

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-36-401382.0001.
- THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 20220111. (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 A, B, C, J, K, L, M, N, AND O 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 EVIDENCE 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 18th 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: 11/13/2026

DATE 11/13/2026

AREA TABLE

	AREA (SF)	AREA (AC)
LOTS	543,472.81 SF	12.48 AC
TRACTS	82,300.76 SF	1.89 AC
R/W	162,209.33 SF	3.72 AC
TOTAL	787,982.90 SF	18.09 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 3

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

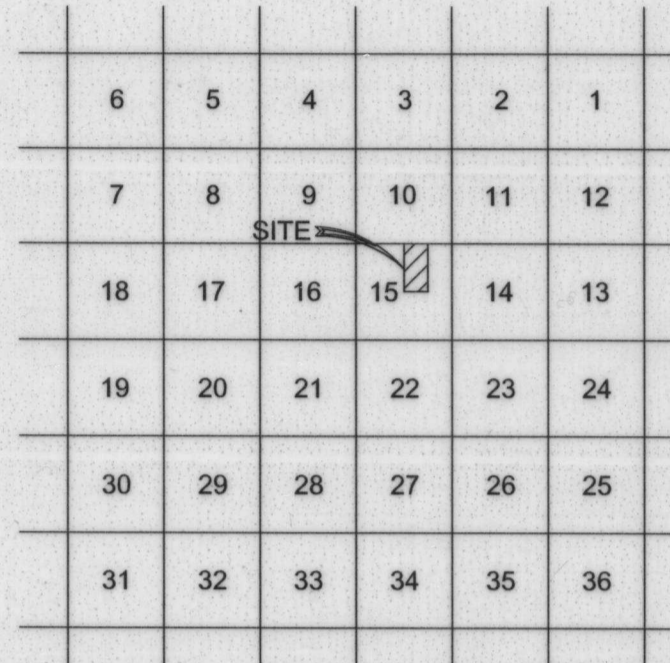
EL DORADO LAND DEVELOPMENT INC.
 8501 N. SCOTTSDALE ROAD, SUITE 120
 SCOTTSDALE, AZ

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

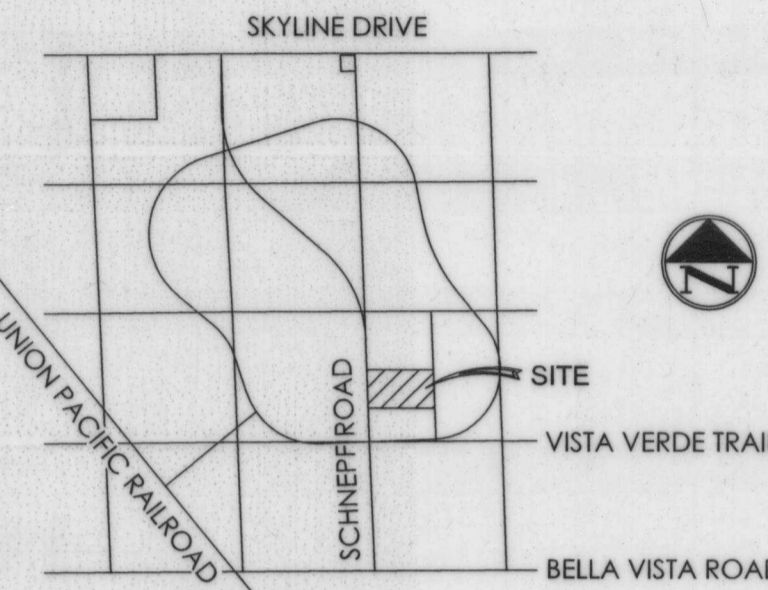
LAND SURVEYOR

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.

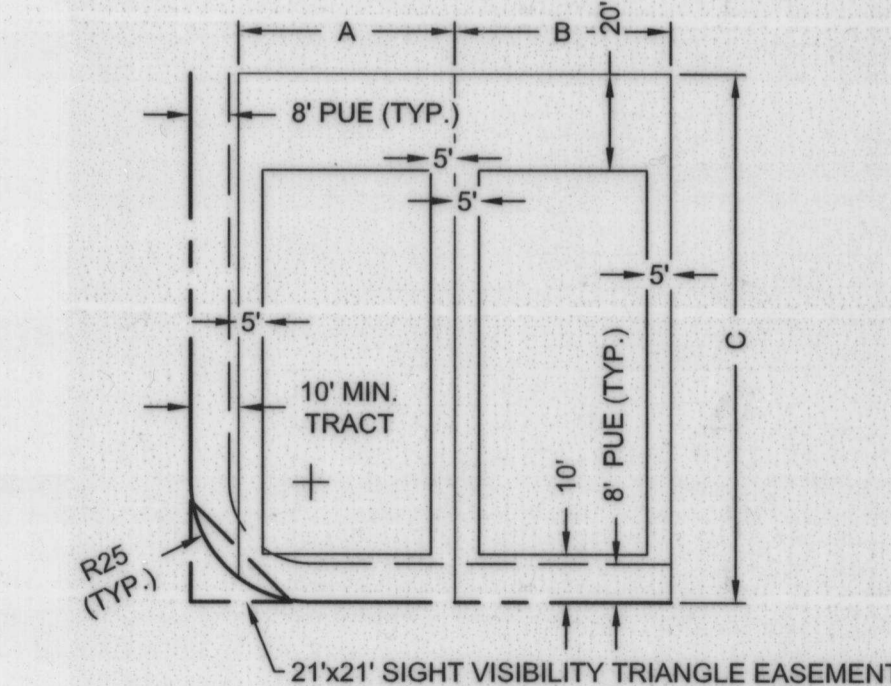
BELLA VISTA FARMS PAD - PARCEL U
 BASE ZONING: CR-3 (PZ-012-11)
 PAD OVERLAY ZONING: PAD (PZ-PD-012-11)

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.)

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'

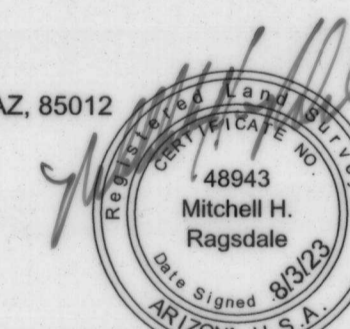
SURVEYOR'S NOTE:

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
 mragdsdale@terrascape.us



APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:
GLENN BAK 10/13/23
 PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT DATE
 PLANNING DIVISION

[Signature] 10/13/2023
 PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT DATE
 ACQUIER PROTECTION DIVISION

[Signature] 10/13/2023
 PINAL COUNTY PUBLIC WORKS DEPARTMENT DATE
 PINAL COUNTY ENGINEER

ASSURANCES IN THE FORM OF A PERFORMANCE BOND, RESOLUTION NO. 090623-RD23-044 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 RECORDED 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 3, 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 3, 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 CELESTIAL DRIVE AND 25 FEET FROM THE CENTER LINE OF HERMON ROAD, DANTA STREET, VIVIAN WAY, AMETHYST LANE & GARNET WAY, 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 A, K, AND N. 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 16 DAY OF SEP, 2023

KL LHB AZ AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
 COUNTY OF MARICOPA

ON THIS 16 DAY OF SEPTEMBER 2023, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED EVAN 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: 10/30/26

DATE 10/30/26

BENCHMARK

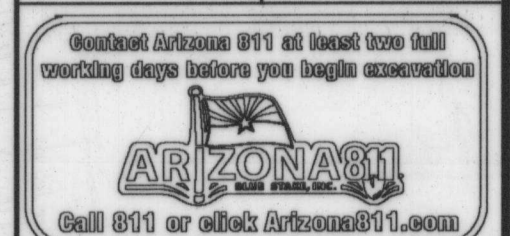
PINAL COUNTY CONTROL NETWORK (POINT NO. 308125)
 3' ARIZONA HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE
 ELEVATION - 1543.45
 (N797285.48, E824199.67)

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
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 P: 602.297.8732 • info@terrascope.us • terrascopeconsulting.com

FINAL PLAT
 BELLA VISTA FARMS PARCEL U
 PARCEL 3



DATE: 08 / 03 / 23

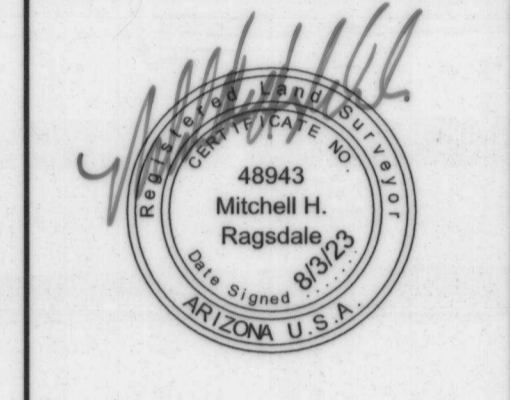
CHECKED BY: MHR

DRAWN BY: BWB

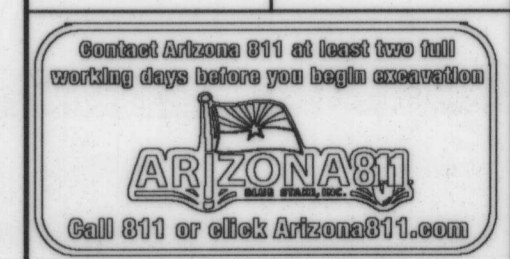
TITLE: COVER SHEET

SHEET No. 1 of 3

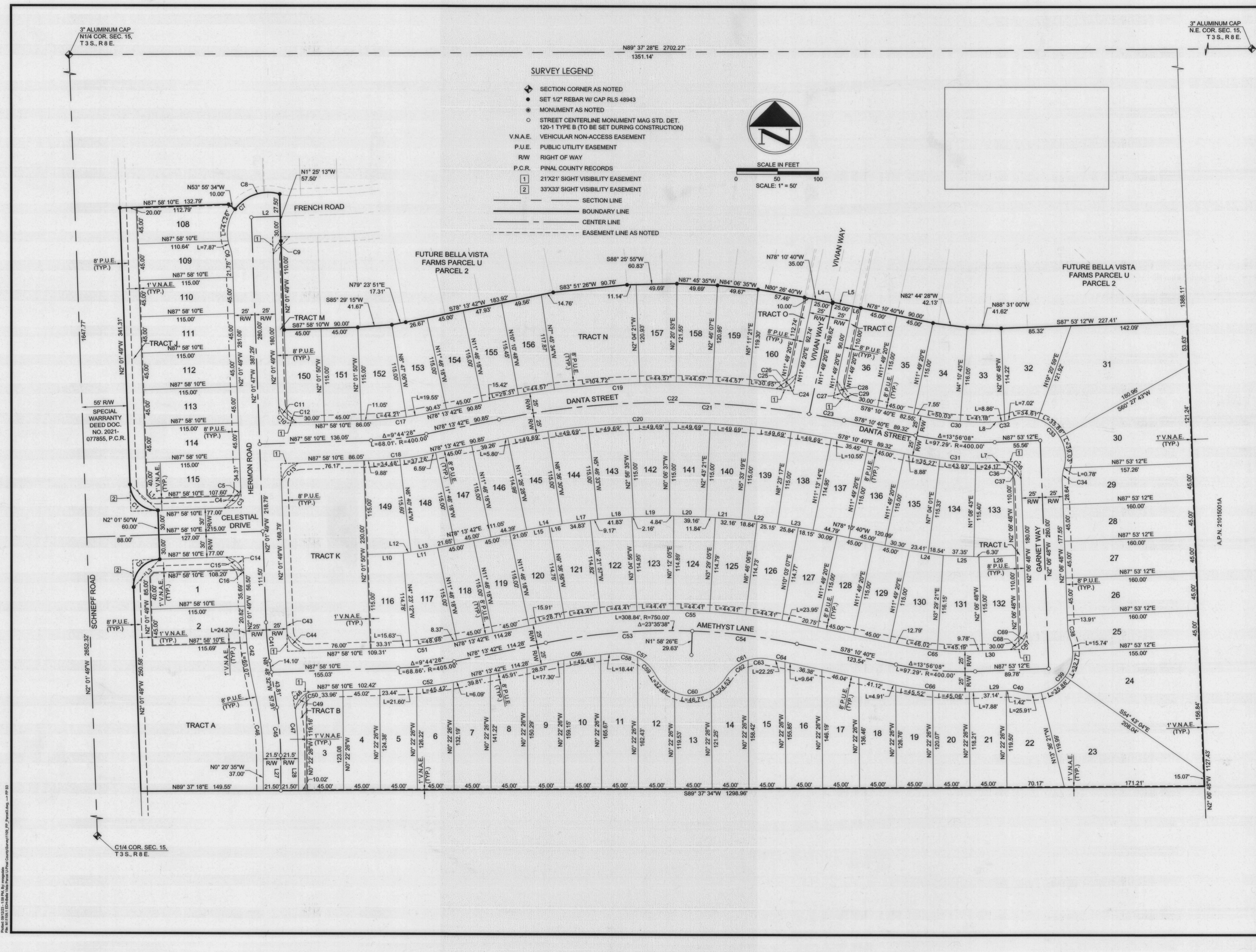
PROJECT No. 1109.1



FINAL PLAT
BELLA VISTA FARMS PARCEL U
PARCEL 3



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



Public: 08/13/23, 1:58 PM, By: mhr@terrascope.us
 File: 11109.1 - Bella Vista Farms Parcel U Plat - Copy.dwg
 Plot: 11109.1 - Bella Vista Farms Parcel U Plat - Copy.dwg