALL WORK WITHIN THE SUBDIVISION STREETS, WHETHER PUBLIC OR PRIVATE, AND WITHIN PUBLIC RIGHT-OF-WAYS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
- ALL TRENCH WORK WITHIN PUBLIC UTILITY EASEMENTS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
- 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.
- TRACTS TRACTS AA, E, F, G, W, X AND Y ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE BELLA VISTA FARMS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.
- ON ALL LOTS THE OWNER AND/OR DEVELOPER SHALL ENSURE THAT RESIDENTIAL DWELLINGS CAN FIT WITHIN THE BUILDING SETBACKS INCLUDING BAY WINDOWS, FIREPLACES, PORCHES, COVERED PATIOS, ETC., AS APPROVED UNDER THE APPLICABLE ZONE CHANGE AND/OR PLANNED AREA DEVELOPMENT.
- COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED ON (12/22/2020) IN FEE NO. 2020-134452 IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.

OPTIONEE APPROVAL

THE UNDERSIGNED, BEING THE OPTIONEE UNDER THAT CERTAIN OPTION AGREEMENT DATED AUGUST __, 2023, WHICH IS EVIDENCED BY RECORD BY A MEMORANDUM OF OPTION DATED AUGUST __, 2023 AND RECORDED ON AUGUST __, 2023, IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, AT INSTRUMENT NO. _____, HEREBY APPROVES OF AND CONSENTS TO THIS PLAT.

LENNAR ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: [Signature]
 NAME: JEFF GUNDERSON
 ITS: VICE PRESIDENT

OPTIONEE APPROVAL ACKNOWLEDGMENT

STATE OF Arizona } SS
 COUNTY OF Maricopa

ON THIS 18th DAY OF September, 2023, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JEFF GUNDERSON, VICE PRESIDENT OF LENNAR ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND THAT AS SAID OFFICER BEING DULY AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

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

Vickey Morrill 9/18/23
 NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

DATE 11/13/2026



AREA TABLE

	AREA (SF)	AREA (AC)
LOTS	574,572.21 SF	13.19 AC
TRACTS	244,052.73 SF	5.60 AC
R/W	165,159.22 SF	3.79 AC
TOTAL	983,784.16 SF	22.58 AC

SURVEY LEGEND

- ◆ SECTION CORNER AS NOTED
- SET 1/2" REBAR W/ CAP RLS 48943
- MONUMENT AS NOTED
- STREET CENTERLINE MONUMENT MAG STD. DET. 120-1 TYPE B (TO BE SET DURING CONSTRUCTION)
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R/W RIGHT OF WAY
- P.C.R. PINAL COUNTY RECORDS
- 1 21'X21' SIGHT VISIBILITY EASEMENT
- 2 33'X33' SIGHT VISIBILITY EASEMENT
- SECTION LINE
- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE AS NOTED

FINAL PLAT FOR BELLA VISTA FARMS PARCEL U PARCEL 1

A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

DEVELOPER

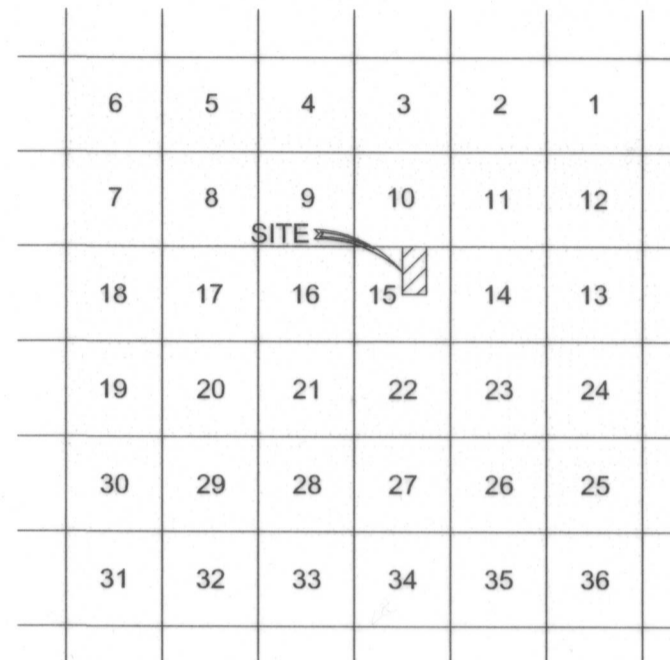
EL DORADO LAND DEVELOPMENT INC.
 8501 N. SCOTTSDALE ROAD, SUITE 120
 SCOTTSDALE, AZ

CONTACT: BRAD HINTON
 PHONE: (602) 955-2424
 EMAIL: BHINTON@ELDORADOHOLDINGS.NET

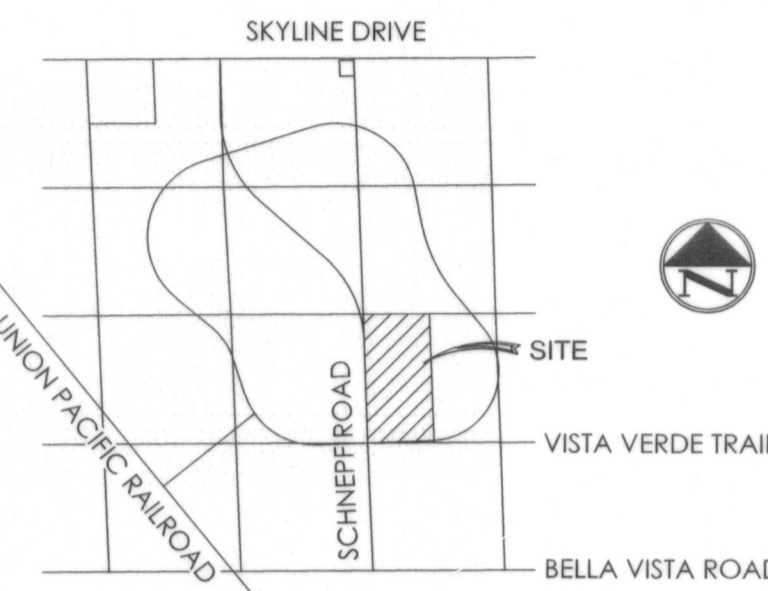
LAND SURVEYOR

TERRASCAPE CONSULTING, LLC
 645 E. MISSOURI AVE., SUITE 160
 PHOENIX, ARIZONA 85012

CONTACT: MITCHELL RAGSDALE
 PHONE: (602) 297-8732
 EMAIL: MRAGSDALE@TERRASCAPE.US



VICINITY MAP



LOCATION MAP

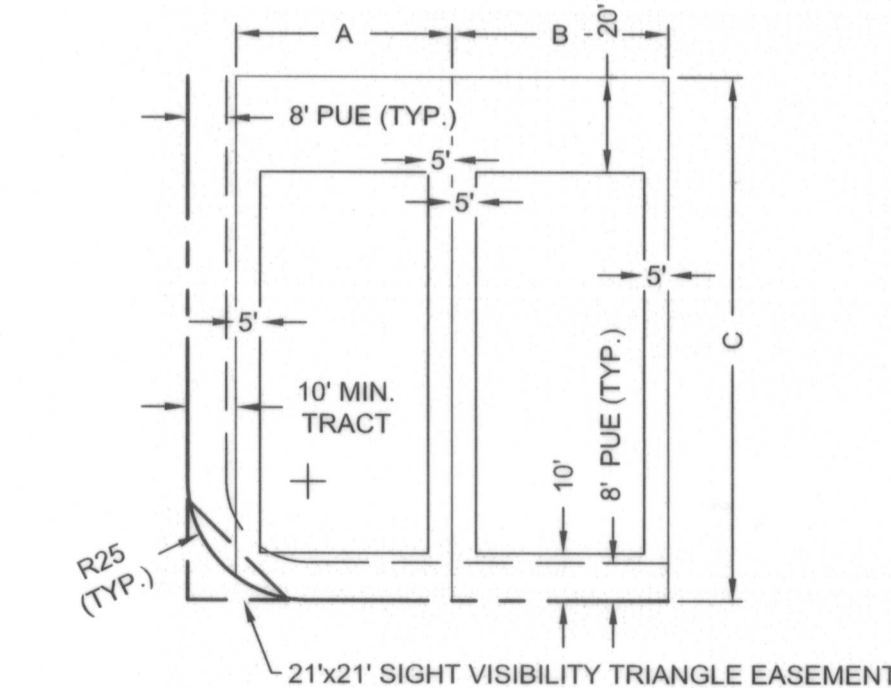
BASE ZONING & ZONING CASE NO.

BELLA VISTA FARMS PAD - PARCEL U
 BASE ZONING: CR-3 (PZ-012-11)
 PAD OVERLAY ZONING: PAD (PZ-PD-012-11)

DEVELOPMENT UNIT 2	CR-3
MAX. BUILDING HEIGHT:	30'
MIN. LOT AREA:	4,950 SF
MIN. LOT WIDTH:	45'
MIN. FRONT YARD SETBACK:	10'
MIN. SIDE YARD SETBACK:	5'
MIN. REAR YARD SETBACK:	20'
MIN. DISTANCE BETWEEN MAIN BUILDINGS	7"
TARGET DENSITY	3.8 DU/AC
OPEN SPACE:	16.3%

* MEASURED FROM EAVE TO EAVE

TYPICAL LOT LAYOUT AND BUILDING SETBACKS



NOTE: 8' PUE ALONG STREET FRONTAGE AND SIDE STREETS (TYP.)
ZONING CR-3
 N.T.S.

	45'x115' TYP.	55'x120' TYP.
A	45'	55'
B	45'	55'
C	115'	120'

SURVEYOR'S NOTE:

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.

SURVEYOR'S 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 JULY 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.

MITCHELL H. RAGSDALE RPLS #48943
 TERRASCAPE CONSULTING LLC
 645 E. MISSOURI AVE., SUITE 160, PHOENIX AZ, 85012
 602-297-8732
 mragsdale@terrascape.us



APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:
GUINN BAK 10/18/23
 PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT DATE
 PLANNING DIVISION

Nathan Holt 10/13/2023
 PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT DATE
 ACQUIFER PROTECTION DIVISION

[Signature] 10/16/2023
 PINAL COUNTY PUBLIC WORKS DEPARTMENT DATE
 PINAL COUNTY ENGINEER

ASSURANCES IN THE FORM OF A PERFORMANCE BOND, RESOLUTION NO. 090623-RD23-042 HAS 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. 11-922, THIS DAY OF _____ APPROVAL OR RECORDEATION 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: _____
 CHAIRMAN

ATTEST: _____
 CLERK

DEDICATION

STATE OF ARIZONA } SS
 COUNTY OF PINAL

KNOW ALL PERSONS BY THESE PRESENTS: THAT KL LHB AZ AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME BELLA VISTA FARMS PARCEL U, PARCEL 1, A SUBDIVISION LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 8 EAST, PINAL COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF BELLA VISTA FARMS PARCEL U, PARCEL 1, AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

KL LHB AZ AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS THE OWNER OF FEE TITLE IN: (A) THE PROPERTY BEING DEDICATED ON THIS PLAT TO THE PUBLIC FOR ROADWAY PURPOSES AND ALL INCIDENTALS THERETO; AND (B) THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE PUBLIC. KL LHB AZ AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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

KL LHB AZ AIV 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 PUBLIC. KL LHB AZ AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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.

STREETS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS AND PUBLIC UTILITIES.

A TOTAL OF 30 FEET FROM THE CENTER LINE OF SAPPHIRE WAY AND 25 FEET FROM THE CENTER LINE OF BIRCHWOOD DRIVE, SHASTA DRIVE, TOPAZ DRIVE, BALSAM ROAD & JASPER STREET, AS DESIGNATED ON THIS PLAT, IS HEREBY DEDICATED AS RIGHT-OF-WAY (FEE) TO THE PUBLIC FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS AND PUBLIC UTILITIES.

RIGHT-OF-WAY SIGHT VISIBILITY TRIANGLE EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AT ALL INTERSECTIONS WITH A PUBLIC STREET, 21' X 21' AT LOCAL TO LOCAL INTERSECTIONS AND 33' X 33' AT ARTERIAL OR COLLECTOR INTERSECTIONS WITH A PUBLIC STREET.

KL LHB AZ AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY, HEREBY DEDICATES, GRANTS AND CONVEYS RIGHTS OF INGRESS AND EGRESS FOR ALL EMERGENCY VEHICLES AND/OR GOVERNMENT VEHICLES OVER AND ACROSS ALL PRIVATE STREETS AS DESIGNATED ON THIS PLAT.

AS DESIGNATED ON THIS PLAT, ONE FOOT WIDE NEGATIVE EASEMENTS PROHIBITING VEHICULAR INGRESS AND EGRESS ARE HEREBY DEDICATED TO THE PUBLIC UPON ALL LOTS ADJACENT TO PUBLIC DRAINAGE EASEMENTS, TRACTS, OR FACILITIES AND/OR ADJACENT TO PUBLIC ARTERIAL OR COLLECTOR STREETS.

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH TRACTS AA, E, F, G, W, X AND Y. 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 FARMS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, 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 HOMEOWNERS 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.

WATER AND/OR SEWER 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 [WATER/SEWER] LINES. MAINTENANCE OF THE AREAS SUBJECT TO SUCH EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

IN WITNESS WHEREOF, KL LHB AZ AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS 18th DAY OF SEP, 2023

KL LHB AZ AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]
 NAME: RYAN MOTT
 ITS: AUTHORIZED SIGNATORY

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
 COUNTY OF MARICOPA

ON THIS 18th DAY OF SEPTEMBER, 2023 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED RYAN MOTT, AUTHORIZED SIGNATORY OF KL LHB AZ AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THAT AS SAID OFFICER BEING DULY AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

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

Nathan Holt 9/18/23
 NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

DATE 10/30/26

BENCHMARK

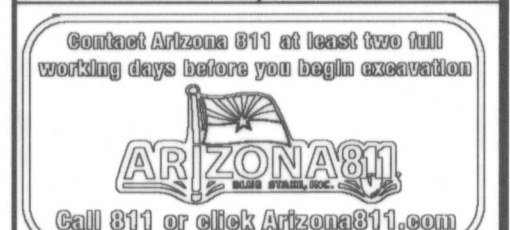
PINAL COUNTY CONTROL NETWORK (POINT NO. 308125)
 3" ARIZONA HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE
 ELEVATION - 1543.45
 (N7997285.48, E824199.67)

BASIS OF BEARING

S02°17'21"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

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FINAL PLAT
BELLA VISTA FARMS PARCEL U
PARCEL 1



DATE:	08 / 03 / 23
CHECKED BY:	MHR
DRAWN BY:	BWB
TITLE:	COVER SHEET
SHEET No.	1 of 3
PROJECT No.	1109.1

TRACT INFORMATION CHART

TRACT	DESCRIPTION	AREA
"AA"	DRAINAGE CHANNEL	1.55 AC.
"E"	RECREATIONAL OPEN SPACE	0.32 AC.
"F"	DEVELOPED OPEN SPACE	0.18 AC.
"G"	DRAINAGE / DEVELOPED OPEN SPACE	0.49 AC.
"W"	DRAINAGE / RECREATIONAL OPEN SPACE	1.62 AC.
"X"	DRAINAGE / RECREATIONAL OPEN SPACE	1.39 AC.
"Y"	DEVELOPED OPEN SPACE	0.05 AC.
TOTAL		5.60 AC.

SERVICE PROVIDERS

WATER	SANTAN WATER & WASTEWATER (EPCOR)
SEWER	SANTAN WATER & WASTEWATER (EPCOR)
ELECTRIC	SRP
GAS	MESA GAS
TELEPHONE	COX OR CENTURY LINK
CABLE TV	COX OR CENTURY LINK
SOLID WASTE	REPUBLIC SERVICES
POLICE	PINAL COUNTY SHERIFF DEPARTMENT
FIRE	RURAL METRO
ELEMENTARY SCHOOL DISTRICT	FLORENCE UNIFIED SCHOOL DISTRICT
HIGH SCHOOL DISTRICT	FLORENCE UNIFIED SCHOOL DISTRICT

LAND USE TABLE

PAD DEVELOPMENT UNIT 2 - PLANNING AREA PARCEL	LAND USE	ZONING DISTRICT	TENTATIVE PLAT PARCEL AREA	TYPICAL LOT SIZE	TENTATIVE PLAT GROSS AREA	NUMBER OF LOTS	TENTATIVE PLAT DENSITY
U	MD	CR-3	1	55x120'	22.58 AC	75	3.3
			2	45x115'	17.87 AC	85	4.8
			3	45x115'	18.09 AC	89	4.9
TOTAL	-	-	-	-	58.54 AC	249	4.3
U	COMMUNITY CENTER	MR	4	-	17.30 AC	172 UNITS	9.9

LINE AND CURVE TABLES

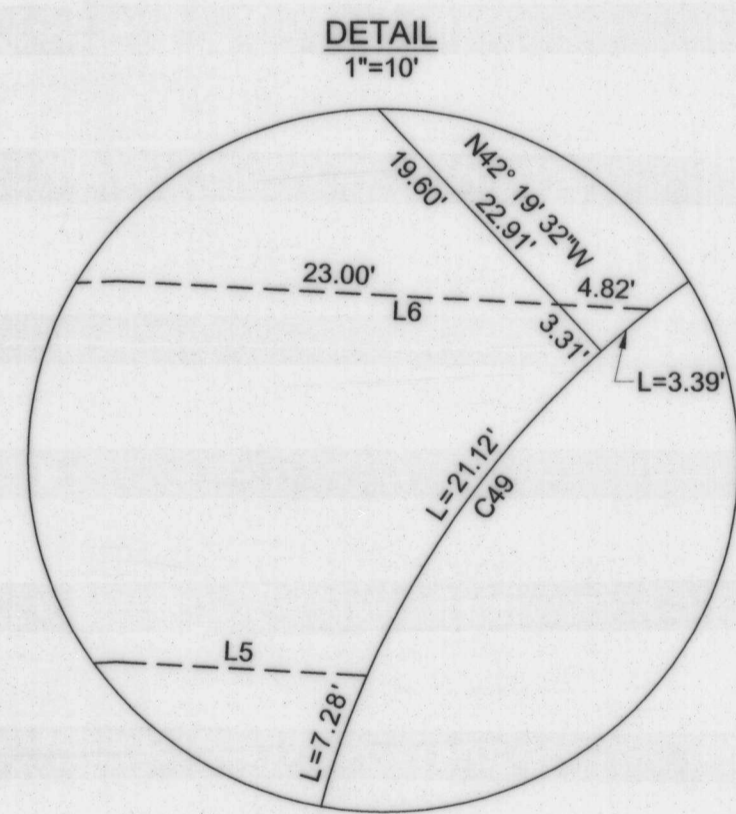
Line #	Direction	Length
L1	S47° 11' 47"E	7.09'
L2	S02° 01' 49"E	3.39'
L3	N02° 06' 48"W	4.56'
L4	N02° 01' 49"W	58.39'
L5	S86° 59' 50"E	13.09'
L6	S86° 59' 50"E	27.82'

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	51.76'	33.00'	089°52'25"	S47° 05' 37"E	46.62'
C2	39.27'	25.00'	090°00'00"	N42° 58' 10"E	35.36'
C3	23.18'	25.00'	053°07'48"	N61° 24' 16"E	22.36'
C4	16.09'	25.00'	036°52'11"	N16° 24' 16"E	15.81'
C5	14.14'	50.00'	016°12'23"	N15° 54' 04"W	14.10'
C6	114.88'	50.00'	131°38'20"	S41° 48' 55"W	91.23'
C7	15.88'	50.00'	018°11'42"	S81° 27' 46"E	15.81'
C8	42.86'	25.00'	098°13'22"	S40° 19' 42"W	37.80'
C9	19.68'	25.00'	045°05'34"	S13° 45' 48"W	19.17'
C10	23.18'	25.00'	053°07'48"	S62° 52' 29"W	22.36'
C11	61.16'	400.00'	008°45'39"	S4° 56' 56"E	61.10'
C12	59.18'	275.00'	012°19'51"	N84° 23' 41"W	59.07'
C13	53.80'	250.00'	012°19'51"	N84° 23' 41"W	53.70'
C14	64.56'	300.00'	012°19'51"	N84° 23' 41"W	64.44'
C15	80.98'	725.00'	006°23'59"	S81° 25' 45"E	80.94'
C16	308.83'	750.00'	023°35'35"	N89° 58' 27"E	306.65'
C17	179.91'	750.00'	013°44'39"	S85° 06' 05"E	179.48'
C18	128.92'	750.00'	009°50'55"	N83° 06' 07"E	128.76'
C19	58.46'	50.00'	066°59'15"	N61° 52' 38"E	55.18'
C20	104.10'	50.00'	119°17'10"	S88° 01' 35"W	86.29'
C21	58.46'	50.00'	066°59'15"	S65° 49' 28"E	55.18'
C22	319.12'	775.00'	023°35'35"	N89° 58' 27"E	316.88'
C23	33.89'	200.00'	009°42'32"	S83° 01' 56"W	33.85'
C24	29.65'	175.00'	009°42'32"	S83° 01' 56"W	29.62'
C25	25.42'	150.00'	009°42'32"	S83° 01' 56"W	25.39'
C26	15.88'	50.00'	018°11'42"	N78° 47' 21"E	15.81'
C27	110.30'	50.00'	126°23'23"	N47° 06' 48"W	89.25'
C28	15.88'	50.00'	018°11'42"	S6° 59' 03"W	15.81'
C29	39.27'	25.00'	090°00'00"	N47° 06' 48"W	35.36'
C30	16.09'	25.00'	036°52'12"	N73° 40' 42"W	15.81'
C31	23.18'	25.00'	053°07'48"	N28° 40' 42"W	22.36'
C32	65.65'	1000.00'	003°45'41"	N0° 13' 58"W	65.64'
C33	67.29'	1025.00'	003°45'41"	N0° 13' 58"W	67.28'
C34	39.90'	975.00'	002°20'42"	N0° 28' 32"E	39.90'
C35	65.65'	1000.00'	003°45'41"	S0° 13' 58"E	65.64'
C36	64.01'	975.00'	003°45'41"	S0° 13' 58"E	64.00'
C37	67.29'	1025.00'	003°45'41"	S0° 13' 58"E	67.28'
C38	38.27'	25.00'	087°42'11"	N41° 44' 17"E	34.64'
C39	23.18'	25.00'	053°07'48"	N24° 27' 06"E	22.36'
C40	15.09'	25.00'	034°34'22"	N68° 18' 11"E	14.86'
C41	40.99'	25.00'	093°56'16"	N47° 39' 56"W	36.55'
C42	17.54'	25.00'	040°12'25"	N74° 31' 52"W	17.19'
C43	23.44'	25.00'	053°43'51"	N27° 33' 44"W	22.59'
C44	59.65'	965.00'	003°32'30"	N0° 07' 22"W	59.64'
C45	83.57'	250.00'	019°09'09"	N1° 38' 14"W	83.18'
C46	75.21'	225.00'	019°09'09"	S1° 38' 14"E	74.86'
C47	66.86'	200.00'	019°09'09"	S1° 38' 14"E	66.54'
C48	15.88'	50.00'	018°11'42"	N1° 09' 30"W	15.81'
C49	109.61'	50.00'	125°36'17"	S52° 32' 48"W	88.94'
C50	16.66'	50.00'	019°05'28"	S74° 11' 48"E	16.58'
C51	38.62'	25.00'	088°30'21"	S52° 11' 31"W	34.89'
C52	36.00'	25.00'	082°30'44"	S49° 11' 43"W	32.97'
C53	2.62'	25.00'	005°59'37"	N86° 33' 07"W	2.61'
C54	323.45'	1025.00'	018°04'49"	N87° 13' 04"E	322.11'
C55	342.73'	1075.00'	018°16'02"	N87° 18' 41"E	341.28'
C56	152.00'	1175.00'	007°24'43"	S81° 53' 01"W	151.89'
C57	141.13'	1125.00'	007°11'16"	S81° 46' 18"W	141.04'
C58	39.27'	25.00'	090°00'00"	N47° 01' 50"W	35.36'

LOT AREA TABLE

LOT #	AREA (SF)	AREA (AC)
50	8525.00 SF	0.20 AC
51	8520.72 SF	0.20 AC
52	8428.40 SF	0.19 AC
53	8236.71 SF	0.19 AC
54	8041.62 SF	0.18 AC
55	7929.46 SF	0.18 AC
56	7920.00 SF	0.18 AC
57	7920.00 SF	0.18 AC
58	7920.00 SF	0.18 AC
59	7920.00 SF	0.18 AC
60	7884.07 SF	0.18 AC
61	15771.37 SF	0.36 AC
62	14834.74 SF	0.34 AC
63	6815.13 SF	0.16 AC
64	7022.71 SF	0.16 AC
65	7517.89 SF	0.17 AC
66	8130.40 SF	0.19 AC
67	8742.91 SF	0.20 AC
68	9342.64 SF	0.21 AC
69	8980.67 SF	0.21 AC
70	7161.83 SF	0.16 AC
71	8742.29 SF	0.20 AC
72	9745.87 SF	0.22 AC
73	9278.24 SF	0.21 AC
74	8642.24 SF	0.20 AC
75	7371.40 SF	0.17 AC
76	7101.92 SF	0.16 AC
77	7101.44 SF	0.16 AC
78	7064.22 SF	0.16 AC
79	11164.91 SF	0.26 AC
80	11402.04 SF	0.26 AC
81	7242.47 SF	0.17 AC
82	6732.12 SF	0.15 AC
83	6732.12 SF	0.15 AC
84	6732.12 SF	0.15 AC
85	6732.12 SF	0.15 AC
86	6652.51 SF	0.15 AC
212	7543.12 SF	0.17 AC

LOT #	AREA (SF)	AREA (AC)
213	6868.91 SF	0.16 AC
214	6717.96 SF	0.15 AC
215	6704.32 SF	0.15 AC
216	6907.65 SF	0.16 AC
217	6917.46 SF	0.16 AC
218	6917.46 SF	0.16 AC
219	6917.46 SF	0.16 AC
220	6917.46 SF	0.16 AC
221	6917.33 SF	0.16 AC
222	7031.93 SF	0.16 AC
223	6844.15 SF	0.16 AC
224	6897.71 SF	0.16 AC
225	6897.71 SF	0.16 AC
226	6897.71 SF	0.16 AC
227	6897.71 SF	0.16 AC
228	6808.46 SF	0.16 AC
229	6609.30 SF	0.15 AC
230	6891.89 SF	0.16 AC
231	6969.88 SF	0.16 AC
232	7245.50 SF	0.17 AC
233	6989.14 SF	0.16 AC
234	7522.65 SF	0.17 AC
235	6632.57 SF	0.15 AC
236	6600.00 SF	0.15 AC
237	6752.80 SF	0.16 AC
238	7008.62 SF	0.16 AC
239	7010.13 SF	0.16 AC
240	7018.70 SF	0.16 AC
241	7028.62 SF	0.16 AC
242	7044.71 SF	0.16 AC
243	6823.36 SF	0.16 AC
244	6600.00 SF	0.15 AC
245	7216.62 SF	0.17 AC
246	6768.09 SF	0.16 AC
247	6768.09 SF	0.16 AC
248	6768.09 SF	0.16 AC
249	6768.09 SF	0.16 AC



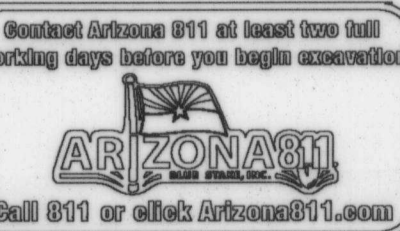
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FINAL PLAT

BELLA VISTA FARMS PARCEL U
PARCEL 1



DATE: 08 / 03 / 23

CHECKED BY: MHR

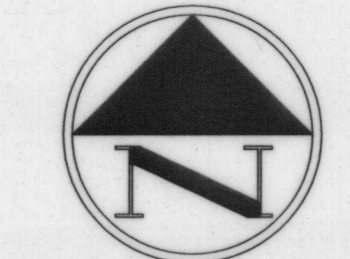
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TITLE: FINAL PLAT

SHEET No. 2 of 3

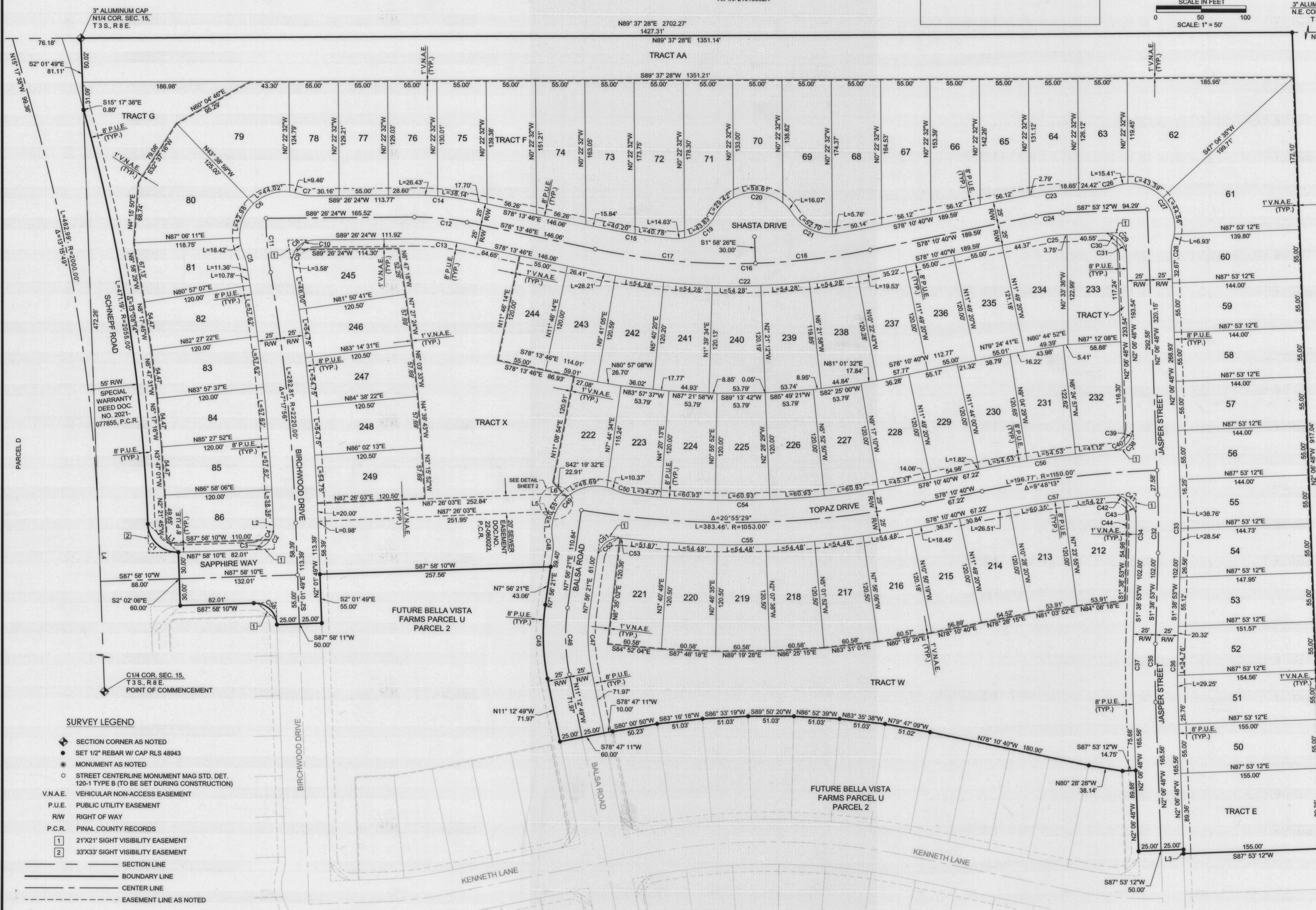
PROJECT No. 1109.1

A.P.N. 21010002A



SCALE IN FEET
0 50 100
SCALE: 1" = 50'

3" ALUMINUM CAP
N.E. COR. SEC. 15,
T 3 S., R 8 E.
N89° 37' 28"E
1351.13'

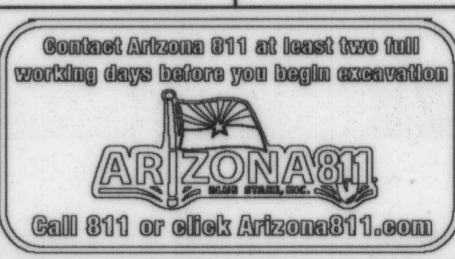


- SURVEY LEGEND**
- ◆ SECTION CORNER AS NOTED
 - SET 1/2" REBAR W/ CAP RLS 48943
 - MONUMENT AS NOTED
 - STREET CENTERLINE MONUMENT MAG STD. DET. 120-1 TYPE B (TO BE SET DURING CONSTRUCTION)
 - V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.W. RIGHT OF WAY
 - P.C.R. PINAL COUNTY RECORDS
 - 1 21'X21' SIGHT VISIBILITY EASEMENT
 - 2 33'X33' SIGHT VISIBILITY EASEMENT
- SECTION LINE
- - - BOUNDARY LINE
- - - CENTER LINE
- - - EASEMENT LINE AS NOTED

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FINAL PLAT
BELLA VISTA FARMS PARCEL U
PARCEL 1



DATE: 08 / 03 / 23
 CHECKED BY: MHR
 DRAWN BY: BWB
 TITLE: FINAL PLAT
 SHEET No. 3 of 3
 PROJECT No. 1109.1

Plotted: 08/23/23, 1:58 PM By: mhr
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