## COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

THAT KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "HAWES CROSSING - VILLAGE 1 - PHASE 2" LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES 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

KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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.

EACH OF THE OWNERS. AS TO THE PORTION OF THE PROPERTY OWNED BY THAT 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. THE DEDICATION OF REAL PROPERTY MARKED AS RIGHT OF WAY ON THIS PLAT IS A DEDICATION TO THE CITY OF MESA, IN FEE, FOR THE CITY'S USE AS PUBLIC RIGHT-OF-WAY. THE DEDICATION OF REAL PROPERTY MARKED AS PUBLIC UTILITY AND FACILITIES EASEMENTS IS A DEDICATION OF A PUBLIC UTILITY AND FACILITIES EASEMENT TO THE CITY, WITH SUCH DEDICATION INCLUDING THE FOLLOWING USES: 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 (PROVIDED THAT GROUND LEVEL SHALL NOT BE ALTERED IN A MANNER THAT CONFLICTS WITH THE OPERATION, MAINTENANCE, OR REPAIR OF EXISTING UTILITY OR PUBLIC IMPROVEMENTS) 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. UNLESS APPROVED OTHERWISE BY THE CITY OF MESA, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

IT IS AGREED THAT KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY OR ITS SUCCESSORS OR ASSIGNS SHALL HAVE FULL USE OF THE EASEMENTS GRANTED HEREIN 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 KLLB AIV LLC. A DELAWARE LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY 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.

KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "SIGHT VISIBILITY EASEMENT" OR "SVE" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO LANDSCAPING OTHER THAN GROUND COVER, FLOWERS AND GRANITE LESS THAN 2-FEET (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.

KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY 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 B THROUGH K, IS HEREBY RESERVED AS A DRAINAGE FACILITY AND RETENTION BASIN 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 OWNER. 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.

KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY DEDICATES TO CITY A 26' WATER/SEWER/GAS EASEMENT AS SHOWN HEREON, OVER THE PRIVATE TRACT A, PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA.

KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS 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 KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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 \_\_\_\_\_, 2023.

KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY

NAME AUTHORIZED SIGNATORY

# FINAL PLAT

## HAWES CROSSING - VILLAGE 1 - PHASE 2

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA SITE CONTAINS 16.8392 ACRES

#### **ACKNOWLEDGMENT**

STATE OF ARIZONA COUNTY OF MARICOPA

BEFORE ME THIS \_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE THE AUTHORIZED SIGNATORY. OF KLLB AIV LLC. A DELAWARE LIMITED LIABILITY COMPANY, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGED THAT HE,

AS AUTHORIZED SIGNATORY EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

#### APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THIS \_\_\_\_, DAY

DATE CITY CLERK

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 ARS 45-576

CITY ENGINEER DATE

#### <u>LEGAL DESCRIPTION</u>

PARCEL "A" OF THAT CERTAIN RECORD OF SURVEY RECORDED ON JULY 23, 2014, ACCORDING TO BOOK 1194, PAGE 44, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE MARKING THE SOUTHEAST CORNER OF SECTION 8 FROM WHICH A BRASS CAP SET FLUSH AND STAMPED "35563" MARKING THE EAST QUARTER CORNER OF SECTION 8 BEARS NORTH 00 DEGREES 48 MINUTES 45 SECONDS WEST A DISTANCE OF 2,635.48 FEET AND FROM WHICH A BRASS CAP IN HAND HOLE MARKING THE SOUTH QUARTER CORNER OF SECTION 8 BEARS NORTH 89 DEGREES 28 MINUTES 05 SECONDS WEST A DISTANCE OF 2,662.03 FEET.

THENCE NORTH OO DEGREES 48 MINUTES 45 SECONDS WEST ALONG THE EAST BOUNDARY OF THE SOUTHEAST QUARTER OF SECTION 8 A DISTANCE OF 760.21 FEET TO A POINT.

THENCE NORTH 89 DEGREES 28 MINUTES 05 SECONDS WEST PARALLEL TO AND 760 FEET NORTH OF THE SOUTH BOUNDARY OF THE SOUTHEAST QUARTER OF SECTION 8 A DISTANCE OF 33.00 FEET TO A FOUND 1/2" REBAR.

THENCE NORTH OO DEGREES 48 MINUTES 45 SECONDS WEST PARALLEL TO AND 33 FEET WEST OF THE EAST BOUNDARY OF THE SOUTHEAST QUARTER OF SECTION 8 A DISTANCE OF 337.48 FEET TO A SET 5/8" REBAR WITH AN ALUMINUM CAP RLS#54335, MARKING THE SOUTHEAST CORNER OF PARCEL "A" AND THE **POINT OF BEGINNING**;

THENCE NORTH 89 DEGREES 26 MINUTES 12 SECONDS WEST A DISTANCE OF 1,263.25 FEET TO

POINT (MONUMENTED 18.00 FEET NORTH 89 DEGREES 26 MINUTES 12 SECONDS WEST BY A 5/8" REBAR WITH AN ALUMINUM CAP RLS # 54335 STAMPED RM 18 MINUTES EAST), MARKING THE SOUTHWEST CORNER OF PARCEL "A":

THENCE NORTH OO DEGREES 43 MINUTES 13 SECONDS WEST PARALLEL TO AND 33 FEET EAST OF THE WEST BOUNDARY OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 8 A DISTANCE OF 600.15 FEET TO A SET 5/8" REBAR WITH AN ALUMINUM CAP RLS #54335 MARKING THE NORTHWEST CORNER OF PARCEL "A":

THENCE SOUTH 89 DEGREES 26 MINUTES 12 SECONDS EAST A DISTANCE OF 1,262.28 FEET TO A SET 5/8" REBAR WITH AN ALUMINUM CAP RLS #54335 MARKING THE NORTHEAST CORNER OF PARCEL "A";

THENCE SOUTH 00 DEGREES 48 MINUTES 45 SECONDS EAST PARALLEL TO AND 33 FEET WEST OF THE EAST BOUNDARY OF THE SOUTHEAST QUARTER OF SECTION 8 A DISTANCE OF 600.17 FEET TO A SET 5/8" REBAR WITH AN ALUMINUM CAP RLS #54335 MARKING THE SOUTHEAST CORNER OF PARCEL "A"; AND THE POINT OF BEGINNING.

#### **NOTES**

- PUBLIC UTILITY AND FACILITY EASEMENTS (PUFE) WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS OF SRP AND SOUTHWEST GAS FACILITIES IN PUFE'S ON THIS PLAT. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. §9-1-1 INCLUDES THE PUFES ON THIS PLAT, THE TERM "PUBLIC EASEMENT" IN M.C.C \{9-1-5(A) INCLUDES PUFES, AND PUFES ON THIS PLAT ARE SUBJECT TO M.C.C. § 9-1-5(A).
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES. PRIVATE FACILITIES. PRIVATE DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THE PROJECT, OR LANDSCAPING WITHIN ADJACENT RIGHT-OF-WAY.
- CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE OR REMOVABLE SECTION
- 4. UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33.
- ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA
- CORPORATION COMMISSION GENERAL ORDER R-14-2-133. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES, OR LANDSCAPED AREAS WITHIN THE PROJECT OR WITHIN THE PUBLIC RIGHTS-OF-WAY ALONG PETERSON AVENUE, PRAT
- AVENUE, PETUNIA AVENUE, 82ND STREET, CHANNING, PRIMROSE, WOODRUFF AND HAWES ROAD NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL IMPROVEMENTS, OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY OF MESA
- 8. THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 9. THE HAWES CROSSING VILLAGE 1 COMMUNITY ASSOCIATION WILL HAVE THE RESPONSIBILITY FOR MAINTAINING THE "COMMON AREAS" TO BE NOTED AS TRACTS OR EASEMENTS INCLUDING LANDSCAPING AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED CONSTRUCTION DOCUMENTS (PLANS).
- 10. ALL UNITS SHOWN ON THIS PLAT SHALL EACH HAVE A FIRE SPRINKLER SYSTEM. THESE FIRE SPRINKLER SYSTEMS SHALL MEET THE REQUIREMENTS OF THE MESA FIRE CODE
- 11. THE AREA WITHIN THE SIGHT VISIBILITY EASEMENT AND OR TRIANGLE IS TO BE CLEAR OF LANDSCAPING. SIGNS. FENCES, OR OTHER ITEMS HIGHER THAN 36-INCH ABOVE STREET GRADES IN THESE AREAS.
- 12. THE CITY OF MESA WILL NOT BE RESPONSIBLE FOR ANY SPECIAL TYPE OF SURFACE MATERIAL SUCH AS BUT NOT LIMITED TO PAVEMENT, CONCRETE, COLORED STAMPED PAVEMENT OR CONCRETE, OR BRICKS, AS NOTED WITHIN THE PROJECT'S CONSTRUCTION DOCUMENTS. SHOULD REMOVAL OF THE SPECIAL TYPE OF SURFACE MATERIAL BE REQUIRED BY THE CITY OF MESA FOR MAINTENANCE OF THE CITY'S FACILITIES SUCH AS THE CITY'S UTILITY SYSTEMS, THE CITY WILL ONLY BE REQUIRED TO BACKFILL AND PROVIDE CITY OF MESA ACCEPTED TEMPORARY SURFACE MATERIAL OVER THE SAID UTILITY OR OTHER AREA DISTURBED. RECONSTRUCTION OF THE SPECIAL TYPE OF SURFACE MATERIAL SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, BUSINESS OWNER'S ASSOCIATION, OR THE PROPERTY OWNER(S)
- 13. THIS SUBDIVISION IS SUBJECT TO THE "DEVELOPMENT AGREEMENT" BETWEEN THE CITY OF MESA AND RESPECTIVE LAND OWNERS WITHIN THE HAWES CROSSING PAD, RECORDED IN DOCUMENT NO. 2020-0381318, M.C.R., DATED, APRIL 29, 2020.
- 14. A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) HAS BEEN RECORDED FOR THIS SUBDIVISION, WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL TRACTS SHOWN ON THIS PLAT. RECORDED IN DOCUMENT NO. 2022-0774269, M.C.R., DATED, OCTOBER, 2022.
- 15. PROPOSED OR FUTURE LANDSCAPE AND IRRIGATION SYSTEMS THAT ARE TO BE DESIGNED AND INSTALLED WITHIN ANY PUFE OR PUE MUST BE DESIGNED IN ACCORDANCE WITH THE CITY OF MESA PROCEDURE MANUAL FOR LANDSCAPE AND IRRIGATION STANDARDS.
- 16. THIS SUBDIVISION IS SUBJECT TO THE CITY OF MESA RESIDENTIAL DEVELOPMENT GUIDELINES AS WELL AS THE BUILDING FORM STANDARDS ESTABLISHED IN THE CITY OF MESA ZONING ORDINANCE.
- 17. THIS PROPERTY, DUE TO ITS PROXIMITY TO PHOENIX-MESA GATEWAY AIRPORT ARE LIKELY TO EXPERIENCE AIRCRAFT OVERFLIGHTS, WHICH COULD GENERATE NOISE LEVELS THAT MAY BE OF CONCERN TO SOME INDIVIDUALS. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE PHOENIX MESA GATEWAY AIRPORT ADMINISTRATION
- OFFICE. 18. AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT IS RECORDED WITH MARICOPA COUNTY RECORDER. THIS SUBDIVISION IS WITHIN 2.4 MILES OF PHOENIX-MESA GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE. RECORDED IN DOCUMENT NO.
- 19. NOISE ATTENUATION MEASURES HAVE BEEN, OR ARE TO BE, INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE HOMES TO ACHIEVE A NOISE LEVEL REDUCTION TO 45 DECIBELS. 20. TRACT A IS HEREBY DESIGNATED AS A PRIVATE STREET TRACT WITH AN BLANKET EASEMENT
- GRANTED UPON, ACROSS, OVER AND UNDER FOR INGRESS/EGRESS, REFUSE AND EMERGENCY VEHICLES. PUBLIC UTILITIES AND FACILITIES AND DRAINAGE PURPOSES TO THE CITY OF MESA FOR USE AS SUCH.
- 21. ALL TRACTS PLATTED HEREON ARE DECLARED TO BE EASEMENTS FOR INGRESS/EGRESS, UTILITIES, DRAINAGE, RETENTION, LANDSCAPING, PEDESTRIAN ACCESS, AND RECREATION FACILITIES PURPOSES AS NOTED IN THE TRACT TABLE OR ON THIS PLAT AND SHALL BE OWNED AND MAINTAINED BY THE HAWES CROSSING VILLAGE 1 COMMUNITY ASSOCIATION (HOA). ALL LANDSCAPE MEDIANS ARE TO BE MAINTAINED BY THE HOA.

#### REFERENCE DOCUMENTS:

M.C.R., DATED.

- RECORD OF SURVEY PER BOOK 424, PAGE 15, M.C.R., AZ. GDACS PLSS RECORD OF SURVEY BOOK 609, PAGE 209, M.C.R., AZ.
- 3. RECORD OF SURVEY PER BOOK 890, PAGE 16, M.C.R., AZ. 4. RECORD OF SURVEY PER BOOK 1194, PAGE 44, M.C.R., AZ. RECORD OF SURVEY PER BOOK 1487, PAGE 01, M.C.R., AZ.
- RECORD OF SURVEY PER BOOK 1487, PAGE 03, M.C.R., AZ. RECORD OF SURVEY PER BOOK 1487, PAGE 05, M.C.R., AZ.
- HAWES CROSSING VILLAGE 1 PER BOOK 1706, PAGE 25, M.C.R., AZ
- AMENDED HAWES CROSSING VILLAGE 1 PER BOOK 1767, PAGE 27, M.C.R., AZ.

#### SHEET INDEX

COVER SHEET KEY MAP, TIES TO FP02 SECTION CORNERS TRACT TABLE, LOT TABLES, LOT DETAILS, NOTES,

FP04 - FP05 PLAT SHEET

#### **OWNER/CLIENT**

KLLB AIV LLC C/O KENNEDY LEWIS INVESTMENT MANAGEMENT 111 WEST 33RD STREET SUITE 1910 NEW YORK, NY 10120

ATTN: RYAN MOTT (RYAN.MOTT@KLSERVICERS.COM) PHONE: (917) 438-4942

#### SITE DATA

TOTAL LOTS: TYPICAL LOT SIZE MINIMUM LOT SIZE 2,910 SQ. FT MAXIMUM LOT SIZE 3,956 SQ. F1 AVERAGE LOT SIZE 3,561 SQ. FT 16.84 AC GROSS VILLAGE 1 AREA: NET VILLAGE 1 AREA: 16.40 AC RSL-2.5 COMMON AREAS / OPEN SPACE: 4.01 AC (23.1%)

0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN, AREAS OF 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) SHEET FLOW FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF BASE FLOOD STREAM FLOODING WITH A CONTRIBUTING DRAINAGE AREA OF LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE BASE FLOOD BY LEVEES. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C2760L, PANEL NUMBER 2760 OF 4425. EFFECTIVE DATE OCTOBER 16, 2013.

#### **BASIS OF BEARING**

BASIS OF BEARING IS S00°56'51"E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON. SEE SHEETS FP02 AND FP05

#### **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 SEPTEMBER 2023; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE EXTERIOR BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

KIRK J. PANGUS RLS# 19344 HILGARTWILSON, LLC 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, ARIZONA 85016 P: 602.490.0535 kpangus@hilgartwilson.com



### **VICINITY MAP**

E. ELLIOT ROAD

E. GUADALUPE ROAD

NOT TO SCALE

### **SURVEYOR**

HILGARTWILSON, LLC 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, ARIZONA 85016 PHONE: (602) 490-0535

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CONTACT: KIŔK J. PANGUS, RLS

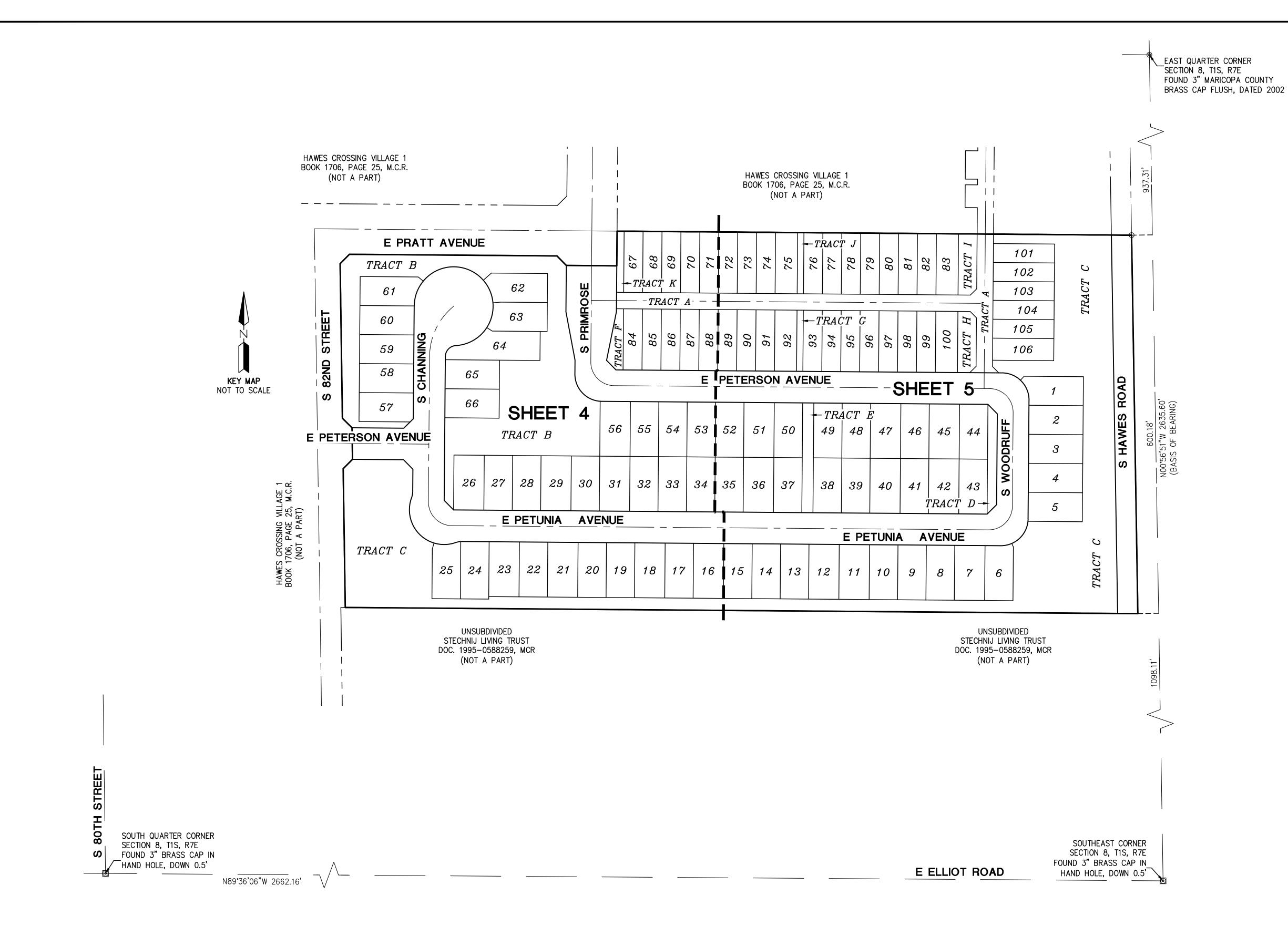
30'/35' X 97', 46' X 86', 45' X 87', 48' X 87' TOTAL PARK AREA: 0.59 AC (14.8%)

### FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF:

DWG. NO.

SHT. 1 OF 5



19344
KIRK J.
PANGUS
201/09/2024

DATE: Jan 2024

| STATUS: | STATUS: | STATUS: | STATE: Jan 2024

DWG. NO.

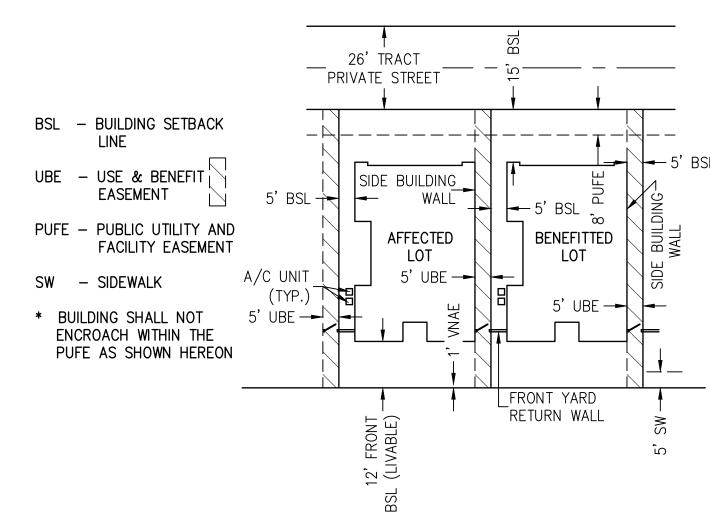
FP02 SHT. 2 OF 5

LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
1	4161	0.096	37	3915	0.090	73	2910	0.067
2	3956	0.091	38	3915	0.090	74	2910	0.067
3	3956	0.091	39	3915	0.090	75	3395	0.078
4	3956	0.091	40	4176	0.096	76	2910	0.067
5	3956	0.091	41	3915	0.090	77	2910	0.067
6	3939	0.090	42	4176	0.096	78	2910	0.067
7	4176	0.096	43	3915	0.090	79	2910	0.067
8	3915	0.090	44	3915	0.090	80	2910	0.067
9	3915	0.090	45	4176	0.096	81	2910	0.067
10	3915	0.090	46	3915	0.090	82	2910	0.067
11	4176	0.096	47	4176	0.096	83	3396	0.078
12	4176	0.096	48	3915	0.090	84	2910	0.067
13	3915	0.090	49	3915	0.090	85	2910	0.067
14	3915	0.090	50	3915	0.090	86	2910	0.067
15	3915	0.090	51	4176	0.096	87	2910	0.067
16	4176	0.096	52	3915	0.090	88	2910	0.067
17	3915	0.090	53	3915	0.090	89	2910	0.067
18	4176	0.096	54	3915	0.090	90	2910	0.067
19	3915	0.090	55	3915	0.090	91	2910	0.067
20	3915	0.090	56	4176	0.096	92	3395	0.078
21	4176	0.096	57	3944	0.091	93	2910	0.067
22	3915	0.090	58	3956	0.091	94	2910	0.067
23	4176	0.096	59	3956	0.091	95	2910	0.067
24	4095	0.094	60	3956	0.091	96	2910	0.067
25	3930	0.090	61	4197	0.096	97	2910	0.067
26	4176	0.096	62	4278	0.098	98	2910	0.067
27	3915	0.090	63	4083	0.094	99	2910	0.067
28	3915	0.090	64	5773	0.133	100	3396	0.078
29	4176	0.096	65	3956	0.091	101	2910	0.067
30	3915	0.090	66	3956	0.091	102	2910	0.067
31	4176	0.096	67	2910	0.067	103	2910	0.067
32	3915	0.090	68	2910	0.067	104	2910	0.067
33	3915	0.090	69	2910	0.067	105	2910	0.067
34	3915	0.090	70	2910	0.067	106	3395	0.078
35	3915	0.090	71	2910	0.067			
36	4176	0.096	72	2910	0.067			

	TRAC	TABLE		
TRACT	AREA (ACRES)	USE		
TRACT A	0.4766	WATER/SEWER/GAS EASEMENT AND PRIVATE STREET		
TRACT B	1.1833	OPEN SPACE, DRAINAGE AND PUBLIC UTILITIES AND FACILITIES EASEMENT		
TRACT C	2.4188	OPEN SPACE, DRAINAGE AND PUBLIC UTILITIES AND FACILITIES EASEMENT		
TRACT D	0.0548	OPEN SPACE, DRAINAGE AND PUBLIC UTILITIES AND FACILITIES EASEMENT		
TRACT E	0.0706	OPEN SPACE, DRAINAGE AND PUBLIC UTILITIES AND FACILITIES EASEMENT		
TRACT F	0.0409	OPEN SPACE, DRAINAGE AND PUBLIC UTILITIES AND FACILITIES EASEMENT		
TRACT G	0.0223	OPEN SPACE, DRAINAGE AND PUBLIC UTILITIES AND FACILITIES EASEMENT		
TRACT H	0.0633	OPEN SPACE, DRAINAGE AND PUBLIC UTILITIES AND FACILITIES EASEMENT AND PRIVATE STREET		
TRACT I	0.0645	OPEN SPACE, DRAINAGE AND PUBLIC UTILITIES AND FACILITIES EASEMENT AND PRIVATE STREET		
TRACT J	0.0223	OPEN SPACE, DRAINAGE AND PUBLIC UTILITIES AND FACILITIES EASEMENT		
TRACT K	0.0250	OPEN SPACE, DRAINAGE AND PUBLIC UTILITIES AND FACILITIES EASEMENT		

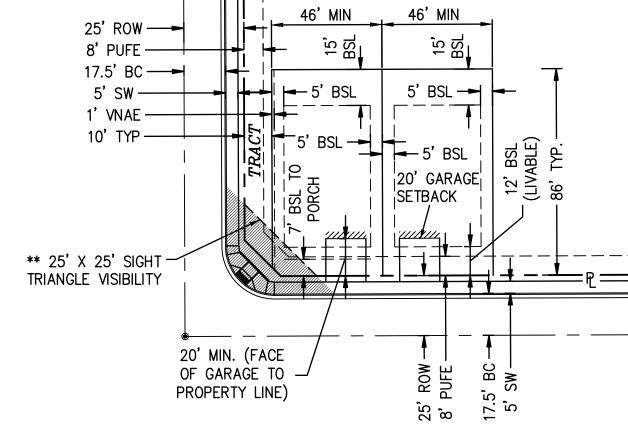
- 1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.
- 2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
- 3. THE USES SHOWN IN THE TRACT TABLE ABOVE DO NOT INTEND TO GRANT EASEMENTS THAT ARE BLANKET IN NATURE OVER THE ENTIRE TRACT.

RIGHT OF WAY TABLE							
RIGHT OF WAY	AREA (SQ.FT)	AREA (ACRES)					
ONSITE RW	135618	3.113					
S HAWES ROAD	19206	0.441					

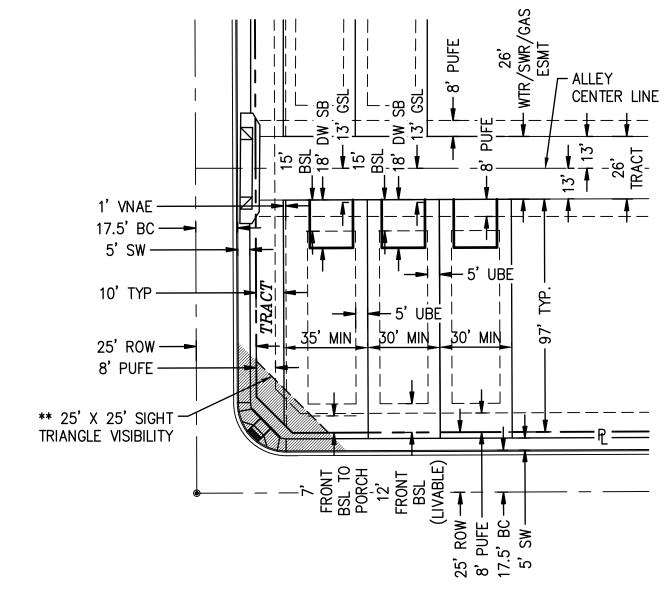


### USE AND BENEFIT EASEMENT (UBE) DETAIL

- 1. LOTS SHOWN ON SAID PLAT SHALL HAVE A PRIVATE USE AND BENEFIT EASEMENT (UBE) OF NOT LESS THAN FIVE (5) FEET IN WIDTH (MEASURED FROM THE COMMON PROPERTY LINE TO THE EXTERIOR BUILDING STEM WALL OF THE AFFECTED LOT) AND EXTENDING FROM THE FRONT STEM WALL OF THE AFFECTED LOT TO THE REAR GARAGE WALL OF THE AFFECTED LOT, AS ILLUSTRATED ON THE USE BENEFIT EASEMENT DETAIL ON THIS SHEET.
- 2. THE U.B.E. MAY BE USED BY THE BENEFITED LOT FOR LANDSCAPING, DRAINAGE CONVEYANCE AND MAINTENANCE PURPOSES AND BY THE AFFECTED LOT FOR DRAINAGE CONVEYANCE AND FOR MAINTENANCE OF THE SIDE YARD RETURN WALLS AND THE EXTERIOR PORTION OF THE RESIDENCE AND GARAGE.
- 3. PERMANENT HARDSCAPE STRUCTURES SUCH AS POOLS, SPAS, BARBECUE STRUCTURES, A/C UNITS AND FENCES (EXCEPT SIDE YARD RETURN WALLS), AND SIMILAR STRUCTURES ARE PROHIBITED WITHIN THE U.B.E.
- 4. ALLOWABLE ENCROACHMENTS INCLUDE LANDSCAPING, PATIOS, PATHWAYS, BAY WINDOWS, CANTILEVERS, EAVES, POPOUTS, AND SIMILAR ARCHITECTURAL FEATURES IN ADDITION TO ANY ARCHITECTURAL ELEMENTS OUTLINED IN THE LAND DEVELOPMENT CODE SECTION 4.101 G, H AND I AS PERMITTED BY THE ZONING CODE AND IN COMPLIANCE WITH THE LATEST EDITIONS OF THE TOWN'S BUILDING AND CONSTRUCTION REGULATIONS.
- 5. FRONT AND REAR SIDE YARD RETURN WALLS SHALL HAVE GATES FOR THE FIRE ACCESS AND THE MINIMUM GATE WIDTH SHALL BE THREE FEET.
- 6. MAINTENANCE AND REPAIR OF THE EASEMENT AREA SHALL BE THE SOLE RESPONSIBILITY AND COST OF THE OWNER OF A BENEFITED LOT ALTHOUGH LOCATED ON THE ADJOINING AFFECTED LOT.
- 7. ADDITIONAL USES, TERMS AND CONDITIONS GOVERNING THE U.B.E.'S ARE SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THIS PLAT AS NOTED ON SHEET 1 NOTE 14 OF THIS PLAT.



#### 46' x 86' TYPICAL LOT DETAIL RSL-2.5-PAD-PAD



30', 35' x 97' TYPICAL ALLEY-LOADED LOT DETAIL
RSL-2.5-PAD-PAD



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Jan 2024
AS SHOWN MUNICIPAL TRACKING NO:

PHASE ROAD

ELLIOT

S CROSSING .

WE.

DWG. NO.

FP03

SHT. **3** OF **5** 

