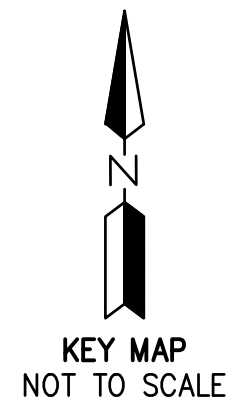


S 80TH STREET

SOUTH QUARTER CORNER
SECTION 8, T1S, R7E
FOUND 3" BRASS CAP IN
HAND HOLE, DOWN 0.5'

N89°36'06"W 2662.16'

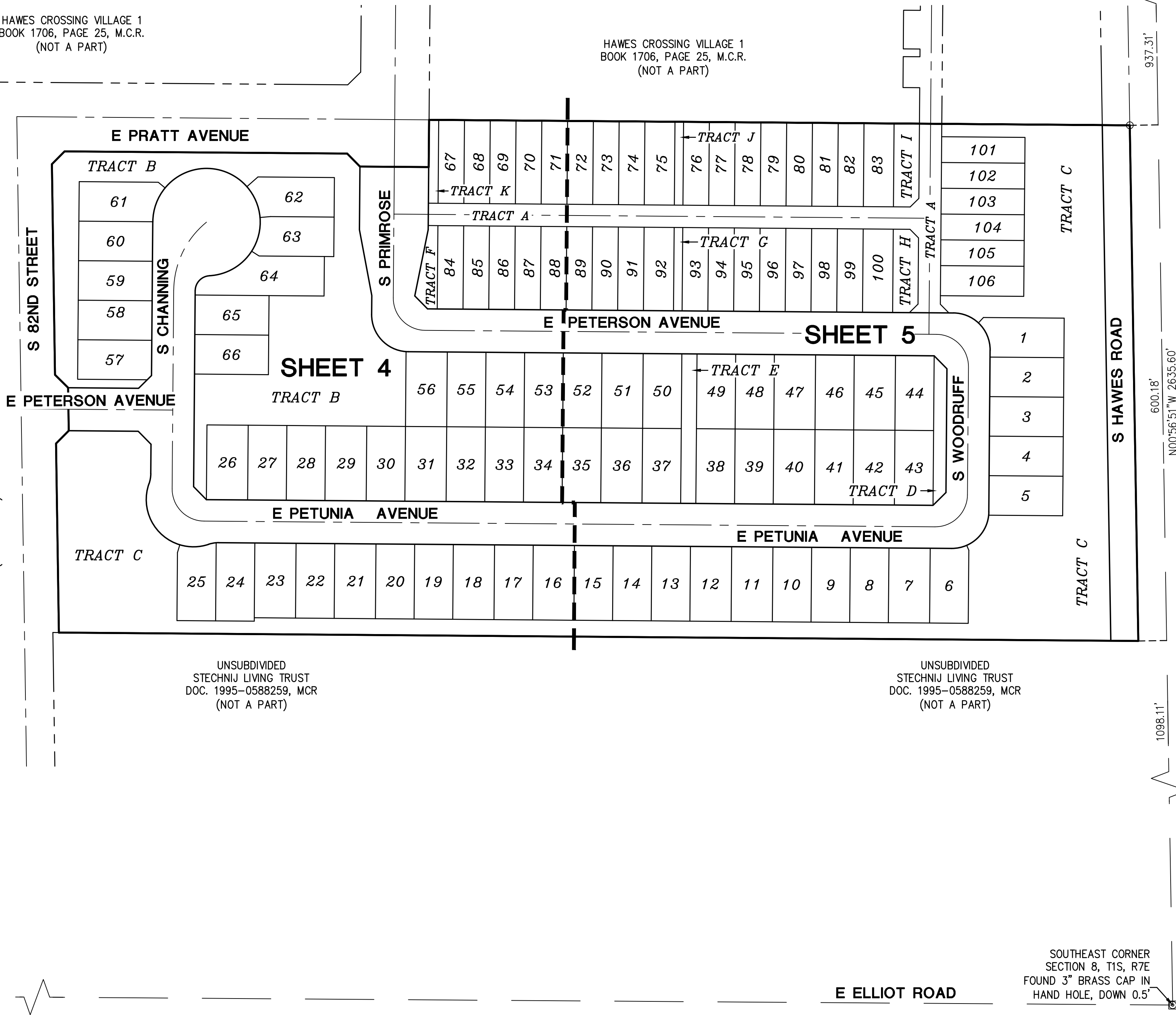


HAWES CROSSING VILLAGE 1
BOOK 1706, PAGE 25, M.C.R.
(NOT A PART)

HAWES CROSSING VILLAGE 1
BOOK 1706, PAGE 25, M.C.R.
(NOT A PART)

HAWES CROSSING VILLAGE 1
BOOK 1706, PAGE 25, M.C.R.
(NOT A PART)

EAST QUARTER CORNER
SECTION 8, T1S, R7E
FOUND 3" MARICOPA COUNTY
BRASS CAP FLUSH, DATED 2002



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HAWES CROSSING - VILLAGE 1 - PHASE 2
 NORTHWEST CORNER HAWES ROAD & ELLIOT ROAD
 MESA, ARIZONA

FINAL PLAT

HILGARTWILSON
 ENGINEER | PLANNING | SURVEY | MANAGEMENT
 2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
 PHOENIX, AZ 85016
 www.hilgartwilson.com

PROJ. NO.: 1833	STATUS:
DATE: Jan 2024	MUNICIPAL TRACKING NO.:
SCALE: AS SHOWN	DRAWN: JK
APPROVED: KJP	

DWG. NO.
FP02
SHT. 2 OF 5

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
1	4161	0.096
2	3956	0.091
3	3956	0.091
4	3956	0.091
5	3956	0.091
6	3939	0.090
7	4176	0.096
8	3915	0.090
9	3915	0.090
10	3915	0.090
11	4176	0.096
12	4176	0.096
13	3915	0.090
14	3915	0.090
15	3915	0.090
16	4176	0.096
17	3915	0.090
18	4176	0.096
19	3915	0.090
20	3915	0.090
21	4176	0.096
22	3915	0.090
23	4176	0.096
24	4095	0.094
25	3930	0.090
26	4176	0.096
27	3915	0.090
28	3915	0.090
29	4176	0.096
30	3915	0.090
31	4176	0.096
32	3915	0.090
33	3915	0.090
34	3915	0.090
35	3915	0.090
36	4176	0.096

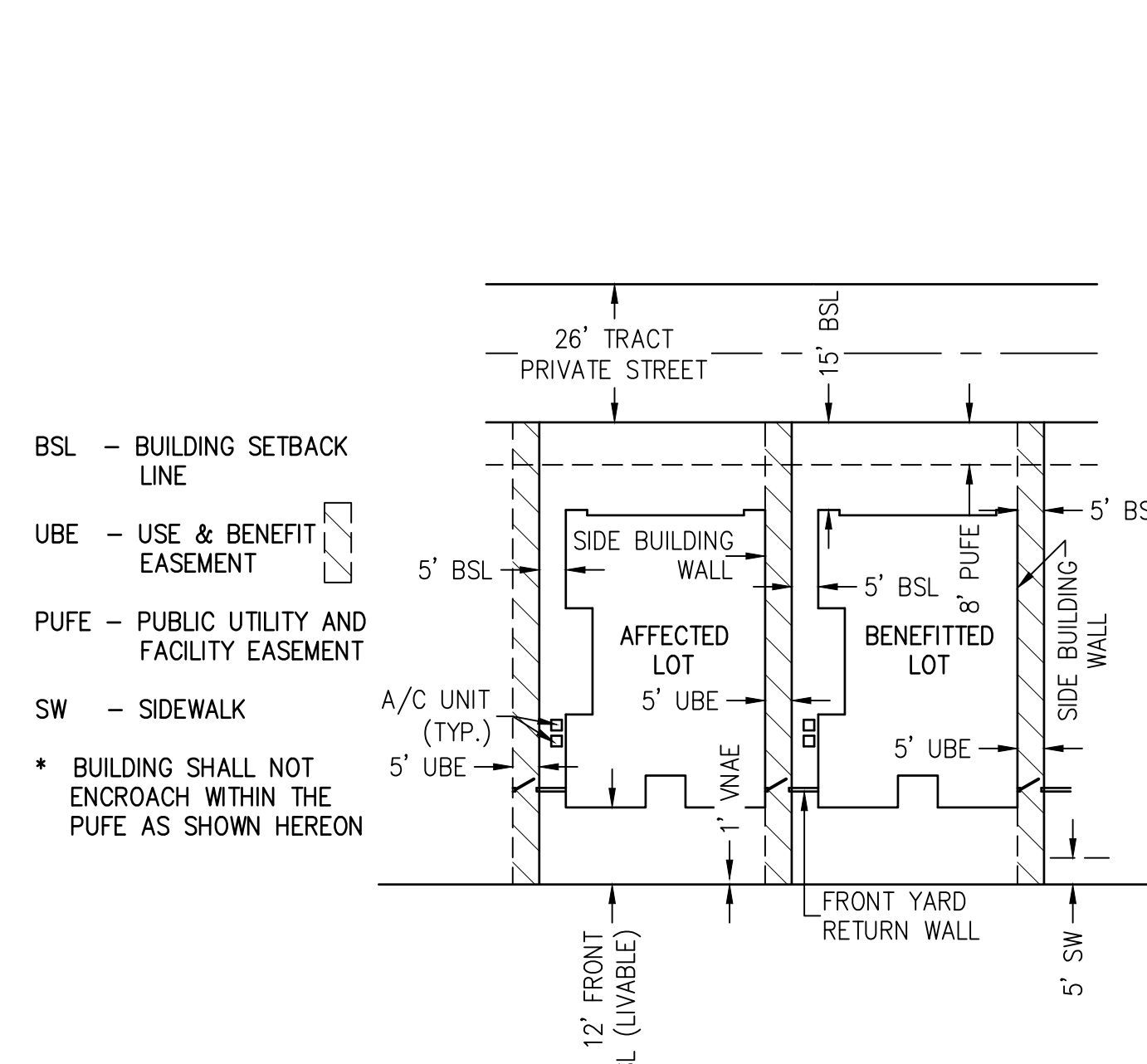
LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
37	3915	0.090
38	3915	0.090
39	3915	0.090
40	4176	0.096
41	3915	0.090
42	4176	0.096
43	3915	0.090
44	3915	0.090
45	4176	0.096
46	3915	0.090
47	4176	0.096
48	3915	0.090
49	3915	0.090
50	3915	0.090
51	4176	0.096
52	3915	0.090
53	3915	0.090
54	3915	0.090
55	3915	0.090
56	4176	0.096
57	3944	0.091
58	3956	0.091
59	3956	0.091
60	3956	0.091
61	4197	0.096
62	4278	0.098
63	4083	0.094
64	5773	0.133
65	3956	0.091
66	3956	0.091
67	2910	0.067
68	2910	0.067
69	2910	0.067
70	2910	0.067
71	2910	0.067
72	2910	0.067

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
73	2910	0.067
74	2910	0.067
75	3395	0.078
76	2910	0.067
77	2910	0.067
78	2910	0.067
79	2910	0.067
80	2910	0.067
81	2910	0.067
82	2910	0.067
83	3396	0.078
84	2910	0.067
85	2910	0.067
86	2910	0.067
87	2910	0.067
88	2910	0.067
89	2910	0.067
90	2910	0.067
91	2910	0.067
92	3395	0.078
93	2910	0.067
94	2910	0.067
95	2910	0.067
96	2910	0.067
97	2910	0.067
98	2910	0.067
99	2910	0.067
100	3396	0.078
101	2910	0.067
102	2910	0.067
103	2910	0.067
104	2910	0.067
105	2910	0.067
106	3395	0.078

TRACT 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

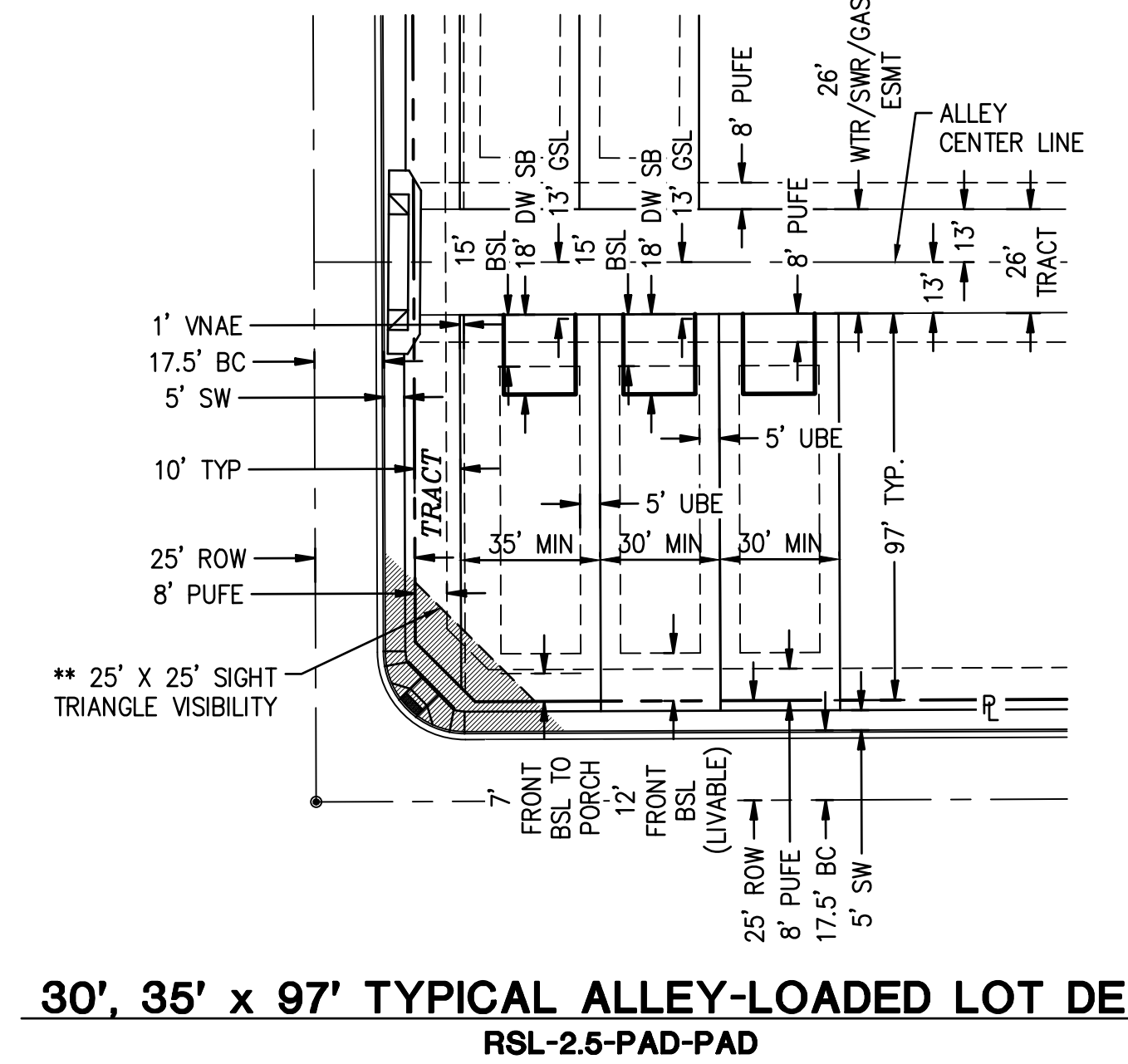
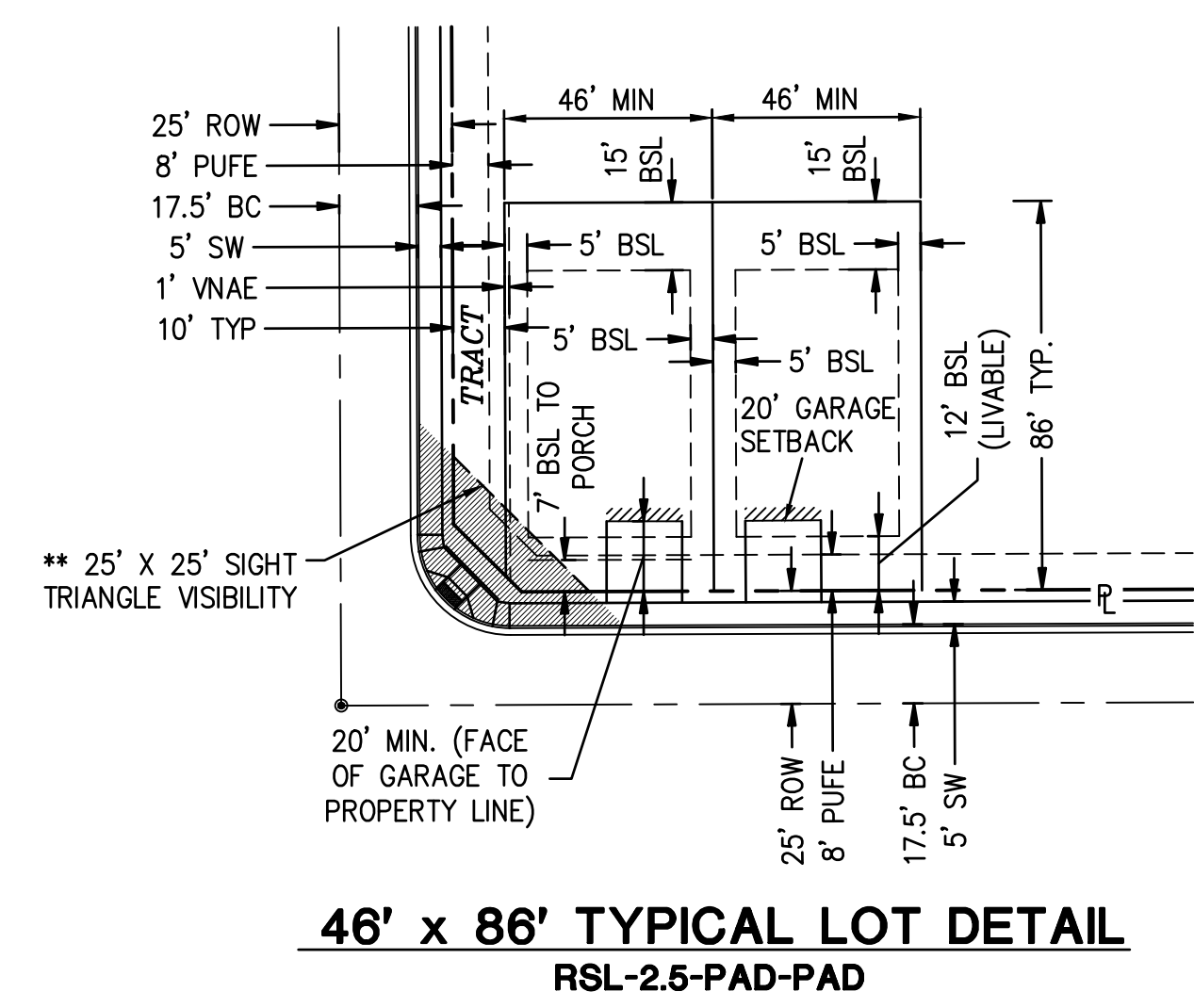
- COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.
- SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
- THE USES SHOWN IN THE TRACT TABLE ABOVE DO NOT INTEND TO GRANT EASEMENTS THAT ARE BLANKET IN NATURE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

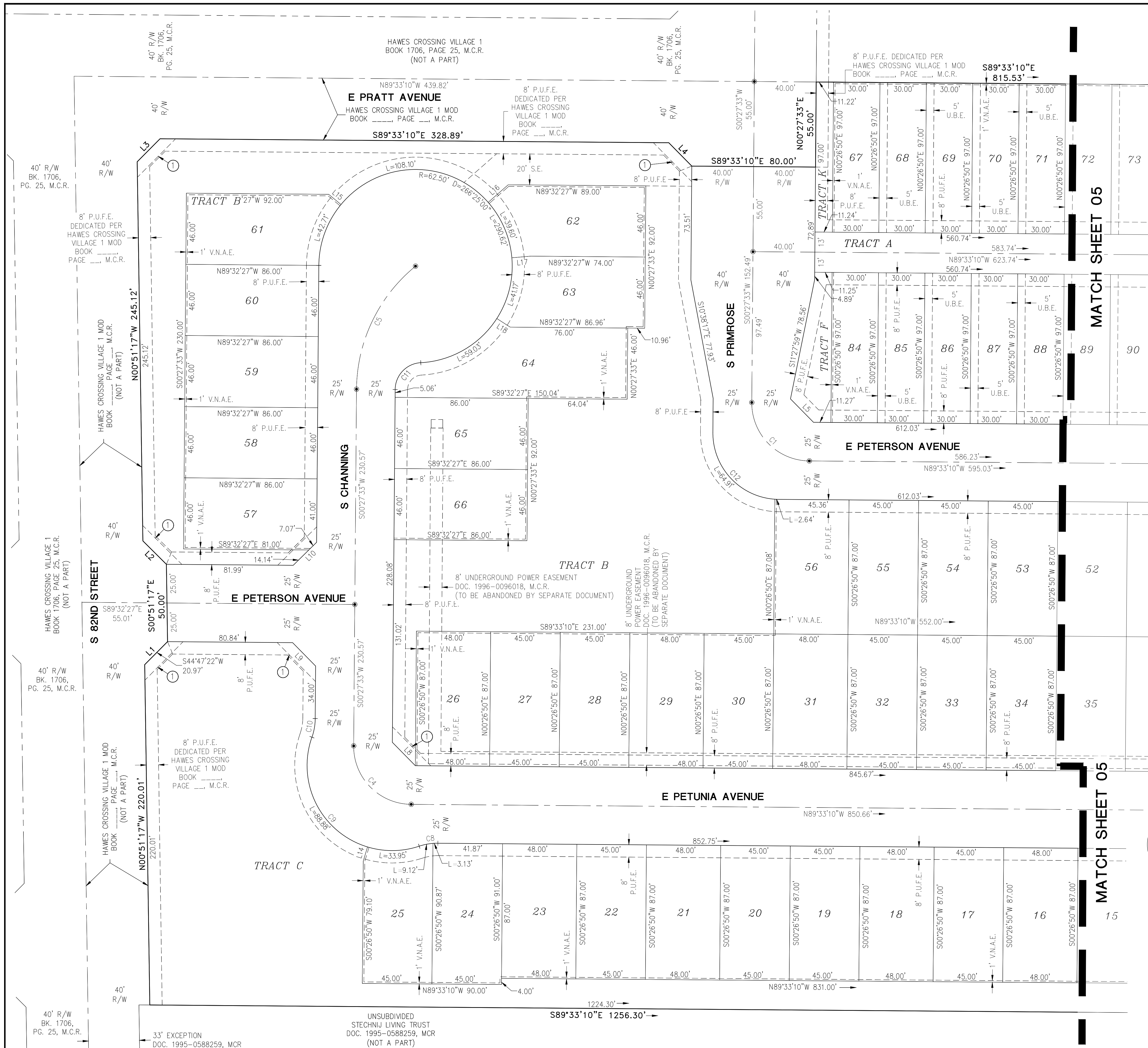
RIGHT OF WAY TABLE		
RIGHT OF WAY	AREA (SQ.FT)	AREA (ACRES)
ONSITE RW	135618	3.113
S HAWES ROAD	19206	0.441



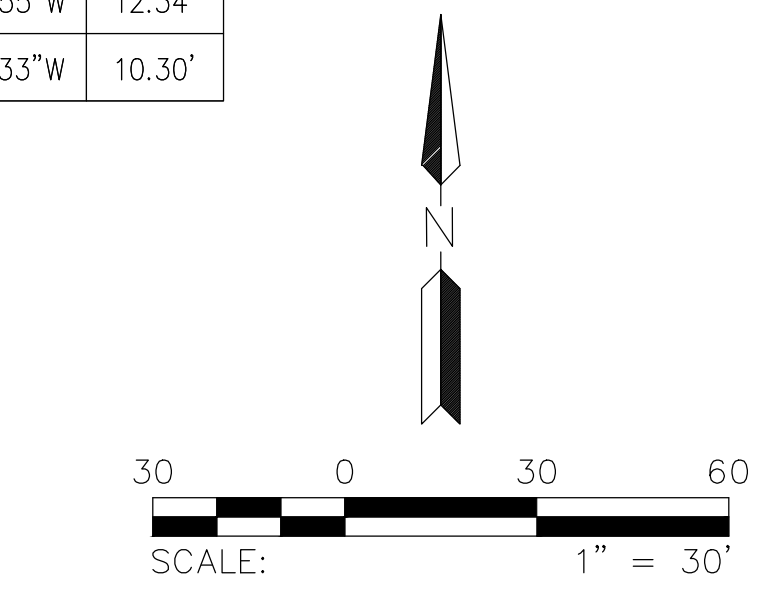
USE AND BENEFIT EASEMENT (UBE) DETAIL
N.T.S.

- 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.
- 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.
- 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.
- 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.
- FRONT AND REAR SIDE YARD RETURN WALLS SHALL HAVE GATES FOR THE FIRE ACCESS AND THE MINIMUM GATE WIDTH SHALL BE THREE FEET.
- 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.
- 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.



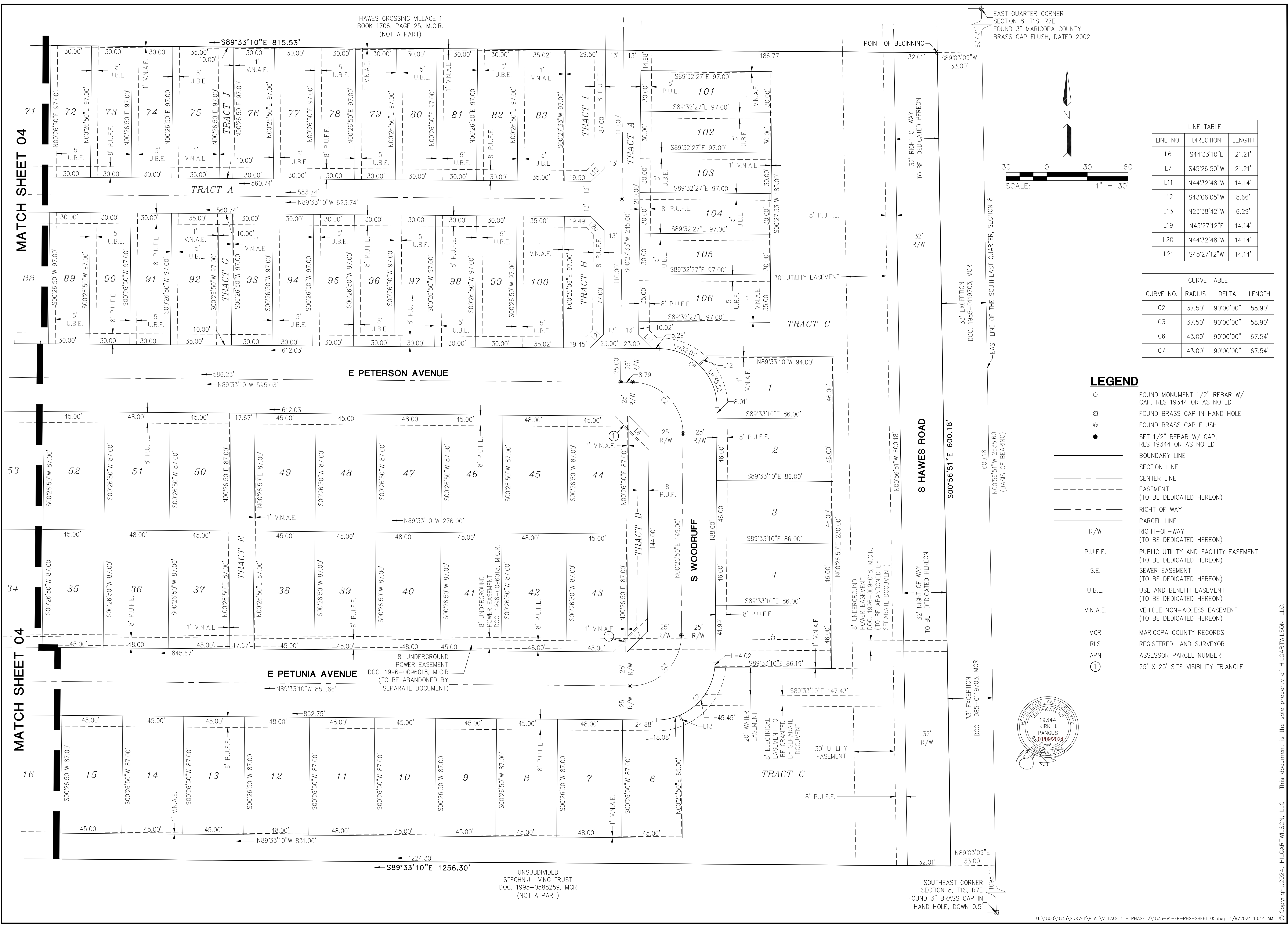


LINE TABLE			CURVE TABLE			
LINE NO.	DIRECTION	LENGTH	CURVE NO.	RADIUS	DELTA	LENGTH
L1	N44°47'22"E	20.97'	C1	37.50'	90°00'43"	58.91'
L2	N45°11'08"W	21.46'	C4	37.50'	90°00'43"	58.91'
L3	N44°47'47"E	20.97'	C5	103.75'	50°18'57"	91.11'
L4	S44°32'49"E	21.21'	C8	37.00'	14°07'43"	9.12'
L5	S44°32'48"E	21.21'	C9	55.00'	127°57'54"	122.84'
L8	N44°32'48"W	21.21'	C10	37.00'	18°58'35"	12.25'
L9	N44°32'27"W	21.21'	C11	17.50'	86°25'00"	26.39'
L10	N45°27'33"E	21.21'	C12	43.00'	90°00'43"	67.55'
L14	N16°50'28"E	9.52'				
L15	S50°23'23"E	10.36'				
L16	S48°42'45"W	17.25'				
L17	S85°00'55"W	12.34'				
L18	N57°14'33"W	10.30'				



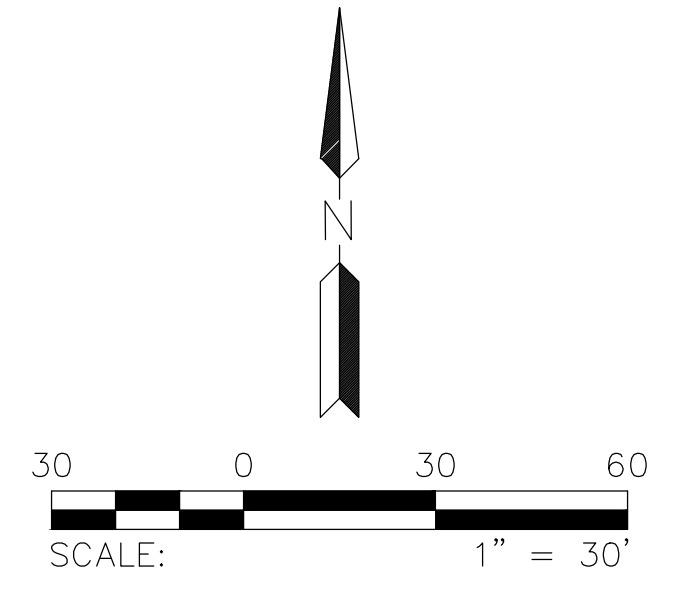
- LEGEND**
- FOUND MONUMENT 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
 - ⊗ FOUND BRASS CAP IN HAND HOLE
 - ⊙ FOUND BRASS CAP FLUSH
 - SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
 - BOUNDARY LINE
 - SECTION LINE
 - CENTER LINE
 - EASEMENT (TO BE DEDICATED HEREON)
 - RIGHT OF WAY
 - PARCEL LINE
 - R/W RIGHT-OF-WAY (TO BE DEDICATED HEREON)
 - P.U.F.E. PUBLIC UTILITY AND FACILITY EASEMENT (TO BE DEDICATED HEREON)
 - S.E. SEWER EASEMENT (TO BE DEDICATED HEREON)
 - U.B.E. USE AND BENEFIT EASEMENT (TO BE DEDICATED HEREON)
 - V.N.A.E. VEHICLE NON-ACCESS EASEMENT (TO BE DEDICATED HEREON)
 - MCR MARICOPA COUNTY RECORDS
 - RLS REGISTERED LAND SURVEYOR
 - APN ASSESSOR PARCEL NUMBER
 - ① 25' X 25' SITE VISIBILITY TRIANGLE





HAWES CROSSING VILLAGE 1
BOOK 1706, PAGE 25, M.C.R.
(NOT A PART)

EAST QUARTER CORNER
SECTION 8, T1S, R7E
FOUND 3" MARICOPA COUNTY
BRASS CAP FLUSH, DATED 2002

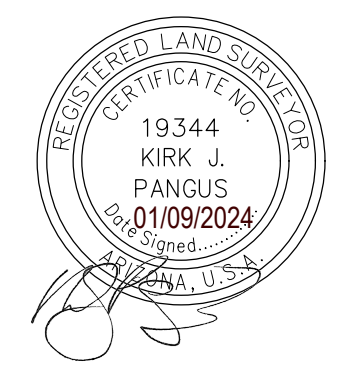


LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L6	S44°33'10"E	21.21'
L7	S45°26'50"W	21.21'
L11	N44°32'48"W	14.14'
L12	S43°06'05"W	8.66'
L13	N23°38'42"W	6.29'
L19	N45°27'12"E	14.14'
L20	N44°32'48"W	14.14'
L21	S45°27'12"W	14.14'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C2	37.50'	90°00'00"	58.90'
C3	37.50'	90°00'00"	58.90'
C6	43.00'	90°00'00"	67.54'
C7	43.00'	90°00'00"	67.54'

LEGEND

- FOUND MONUMENT 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
- ⊠ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
- BOUNDARY LINE
- - - SECTION LINE
- · - · CENTER LINE
- · - · EASEMENT (TO BE DEDICATED HEREON)
- · - · RIGHT OF WAY
- · - · PARCEL LINE
- · - · RIGHT-OF-WAY (TO BE DEDICATED HEREON)
- · - · PUBLIC UTILITY AND FACILITY EASEMENT (TO BE DEDICATED HEREON)
- · - · SEWER EASEMENT (TO BE DEDICATED HEREON)
- · - · U.B.E. USE AND BENEFIT EASEMENT (TO BE DEDICATED HEREON)
- · - · V.N.A.E. VEHICLE NON-ACCESS EASEMENT (TO BE DEDICATED HEREON)
- · - · MCR MARICOPA COUNTY RECORDS
- · - · RLS REGISTERED LAND SURVEYOR
- · - · APN ASSESSOR PARCEL NUMBER
- ① 25' X 25' SITE VISIBILITY TRIANGLE



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HAWES CROSSING - VILLAGE 1 - PHASE 2
NORTHWEST CORNER HAWES ROAD & ELLIOT ROAD
MESA, ARIZONA
FINAL PLAT

PROJ. NO.: 1833	STATUS:
DATE: Jan 2024	MUNICIPAL TRACKING NO.:
SCALE: AS SHOWN	DRAWN: JK
APPROVED: KJP	
DWG. NO. FP05	SHT. 5 OF 5