

FINAL PLAT
FOR
BELLA VIA - PARCEL 15

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

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) ss.

KNOW ALL MEN BY THESE PRESENTS:

THAT PULTE HOME CORPORATION, A MICHIGAN CORPORATION, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "BELLA VIA - PARCEL 15", 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 HEREBY DEDICATES AND CONVEYS TO THE CITY OF MESA, IN FEE, ALL REAL PROPERTY DESIGNATED ON THIS PLAT AS "RIGHT-OF-WAY" OR "R/W" FOR USE AS PUBLIC RIGHT-OF-WAY.

THE 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 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 OR THE SUCCESSORS OR ASSIGNS OF PULTE HOME CORPORATION AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY PULTE HOME CORPORATION OR THE SUCCESSORS OR ASSIGNS OF PULTE HOME CORPORATION 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 HEREBY GRANTS 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 HEREBY GRANTS 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" AND "I" 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 WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT THEY ARE THE SOLE OWNER 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 RECORDER'S OFFICE OR WHICH PULTE HOME CORPORATION 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. DANIEL W. MATTHEWS, P.E.

OWNER/DEVELOPER

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

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 _____, 2016.

PULTE HOME CORPORATION, A MICHIGAN CORPORATION

BY _____ ITS _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) ss.

ON THIS, THE ____ DAY OF _____, 2016, BEFORE ME, THE UNDERSIGNED _____, 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 _____

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

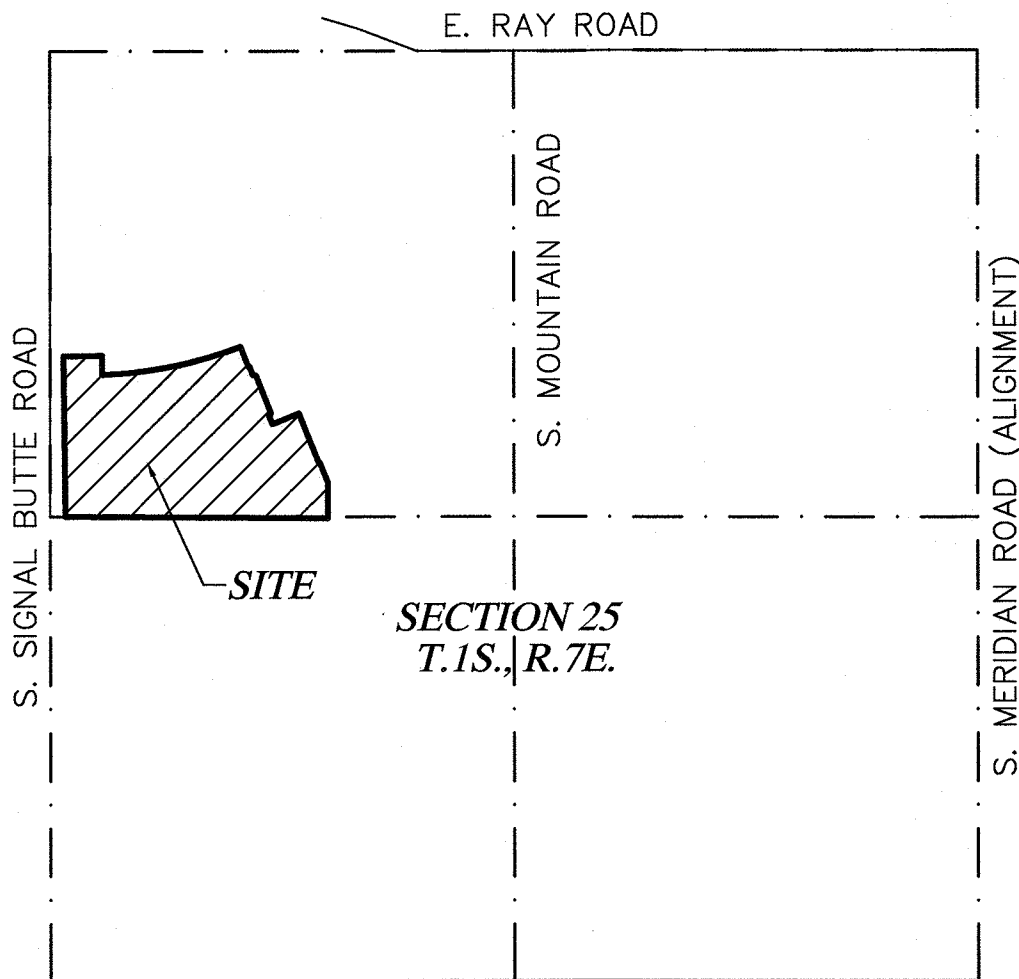
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THE

____ DAY OF _____, 2016.

APPROVED BY: _____ ATTEST: _____
MAYOR CLERK

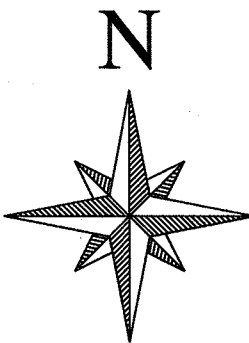
THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576.

APPROVED BY: _____



VICINITY MAP

N.T.S.



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.) PAVEMENTS, 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 LANDSCAPED 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 AVIATION 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.
- 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 TAN (LOOP 202) FREEWAY ALIGNMENT.
- 9) 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.
- 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 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.
- 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 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.
- 15) 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.
- 16) COMPLIANCE WITH CITY OF MESA ORDINANCE 5135 REQUIRED.
- 17) 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, GABRIEL S. RIOS, 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 MAY OF 2016; 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.

GABRIEL S. RIOS
REGISTERED LAND SURVEYOR #48932
WOOD, PATEL & ASSOCIATES, INC.
2220 SOUTH COUNTRY CLUB DRIVE
SUITE 101
MESA, AZ 85210

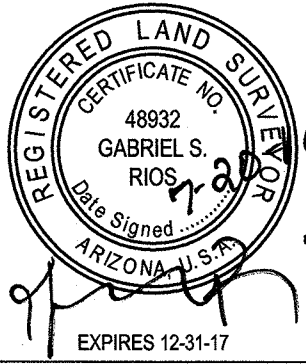
7-25-16
DATE

WOOD/PATEL
MISSION: CLIENT SERVICE ®
(602) 335-8500
WWW.WOODPATEL.COM

BELLA VIA - PARCEL 15

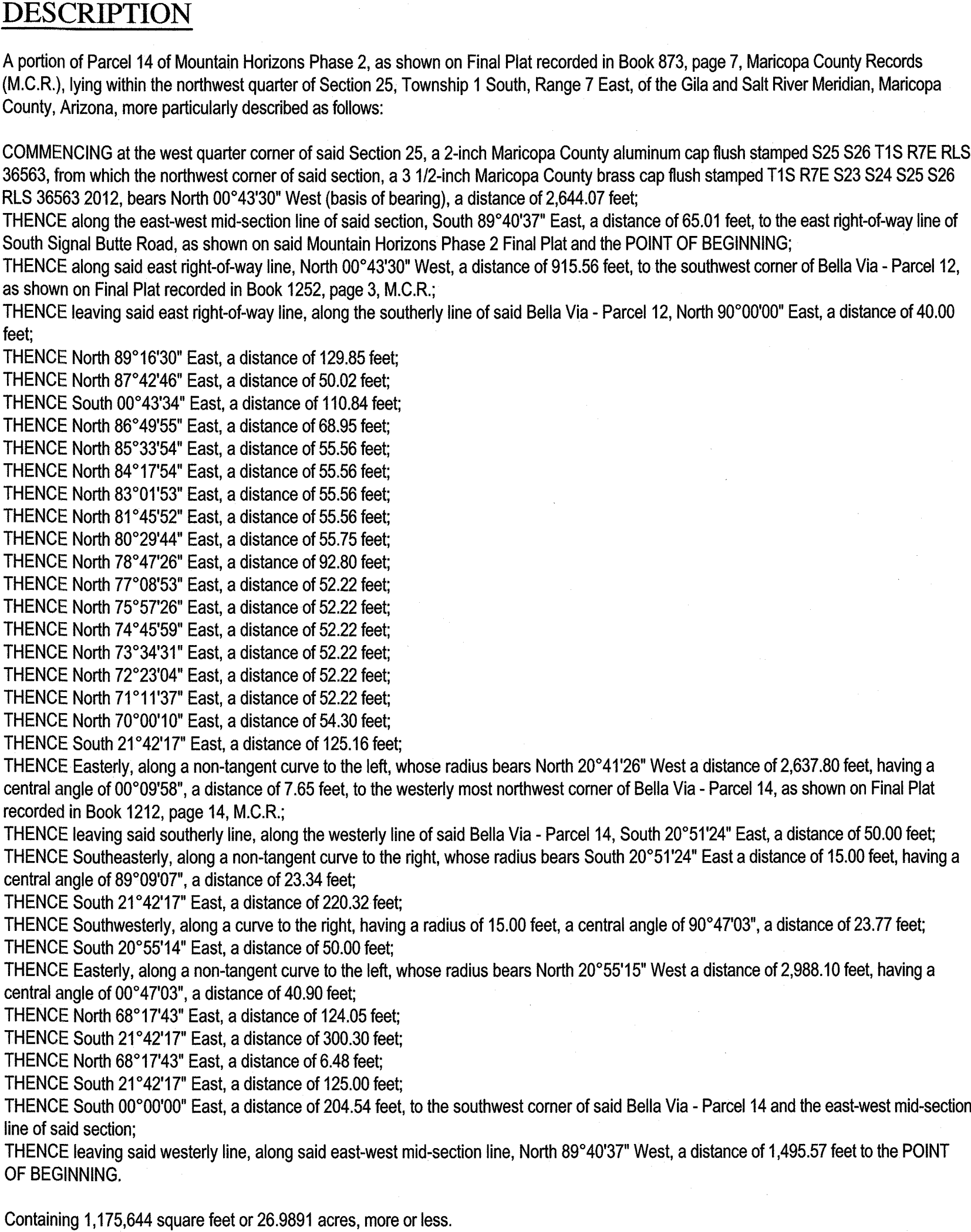
FINAL PLAT

PRELIMINARY
NOT
FOR
CONSTRUCTION
OR RECORDING



CHECKED BY _____
CAD TECHNICIAN _____
SCALE _____
DATE _____
JOB NUMBER _____
SHEET _____
1 OF 6

N:\2014\144132\Survey\WP#144132-F1.dwg



***REARYARD SETBACKS: 15' MIN.

BAY WINDOWS MAY ENCROACH INTO REAR YARD SETBACK

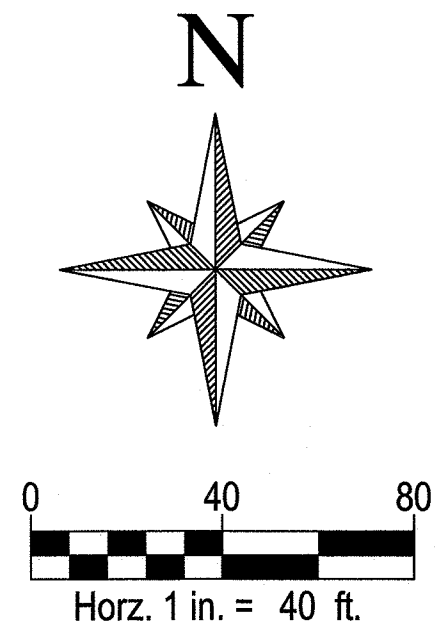
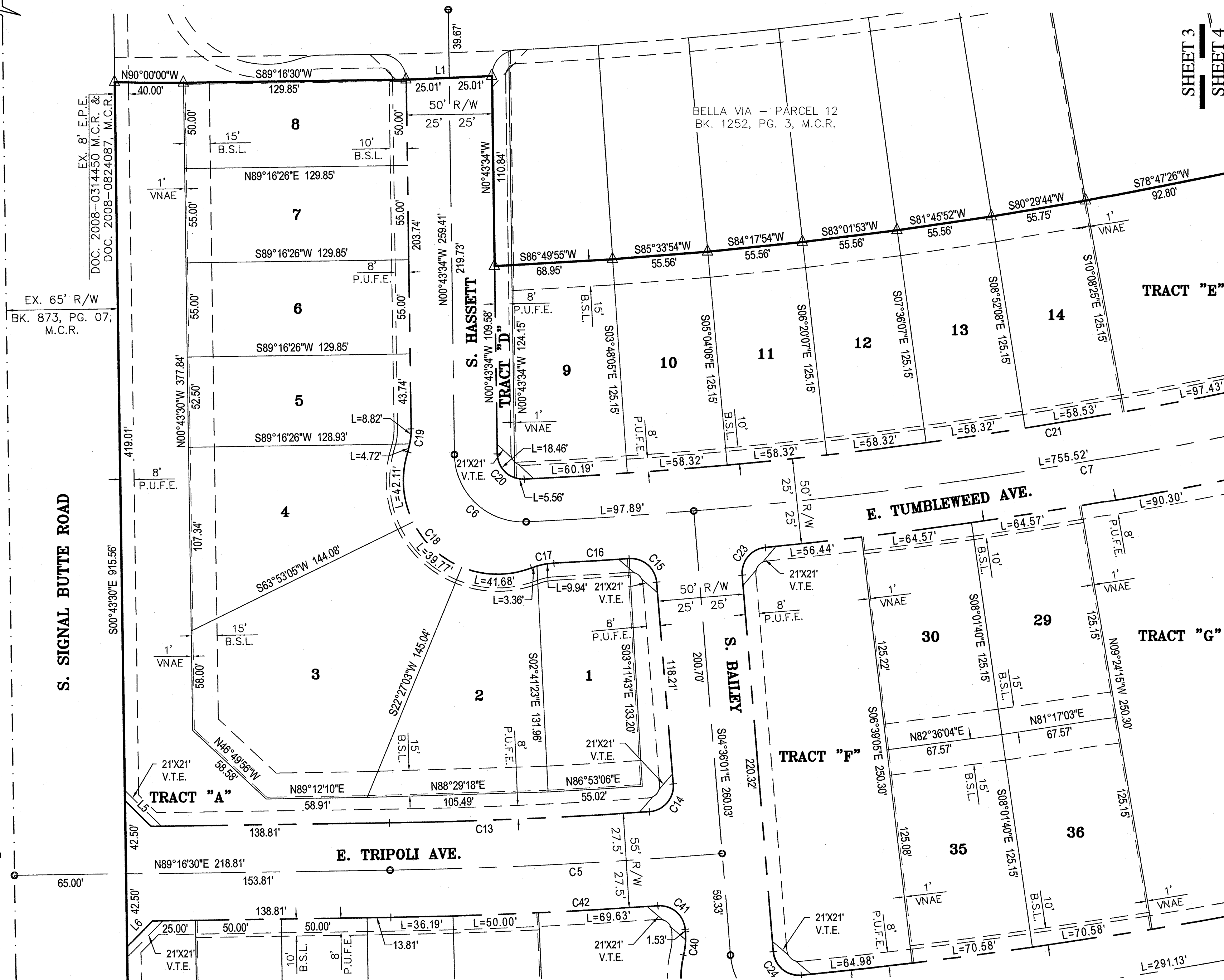
TOTAL TRACT AREA IS: 398,005 SQ. FT. OR 9.1370 ACRES

CHECKED BY	GSR
LAB TECHNICIAN	MEC
SCALE	N.T.S.
DATE	07-20-2016
LAB NUMBER	WP#144132
SHEET	2 OF 6

NW. COR. SEC. 25, T.1S., R.7E.
FD. 3 1/2" M.C. B.C.F.
STAMPED T1S R7E S23 S24
S25 S26 RLS 36563 2012

SHEET 3
SHEET 5

W. 1/4 SEC. 25, T.1S., R.7E.
FD. 2" M.C. A.C.F.
STAMPED S25 S26 T1S R7E
RLS 36563



LEGEND

△	CORNER OF THIS SUBDIVISION SET MONUMENT W/RLS 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
L.S.E.	LANDSCAPE EASEMENT
D.E.	DRAINAGE EASEMENT
---	PLAT BOUNDARY LINE
---	LOT LINE
---	CENTER LINE
---	SECTION LINE
---	RIGHT-OF-WAY
---	EASEMENT LINE AS NOTED

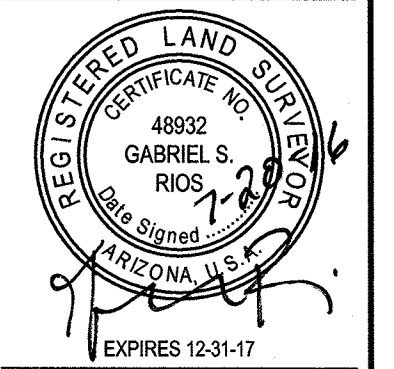
CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	0°09'58"	2637.80'	7.65'	S69°13'34.65"W	7.65
C2	89°09'07"	15.00'	23.34'	N66°16'50.75"W	21.06
C3	90°47'03"	15.00'	23.77'	N23°41'14.21"E	21.36
C4	0°47'03"	2988.10'	40.90'	S68°41'13.89"W	40.90
C5	3°52'31"	2864.45'	193.75'	N87°20'14.86"E	193.71
C6	91°46'04"	40.00'	64.07'	S46°36'36.31"E	57.43
C7	18°21'46"	2662.80'	853.40'	N78°19'28.59"E	849.76
C8	90°47'03"	40.00'	63.38'	S49°59'32.09"E	56.95
C9	15°32'11"	2963.10'	803.48'	N76°50'51.06"E	801.02
C10	16°32'34"	300.00'	86.62'	S19°17'05.81"E	86.32
C11	10°12'37"	300.00'	53.46'	N22°27'04.13"W	53.39
C12	10°41'16"	3263.40'	608.75'	N73°38'20.92"E	607.86
C13	3°03'47"	2837.00'	151.67'	N87°44'36.74"E	151.66
C14	90°48'44"	15.00'	23.77'	N40°48'21.11"E	21.36
C15	89°09'07"	15.00'	23.34'	N49°10'34.41"W	21.06

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C16	0°56'16"	2687.80'	44.00'	N86°43'00.07"E	43.99
C17	18°09'04"	42.00'	13.31'	S78°06'36.13"W	13.25
C18	128°42'57"	55.00'	123.56'	S46°36'27.32"E	99.17
C19	18°28'35"	42.00'	13.54'	N8°30'43.55"E	13.49
C20	91°46'04"	15.00'	24.02'	S46°36'36.31"E	21.54
C21	18°21'46"	2637.80'	845.39'	N78°19'28.59"E	841.78
C22	15°24'31"	2687.80'	722.83'	N76°50'51.06"E	720.66
C23	89°09'07"	15.00'	23.34'	S39°58'32.87"W	21.06
C24	90°47'03"	15.00'	23.77'	S49°59'32.09"E	21.36
C25	15°32'11"	2938.10'	796.70'	N76°50'51.06"E	794.26
C26	9°08'38"	2988.10'	476.87'	N73°39'04.52"E	476.37
C27	89°14'13"	15.00'	23.36'	S33°36'17.23"W	21.07
C28	90°42'40"	15.00'	23.75'	S56°22'08.88"E	21.34
C29	9°58'48"	3238.40'	564.08'	N73°17'07.09"E	563.37
C30	9°54'43"	3288.40'	568.88'	N73°15'04.34"E	568.17

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C31	100°23'22"	15.00'	26.28'	S28°00'44.58"W	23.05
C32	5°22'26"	275.00'	25.79'	S24°52'09.60"E	25.78
C33	11°36'32"	325.00'	65.85'	N21°45'06.57"W	65.74
C34	8°32'35"	275.00'	41.00'	N23°17'05.02"W	40.97
C35	16°32'34"	325.00'	93.84'	S19°17'05.81"E	93.51
C36	89°14'13"	15.00'	23.36'	N55°37'55.33"W	21.07
C37	4°34'21"	2988.10'	238.46'	N82°02'08.70"E	238.40
C38	18°11'01"	42.00'	13.33'	S75°13'48.46"W	13.27
C39	127°44'17"	55.00'	122.62'	S49°59'33.70"E	98.76
C40	18°28'35"	42.00'	13.54'	N4°38'16.97"E	13.49
C41	89°12'42"	15.00'	23.36'	N49°12'21.63"W	21.07
C42	3°05'13"	2892.00'	155.81'	N87°43'53.99"E	155.79
C43	0°50'53"	2662.80'	39.41'	N68°43'09.25"E	39.41
C44	0°47'03"	2963.10'	40.55'	N68°41'14.21"E	40.55

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S87°42'46"W	50.02'
L2	N20°51'24"W	50.00'
L3	N20°55'14"W	50.00'
L4	S68°17'43"W	6.48'
L5	S45°43'30"E	21.21'
L6	N44°16'30"E	21.21'

PRELIMINARY
NOT
FOR
CONSTRUCTION
OR RECORDING



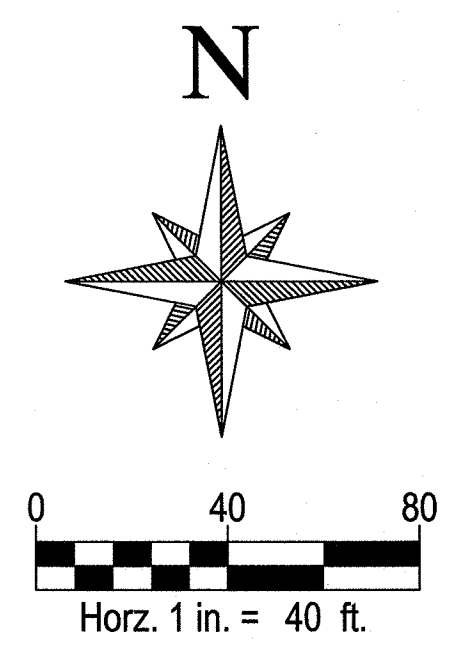
CHECKED BY GSR
CAD TECHNICIAN MEC
SCALE 1"=40'
DATE 07-20-2016
JOB NUMBER WP#144132
SHEET 3 OF 6

BELLA VIA - PARCEL 15
FINAL PLAT

PRELIMINARY
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OR RECORDING



CHECKED BY	GSR
CAD TECHNICIAN	MEC
SCALE	1"=40'
DATE	07-20-2016
JOB NUMBER	WP#144132
SHEET	4 OF 6



LEGEND	
△	CORNER OF THIS SUBDIVISION SET MONUMENT W/RLS 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
L.S.E.	LANDSCAPE EASEMENT
D.E.	DRAINAGE EASEMENT
---	PLAT BOUNDARY LINE
---	LOT LINE
---	CENTER LINE
---	SECTION LINE
---	RIGHT-OF-WAY
---	EASEMENT LINE AS NOTED

LINE AND CURVE TABLES
SEE SHEET 3



LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 1	7,240	0.1662
LOT 2	9,754	0.2239
LOT 3	16,214	0.3722
LOT 4	9,782	0.2246
LOT 5	6,814	0.1564
LOT 6	7,142	0.1640
LOT 7	7,142	0.1640
LOT 8	6,493	0.1490
LOT 9	7,800	0.1791
LOT 10	7,132	0.1637
LOT 11	7,132	0.1637
LOT 12	7,132	0.1637
LOT 13	7,132	0.1637
LOT 14	7,156	0.1643
LOT 15	6,704	0.1539

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 16	6,704	0.1539
LOT 17	6,704	0.1539
LOT 18	6,704	0.1539
LOT 19	6,704	0.1539
LOT 20	6,704	0.1539
LOT 21	7,117	0.1634
LOT 22	8,336	0.1914
LOT 23	8,264	0.1897
LOT 24	8,260	0.1896
LOT 25	8,260	0.1896
LOT 26	8,260	0.1896
LOT 27	8,260	0.1896
LOT 28	8,269	0.1898
LOT 29	8,259	0.1896
LOT 30	8,262	0.1897

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 31	6,250	0.1435
LOT 32	6,250	0.1435
LOT 33	6,344	0.1456
LOT 34	6,381	0.1465
LOT 35	8,652	0.1986
LOT 36	8,654	0.1987
LOT 37	8,280	0.1901
LOT 38	8,280	0.1901
LOT 39	8,280	0.1901
LOT 40	8,280	0.1901
LOT 41	8,280	0.1901
LOT 42	8,276	0.1900
LOT 43	8,348	0.1916
LOT 44	8,144	0.1870
LOT 45	8,143	0.1869

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 46	8,273	0.1899
LOT 47	8,261	0.1896
LOT 48	8,260	0.1896
LOT 49	8,260	0.1896
LOT 50	8,261	0.1896
LOT 51	8,260	0.1896
LOT 52	8,260	0.1896
LOT 53	8,324	0.1911
LOT 54	6,852	0.1573
LOT 55	6,607	0.1517
LOT 56	6,607	0.1517
LOT 57	6,607	0.1517
LOT 58	6,607	0.1517
LOT 59	6,607	0.1517
LOT 60	6,607	0.1517

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 61	6,607	0.1517
LOT 62	6,607	0.1517
LOT 63	6,607	0.1517
LOT 64	6,435	0.1477
LOT 65	6,250	0.1435
LOT 66	6,250	0.1435
LOT 67	6,250	0.1435
LOT 68	6,250	0.1435
LOT 69	6,282	0.1442
LOT 70	6,383	0.1465
LOT 71	6,365	0.1461
LOT 72	6,365	0.1461
LOT 73	6,365	0.1461
LOT 74	8,310	0.1908
LOT 75	8,236	0.1891

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 76	8,239	0.1891
LOT 77	8,297	0.1905
LOT 78	8,342	0.1915

TOTAL LOT AREA IS: 589,771 SQ. FT. OR 13.5392 ACRES

NW. COR. SEC. 25, T.1S., R.7E.
FD. 3 1/2" M.C. B.C.F.
STAMPED T1S R7E S23 S24
S25 S26 RLS 36563 2012

SHEET 3
SHEET 5

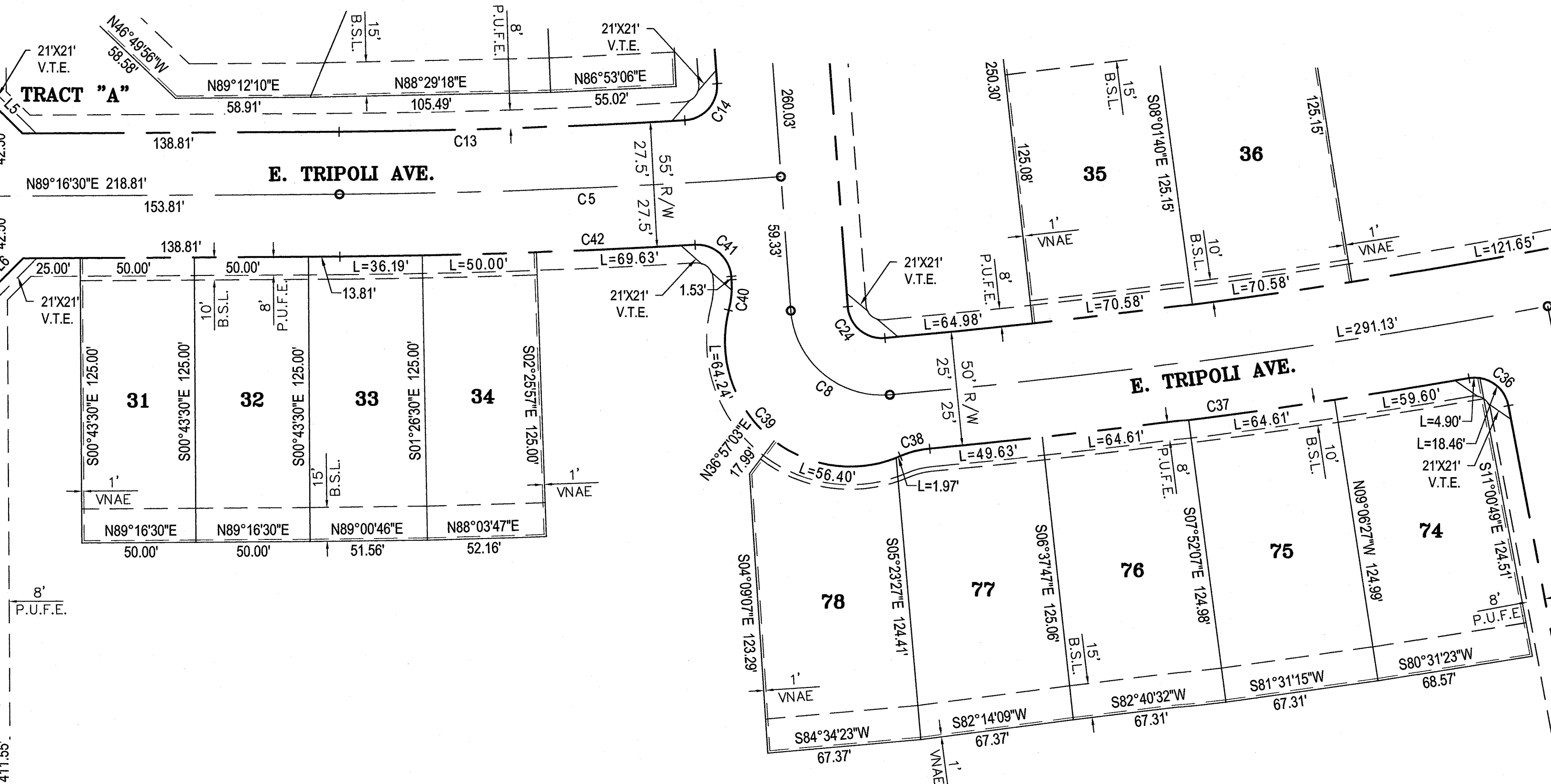
S. SIGNAL BUTTE ROAD

EX. 65' R/W
BK. 873, PG. 07,
M.C.R.

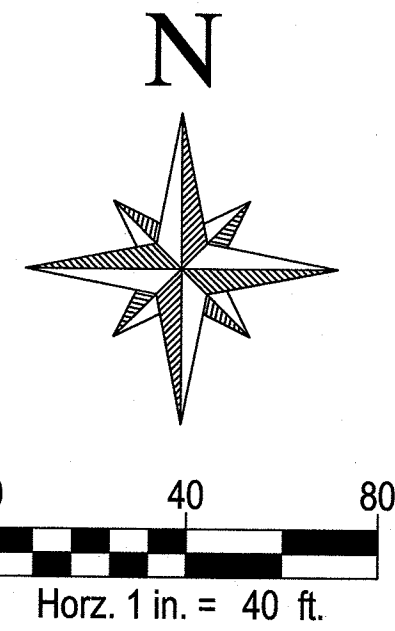
EX. 8' E.P.E.
DOC. 2008-0314450 M.C.R. &
DOC. 2008-0824087 M.C.R.

W. 1/4 SEC. 25, T.1S., R.7E.
FD. 2" M.C. A.C.F.
STAMPED S25 S26 T1S R7E
RLS 36563
POINT OF COMMENCEMENT

65.01'
N89°40'37"W
POINT OF BEGINNING



TRACT "B"



LEGEND

△	CORNER OF THIS SUBDIVISION SET MONUMENT W/RLS 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
V.N.A.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
MIN.	MINIMUM
CL	CENTERLINE
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LINE AND CURVE TABLES

SEE SHEET 3

CENTER OF SEC. 25, T.1S., R.7E.
CALCULATED POSITION BASED ON
RECORDED DOCUMENTS HOLDING
RAILROAD SPIKE
FD. 3" M.C.D.O.T. B.C.F.
STAMPED 2012 RLS 32222
0.6' NORTH OF SECTION LINE

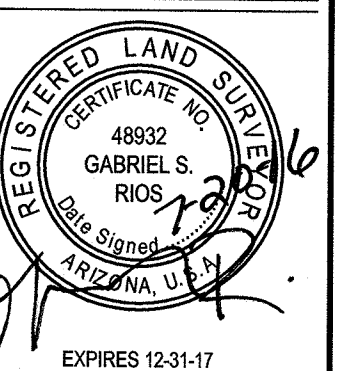
SHEET 5
SHEET 6

WOOD/PATEL
MISSION: CLIENT SERVICE®
(602) 335-8500
WWW.WOODPATEL.COM

BELLA VIA - PARCEL 15

FINAL PLAT

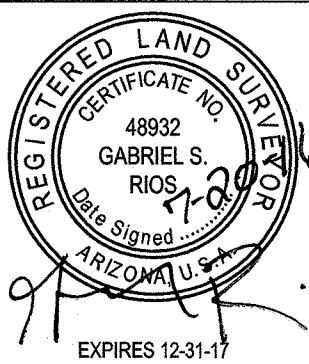
PRELIMINARY
NOT
FOR
CONSTRUCTION
OR RECORDING



CHECKED BY: GSR
CAD TECHNICIAN: MEC
SCALE: 1"=40'
DATE: 07-20-2016
JOB NUMBER: WP#144132
SHEET: 5 OF 6

BELLA VIA - PARCEL 15
FINAL PLAT

PRELIMINARY
NOT
FOR
CONSTRUCTION
OR RECORDING



CHECKED BY GSR
CAD TECHNICIAN MEC
SCALE 1"=40'
DATE 07-20-2016
JOB NUMBER WP#144132
SHEET 6 OF 6



0 40 80
Horz. 1 in. = 40 ft.

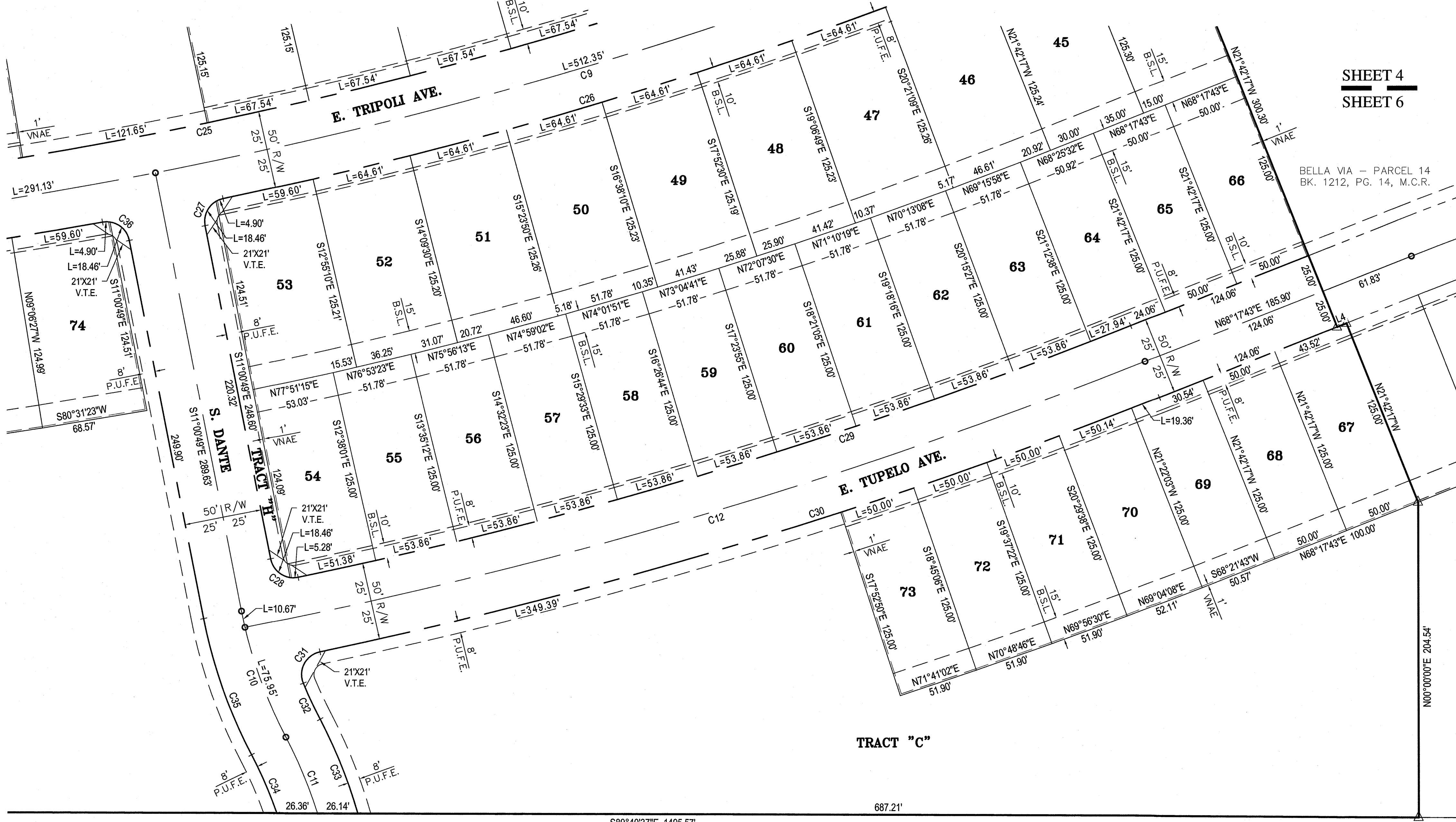
LEGEND

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- SURVEY MONUMENT FOUND AS NOTED
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SHEET 5
SHEET 6