

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. ADVCR CERTIFICATE NO. DWR-36-401382.0001.
- THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 20220110. (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 D, H, I, P, Q, R, S, T, U, AND V 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 OF 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 18 DAY OF September 2023 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JEFF GUNDERSON AND ACKNOWLEDGED THEMSELVES TO BE 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.

[Signature] 9/18/23
 NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

DATE 11/13/2026

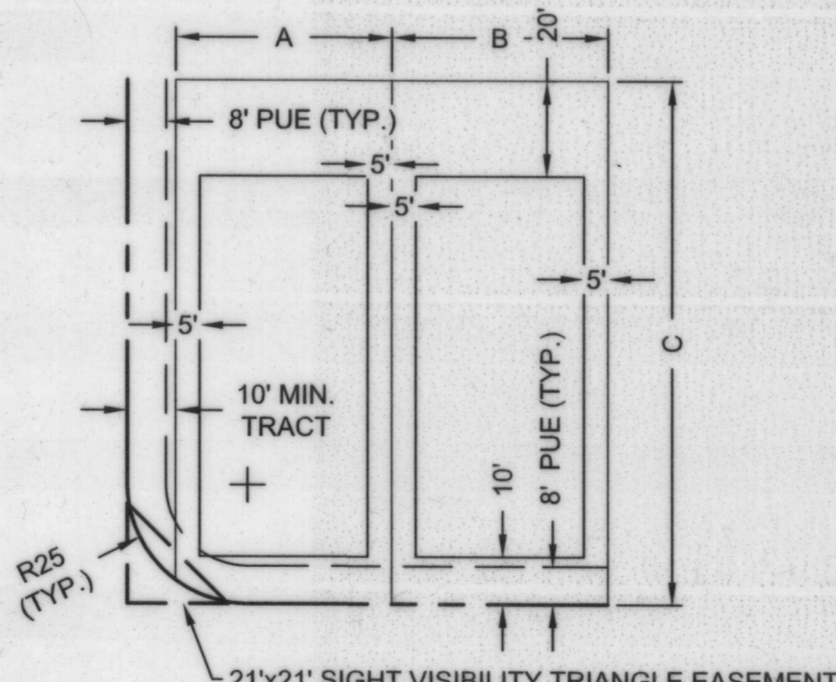


AREA TABLE

	AREA (SF)	AREA (AC)
LOTS	489,300.79 SF	11.23 AC
TRACTS	137,860.47 SF	3.16 AC
R/W	151,034.52 SF	3.47 AC
TOTAL	778,195.78 SF	17.86 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



NOTE: 8' PUE ALONG STREET FRONTAGE AND SIDE STREETS (TYP.)

TYPICAL LOT LAYOUTS & BUILDING SETBACKS ZONING CR-3 N.T.S.

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

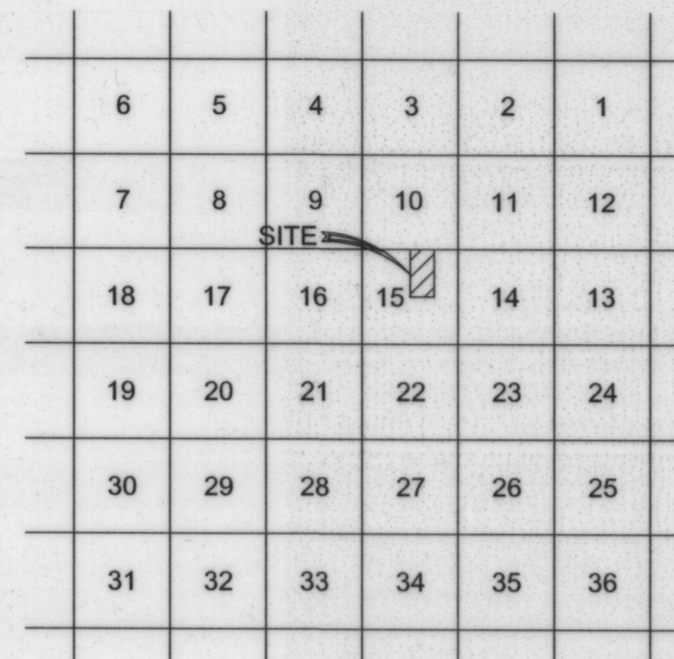
FINAL PLAT FOR BELLA VISTA FARMS PARCEL U PARCEL 2

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

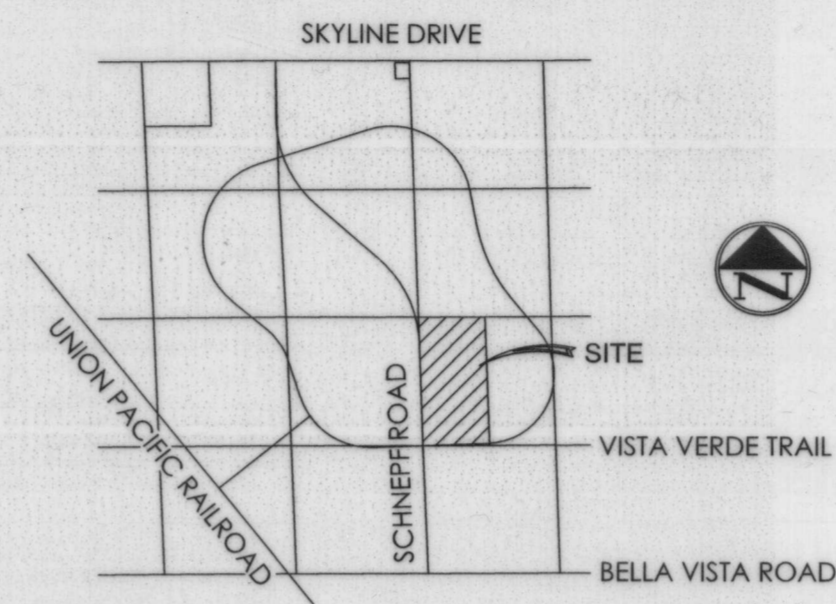


VICINITY MAP

LAND SURVEYOR

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

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



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

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
 TERRASCOPE CONSULTING LLC
 645 E. MISSOURI AVE., SUITE 160, PHOENIX AZ, 85012
 602-297-8732
 mragdale@terrascope.us



APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:
GUENT BAIK 10/13/23

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT DATE
 PLANNING DIVISION

[Signature] 10/14/23
 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-RD23-043 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. 11-822. THIS DAY OF _____ APPROVAL OR RECORDATION 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 2, 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 2, 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, KENNETH LANE, FRENCH ROAD, BALSAM ROAD, VIVIAN WAY & 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 H, Q, AND T. 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.

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 18 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

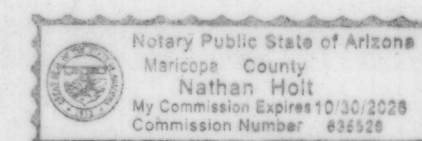
ON THIS 18 DAY OF SEPTEMBER 2023 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED RYAN MOTT AND ACKNOWLEDGED THEMSELVES TO BE AUTHORIZED SIGNATORY OF KL LHB AZ AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THAT AS SAID OFFICER BEING DULY AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS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

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

[Signature] 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
 (N797285.48, E824199.67)

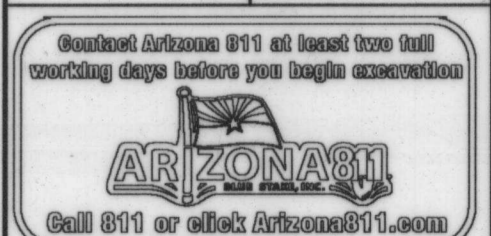
BASIS OF BEARING

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.

consulting
Terrascope
 civil engineering • surveying • urban planning

645 East Missouri Ave, Suite 160, Phoenix, Arizona 85012
 P: 602.297.8732 • info@terrascope.us • terrascopeconsulting.com

FINAL PLAT
 BELLA VISTA FARMS PARCEL U
 PARCEL 2



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
"D"	DEVELOPED OPEN SPACE	0.02 AC.
"H"	DRAINAGE / DEVELOPED OPEN SPACE	1.20 AC.
"I"	DEVELOPED OPEN SPACE	0.05 AC.
"J"	DEVELOPED OPEN SPACE	0.02 AC.
"Q"	DRAINAGE / RECREATIONAL OPEN SPACE	0.27 AC.
"R"	DEVELOPED OPEN SPACE	0.05 AC.
"S"	DEVELOPED OPEN SPACE	0.13 AC.
"T"	DRAINAGE / RECREATIONAL OPEN SPACE	1.36 AC.
"U"	DEVELOPED OPEN SPACE	0.02 AC.
"V"	DEVELOPED OPEN SPACE	0.04 AC.
TOTAL		3.16 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 LAND USE	TYPICAL LOT SIZE	TENTATIVE PLAT GROSS AREA	NUMBER OF LOTS	TENTATIVE PLAT DENSITY
U	MD	CR-3	1	55'x120'	22.58 AC	75	3.3
			2	45'x115'	17.87 AC	85	4.8
			3	45'x115'	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

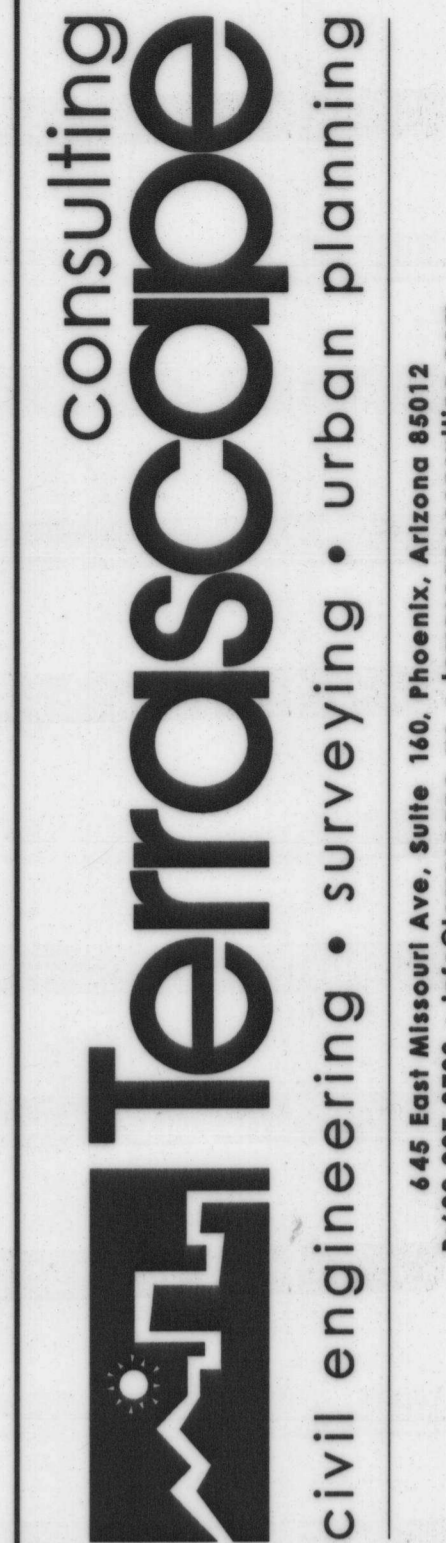
Line #	Direction	Length
L1	N42° 58' 10"E	7.07'
L2	N87° 58' 10"E	5.99'
L3	S87° 58' 10"W	33.33'
L4	N87° 58' 10"E	32.11'
L5	S78° 47' 11"W	10.00'
L6	S78° 53' 54"E	1.70'
L7	S11° 49' 20"W	1.29'
L8	S78° 10' 40"E	35.00'
L9	S78° 10' 40"E	10.00'

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	51.84'	33.00'	090°00'00"	S42° 58' 10"W	46.67'
C2	39.27'	25.00'	090°00'00"	N47° 01' 50"W	35.36'
C3	28.98'	25.00'	066°25'19"	N58° 49' 11"W	27.39'
C4	10.29'	25.00'	023°34'42"	N13° 49' 10"W	10.22'
C5	15.88'	50.00'	018°11'42"	N7° 04' 01"E	15.81'
C6	110.30'	50.00'	126°23'24"	S47° 01' 50"E	89.25'
C7	27.25'	50.00'	031°13'49"	S0° 32' 58"W	26.92'
C8	42.69'	50.00'	048°55'06"	S39° 31' 29"E	41.40'
C9	40.35'	50.00'	046°14'29"	S87° 06' 17"E	39.27'
C10	39.27'	25.00'	090°00'00"	S47° 01' 50"E	35.36'
C11	15.88'	50.00'	018°11'42"	S78° 52' 19"W	15.81'
C12	1.23'	50.00'	001°24'47"	S70° 28' 52"W	1.23'
C13	14.84'	50.00'	016°46'54"	S79° 34' 43"W	14.59'
C14	68.01'	400.00'	009°44'28"	N83° 05' 56"E	67.92'
C15	63.76'	375.00'	009°44'28"	N83° 05' 56"E	63.68'
C16	72.26'	425.00'	009°44'28"	N83° 05' 56"E	72.17'
C17	39.03'	25.00'	089°26'30"	N33° 30' 27"E	35.18'
C18	15.84'	25.00'	036°18'42"	N60° 04' 21"E	15.58'
C19	23.18'	25.00'	053°07'48"	N15° 21' 06"E	22.36'
C20	39.51'	25.00'	090°33'30"	N56° 29' 33"W	35.53'
C21	16.33'	25.00'	037°25'41"	N83° 03' 28"W	16.04'
C22	23.18'	25.00'	053°07'48"	N37° 46' 43"W	22.36'
C23	38.99'	25.00'	089°21'30"	S55° 53' 34"E	35.16'
C24	23.18'	25.00'	053°07'48"	S37° 46' 43"E	22.36'
C25	15.81'	25.00'	036°13'42"	S82° 27' 28"E	15.55'
C26	302.91'	775.00'	022°23'39"	N89° 22' 30"W	300.99'
C27	282.21'	725.00'	022°18'09"	N89° 19' 45"W	280.43'
C28	39.59'	25.00'	090°43'59"	S34° 09' 11"W	35.58'
C29	23.18'	25.00'	053°07'48"	S15° 21' 06"W	22.36'
C30	16.41'	25.00'	037°36'11"	S60° 43' 05"W	16.11'
C31	42.80'	25.00'	098°04'54"	N46° 55' 39"E	37.76'
C32	14.06'	25.00'	032°13'29"	N79° 51' 22"E	13.88'
C33	28.74'	25.00'	065°51'25"	N30° 48' 54"E	27.18'
C34	56.81'	425.00'	007°39'29"	S82° 00' 24"E	56.76'
C35	8.93'	425.00'	001°12'12"	S85° 14' 03"E	8.93'
C36	36.53'	25.00'	083°43'21"	N43° 58' 29"W	33.37'
C39	61.17'	50.00'	070°05'26"	S71° 07' 09"W	57.42'
C40	41.47'	50.00'	047°31'30"	S59° 50' 11"W	40.29'
C41	19.69'	50.00'	022°33'56"	N85° 07' 06"W	19.57'
C42	15.88'	50.00'	018°11'42"	S82° 55' 59"E	15.81'

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C43	16.09'	25.00'	036°52'11"	S69° 32' 05"W	15.81'
C44	63.76'	375.00'	009°44'28"	N83° 05' 56"E	63.68'
C45	72.26'	425.00'	009°44'28"	N83° 05' 56"E	72.17'
C46	39.03'	25.00'	089°26'30"	N33° 30' 27"E	35.18'
C47	15.84'	25.00'	036°18'42"	N60° 04' 21"E	15.58'
C48	23.18'	25.00'	053°07'48"	N15° 21' 06"E	22.36'
C49	37.25'	25.00'	085°21'38"	S53° 53' 38"E	33.90'
C50	23.18'	25.00'	053°07'48"	S37° 46' 43"E	22.36'
C51	14.06'	25.00'	032°13'50"	S80° 27' 32"E	13.88'
C52	22.01'	750.00'	001°40'54"	S79° 04' 09"W	22.01'
C53	286.83'	750.00'	021°54'44"	N89° 08' 02"W	285.09'
C54	308.84'	750.00'	023°35'38"	N89° 58' 29"W	306.67'
C55	248.84'	775.00'	018°23'47"	N87° 22' 34"W	247.77'
C56	298.55'	725.00'	023°35'38"	N89° 58' 29"W	296.45'
C57	39.27'	25.00'	090°00'00"	N33° 10' 40"W	35.36'
C58	16.09'	25.00'	036°52'12"	N59° 44' 34"W	15.81'
C59	23.18'	25.00'	053°07'48"	N14° 44' 34"W	22.36'
C60	39.27'	25.00'	090°00'00"	S56° 49' 20"W	35.36'
C61	23.18'	25.00'	053°07'48"	S38° 23' 14"W	22.36'
C62	16.09'	25.00'	036°52'12"	S83° 23' 14"W	15.81'
C63	97.29'	400.00'	013°56'08"	S85° 08' 44"E	97.05'
C64	65.84'	375.00'	010°03'37"	S83° 12' 28"E	65.76'
C65	79.06'	425.00'	010°39'32"	S83° 30' 26"E	78.95'
C66	26.07'	425.00'	003°30'53"	S79° 56' 06"E	26.07'
C67	9.07'	425.00'	001°13'20"	S88° 13' 32"E	9.07'
C68	14.22'	50.00'	016°17'35"	N80° 41' 24"W	14.17'
C69	111.50'	50.00'	127°45'53"	N43° 34' 27"E	89.79'
C70	15.88'	50.00'	018°11'42"	S11° 12' 39"E	15.81'
C71	40.96'	25.00'	093°52'32"	N44° 49' 28"E	36.53'
C72	17.78'	25.00'	040°44'43"	N71° 23' 22"E	17.41'
C73	23.18'	25.00'	053°07'48"	N24° 27' 06"E	22.36'

LOT AREA TABLE

LOT AREA			LOT AREA		
LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)
37	5151.09 SF	0.12 AC	170	5756.78 SF	0.13 AC
38	5521.57 SF	0.13 AC	171	5337.17 SF	0.12 AC
39	5767.48 SF	0.13 AC	172	5151.05 SF	0.12 AC
40	5521.51 SF	0.13 AC	173	5924.11 SF	0.14 AC
41	11314.10 SF	0.26 AC	174	5626.47 SF	0.13 AC
42	16989.83 SF	0.39 AC	175	5635.25 SF	0.13 AC
43	7516.12 SF	0.17 AC	176	5602.46 SF	0.13 AC
44	6975.00 SF	0.16 AC	177	5546.82 SF	0.13 AC
45	6975.00 SF	0.16 AC	178	5463.60 SF	0.13 AC
46	6975.00 SF	0.16 AC	179	5175.00 SF	0.12 AC
47	6975.00 SF	0.16 AC	180	5175.00 SF	0.12 AC
48	6975.00 SF	0.16 AC	181	5175.00 SF	0.12 AC
49	6975.00 SF	0.16 AC	182	5396.45 SF	0.12 AC
87	5380.66 SF	0.12 AC	183	6348.68 SF	0.15 AC
88	5400.00 SF	0.12 AC	184	5761.90 SF	0.13 AC
89	5400.00 SF	0.12 AC	185	5318.42 SF	0.12 AC
90	5400.00 SF	0.12 AC	186	5175.00 SF	0.12 AC
91	5400.00 SF	0.12 AC	187	5175.00 SF	0.12 AC
92	5400.00 SF	0.12 AC	188	5167.73 SF	0.12 AC
93	5270.37 SF	0.12 AC	189	5473.88 SF	0.13 AC
94	5017.77 SF	0.12 AC	190	5593.03 SF	0.13 AC
95	5164.84 SF	0.12 AC	191	5614.05 SF	0.13 AC
96	5725.25 SF	0.13 AC	192	5606.23 SF	0.13 AC
97	5572.69 SF	0.13 AC	193	5595.67 SF	0.13 AC
98	5175.00 SF	0.12 AC	194	5508.50 SF	0.13 AC
99	5175.00 SF	0.12 AC	195	5449.77 SF	0.13 AC
100	5096.76 SF	0.12 AC	196	5661.58 SF	0.13 AC
101	5205.40 SF	0.12 AC	197	5175.00 SF	0.12 AC
102	5175.00 SF	0.12 AC	198	5175.00 SF	0.12 AC
103	5175.00 SF	0.12 AC	199	5216.60 SF	0.12 AC
104	5311.63 SF	0.12 AC	200	5435.98 SF	0.12 AC
105	5785.80 SF	0.13 AC	201	5499.71 SF	0.13 AC
106	5175.00 SF	0.12 AC	202	5499.71 SF	0.13 AC
107	5078.07 SF	0.12 AC	203	5499.71 SF	0.13 AC
161	5291.51 SF	0.12 AC	204	5499.71 SF	0.13 AC
162	5648.02 SF	0.13 AC	205	5499.71 SF	0.13 AC
163	5703.12 SF	0.13 AC	206	5487.79 SF	0.13 AC
164	5729.01 SF	0.13 AC	207	5221.87 SF	0.12 AC
165	5725.20 SF	0.13 AC	208	5175.00 SF	0.12 AC
166	5175.00 SF	0.12 AC	209	5175.00 SF	0.12 AC
167	5175.00 SF	0.12 AC	210	5175.00 SF	0.12 AC
168	5175.00 SF	0.12 AC	211	6014.55 SF	0.14 AC
169	5381.00 SF	0.12 AC			



FINAL PLAT
BELLA VISTA FARMS PARCEL U
PARCEL 2



DATE: 08 / 03 / 23
 CHECKED BY: MHR
 DRAWN BY: BWB
 TITLE: FINAL PLAT
 SHEET No. 2 of 3
 PROJECT No. 1109.1

Plotted: 08/03/23, 1:58 PM By: mhragsdale
 File: C:\Users\mhragsdale\OneDrive\Documents\Terrascope\1109.1\03_Plat\Parcel 2.dwg - 11/1/23

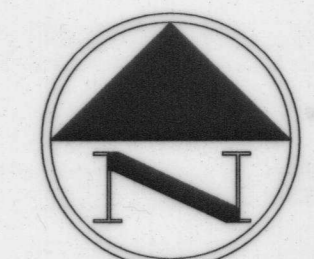
3" ALUMINUM CAP
N1/4 COR. SEC. 15,
T3 S., R8 E.

3" ALUMINUM CAP
N.E. COR. SEC. 15,
T3 S., R8 E.

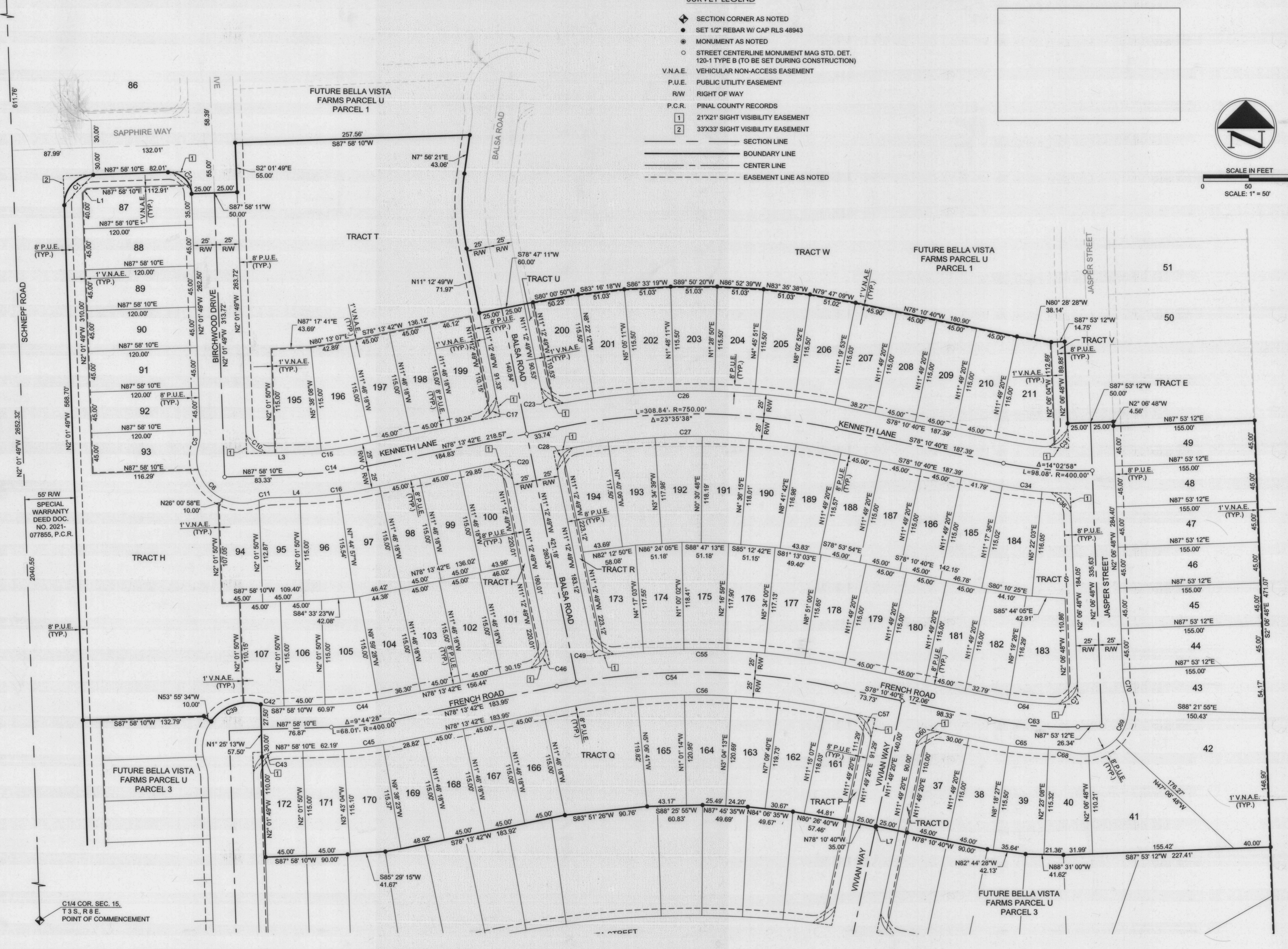
N89° 37' 28"E 2702.27'

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



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



55' R/W
SPECIAL WARRANTY DEED DOC. NO. 2021-077855, P.C.R.

C1/4 COR. SEC. 15,
T3 S., R8 E.
POINT OF COMMENCEMENT

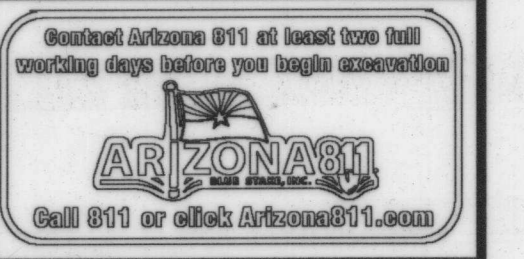
consulting
Terrascope
civil engineering • surveying • urban planning

645 East Missouri Ave, Suite 160, Phoenix, Arizona 85012
P: 402.297.8732 • info@terrascope.us • terrascopeconsulting.com



FINAL PLAT

**BELLA VISTA FARMS PARCEL U
PARCEL 2**



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

Printed: 08/15/23, 1:57 PM. By: mhragsdale
File: C:\Users\mhragsdale\AppData\Local\Temp\AutoCAD\11091109_P1_P2.dwg, 11/15/2023, 1:57 PM