

DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

THAT PLATE 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 PARCELS 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 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.

PLATE 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 "WAY" 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, OUTLETS, SIGNALS, TRAFFIC SIGNAL EQUIPMENT AND SIGNS, PUBLIC TRANSIT FACILITIES, SHELTERS, AND IMPROVEMENTS, LANDSCAPING, STONE 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 ACCESS 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, WINE, OR REMOVABLE SECTION TYPE FENCING, UNLESS APPROVED OTHERWISE BY THE CITY OF MESA. ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NON-EXCLUSIVE EASEMENTS.

IT IS AGREED THAT PLATE 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 HEREBY CONVEYED TO THE CITY OF MESA, AND PROVIDED ALWAYS THAT NO BUILDING OR STRUCTURE OF ANY NATURE OR KIND WHATSOEVER INCLUDING WITHOUT LIMITATION FENCE, NOR ANY PART OF SAME, SHALL BE CONSTRUCTED, INSTALLED OR PLACED ON OR OVER SAID EASEMENT OR ANY PART THEREOF BY PLATE HOME CORPORATION AND BELLA VIA COMMUNITY ASSOCIATION OR ITS SUCCESSORS OR ASSIGNS OF PLATE HOME CORPORATION AND BELLA VIA COMMUNITY ASSOCIATION AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY PLATE HOME CORPORATION AND BELLA VIA COMMUNITY ASSOCIATION OR ITS SUCCESSORS OR ASSIGNS OF PLATE 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.

PLATE HOME CORPORATION AND BELLA VIA COMMUNITY ASSOCIATION HEREBY GRANT TO THE CITY OF MESA A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "VEHICULAR TRAVEL EASEMENT" OR "V.T.E." FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO LANDSCAPING OTHER THAN GROUND COVER, FLOWERS AND GRASSES LESS THAN 2 FEET TALL 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.

PLATE HOME CORPORATION AND BELLA VIA COMMUNITY ASSOCIATION HEREBY GRANT TO THE CITY OF MESA A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "VEHICULAR NON-ACCESS EASEMENT" OR "VNA" 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 INTENTION BEING FOR THE INCLUDING 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 INTENTION 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 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 OCCUPANT OF SAID PARCELS, 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 FOR ATTORNEY'S FEES AND COURT COSTS.

PLATE 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 PLATE HOME CORPORATION AND BELLA VIA COMMUNITY ASSOCIATION WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

FINAL PLAT FOR BELLA VIA - PARCEL 12

BEING A REPLAT OF A PORTION OF PARCELS 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

ENGINEER

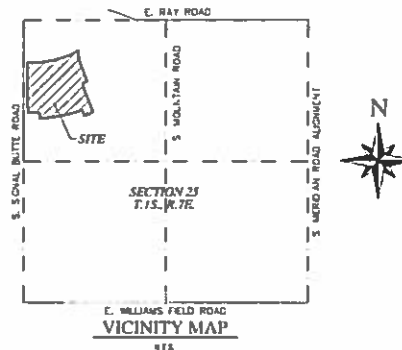
WOOD, PATEL & ASSOCIATES, INC.
2220 SOUTH COUNTRY CLUB DRIVE
SUITE 101
MESA, AZ 85201
PHONE: (480) 834-1300
FAX: (480) 834-1308
CONTACT: MR. SHANE MCCLARA, P.E.

OWNER/DEVELOPER

PLATE HOME CORPORATION
1607 N. PERIMETER DRIVE, SUITE 100
SCOTTSDALE, AZ 85060
PHONE: (480) 391-8000
CONTACT: DAVID BECHER

OWNER

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



DEDICATION CONTINUED

IN WITNESS WHEREOF:

PLATE 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.

PLATE HOME CORPORATION, A MICHIGAN CORPORATION

BY _____

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 _____

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF MARICOPA

ON THIS, _____ DAY OF _____, 2015, BEFORE ME, THE UNDERSIGNED, _____ WHO ACKNOWLEDGED HIMSELF HERSELF TO BE THE _____ OF PLATE 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 HEREBY SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

STATE OF ARIZONA
COUNTY OF MARICOPA

ON THIS, _____ DAY OF _____, 2015, BEFORE ME, THE UNDERSIGNED, _____ 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 HEREBY 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. 48152C0121, 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 _____

THIS IS TO CERTIFY THAT THE AREA PLATED 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

- 1) ALL UTILITIES WILL BE LOCATED UNDERGROUND.
- 2) CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
- 3) BELLA VIA COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ANY SPECIAL INCLUDING COLORING, PAVERS, STAMPED ETC. PAYMENTS, RAISED MEDIAN, LANDSCAPING WITHIN MEDIANS AND LANDSCAPING WITHIN THE RIGHT-OF-WAY ALONG INTERIOR STREETS.
- 4) THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY DRAINAGE FACILITIES OR LANDSCAPING AREAS WITHIN THIS PROJECT OR LANDSCAPING WITHIN THE RIGHT-OF-WAY ALONG SIGNAL BUTTE ROAD.
- 5) 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.
- 6) AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT HAS BEEN RECORDED WITH THE MARICOPA COUNTY RECORDS. 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.
- 7) NOISE ATTENUATION MEASURES ARE TO BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE HOMES TO ACHIEVE A NOISE LEVEL REDUCTION OF 25 DECIBELS.
- 8) THIS SUBDIVISION IS WITHIN THREE (3) MILES OF THE SAN IAN (LOOP 303) FREEWAY ALIGNMENT.
- 9) A HOMEOWNERS ASSOCIATION INCLUDING ALL PROPERTY OWNERS WITHIN THE SUBDIVISION WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS NOTED AS TRACTS.
- 10) 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.
- 11) THE FOLLOWING CRITERIA APPLIES TO VEHICULAR TRAVEL EASEMENTS (V.T.E.): GROUND COVER, FLOWERS AND GRASSES LESS THAN 2' (TALL) 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.
- 12) THIS SUBDIVISION IS LOCATED IN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 13) THIS SUBDIVISION IS SUBJECT TO THE CITY OF MESA RESIDENTIAL DEVELOPMENT GUIDELINES.
- 14) THIS SUBDIVISION HAS FIRE HYDRANTS SPACED AT AN AVERAGE SPACING OF 300 FEET. THIS ALLOWS THE LARGEST HOME ON THE LOTS TO BE A MAXIMUM OF 4000 SQUARE FEET UNDER ROOF AND CONSTRUCTED PER THE MESA BUILDING CODE OF AT LEAST TYPE-V CONSTRUCTION.
- 15) PUBLIC UTILITY AND FACILITY EASEMENTS (P.U.F.) WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS OF SAN FACILITIES IN P.U.F.'S ON THIS PLAT.
- 16) COMPLIANCE WITH CITY OF MESA ORDINANCE 5135 IS REQUIRED.
- 17) THIS PLAT WAS PREPARED BASED ON A FIRST AMENDED SPECIAL REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NO. 588988, DATED APRIL 08, 2015, RECEIVED ON APRIL 14, 2015.

CERTIFICATION

I, NATHAN M. SYEDCHOVSKY, OF WOOD, PATEL & ASSOCIATES, INC. HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS PLAT CONSISTING OF 80 (80) 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.

Nathan M. Syedchovsky
NATHAN M. SYEDCHOVSKY
REGISTERED LAND SURVEYOR 046118
WOOD, PATEL & ASSOCIATES
2220 SOUTH COUNTRY CLUB DRIVE
SUITE 101
MESA, AZ 85201

6-29-15
DATE

CHECKED BY _____
CAG TECHADON
SCALE _____
DATE _____
JOB NUMBER _____
SHEET _____
1 OF 6

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BELLA VIA - PARCEL 12
FINAL PLAT

PRELIMINARY
NOT
FOR
CONSTRUCTION
OR RECORDING





DESCRIPTION

A portion of Parcel 12 and Parcel 14 of Mountain Horizons Phase 2, as shown on Final Plat recorded in Book 672, page 7, Maricopa County Records (M.C.R.), and a portion of Mountain Horizons Unit 13, as shown on Final Plat recorded in Book 926, page 16, M.C.R., all lying within the northwest quarter of Section 25, Township 1 South, Range 7 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the northwest corner of said Section 25, a 1/4-section Maricopa County town cap North intersecting T15 R7E S25 E24 S24 RLS 30663 2012, from which the west quarter corner of said section, a 2-inch Maricopa County aluminum cap North intersecting S25 E24 T15 R7E S25 E24 RLS 30663, thence South 07°43'37" East (Bearing of survey), a distance of 2644.67 feet;

THENCE along the west line of said section, South 07°43'37" East, a distance of 791.19 feet;

THENCE bearing said west line, North 06°18'37" East, a distance of 65.03 feet, to the existing right-of-way line of South Signal Butte Road, as shown on said Mountain Horizons Phase 2 Final Plat, the southeast corner of Bella Via - Parcel 11A (the plat, recorded in Book 1165, page 40, M.C.R. and the POINT OF BEGINNING);

THENCE bearing said westerly right-of-way line, along the southerly line of said Bella Via - Parcel 11A, North 06°18'37" East, a distance of 139.84 feet;

THENCE North 01°29'42" East, a distance of 64.27 feet;

THENCE North 01°28'13" East, a distance of 64.15 feet;

THENCE North 78°30'34" East, a distance of 64.15 feet;

THENCE North 78°30'34" East, a distance of 64.15 feet;

THENCE North 72°29'17" East, a distance of 46.91 feet;

THENCE North 72°29'17" East, a distance of 34.08 feet;

THENCE North 72°29'17" East, a distance of 54.07 feet;

THENCE North 77°09'50" East, a distance of 54.07 feet;

THENCE North 62°10'02" East, a distance of 54.07 feet;

THENCE North 62°11'01" East, a distance of 53.88 feet;

THENCE North 06°21'51" East, a distance of 30.00 feet;

THENCE North 57°02'52" East, a distance of 53.27 feet;

THENCE South 84°22'27" East, a distance of 12.86 feet, to the westerly right-of-way line of South Via Tarragon, as shown on said Mountain Horizons Unit 13 Final Plat, and a point of intersection with a non-tangent curve;

THENCE bearing said southerly line, along said westerly right-of-way line, southerly along said curve, having a radius of 525.00 feet, concave easterly, whose radius bears South 06°22'27" East, through a central angle of 27°19'45", a distance of 250.42 feet, to the curve's end;

THENCE South 21°43'07" East, a distance of 196.00 feet, to the westerly line of Bella Via - Parcel 13 recorded in Book 1177, page 14, M.C.R.;

THENCE bearing said westerly right-of-way line, continuing along said westerly line, South 21°43'07" East, a distance of 136.08 feet, to the beginning of a curve;

THENCE southerly along said curve, having a radius of 13.35 feet, concave northwesterly, through a central angle of 90°38'21", a distance of 23.61 feet, to a point of reverse curvature;

THENCE westerly along said curve, having a radius of 2080.75 feet, concave southerly, through a central angle of 00°39'38", a distance of 43.88 feet, to the curve's end;

THENCE South 08°17'43" West, a distance of 38.08 feet;

THENCE South 21°42'17" East, a distance of 52.01 feet, to a point of intersection with a non-tangent curve;

THENCE southerly along said curve, having a radius of 13.35 feet, concave southerly, whose radius bears South 22°30'34" East, through a central angle of 90°38'21", a distance of 23.61 feet, to the curve's end;

THENCE South 21°42'17" East, a distance of 538.80 feet, to the westerly line of Bella Via - Parcel 14 recorded in Book 1212, page 14, M.C.R.;

THENCE bearing said westerly line, along said southerly line, South 06°17'43" West, a distance of 50.00 feet, to a point of intersection with a non-tangent curve;

THENCE southerly along said curve, having a radius of 13.35 feet, concave northwesterly, whose radius bears South 06°17'43" West, through a central angle of 90°38'21", a distance of 23.61 feet, to the curve's end;

THENCE South 08°17'43" West, a distance of 68.35 feet, to the beginning of a curve;

THENCE continuing along said southerly line and the westerly prolongation thereof, westerly along said curve, having a radius of 2632.80 feet, concave northwesterly, through a central angle of 01°00'53", a distance of 46.75 feet, to a point of intersection with a non-tangent line;

THENCE North 21°42'17" West, a distance of 125.16 feet;

THENCE South 70°00'57" West, a distance of 54.26 feet;

THENCE South 71°11'57" West, a distance of 52.22 feet;

THENCE South 72°23'04" West, a distance of 52.22 feet;

THENCE South 72°34'31" West, a distance of 52.22 feet;

THENCE South 74°40'38" West, a distance of 52.22 feet;

THENCE South 75°52'28" West, a distance of 52.22 feet;

THENCE South 77°08'53" West, a distance of 52.22 feet;

THENCE South 78°47'26" West, a distance of 82.85 feet;

THENCE South 82°29'44" West, a distance of 53.75 feet;

THENCE South 87°49'58" West, a distance of 55.58 feet;

THENCE South 87°51'53" West, a distance of 55.58 feet;

THENCE South 84°17'34" West, a distance of 55.58 feet;

THENCE South 86°33'34" West, a distance of 55.58 feet;

THENCE South 86°49'58" West, a distance of 68.85 feet;

THENCE North 02°43'24" West, a distance of 110.84 feet;

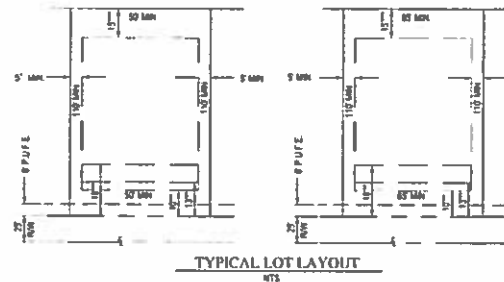
THENCE South 07°42'48" West, a distance of 59.62 feet;

THENCE South 06°18'37" West, a distance of 128.81 feet;

THENCE North 02°02'07" West, a distance of 46.05 feet, to said westerly right-of-way line of South Signal Butte Road;

THENCE along said westerly right-of-way line, North 07°43'37" West, a distance of 946.51 feet, to the POINT OF BEGINNING.

Containing 28.1421 acres, or 1,326.663 square feet of land, more or less



TYPICAL LOT LAYOUT

*SIDEYARD SETBACKS: 5 MIN

SETBACKS SHOWN ON LOTS ARE MINIMUM DISTANCES FROM THE PROPERTY LINES FOR BUILDING ENVELOPE BOUNDARIES & HOME CONSTRUCTION INCLUDING PATIOS & ACCESSORY STRUCTURES

*FRONT YARD SETBACKS FROM PROPERTY LINE
1. 10 MIN. SETBACK TO FACE OF GARAGE
2. 15 MIN. SETBACK TO FRONT PORCH OR SIDE ENTRY GARAGE
3. 10 MIN. SETBACK TO ENCLOSED UNLAVABLE AREA

**REAR YARD SETBACKS: 10 MIN

RAY WINDOWS MAY ENCLOSED INTO REAR YARD SETBACK

TRACT TABLE			
TRACT NO.	SQ. FT.	ACRES	USE
A	150831	0.4497	OPEN SPACE, RETENTION L.S.E. D.E.
B	18468	0.4244	OPEN SPACE, RETENTION L.S.E. D.E.
C	25314	0.5611	OPEN SPACE, RETENTION L.S.E. D.E.
D	2408	0.0553	OPEN SPACE L.S.E.
E	77267	0.6205	OPEN SPACE, RETENTION L.S.E. D.E.
F	2409	0.0553	OPEN SPACE L.S.E.
G	24883	0.5687	OPEN SPACE, RETENTION L.S.E. D.E.
H	4361	0.0250	OPEN SPACE L.S.E.
I	4243	0.0236	OPEN SPACE L.S.E.
J	4280	0.0259	OPEN SPACE L.S.E.
K	11289	0.2594	OPEN SPACE, RETENTION L.S.E. D.E.
L	4329	0.0278	OPEN SPACE L.S.E.
M	4241	0.0236	OPEN SPACE L.S.E.

TOTAL TRACT AREA IS 312,230 SQ. FT. OR 7.1679 ACRES

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BELLA VIA - PARCEL 12
FINAL PLAT

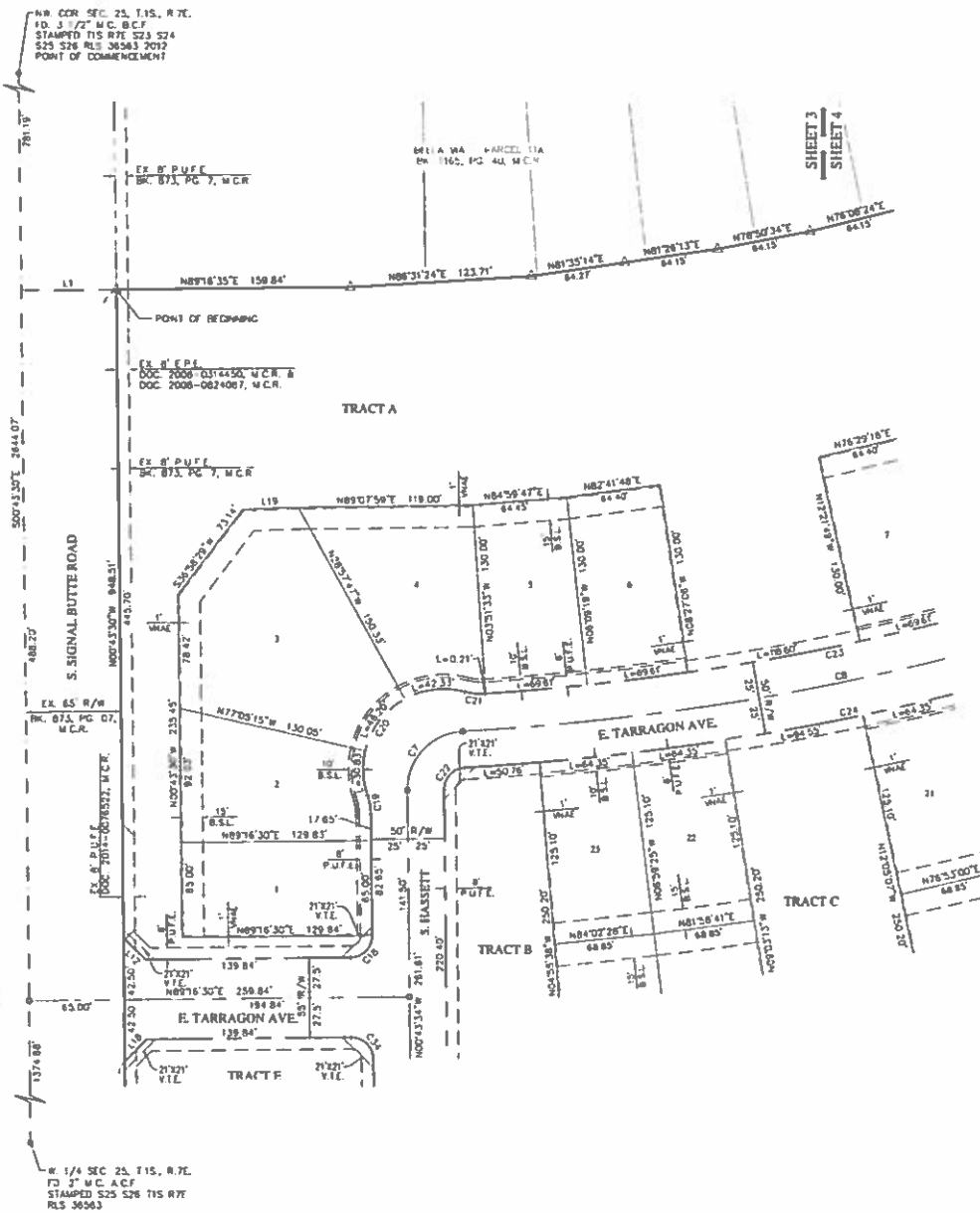
PRELIMINARY
NOT
FOR
CONSTRUCTION
OR RECORDING



CREDITED BY: GSR/MS
CARTOGRAPHER: LE
SCALE: 1" = 100' N.T.S.
DATE: 06/28/15
JOB NUMBER: 06/28/15
SHEET: 2 OF 6

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	371°45'	525.00'	250.42'	S87°31'42"E	246.08'
C2	90°26'27"	15.00'	23.81'	S23°45'00"W	21.39'
C3	0°35'38"	2699.75'	43.61'	S68°45'31"W	43.68'
C4	88°05'23"	15.00'	23.08'	S22°20'24"E	20.86'
C5	90°00'00"	15.00'	23.56'	N23°17'42.89"E	21.21'
C6	1°00'53"	2637.80'	46.70'	S68°48'07.87"W	46.70'
C7	87°55'35"	40.00'	61.04'	S42°59'13.42"W	56.28'
C8	18°56'35"	1762.00'	582.55'	N77°15'43.64"E	578.90'
C9	80°31'23"	40.00'	63.20'	N44°53'31.85"E	56.83'
C10	89°59'55"	40.00'	62.83'	S44°16'28.15"W	56.57'
C11	20°58'43"	2062.20'	753.07'	N78°47'04.35"E	750.85'
C12	80°00'00"	40.00'	62.83'	S45°45'31.85"E	56.57'
C13	20°58'43"	2362.50'	863.02'	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'	783.75'	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°00'00"	15.00'	23.56'	N44°16'28.15"E	21.21'
C19	18°28'35"	42.00'	13.54'	N95°53'1.93"W	13.49'
C20	174°20'24"	55.00'	119.36'	S42°58'02.15"W	97.28'
C21	18°59'21"	42.00'	13.92'	S84°21'26.68"E	13.86'
C22	87°55'35"	15.00'	22.89'	S42°59'13.42"W	20.73'
C23	17°51'00"	1737.00'	541.15'	N77°15'32.78"E	538.98'
C24	18°56'35"	1787.00'	590.81'	N77°15'43.64"E	586.13'
C25	18°45'39"	44.50'	14.57'	N58°50'33.15"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	80°31'25"	15.00'	23.70'	N66°58'52.21"W	21.31'
C29	18°28'35"	42.00'	13.54'	N95°53'1.93"W	13.49'
C30	176°57'16"	55.00'	121.87'	S44°16'33.04"W	98.42'
C31	18°28'46"	42.00'	13.50'	S81°29'11.71"E	13.48'
C32	0°01'33"	2637.20'	0.92'	N89°15'39.25"E	0.82'
C33	89°58'27"	15.00'	23.56'	N44°15'39.24"E	21.21'
C34	89°58'55"	15.00'	23.56'	N45°45'31.85"W	21.21'
C35	90°00'00"	15.00'	23.56'	S44°16'30.48"W	21.21'
C36	87°17'35"	15.00'	24.16'	S46°52'21.85"E	21.63'
C37	18°41'09"	2637.20'	84.43'	N77°38'16.22"E	861.45'
C38	20°58'45"	2087.20'	784.24'	N78°47'04.35"E	759.98'
C39	90°00'54"	15.00'	23.57'	N23°17'18.11"E	21.22'
C40	89°59'08"	15.00'	23.56'	S68°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'	N95°53'48.22"E	13.49'
C43	126°57'08"	55.00'	121.86'	S45°45'28.96"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°15'46.81"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°45'29.52"E	21.21'
C48	88°04'12"	15.00'	23.06'	S43°18'31.79"W	20.85'

SHEET 3
SHEET 5



LEGEND	
▲	CORNER OF THIS SUBDIVISION
●	SET MONUMENT WALL 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.	MANICIPA COUNTY RECORDS
B.C.F.	BRASS CAP FLUSH
A.C.F.	ALUMINUM CAP FLUSH
M.C.	MANICIPA COUNTY
R/W	RIGHT-OF-WAY
EX	EXISTING
FD	FOUND
P.U.F.E.	PUBLIC UTILITY AND FACILITIES
EASEMENT	EASEMENT
V.A.E.	VEHICULAR NON-ACCESS EASEMENT
B.S.L.	BUILDING SETBACK LINE
SEC	SECTION
V.T.E.	VEHICULAR TRANGLE EASEMENT
COR	CORNER
SO FT	SQUARE FEET
W.P.	WARRANTY
C.E.	CENTERLINE
DOC	DOCUMENT
BOOK	BOOK
PG	PAGE
S.P.P.	SALT RIVER PROJECT
E.P.E.	ELECTRICAL POWER EASEMENT
---	PLAT BOUNDARY LINE
---	LOT LINE
---	CENTERLINE
---	SECTIONLINE
---	RIGHT-OF-WAY
---	EASEMENT LINE AS NOTED

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°16'30"E	65.00'
L2	S61°25'27"E	17.06'
L3	S68°17'43"W	35.08'
L4	S21°42'17"E	90.00'
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	49.45'

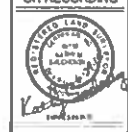
LINE TABLE		
LINE	BEARING	DISTANCE
L11	N00°45'34"W	39.87'
L12	N45°45'30"W	21.21'
L13	S08°16'26"W	33.68'
L14	S08°16'30"W	49.42'
L15	N68°17'43"E	16.97'
L16	S08°16'35"W	49.43'
L17	S08°16'26"W	33.70'
L18	S44°16'30"W	21.21'
L19	N87°48'45"E	37.97'
L20	N75°09'50"E	34.09'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L23	N89°16'30"E	8.00'
L24	S00°45'30"E	188.14'

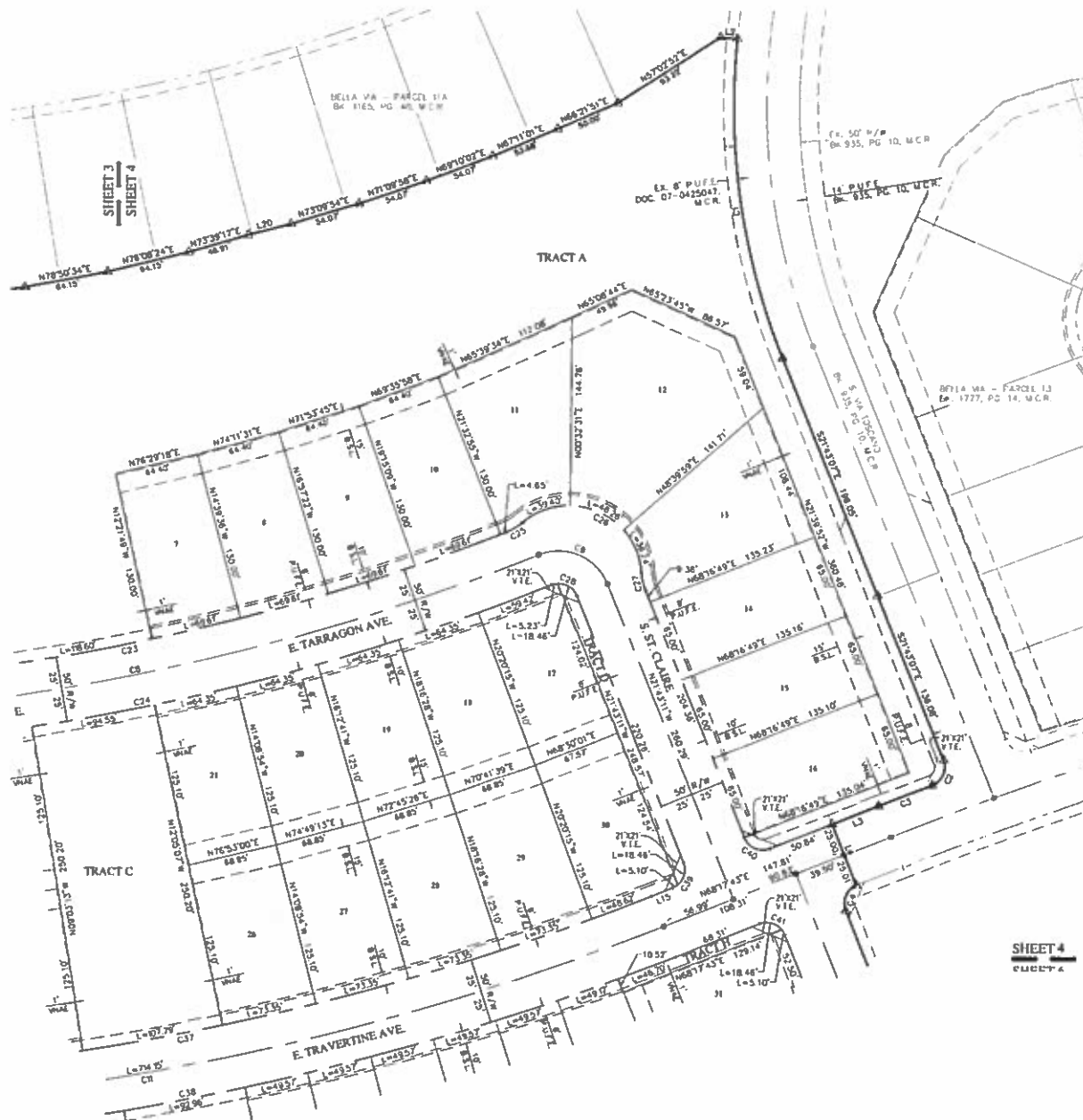
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BELLA VIA - PARCEL 12
FINAL PLAT

PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING



CHECKED BY: GERRARD
CAUTIONED BY: LE
SCALE: 1"=40'
DATE: 06/29/15
JOB NUMBER: 100114131
SHEET: 3 OF 6



LEGEND	
▲	CORNER OF THIS SUBDIVISION SET MONUMENT WHILE 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 FLASH
A.C.F.	ALUMINUM CAP FLASH
M.C.	MARKED COUNTY
R/W	RIGHT-OF-WAY
EX	EXISTING
FD	FLOOD
P.U.F.E.	PUBLIC UTILITY AND FACILITIES EASEMENT
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT
B.S.L.	BUILDING SETBACK LINE
SEC	SECTION
V.T.E.	VEHICULAR TRANGLE EASEMENT
COR	CORNER
BO.FT	SQUARE FEET
M.R.	MIRIAM
C	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
SUBSET 4

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OR RECORDING



CHECKED BY: CSR/JMS
CAJ TECHNICIAN: LE
SCALE: 1"=40'
DATE: 06/29/15
JOB NUMBER: 000104131
SHEET: 4 OF 6

LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 1	8439	0.1937
LOT 2	9784	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	10981	0.2516
LOT 12	18249	0.4189
LOT 13	10983	0.2521
LOT 14	8784	0.2017
LOT 15	8784	0.2018
LOT 16	8780	0.2018
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	0.1723
LOT 35	6509	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 611,282 SQ. FT. OR 14.0332 ACRES

LEGEND

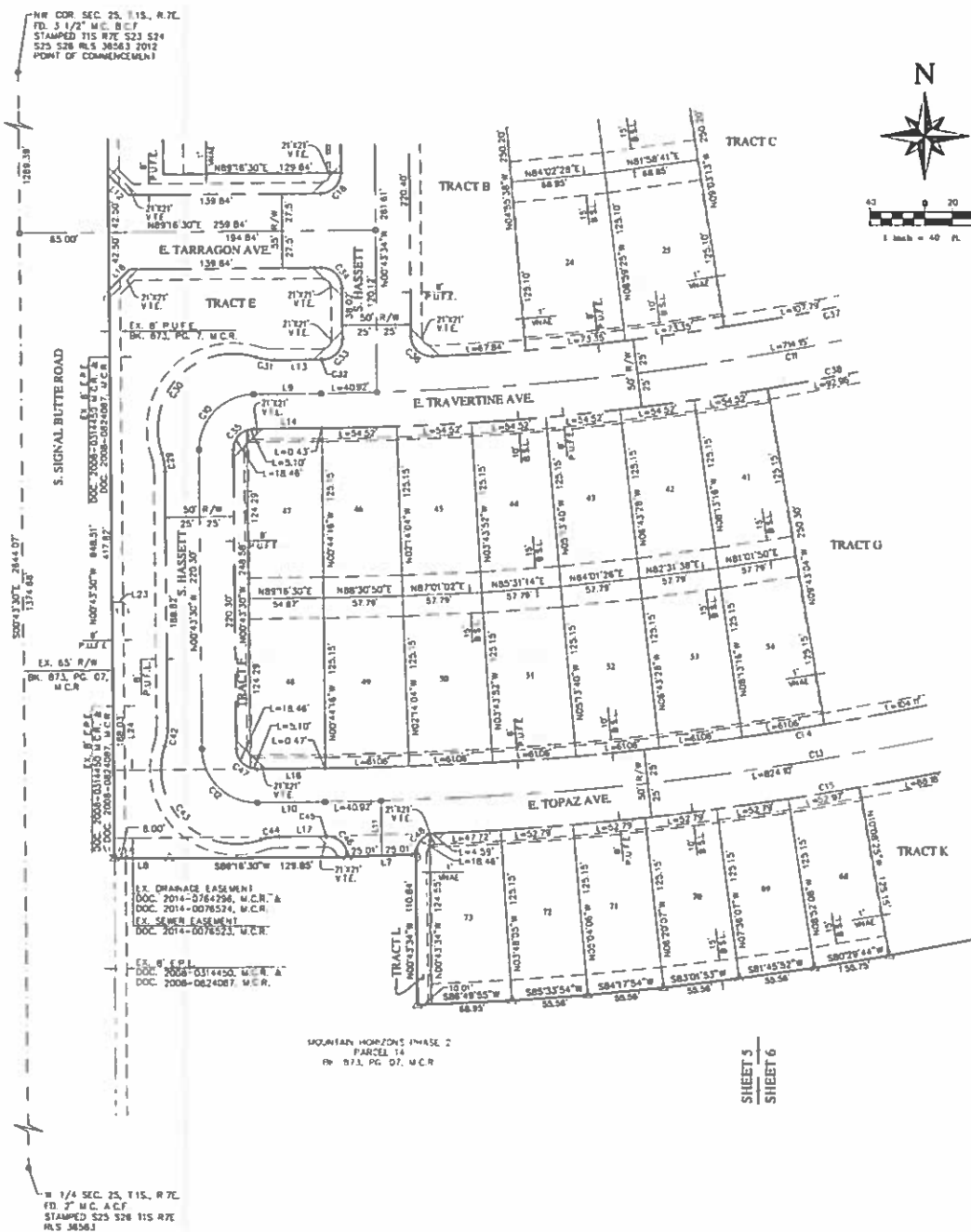
- ▲ CORNER OF THIS SUBDIVISION
- SET MONUMENT (NAILS, TAG OR CAP)
- UNLESS OTHERWISE NOTED
- SURVEY MONUMENT FOUND AS NOTED
- BRASS CAP TO BE SET BY CONTRACTOR
- AT TIME OF CONSTRUCTION
- M.C.R. MARICOPA COUNTY RECORDS
- B.C.F. BRASS CAP FLUSH
- A.C.F. ALUMINUM CAP FLUSH
- M.C. MARICOPA COUNTY
- R/W RIGHT-OF-WAY
- E.E. EASEMENT
- P.U.F. PUBLIC UTILITY AND FACILITIES
- EASEMENT
- V.N.E. VEHICULAR NON-ACCESS EASEMENT
- B.S.L. BUILDING SETBACK LINE
- SEC. SECTION
- V.T.E. VISIBILITY TRIANGLE EASEMENT
- COR. CORNER
- SQ. FT. SQUARE FEET
- W/1/4 W/1/4 QUARTER
- C. CENTERLINE
- DOC. DOCUMENT
- BK. BOOK
- PG. PAGE
- ISP. SALT RIVER PROJECT
- E.P.E. ELECTRICAL POWER EASEMENT

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	8864	0.1578
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	8787	0.1554
LOT 56	8787	0.1554
LOT 57	8787	0.1554
LOT 58	8787	0.1554
LOT 59	8787	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	6799	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	0.1723

LINE AND CURVE TABLES

SEE SHEET 1

SHEET 3
SHEET 5



SHEET 5
SHEET 6

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CHECKED BY: COO/12/15
CAO TECHNICIAN: LE
SCALE: 1"=40'
DATE: 06/29/15
JOB NUMBER: 06/29/15
SHEET: 5 OF 6

