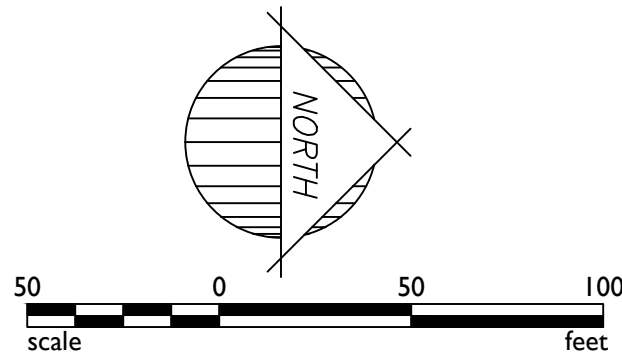


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	14.14'	4.50'	180°00'00"	INFINITY	9.00'
C2	14.14'	4.50'	180°00'00"	INFINITY	9.00'



LINE TABLE		
LINE	BEARING	LENGTH
L1	N45°35'15"E	21.21'
L2	N45°03'31"E	21.41'
L3	N89°24'45"W	10.00'
L4	N44°52'18"W	21.04'
L5	N44°24'45"W	21.21'
L6	N45°35'15"E	21.21'
L7	N45°35'15"E	21.21'
L8	N44°24'45"W	21.21'
L9	N45°35'15"E	21.21'
L10	N44°24'45"W	21.21'
L11	N45°35'15"E	21.21'
L12	N44°24'45"W	21.21'
L13	N44°24'45"W	21.21'
L14	N45°35'15"E	21.21'
L15	N45°35'15"E	21.21'
L16	N44°24'45"W	21.21'
L17	N44°24'45"W	21.21'
L18	N45°35'15"E	21.21'
L19	N44°24'45"W	21.21'
L20	N45°35'15"E	21.21'
L21	N44°24'45"W	21.21'
L22	N45°35'15"E	21.21'
L23	N44°24'45"W	21.21'
L24	N45°35'15"E	21.21'
L25	N44°24'45"W	21.21'

COUNTY RECORDER

2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2350 | F:480.503.2358
www.epsgroupinc.com

Project:

Revisions:

Call at least two full working days before any final incorporation.

Design:

Drawn by:

HIGLEY HEIGHTS PHASE I

MESA, AZ

FINAL PLAT

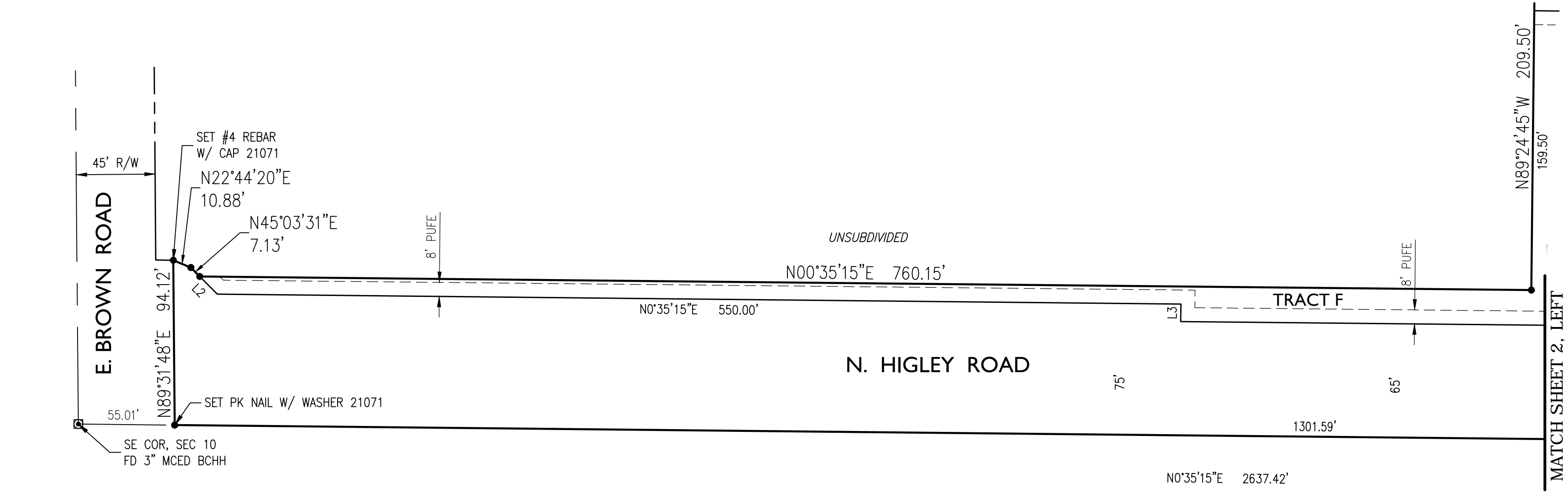
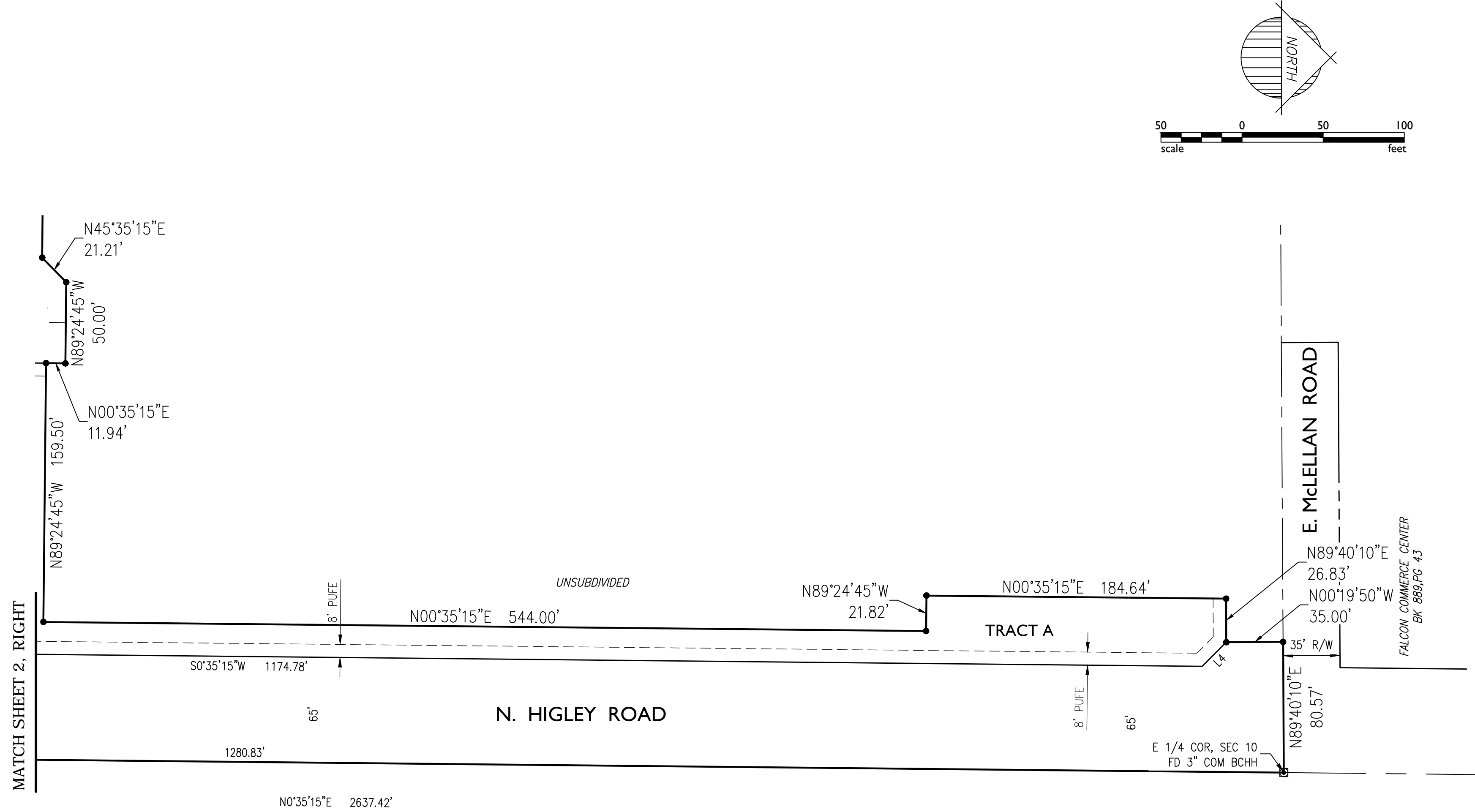
Job No.

14-075

FP02

Sheet No.

2 of 4



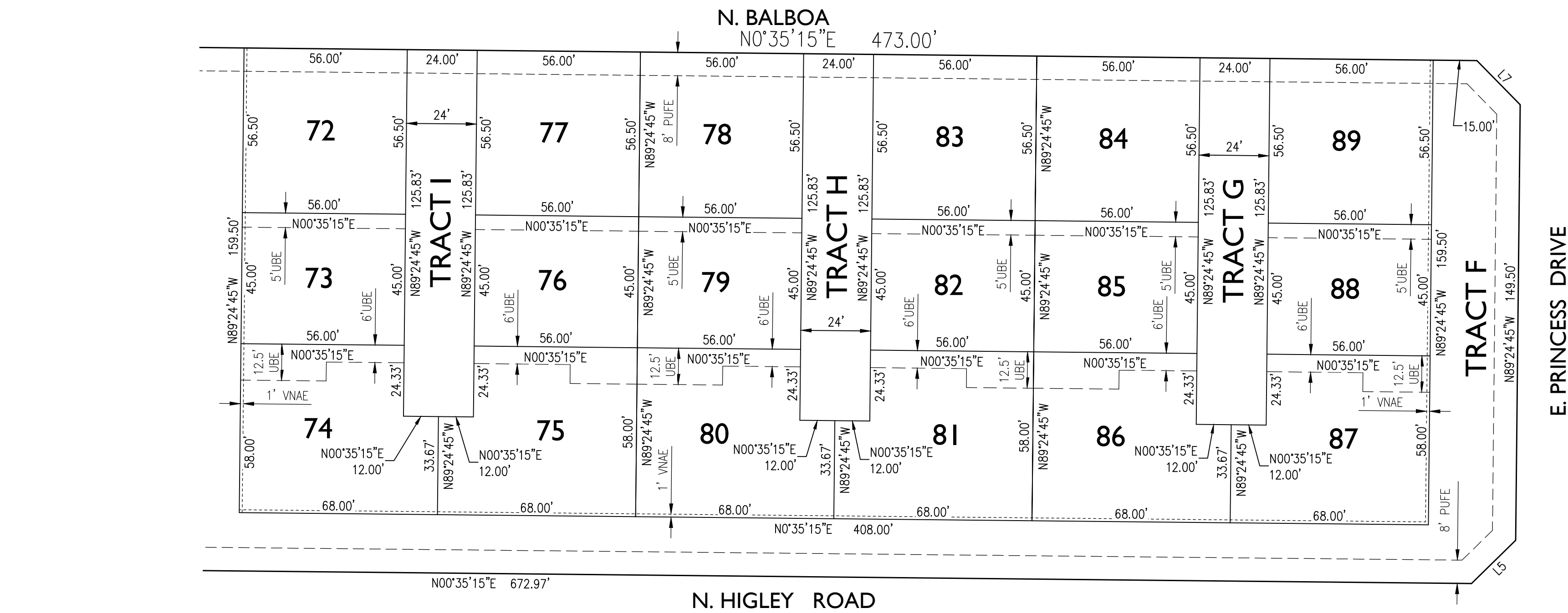
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	14.14'	4.50'	180°00'00"	INFINITY	9.00'	S00°35'15"W
C2	14.14'	4.50'	180°00'00"	INFINITY	9.00'	N00°35'15"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N45°35'15"E	21.21'
L2	N45°03'31"E	21.41'
L3	N89°24'45"W	10.00'
L4	N44°52'18"W	21.04'
L5	N44°24'45"W	21.21'
L6	N45°35'15"E	21.21'
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L13	N44°24'45"W	21.21'
L14	N45°35'15"E	21.21'
L15	N45°35'15"E	21.21'
L16	N44°24'45"W	21.21'
L17	N44°24'45"W	21.21'
L18	N45°35'15"E	21.21'
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L20	N45°35'15"E	21.21'
L21	N44°24'45"W	21.21'
L22	N45°35'15"E	21.21'
L23	N44°24'45"W	21.21'
L24	N45°35'15"E	21.21'
L25	N44°24'45"W	21.21'

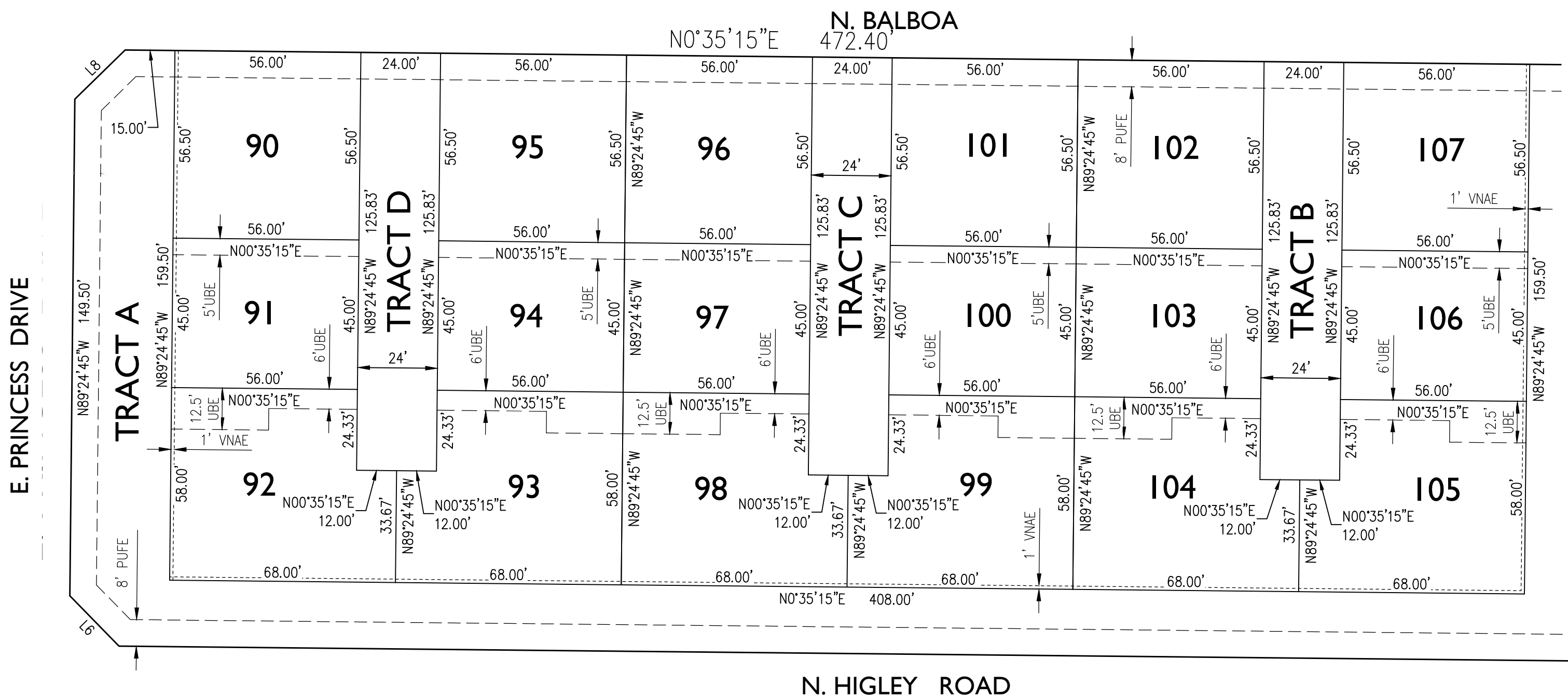
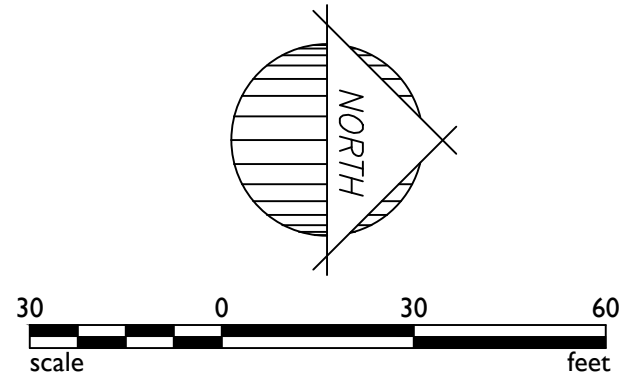
LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	6,045	0.1388
2	6,000	0.1377
3	6,000	0.1377
4	6,000	0.1377
5	6,000	0.1377
6	6,000	0.1377
7	5,400	0.1240
8	5,400	0.1240
9	5,400	0.1240
10	5,445	0.1250
11	5,445	0.1250
12	5,400	0.1240
13	5,400	0.1240
14	5,400	0.1240
15	6,000	0.1377
16	6,000	0.1377
17	6,000	0.1377
18	6,000	0.1377
19	6,000	0.1377
20	6,045	0.1388
21	6,045	0.1388
22	6,000	0.1377
23	6,000	0.1377
24	6,000	0.1377
25	6,000	0.1377
26	6,000	0.1377
27	6,000	0.1377
28	6,000	0.1377
29	6,000	0.1377
30	6,000	0.1377
31	6,000	0.1377
32	6,000	0.1377
33	6,000	0.1377
34	6,000	0.1377
35	6,000	0.1377
36	6,000	0.1377
37	6,050	0.1389
38	4,987	0.1145
39	4,950	0.1136
40	4,950	0.1136
41	4,950	0.1136
42	4,950	0.1136
43	4,950	0.1136
44	4,987	0.1145
45	4,987	0.1145
46	4,950	0.1136
47	4,950	0.1136
48	4,950	0.1136
49	4,950	0.1136
50	4,950	0.1136
51	4,987	0.1145
52	5,445	0.1250
53	5,400	0.1240
54	5,400	0.1240
55	5,400	0.1240

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
56	6,600	0.1515
57	6,000	0.1377
58	6,000	0.1377
59	6,000	0.1377
60	6,000	0.1377
61	6,045	0.1388
62	6,045	0.1388
63	6,000	0.1377
64	6,000	0.1377
65	6,000	0.1377
66	6,000	0.1377
67	6,600	0.1515
68	5,400	0.1240
69	5,400	0.1240
70	5,400	0.1240
71	5,445	0.1250
72	3,164	0.0726
73	2,520	0.0579
74	3,652	0.0838
75	3,652	0.0838
76	2,520	0.0579
77	3,164	0.0726
78	3,164	0.0726
79	2,520	0.0579
80	3,652	0.0838
81	3,652	0.0838
82	2,520	0.0579
83	3,164	0.0726
84	3,164	0.0726
85	2,520	0.0579
86	3,652	0.0838
87	3,652	0.0838
88	2,520	0.0579
89	3,164	0.0726
90	3,164	0.0726
91	2,520	0.0579
92	3,652	0.0838
93	3,652	0.0838
94	2,520	0.0579
95	3,164	0.0726
96	3,164	0.0726
97	2,520	0.0579
98	3,652	0.0838
99	3,652	0.0838
100	2,520	0.0579
101	3,164	0.0726
102	3,164	0.0726
103	2,520	0.0579
104	3,652	0.0838
105	3,652	0.0838
106	2,520	0.0579
107	3,164	0.0726

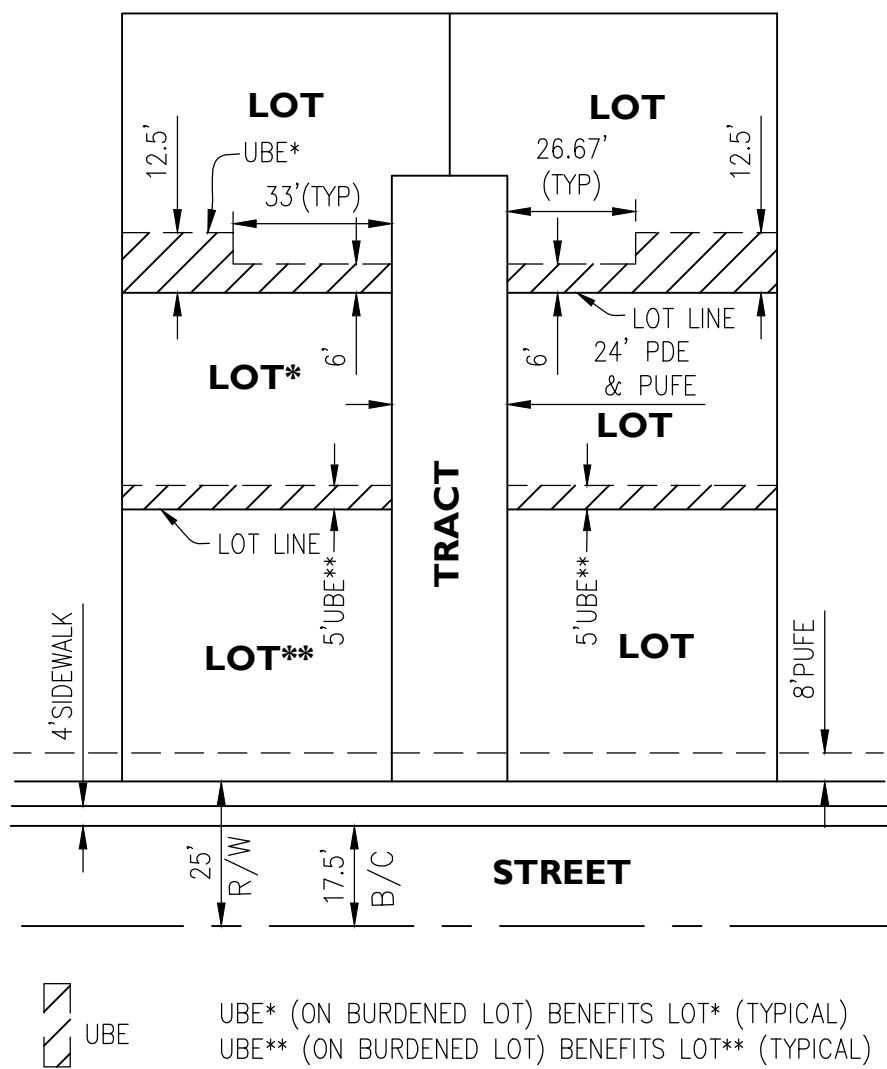
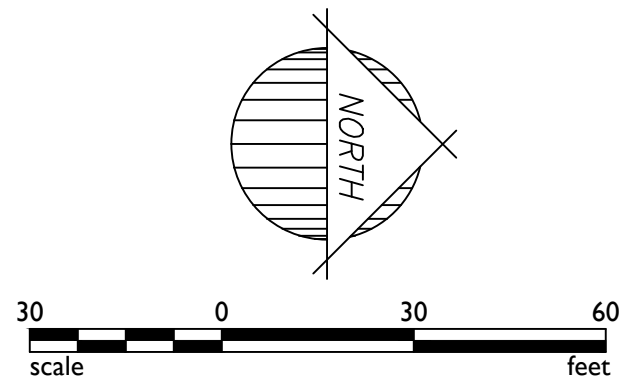
COUNTY RECORDER



DETAIL A



DETAIL B



TYPICAL USE AND BENEFIT EASEMENT (UBE) & PRIVATE DRIVE EASEMENT DETAIL

- NOT TO SCALE
- LOTS 72-107 AS 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 BURDENED LOT). THE LENGTH OF THE UBE SHALL RUN THE ENTIRE LENGTH OF THE LOT, AS ILLUSTRATED ON THE USE BENEFIT EASEMENT DETAIL ON THIS SHEET.
 - ALLOWED AND PROHIBITED ENCROACHMENTS WITHIN THE UBE:
ALLOWED TO ENCROACH: LANDSCAPING, UNCOVERED PATIOS, PATHWAYS, DRAINAGE FACILITIES.
PROHIBITED: HARDSCAPE STRUCTURES, INCLUDING POOLS, SPAS, BARBECUE STRUCTURES, A/C UNITS, AND FENCES, EXCEPT SIDE YARD RETURN WALLS.
 - ADDITIONAL USES, TERMS AND CONDITIONS GOVERNING THE UBE'S ARE SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS TO BE RECORDED FOR THE PLAT.
 - ALLOWED AND PROHIBITED ENCROACHMENTS WITHIN THE PRIVATE DRIVE EASEMENTS (PDE):
ALLOWED TO ENCROACH: PUBLIC UTILITIES, DRAINAGE CONVEYANCE, LANDSCAPING AND MAINTENANCE, ACCESS OR EMERGENCY ACCESS. NO OTHER ENCROACHMENTS PERMITTED FROM GROUND LEVEL TO SKY.
PROHIBITED: BUILDINGS, COVERED PATIOS, STRUCTURES, WALLS AND PARKING.

LINE TABLE		
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L1	N45°35'15"E	21.21'
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CURVE TABLE						
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C2	14.14'	4.50'	180°00'00"	INFINITY°	9.00'	N00°35'15"E