

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
2021-1354040 12/22/21 09:36
BOOK 1636 PAGE 48
PAPER RECORDING
1822042-6-3-2
ramosj

FINAL PLAT FOR "LAVEEN VISTAS PARCEL ONE"

"A SINGLE FAMILY DETACHED PLANNED RESIDENTIAL DEVELOPMENT"

A SUBDIVISION SITUATED IN A PORTION OF THE SOUTHEAST QUARTER
OF SECTION 8, 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 LIABILITY PARTNERSHIP, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "LAVEEN VISTAS PARCEL ONE", SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, 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 ONE", 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.

TRACTS "A" THRU "I" ARE HEREBY DECLARED AS COMMON AREAS TO BE OWNED AND MAINTAINED BY "LAVEEN VISTAS PARCEL ONE" HOMEOWNERS ASSOCIATION. AN EASEMENT FOR DRAINAGE IS HEREBY DEDICATED OVER TRACTS "A" THROUGH "F".

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 20 DAY OF MAY, 2021,

SBH LAVEEN LP,
AN ARIZONA LIMITED PARTNERSHIP

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

BY: Seetool

ITS: Authorized Representative

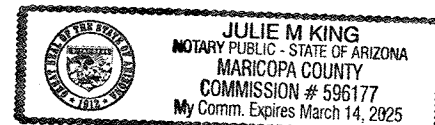
ACKNOWLEDGMENT

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

ON THIS 20th DAY OF May, 2021, 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 3/14/2025



APPROVALS

APPROVED BY: Marcelo Cortez A. MBS 5/15/21
PLANNING AND DEVELOPMENT DEPARTMENT DATE

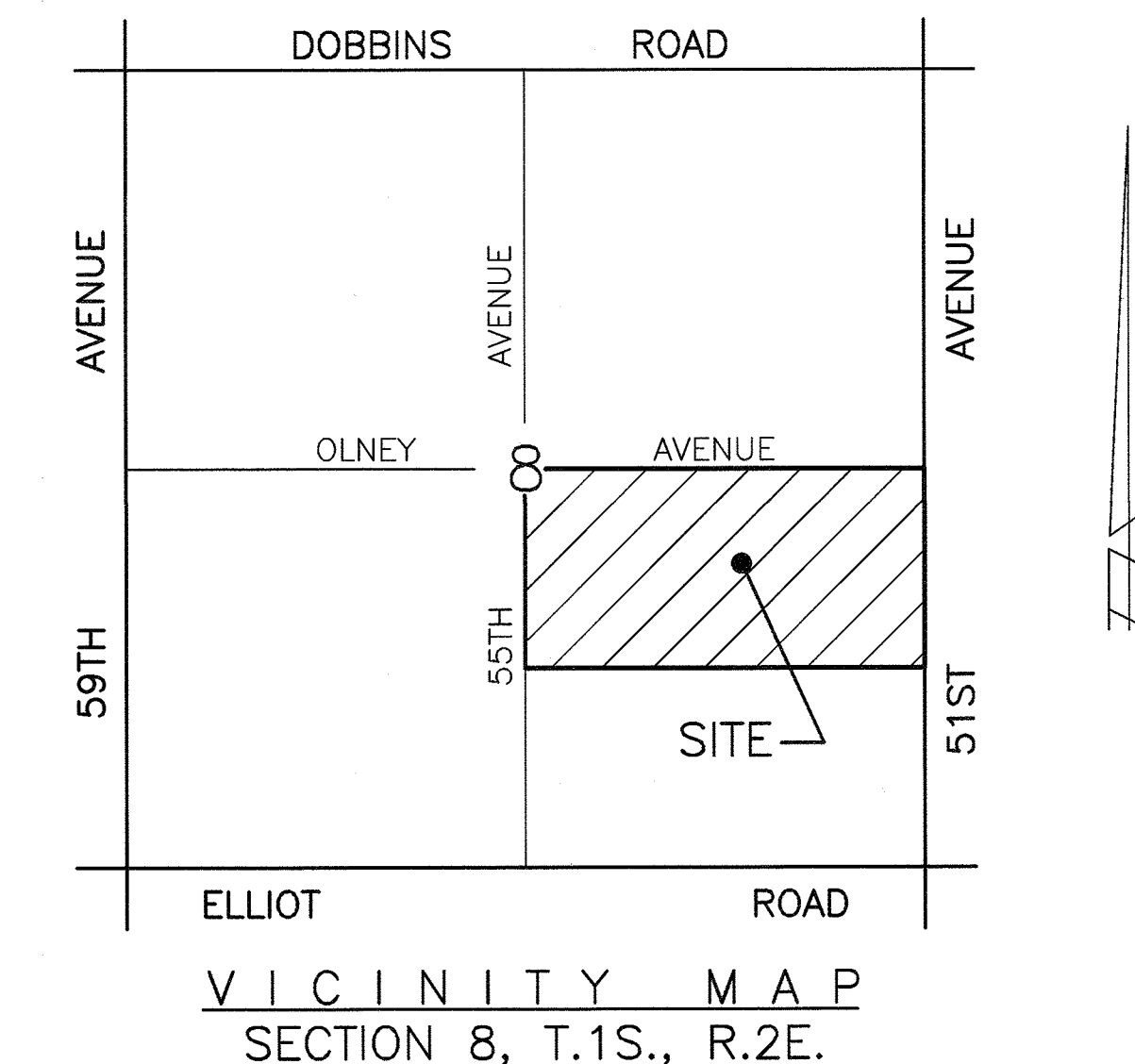
APPROVED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA ON THIS 23rd DAY OF June, 2021.

ATTEST: Deise Rodriguez 06-25-2021
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, 2019, 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 RETRACED.

ROBERT J. BLAKE
REGISTERED LAND SURVEYOR #36070
1642 E ORANGEWOOD AVENUE
PHOENIX, ARIZONA 85020
PHONE: 602-395-9300



LEGEND

- INDICATES A CORNER OF THIS SUBDIVISION AND SUBDIVISION BOUNDARY. SET M.A.G. SPECIFICATION DETAIL 120-1-B, OR AS NOTED.
- INDICATES A POINT OF CONTROL. SET M.A.G. DETAIL 120-1 TYPE B
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT
- V.N.A.E. INDICATES VEHICULAR NON-ACCESS EASEMENT
- INDICATES A PROPERTY LINE.
- INDICATES A CENTER LINE.
- INDICATES AN EASEMENT LINE.
- EASMT. INDICATES AN EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- S.V.T. INDICATES SITE VISIBILITY TRIANGLE

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 KEY MAP
SHEET 3-6 PLAN SHEET

TRACT TABLE			
TRACT	SQ. FT.	ACRES	USE
TRACT "A"	554,983 S.F.	12.7406 AC.	OPEN SPACE, LANDSCAPING, DRAINAGE & RETENTION, PUE
TRACT "B"	33,950 S.F.	0.7794 AC.	OPEN SPACE, LANDSCAPING, DRAINAGE & RETENTION, PUE SEWER EASEMENT
TRACT "C"	46,790 S.F.	1.0742 AC.	OPEN SPACE, LANDSCAPING, DRAINAGE & RETENTION, PUE SEWER EASEMENT
TRACT "D"	50,169 S.F.	1.1517 AC.	OPEN SPACE, LANDSCAPING, DRAINAGE & RETENTION, PUE, SRP & LAVEEN DRAINAGE CHANNEL EASEMENT
TRACT "E"	79,938 S.F.	1.8351 AC.	OPEN SPACE, LANDSCAPING, DRAINAGE & RETENTION, PUE, SRP & LAVEEN DRAINAGE CHANNEL EASEMENT
TRACT "F"	37,256 S.F.	0.8553 AC.	OPEN SPACE, LANDSCAPING, DRAINAGE & RETENTION, PUE, SRP & LAVEEN DRAINAGE CHANNEL EASEMENT
TRACT "G"	5,793 S.F.	0.1330 AC.	LANDSCAPING, PUBLIC UTILITY EASEMENT
TRACT "H"	1,628 S.F.	0.0374 AC.	LANDSCAPING, PUBLIC UTILITY EASEMENT
TRACT "I"	5,328 S.F.	0.1223 AC.	LANDSCAPING, PUBLIC UTILITY EASEMENT
TOTAL	815,835 S.F.	18.7290 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.

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

EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT FOR A TOTAL OF 196 DWELLINGS WITHIN THE ENTIRE SUBDIVISION.

ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND

ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.

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

STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' ALONG THE MAJOR STREET PROPERTY LINES AND 15' ALONG THE LOCAL STREET PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.

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

A MINIMUM 20' SETBACK (18' IF VERTICALLY OPENING GARAGE DOORS ARE PROVIDED) WILL BE PROVIDED FROM BACK OF SIDEWALK TO FACE OF GARAGE DOOR.

AN ASSOCIATION, INCLUDING LOT OWNERS 1 THRU 196 AND TRACTS "A" THRU "I" IN "LAVEEN VISTAS PARCEL ONE", WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING THE COMMON AREA TRACTS AND EASEMENTS LYING WITHIN THE FOREMENTIONED TRACTS IN ACCORDANCE WITH APPROVED PLANS.

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.

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.

LAVEEN DRAINAGE TILE (LAVEEN DRAIN)

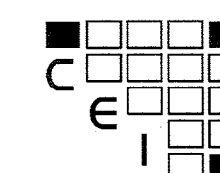
- SRVWUA (SRP) OWNS AND MAINTAINS THE LAVEEN DRAINAGE TILE. THE DRAINAGE TILE IS A CONCRETE DRAIN LINE WHICH LIES ABOUT EIGHT AND ONE-HALF FEET BELOW LAND SURFACE. SRP HAS THE RIGHT OF INGRESS AND EGRESS AS MAY BE NECESSARY FOR THE OPERATION AND MAINTENANCE OF THE DRAINAGE TILE IN AN ECONOMICAL MANNER. SRP HAS THE RIGHT TO REMOVE ANY TREES WITHIN A TRACT OF LAND FIFTY (50) FEET WIDE ON EACH SIDE OF THE DRAINAGE TILE LINE AND PARALLEL THERETO AS THE SAME IS CONSTRUCTED. THE EASEMENT FOR THE DRAINAGE TILE IS RECORDED IN BOOK 165 OD DEEDS ON PAGE 378, M.C.R.
- NO BUILDINGS, HOUSES, FENCES OF CONSTRUCTION ACTIVITIES OF ANY TYPE MAY BE BUILT OR PREFORMED WITHIN A TRACT OF LAND EIGHT (8) FEET WIDE ON EACH SIDE OF THE DRAINAGE TILE AND PARALLEL THERETO BY ANY LOT OWNER UNTIL APPROVAL IS OBTAINED BY CONTACTING THE FIELD OPERATIONS COORDINATOR AT SRP'S SOUTHSIDE IRRIGATION OFFICE.
- THE LAVEEN DRAINAGE TILE WAS CONSTRUCTED IN 1929 FOR THE SOLE PURPOSE OF DEWATERING THE SWALLOW ROOT ZONE IN THE IMMEDIATE VICINITY OF THE DRAIN FOR AGRICULTURE. IT WAS NOT DESIGNED OR CONSTRUCTED TO ELIMINATE THE RISK OF FLOODING TO ANY BELOW GRADE MAN-MADE STRUCTURE.

NOTICE OF SHALLOW GROUNDWATER

GROUNDWATER IN THE LAVEEN AREA MAY OCCUR AT EXTREMELY SHALLOW DEPTHS. AS A CONSEQUENCE, THERE IS AN ELEVATED RISK OF FLOODING OF SUBSURFACE STRUCTURES. A SITE-SPECIFIC ASSESSMENT OF GROUNDWATER CONDITIONS IS RECOMMENDED PRIOR TO CONSTRUCTING ANY SUBSURFACE STRUCTURE OR FACILITY. EXAMPLES OF SUBSURFACE STRUCTURES AT RISK OF FLOODING INCLUDE LOWER FLOORS OF SPLIT-LEVEL HOMES, BASEMENTS, BELOW GRADE BUILDINGS, UNDERGROUND PARKING STRUCTURES, ELEVATOR SHAFTS OR ANY BELOW GRADE STRUCTURE.

OWNER

SBH LAVEEN LP
6720 N. SCOTTSDALE ROAD, STE 250
SCOTTSDALE, ARIZONA 85253
PHONE: 480-609-2314
CONTACT: WAYNE DAMES



Clouse Engineering, Inc.
ENGINEERS ■ SURVEYORS
1642 E. Orangewood Ave. Phoenix, Arizona 85020
Tel 602-395-9300 Fax 602-395-9310

79.7518 GR. ACRES 196 LOTS 9 TRACTS

PLAT#200633
KIVA #05-2131
SDEV #0500862
DSAP #20214
Q.S. 04-16

Job No.

060501

SH. 1

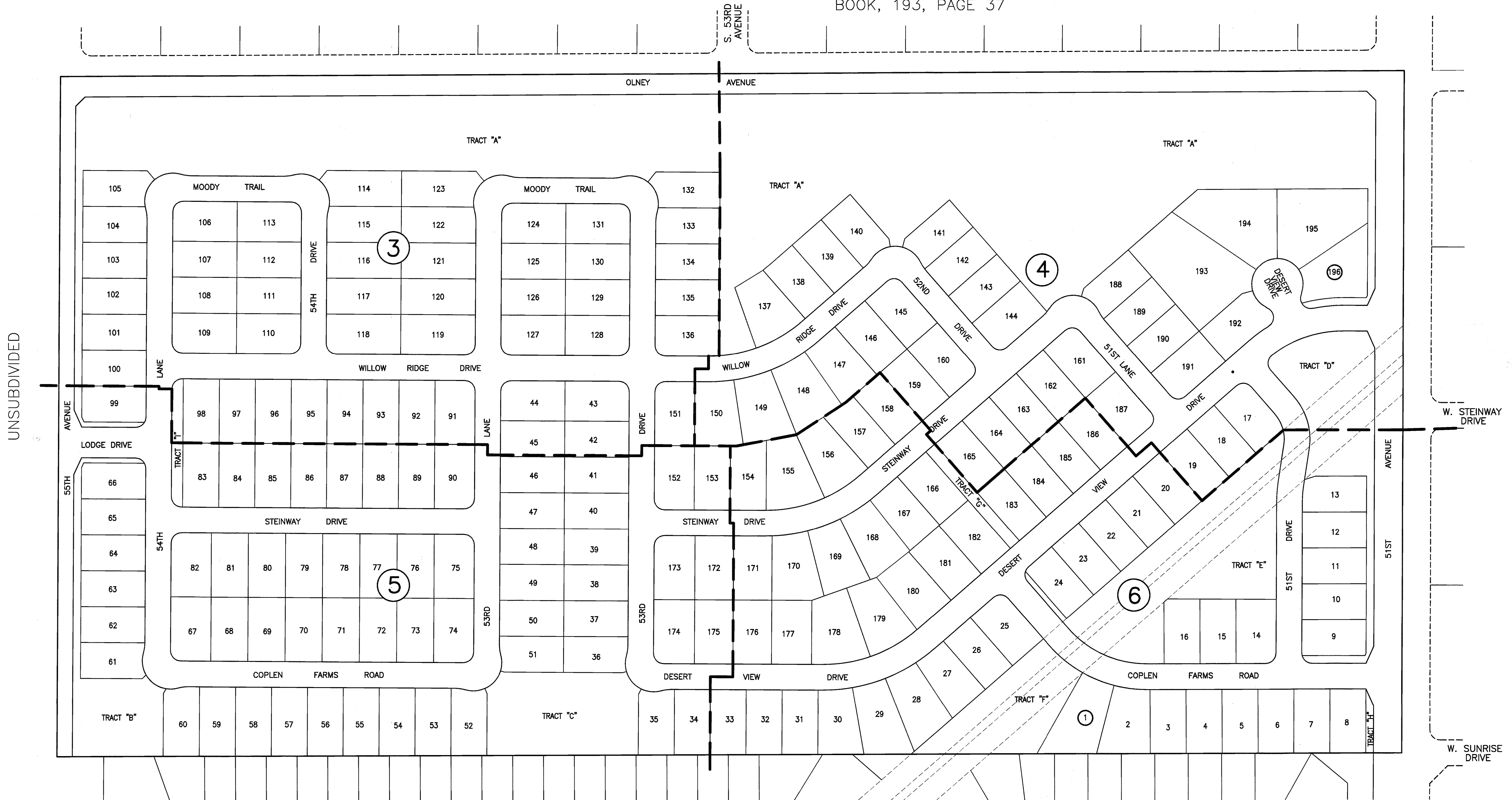
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"LAVEEN VISTAS PARCEL ONE"

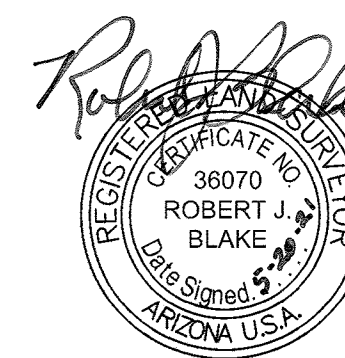
LAVEEN ESTATES UNIT FIVE
BOOK, 193, PAGE 37



TIERRA MONTANA
PHASE 1- PARCELS 1A & 1B
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KEY MAP

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



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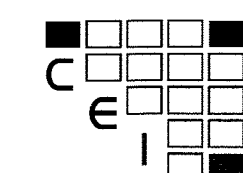
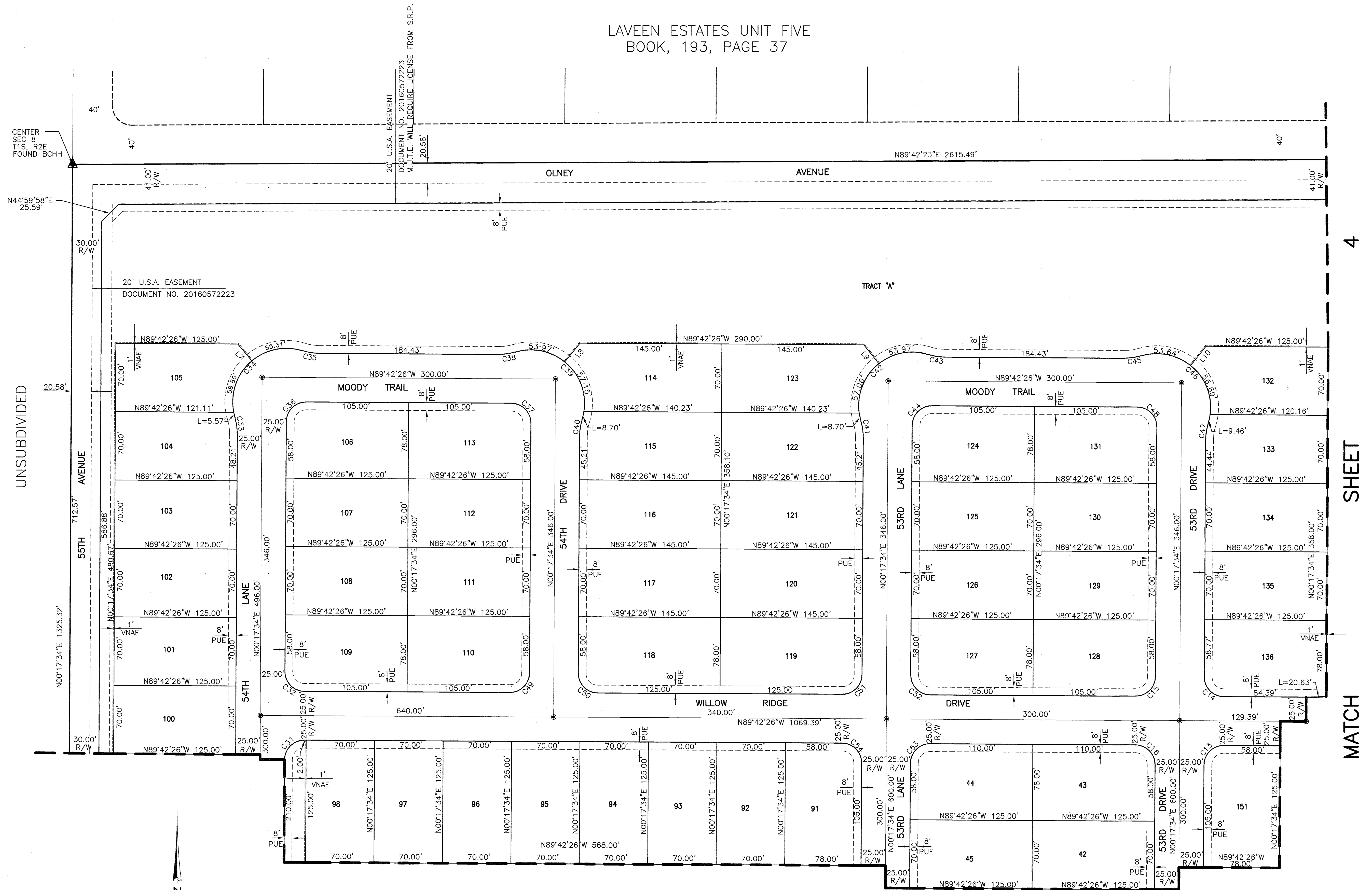
Job No.
060501
SH. 2
OF 6

FP2KEY.DWG

LAVEEN ESTATES UNIT FIVE
BOOK, 193, PAGE 37

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	
C13	31.42	20.00	90°00'00"	
C14	31.42	20.00	90°00'00"	
C15	31.42	20.00	90°00'00"	
C16	31.42	20.00	90°00'00"	
C31	31.42	20.00	90°00'00"	
C32	31.42	20.00	90°00'00"	
C33	16.65	55.00	17°20'29"	
C34	119.69	55.00	124°40'58"	
C35	16.65	55.00	17°20'29"	
C36	31.42	20.00	90°00'00"	
C37	31.42	20.00	90°00'00"	
C38	16.65	55.00	17°20'29"	
C39	119.69	55.00	124°40'58"	
C40	16.65	55.00	17°20'29"	
C41	16.65	55.00	17°20'29"	
C42	119.69	55.00	124°40'58"	
C43	16.65	55.00	17°20'29"	
C44	31.42	20.00	90°00'00"	
C45	16.65	55.00	17°20'29"	
C46	119.69	55.00	124°40'58"	
C47	16.65	55.00	17°20'29"	
C48	31.42	20.00	90°00'00"	
C49	31.42	20.00	90°00'00"	
C50	31.42	20.00	90°00'00"	
C51	31.42	20.00	90°00'00"	
C52	31.42	20.00	90°00'00"	
C53	31.42	20.00	90°00'00"	
C54	31.42	20.00	90°00'00"	

LINE TABLE		
LINE	LENGTH	BEARING
L7	22.34	N39°59'14"W
L8	24.65	N39°10'38"E
L9	24.65	N38°35'31"W
L10	25.25	N38°49'50"E



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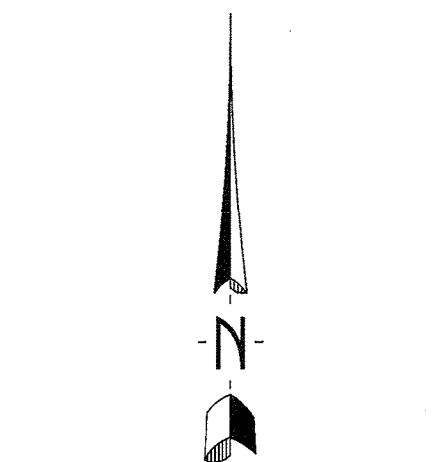
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"LAVEEN VISTAS PARCEL ONE"

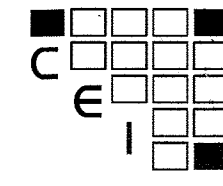
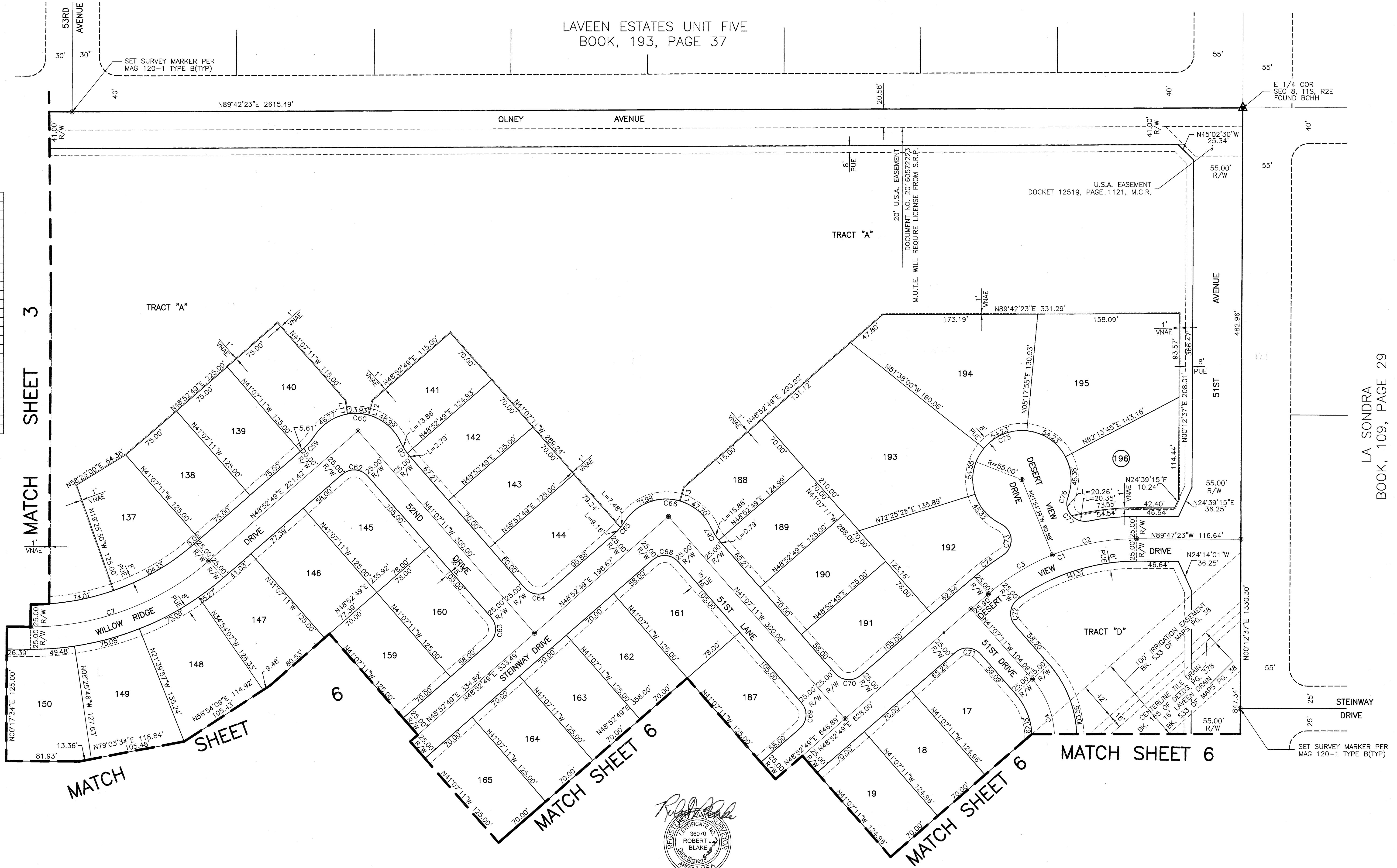
LAVEEN ESTATES UNIT FIVE
BOOK, 193, PAGE 37

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	180.34	250.00	41°19'48"
C2	96.52	250.00	22°07'15"
C3	83.82	250.00	19°12'33"
C4	82.84	100.00	47°27'59"
C7	216.84	300.00	41°24'45"
C10	149.29	225.00	38°00'57"
C59	16.65	55.00	17°20'29"
C60	119.69	55.00	124°40'58"
C61	16.65	55.00	17°20'29"
C62	31.42	20.00	90°00'00"
C63	31.42	20.00	90°00'00"
C64	31.42	20.00	90°00'00"
C65	16.65	55.00	17°20'29"
C66	119.69	55.00	124°40'58"
C67	16.65	55.00	17°20'29"
C68	31.42	20.00	90°00'00"
C69	31.42	20.00	90°00'00"
C70	31.42	20.00	90°00'00"
C71	31.42	20.00	90°00'00"
C72	33.28	20.00	95°20'46"
C73	42.64	20.00	122°09'21"
C74	40.67	275.00	08°28'27"
C75	253.71	55.00	264°18'02"
C76	3.39	45.00	04°19'02"
C77	40.61	20.00	116°20'09"

LINE TABLE		
LINE	LENGTH	BEARING
L11	15.28	N09°44'17"W
L12	17.11	N15°11'24"E
L13	16.02	N16°31'58"E



SCALE 1" = 50'



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MATCH SHEET 3

MATCH

SHEET

3

6

SHEET

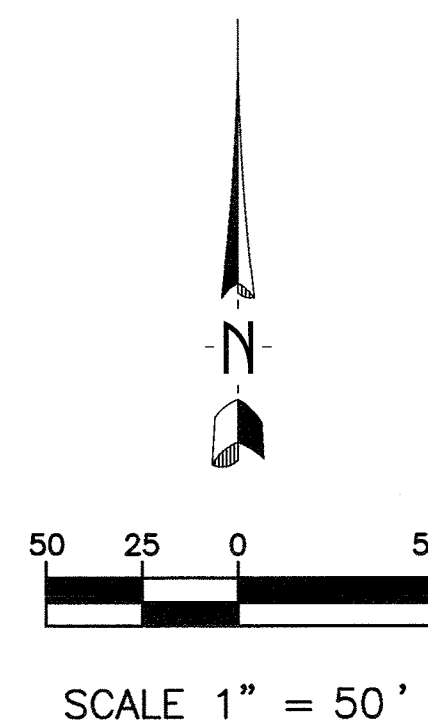
MATCH

CURVE	LENGTH	RADIUS	DELTA
C11	31.42	20.00	90°00'00"
C12	31.42	20.00	90°00'00"
C17	16.65	55.00	172°02'29"
C18	119.69	55.00	124°40'58"
C19	16.65	55.00	172°02'29"
C20	31.42	20.00	90°00'00"
C21	16.65	55.00	172°02'29"
C22	119.69	55.00	124°40'58"
C23	16.65	55.00	172°02'29"
C24	31.42	20.00	90°00'00"
C25	31.42	20.00	90°00'00"
C26	31.42	20.00	90°00'00"
C27	31.42	20.00	90°00'00"
C28	31.42	20.00	90°00'00"
C29	31.42	20.00	90°00'00"
C30	31.42	20.00	90°00'00"
C35	16.65	55.00	172°02'29"
C56	119.69	55.00	124°40'58"
C57	16.65	55.00	172°02'29"
C58	31.42	20.00	90°00'00"

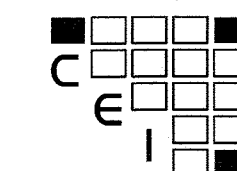
LINE	LENGTH	BEARING
L1	10.29	N45°12'12"E
L2	10.52	N28°40'26"E
L3	10.67	N23°41'43"W
L4	7.64	N7°30'02"W
L5	11.87	N60°27'41"E
L6	12.22	N27°05'52"E
L14	10.25	N24°44'12"E
L15	10.25	N24°09'04"W

SET SURVEY MARKER PER
MAG 120-1 TYPE B(TYP)

SWC N1/2 SE1/4
SEC 8, T1S, R2E
FOUND 1/2 REBAR
W/CAP RLS #36562



TIERRA MONTANA
PHASE 1- PARCELS 1A & 1B
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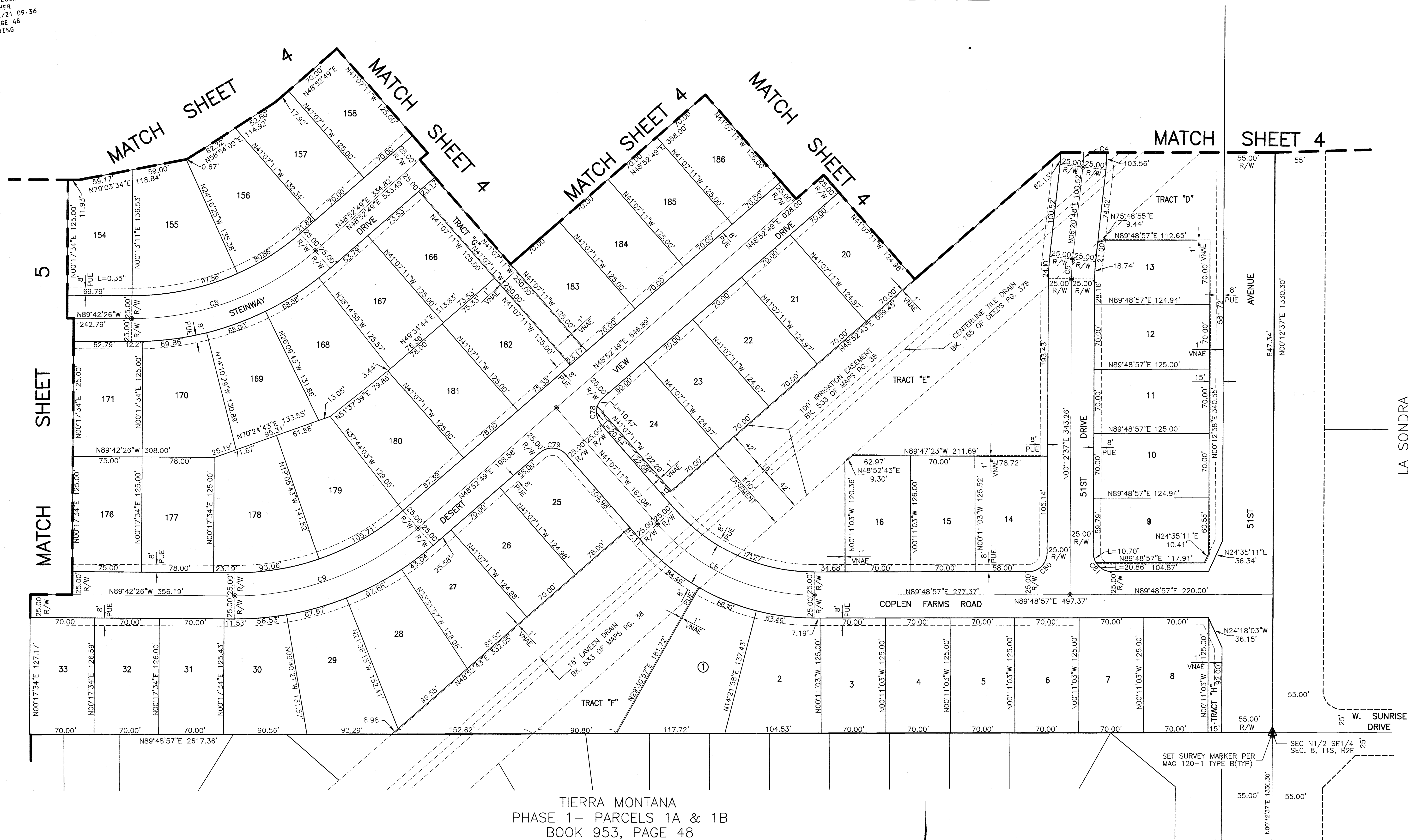
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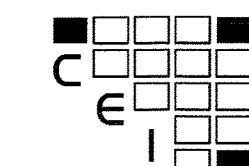
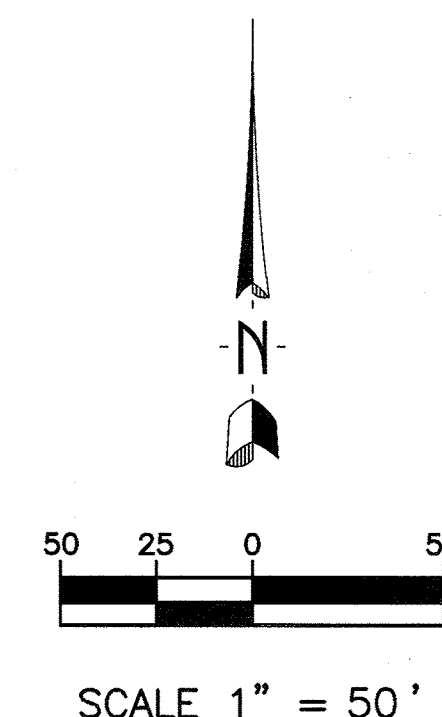
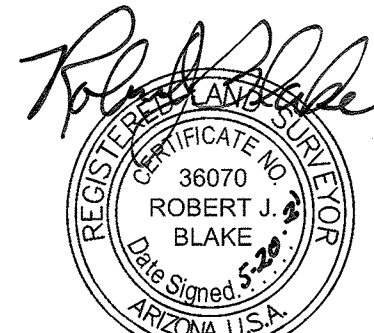
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"LAVEEN VISTAS PARCEL ONE"



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C4	82.84'	100.00'	47°27'59"
C5	21.42'	200.00'	06°08'11"
C6	192.68'	225.00'	49°03'52"
C8	216.84'	300.00'	41°24'45"
C9	216.84'	300.00'	41°24'45"
C78	31.42'	20.00'	90°00'00"
C79	31.42'	20.00'	90°00'00"
C80	31.28'	20.00'	89°36'20"
C81	31.55'	20.00'	90°23'40"

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