

FINAL PLAT FOR SIGNAL BUTTE ESTATES

A PORTION OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 7
EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS, INTRAVEST DEVELOPMENT LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED LAND IN THE NAME "SIGNAL BUTTE ESTATES" LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND HEREBY PUBLICS THIS PLAT AS AND FOR THE PLAT OF "SIGNAL BUTTE ESTATES" AND HEREBY DECLARES THAT SAID PLAT BETTER 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 RANGE GIVEN EACH BE RESPECTFULLY ON SAID PLAT. OWNER HEREBY DEDICATES TO THE CITY OF MESA, FOR USE AS SUCH, THE RIGHT OF WAY AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES, EXCEPT THE THEREFROM THE RIGHT OF WAY FOR E SOUTHERN AVE. AND E BROADWAY RD, WHICH IS HEREBY DEDICATED TO MARICOPA COUNTY. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE COMMUNITY OWNERS ASSOCIATION OR SUTTING PROPERTY OWNERS.

TRACTS A THROUGH D ARE HEREBY DEDICATED AS LANDSCAPE AND PUBLIC DRAINAGE EASEMENTS TO THE CITY OF MESA AS SHOWN, AND WILL BE OWNED AND MAINTAINED BY THE COMMUNITY OWNERS ASSOCIATION.

EASEMENTS ARE DEDICATED FOR THE PURPOSES INDICATED ON THIS PLAT.

RESTRICTIVE COVENANT - THE UNDERSIGNED OWNERS AGREE AS FOLLOWS:

1. THAT THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT AS TRACTS A THROUGH D ARE HEREBY RECEIVED AS DRAINAGE FACILITIES AND RETENTION BASINS FOR THE INCLUDING CONVEYANCE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FOR PUBLIC RIGHTS-OF-WAY FOR THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA, TOGETHER WITH THE RIGHT OF SHORES AND EASEMENTS TO MAINTAIN SAID DRAINAGE FACILITIES AND RETENTION AREAS.
2. THAT THE DRAINAGE FACILITIES AND RETENTION AREAS AS SHOWN, 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 SUBJECT TO CONVEY AND STONE DRAINAGE FROM SAID PUBLIC RIGHTS-OF-WAY FOR THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA.
3. THAT THE AGREEMENTS CONTAINED HEREIN SHALL BE A COVENANT RUNNING WITH THE LAND AND UPON RECORDING SHALL BE BOUND UPON ANY SUBSEQUENT PURCHASER OR OCCUPYER OF SAID PARCELS; AND
4. THAT 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 THREATENING TO VIOLATE ANY OF THESE COVENANTS TO PREVENT HIM OR THEM FROM DOING SO AND TO RECOVER DAMAGES FOR SUCH VIOLATIONS. ANY PERSON OR PERSONS ON THE CITY OF MESA PREVENTING ANY PROCEEDINGS AT LAW OR IN EQUITY HEREUNDER SHALL WAIVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, A REASONABLE SUM AS AND FOR ATTORNEY'S FEES AND COURT COSTS.

IN WITNESS WHEREOF, INTRAVEST DEVELOPMENT LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREBY CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF _____ ITS _____, IS HEREBY DULY AUTHORIZED THIS _____ DAY OF _____, 2014.

DATE

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ }

ON THIS _____ DAY OF _____, 2014, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED _____ AND _____, WHO ACKNOWLEDGED HAVING HERETOFORE TO BE _____ FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HERETOFORE SET MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES _____ DATE _____

NOTARY PUBLIC

DATE

LEGAL DESCRIPTION

PARCEL NO. 1:

THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

THE NORTH HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

FLOOD ZONE

FLOOD INSURANCE RATE MAP, MAP NUMBER 19113C0001E, PANEL 2308 OF 4308, DATED SEPTEMBER 26, 2005.

ZONE "C" - AREAS OF 0.2% ANNUAL CHANCE FLOOD AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

(THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.)

BASIS OF BEARING

NORTH 89°22'00" EAST - BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 7 EAST AS RECORDED ON PLAT SUBDIVISION RECORD OF SURVEY, RECORDED IN BOOK 38, PAGE 38, MARICOPA COUNTY RECORDS.

REFERENCE DOCUMENTS

RECORD OF SURVEY, BOOK 1138 OF MAPS, PAGE 19 N.E.C.R.
LAND SPLIT, BOOK 131 OF MAPS, PAGE 46 N.E.C.R.
FINAL PLAT FOR SIGNAL BUTTE MANOR, BOOK 304 OF MAPS, PAGE 17, N.E.C.R.
UNRECORDED AS A SURVEY OF PARCELS 4, PERFORMED BY MICHIELL AND BARNES, DATED MAY 5, 2004
PLAT SUBDIVISION RECORD OF SURVEY, BOOK 356 OF MAPS, PAGE 36 N.E.C.R.
LOT SPLIT AS A 1/4 - 3/4 LAND TITLE SURVEY, BOOK 329 OF MAPS, PAGE 36 N.E.C.R.
LOT SPLIT, BOOK 489 OF MAPS, PAGE 36 N.E.C.R.

SURVEYOR

TERRASCOPE CONSULTING, LLC
1182 E MISSOURI AVE.
PHOENIX, AZ 85014
PHONE: 602-955-9722
ATTN: MITCHELL BARNES, RPLS # 48943

OWNER

INTRAVEST DEVELOPMENT LLC
8530 W. THUNDERBOLT RD
GILDALE, AZ 85144
PHONE: 623-651-8889
ATTN: MARION CAVE

WATER ASSURANCE

THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE ARIZONA WATER COMPANY, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 46-401.

APPROVED BY: _____ DATE: _____

LEGEND

- FOUND SECTIONAL MONUMENT
- FOUND MONUMENT AS NOTED
- CENTER LINE BRASS CAP TO BE INSTALLED AT TIME OF CONSTRUCTION
- N.E.C.R. MARICOPA COUNTY RECORDS
- V.A.E. VICTIM OF NON-ACCESS EASEMENT
- R.W. RIGHT OF WAY
- P.U.F. PUBLIC UTILITY AND FACILITY EASEMENT
- EASEMENT LINE
- BOUNDARY LINE
- SECTION LINE
- SETBACK LINE
- CENTER LINE
- MARICOPA COUNTY / CITY OF MESA CORPORATE LIMITS

NOTES

1. THIS SUBDIVISION IS SUBJECT TO THE CITY OF MESA RESIDENTIAL DEVELOPMENT GUIDELINES.
2. 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 SIGNAL BUTTE RD. OR BROADWAY RD.
3. A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R) HAS BEEN OR WILL BE RECORDED FOR THIS SUBDIVISION WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL AREAS SHOWN ON THIS PLAT.
4. PUBLIC UTILITY AND FACILITY EASEMENTS (P.U.F.) WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS OF SPP FACILITIES IN PUFAS ON THIS PLAT.
5. UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER 9-14-3-133.
6. ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER 9-14-3-133.
7. THIS SUBDIVISION SHALL COMPLY WITH ORDINANCE 8143.
8. THE COMMUNITY OWNERS ASSOCIATION SHALL OWN TRACTS A THROUGH D AND SHALL MAINTAIN THE LANDSCAPING, DRAINAGE AND ASSOCIATED IMPROVEMENTS WITHIN SAID TRACTS. IT SHALL ALSO BE THE RESPONSIBILITY OF THE COMMUNITY OWNERS ASSOCIATION TO MAINTAIN THE LANDSCAPING WITHIN THE RIGHT-OF-WAY ALONG SIGNAL BUTTE RD. AND BROADWAY RD. THE ADJACENT PROPERTY OWNER, OR THE COMMUNITY OWNERS ASSOCIATION, SHALL MAINTAIN THE LANDSCAPING WITHIN THE RIGHT-OF-WAY ALONG LOCAL STREETS.
9. CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, REMOVABLE SECTION TYPE FENCING.
10. 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.

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THE _____ DAY OF _____, 2014.

BY: _____ MAYOR

ATTEST: _____ CITY CLERK

SURVEYOR'S CERTIFICATE

I, MITCHELL BARNES, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT CONSISTING OF 3 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF FEBRUARY, 2014; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS, CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AND SHALL BE SUFFICIENT TO SENSIBLY THE SURVEY TO BE RE-TRACED.

Mitchell Barnes
MITCHELL BARNES, RPLS #48943
1182 E MISSOURI AVE.
PHOENIX, AZ 85014
DATE: 2/15/14



Expires 12/31/2016

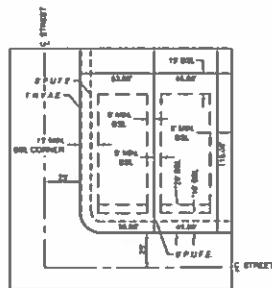
Terrascope consulting
• surveying • planning

FINAL PLAT

SIGNAL BUTTE ESTATES



DATE: 2/15/14
CHECKED BY: JB
DRAWN BY: MBH
TITLE: FINAL PLAT FOR SIGNAL BUTTE ESTATES
SHEET No. 1 of 3
PROJECT No. 6363



TYPICAL LOT DETAIL 45' x 115'
SCALE 1"=40'

RS-4 PAD STANDARDS	MINIMUM LOT SIZE MINIMUM DIMENSIONS	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACKS	MINIMUM REAR SETBACK	MAXIMUM LOT COVERAGE
	5,175 S.F. MINIMUM 45' WIDTH 115' DEPTH	10' - ENCLOSED LIVABLE AREAS, PORCHES AND GARAGES AND CARPORTS	5' / 10' TOTAL	15'	30%

Line #	Length	Direction
11	31.22	164° 57' 47"
12	36.02	146° 57' 35"W
13	14.56	164° 30' 35"W
14	34.79	161° 30' 37"
15	33.69	160° 30' 37"
16	34.02	154° 00' 39"

Curve #	Length	Radius	Delta
C1	23.55	15.00	84°00'00"
C2	23.55	75.00	84°00'00"
C3	21.00	85.00	30°00'00"
C4	154.72	85.00	140°30'00"
C5	23.00	85.00	30°12'32"
C6	23.00	15.00	84°00'00"
C7	23.07	15.00	84°00'00"
C8	23.50	15.00	84°00'00"
C9	23.00	15.00	84°00'00"
C10	111.21	50.00	127°20'30"
C11	90.10	50.00	100°00'00"
C12	90.17	50.00	100°00'00"
C13	23.50	15.00	84°00'00"
C14	23.50	15.00	84°00'00"
C15	23.50	15.00	84°00'00"
C16	23.50	15.00	84°00'00"
C17	23.50	15.00	84°00'00"
C18	23.50	15.00	84°00'00"
C19	46.40	75.00	70°23'44"
C20	5.10	15.00	19°28'10"
C21	21.04	85.00	30°00'00"
C22	0.41	85.00	0°00'00"
C23	10.00	85.00	11°17'17"
C24	10.20	85.00	10°10'10"
C25	32.14	85.00	37°20'42"
C26	30.14	85.00	37°20'44"
C27	5.00	85.00	10°17'34"
C28	5.10	15.00	19°28'10"
C29	10.40	75.00	70°23'44"
C30	10.40	75.00	70°23'44"
C31	5.10	75.00	19°28'10"
C32	10.40	85.00	10°10'10"
C33	10.40	85.00	10°10'10"
C34	10.40	85.00	10°10'10"
C35	12.25	85.00	14°10'40"
C36	4.51	85.00	0°00'00"
C37	17.24	52.00	30°00'00"
C38	41.31	52.00	37°30'00"
C39	30.15	52.00	30°00'00"
C40	40.00	52.00	44°34'27"
C41	31.24	52.00	30°00'00"
C42	17.24	52.00	10°00'00"
C43	5.10	75.00	19°28'10"
C44	10.40	75.00	70°23'44"
C45	33.30	85.00	30°00'00"
C46	21.30	85.00	30°00'00"
C47	50.00	85.00	40°00'00"
C48	10.41	85.00	17°00'00"

Point #	Area (S.F.)	Area (AC)
1	8800.35	0.13
2	5253.37	0.12
3	5300.00	0.12
4	5306.14	0.12
5	5415.00	0.12
6	5033.47	0.10
7	5040.45	0.10
8	5012.07	0.10
9	5307.40	0.12
10	5170.00	0.12
11	5175.00	0.12
12	5160.00	0.12
13	5160.00	0.12
14	5175.00	0.12
15	5175.00	0.12
16	5175.00	0.12
17	5175.00	0.12
18	5175.00	0.12
19	5175.00	0.12
20	5175.00	0.12
21	5160.00	0.12
22	5002.51	0.13
23	5040.37	0.14
24	5175.00	0.12
25	5175.00	0.12
26	5175.00	0.12
27	5175.00	0.12
28	5175.00	0.12
29	5175.00	0.12
30	5175.00	0.12
31	5175.00	0.12
32	5175.00	0.12
33	5175.00	0.12
34	5040.37	0.14
35	5040.37	0.14
36	5175.00	0.12
37	5175.00	0.12
38	5175.00	0.12
39	5175.00	0.12
40	5175.00	0.12
41	5175.00	0.12
42	5175.00	0.12
43	5175.00	0.12
44	5175.00	0.12
45	5040.37	0.14
46	5011.05	0.13
47	5161.30	0.12
48	5170.77	0.13
49	5170.00	0.12
50	5170.00	0.12
51	5170.00	0.12
52	5170.00	0.12
53	5170.00	0.12
54	5170.00	0.12
55	5170.00	0.12
56	5170.00	0.12
57	5170.00	0.12
58	5170.00	0.12
59	5170.00	0.12
60	5170.00	0.12
61	5010.87	0.11
TOTAL	308770.70	7.80

Tract	Area (S.F.)	Area (AC)	Use
TRACT A	22001.00	0.30	LANDSCAPE & PUBLIC DRAINAGE EASEMENT
TRACT B	30300.30	0.30	LANDSCAPE & PUBLIC DRAINAGE EASEMENT
TRACT C	27700.00	0.30	LANDSCAPE & PUBLIC DRAINAGE EASEMENT
TRACT D	38000.00	0.71	LANDSCAPE & PUBLIC DRAINAGE EASEMENT
TOTAL	108001.30	2.62	

Terrascape
CONSULTING
LANDSCAPE ARCHITECTS
P.C.



Course 12/21/2014

FINAL PLAT

SIGNAL BUTTE ESTATES



DATE: 8/13/14
CHECKED BY: JLS
DRAWN BY: MPM
TITLE: FINAL PLAT FOR SIGNAL BUTTE ESTATES
SHEET NO. 3 of 3
PROJECT NO. 0383