

FINAL PLAT FOR "LAVEEN VISTAS PARCEL THREE, PHASE 1"

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20210014137 01/06/2021 03:48
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ELECTRONIC RECORDING

PLAT180147-4-1-1-M-
brodiek

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

A SUBDIVISION LOCATED IN A PORTION OF THE NORTHWEST QUARTER
OF SECTION 16, 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 THREE, PHASE 1", SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, 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 "LAVEEN VISTAS PARCEL THREE, PHASE 1", A PLANNED RESIDENTIAL SUBDIVISION, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GAINS 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, AN ARIZONA LIMITED PARTNERSHIP, 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" THROUGH "H", INCLUSIVE, ARE HEREBY DECLARED AS COMMON AREAS FOR THE USE AND BENEFIT OF THE LAVEEN VISTAS 3 COMMUNITY ASSOCIATION, 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 3. THE LAVEEN VISTAS 3 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" AND "H" EXCLUDING THAT AREA DEFINED AS PUBLIC SEWER EASEMENTS AS SHOWN ON THIS PLAT MAP.

IN WITNESS WHEREOF, SBH LAVEEN LP, AN ARIZONA LIMITED PARTNERSHIP, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED ON THIS 11th DAY OF September, 2020.

SBH LAVEEN LP, AN ARIZONA LIMITED PARTNERSHIP
BY: SUNBELT INVESTMENT MANAGER, L.L.C.,
A DELAWARE LIMITED LIABILITY COMPANY,
GENERAL PARTNER

BY: *[Signature]*
ITS: *[Signature]*

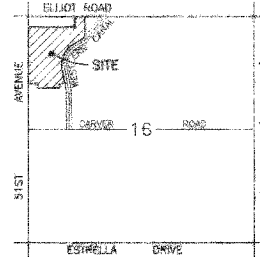
ACKNOWLEDGMENT

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

ON THIS 11th DAY OF September 2020, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED *[Signature]* 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.

[Signature]
NOTARY PUBLIC

[Signature]
EXPIRES



VICINITY MAP
SECTION 16, T.1S., R.2E.

LEGEND

- INDICATES A CORNER OF THIS SUBDIVISION AND SUBDIVISION BOUNDARY. SET MARK SPECIFICATION DETAIL 120 TYPE B.
- INDICATES A POINT OF CONTROL. SET SURVEY MARKER PER WAS 120-1 TYPE B(C)(P)
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT
- V.N.A.E. INDICATES VEHICULAR NON-ACCESS EASEMENT
- INDICATES A PROPERTY LINE.
- INDICATES RIGHT OF WAY LINE.
- INDICATES ADJACENT RIGHT OF WAY LINE.
- INDICATES A CENTER LINE.
- INDICATES AN EASEMENT LINE.
- EASMT. INDICATES AN EASEMENT
- M.U.T.E. INDICATES MULTI-USE TRAIL EASEMENT
- R/W INDICATES RIGHT OF WAY

TRACT TABLE			
TRACT	SQ. FT.	ACRES	USE
TRACT "A"	88,682 S.F.	1.9995 AC.	OPEN SPACE, LANDSCAPING, DRAINAGE, M.U.T.E., SEWER EASEMENT, PUBLIC UTILITY EASEMENT
TRACT "B"	82,421 S.F.	1.8921 AC.	OPEN SPACE, LANDSCAPING, PUBLIC UTILITY EASEMENT
TRACT "C"	6,798 S.F.	0.1561 AC.	LANDSCAPING, P.U.E.
TRACT "D"	20,730 S.F.	0.4725 AC.	SEWER EASEMENT, LANDSCAPING, P.U.E.
TRACT "E"	2,116 S.F.	0.0483 AC.	LANDSCAPING, PUBLIC UTILITY EASEMENT
TRACT "F"	85,186 S.F.	1.9356 AC.	OPEN SPACE, LANDSCAPING, DRAINAGE, M.U.T.E., SEWER EASEMENT, PUBLIC UTILITY EASEMENT
TRACT "G"	5,423 S.F.	0.1246 AC.	SEWER EASEMENT, OPEN SPACE, LANDSCAPING, M.U.T.E., PUBLIC UTILITY EASEMENT
TRACT "H"	2,172 S.F.	0.0498 AC.	LANDSCAPING, M.U.T.E. & P.U.E.
TOTAL	290,591 S.F.	6.6796 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 FINISHES, 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. 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 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 INTERSECTION OF JACKALOPE LANE WITH 51ST AVENUE AND CHUCK BOX ROAD WITH 51ST AVENUE WITHIN A TRIANGLE MEASURING 33' ALONG AND 15' ALONG WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'. THE 33' DISTANCE SHALL BE MEASURED ALONG PROPERTY LINE OF THE ARTERIAL STREET AND THE 15' DISTANCE SHALL BE MEASURED ALONG PROPERTY LINE OF THE LOCAL STREET.

STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' BY 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 117 DWELLINGS WITHIN THE ENTIRE SUBDIVISION.

SHEET INDEX

- SHEET 1 COVER SHEET
- SHEET 2 KEY MAP
- SHEET 3-4 PLAN SHEET

APPROVALS

APPROVED BY: *[Signature]* *[Signature]* 9/21/2020
PLANNING AND DEVELOPMENT DEPARTMENT DATE
APPROVED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA ON THIS 21st DAY OF October, 2020.
ATTEST: *[Signature]* 10/22/2020
CITY CLERK DATE

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER, 2014, AND THAT THE PLAT IS CORRECT AND ACCURATE, AND THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECT AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED.

ROBERT J. BLAKE
REGISTERED LAND SURVEYOR #54070
3010 E. SHEA BLVD STE. 110
SCOTTSDALE, ARIZONA 85254
PHONE: (602) 385-9300
FAX: (602) 385-9310
MR. JEFF GILES



ENGINEER
CLOUSE ENGINEERING, INC.
5010 E. SHEA BLVD STE. 110
SCOTTSDALE, ARIZONA, 85254
PHONE: (602) 385-9300
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MR. JEFF GILES

OWNER
SBH LAVEEN LP, AN ARIZONA LIMITED PARTNERSHIP
8720 N. SCOTTSDALE ROAD, STE. 250
SCOTTSDALE, ARIZONA 85253
PHONE: 480-608-2343
CONTACT: JOSEF PAPPAS

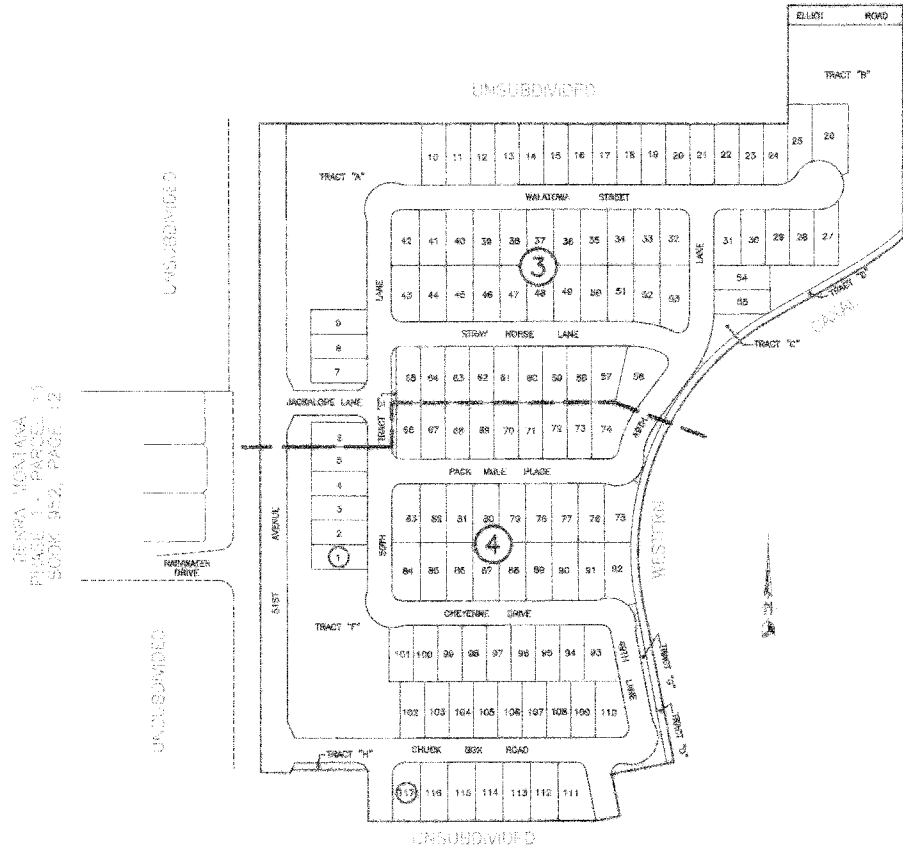


Clouse Engineering, Inc.
ENGINEERS & SURVEYORS
5010 E. SHEA BLVD STE. 110 SCOTTSDALE, ARIZONA 85254
Tel 602-385-9300 Fax 602-385-9310

PLAT#180147
KNA #05-2131
Q.S. 05-17

31.7491 CR. ACRES 117 LOTS 8 TRACTS

SH. 1
OF 4



"LAVEEN VISTAS PARCEL THREE PHASE 1"

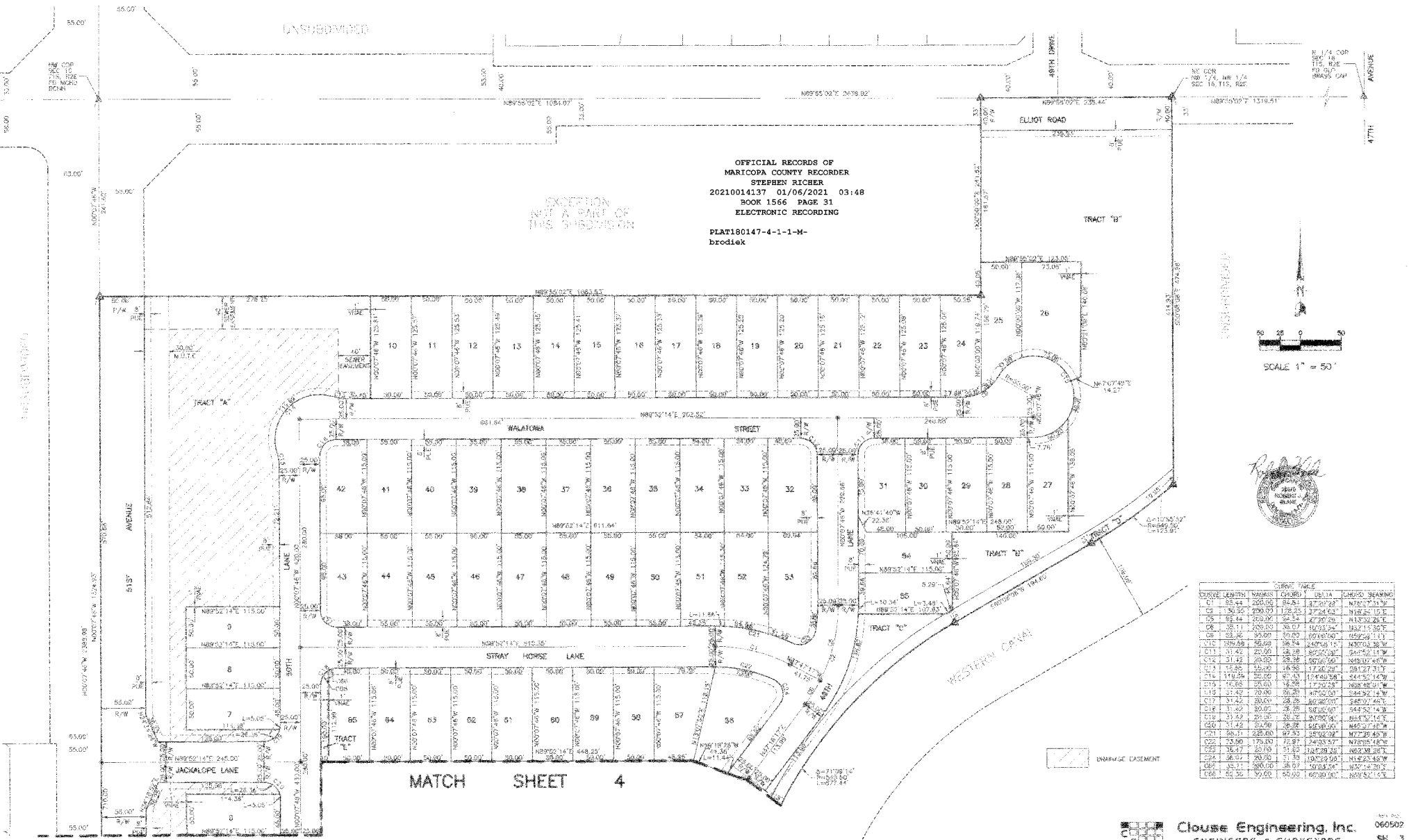
KEY MAP

- ① DENOTES SHEET NO.
- DENOTES BEGINNING & ENDING LOT NO.



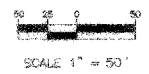
DENISE L. LORANT AVA
PLATE 1 - PARCEL 3
BOOK 1566 PAGE 31

"LAVEEN VISTAS PARCEL THREE, PHASE 1"



EXCEPTION
IS NOT A PART OF
THIS RECORDING

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CURVE LENGTH	NAMING	CHORD	AREA	CHORD BEARING	
C1	55.44	205.05	84.41	47°20'22"	N76°27'31"W
C2	150.55	290.57	134.25	37°24'42"	N142°32'15"E
C3	142.44	250.00	124.54	47°20'22"	N132°26'15"E
C4	38.11	229.20	38.07	162°31'34"	S32°15'30"E
C5	52.40	33.97	50.00	69°48'00"	S52°54'11"W
C16	705.58	52.69	36.34	124°08'15"	N30°04'38"W
C17	31.42	22.66	48.48	30°25'32"	S24°52'11"W
C18	31.42	22.66	48.48	30°25'32"	S24°52'11"W
C19	31.42	22.66	48.48	30°25'32"	S24°52'11"W
C20	11.85	52.42	46.38	172°26'28"	S91°27'31"W
C21	119.49	175.00	67.11	17°49'54"	S44°35'14"W
C22	15.85	25.00	18.58	17°20'53"	S88°08'01"W
C23	31.42	22.66	48.48	30°25'32"	S24°52'11"W
C24	31.42	22.66	48.48	30°25'32"	S24°52'11"W
C25	31.42	22.66	48.48	30°25'32"	S24°52'11"W
C26	31.42	22.66	48.48	30°25'32"	S24°52'11"W
C27	31.42	22.66	48.48	30°25'32"	S24°52'11"W
C28	31.42	22.66	48.48	30°25'32"	S24°52'11"W
C29	31.42	22.66	48.48	30°25'32"	S24°52'11"W
C30	31.42	22.66	48.48	30°25'32"	S24°52'11"W
C31	31.42	22.66	48.48	30°25'32"	S24°52'11"W
C32	31.42	22.66	48.48	30°25'32"	S24°52'11"W
C33	31.42	22.66	48.48	30°25'32"	S24°52'11"W
C34	31.42	22.66	48.48	30°25'32"	S24°52'11"W
C35	31.42	22.66	48.48	30°25'32"	S24°52'11"W
C36	31.42	22.66	48.48	30°25'32"	S24°52'11"W
C37	31.42	22.66	48.48	30°25'32"	S24°52'11"W
C38	31.42	22.66	48.48	30°25'32"	S24°52'11"W
C39	31.42	22.66	48.48	30°25'32"	S24°52'11"W
C40	31.42	22.66	48.48	30°25'32"	S24°52'11"W
C41	31.42	22.66	48.48	30°25'32"	S24°52'11"W
C42	31.42	22.66	48.48	30°25'32"	S24°52'11"W
C43	31.42	22.66	48.48	30°25'32"	S24°52'11"W
C44	31.42	22.66	48.48	30°25'32"	S24°52'11"W
C45	31.42	22.66	48.48	30°25'32"	S24°52'11"W
C46	31.42	22.66	48.48	30°25'32"	S24°52'11"W
C47	31.42	22.66	48.48	30°25'32"	S24°52'11"W
C48	31.42	22.66	48.48	30°25'32"	S24°52'11"W
C49	31.42	22.66	48.48	30°25'32"	S24°52'11"W
C50	31.42	22.66	48.48	30°25'32"	S24°52'11"W

