GILBERT
ARIZONA

21

Council Communication

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: GREG CROSSMAN, P.E., DEVELOPMENT ENGINEER, 480-503-6815

THROUGH: MIKE GILLESPIE, P.E., TOWN ENGINEER
GREG TILQUE, DEVELOPMENT SERVICES DIRECTOR
MARC SKOCYPEC, ASSISTANT TOWN MANAGER

MEETING DATE: APRIL 19, 2012

SUBJECT: S11-05/S10-03 APPROVAL OF THE FINAL PLAT OF "VILLAGES AT VAL VISTA PHASE 2."

STRATEGIC INITIATIVE: Infrastructure

This project supports Gilbert's Infrastructure Strategic Initiative as it allows for the logical extension of infrastructure services to the subject site as well as the surrounding area.

LEGAL REVIEW	FINANCIAL REVIEW
☐ Complete	☑ Complete
☑ N/A	☐ N/A

RECOMMENDED MOTION

A MOTION TO APPROVE THE FINAL PLAT OF "VILLAGES AT VAL VISTA PHASE 2," LOCATED NEAR THE SOUTHWEST CORNER OF VAL VISTA DRIVE AND GERMANN ROAD, AND AUTHORIZE THE MAYOR TO EXECUTE THE REQUIRED DOCUMENTS.

BACKGROUND/DISCUSSION

The Villages at Val Vista Phase 2 is a proposed 19.3 acre residential subdivision located near the southwest corner of Val Vista Drive and Germann Road. The final plat establishes 84 single family residential lots and 13 tracts that encompass common facilities such as a neighborhood park, landscaped areas, and stormwater retention basins. The final plat also provides for right-of-way dedications for streets, public utility easements, and multi-use easements. These right-of-way and easement dedications

support the infrastructure that is needed for the Villages at Val Vista subdivision as well as surrounding development.

The following is an abbreviated history of Town actions associated with this property:

January 8, 1975	The Town Council approved the annexation of a portion of this property by adopting Ordinance No. 174 under case no. A74-07 (strip annexation).
September 18, 1984	The Town Council approved the annexation of the remainder of this property by adopting Ordinance No. 396 under case no. A84-06.
July 29, 2010	Town Council approved Ordinance No. 1129 under case no. GP10-02/Z10-07 providing for Residential (SFD) zoning on the property.
November 2, 2011	The Planning Commission approved an amendment to the Preliminary Plat for the Villages at Val Vista increasing the lot size and reducing the overall lot count for all phases of the development from 235 to 197.

FINANCIAL IMPACT

There is no direct financial impact on the Town associated with this final plat approval. Approval of the plat will allow Meritage Homes to move forward with their plans to improve the property, which includes 84 single family residential units. This will have the indirect benefit of bringing new construction activity to the Town, increasing the Town's property and sales tax revenue base.

The financial impact was reviewed by Dawn Irvine, Budget Administrator.

STAFF RECOMMENDATION

The Engineering and Planning Divisions have reviewed the Final Plat of "Villages at Val Vista Phase 2." All Town requirements have been addressed by the applicant. Staff therefore recommends approval of this final plat by the Town Council.

Respectfully submitted,

Greg Crossman, P.E.
Development Engineer
greg.crossman@gilbertaz.gov

Attachments and Enclosures: Full Size Plat
Reduced Size Plat

FINAL PLAT OF

"VILLAGES AT VAL VISTA PHASE 2"

A SINGLE FAMILY DETACHED SUBDIVISION LYING WITHIN A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

NOTES

1. CONSTRUCTION WITHIN MULTI-USE EASEMENTS (EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES) SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
2. ALL UTILITIES SHALL BE CONSTRUCTED UNDERGROUND.
3. ALL ELECTRIC AND COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
4. THE TOWN OF GILBERT IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE UTILITIES, PRIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THE PROJECT. ALL LANDSCAPING WITHIN THIS PROJECT, INCLUDING THE MEDIAN OF KINGBIRD DRIVE, IS TO BE MAINTAINED BY THE VILLAGES AT VAL VISTA HOMEOWNERS' ASSOCIATION.
5. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT THE WRITTEN AUTHORIZATION OF THE TOWN OF GILBERT.
6. ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING THE 50-YEAR 24 HOUR STORM WITHIN 36 HOURS. OWNER(S) OF ANY BASIN FAILING TO MEET THIS REQUIREMENT MUST TAKE CORRECTIVE ACTION TO BRING THE BASIN INTO COMPLIANCE.
7. THIS DEVELOPMENT IS LOCATED WITHIN THE TOWN OF GILBERT WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH A.R.S. 45-576.
8. ALL BUILDING SETBACKS SHALL COMPLY WITH COUNCIL ORDINANCE NO. 2299, AS AMENDED.
9. ALL PROPERTIES PLATTED HEREON ARE SUBJECT TO AN ANNUAL STREET LIGHT IMPROVEMENT DISTRICT ASSESSMENT.
10. ALL DRYWELLS SHOWN ON THIS PROJECT SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND ARE TO BE REPLACED BY THE OWNER WHEN THEY CEASE TO DRAIN THE SURFACE WATER IN A 36 HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL SILTING CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL.
11. THIS PROPERTY, DUE TO ITS PROXIMITY TO THE SANTAN FREEWAY, IS LIKELY TO EXPERIENCE NOISE FROM THE FREEWAY, WHICH COULD BE OF CONCERN TO SOME INDIVIDUALS.
12. THIS PROPERTY IS IN CLOSE PROXIMITY TO THE CITY OF CHANDLER WATER RECLAMATION FACILITY. FUTURE RECLAIMED WATER, FOR USE WITH THIS PROPERTY, WILL BE SUPPLIED BY THE CITY OF CHANDLER THROUGH A JOINT USE AGREEMENT WITH THE TOWN OF GILBERT.
13. THIS PROJECT IS LOCATED IN AN AREA THAT MAY BE IMPACTED BY POSSIBLE VISUAL AND PHYSICAL IMPACTS ASSOCIATED WITH AGRARIAN ECONOMIC ACTIVITY (SPECIFICALLY, BUT NOT LIMITED TO DAIRY OPERATIONS) THAT IS WITHIN CLOSE PROXIMITY TO THE DEVELOPMENT.

VILLAGES AT VAL VISTA HOMEOWNERS' ASSOCIATION RATIFICATION AND CONSENT

BY THIS RATIFICATION, MICHAEL ILESCREMIUX, DULY ELECTED PRESIDENT OF THE VILLAGES AT VAL VISTA HOMEOWNERS' ASSOCIATION, A NON-PROFIT ORGANIZATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR "VILLAGES AT VAL VISTA PHASE 2" AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

NAME: _____

TITLE: PRESIDENT DATE: _____

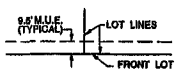
ACKNOWLEDGEMENT FOR RATIFICATION

ON THIS, THE _____ DAY OF _____, 2011, BEFORE ME, MICHAEL ILESCREMIUX PERSONALLY APPEARED, AND ACKNOWLEDGED HIMSELF TO BE PRESIDENT OF THE VILLAGES AT VAL VISTA HOMEOWNERS' ASSOCIATION, A NON-PROFIT ORGANIZATION, AND ACKNOWLEDGED THAT HE, AS PRESIDENT, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE CONTAINED THEREIN.

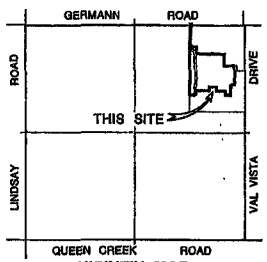
IN WITNESS WHEREOF I HEREBY SET MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC: _____

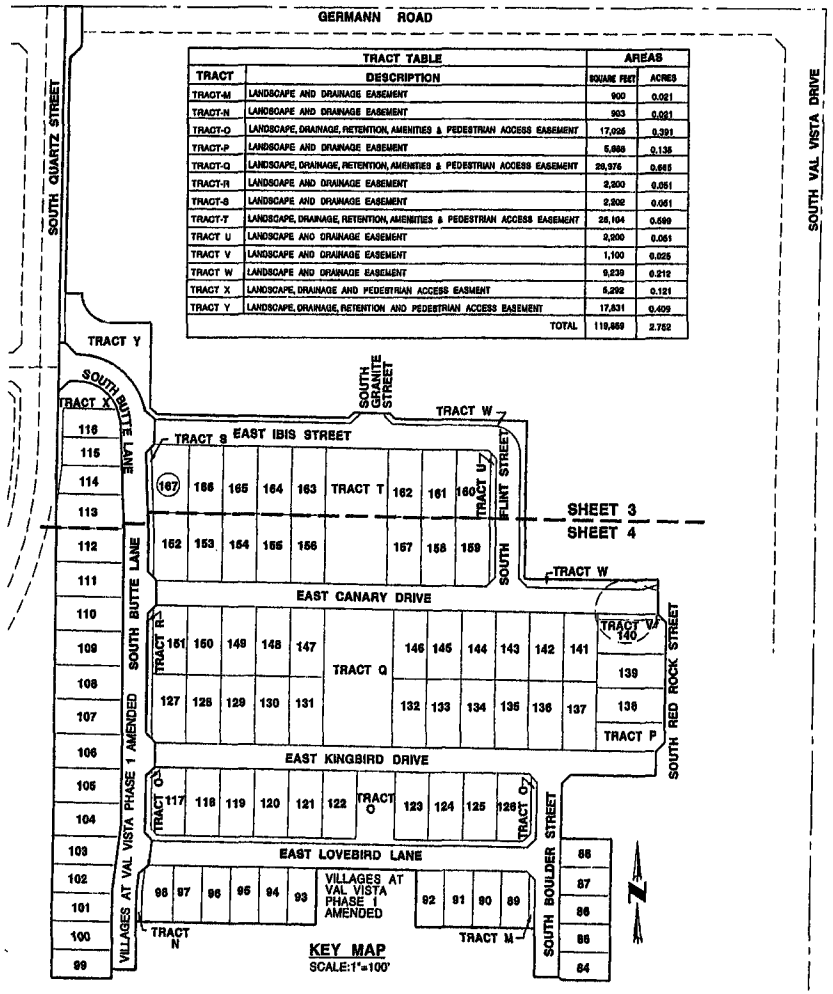
MY COMMISSION EXPIRES: _____



TYPICAL MULTI-USE EASEMENT DETAIL
(NOT TO SCALE)



VICINITY MAP
(NOT TO SCALE)



KEY MAP
SCALE: 1"=100'

TRACT TABLE		AREAS	
TRACT	DESCRIPTION	SQUARE FEET	ACRES
TRACT-M	LANDSCAPE AND DRAINAGE EASEMENT	900	0.021
TRACT-N	LANDSCAPE AND DRAINAGE EASEMENT	903	0.021
TRACT-O	LANDSCAPE, DRAINAGE, RETENTION, AMENITIES & PEDESTRIAN ACCESS EASEMENT	17,095	0.391
TRACT-P	LANDSCAPE AND DRAINAGE EASEMENT	5,888	0.135
TRACT-Q	LANDSCAPE, DRAINAGE, RETENTION, AMENITIES & PEDESTRIAN ACCESS EASEMENT	29,976	0.685
TRACT-R	LANDSCAPE AND DRAINAGE EASEMENT	2,200	0.051
TRACT-S	LANDSCAPE AND DRAINAGE EASEMENT	2,202	0.051
TRACT-T	LANDSCAPE, DRAINAGE, RETENTION, AMENITIES & PEDESTRIAN ACCESS EASEMENT	25,104	0.599
TRACT U	LANDSCAPE AND DRAINAGE EASEMENT	2,200	0.051
TRACT V	LANDSCAPE AND DRAINAGE EASEMENT	1,100	0.025
TRACT W	LANDSCAPE AND DRAINAGE EASEMENT	9,239	0.212
TRACT X	LANDSCAPE, DRAINAGE AND PEDESTRIAN ACCESS EASMENT	5,292	0.121
TRACT Y	LANDSCAPE, DRAINAGE, RETENTION AND PEDESTRIAN ACCESS EASEMENT	17,831	0.409
	TOTAL	119,859	2.752

BASIS OF BEARING:

THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN HAVING A BEARING OF S00°04'49"W PER RECORD OF SURVEY FOR VILLAGES AT VAL VISTA RECORDED IN BOOK 264 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA.

BENCHMARK:

A BRASS CAP IN HANDHOLE AT THE INTERSECTION OF GERMANN ROAD AND VAL VISTA, HAVING AN ELEVATION OF 1280.10' (NAVD 88)

SITE AREA

GROSS = 842,379 SQUARE FEET OR 19.338 ACRES
NET = 722,312 SQUARE FEET OR 16.582 ACRES
(NET=GROSS AREA LESS THE INTERIOR & EXTERIOR STREETS)
NUMBER OF LOTS = 64

OWNER/DEVELOPER:

MERITAGE HOMES
17051 N. 50TH STREET, SUITE 300
SCOTTSDALE, ARIZONA 85255
PH: (480) 515-8100
CONTACT: MICHAEL ILESCREMIEUX

ENGINEER:

COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PH:(602) 264-6831
FAX:(602) 264-0928
CONTACT: PAUL SIDERS

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "VILLAGES AT VAL VISTA PHASE 2", A SINGLE FAMILY DETACHED SUBDIVISION LYING WITHIN A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 6 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "VILLAGES AT VAL VISTA PHASE 2" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND TRACTS, CONSTITUTING SAME, AND THAT EACH LOT, STREET AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME OR LETTER THAT IS GIVEN EACH RESPECTIVELY ON SAID PLAT. THAT MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY DEDICATES TO THE TOWN OF GILBERT, FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN HEREON.

MULTI-USE EASEMENTS ARE DEDICATED FOR THE BENEFIT OF PUBLIC UTILITIES AND ARE LOCATED WHERE SHOWN, IN, OVER, AND UNDER THE AREAS DESIGNATED AS SUCH HEREON, FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF NECESSARY UTILITIES. PUBLIC UTILITIES LOCATING UTILITY FACILITIES IN THIS PUBLIC UTILITY EASEMENT SHALL COMPLY WITH THE CODES AND REGULATIONS OF THE TOWN OF GILBERT, ARIZONA. SUCH PUBLIC UTILITIES SHALL BE AND REMAIN RESPONSIBLE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE AND REPAIR OF THEIR UTILITY FACILITIES.

OWNER WARRANTS AND REPRESENTS TO THE TOWN OF GILBERT TO BE THE SOLE OWNER OF THE PROPERTY COVERED HEREBY AND THAT EVERY LENDER, EASEMENT HOLDER, OR OTHER PERSON, OR ENTITY, HAVING ANY INTEREST IN THE LAND ADVERSE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES, OR 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 OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

TRACTS "M" THROUGH "Y" ARE HEREBY DECLARED TO BE COMMON AREAS FOR THE USE AND ENJOYMENT OF THE VILLAGES AT VAL VISTA PHASE 2 PROPERTY OWNERS. NO DWELLING UNITS SHALL BE CONSTRUCTED ON SAID TRACTS. TRACTS ARE DESIGNATED FOR THE PURPOSES SHOWN IN THE TRACT TABLE ON THIS SHEET.

LANDSCAPE MAINTENANCE WILL BE BY THE VILLAGES AT VAL VISTA HOMEOWNERS' ASSOCIATION.

THE FIFTY-FIVE FOOT RADIUS TEMPORARY TURN-AROUND EASEMENT AS SHOWN TO BE ABANDONED WITH THE RECORDATION OF THIS PLAT.

IN WITNESS WHEREOF:

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2012.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION

BY: _____

ITS: PRESIDENT

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS THE _____ DAY OF _____, 2012, BEFORE ME, _____ PERSONALLY APPEARED AND ACKNOWLEDGED HIMSELF/HERSELF TO BE AN AUTHORIZED AGENT OF MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION AND ACKNOWLEDGED THAT HE/SHE, AS THE AUTHORIZED AGENT, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF:
I HEREBY SET MY HAND AND OFFICIAL SEAL

BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC DATE

APPROVAL

APPROVED BY COUNCIL OF TOWN OF GILBERT, ARIZONA, ON THIS _____ DAY OF _____, 2012.

BY: _____ ATTEST: _____
MAYOR CLERK

APPROVED: _____ _____
TOWN ENGINEER DATE

APPROVED: _____ _____
PLANNING MANAGER DATE

CERTIFICATION

I, LARRY E. SULLIVAN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS PLAT CONSISTING OF FOUR (4) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF SEPTEMBER, 2010, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THE POSITIONS ARE CORRECTLY SHOWN AND THAT THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: _____
LARRY E. SULLIVAN
REGISTERED LAND SURVEYOR
REGISTRATION NUMBER 22762
COE & VAN LOO CONSULTANTS, INC.

PREPARED: 2-8-12
DATE

22762 LARRY E. SULLIVAN

COUNTY RECORDER

SEE SHEET 3 CURVE TABLE

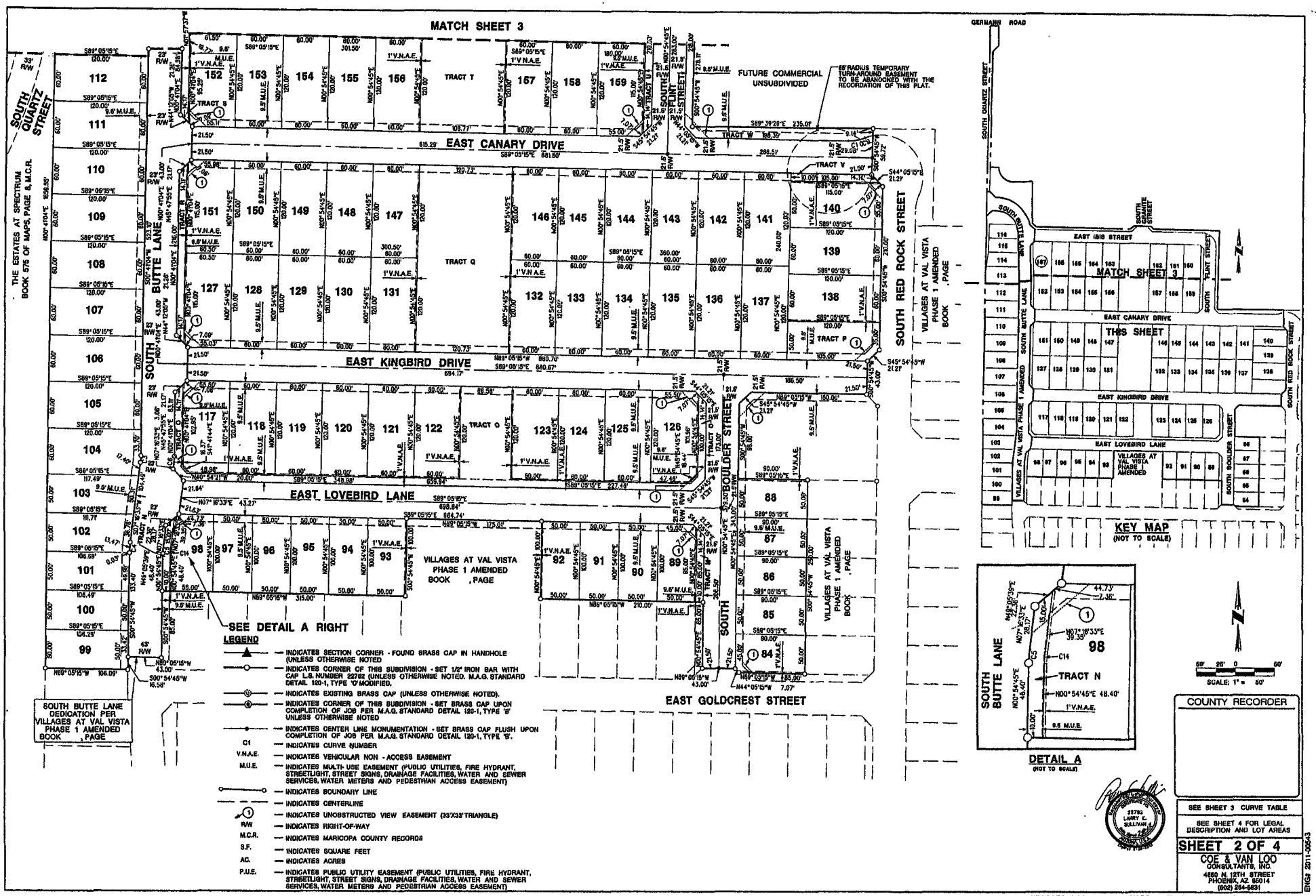
SEE SHEET 4 FOR LEGAL DESCRIPTION AND LOT AREAS

GROSS AREA = 19.338 AC.

SHEET 1 OF 4

COE & VAN LOO
CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
(602) 264-6831

ENG# 2011-00543


MATCH SHEET 3
EAST CANARY DRIVE
EAST KINGBIRD DRIVE
EAST LOVEBIRD LANE
EAST GOLDCREST STREET
SOUTH QUARTZ STREET
SOUTH BUTTE LANE
SOUTH FLINT STREET
SOUTH BOULDER STREET
SOUTH RED ROCK STREET
THE ESTATES AT SPECTRUM BOOK 575 OF MAPS, PAGE 8, M.C.R.
FUTURE COMMERCIAL UNSUBDIVIDED
65' RADIUS TEMPORARY TURN-AROUND EASEMENT TO BE ABANDONED WITH THE RECORDATION OF THIS PLAT.
VILLAGES AT VAL VISTA PHASE 1 AMENDED BOOK , PAGE
SOUTH BUTTE LANE DEDICATION PER VILLAGES AT VAL VISTA PHASE 1 AMENDED BOOK , PAGE
SEE DETAIL A RIGHT
TRACT T
TRACT Q
TRACT O
TRACT N
TRACT P
TRACT V
TRACT W
TRACT S
GERMANN ROAD
SOUTH QUARTZ STREET
SOUTH BUTTE LANE
SOUTH GRANITE STREET
SOUTH FLINT STREET
SOUTH BOULDER STREET
SOUTH RED ROCK STREET
EAST IBIS STREET
EAST CANARY DRIVE
EAST KINGBIRD DRIVE
EAST LOVEBIRD LANE
MATCH SHEET 3
THIS SHEET
KEY MAP
(NOT TO SCALE)
DETAIL A
(NOT TO SCALE)
SCALE: 1" = 50'
LEGEND
INDICATES SECTION CORNER - FOUND BRASS CAP IN HANDHOLE (UNLESS OTHERWISE NOTED
INDICATES CORNER OF THIS SUBDIVISION - SET 1/2" IRON BAR WITH CAP L.S. NUMBER 22782 (UNLESS OTHERWISE NOTED. M.A.G. STANDARD DETAIL 120-1, TYPE 'C' MODIFIED.
INDICATES EXISTING BRASS CAP (UNLESS OTHERWISE NOTED).
INDICATES CORNER OF THIS SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.G. STANDARD DETAIL 120-1, TYPE 'B' UNLESS OTHERWISE NOTED
INDICATES CENTER LINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STANDARD DETAIL 120-1, TYPE 'B'.
C1 — INDICATES CURVE NUMBER
V.N.A.E. — INDICATES VEHICULAR NON - ACCESS EASEMENT
M.U.E. — INDICATES MULTI- USE EASEMENT (PUBLIC UTILITIES, FIRE HYDRANT, STREETLIGHT, STREET SIGNS, DRAINAGE FACILITIES, WATER AND SEWER SERVICES, WATER METERS AND PEDESTRIAN ACCESS EASEMENT)
INDICATES BOUNDARY LINE
INDICATES CENTERLINE
INDICATES UNOBSTRUCTED VIEW EASEMENT (33'X33' TRIANGLE)
R/W — INDICATES RIGHT-OF-WAY
M.C.R. — INDICATES MARICOPA COUNTY RECORDS
S.F. — INDICATES SQUARE FEET
AC. — INDICATES ACRES
P.U.E. — INDICATES PUBLIC UTILITY EASEMENT (PUBLIC UTILITIES, FIRE HYDRANT, STREETLIGHT, STREET SIGNS, DRAINAGE FACILITIES, WATER AND SEWER SERVICES, WATER METERS AND PEDESTRIAN ACCESS EASEMENT)
COUNTY RECORDER
SEE SHEET 3 CURVE TABLE
SEE SHEET 4 FOR LEGAL DESCRIPTION AND LOT AREAS
SHEET 2 OF 4
COE & VAN LOO CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
(602) 264-6831
ENG# 2011-00543
VILLAGES AT VAL VISTA PHASE 2 - FINAL PLAT - C.V.L. JOB# 07-0119301

POINT OF COMMENCEMENT
NORTH QUARTER CORNER, SECTION 6
TOWNSHIP 2 SOUTH, RANGE 6 EAST
FOUND BRASS CAP IN HANDHOLE

TRUE POINT OF BEGINNING

NORTHEAST CORNER, SECTION 6
TOWNSHIP 2 SOUTH, RANGE 6 EAST
FOUND BRASS CAP IN HANDHOLE

GERMANN ROAD — N89°57'10"E 2677.90' (1309.08') — NORTH LINE OF SECTION 6

THE ESTATES AT SPECTRUM
BOOK 575 OF MAPS, PAGE 8, M.C.R.

SOUTH QUARTZ STREET

SOUTH VAL VISTA DRIVE — EAST LINE OF SECTION 6

TRUE POINT OF BEGINNING EXCEPTION

SOUTH BUTTE LANE DEDICATION PER VILLAGES AT VAL VISTA PHASE 1 AMENDED BOOK , PAGE

UNSUBDIVIDED

EAST IBIS STREET

TRACT Y — TRACT X — TRACT S — TRACT T

SOUTH FLINT STREET

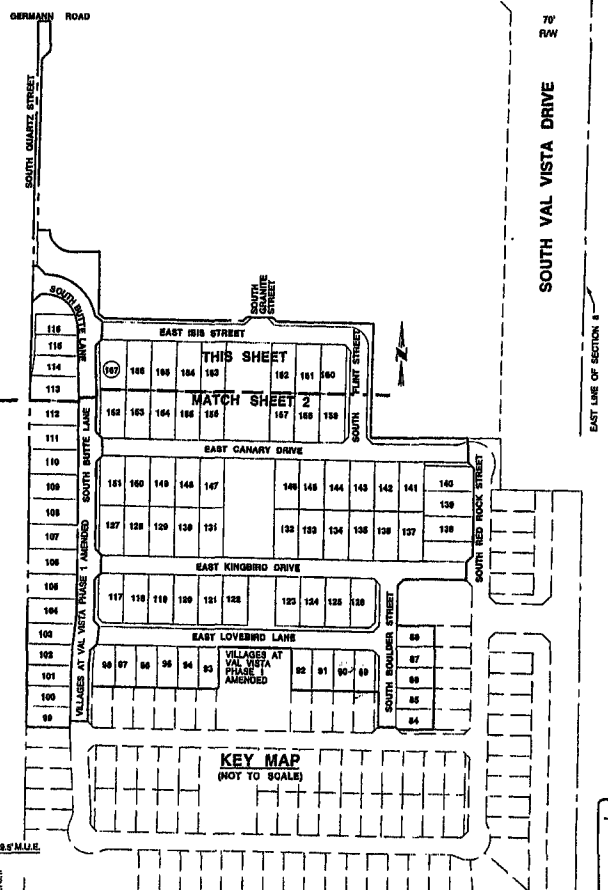
MATCH SHEET 2

LEGEND

- INDICATES SECTION CORNER - FOUND BRASS CAP IN HANDHOLE (UNLESS OTHERWISE NOTED
- INDICATES CORNER OF THIS SUBDIVISION - SET 1/2" IRON BAR WITH CAP L.S. NUMBER 22792 (UNLESS OTHERWISE NOTED. M.A.G. STANDARD DETAIL 120-1, TYPE 'C' MODIFIED.
- INDICATES EXISTING BRASS CAP (UNLESS OTHERWISE NOTED).
- INDICATES CORNER OF THIS SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.G. STANDARD DETAIL 120-1, TYPE 'B' UNLESS OTHERWISE NOTED
- INDICATES CENTER LINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STANDARD DETAIL 120-1, TYPE 'B'.
- C1 — INDICATES CURVE NUMBER
- V.N.A.E. — INDICATES VEHICULAR NON - ACCESS EASEMENT
- M.U.E. — INDICATES MULTI- USE EASEMENT (PUBLIC UTILITIES, FIRE HYDRANT, STREETLIGHT, STREET SIGNS, DRAINAGE FACILITIES, WATER AND SEWER SERVICES, WATER METERS AND PEDESTRIAN ACCESS EASEMENT)
- INDICATES BOUNDARY LINE
- INDICATES CENTERLINE
- INDICATES UNOBSTRUCTED VIEW EASEMENT (33'X33' TRIANGLE)
- R/W — INDICATES RIGHT-OF-WAY
- M.C.R. — INDICATES MARICOPA COUNTY RECORDS
- S.F. — INDICATES SQUARE FEET
- AC. — INDICATES ACRES
- P.U.E. — INDICATES PUBLIC UTILITY EASEMENT (PUBLIC UTILITIES, FIRE HYDRANT, STREETLIGHT, STREET SIGNS, DRAINAGE FACILITIES, WATER AND SEWER SERVICES, WATER METERS AND PEDESTRIAN ACCESS EASEMENT)

CURVE TABLE

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD-BEARING
1	50.00	78.54	090°00'00"	50.00	70.71	S45°02'50.0"E
2	76.50	99.20	074°17'38"	57.96	92.38	S51°56'26.0"E
3	78.50	9.03	006°35'29"	4.52	9.03	S03°58'48.5"W
4	121.50	13.50	006°21'48"	6.75	13.49	S04°05'39.0"W
5	78.50	8.72	006°21'48"	4.36	8.71	N04°05'39.0"E
6	121.50	13.98	006°35'29"	7.00	13.97	N03°58'48.5"E
7	123.50	167.78	077°50'27"	99.72	155.18	N50°10'01.5"W
8	150.00	2.76	001°03'21"	1.38	2.76	N01°26'25.5"E
9	55.00	10.57	011°00'17"	5.30	10.55	S73°20'27.5"W
10	55.00	22.15	023°04'26"	11.23	22.00	S79°22'32.0"W
11	50.00	78.54	090°00'00"	50.00	70.71	N44°05'15.0"W
12	129.50	2.75	001°13'28"	1.37	2.75	N01°31'29.0"E
13	171.50	2.79	000°55'47"	1.39	2.76	S01°22'36.5"W
14	68.50	7.61	006°21'48"	3.81	7.60	N04°05'39.0"E



SCALE: 1" = 60'

COUNTY RECORDER

SEE SHEET 3 CURVE TABLE

SEE SHEET 4 FOR LEGAL DESCRIPTION AND LOT AREAS

SHEET 3 OF 4

COE & VAN LOO CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
(602) 264-6831

ENG# 2011-0054

LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP IN HANDHOLE MARKING THE NORTH QUARTER CORNER OF SAID SECTION 8, FROM WHICH THE BRASS CAP IN HANDHOLE MARKING THE NORTHEAST QUARTER CORNER OF SAID SECTION 8 BEARS NORTH 89°57'10" EAST, A DISTANCE OF 2,677.90 FEET;

THENCE NORTH 89°57'10" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 1,338.26 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°57'10" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 29.69 FEET;

THENCE SOUTH 00°02'50" EAST, DEPARTING SAID NORTH LINE, A DISTANCE OF 70.00 FEET;

THENCE SOUTH 45°19'07" WEST, A DISTANCE OF 28.46 FEET;
THENCE SOUTH 00°41'04" WEST, A DISTANCE OF 412.82 FEET;

THENCE SOUTH 89°18'56" EAST, A DISTANCE OF 29.72 FEET TO A POINT ON A 50.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 89°57'10" EAST;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 78.54 FEET;

THENCE NORTH 89°57'10" EAST, A DISTANCE OF 70.88 FEET;
THENCE SOUTH 00°02'50" EAST, A DISTANCE OF 110.00 FEET;
THENCE SOUTH 00°25'50" WEST, A DISTANCE OF 40.46 FEET;
THENCE SOUTH 50°10'02" EAST, A DISTANCE OF 16.70 FEET;
THENCE SOUTH 89°05'15" EAST, A DISTANCE OF 335.89 FEET;
THENCE NORTH 45°54'45" EAST, A DISTANCE OF 13.37 FEET;
THENCE SOUTH 89°02'19" EAST, A DISTANCE OF 62.01 FEET;
THENCE SOUTH 44°05'15" EAST, A DISTANCE OF 13.30 FEET;
THENCE SOUTH 89°05'15" EAST, A DISTANCE OF 233.65 FEET;
THENCE SOUTH 00°54'45" WEST, A DISTANCE OF 278.11 FEET;
THENCE SOUTH 89°30'26" EAST, A DISTANCE OF 236.01 FEET;
THENCE SOUTH 00°54'45" WEST, A DISTANCE OF 59.72 FEET;
THENCE SOUTH 44°05'15" EAST, A DISTANCE OF 21.21 FEET;
THENCE SOUTH 00°54'45" WEST, A DISTANCE OF 210.00 FEET;
THENCE SOUTH 45°54'45" WEST, A DISTANCE OF 21.21 FEET;
THENCE SOUTH 00°54'45" WEST, A DISTANCE OF 43.00 FEET;
THENCE NORTH 89°05'15" WEST, A DISTANCE OF 150.00 FEET;
THENCE SOUTH 45°54'45" WEST, A DISTANCE OF 21.21 FEET;
THENCE SOUTH 00°54'45" WEST, A DISTANCE OF 98.00 FEET;
THENCE SOUTH 89°05'15" EAST, A DISTANCE OF 90.00 FEET;
THENCE SOUTH 00°54'45" WEST, A DISTANCE OF 250.00 FEET;
THENCE NORTH 89°05'15" WEST, A DISTANCE OF 85.00 FEET;
THENCE NORTH 44°05'15" WEST, A DISTANCE OF 7.07 FEET;
THENCE NORTH 89°05'15" WEST, A DISTANCE OF 43.00 FEET;
THENCE NORTH 00°54'45" EAST, A DISTANCE OF 85.00 FEET;
THENCE NORTH 89°05'15" WEST, A DISTANCE OF 210.00 FEET;
THENCE NORTH 00°54'45" EAST, A DISTANCE OF 100.00 FEET;
THENCE NORTH 89°05'15" WEST, A DISTANCE OF 175.01 FEET;
THENCE SOUTH 00°54'45" WEST, A DISTANCE OF 100.00 FEET;
THENCE NORTH 89°05'15" WEST, A DISTANCE OF 315.00 FEET;
THENCE SOUTH 00°54'45" WEST, A DISTANCE OF 85.00 FEET;
THENCE NORTH 89°05'15" WEST, A DISTANCE OF 43.00 FEET;
THENCE SOUTH 00°54'45" WEST, A DISTANCE OF 16.58 FEET;

THENCE NORTH 89°05'15" WEST, A DISTANCE OF 106.09 FEET TO A POINT ON THE EASTERLY LINE OF A FINAL PLAT OF THE ESTATES AT SPECTRUM RECORDED IN BOOK 575 OF MAPS, PAGE 8, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 00°41'04" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 1,659.55 FEET;

THENCE NORTH 00°02'50" WEST, A DISTANCE OF 45.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP IN HANDHOLE MARKING THE NORTH QUARTER CORNER OF SAID SECTION 8, FROM WHICH THE BRASS CAP IN HANDHOLE MARKING THE NORTHEAST QUARTER CORNER OF SAID SECTION 8 BEARS NORTH 89°57'10" EAST, A DISTANCE OF 2,677.90 FEET;

THENCE NORTH 89°57'10" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 1,338.26 FEET;

THENCE SOUTH 00°02'50" EAST, A DISTANCE OF 45.00 FEET TO A POINT ON THE EASTERLY LINE OF A FINAL PLAT OF THE ESTATES AT SPECTRUM RECORDED IN BOOK 575 OF MAPS, PAGE 8, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 00°41'04" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 543.85 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°18'56" EAST, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 44°12'05" EAST, A DISTANCE OF 28.34 FEET;

THENCE SOUTH 89°05'15" EAST, A DISTANCE OF 3.91 FEET TO THE BEGINNING OF A TANGENT CURVE OF 123.50 FOOT RADIUS, CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 77°50'27", A DISTANCE OF 167.78 FEET;

THENCE SOUTH 50°10'02" EAST, A DISTANCE OF 23.34 FEET;
THENCE SOUTH 01°46'32" WEST, A DISTANCE OF 43.00 FEET;
THENCE SOUTH 44°29'34" WEST, A DISTANCE OF 20.67 FEET;
THENCE SOUTH 01°57'37" EAST, A DISTANCE OF 125.19 FEET;
THENCE SOUTH 00°41'04" WEST, A DISTANCE OF 84.98 FEET;
THENCE SOUTH 44°12'05" EAST, A DISTANCE OF 21.26 FEET;
THENCE SOUTH 00°41'04" WEST, A DISTANCE OF 43.00 FEET;
THENCE SOUTH 45°47'55" WEST, A DISTANCE OF 21.17 FEET;
THENCE SOUTH 00°41'04" WEST, A DISTANCE OF 210.00 FEET;
THENCE SOUTH 44°12'05" EAST, A DISTANCE OF 21.26 FEET;
THENCE SOUTH 00°41'04" WEST, A DISTANCE OF 43.00 FEET;
THENCE SOUTH 45°47'55" WEST, A DISTANCE OF 21.17 FEET;

THENCE SOUTH 00°41'04" WEST, A DISTANCE OF 83.11 FEET TO THE BEGINNING OF A TANGENT CURVE OF 121.50 FOOT RADIUS, CONCAVE WESTERLY;

THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°35'29", A DISTANCE OF 13.98 FEET;

THENCE SOUTH 07°16'33" WEST, A DISTANCE OF 3.06 FEET;
THENCE SOUTH 40°54'21" EAST, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 07°16'33" WEST, A DISTANCE OF 43.27 FEET;
THENCE SOUTH 49°08'39" WEST, A DISTANCE OF 22.35 FEET;

THENCE SOUTH 07°16'33" WEST, A DISTANCE OF 28.17 FEET TO THE BEGINNING OF A TANGENT CURVE OF 78.50 FOOT RADIUS, CONCAVE EASTERLY;

THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°21'48", A DISTANCE OF 8.72 FEET;

THENCE SOUTH 00°54'48" WEST, A DISTANCE OF 133.40 FEET;
THENCE NORTH 89°05'16" WEST, A DISTANCE OF 43.00 FEET;

THENCE NORTH 00°54'48" EAST, A DISTANCE OF 133.40 FEET TO THE BEGINNING OF A TANGENT CURVE OF 121.50 FOOT RADIUS, CONCAVE EASTERLY;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°21'48", A DISTANCE OF 13.50 FEET;

THENCE NORTH 07°16'33" EAST, A DISTANCE OF 104.49 FEET TO THE BEGINNING OF A TANGENT CURVE OF 78.50 FOOT RADIUS, CONCAVE WESTERLY;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°35'29", A DISTANCE OF 9.03 FEET;

THENCE NORTH 00°41'04" EAST, A DISTANCE OF 623.10 FEET;
THENCE NORTH 01°57'37" WEST, A DISTANCE OF 176.99 FEET;

THENCE NORTH 14°55'19" WEST, A DISTANCE OF 17.44 FEET TO A POINT ON A 76.50 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 75°12'23" WEST;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 74°17'38", A DISTANCE OF 99.20 FEET;

THENCE NORTH 89°05'15" WEST, A DISTANCE OF 13.72 FEET;

THENCE SOUTH 45°47'55" WEST, A DISTANCE OF 28.23 FEET TO A POINT ON SAID EASTERLY LINE OF THE ESTATES AT SPECTRUM;

THENCE NORTH 00°41'04" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 86.96 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 19.339 ACRES, MORE OR LESS.

LOT AREAS		
LOT NUMBER	SQUARE FEET	ACRES
LOT-84 =	4,487 S.F.	0.103 AC
LOT-85 =	4,500 S.F.	0.103 AC
LOT-86 =	4,500 S.F.	0.103 AC
LOT-87 =	4,500 S.F.	0.103 AC
LOT-88 =	4,500 S.F.	0.103 AC
LOT-89 =	4,988 S.F.	0.114 AC
LOT-90 =	5,000 S.F.	0.115 AC
LOT-91 =	5,000 S.F.	0.115 AC
LOT-92 =	5,000 S.F.	0.115 AC
LOT-93 =	5,000 S.F.	0.115 AC
LOT-94 =	5,000 S.F.	0.115 AC
LOT-95 =	5,000 S.F.	0.115 AC
LOT-96 =	5,000 S.F.	0.115 AC
LOT-97 =	5,000 S.F.	0.115 AC
LOT-98 =	5,350 S.F.	0.123 AC
LOT-99 =	5,309 S.F.	0.122 AC
LOT-100 =	5,319 S.F.	0.122 AC
LOT-101 =	5,329 S.F.	0.122 AC
LOT-102 =	5,445 S.F.	0.125 AC
LOT-103 =	5,730 S.F.	0.132 AC
LOT-104 =	7,172 S.F.	0.165 AC
LOT-105 =	7,200 S.F.	0.165 AC
LOT-106 =	7,200 S.F.	0.165 AC
LOT-107 =	7,200 S.F.	0.165 AC
LOT-108 =	7,200 S.F.	0.165 AC
LOT-109 =	7,200 S.F.	0.165 AC
LOT-110 =	7,200 S.F.	0.165 AC
LOT-111 =	7,200 S.F.	0.165 AC
LOT-112 =	7,200 S.F.	0.165 AC
LOT-113 =	7,090 S.F.	0.163 AC
LOT-114 =	5,503 S.F.	0.126 AC
LOT-115 =	5,234 S.F.	0.120 AC
LOT-116 =	5,042 S.F.	0.116 AC
LOT-117 =	7,152 S.F.	0.164 AC
LOT-118 =	7,200 S.F.	0.165 AC
LOT-119 =	7,200 S.F.	0.165 AC
LOT-120 =	7,200 S.F.	0.165 AC
LOT-121 =	7,200 S.F.	0.165 AC
LOT-122 =	7,200 S.F.	0.165 AC
LOT-123 =	7,200 S.F.	0.165 AC
LOT-124 =	7,200 S.F.	0.165 AC
LOT-125 =	7,200 S.F.	0.165 AC
LOT-126 =	7,162 S.F.	0.164 AC
LOT-127 =	7,219 S.F.	0.166 AC
LOT-128 =	7,200 S.F.	0.165 AC
LOT-129 =	7,200 S.F.	0.165 AC
LOT-130 =	7,200 S.F.	0.165 AC
LOT-131 =	7,200 S.F.	0.165 AC
LOT-132 =	7,200 S.F.	0.165 AC
LOT-133 =	7,200 S.F.	0.165 AC
LOT-134 =	7,200 S.F.	0.165 AC
LOT-135 =	7,200 S.F.	0.165 AC
LOT-136 =	7,200 S.F.	0.165 AC
LOT-137 =	7,200 S.F.	0.165 AC
LOT-138 =	7,200 S.F.	0.165 AC
LOT-139 =	7,200 S.F.	0.165 AC
LOT-140 =	7,188 S.F.	0.165 AC
LOT-141 =	7,200 S.F.	0.165 AC
LOT-142 =	7,200 S.F.	0.165 AC
LOT-143 =	7,200 S.F.	0.165 AC
LOT-144 =	7,200 S.F.	0.165 AC
LOT-145 =	7,200 S.F.	0.165 AC
LOT-146 =	7,200 S.F.	0.165 AC
LOT-147 =	7,200 S.F.	0.165 AC
LOT-148 =	7,200 S.F.	0.165 AC
LOT-149 =	7,200 S.F.	0.165 AC
LOT-150 =	7,200 S.F.	0.165 AC
LOT-151 =	7,276 S.F.	0.167 AC
LOT-152 =	7,238 S.F.	0.166 AC
LOT-153 =	7,200 S.F.	0.165 AC
LOT-154 =	7,200 S.F.	0.165 AC
LOT-155 =	7,200 S.F.	0.165 AC
LOT-156 =	7,200 S.F.	0.165 AC
LOT-157 =	7,200 S.F.	0.165 AC
LOT-158 =	7,200 S.F.	0.165 AC
LOT-159 =	7,189 S.F.	0.165 AC
LOT-160 =	7,189 S.F.	0.165 AC
LOT-161 =	7,200 S.F.	0.165 AC
LOT-162 =	7,200 S.F.	0.165 AC
LOT-163 =	7,200 S.F.	0.165 AC
LOT-164 =	7,200 S.F.	0.165 AC
LOT-165 =	7,200 S.F.	0.165 AC
LOT-166 =	7,200 S.F.	0.165 AC
LOT-167 =	7,720 S.F.	0.177 AC
TOTAL =	555,434 S.F.	12.751 AC

COUNTY RECORDER

22782 LARRY E. SULLIVAN

SEE SHEET 3 CURVE TABLE

SEE SHEET 4 FOR LEGAL DESCRIPTION AND LOT AREAS

COE & VAN LOO CONSULTANTS, INC.
4550 N. 12TH STREET
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(602) 264-6831

ENG# 2011-00543