

FINAL PLAT

FOR

"LAVEEN VISTAS PARCEL TWO PHASE 1"

A DETACHED SINGLE-FAMILY PLANNED RESIDENTIAL DEVELOPMENT SUBDIVISION SUBJECT TO SINGLE FAMILY DESIGN REVIEW

A SUBDIVISION SITUATED IN A PORTION OF THE SOUTHWEST QUARTER
OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA
AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
ADRIAN FONTES
20201074963 11/4/2020 04:52
BOOK 1555 PAGE 43
ELECTRONIC RECORDING
PLAT190053-8-1-1-M-

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

KNOW ALL MEN BY THESE PRESENTS: THAT SBH LAVEEN LP, AN ARIZONA LIMITED PARTNERSHIP, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "LAVEEN VISTAS PARCEL TWO PHASE 1", SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "LAVEEN VISTAS PARCEL TWO PHASE 1", A PLANNED RESIDENTIAL DEVELOPMENT, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT. SBH LAVEEN LP, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

TRACT AREAS "A", "B", "D" THROUGH "F", INCLUSIVE, ARE HEREBY DECLARED AS COMMON AREAS FOR THE USE AND BENEFIT OF THE LAVEEN VISTAS 2 COMMUNITY ASSOCIATION, INC., A NOT FOR PROFIT ARIZONA CORPORATION YET TO BE FORMED, AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, CHARGES, SERVITUDES, LIENS, RESERVATIONS AND EASEMENTS FOR LAVEEN VISTAS 2. THE LAVEEN VISTAS 2 COMMUNITY ASSOCIATION SHALL OWN AND BE RESPONSIBLE FOR CONTROL, MAINTENANCE AND LIABILITY OF THE COMMON AREAS.

AN EASEMENT FOR DRAINAGE IS HEREBY DEDICATED OVER A PORTION OF TRACTS "A", "B", "C", "D", "E", "F", & "G" AS SHOWN ON THIS PLAT MAP.

TRACTS "C" AND "G" ARE FOR FUTURE DEVELOPMENT AND WILL BE MAINTAINED BY THE "LAVEEN VISTAS 2 COMMUNITY ASSOCIATION, INC.", UNTIL SUCH TIME AS THEY ARE DEVELOPED.

IN WITNESS WHEREOF: SBH LAVEEN LP, AN ARIZONA LIMITED PARTNERSHIP, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED ON THIS 30th DAY OF July, 2020.

SBH LAVEEN LP, AN ARIZONA LIMITED PARTNERSHIP

BY: SUNBELT INVESTMENT MANAGER, L.L.C.,
A DELAWARE LIMITED LIABILITY COMPANY,
GENERAL PARTNER

BY: Sethal
ITS: Authorized Representative

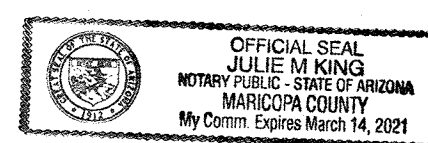
ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

ON THIS 30th DAY OF July, 2020, BEFORE ME, Julie M. King, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Sean T. Walters, Authorized Representative, ON BEHALF OF SUNBELT INVESTMENT MANAGER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF SBH LAVEEN LP, AN ARIZONA LIMITED PARTNERSHIP, KNOWN TO BE THE PERSON DESCRIBED IN THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSE THEREIN CONTAINED.

Julie M. King
NOTARY PUBLIC

MY COMMISSION EXPIRES 3/14/2021



LIEN HOLDER'S RATIFICATION

THE UNDERSIGNED IS THE HOLDER OF THE BENEFICIARY'S INTEREST UNDER DEED OF TRUST DATED NOVEMBER 2, 2012, AND RECORDED NOVEMBER 2, 2012, AS DOCUMENT NUMBER 2012-1000515 OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AND DOES HEREBY RATIFY THIS PLAT.

THIS 28th DAY OF July, 2020,

PARKWAY BANK AND TRUST COMPANY,
AN ILLINOIS BANKING CORPORATION

BY: Mark Shekarian
ITS: Executive Vice President

ACKNOWLEDGMENT

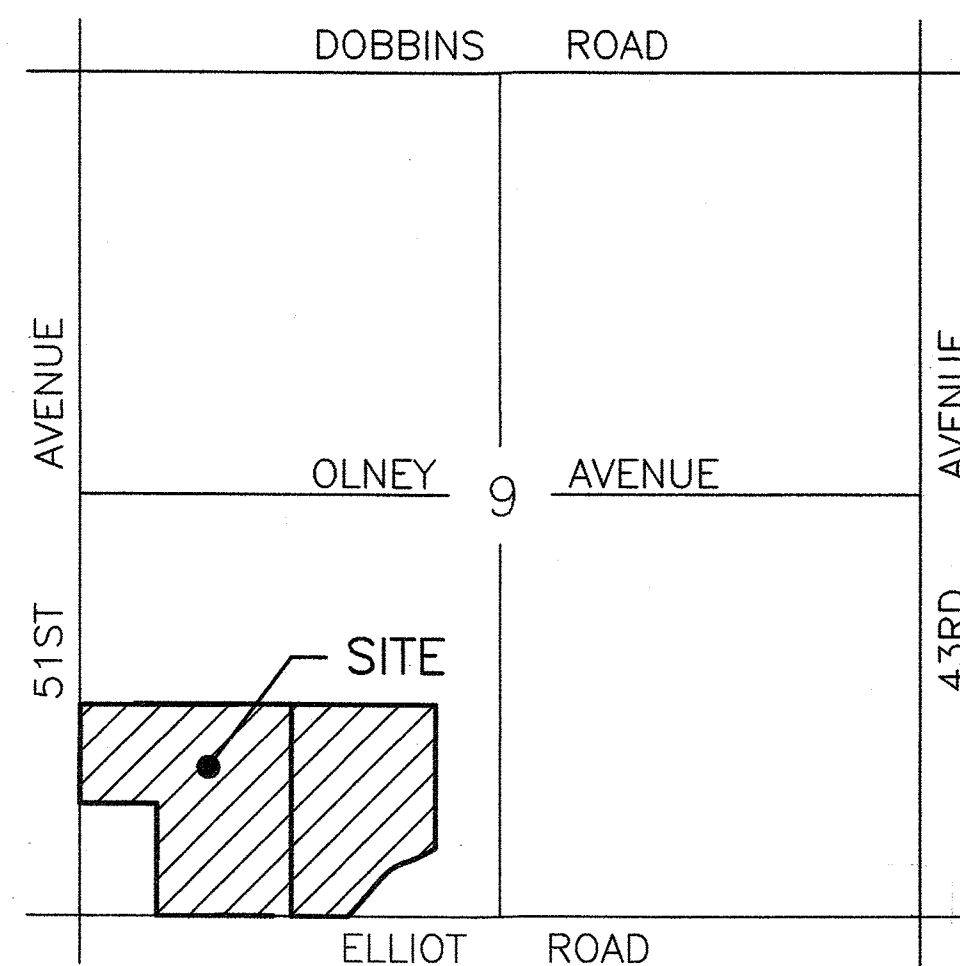
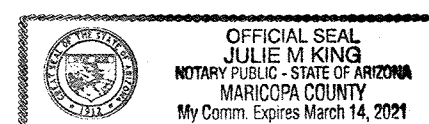
STATE OF Arizona } S.S.
COUNTY OF Maricopa }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF July, 2020, BY Mark Shekarian, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE Executive Vice President OF PARKWAY BANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

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

Julie M. King
NOTARY PUBLIC

3/14/2021
EXPIRES



VICINITY MAP
SECTION 9, T. 1 N., R. 2 E.

LEGEND

- INDICATES A CORNER OF THIS SUBDIVISION AND SUBDIVISION BOUNDARY. SET BRASS CAP FLUSH OR 1/2" BAR IN CONCRETE PER M.A.G. DETAIL 120-1-B, 120-1-C OR AS NOTED
- INDICATES A POINT OF CONTROL SET BRASS CAP (FLUSH). PER M.A.G. DET. 120-1-B.
- INDICATES SECTION/QUARTER CORNER
- INDICATES PUBLIC UTILITY EASEMENT
- INDICATES MULTI-USE TRAIL EASEMENT
- INDICATES RIGHT OF WAY
- INDICATES VEHICULAR NON-ACCESS EASEMENT
- INDICATES RIGHT-OF-WAY
- INDICATES MONUMENT LINE
- INDICATES SUBDIVISION BOUNDARY
- INDICATES SUBDIVISION BOUNDARY
- INDICATES PUBLIC UTILITY EASEMENT LINE
- INDICATES EXISTING RIGHT-OF-WAY

TRACT TABLE			
TRACT	SQ. FT.	ACRES	USE
TRACT "A"	6,511 S.F.	0.1495 AC.	OPEN SPACE, LANDSCAPING, DRAINAGE, M.U.T.E., DRAINAGE, PUBLIC UTILITY EASEMENT
TRACT "B"	9,352 S.F.	0.2147 AC.	OPEN SPACE, LANDSCAPING, DRAINAGE, WATER EASEMENT, PUBLIC UTILITY EASEMENT
TRACT "C"	397,471 S.F.	9.1247 AC.	LANDSCAPING, DRAINAGE, M.U.T.E., P.U.E.
TRACT "D"	56,546 S.F.	1.2981 AC.	OPEN SPACE, LANDSCAPING, DRAINAGE, SEWER ESMT, P.U.E.
TRACT "E"	46,159 S.F.	1.0597 AC.	OPEN SPACE, LANDSCAPING, DRAINAGE, PUBLIC UTILITY EASEMENT
TRACT "F"	71,747 S.F.	1.6471 AC.	OPEN SPACE, LANDSCAPING, DRAINAGE, PUBLIC UTILITY EASEMENT
TRACT "G"	1,018,032 S.F.	23.3708 AC.	PHASE 2
TOTAL	1,605,818 S.F.	36.8646 AC.	ALL TRACTS

NOTES

NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN A PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, SANITARY SEWER EASEMENT, OR WATER EASEMENT EXCEPT AS NOTED BELOW. PAVING AND REMOVABLE TYPE FENCES, WITH NO CONTINUOUS FOOTING, ARE ALLOWED IN PUBLIC UTILITY EASEMENTS, SEWER EASEMENTS, AND WATER EASEMENTS WITH APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPARTMENT. NO VEGETATION SHALL BE PLANTED WITHIN ANY EASEMENT WITHOUT PRIOR APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPARTMENT LANDSCAPE ARCHITECT. PUBLIC SANITARY SEWER OR WATER MAINS SHALL BE PLACED IN THE APPROPRIATE WATER AND SEWER EASEMENT. WATER MAINS THAT ARE PLACED WITHIN AN EASEMENT ARE REQUIRED TO BE DUCTILE IRON PIPE PER THE WATER SERVICES DEPARTMENT "DESIGN STANDARDS FOR WATER DISTRIBUTION MAIN". IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PHOENIX SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING, OR VEGETATION THAT BECOMES DAMAGED OR MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, RECONSTRUCTION, OR REPAIR. THE CITY OF PHOENIX MAY, BUT IS NOT REQUIRED TO, CONSTRUCT AND/OR MAINTAIN, AT ITS SOLE DISCRETION, DRAINAGE FACILITIES ON OR UNDER THE LAND IN THE DRAINAGE EASEMENTS.

DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.

ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.

ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.

OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.

STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' x 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.

AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" OR EASEMENTS (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES) IN ACCORDANCE WITH APPROVED PLANS.

EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT FOR A TOTAL OF 72 DWELLINGS WITHIN THE ENTIRE SUBDIVISION.

STRUCTURES AND LANDSCAPING AT THE INTERSECTION OF AN ARTERIAL STREET WITH A LOCAL STREET WITHIN A TRIANGLE MEASURING 33' ALONG THE PROPERTY LINE OF THE ARTERIAL STREET AND 15' ALONG THE LOCAL STREET WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF THREE FEET (3').

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 KEY MAP
SHEET 3-8 PLAN SHEET

APPROVALS

APPROVED BY: [Signature]
PLANNING AND DEVELOPMENT DEPARTMENT

7/30/20
DATE

APPROVED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA ON THIS 26 DAY OF August, 2020.

ATTEST: [Signature]
CITY CLERK

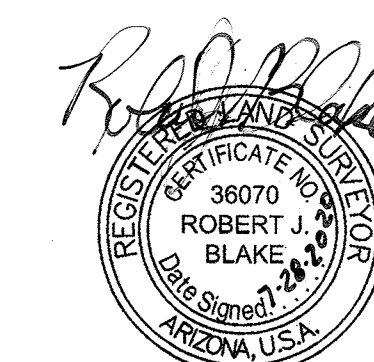
08.31.2020
DATE

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER, 2018; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ROBERT J. BLAKE

REGISTERED LAND SURVEYOR #36070
ROBERT J. BLAKE
CLOUSE ENGINEERING INC.
5010 E SHEA BLVD STE 110
SCOTTSDALE, ARIZONA, 85254
PHONE: (602) 395-9300



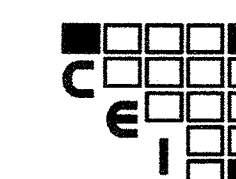
ENGINEER

CLOUSE ENGINEERING INC.
5010 E SHEA BLVD STE 110
SCOTTSDALE, ARIZONA, 85254
PHONE: (602) 395-9300
FAX: (602) 395-9310
MR. JEFF GILES

OWNER/DEVELOPER

SBH LAVEEN LP, AN ARIZONA LIMITED PARTNERSHIP
6720 N. SCOTTSDALE ROAD, STE 250
SCOTTSDALE, ARIZONA 85253
PHONE: 480-609-2343
CONTACT: JOSEF PAPPAS

PLAT #190053
KVA #05-2131
SDEV #0600270
Q.S. #05-17



Clouse Engineering, Inc.
ENGINEERS • SURVEYORS
5010 E Shea Blvd Ste 110 Scottsdale, Arizona 85254
Tel 602-395-9300 Fax 602-395-9310

Job No.
060401
SH. 1
OF 8

GROSS AREA: 56.0154 AC. LOTS: 72 TRACTS: 7

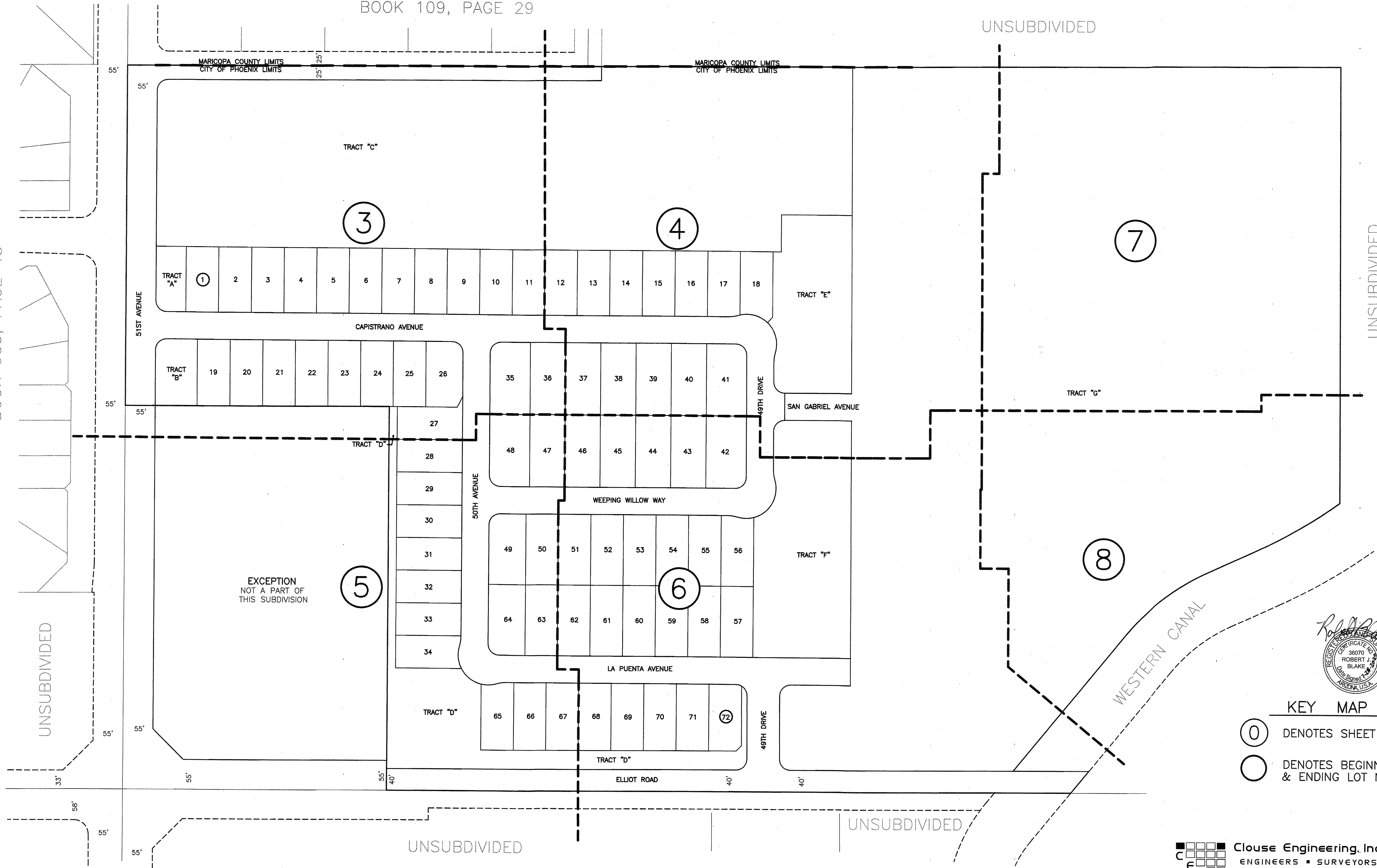
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Laveen Vistas Parcel 2 Phase 1

"LAVEEN VISTAS PARCEL TWO, PHASE 1"

LA SONDRA
BOOK 109, PAGE 29

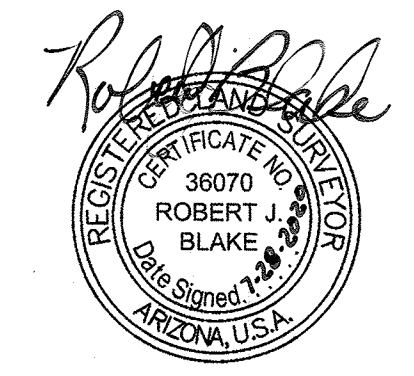
TIERRA MONTANA
PHASE 1 - PARCELS 1A & 1B
BOOK 953, PAGE 48



UNSUBDIVIDED



N.T.S.



KEY MAP

- DENOTES SHEET NO.
- DENOTES BEGINNING & ENDING LOT NO.

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5010 E. Shea Blvd Suite 110 Scottsdale, AZ 85254
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Job No.
060401
SH. 2
OF 8

FP2KEY.DWG

LAVEEN VISTAS PARCEL TWO, PHASE 1

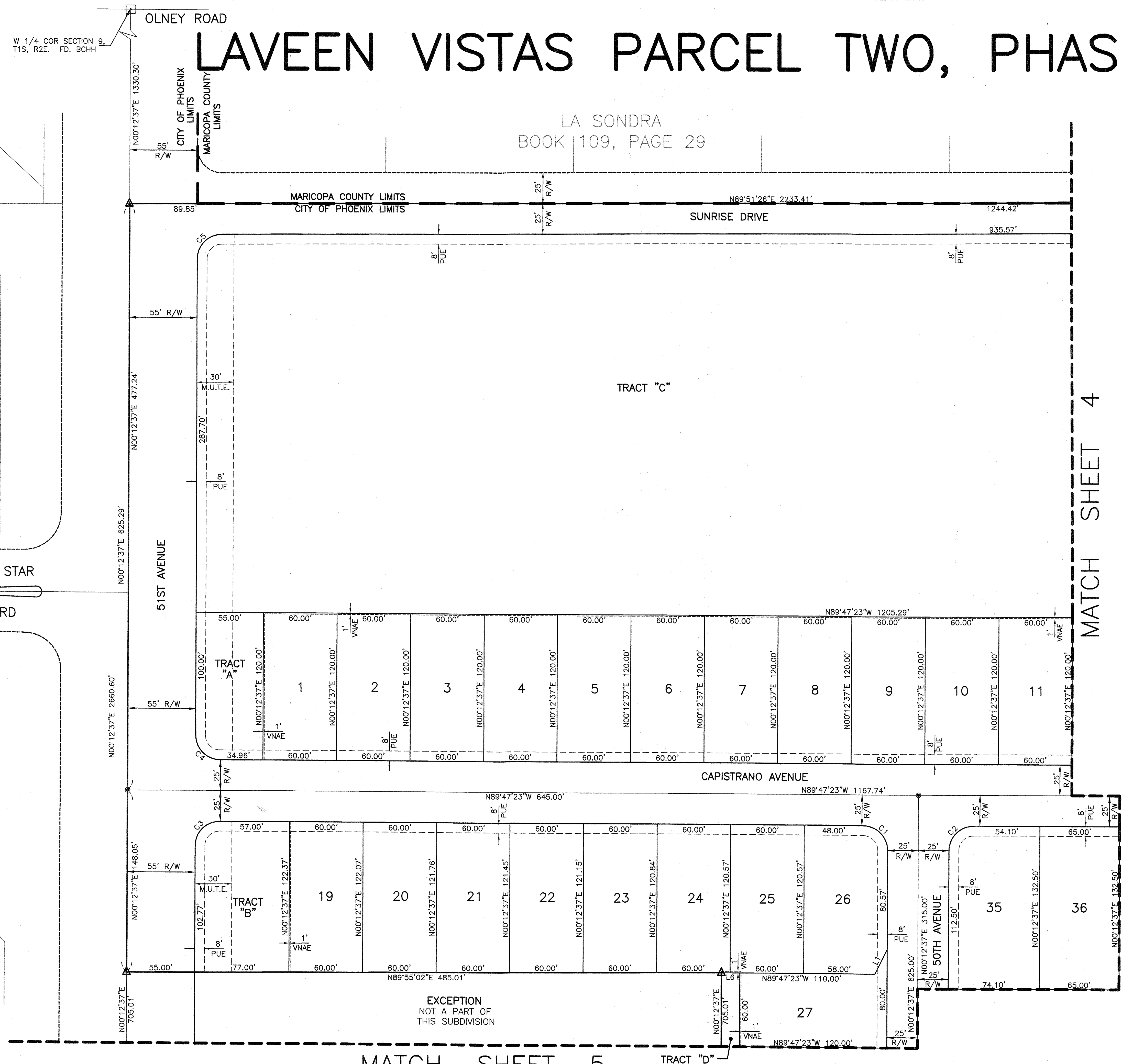
LA SONDRA
BOOK 109, PAGE 29

W 1/4 COR SECTION 9,
T1S, R2E, FD. BCHH

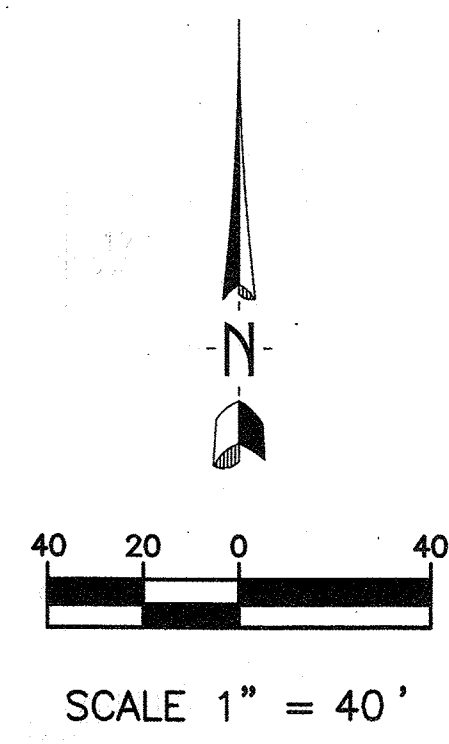
LAVEEN VISTAS
PARCEL ONE
BOOK _____, PAGE _____

TIERRA MONTANA
PHASE 1 - PARCELS 1A & 1B
BOOK 953, PAGE 48

WESTERN STAR
BOULEVARD



EXCEPTION
NOT A PART OF
THIS SUBDIVISION



SCALE 1" = 40'

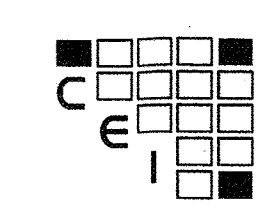
LINE TABLE		
LINE	LENGTH	BEARING
L1	22.36	N26°46'31"E
L6	15.00	N89°47'23"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	31.42	20.00	90°00'01"
C2	31.42	20.00	89°59'59"
C3	31.42	20.00	89°59'59"
C4	31.41	20.00	89°59'27"
C5	31.30	20.00	89°39'22"



MATCH SHEET 5

MATCH SHEET 4



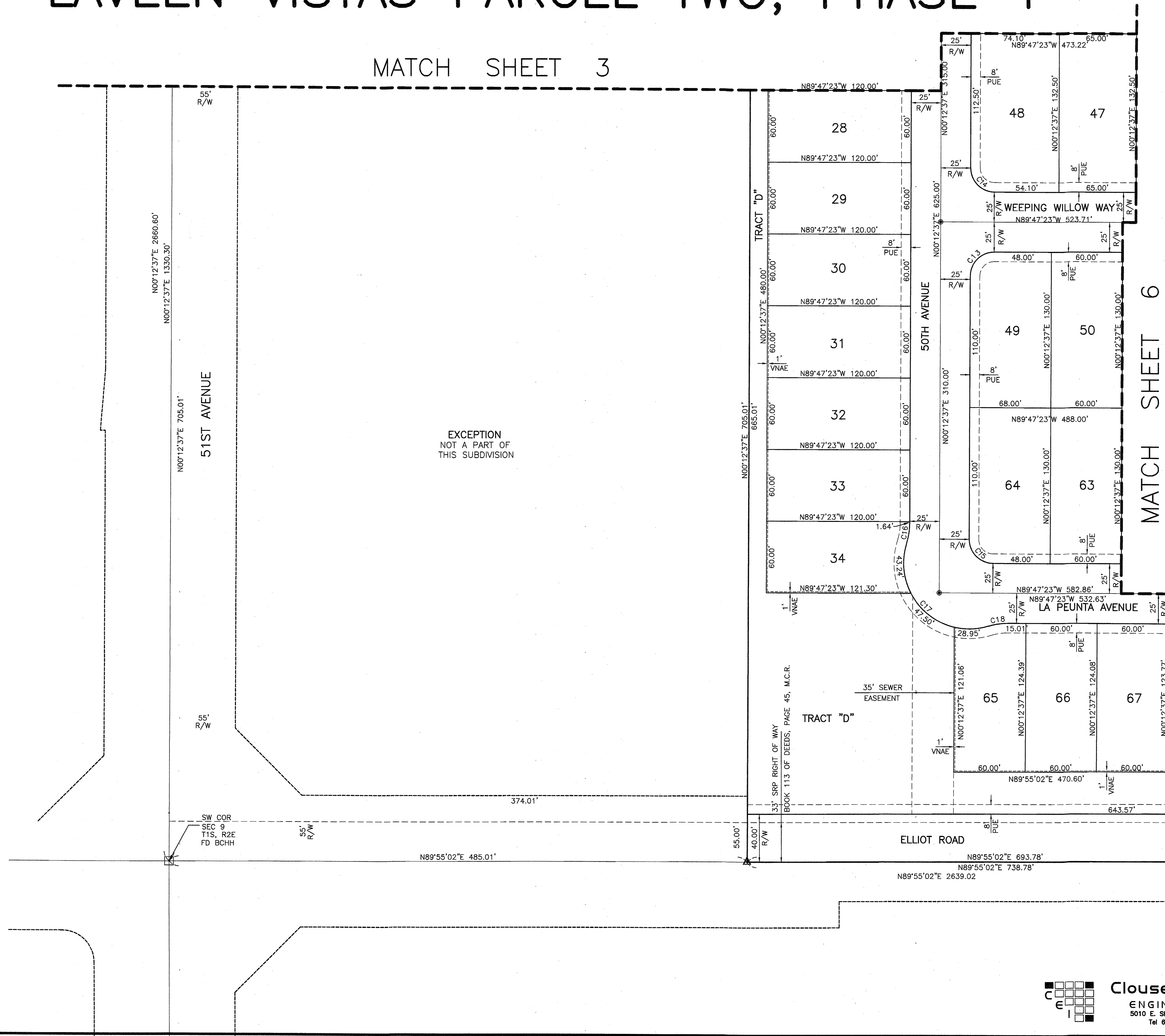
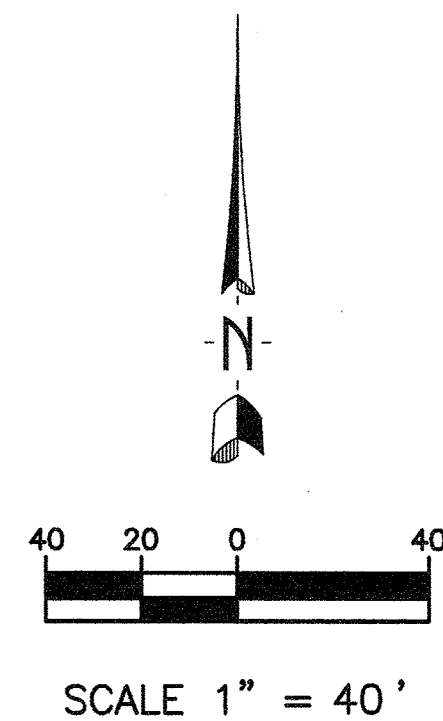
Clouse Engineering, Inc.
ENGINEERS ■ SURVEYORS
5010 E. Shea Blvd Suite 110 Scottsdale, AZ. 85254
Tel 602-395-9300 Fax 602-395-9310

Job No.
060401
SH. 3
OF 8

LAVEEN VISTAS PARCEL TWO, PHASE 1

MATCH SHEET 3

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C13	31.42	20.00	89°59'59"
C14	31.42	20.00	90°00'01"
C15	31.42	20.00	90°00'01"
C16	16.65	55.00	17°20'29"
C17	119.69	55.00	124°40'59"
C18	16.65	55.00	17°20'29"

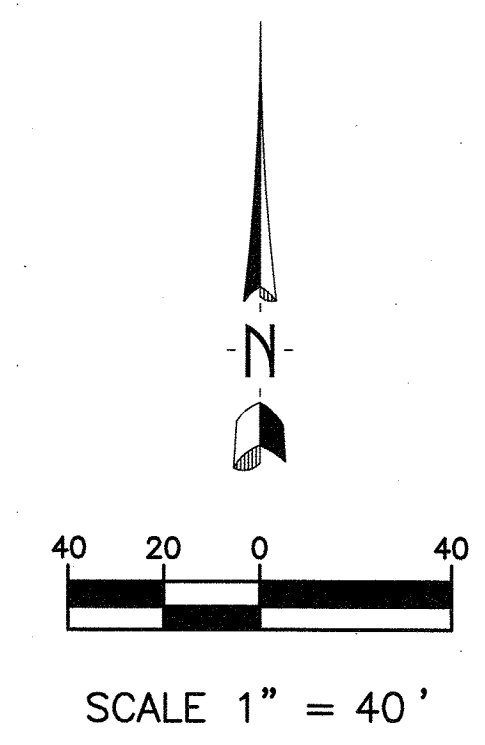
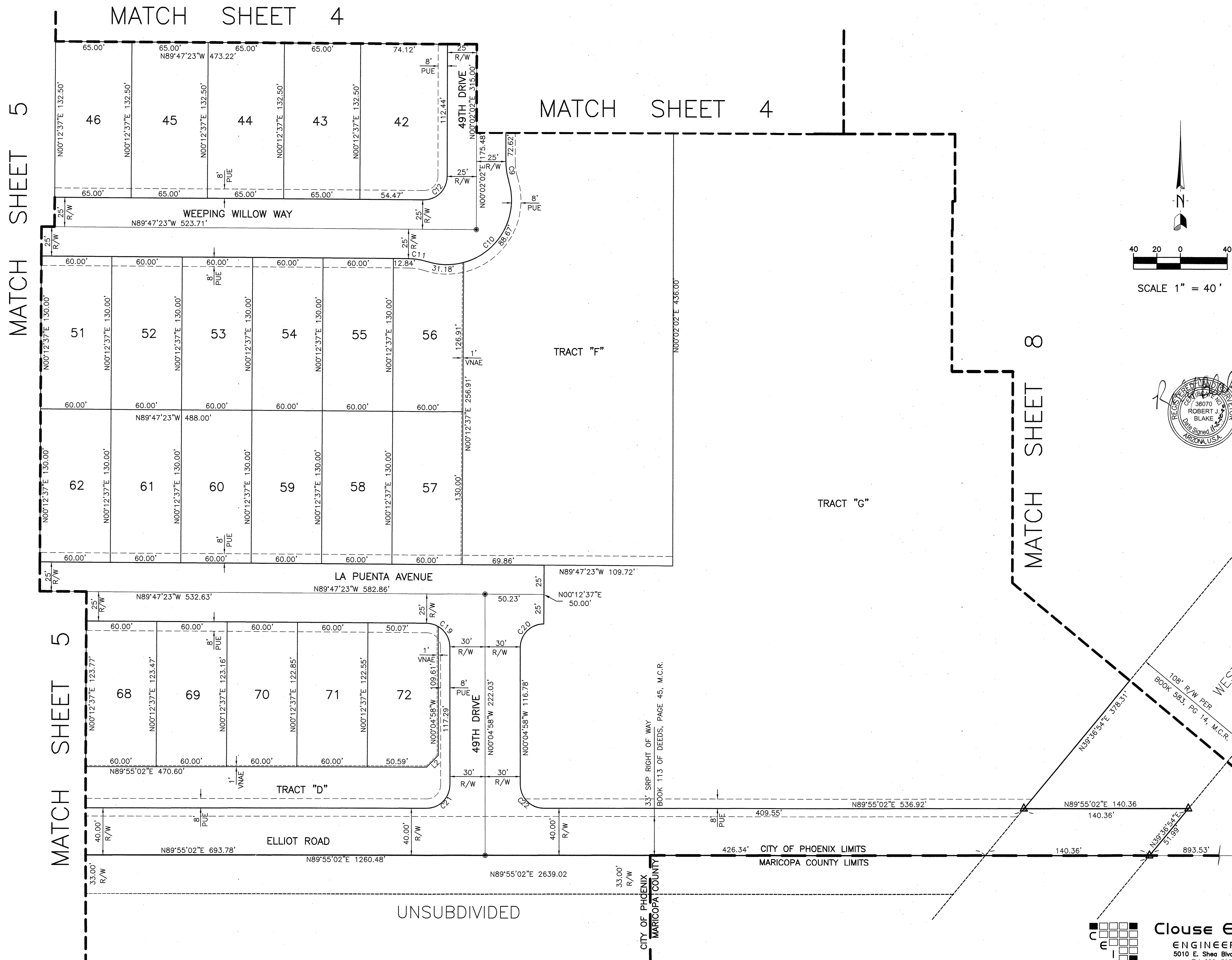


EXCEPTION
NOT A PART OF
THIS SUBDIVISION

MATCH SHEET 6

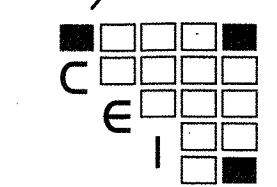


LAVEEN VISTAS PARCEL TWO, PHASE 1



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C9	16.65	55.00	17°20'29"
C10	119.86	55.00	124°51'33"
C11	16.65	55.00	17°20'29"
C12	31.48	20.00	90°10'35"
C19	31.31	20.00	89°42'25"
C20	31.52	20.00	90°17'35"
C21	31.42	20.00	90°00'00"
C22	31.42	20.00	90°00'00"

LINE TABLE		
LINE	LENGTH	BEARING
L2	14.14	N44°55'02"E



Clouse Engineering, Inc.
 ENGINEERS ■ SURVEYORS
 5010 E. Shea Blvd Suite 110 Scottsdale, AZ. 85254
 Tel 602-395-9300 Fax 602-395-9310

Job No.
060401
SH. 6
OF 8

LAVEEN VISTAS PARCEL TWO, PHASE 1

UNSUBDIVIDED

25' WATER AND SEWER EASEMENT
DOC. NO. 88-087339, M.C.R.

N89°51'26"E 899.14'
899.14'

MARICOPA COUNTY LIMITS
CITY OF PHOENIX LIMITS

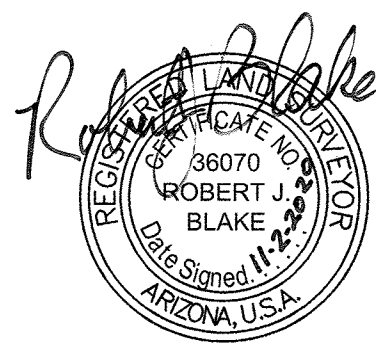
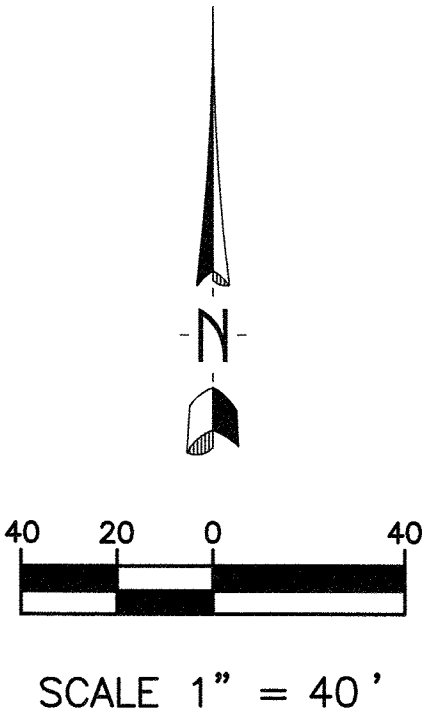
UNSUBDIVIDED

TRACT "G"

N00°01'53"W 799.40'

MATCH SHEET 4

MATCH SHEET 8

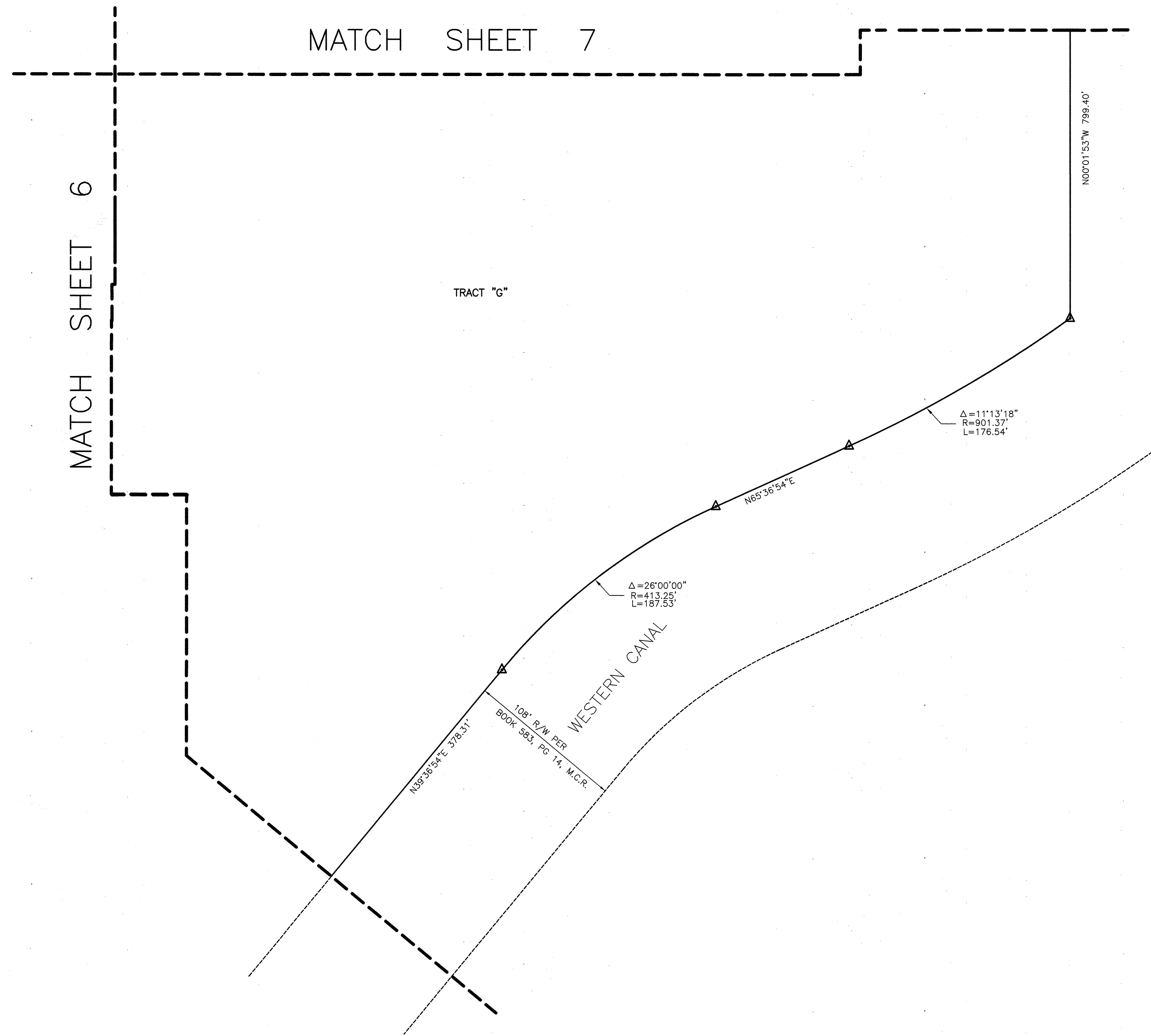
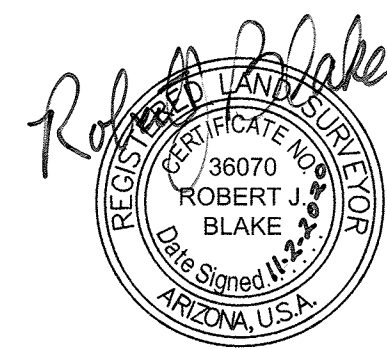
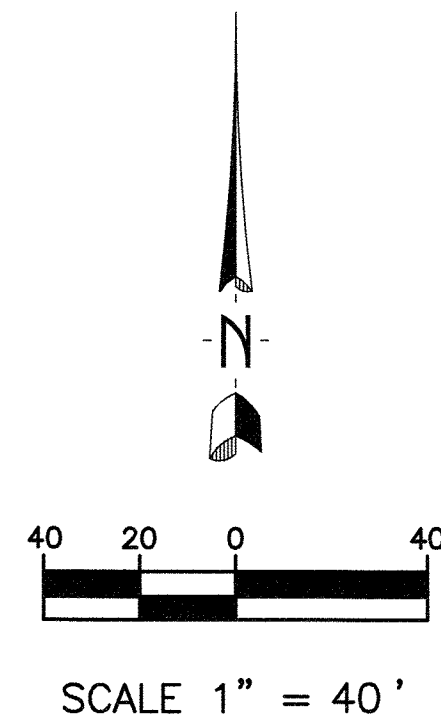


LAVEEN VISTAS PARCEL TWO, PHASE 1

MATCH SHEET 7

MATCH SHEET 6

TRACT "G"



UNSUBDIVIDED

OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 STEPHEN RICHER
 20210340414 03/26/2021 03:26
 BOOK 1582 PAGE 7
 ELECTRONIC RECORDING
 PLAT200583-3-1-1-M-

FINAL PLAT

FOR

LAVEEN VISTAS PARCEL TWO PHASE 2

A DETACHED SINGLE-FAMILY PLANNED RESIDENTIAL DEVELOPMENT
 SUBDIVISION SUBJECT TO SINGLE FAMILY DESIGN REVIEW

A REPLAT OF TRACT "G" OF LAVEEN VISTAS PARCEL TWO PHASE ONE (BOOK 1555 PAGE 43 M.C.R.) SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA }
 COUNTY OF MARICOPA } s.s.

KNOW ALL MEN BY THESE PRESENTS: THAT SBH LAVEEN LP, AN ARIZONA LIMITED PARTNERSHIP, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "LAVEEN VISTAS PARCEL TWO PHASE 2", A REPLAT OF TRACT "G" OF LAVEEN VISTAS PARCEL TWO PHASE ONE (BK. 1555 PG. 43 M.C.R.) SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "LAVEEN VISTAS PARCEL TWO PHASE 2", A PLANNED RESIDENTIAL DEVELOPMENT, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT. SBH LAVEEN LP, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

TRACT AREAS "H", "I", "J", ARE HEREBY DECLARED AS COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. AN EASEMENT FOR DRAINAGE IS HEREBY DEDICATED OVER A PORTION OF TRACTS "H", "I" AND "J" EXCLUDING THAT AREA DEFINED AS PUBLIC WATER AND SEWER EASEMENTS AS SHOWN ON THIS PLAT MAP.

IN WITNESS WHEREOF; HBT OF LAVEEN LLC, AN ARIZONA LIMITED PARTNERSHIP, AS GENERAL PARTNER, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF Kevin Kiesel, ITS GENERAL PARTNER, THEREUNTO DULY AUTHORIZED. THIS 10 DAY OF February, 2021.

HBT OF LAVEEN LLC, AN ARIZONA LIMITED PARTNERSHIP

BY: Kevin Kiesel
 ITS: V.P.

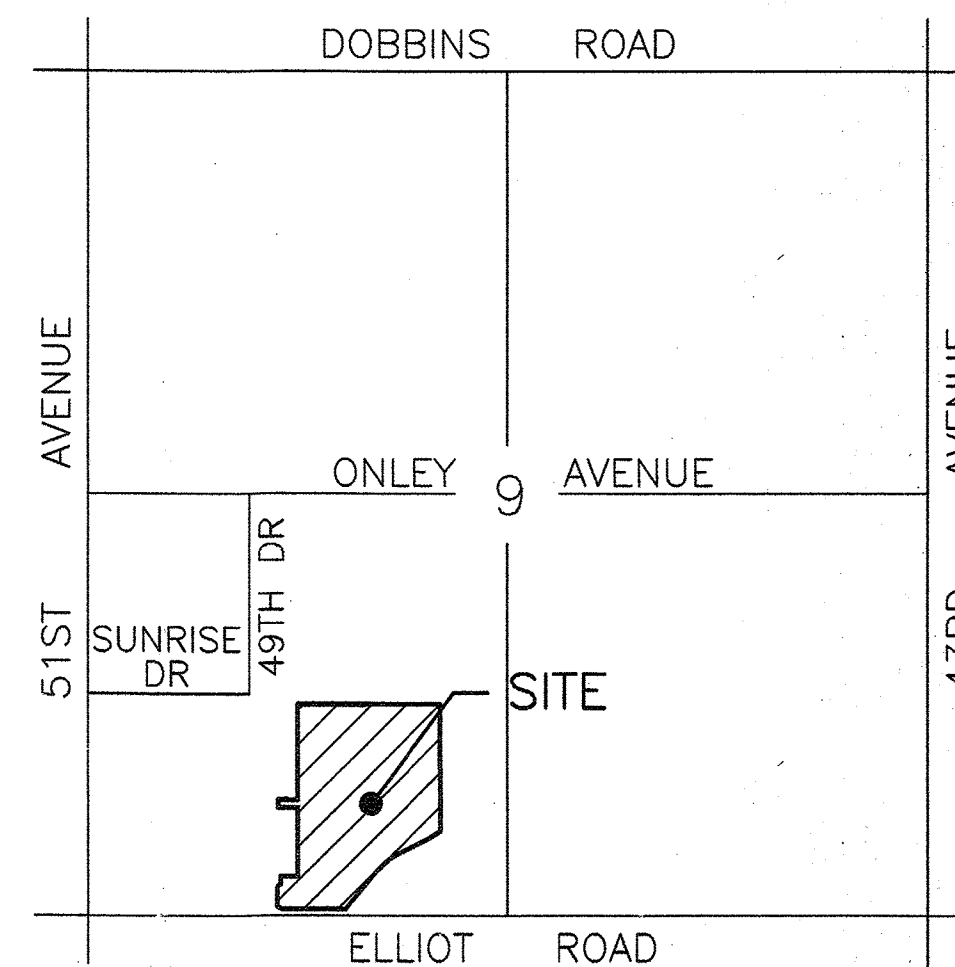
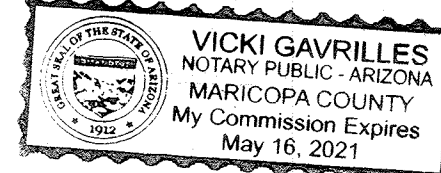
ACKNOWLEDGMENT

STATE OF ARIZONA }
 COUNTY OF MARICOPA } s.s.

ON THIS 10 DAY OF February, 2021, BEFORE ME, Vicki Gavrilles, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Kevin Kiesel, V.P. ON BEHALF OF HBT OF LAVEEN LLC, AN ARIZONA LIMITED PARTNERSHIP, KNOWN TO BE THE PERSON DESCRIBED IN THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSE THEREIN CONTAINED.

Vicki Gavrilles
 NOTARY PUBLIC

MY COMMISSION EXPIRES



VICINITY MAP
 SECTION 9, T. 1 N., R. 2 E.

SHEET INDEX

SHEET 1 COVER SHEET
 SHEET 2-3 PLAN SHEET

TRACT TABLE			
TRACT	SQ. FT.	ACRES	USE
TRACT "H"	44,958 S.F.	1.0321 AC.	OPEN SPACE, LANDSCAPING, DRAINAGE, WATER EASEMENT, MAINTENANCE AND EMERGENCY ACCESS EASEMENT
TRACT "I"	18,370 S.F.	0.4217 AC.	OPEN SPACE, LANDSCAPING, DRAINAGE, PUBLIC UTILITY EASEMENT, MAINTENANCE AND EMERGENCY ACCESS EASEMENT
TRACT "J"	144,280 S.F.	3.3122 AC.	OPEN SPACE, LANDSCAPING, DRAINAGE, PUBLIC UTILITY EASEMENT, MAINTENANCE AND EMERGENCY ACCESS EASEMENT
TOTAL	207,608 S.F.	4.7660 AC.	ALL TRACTS

LEGEND

- INDICATES A CORNER OF THIS SUBDIVISION AND SUBDIVISION BOUNDARY. SET BRASS CAP FLUSH OR 1/2" BAR PER M.A.G. DETAIL 120 TYPE "B" OR "C"
- INDICATES A POINT OF CONTROL. SET BRASS CAP FLUSH PER M.A.G. DETAIL 120 TYPE "B".
- INDICATES SECTION/QUARTER CORNER
- INDICATES PUBLIC UTILITY EASEMENT
- INDICATES MULTI-USE TRAIL EASEMENT
- INDICATES RIGHT OF WAY
- INDICATES VEHICULAR NON-ACCESS EASEMENT
- INDICATES RIGHT-OF-WAY
- INDICATES MONUMENT LINE
- INDICATES SUBDIVISION BOUNDARY
- INDICATES LOT LINE
- INDICATES PUBLIC UTILITY EASEMENT LINE
- INDICATES EXISTING RIGHT-OF-WAY

NOTES

NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN A PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, SANITARY SEWER EASEMENT, OR WATER EASEMENT EXCEPT AS NOTED BELOW. PAVING AND REMOVABLE TYPE FENCES, WITH NO CONTINUOUS FOOTING, ARE ALLOWED IN PUBLIC UTILITY EASEMENTS, SEWER EASEMENTS, AND WATER EASEMENTS WITH APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPARTMENT. NO VEGETATION SHALL BE PLANTED WITHIN ANY EASEMENT WITHOUT PRIOR APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPARTMENT LANDSCAPE ARCHITECT. PUBLIC SANITARY SEWER OR WATER MAINS SHALL BE PLACED IN THE APPROPRIATE WATER AND SEWER EASEMENT. WATER MAINS THAT ARE PLACED WITHIN AN EASEMENT ARE REQUIRED TO BE DUCTILE IRON PIPE PER THE WATER SERVICES DEPARTMENT "DESIGN STANDARDS FOR WATER DISTRIBUTION MAIN". IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PHOENIX SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING, OR VEGETATION THAT BECOMES DAMAGED OR MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, RECONSTRUCTION, OR REPAIR. THE CITY OF PHOENIX MAY, BUT IS NOT REQUIRED TO, CONSTRUCT AND/OR MAINTAIN, AT ITS SOLE DISCRETION, DRAINAGE FACILITIES ON OR UNDER THE LAND IN THE DRAINAGE EASEMENTS.

DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.

ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.

ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.

OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.

STRUCTURES AND LANDSCAPING AT THE INTERSECTION OF WITH WITHIN A TRIANGLE MEASURING 33' ALONG AND 15' ALONG WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF THREE FEET (3'). THE 33' DISTANCE SHALL BE MEASURED ALONG PROPERTY LINE OF THE ARTERIAL STREET AND THE 15' DISTANCE SHALL BE MEASURED ALONG THE PROPERTY LINE OF THE LOCAL STREET.

STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' x 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.

AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" OR EASEMENTS (INCLUDING LANDSCAPED AREAS AND AND DRAINAGE FACILITIES) IN ACCORDANCE WITH APPROVED PLANS.

EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT FOR A TOTAL OF 83 DWELLINGS WITHIN THE ENTIRE SUBDIVISION.

THE CITY OF PHOENIX HAS NOT REVIEWED PRIVATE EASEMENTS SHOWN ON THIS PLAT MAP.

CITY OF PHOENIX PERMISSION IS NOT REQUIRED TO REVISE OR ABANDON PRIVATE EASEMENTS UNLESS THE CITY OF PHOENIX HAS A VESTED INTEREST IN IT.

APPROVALS

APPROVED BY: Marcus J. Cortez 2/16/21
 PLANNING AND DEVELOPMENT DEPARTMENT DATE

APPROVED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA ON THIS 17th DAY OF March, 2021.

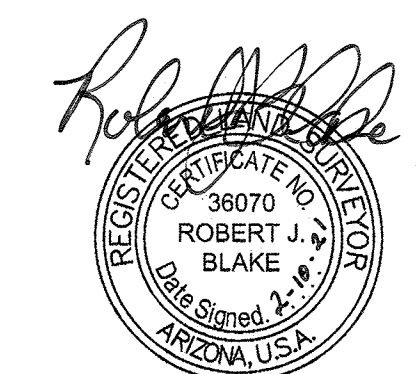
ATTEST: Kevin Kiesel 03-23-2021
 CITY CLERK DATE

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER, 2020; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ROBERT J. BLAKE

REGISTERED LAND SURVEYOR #36070
 ROBERT J. BLAKE
 CLOUSE ENGINEERING INC.
 5010 E SHEA BLVD STE 110
 SCOTTSDALE, ARIZONA, 85254
 PHONE: (602) 395-9300



ENGINEER

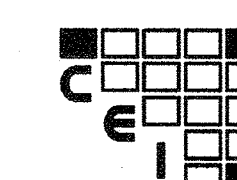
CLOUSE ENGINEERING INC.
 5010 E SHEA BLVD STE 110
 SCOTTSDALE, ARIZONA, 85254
 PHONE: (602) 395-9300
 FAX: (602) 395-9310
 MR. JEFF GILES

OWNER/DEVELOPER

HBT OF LAVEEN, LLC
 706 E BELL ROAD, SUITE 212
 PHOENIX, AZ 85022
 PHONE: 602-996-6800
 CONTACT: KEVIN KIESL

PLAT #200583
 KVA #05-2131
 Q.S. #05-17

Job No.
 060401
 SH. 1
 OF 3



Clouse Engineering, Inc.
 ENGINEERS • SURVEYORS
 5010 E Shea Blvd Ste 110 Scottsdale, Arizona 85254
 Tel 602-395-9300 Fax 602-395-9310

GROSS AREA: 23.3708 AC. LOTS: 83 TRACTS: 3

Laveen Vistas Parcel 2 Phase 2

UNSUBDIVIDED

MARICOPA COUNTY LIMITS
CITY OF PHOENIX LIMITS

MARICOPA COUNTY LIMITS
CITY OF PHOENIX LIMITS

TRACT "H"

TRACT "I"

STARGAZER PLACE

CAPISTRANO AVENUE

N89°58'07"E 609.69'

N89°58'07"E 609.69'

N89°58'07"E 609.69'

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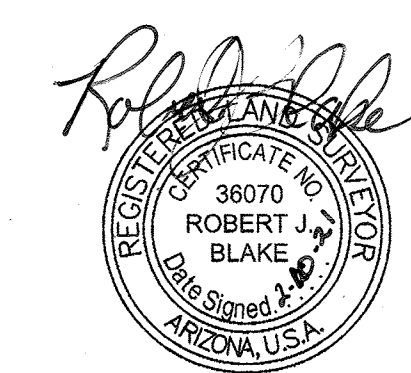
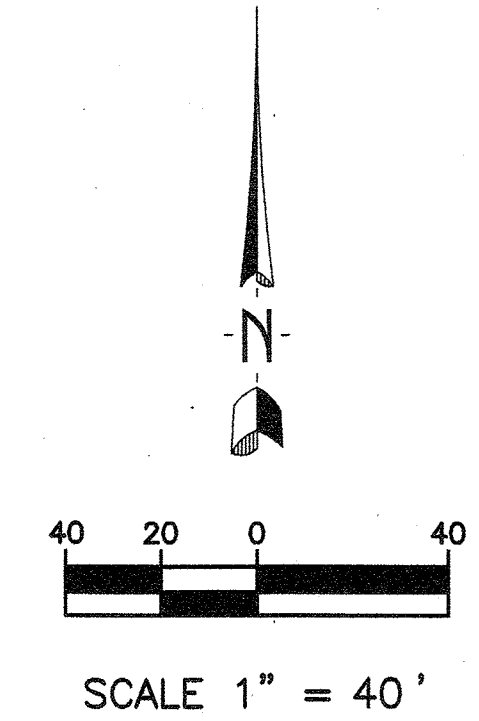
MATCH SHEET 3

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C6	31.42	20.00	90°00'00"
C7	31.42	20.00	90°00'00"
C32	31.42	20.00	90°00'00"
C33	31.39	20.00	89°56'05"
C34	31.44	20.00	90°03'55"
C35	31.39	20.00	89°56'05"
C36	16.65	55.00	172°20'29"
C37	119.62	55.00	124°37'03"
C38	16.65	55.00	172°20'29"
C39	16.65	55.00	172°20'29"
C40	119.69	55.00	124°40'59"
C41	16.65	55.00	172°20'29"

LINE TABLE		
LINE	LENGTH	BEARING
L5	14.43	N46°02'08"W

LAVEEN VISTAS PARCEL 2 PHASE 1
BOOK 1555 OF MAPS, PAGE 43, M.C.R.

UNSUBDIVIDED

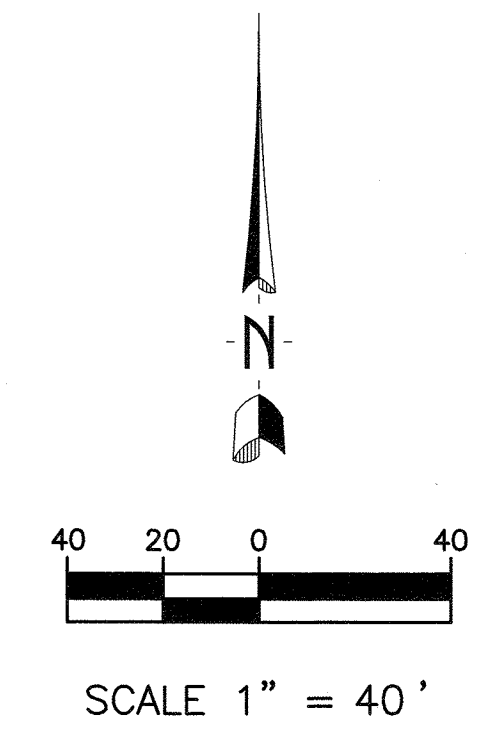
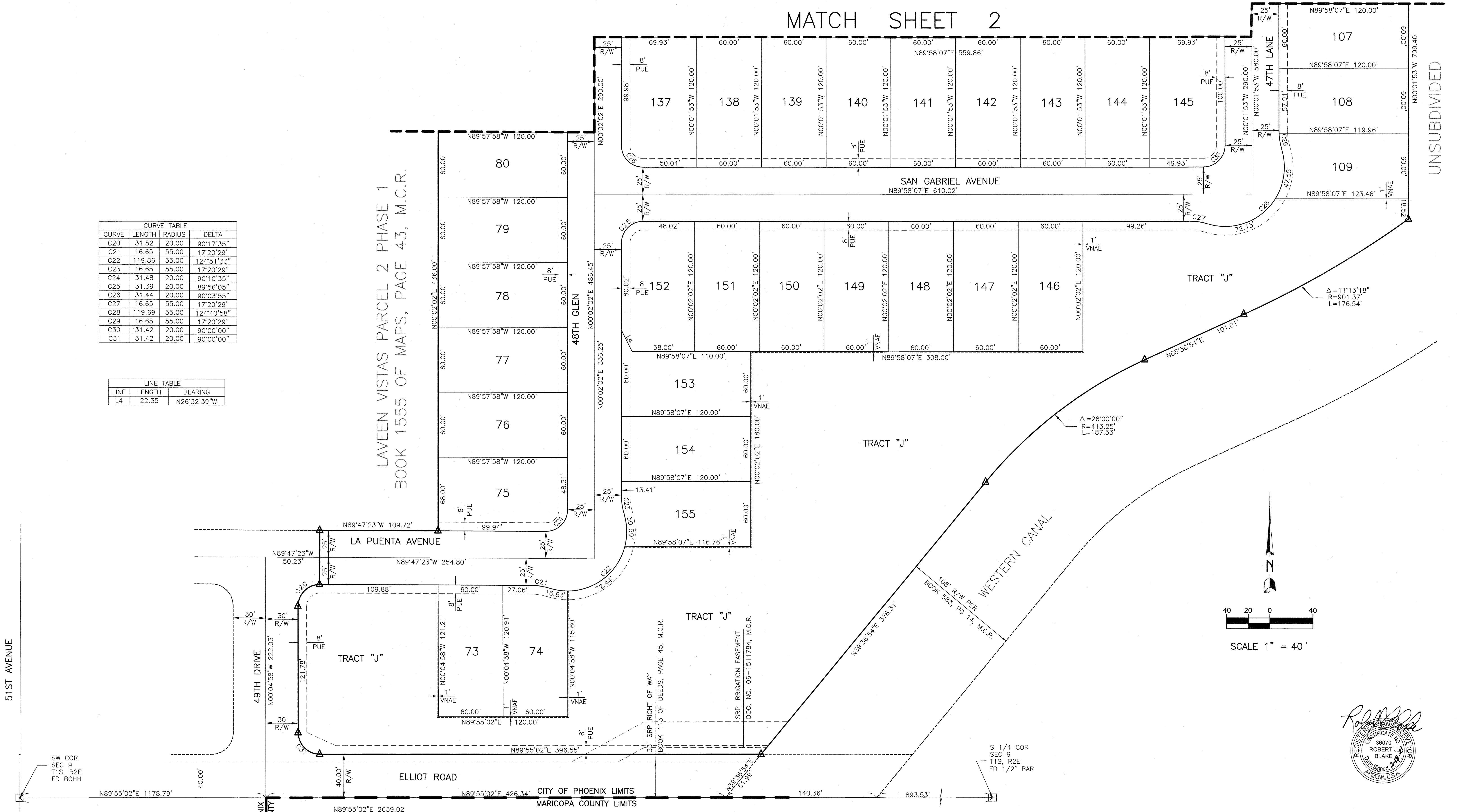


MATCH SHEET 2

LAVEEN VISTAS PARCEL 2 PHASE 1
BOOK 1555 OF MAPS, PAGE 43, M.C.R.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C20	31.52	20.00	90°17'35"
C21	16.65	55.00	17°20'29"
C22	119.86	55.00	124°51'33"
C23	16.65	55.00	17°20'29"
C24	31.48	20.00	90°10'35"
C25	31.39	20.00	89°56'05"
C26	31.44	20.00	90°03'55"
C27	16.65	55.00	17°20'29"
C28	119.69	55.00	124°40'58"
C29	16.65	55.00	17°20'29"
C30	31.42	20.00	90°00'00"
C31	31.42	20.00	90°00'00"

LINE TABLE		
LINE	LENGTH	BEARING
L4	22.35	N26°32'39"W



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SH. 3
OF 3

FP3.DWG