DEDICATION

	-	
STATE OF ARIZONA)	
)	S
COUNTY OF MARICOPA)	

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.

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

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

PULTE HOME CORPORATION, A MICHIGAN CORPORATION

BY	ITS	

ACKNOWLEDGMENT

STATE OF ARIZONA COUNTY OF MARICOPA

> , 2016, BEFORE ME, THE UNDERSIGNED ON THIS, THE ____ DAY OF _ , WHO ACKNOWLEDGED NOTARY PUBLIC, PERSONALLY APPEARED OF PULTE HOME CORPORATION, A MICHIGAN HIMSELF/HERSELF TO BE THE

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

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

APPROVAL

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

DAY OF _____ APPROVED BY:

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

APPROVED BY:

E. RAY ROAD SECTION 25 T.1S., R.7E. E. WILLIAMS FIELD ROAD **VICINITY MAP**

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 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.
- 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.
- 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.
- 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

MESA, AZ 85210

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

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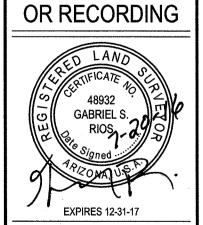
3

PRELIMINARY CONSTRUCTION OR RECORDING



CHECKED BY CAD TECHNICIAN N.T.S. 07-20-2016 JOB NUMBER WP#144132 SHEET OF 6

BELL



CHECKED BY

GSR

CAD TECHNICIAN

MEC

SCALE

N.T.S.

DATE

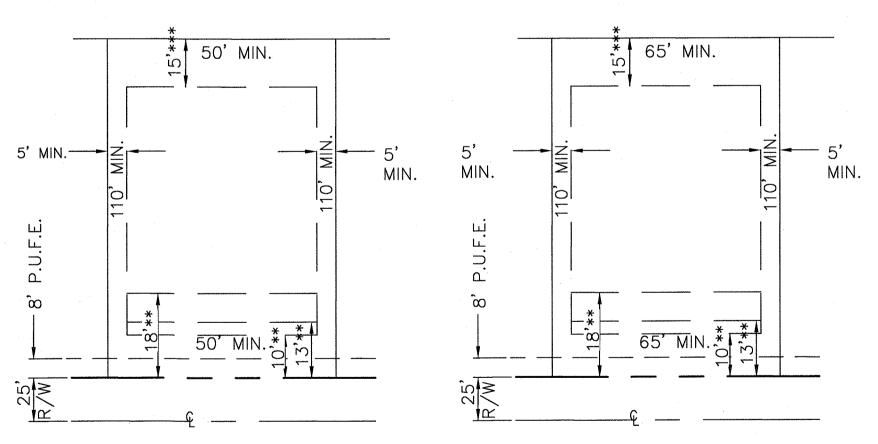
07-20-2016

JOB NUMBER

WP#144132

SHEET

20 19 ROAD 14 10 BUTTE 22 23 E. TUMBLEWEED AVE. 24 25 SIGNAL 27 28 43 29 **30** 41 $\dot{\mathbf{s}}$ 39 37 SHEET 4 SHEET 3 46 36 E. TRIPOLI AVE. SHEET 6 E. TRIPOLI AVE. SHEET 5 47 48 49 66 65 **50** 31 32 33 34 **51** 64 TRACT 52 63 **53** 62 **75 60** 76 77 59 78 57 E. TUPELO AVE. 69 70 S 71 DANTE TRACT "B" 72 73 TRACT "C" SHEET INDEX



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. 18' MIN. SETBACK TO FACE OF GARAGE.

2. 13' MIN. SETBACK TO FRONT PORCH OR SIDE ENTRY GARAGE.

3. 10' MIN. SETBACK TO ENCLOSED LIVABLE AREA.

***REARYARD SETBACKS: 15' MIN.

BAY WINDOWS MAY ENCROACH INTO REAR YARD SETBACK

DESCRIPTION

A portion of Parcel 14 of Mountain Horizons Phase 2, as shown on Final Plat recorded in Book 873, page 7, Maricopa County Records (M.C.R.), 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 west quarter corner of said Section 25, a 2-inch Maricopa County aluminum cap flush stamped S25 S26 T1S R7E RLS 36563, from which the northwest corner of said section, a 3 1/2-inch Maricopa County brass cap flush stamped T1S R7E S23 S24 S25 S26 RLS 36563 2012, bears North 00°43'30" West (basis of bearing), a distance of 2,644.07 feet; THENCE along the east-west mid-section line of said section, South 89°40'37" East, a distance of 65.01 feet, to the east right-of-way line of South Signal Butte Road, as shown on said Mountain Horizons Phase 2 Final Plat and the POINT OF BEGINNING; THENCE along said east right-of-way line, North 00°43'30" West, a distance of 915.56 feet, to the southwest corner of Bella Via - Parcel 12,

THENCE leaving said east right-of-way line, along the southerly line of said Bella Via - Parcel 12, North 90°00'00" East, a distance of 40.00 feet:

feet; THENCE North 89°16'30" East, a distance of 129.85 feet; THENCE North 87°42'46" East, a distance of 50.02 feet;

as shown on Final Plat recorded in Book 1252, page 3, M.C.R.;

THENCE South 00°43'34" East, a distance of 110.84 feet; THENCE North 86°49'55" East, a distance of 68.95 feet; THENCE North 85°33'54" East, a distance of 55.56 feet; THENCE North 84°17'54" East, a distance of 55.56 feet;

THENCE North 83°01'53" East, a distance of 55.56 feet; THENCE North 81°45'52" East, a distance of 55.56 feet; THENCE North 80°29'44" East, a distance of 55.75 feet;

THENCE North 78°47'26" East, a distance of 92.80 feet;

THENCE North 77°08'53" East, a distance of 52.22 feet; THENCE North 75°57'26" East, a distance of 52.22 feet; THENCE North 74°45'59" East, a distance of 52.22 feet; THENCE North 73°34'31" East, a distance of 52.22 feet; THENCE North 72°23'04" East, a distance of 52.22 feet;

THENCE North 71°11'37" East, a distance of 52.22 feet; THENCE North 70°00'10" East, a distance of 54.30 feet; THENCE South 21°42'17" East, a distance of 125.16 feet;

THENCE Easterly, along a non-tangent curve to the left, whose radius bears North 20°41'26" West a distance of 2,637.80 feet, having a central angle of 00°09'58", a distance of 7.65 feet, to the westerly most northwest corner of Bella Via - Parcel 14, as shown on Final Plat recorded in Book 1212, page 14, M.C.R.;

THENCE leaving said southerly line, along the westerly line of said Bella Via - Parcel 14, South 20°51'24" East, a distance of 50.00 feet; THENCE Southeasterly, along a non-tangent curve to the right, whose radius bears South 20°51'24" East a distance of 15.00 feet, having a central angle of 80°00'07", a distance of 23 34 feet:

central angle of 89°09'07", a distance of 23.34 feet; THENCE South 21°42'17" East, a distance of 220.32 feet;

THENCE Southwesterly, along a curve to the right, having a radius of 15.00 feet, a central angle of 90°47'03", a distance of 23.77 feet; THENCE South 20°55'14" East, a distance of 50.00 feet;

THENCE Easterly, along a non-tangent curve to the left, whose radius bears North 20°55'15" West a distance of 2,988.10 feet, having a central angle of 00°47'03", a distance of 40.90 feet;

THENCE North 68°17'43" East, a distance of 124.05 feet;

THENCE South 21°42'17" East, a distance of 300.30 feet; THENCE North 68°17'43" East, a distance of 6.48 feet;

THENCE South 21°42'17" East, a distance of 125.00 feet;

THENCE South 00°00'00" East, a distance of 204.54 feet, to the southwest corner of said Bella Via - Parcel 14 and the east-west mid-section line of said section;

THENCE leaving said westerly line, along said east-west mid-section line, North 89°40'37" West, a distance of 1,495.57 feet to the POINT OF BEGINNING.

Containing 1,175,644 square feet or 26.9891 acres, more or less.

NOTE SEE SHEET 4 FOR LOT AREA TABLES.

TRACT AREA TABLE				
TRACT NO.	TRACT AREA SQUARE FEET	TRACT AREA ACRES	USE	
TRACT A	24,444	0.5612	OPEN SPACE, L.S.E., D.E.	
TRACT B	209,365	4.8063	OPEN SPACE, RETENTION, L.S.E., D.E.	
TRACT C	100,936	2.3172	OPEN SPACE, RETENTION, L.S.E., D.E.	
TRACT D	1,201	0.0276	OPEN SPACE, L.S.E.	
TRACT E	11,931	0.2739	OPEN SPACE, RETENTION, L.S.E., D.E.	
TRACT F	18,852	0.4328	OPEN SPACE, RETENTION, L.S.E., D.E.	
TRACT G	26,458	0.6074	OPEN SPACE, RETENTION, L.S.E., D.E.	
TRACT H	2,409	0.0553	OPEN SPACE, L.S.E.	
TRACT I	2,409	0.0553	OPEN SPACE, L.S.E.	

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



15.00' 23.34' N66°16'50.75"W

90°47'03" | 15.00' | 23.77' | N23°41'14.21"E

0°47'03" | 2988.10' | 40.90' | \$68°41'13.89"W

3°52'31" | 2864.45' | 193.75' | N87°20'14.86"E

91°46'04" | 40.00' | 64.07' | \$46°36'36.31"E

18°21'46" | 2662.80' | 853.40' | N78°19'28.59"E

90°47'03" | 40.00' | 63.38' | \$49°59'32.09"E

15°32'11" | 2963.10' | 803.48' | N76°50'51.06"E

16°32'34" | 300.00' | 86.62' | \$19°17'05.81"E

10°12'37" | 300.00' | 53.46' | N22°27'04.13"W

10°41'16" | 3263.40' | 608.75' | N73°38'20.92"E

3°03'47" | 2837.00' | 151.67' | N87°44'36.74"E

90°48'44" | 15.00' | 23.77' | N40°48'21.11"E

15.00' 23.34' N49°10'34.41"W

21.06

W. 1/4 SEC. 25, T.1S., R.7E. —

STAMPED S25 S26 T1S R7E

FD. 2" M.C. A.C.F.

RLS 36563

18°09'04" 42.00'

C18 | 128°42'57" | 55.00' | 123.56' | \$46°36'27.32"E

C24 | 90°47'03" | 15.00' | 23.77' | \$49°59'32.09"E

18°28'35" | 42.00' | 13.54' | N8°30'43.55"E

91°46'04" | 15.00' | 24.02' | \$46°36'36.31"E

18°21'46" | 2637.80' | 845.39' | N78°19'28.59"E

15°24'31" | 2687.80' | 722.83' | N76°50'51.06"E

89°09'07" | 15.00' | 23.34' | \$39°58'32.87"W

15°32'11" | 2938.10' | 796.70' | N76°50'51.06"E

9°08'38" | 2988.10' | 476.87' | N73°39'04.52"E

89°14'13" | 15.00' | 23.36' | \$33°36'17.23"W

90°42'40" | 15.00' | 23.75' | \$56°22'08.88"E

9°58'48" | 3238.40' | 564.08' | N73°17'07.09"E

9°54'43" | 3288.40' | 568.88' | N73°15'04.34"E

13.31' S78°06'36.13"W

13.49

841.78

720.66

21.36

563.37

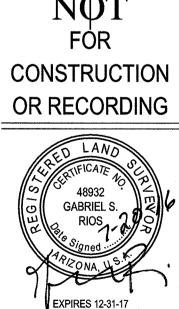
CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	
C31	100°23'22"	15.00'	26.28'	S28°00'44.58"W	23.05	
C32	5°22'26"	275.00'	25.79'	S24°52'09.60"E	25.78	
C33	11°36'32"	325.00'	65.85'	N21°45'06.57"W	65.74	
C34	8°32'35"	275.00'	41.00'	N23°17'05.02"W	40.97	
C35	16°32'34"	325.00'	93.84'	S19°17'05.81"E	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	

CHORD	LINE
23.05	L1
25.78	L2
65.74	L3
40.97	L4
93.51	L5
21.07	L6
238.40	
13.27	
98.76	
13.49	
21.07	,
155 70	

N44°16'30"E

21.21'

			PRELIMINA	
	LINE TABLE	=	ГФИ	
	BEARING	DISTANCE	FOR	
	S87°42'46"W	50.02'	CONSTRUC	TION
	N20°51'24"W	50.00'	OR RECOR	DING
	N20°55'14"W	50.00'	RED LAND	12
	S68°17'43"W	6.48'	48932	
	S45°43'30"E	21.21'	GABRIEL S. RIOS	
1		1	W Waned	//~//



ı	
	CHECKED BY
	GSR
	CAD TECHNICIAN
	MEC
Ş	SCALE
5	1"=40'
	DATE
2	07-20-2016
ğ	JOB NUMBER
Ś	WP#144132
4114413213017691171014132-101.UWg	SHEET
2	3 OF 6
1	\mathcal{I} OF \mathcal{I}

S

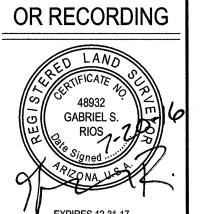
PARCEL

BELL



BELL.

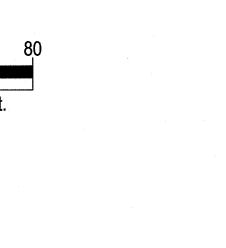
PRELIMINARY CONSTRUCTION



CHECKED BY CAD TECHNICIAN 1"=40'

07-20-2016 JOB NUMBER 1 WP#144132





	LEGEND
Δ	CORNER OF THIS SUBDIVISION SET MONUMENT W/RLS TAG OR CAP UNLESS OTHERWISE NOTED
•	SURVEY MONUMENT FOUND AS NOTEL
0	BRASS CAP TO BE SET BY CONTRACTO 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
Ģ	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
	NOTIT-UT-WAT

--- --- EASEMENT LINE AS NOTED

LINE AND CURVE TABLES

SEE SHEET 3

SHEET 4
SHEET 6

BELLA VIA – PARCEL BK. 1212, PG. 14, M.C.

E	:	LO			
AREA RES		LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES	
517		LOT 76	8,239	0.1891	
517		LOT 77	8,297	0.1905	
517		LOT 78	8,342	0.1915	
477		TOTAL LOT	AREA IS: 589,771	SQ. FT. OR 13	.5392 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

LO	Γ AREA TA	BLE	LOT AREA TABLE		ABLE
NO.	LOT AREA SQUARE FEET	LOT AREA ACRES	LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
46	8,273	0.1899	LOT 61	6,607	0.1517
47	8,261	0.1896	LOT 62	6,607	0.1517
48	8,260	0.1896	LOT 63	6,607	0.1517
49	8,260	0.1896	LOT 64	6,435	0.1477
50	8,261	0.1896	LOT 65	6,250	0.1435
51	8,260	0.1896	LOT 66	6,250	0.1435
52	8,260	0.1896	LOT 67	6,250	0.1435
53	8,324	0.1911	LOT 68	6,250	0.1435
54	6,852	0.1573	LOT 69	6,282	0.1442
55	6,607	0.1517	LOT 70	6,383	0.1465
56	6,607	0.1517	LOT 71	6,365	0.1461
57	6,607	0.1517	LOT 72	6,365	0.1461
58	6,607	0.1517	LOT 73	6,365	0.1461
59	6,607	0.1517	LOT 74	8,310	0.1908
60	6,607	0.1517	LOT 75	8,236	0.1891

	55/			()		_p
LO	Γ AREA TA	ABLE		LO	Γ AREA TA	BLE
OT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES		LOT NO.	LOT AREA SQUARE FEET	LOT A
OT 46	8,273	0.1899		LOT 61	6,607	0.15
OT 47	8,261	0.1896		LOT 62	6,607	0.15
OT 48	8,260	0.1896		LOT 63	6,607	0.15
OT 49	8,260	0.1896		LOT 64	6,435	0.14
OT 50	8,261	0.1896		LOT 65	6,250	0.14
OT 51	8,260	0.1896	,	LOT 66	6,250	0.14
OT 52	8,260	0.1896		LOT 67	6,250	0.14
OT 53	8,324	0.1911		LOT 68	6,250	0.14
OT 54	6,852	0.1573		LOT 69	6,282	0.14
OT 55	6,607	0.1517		LOT 70	6,383	0.14
OT 56	6,607	0.1517		LOT 71	6,365	0.14
OT 57	6,607	0.1517		LOT 72	6,365	0.14
OT 58	6,607	0.1517	·	LOT 73	6,365	0.14
OT 59	6,607	0.1517		LOT 74	8,310	0.19
					0.000	

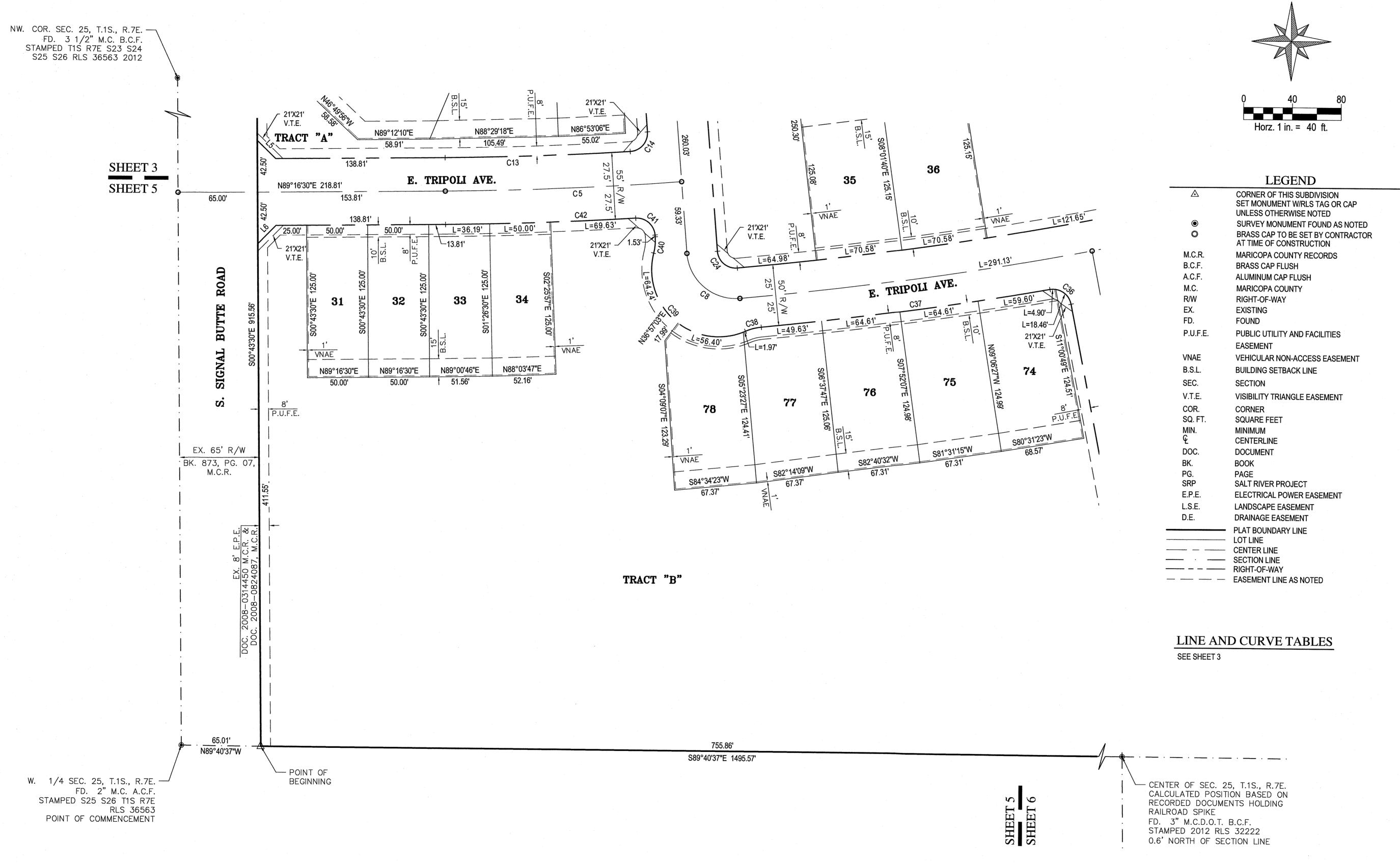
	BELLA VIA – PARCEL BK. 1252, PG. 3, M.C.	12 R. <u>\$70°00'</u>	BELLA BK. 1	A VIA — PARCEL 13 (1777, PG. 14, M.C.R.	
SHEET 3 SHEET 4	973°34'31"W 52.22'	\$72°23'04"W \$71°11'37"W \$.52.22' \$.52.2	21 Roto A 27 TIME		
S78°47'26"W S77°08'53"W S78°47'26"W S78°47	5°57'26"W 574°45'36 52.22' 52.22' 52.22' 52.22' 17	8° 1239"E 125.16" 19 125.16"	E 259.34 C1		
TRACT "E" 15 15 15 15 15 15 15 15 15 15 15 15 15		D AVE.	25. R. S.		
1' VNAE L=97.43' L=54.83		L=64.57' S18°1230 S18°1230	23 25.23 23	27° 22	
C22 L=90.30' 1' VNAE SNAE R	S15°27'29 E	25 E 125.05	7.40' N71°05'57"E 64.66' N69°32'43"E 64.47	TIE 248.61. AZ TIM ZZO	LA VIA – PARCEL 14 1212, PG. 14, M.C.R.
TRACT "G"	19.05' 48.52 64.66'	54.35' 10.31' N72°17'49"E 13.22' N73°36'50"E 64.66' N72°17'49"E ST7° ST7° ST7° ST7° ST7° ST7°	41 125.15 42 42 125.15 P.U.F.E.	B	17'43"W 124.05 65.00'
1 VXA S11°46'3	\$14°24'38"E 125.1 \$13°05'36"E	39 40 OFF 125.15; B.S.L. L=67.54	L=67.54 25.05.	L=34.95'-	125:30 44 125:30 44
L=291.13'	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	L=512.35'	49 49 48 48 49 125	46 47 46 46 47 17 18 18 18 18 18 18 18 18 18 18 18 18 18	45 15.00 15.00 188° 17'43"E 15.00 188° 17'43"E 188° 17
LOT AREA TABLE	LOT AREA TABLE	LOT AREA TABLE	LOT AREA TABLE	LOT AREA TABLE	LOT AREA TABLE
LOT AREA LOT AREA	LOT AREA LOT AREA	LOT AREA LOT AREA	LOT AREA LOT AREA	LOT AREA LOT AREA	LOT NO LOT AREA LOT AREA

LO	Γ AREA TA	ABLE		L
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES		LOT N
LOT 1	7,240	0.1662		LOT 1
LOT 2	9,754	0.2239		LOT 1
LOT 3	16,214	0.3722		LOT 1
LOT 4	9,782	0.2246		LOT 1
LOT 5	6,814	0.1564		LOT 2
LOT 6	7,142	0.1640		LOT 2
LOT 7	7,142	0.1640		LOT 2
LOT 8	6,493	0.1490		LOT 2
LOT 9	7,800	0.1791	·	LOT 2
LOT 10	7,132	0.1637		LOT 2
LOT 11	7,132	0.1637		LOT 2
LOT 12	7,132	0.1637		LOT 2
LOT 13	7,132	0.1637		LOT 2
LOT 14	7,156	0.1643		LOT 2
LOTAE	6 704	0.4520	1	LOT

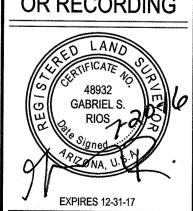
LO	ΓAREA TA	ABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES		
LOT 16	6,704	0.1539		
LOT 17	6,704	0.1539		
LOT 18	6,704	0.1539		
LOT 19	6,704	0.1539		
LOT 20	6,704	0.1539		
LOT 21	7,117	0.1634		
LOT 22	8,336	0.1914	·	
LOT 23	8,264	0.1897		
LOT 24	8,260	0.1896		
LOT 25	8,260	0.1896		
LOT 26	8,260	0.1896		
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 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 ARE		
LOT AREA SQUARE FEET	LOT AREA ACRES		LOT NO.	LOT ARE SQUARE F	
8,273	0.1899		LOT 61	6,607	
8,261	0.1896		LOT 62	6,607	
8,260	0.1896		LOT 63	6,607	
8,260	0.1896		LOT 64	6,435	
8,261	0.1896		LOT 65	6,250	
8,260	0.1896		LOT 66	6,250	
8,260	0.1896		LOT 67	6,250	
8,324	0.1911		LOT 68	6,250	
6,852	0.1573		LOT 69	6,282	
6,607	0.1517		LOT 70	6,383	
6,607	0.1517		LOT 71	6,365	
6,607	0.1517		LOT 72	6,365	
6,607	0.1517		LOT 73	6,365	
6,607	0.1517		LOT 74	8,310	
6,607	0.1517		LOT 75	8,236	
	LOT AREA SQUARE FEET 8,273 8,261 8,260 8,260 8,260 8,260 8,324 6,852 6,607 6,607 6,607 6,607	LOT AREA SQUARE FEET	LOT AREA SQUARE FEET	LOT AREA SQUARE FEET ACRES 8,273	



PRELIMINARY NOT FÓR CONSTRUCTION OR RECORDING



CHECKED BY CAD TECHNICIAN SCALE ਰੋਂ <u>JOB NUMBER</u> 07-20-2016 , WP#144132

5 OF 6

PARCEL

BELL.

BELL



CHECKED BY

CAD TECHNICIAN SCALE

1"=40' 07-20-2016 JOB NUMBER WP#144132

6 OF



LEGEND

CORNER OF THIS SUBDIVISION SET MONUMENT W/RLS TAG OR CAP SURVEY MONUMENT FOUND AS NOTED AT TIME OF CONSTRUCTION MARICOPA COUNTY RECORDS **BRASS CAP FLUSH ALUMINUM CAP FLUSH** MARICOPA COUNTY PUBLIC UTILITY AND FACILITIES VEHICULAR NON-ACCESS EASEMENT BUILDING SETBACK LINE VISIBILITY TRIANGLE EASEMENT SALT RIVER PROJECT **ELECTRICAL POWER EASEMENT** LANDSCAPE EASEMENT DRAINAGE EASEMENT PLAT BOUNDARY LINE

LINE AND CURVE TABLES

FD. 3" M.C.D.O.T. B.C.F. STAMPED 2012 RLS 32222

0.6' NORTH OF SECTION LINE