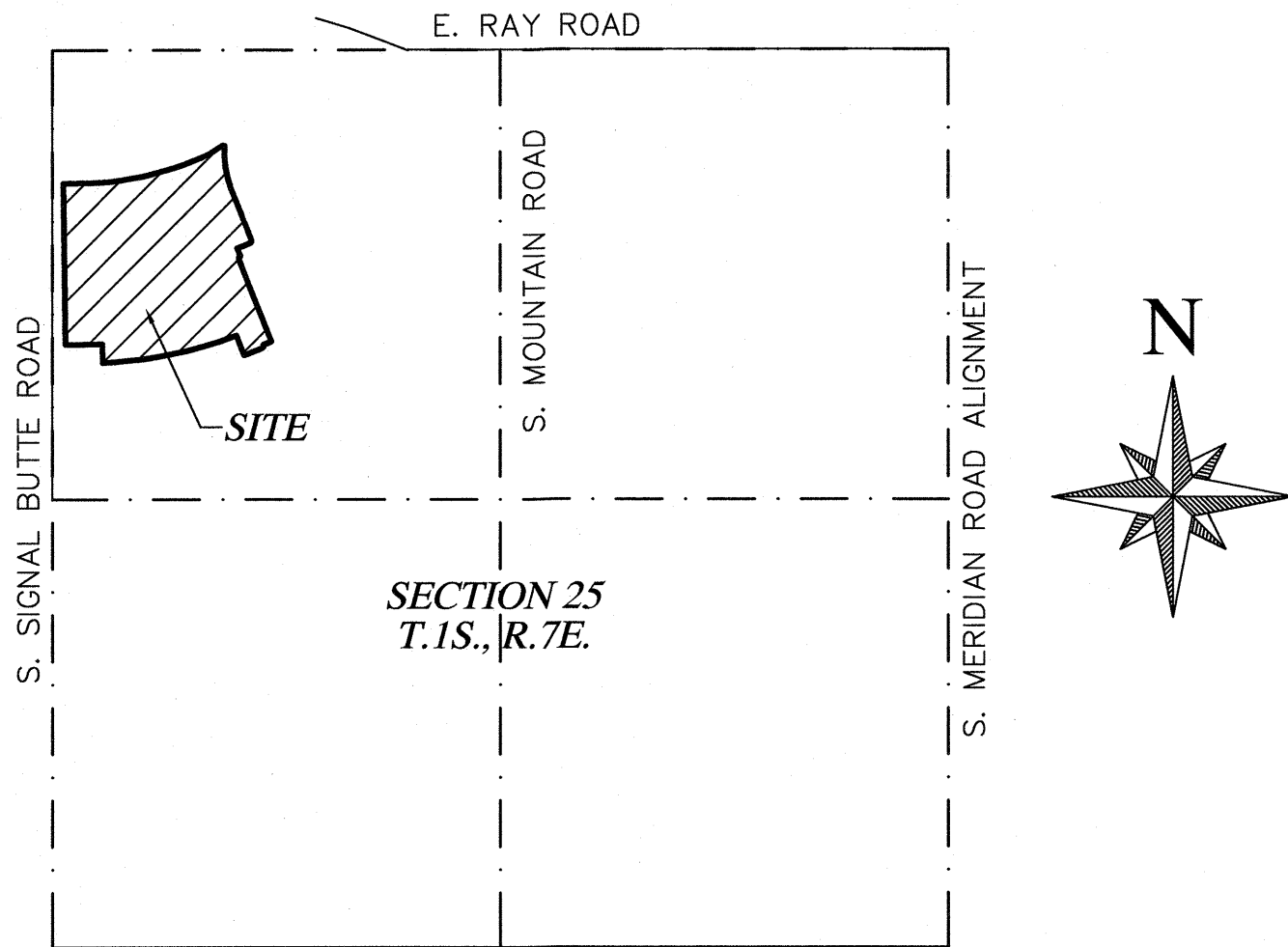


FINAL PLAT  
FOR  
BELLA VIA - PARCEL 12

BEING A REPLAT OF A PORTION OF PARCEL 12 AND PARCEL 14 OF MOUNTAIN HORIZONS PHASE 2, RECORDED IN BOOK 873, PAGE 7, MARICOPA COUNTY RECORDS, AND A PORTION OF MOUNTAIN HORIZONS UNIT 13, RECORDED IN BOOK 935, PAGE 10, MARICOPA COUNTY RECORDS, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP

N.T.S.

DEDICATION

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) ss.

KNOW ALL MEN BY THESE PRESENTS:

THAT PULTE HOME CORPORATION, A MICHIGAN CORPORATION, AND BELLA VIA COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AS OWNERS, DO HEREBY PUBLISH THIS FINAL PLAT FOR "BELLA VIA - PARCEL 12", BEING A REPLAT OF A PORTION OF PARCEL 12 AND PARCEL 14 OF MOUNTAIN HORIZONS PHASE 2, RECORDED IN BOOK 873, PAGE 7, MARICOPA COUNTY RECORDS, AND A PORTION OF MOUNTAIN HORIZONS UNIT 13, RECORDED IN BOOK 935, PAGE 10, MARICOPA COUNTY RECORDS, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARE THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH OF THE STREETS, LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE STREETS, LOTS, TRACTS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

PULTE HOME CORPORATION AND BELLA VIA COMMUNITY ASSOCIATION HEREBY DEDICATE AND CONVEY TO THE CITY OF MESA, IN FEE, ALL REAL PROPERTY DESIGNATED ON THIS PLAT AS "RIGHT-OF-WAY" OR "RW" FOR USE AS PUBLIC RIGHT-OF-WAY.

EACH OF THE OWNERS, AS TO THE PORTION OF THE PROPERTY OWNED BY THAT OWNER, HEREBY DEDICATES TO THE CITY OF MESA FOR USE AS SUCH THE VEHICULAR NON-ACCESS EASEMENTS AND PUBLIC UTILITY AND FACILITY EASEMENTS, AS SHOWN ON THE SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. PUBLIC UTILITY AND FACILITY EASEMENTS ARE FOR PURPOSES OF ESTABLISHING AREAS FOR CITY USE TO CONSTRUCT, INSTALL, ACCESS, MAINTAIN, REPAIR, RECONSTRUCT, REPLACE, REMOVE, UTILITIES AND FACILITIES (INCLUDING, BUT NOT LIMITED TO, WATER, WASTEWATER, GAS, ELECTRIC, STORM WATER, PIPES, CONDUIT, CABLES, AND SWITCHING EQUIPMENT), CONDUCTORS, CABLES, FIBER OPTICS, COMMUNICATION AND SIGNAL LINES, TRANSFORMERS, VAULTS, MANHOLES, CONDUITS, PIPES, AND CABLES, FIRE HYDRANTS, STREET LIGHTS, STREET PAVEMENT, CURBS, GUTTERS, SIDEWALKS, TRAFFIC SIGNALS, EQUIPMENT AND SIGNS, PUBLIC TRANSIT FACILITIES, SHELTERS AND IMPROVEMENTS, LANDSCAPING, STORM DRAINAGE, WATER RETENTION AND DETENTION, FLOOD CONTROL, AND ALL APPURTENANCES TO ALL OF THE FOREGOING, AND ALL SIMILAR AND RELATED PURPOSES TO THE FOREGOING, TOGETHER WITH THE RIGHT TO ALTER GROUND LEVEL BY CUT OR FILL AND THE UNRESTRICTED RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO, FROM, AND ACROSS THE EASEMENT PROPERTY. ADDITIONALLY, THE CITY IS AUTHORIZED TO PERMIT OTHERS TO USE THE PUBLIC UTILITY AND FACILITY EASEMENT PROPERTY FOR ALL USES AND FACILITIES ALLOWED HEREIN. ALL OTHER EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN. CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING. UNLESS APPROVED OTHERWISE BY THE CITY OF MESA, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

IT IS AGREED THAT PULTE HOME CORPORATION OR ITS SUCCESSORS OR ASSIGNS AND BELLA VIA COMMUNITY ASSOCIATION OR ITS SUCCESSORS OR ASSIGNS SHALL HAVE FULL USE OF THE EASEMENT EXCEPT FOR THE PURPOSE FOR WHICH THE SAME IS HEREIN CONVEYED TO THE CITY OF MESA, AND PROVIDED ALWAYS THAT NO BUILDING OR STRUCTURE OF ANY NATURE OR KIND WHATSOEVER, INCLUDING WITHOUT LIMITATION FENCES, NOR ANY PART OF SAME, SHALL BE CONSTRUCTED, INSTALLED OR PLACED ON OR OVER SAID EASEMENT OR ANY PART THEREOF BY PULTE HOME CORPORATION AND BELLA VIA COMMUNITY ASSOCIATION OR THE SUCCESSORS OR ASSIGNS OF PULTE HOME CORPORATION AND BELLA VIA COMMUNITY ASSOCIATION WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF MESA. THE RIGHTS AND OBLIGATIONS OF THE CITY OF MESA SHALL BE CONSTRUED BROADLY AND CONSISTENT WITH THE PERFORMANCE OF ITS OBLIGATIONS TO PROVIDE UTILITY SERVICE TO ITS CUSTOMERS.

PULTE HOME CORPORATION AND BELLA VIA COMMUNITY ASSOCIATION HEREBY GRANT TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "VISIBILITY TRIANGLE EASEMENT" OR "V.T.E." FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO LANDSCAPING OTHER THAN GROUND COVER, FLOWERS AND GRANITE LESS THAN 2-FOOT (MATURE) IN HEIGHT, AND/OR TREES WITH BRANCHES NOT LESS THAN 8-FEET ABOVE GROUND, WHICH TREES, IF ANY, MUST BE SPACED NOT LESS THAN 8-FEET APART.

PULTE HOME CORPORATION AND BELLA VIA COMMUNITY ASSOCIATION HEREBY GRANT TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "VEHICULAR NON-ACCESS EASEMENT" OR "VNAE" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO VEHICULAR ACCESS IS PERMITTED.

DRAINAGE COVENANTS:

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT AS TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L" AND "M" ARE HEREBY RESERVED AS A DRAINAGE FACILITY AND RETENTION BASINS FOR THE INCLUSIVE CONVEYANCE OF DRAINAGE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FOR THE PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA, TOGETHER WITH THE RIGHT TO INGRESS AND EGRESS TO MAINTAIN SAID DRAINAGE FACILITY.

THE DRAINAGE FACILITIES AND RETENTION AREAS SHALL BE MAINTAINED BY THE OWNERS, HIS SUCCESSORS AND ASSIGNS AND SHALL PROVIDE STORM WATER CONVEYANCE AND STORAGE AS PRIVATE DRAINAGE FACILITIES AND PRIVATE RETENTION BASINS ADEQUATE TO CONVEY AND STORE DRAINAGE FROM SAID PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA;

THE AGREEMENTS CONTAINED HEREIN SHALL BE A COVENANT RUNNING WITH THE LAND AND, UPON RECORDING, SHALL BE BINDING UPON ANY SUBSEQUENT PURCHASER OR OCCUPIER OF SAID PARCEL; AND

THIS COVENANT CAN BE ENFORCED OR REMOVED BY THE CITY OF MESA, WHO CAN BRING PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING OR THREATENING TO VIOLATE ANY OF THESE COVENANTS, TO PREVENT HIM OR THEM FROM SO DOING, AND TO RECOVER DAMAGES FOR SUCH VIOLATIONS. ANY PERSON OR PERSONS OF THE CITY OF MESA PROSECUTING ANY PROCEEDINGS AT LAW OR IN EQUITY HEREUNDER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, A REASONABLE SUM AS AND FOR ATTORNEY'S FEES AND COURT COSTS.

PULTE HOME CORPORATION AND BELLA VIA COMMUNITY ASSOCIATION WARRANT AND REPRESENT TO THE CITY OF MESA THAT THEY ARE THE SOLE OWNERS OF THE PROPERTY COVERED BY THIS PLAT, AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON OR ENTITY HAVING ANY INTEREST THAT IS ADVERSE TO OR INCONSISTENT WITH THE FOREGOING DEDICATION, OR ANY OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT, HAS CONSENTED TO OR JOINED IN THIS PLAT AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDERS' OFFICE OR WHICH PULTE HOME CORPORATION AND BELLA VIA COMMUNITY ASSOCIATION WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

ENGINEER

WOOD, PATEL & ASSOCIATES, INC.  
2220 SOUTH COUNTRY CLUB DRIVE  
SUITE 101  
MESA, AZ 85210  
PHONE: (480) 834-3300  
FAX: (480) 834-3320  
CONTACT: MR. SHANE McCLARA, P.E.

OWNER/DEVELOPER

PULTE HOME CORPORATION  
16767 N. PERIMETER DRIVE, SUITE 100  
SCOTTSDALE, AZ 85260  
PHONE: (480) 391-6003  
CONTACT: DANIEL BONOW

OWNER

BELLA VIA COMMUNITY ASSOCIATION  
1600 WEST BROADWAY ROAD, SUITE 100  
TEMPE, AZ 85282

DEDICATION CONTINUED

IN WITNESS WHEREOF:

PULTE HOME CORPORATION, A MICHIGAN CORPORATION, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

PULTE HOME CORPORATION, A MICHIGAN CORPORATION

BY \_\_\_\_\_ ITS

IN WITNESS WHEREOF:

BELLA VIA COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

BELLA VIA COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

BY \_\_\_\_\_ ITS

ACKNOWLEDGMENT

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) ss.

ON THIS, THE \_\_\_\_ DAY OF \_\_\_\_\_, 2015, BEFORE ME, THE UNDERSIGNED  
NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, WHO ACKNOWLEDGED HIMSELF/HERSELF  
TO BE THE \_\_\_\_\_ OF PULTE HOME CORPORATION, A MICHIGAN CORPORATION, BEING DULY  
AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THEIR  
NAMES AS OFFICER.

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

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) ss.

ON THIS, THE \_\_\_\_ DAY OF \_\_\_\_\_, 2015, BEFORE ME, THE UNDERSIGNED  
NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, WHO ACKNOWLEDGED HIMSELF/HERSELF  
TO BE THE \_\_\_\_\_ OF BELLA VIA COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT  
CORPORATION, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN  
CONTAINED BY SIGNING THEIR NAMES AS OFFICER.

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

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

FLOODPLAIN DESIGNATION

THE PROPERTY DEPICTED ON THIS PLAT IS LOCATED WITHIN FEDERAL EMERGENCY MANAGEMENT AGENCY, INSURANCE RATE MAP NO. 04013C2780 L, AND AS OF MARCH 3, 2015 IS NOT PRINTED. FLOOD PLAIN ZONING IS NOT DETERMINED AT THIS TIME.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THE

\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

APPROVED BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
MAYOR CLERK

THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576.

APPROVED BY: \_\_\_\_\_

NOTES

- ALL UTILITIES WILL BE LOCATED UNDERGROUND.
- CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
- BELLA VIA COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ANY SPECIAL (INCLUDING COLORING, PAVERS, STAMPED, ETC.) PAVEMENTS, RAISED MEDIAN, LANDSCAPING WITHIN MEDIANS AND LANDSCAPING WITHIN THE RIGHT OF WAY ALONG INTERIOR STREETS.
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THIS PROJECT OR LANDSCAPING WITHIN THE RIGHT-OF-WAY ALONG SIGNAL BUTTE ROAD.
- THESE PROPERTIES DUE TO THEIR PROXIMITY TO PHOENIX-MESA GATEWAY AIRPORT ARE LIKELY TO EXPERIENCE AIRCRAFT OVERFLIGHTS THAT GENERATE NOISE LEVELS WHICH WILL BE OF CONCERN TO SOME INDIVIDUALS.
- AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT HAS BEEN RECORDED WITH THE MARICOPA COUNTY RECORDER. THIS SUBDIVISION IS WITHIN THREE (3) MILES OF PHOENIX-MESA GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.
- NOISE ATTENUATION MEASURES ARE TO BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE HOMES TO ACHIEVE A NOISE LEVEL REDUCTION OF 25 DECIBELS.
- THIS SUBDIVISION IS WITHIN THREE (3) MILES OF THE SAN TAN (LOOP 202) FREEWAY ALIGNMENT.
- A HOMEOWNER'S ASSOCIATION INCLUDING ALL PROPERTY OWNERS WITHIN THE SUBDIVISION WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS NOTED AS TRACTS.
- ALL INDIVIDUAL LOT PROPERTY CORNERS SHALL BE SET WITH 1/2" REBAR AND CAP OR TAG BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- THE FOLLOWING CRITERIA APPLIES TO VISIBILITY TRIANGLE EASEMENTS (V.T.E.): GROUND COVER, FLOWERS, AND GRANITE LESS THAN 2' (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN 8' ABOVE GROUND ARE ALLOWED WITHIN THIS AREA. TREES SHALL NOT BE SPACED LESS THAN 8' APART.
- THIS SUBDIVISION IS LOCATED IN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- THIS SUBDIVISION IS SUBJECT TO THE CITY OF MESA RESIDENTIAL DEVELOPMENT GUIDELINES.
- THIS SUBDIVISION HAS FIRE HYDRANTS SPACED AT AN AVERAGE SPACING OF 500 FEET. THIS ALLOWS THE LARGEST HOME ON THE LOTS TO BE A MAXIMUM OF 4800 SQUARE FEET UNDER ROOF AND CONSTRUCTED PER THE MESA BUILDING CODE OF AT LEAST TYPE V-B CONSTRUCTION.
- PUBLIC UTILITY AND FACILITY EASEMENTS (P.U.F.E.) WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS OF SRP FACILITIES IN P.U.F.E.'S ON THIS PLAT.
- COMPLIANCE WITH CITY OF MESA ORDINANCE 5135 REQUIRED.
- THIS PLAT WAS PREPARED BASED ON A FIRST AMENDED SPECIAL REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NO. 5695099, DATED APRIL 09, 2015, RECEIVED ON APRIL 14, 2015.

CERTIFICATION

I, KATHY M. SVECHOVSKY, OF WOOD, PATEL & ASSOCIATES, INC. HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CONSISTING OF SIX (6) SHEETS REPRESENTS A SURVEY PERFORMED BY WOOD, PATEL & ASSOCIATES, INC., DURING THE MONTH OF MARCH OF 2015; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; THAT THE CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT TIME OF CONSTRUCTION.

Kathy M. Svecchowsky  
KATHY M. SVECHOVSKY  
REGISTERED LAND SURVEYOR #6118  
WOOD, PATEL & ASSOCIATES, INC.  
2220 SOUTH COUNTRY CLUB DRIVE  
SUITE 101  
MESA, AZ 85210

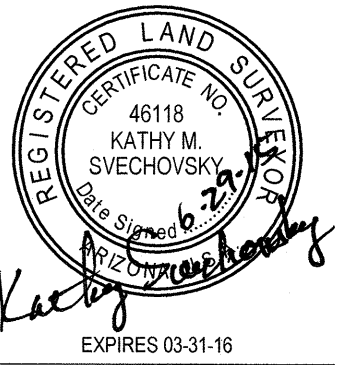
6-29-15  
DATE

WOOD/PATEL  
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(480) 834-3300  
WWW.WOODPATEL.COM  
PHOENIX - MESA - TUCSON

BELLA VIA - PARCEL 12

FINAL PLAT

PRELIMINARY  
NOT  
FOR  
CONSTRUCTION  
OR RECORDING



CHECKED BY \_\_\_\_\_ GSR/KMS  
CAD TECHNICIAN LE  
SCALE N.T.S.  
DATE 06/29/15  
JOB NUMBER WP#144131  
SHEET 1 OF 6

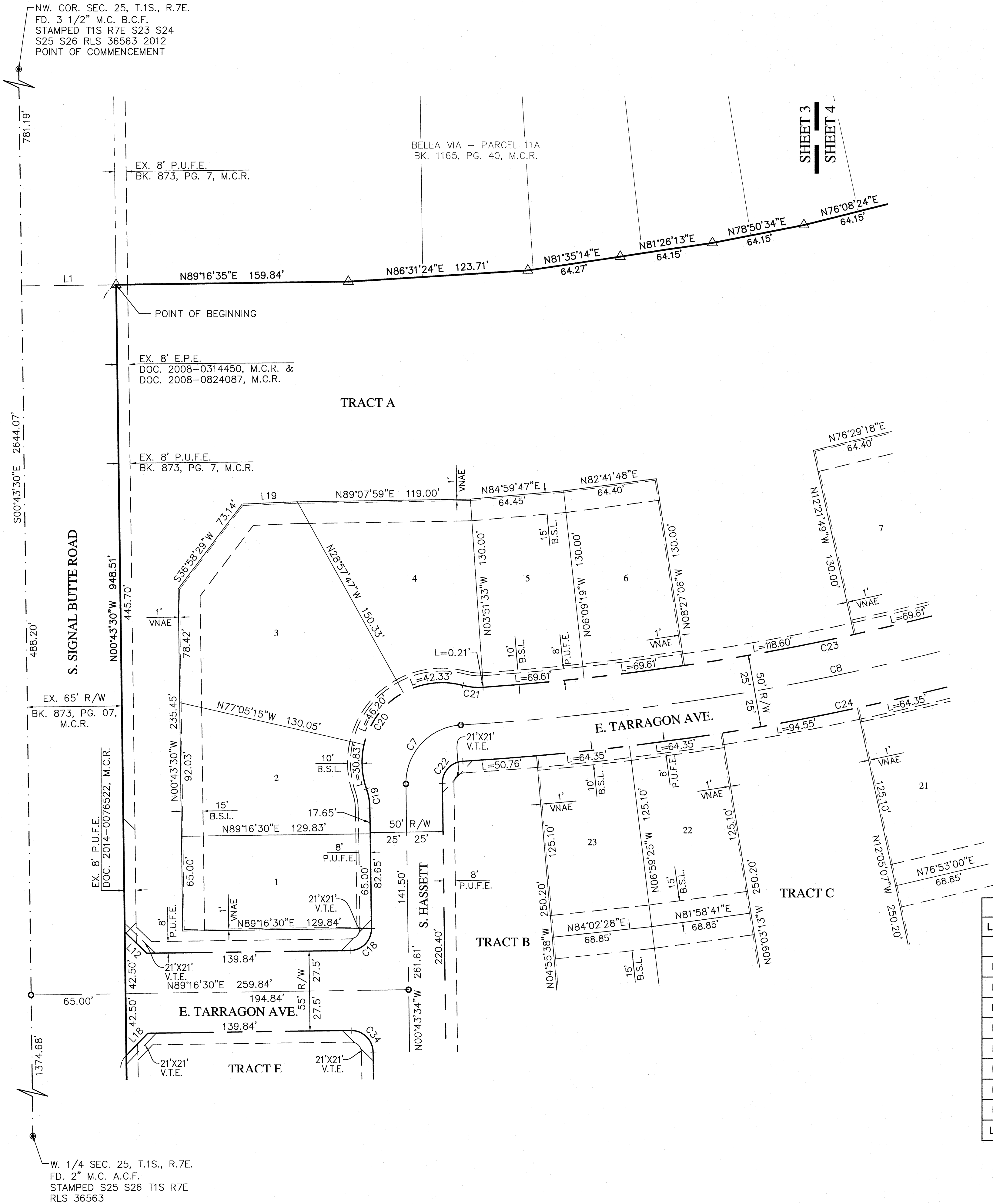
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CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	27°19'45"	525.00'	250.42'	S8°03'14.23"E	248.05
C2	90°56'27"	15.00'	23.81'	S23°45'07.19"W	21.39
C3	0°55'38"	2699.75'	43.69'	S68°45'31.90"W	43.69
C4	88°05'23"	15.00'	23.06'	S22°20'24.51"W	20.86
C5	90°00'00"	15.00'	23.56'	N23°17'42.89"E	21.21
C6	1°00'52"	2637.80'	46.70'	S68°48'07.87"W	46.70
C7	87°25'35"	40.00'	61.04'	S42°59'13.42"W	55.28
C8	18°56'35"	1762.00'	582.55'	N77°13'43.64"E	579.90
C9	90°31'23"	40.00'	63.20'	N66°58'52.21"W	56.83
C10	89°59'55"	40.00'	62.83'	S44°16'28.15"W	56.57
C11	20°58'43"	2062.20'	755.07'	N78°47'04.35"E	750.85
C12	90°00'05"	40.00'	62.83'	S45°43'31.85"E	56.57
C13	20°58'43"	2362.50'	865.02'	N78°47'04.35"E	860.20
C14	20°58'43"	2337.50'	855.87'	N78°47'04.35"E	851.09
C15	19°02'55"	2387.50'	793.75'	N77°49'10.33"E	790.10
C16	90°00'00"	15.00'	23.56'	N23°17'42.89"E	21.21
C17	90°00'00"	15.00'	23.56'	N66°42'17.11"W	21.21
C18	90°00'05"	15.00'	23.56'	N44°16'28.15"E	21.21
C19	18°28'35"	42.00'	13.54'	N9°57'51.93"W	13.49
C20	124°20'24"	55.00'	119.36'	S42°58'02.13"W	97.28
C21	18°59'21"	42.00'	13.92'	S84°21'26.68"E	13.86
C22	87°25'35"	15.00'	22.89'	S42°59'13.42"W	20.73
C23	17°51'00"	1737.00'	541.15'	N77°13'22.78"E	538.96
C24	18°56'35"	1787.00'	590.81'	N77°13'43.64"E	588.13
C25	18°45'39"	44.50'	14.57'	N58°55'03.15"E	14.51
C26	48°11'15"	55.00'	46.26'	N65°19'17.74"W	44.91
C27	18°14'27"	44.50'	14.17'	S12°35'57.01"E	14.11
C28	90°31'23"	15.00'	23.70'	N66°58'52.21"W	21.31
C29	18°28'35"	42.00'	13.54'	N9°57'47.25"W	13.49
C30	126°57'16"	55.00'	121.87'	S44°16'33.04"W	98.42
C31	18°28'46"	42.00'	13.55'	S81°29'11.71"E	13.49
C32	0°01'33"	2037.20'	0.92'	N89°15'39.25"E	0.92
C33	89°58'27"	15.00'	23.56'	N44°15'39.24"E	21.21
C34	89°59'55"	15.00'	23.56'	N45°43'31.85"W	21.21
C35	90°00'00"	15.00'	23.56'	S44°16'30.48"W	21.21
C36	92°17'35"	15.00'	24.16'	S46°52'21.85"E	21.63
C37	18°41'09"	2037.20'	664.39'	N77°38'16.22"E	661.45
C38	20°58'45"	2087.20'	764.24'	N78°47'04.35"E	759.98
C39	90°00'54"	15.00'	23.57'	N23°17'16.12"E	21.22
C40	89°59'06"	15.00'	23.56'	S66°42'43.88"E	21.21
C41	90°00'00"	15.00'	23.56'	N66°42'17.11"W	21.21
C42	18°28'35"	42.00'	13.54'	N8°30'48.22"E	13.49
C43	126°57'06"	55.00'	121.86'	S45°43'26.96"E	98.42
C44	18°28'26"	42.00'	13.54'	S80°02'12.97"W	13.48
C45	0°01'18"	2387.50'	0.91'	N89°15'46.61"E	0.91
C46	90°01'18"	15.00'	23.57'	N45°44'13.38"W	21.22
C47	90°00'00"	15.00'	23.56'	S45°43'29.52"E	21.21
C48	88°04'12"	15.00'	23.06'	S43°18'31.79"W	20.85

SHEET 3  
SHEET 5



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°16'30"E	65.00'
L2	S84°23'27"E	12.86'
L3	S68°17'43"W	38.08'
L4	S21°42'17"E	50.01'
L5	S68°17'43"W	50.00'
L6	S68°17'43"W	68.30'
L7	S87°42'46"W	50.02'
L8	N90°00'00"W	40.00'
L9	N89°16'26"E	49.43'
L10	N89°16'26"E	49.43'

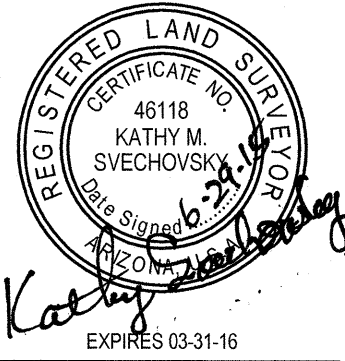
LINE TABLE		
LINE	BEARING	DISTANCE
L11	N00°43'34"W	39.67'
L12	N45°43'30"W	21.21'
L13	S89°16'26"W	33.68'
L14	S89°16'30"W	49.42'
L15	N68°17'43"E	16.97'
L16	S89°16'30"W	49.43'
L17	S89°16'26"W	33.70'
L18	S44°16'30"W	21.21'
L19	N87°48'45"E	37.97'
L20	N75°09'50"E	34.09'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L23	N89°16'30"E	8.00'
L24	S00°43'30"E	188.14'

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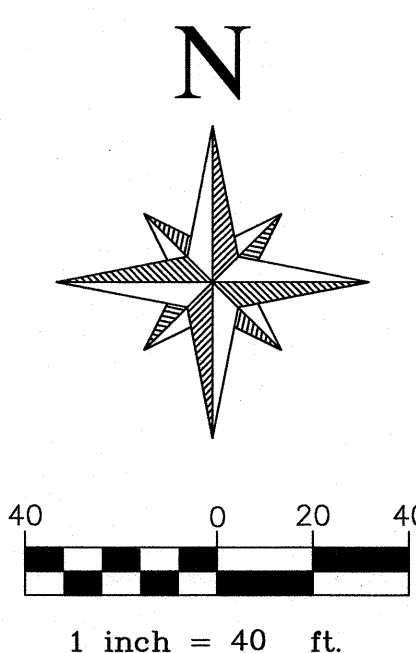
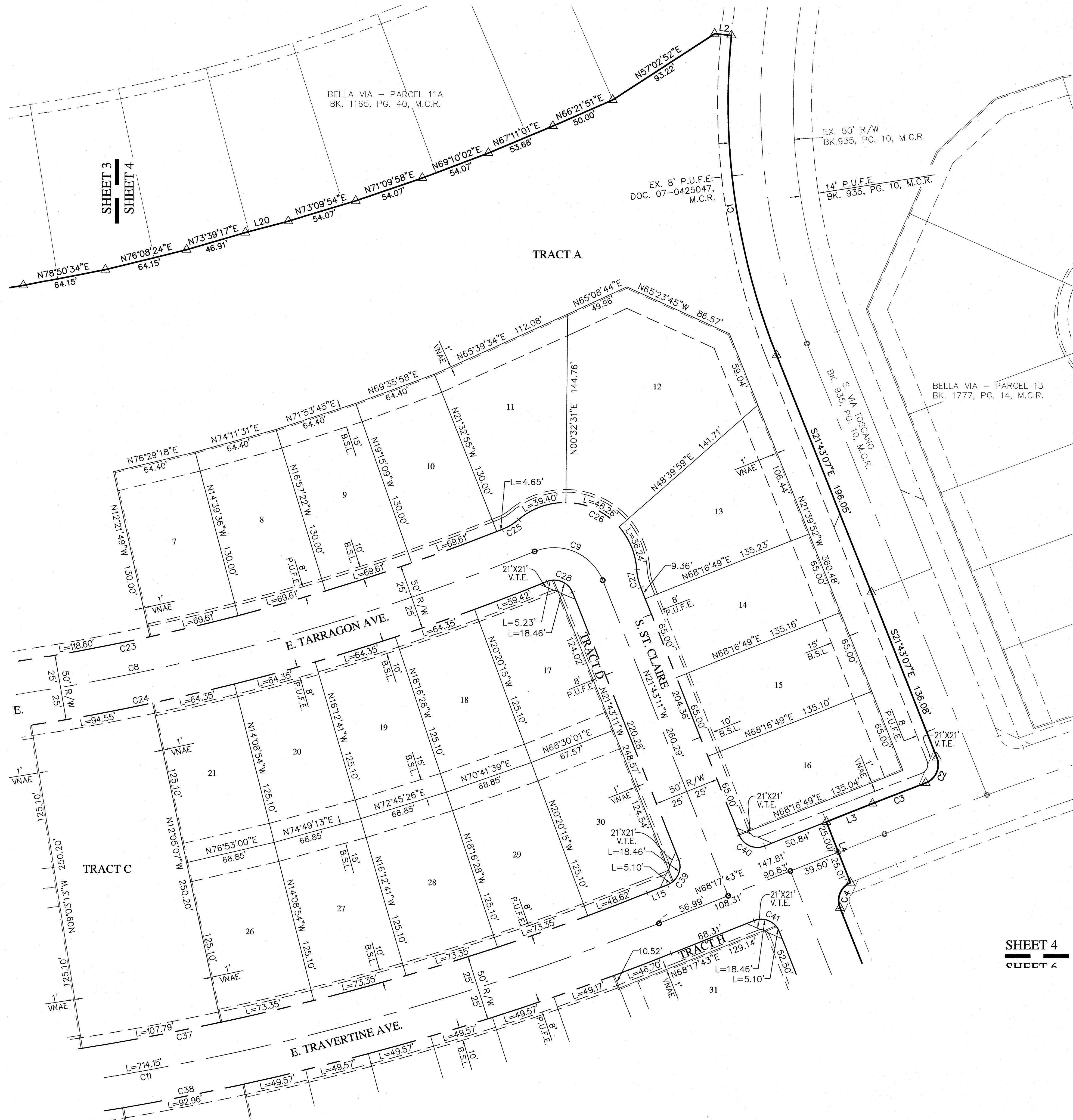
BELLA VIA - PARCEL 12  
FINAL PLAT

PRELIMINARY  
NOT  
FOR  
CONSTRUCTION  
OR RECORDING



CHECKED BY GSR/KMS  
CAD TECHNICIAN LE  
SCALE 1"=40'  
DATE 06/29/15  
JOB NUMBER WP#144131  
SHEET 3 OF 6





LEGEND	
△	CORNER OF THIS SUBDIVISION SET MONUMENT WRLS TAG OR CAP UNLESS OTHERWISE NOTED
●	SURVEY MONUMENT FOUND AS NOTED
○	BRASS CAP TO BE SET BY CONTRACTOR AT TIME OF CONSTRUCTION
M.C.R.	MARICOPA COUNTY RECORDS
B.C.F.	BRASS CAP FLUSH
A.C.F.	ALUMINUM CAP FLUSH
M.C.	MARICOPA COUNTY
R/W	RIGHT-OF-WAY
EX.	EXISTING
FD.	FOUND
P.U.F.E.	PUBLIC UTILITY AND FACILITIES
	EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
B.S.L.	BUILDING SETBACK LINE
SEC.	SECTION
V.T.E.	VISIBILITY TRIANGLE EASEMENT
COR.	CORNER
SQ. FT.	SQUARE FEET
MIN.	MINIMUM
CL	CENTERLINE
DOC.	DOCUMENT
BK.	BOOK
PG.	PAGE
SRP	SALT RIVER PROJECT
E.P.E.	ELECTRICAL POWER EASEMENT
---	PLAT BOUNDARY LINE
---	LOT LINE
---	CENTER LINE
---	SECTION LINE
---	RIGHT-OF-WAY
---	EASEMENT LINE AS NOTED

LINE AND CURVE TABLES  
SEE SHEET 3

SHEET 4  
SHEET 6

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BELLA VIA - PARCEL 12  
FINAL PLAT

PRELIMINARY  
NOT  
FOR  
CONSTRUCTION  
OR RECORDING

CHECKED BY	GSR/KMS
CAD TECHNICIAN	LE
SCALE	1"=40'
DATE	06/29/15
JOB NUMBER	WP#144131
SHEET	4 OF 6

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 1	8439	0.1937
LOT 2	9766	0.2242
LOT 3	17194	0.3947
LOT 4	11308	0.2596
LOT 5	8725	0.2003
LOT 6	8725	0.2003
LOT 7	8725	0.2003
LOT 8	8725	0.2003
LOT 9	8725	0.2003
LOT 10	8725	0.2003
LOT 11	10961	0.2516
LOT 12	18248	0.4189
LOT 13	10983	0.2521
LOT 14	8788	0.2017
LOT 15	8784	0.2016
LOT 16	8780	0.2016
LOT 17	8244	0.1893
LOT 18	8317	0.1909
LOT 19	8317	0.1909
LOT 20	8317	0.1909
LOT 21	8317	0.1909
LOT 22	8317	0.1909
LOT 23	8317	0.1909
LOT 24	8909	0.2045
LOT 25	8909	0.2045
LOT 26	8909	0.2045
LOT 27	8909	0.2045
LOT 28	8909	0.2045
LOT 29	8909	0.2045
LOT 30	8662	0.1988
LOT 31	7474	0.1716
LOT 32	7435	0.1707
LOT 33	7515	0.1725
LOT 34	7513	0.1725
LOT 35	6508	0.1494
LOT 36	6384	0.1466
LOT 37	6384	0.1466
LOT 38	6384	0.1466
LOT 39	6384	0.1466
LOT 40	6384	0.1466

TOTAL LOT AREA IS: 611,287 SQ. FT. OR 14.0332 ACRES

#### LEGEND

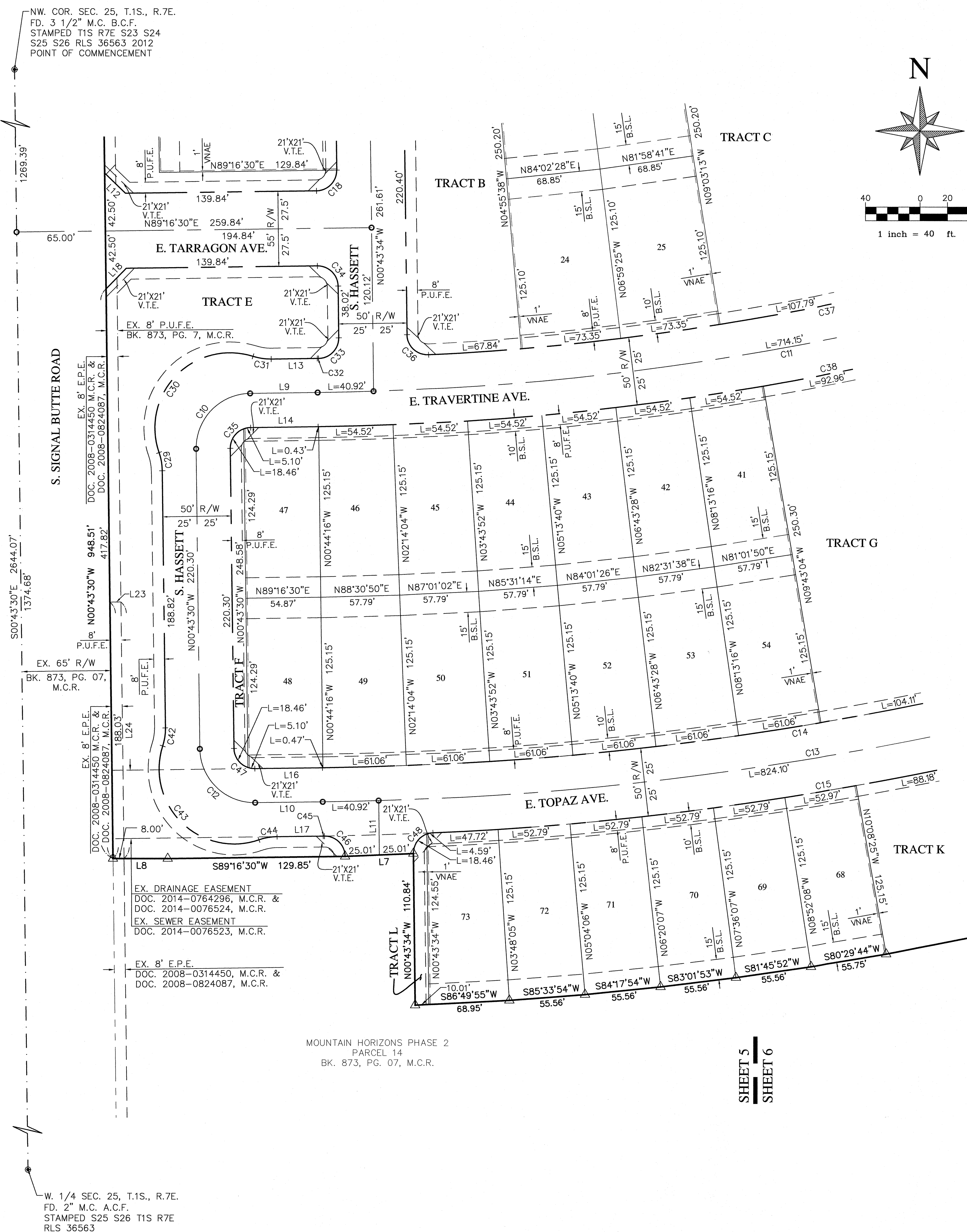
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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 41	7021	0.1612
LOT 42	7021	0.1612
LOT 43	7021	0.1612
LOT 44	7021	0.1612
LOT 45	7021	0.1612
LOT 46	7021	0.1612
LOT 47	6864	0.1576
LOT 48	6868	0.1577
LOT 49	7444	0.1709
LOT 50	7444	0.1709
LOT 51	7444	0.1709
LOT 52	7444	0.1709
LOT 53	7444	0.1709
LOT 54	7444	0.1709
LOT 55	6767	0.1554
LOT 56	6767	0.1554
LOT 57	6767	0.1554
LOT 58	6767	0.1554
LOT 59	6767	0.1554
LOT 60	7238	0.1662
LOT 61	6476	0.1487
LOT 62	6368	0.1462
LOT 63	6368	0.1462
LOT 64	6368	0.1462
LOT 65	6368	0.1462
LOT 66	6368	0.1462
LOT 67	6368	0.1462
LOT 68	6798	0.1561
LOT 69	6774	0.1555
LOT 70	6774	0.1555
LOT 71	6774	0.1555
LOT 72	6774	0.1555
LOT 73	6949	0.1595
LOT 74	7474	0.1716
LOT 75	7439	0.1708
LOT 76	7511	0.1724
LOT 77	7513	0.1725

#### LINE AND CURVE TABLES

SEE SHEET 3

SHEET 3  
SHEET 5



SHEET 5  
SHEET 6

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SCALE	1"=40'
DATE	06/29/15
JOB NUMBER	WP#144131
SHEET	5 OF 6

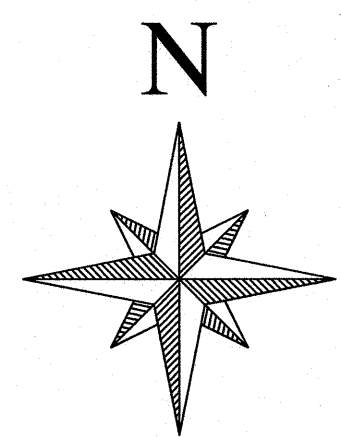


BELLA VIA - PARCEL 12  
FINAL PLAT

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CAD TECHNICIAN LE  
SCALE 1"=40'  
DATE 06/29/15  
JOB NUMBER WP#144131  
SHEET 6 OF 6



40 0 20 40  
1 inch = 40 ft.

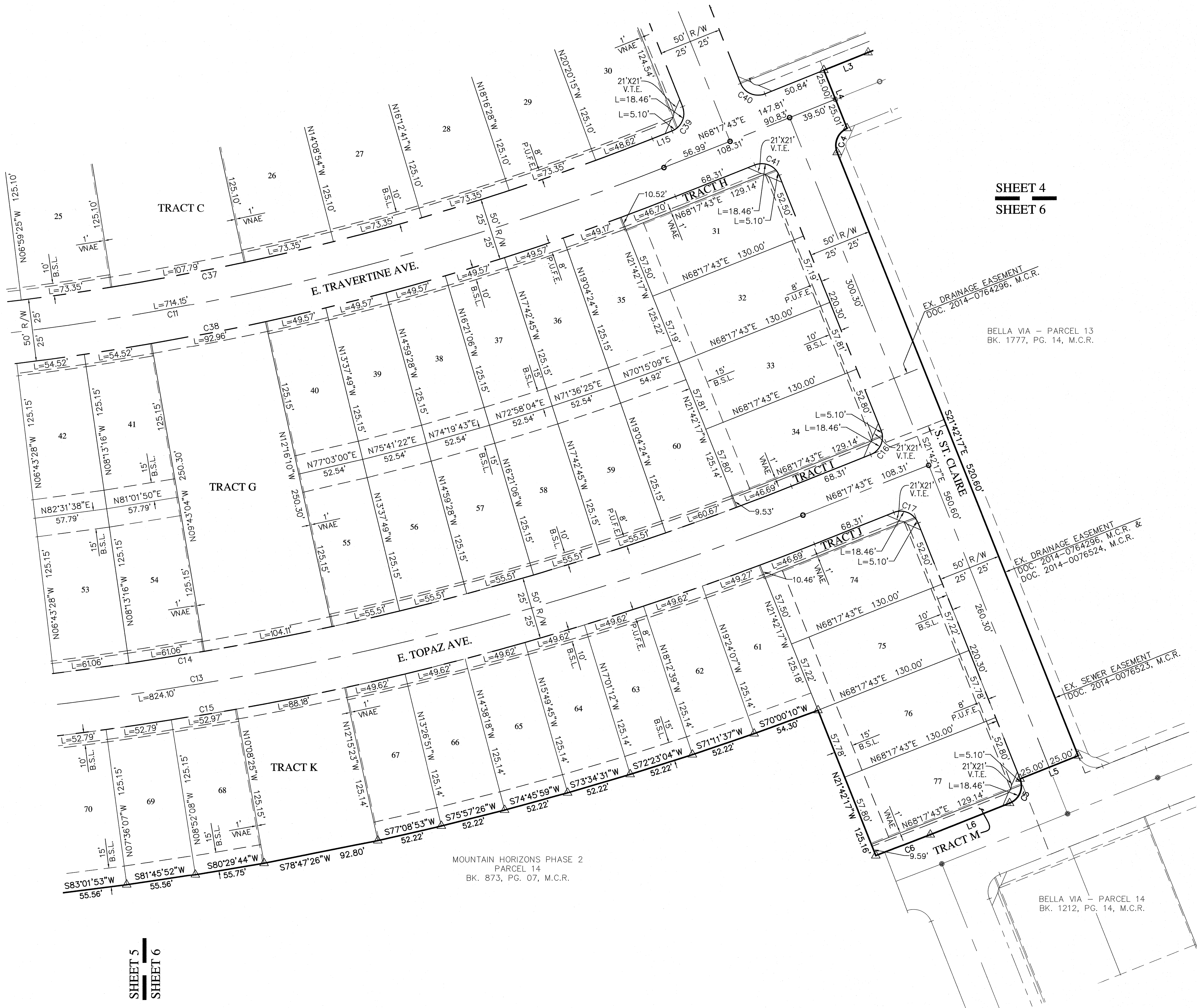
SHEET 4  
SHEET 6

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CENTER LINE	CENTER LINE
SECTION LINE	SECTION LINE
RIGHT-OF-WAY	RIGHT-OF-WAY
EASEMENT LINE AS NOTED	EASEMENT LINE AS NOTED

LINE AND CURVE TABLES

SEE SHEET 3



SHEET 5  
SHEET 6