

FINAL PLAT

of Bella Vista Farms - Parcel K - Parcel 3 A PORTION OF THE NORTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 10 TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

GENERAL NOTES

- THE SUBDIVISION IS WITHIN THE SERVICE AREA OF EPCOR WATER, 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. 86-401382.0001.
- THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 20230193. (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", "D", "E", "F", "G", "H", "I", "J", "K", "L" AND "M" ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE BELLA VISTA FARMS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, 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 12/22/20 IN FEE NO. 2020-134452 IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.
- 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 SAID AIRPORT.

BENCHMARK

PINAL COUNTY CONTROL NETWORK, (POINT NUMBER 308125) 3" ARIZONA HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE, ELEVATION = 1643.45' (NAVD 88 DATUM) (N: 797265.48, E: 824199.67)

BASIS OF BEARING

THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 8 EAST GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

SAID BEARING BEING SOUTH 1 DEGREE 32 MINUTES 44 SECONDS EAST

BASE ZONING & ZONING CASE NO.

PLANNED AREA DEVELOPMENT (PAD) ZONING DISTRICT (CR-3) CASE # PZ-PD-012-11

MAX. BUILDING HEIGHT:	30'
MIN. LOT AREA:	4,950 SF (50')
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:	3.9 DU/AC
OVERALL OPEN SPACE:	37%

** MEASURED FROM EA VE. TO EA VE.

LOT AREA TABLE

SEE SHEET 2

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 JUNE, 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

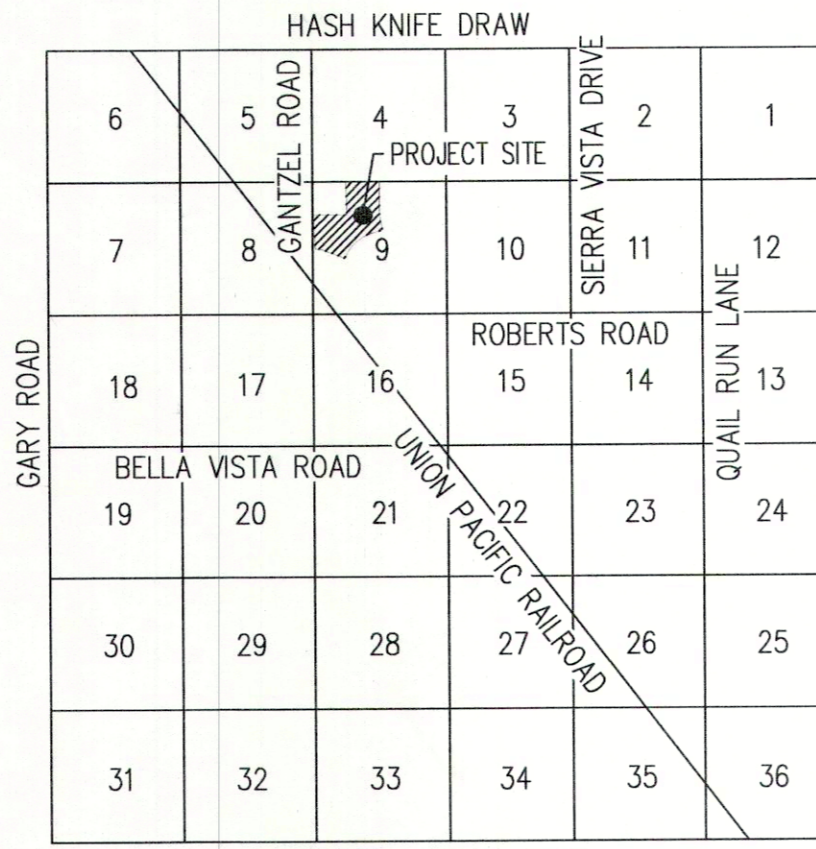


DEVELOPER / OWNER

KL LHB AZ AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY
C/O KL SERVICES LLC
6900 E. CAMELBACK ROAD, SUITE 1090
SCOTTSDALE, AZ 85251

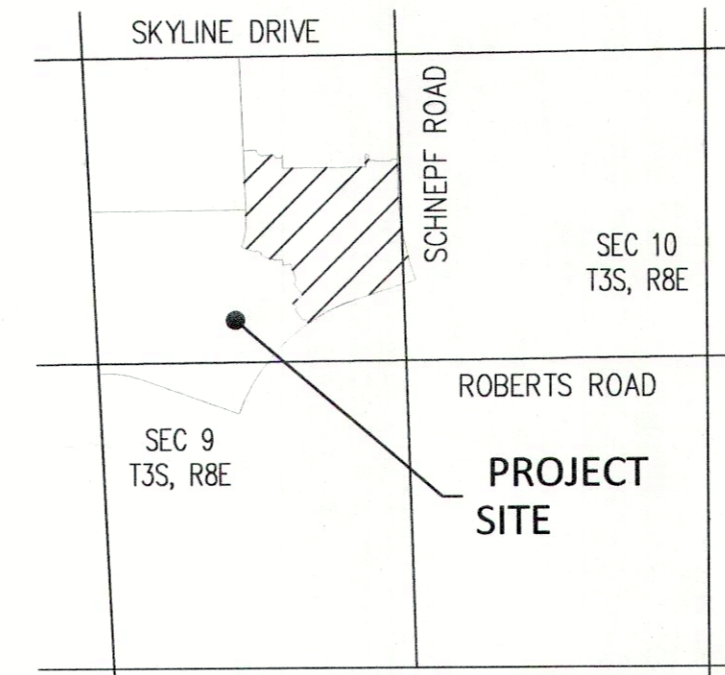
ENGINEER:

EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, ARIZONA 85201
PHONE: (480) 503-2250
FAX: (480) 503-2258
CONTACT: DANIEL AUXIER, P.E.
EMAIL: dan.auxier@epsgruoinc.com

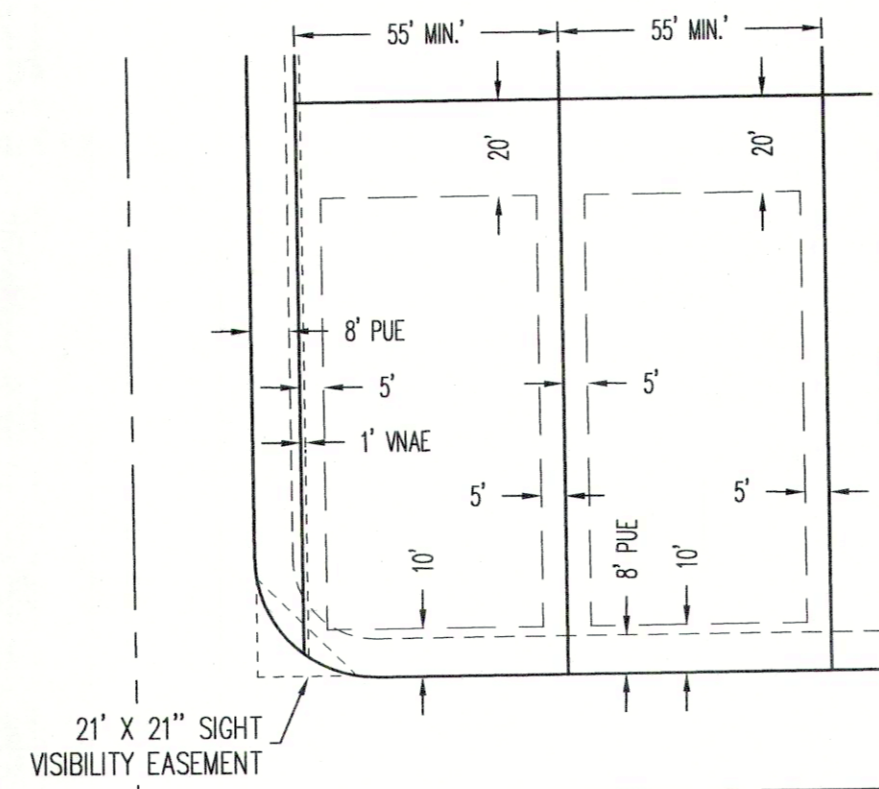


VICINITY MAP
NOT TO SCALE

TOWNSHIP 3 SOUTH, RANGE 8 EAST



LOCATION MAP
NOT TO SCALE



55' x 120' TYPICAL LOT
NOT TO SCALE

SERVICE PROVIDERS

DESCRIPTION	COMPANY
CABLE TV	COX COMMUNICATIONS OR CENTURY LINK
GAS	CITY OF MESA GAS
SEWER	QUEEN CREEK
FIRE	RURAL / METRO FIRE DEPARTMENT
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	COX COMMUNICATIONS OR CENTURY LINK
WATER	EPCOR WATER ARIZONA, INC.
SOLID WASTE	REPUBLIC SERVICES
POLICE / SECURITY	PINAL COUNTY SHERIFF DEPARTMENT
IRRIGATION	QUEEN CREEK IRRIGATION DISTRICT
SCHOOL DISTRICT	FLORENCE UNIFIED SCHOOL DISTRICT

LEGEND

○	FOUND MONUMENT, AS NOTED
○	CORNER OF SUBDIVISION
⊙	BRASS CAP TO BE SET AT CONSTRUCTION
ADOT	ARIZONA DEPARTMENT OF TRANSPORTATION
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')
WAE	VEHICULAR NON-ACCESS EASEMENT
---	SUBDIVISION BOUNDARY
---	SECTION LINE
---	CENTER LINE
---	PROPERTY LINE
---	PUBLIC UTILITY EASEMENT
---	SIGHT VISIBILITY TRIANGLE EASEMENT
---	EASEMENT LINE

DECLARATION, TITLE WARRANTY AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

KL LHB AZ AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF "BELLA VISTA FARMS - PARCEL K - PARCEL 3", A PORTION OF THE NORTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER 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.

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 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.

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH TRACT "A", "F", "I" AND "M". 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. 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:

KL LHB AZ AIV 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 DAY OF June 5th, 2024.

KL LHB AZ AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Nathan Holt

TITLE: Nathan Holt as Authorized Signatory

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF PINAL } SS.

ON THIS 5 DAY OF JUNE, 2024, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Nathan Holt WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE Authorized Signatory OF KL LHB AZ AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

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

BY: M. L.
NOTARY PUBLIC

6/5/24
DATE



MY COMMISSION EXPIRES: 7/14/25

APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

Kristy Radell 6/13/2024
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION DATE

Chris Steel 6/18/24
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
AQUIFER PROTECTION DIVISION DATE

[Signature] 06/17/2024
PINAL COUNTY PUBLIC WORKS DEPARTMENT
PINAL COUNTY ENGINEER DATE

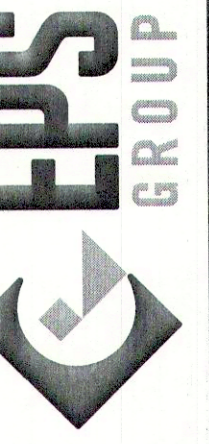
ASSURANCES IN THE FORM OF A Performance Bond, RESOLUTION NO. 06524-RD23-154 HAVE BEEN SUBMITTED TO PINAL COUNTY WITH THIS PLAT TO GUARANTEE THE INSTALLATION OF ALL REQUIRED INFRASTRUCTURE FOR THIS PROJECT.

THIS PLAT HAS BEEN APPROVED AS TO FORM IN ACCORDANCE WITH A.R.S. SEC. 11-822. THIS _____ DAY OF _____, 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: _____ CHAIR ATTEST: _____ CLERK

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T: 480-503-2250 | F: 480-835-1759
www.epsgruoinc.com

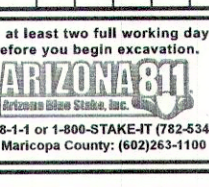


Bella Vista Farms - Parcel K - Parcel 3
FINAL PLAT
PINAL COUNTY, ARIZONA

Project

Revisions:

No.	Description



Drawn by: A.G.
Reviewed by: M.P.

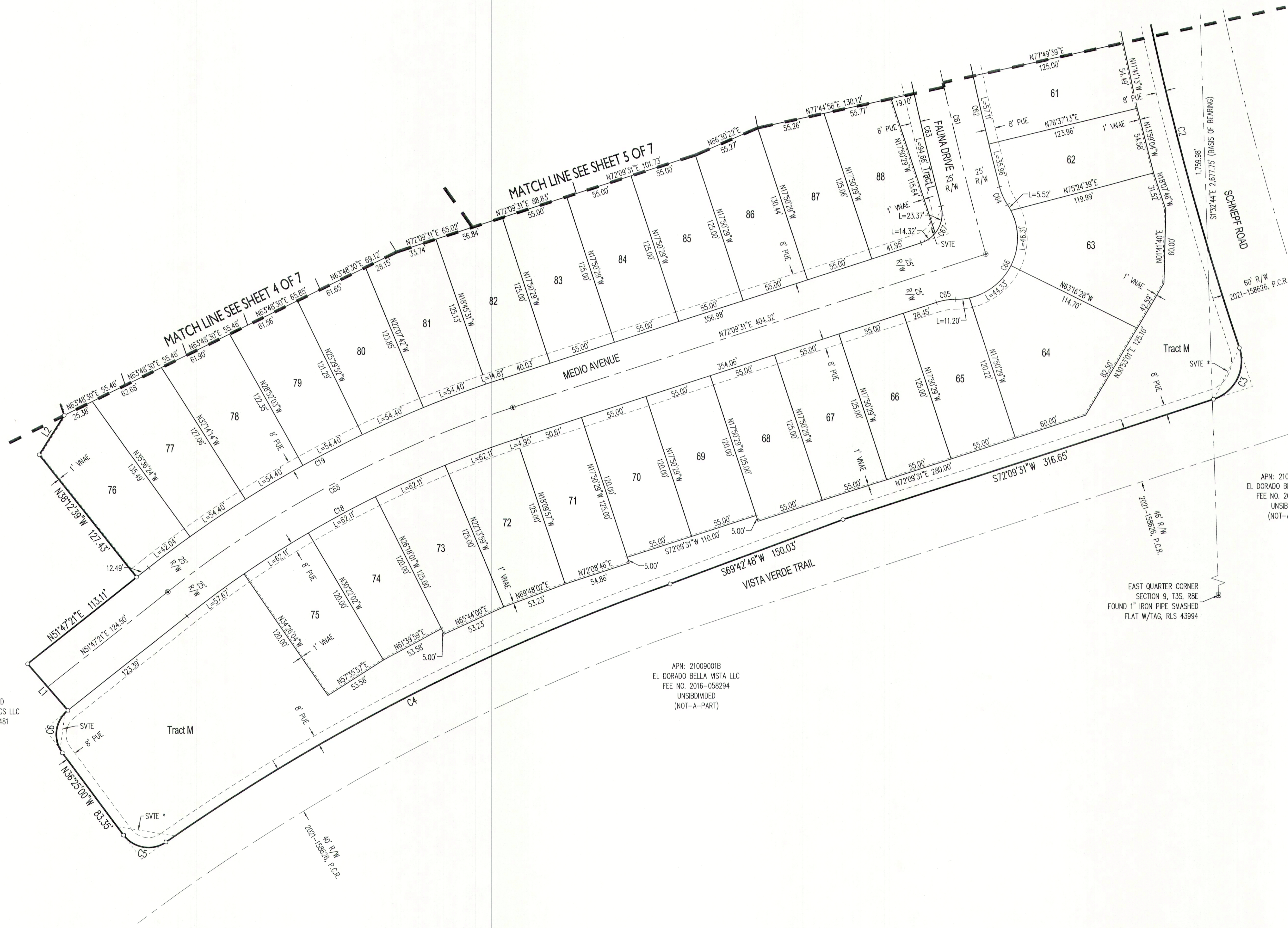
Job No.
21-0126

FP01

Sheet No.
1
of **7**

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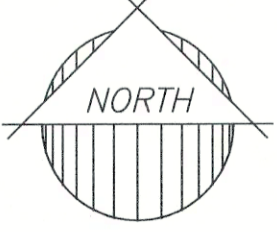
APN: 210-09-0010
BEAZER HOMES HOLDINGS LLC
FEE NO. 2016-090481
UNSUBDIVIDED
(NOT-A-PART)



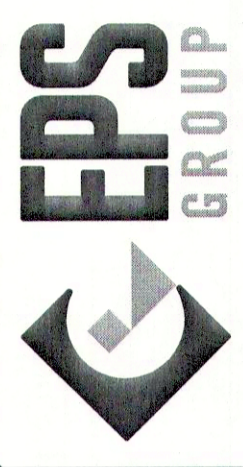
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EL DORADO BELLA VISTA LLC
FEE NO. 2016-058294
UNSUBDIVIDED
(NOT-A-PART)

APN: 210-10-002G
EL DORADO BELLA VISTA LLC
FEE NO. 2016-058294
UNSUBDIVIDED
(NOT-A-PART)

EAST QUARTER CORNER
SECTION 9, T3S, R8E
FOUND 1" IRON PIPE SMASHED
FLAT W/TAG, RLS 43994



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

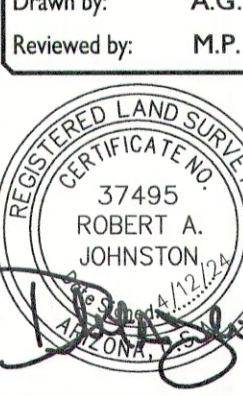


Bella Vista Farms - Parcel K - Parcel 3
FINAL PLAT

Revisions:

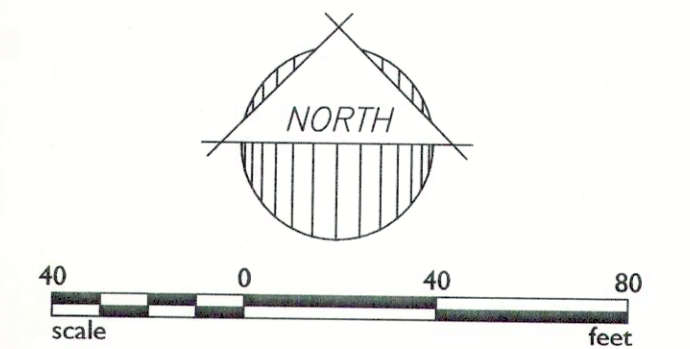
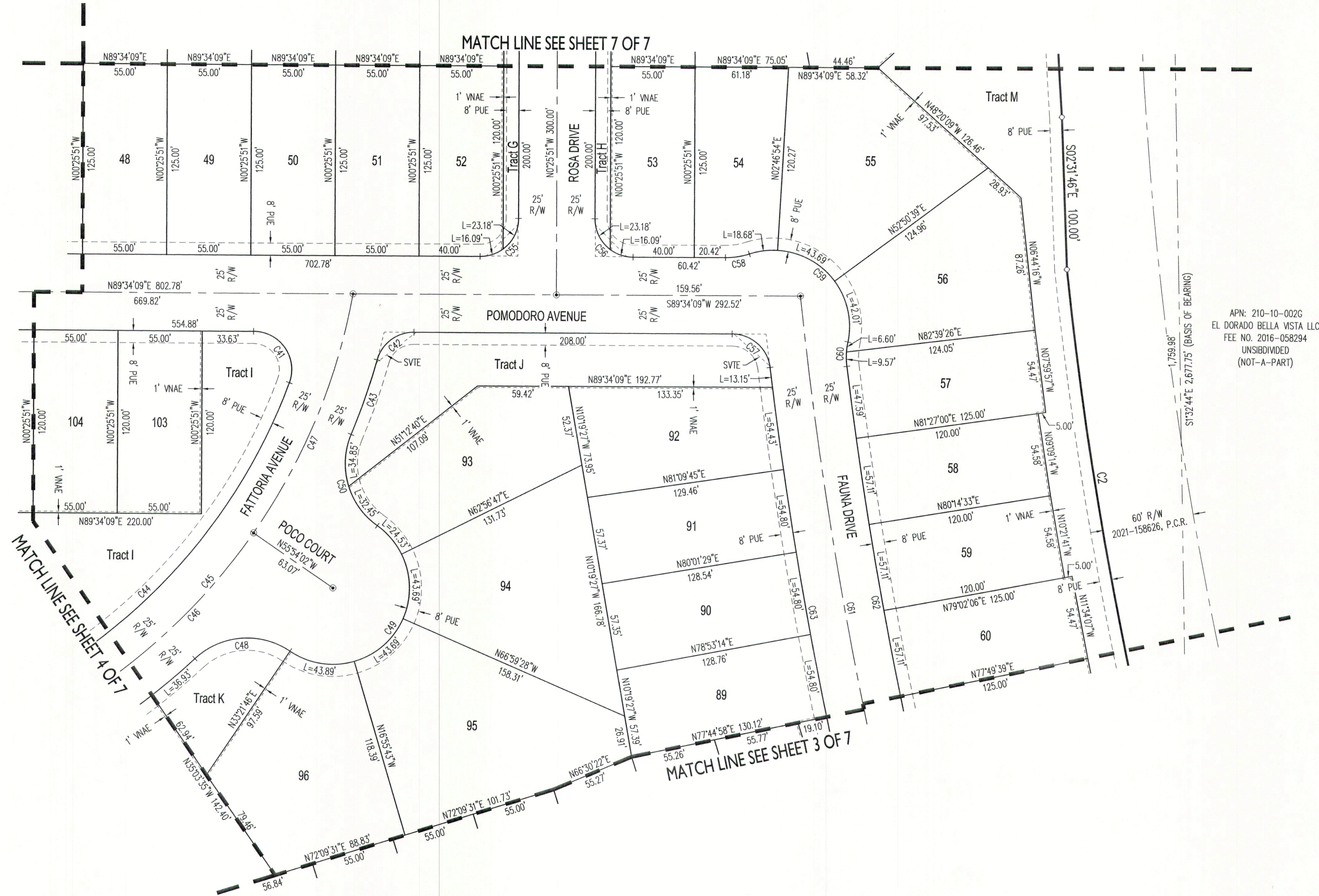
No.	Description

Drawn by: A.G.
Reviewed by: M.P.



Job No.
21-0126
FP03
Sheet No.
3
of 7

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Bella Vista Farms - Parcel K - Parcel 3
FINAL PLAT

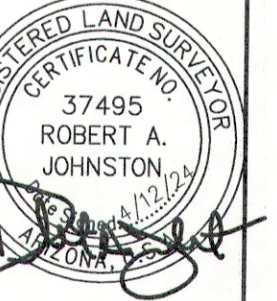
Project: EL DORADO BELLA VISTA LLC

Revisions:

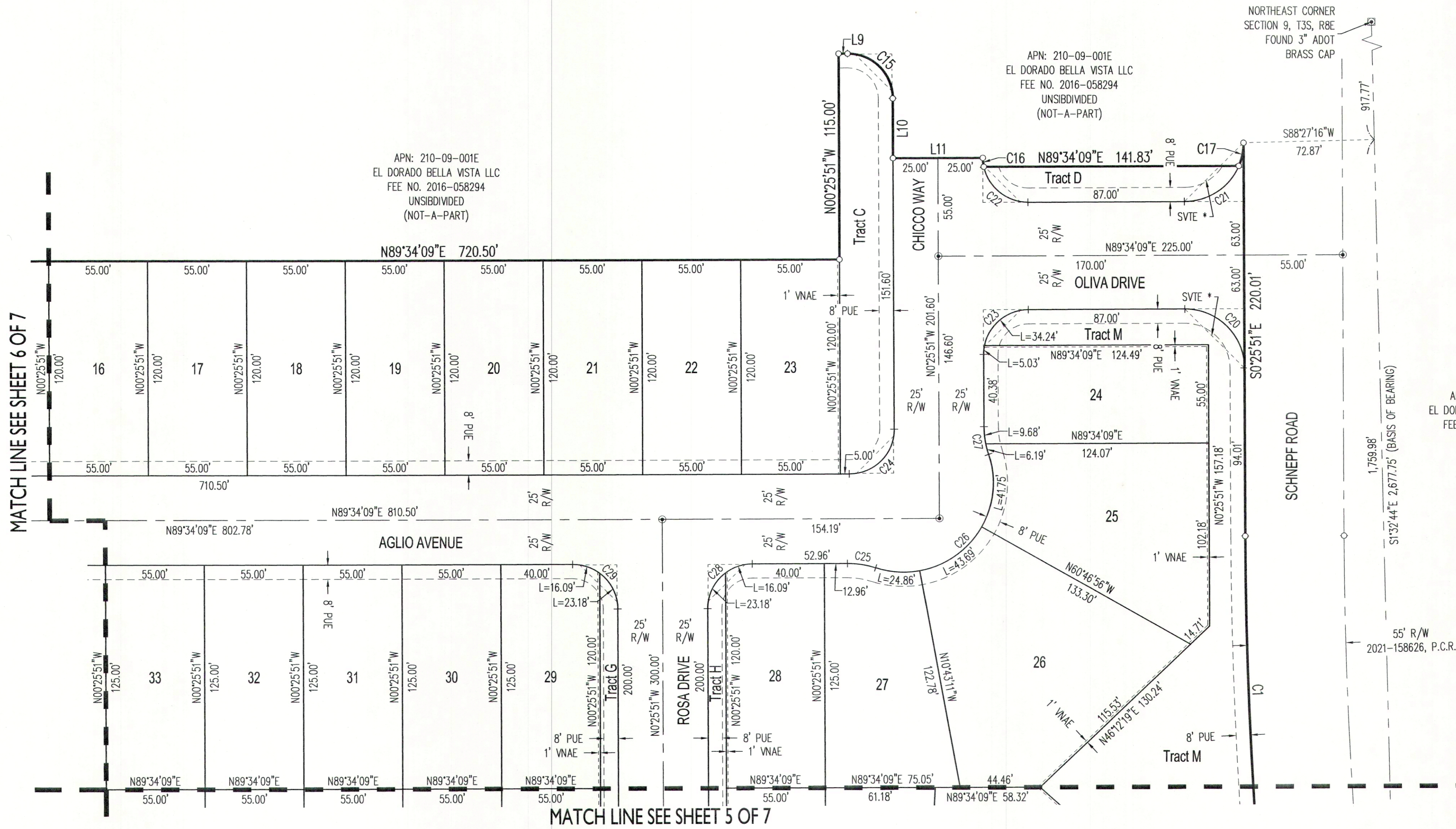
Call at least two full working days before you begin excavation.

ARIZONA
REGISTERED LAND SURVEYORS
Dual 5-1 or 1-800-874-6847 (Toll-Free)
In Maricopa County: (602)251-1100

Drawn by: A.G.
Reviewed by: M.P.



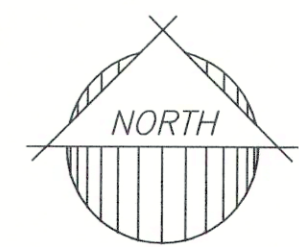
Job No. 21-0126
FP05
Sheet No. 5 of 7



APN: 210-09-001E
 EL DORADO BELLA VISTA LLC
 FEE NO. 2016-058294
 UNSUBDIVIDED
 (NOT-A-PART)

APN: 210-09-001E
 EL DORADO BELLA VISTA LLC
 FEE NO. 2016-058294
 UNSUBDIVIDED
 (NOT-A-PART)

APN: 210-10-002G
 EL DORADO BELLA VISTA LLC
 FEE NO. 2016-058294
 UNSUBDIVIDED
 (NOT-A-PART)



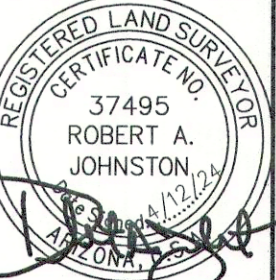
Revisions:

No.	Description

Call all lines on the working days before you begin excavation.

ARIZONA 811
 Dial 8-1-1 or 1-800-8-STATE-41 (7242-4141)
 In Maricopa County: 602-253-1100

Drawn by: A.G.
 Reviewed by: M.P.



Job No.
21-0126

FP07

Sheet No.
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