THENCE SOUTH 89 DEGREES 31 MINUTES 48 SECONDS WEST, ALONG SAID NORTH LINE, 94.12 FEET; THENCE NORTH 22 DEGREES 44 MINUTES 20 SECONDS EAST, 10.88 FEET; THENCE NORTH 45 DEGREES 03 MINUTES 31 SECONDS EAST, 7.13 FEET TO A POINT ON THE WEST LINE OF THE EAST 85 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE NORTH 0 DEGREES 35 MINUTES 15 SECONDS EAST, ALONG SAID WEST LINE, 760.15 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 45 SECONDS WEST, 209.50 FEET; THENCE NORTH 0 DEGREES 35 MINUTES 15 SECONDS EAST, 11.45 FEET; THENCE NORTH 44 DEGREES 24 MINUTES 45 SECONDS WEST, 21.21 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 45 SECONDS WEST, 289.00 FEET; THENCE SOUTH 45 DEGREES 35 MINUTES 15 SECONDS WEST 21.21 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 45 SECONDS WEST, 50.00 FEET; THENCE NORTH 44 DEGREES 24 MINUTES 45 SECONDS WEST, 21.21 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 45 SECONDS WEST, 246.78 FEET; THENCE NORTH 0 DEGREES 35 MINUTES 15 SECONDS EAST, 50.00 FEET THENCE NORTH 45 DEGREES 35 MINUTES 15 SECONDS EAST, 14.99 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 45 SECONDS WEST, 115.60 FEET; THENCE NORTH 0 DEGREES 35 MINUTES 15 SECONDS EAST, 893.86 FEET; THENCE SOUTH 89 DEGREES 24 MINUTES 45 SECONDS EAST, 114.50 FEET; THENCE NORTH 44 DEGREES 24 MINUTES 45 SECONDS WEST, 13.44 FEET; THENCE NORTH 0 DEGREES 35 MINUTES 15 SECONDS EAST, 50.00 FEET; THENCE SOUTH 89 DEGREES 24 MINUTES 45 SECONDS EAST 246.78 FEET; THENCE NORTH 45 DEGREES 35 MINUTES 15 SECONDS EAST, 21.21 FEET; THENCE SOUTH 89 DEGREES 24 MINUTES 45 SECONDS EAST, 50.00 FEET; THENCE SOUTH 44 DEGREES 24 MINUTES 45 SECONDS EAST, 21.21 FEET; THENCE SOUTH 89 DEGREES 24 MINUTES 45 SECONDS EAST, 289.00 FEET THENCE NORTH 45 DEGREES 35 MINUTES 15 SECONDS EAST, 21.21 FEET; THENCE SOUTH 89 DEGREES 24 MINUTES 45 SECONDS EAST, 50.00 FEET; THENCE SOUTH 0 DEGREES 35 MINUTES 15 SECONDS WEST 11.94 FEET; THENCE SOUTH 89 DEGREES 24 MINUTES 45 SECONDS EAST, 159.50 FEET TO A POINT ON THE WEST LINE OF THE EAST 85 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE NORTH 0 DEGREES 35 MINUTES 15 SECONDS EAST, ALONG SAID WEST LINE, 544.00 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 45 SECONDS WEST, 21.82 FEET; THENCE NORTH 0 DEGREES 35 MINUTES 15 SECONDS EAST, 184.64 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 35 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 10: THENCE NORTH 89 DEGREES 40 MINUTES 10 SECONDS EAST ALONG SAID SOUTH LINE, 26.83 FEET; THENCE NORTH 0 DEGREES 19 MINUTES 50 SECONDS WEST, 35.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE NORTH 89 DEGREES 40 MINUTES 10 SECONDS EAST, ALONG SAID NORTH LINE, 80.57 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE SOUTH 0 DEGREES 35 MINUTES 15 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10 2582.41 FEET TO THE POINT OF BEGINNING.

#### **BASIS OF BEARINGS**

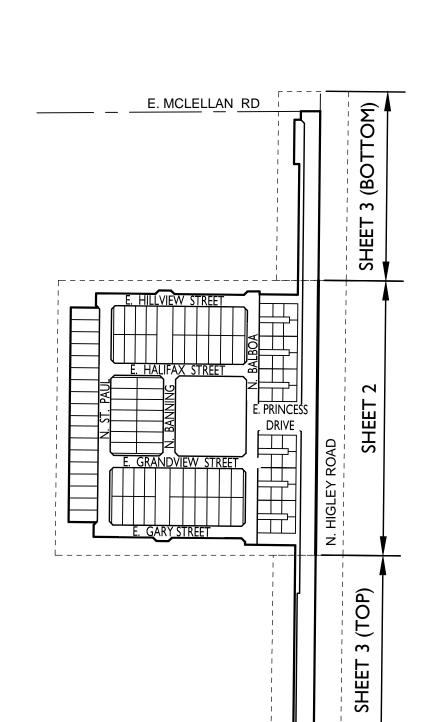
THE BASIS OF BEARINGS IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 10, T.1 N., R.6 E., ASSUMED BEARING NOO" 35' 15"E

#### FEMA FLOOD ZONE DELINEATION

HIGLEY HEIGHTS PHASE 1 LIES WITHIN ZONE "X" SHADED AS DEPICTED ON THE FLOOD INSURANCE RATE (FIRM) MAP (MAP NO. 04013C2280L DATED OCTOBER 16, 2013).

### **GENERAL NOTES**

- CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
- 2. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED WITH ALL UNIT OWNERS BEING MEMBERS OF THAT ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL OWN AND MAINTAIN ALL COMMON AREA
- 3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R(42)33.
- 4. ELECTRICAL LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- 5. A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (C.C.&R.'S) HAS BEEN OR WILL BE RECORDED FOR THIS SUBDIVISION WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL COMMON AREA TRACTS SHOWN ON THIS PLAT.
- 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.
- 7. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE BUILDING FORM STANDARDS ESTABLISHED IN THE ZONING ORDINANCE AS WELL AS COMPLIANCE WITH THE RESIDENTIAL DEVELOPMENT GUIDELINES.
- 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 OR THE PROPERTY OWNER(S).
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT THE MAINTENANCE OF ANY PRIVATE DRIVES, PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THIS PROJECT.
- 10. AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT HAS BEEN RECORDED WITH THE MARICOPA COUNTY RECORDER.THIS SUBDIVISION IS WITHIN TWO (2) MILES OF FALCON FIELD AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.
- 11. NOISE ATTENUATION MEASURES ARE TO BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE BUILDINGS TO ACHIEVE A NOISE LEVEL REDUCTION OF 25DB.
- 12. THIS SUBDIVISION IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA DEVELOPMENT AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 13. PATIOS HAVE BEEN INCLUDED IN THE OPEN SPACE CALCULATION FOR THE PRIVATE YARDS AND THEREFORE MAY NOT BE ENCLOSED.
- 14. THE SUM OF THE WALLS FOR THE HOMES WITHIN 10 FEET OF THE REAR PROPERTY LINE SHALL NOT EXCEED 55% OF THE OUTSIDE LENGTH OF THE CLUSTER.
- 15. DESIGNATED SOLID WASTE BARREL PICK-UP LOCATIONS FOR CLUSTER LOTS SHALL BE WITHIN 150 FEET OF THE UNIT.



# **KEY MAP/SHEET INDEX**

E. BROWN ROAD



TRACT USE TABLE						
TRACT	USE	AREA (SF)	AREA (AC)			
Α	LANDSCAPE, PUFE, DRAINAGE	38,549	0.8850			
В	ACCESS, PUFE, DRAINAGE	3,020	0.0693			
С	ACCESS, PUFE, DRAINAGE 3,02		0.0693			
D	ACCESS, PUFE, DRAINAGE 3,020 C					
E	LANDSCAPE, PUFE	1,589	0.0365			
F	LANDSCAPE, PUFE, DRAINAGE	31,845	0.7311			
G	ACCESS, PUFE, DRAINAGE	3,020	0.0693			
Н	ACCESS, PUFE, DRAINAGE	3,020	0.0693			
ı	ACCESS, PUFE, DRAINAGE	3,020	0.0693			
J	LANDSCAPE, PUFE	2,085	0.0479			
К	LANDSCAPE, PUFE, DRAINAGE	14,586	0.3349			
L	LANDSCAPE, PUFE	2,085	0.0479			
М	LANDSCAPE, PUFE	1,786	0.0410			
N	LANDSCAPE, PUFE	1,786	0.0410			
0	LANDSCAPE, PUFE, DRAINAGE	98,327	2.2573			
Р	LANDSCAPE, PUFE	2,085 0.0479				
Q	LANDSCAPE, PUFE, DRAINAGE	15,786 0.3624				
R	LANDSCAPE, PUFE	2,085	0.0479			
S	LANDSCAPE, PUFE	5,143	0.1181			

AREA SUMMARY TABLE					
DESCRIPTION	AREA (SF)	AREA (ACRES)			
LOTS	515,531 S.F.	11.8350 AC.			
TRACTS A THROUGH S	235,860 S.F.	5.4146 AC.			
NET AREA	751,394 S.F.	17.2496 AC.			
DEDICATED RIGHT-OF-WAY	426,783 S.F.	9.7976 AC.			
GROSS BOUNDARY	1,178,177 S.F.	27.0472 AC.			

SEE SHEET 3 FOR LOT AREA TABLE

# **FINAL PLAT HIGLEY HEIGHTS PHASE I**

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

## **DEDICATION**

STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS: THAT KB HOME PHOENIX INC, AN ARIZONA CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "HIGLEY HEIGHTS PHASE 1", BEING WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS, AND STREETS CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER, AND NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

KB HOME PHOENIX INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY DEDICATES TO THE CITY OF MESA (THE CITY) FOR USE AS SUCH THE RIGHT-OF-WAY AS SHOWN HEREON. A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES ARE HEREBY DEDICATED TO THE CITY OF MESA OVER

OWNER HEREBY GRANTS TO THE CITY, A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PUBLIC UTILITIES AND FACILITIES AND IS LOCATED UPON TRACTS B C, D, G, H & I AND WHERE SHOWN, IN, OVER, UNDER, UPON AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY AND FACILITIES EASEMENTS (PUFE) AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACING AND UTILIZING PUBLIC UTILITIES TOGETHER WITH THE RIGHT TO RELOCATE OR REMOVE, IN WHOLE OR PART, ANY ENCROACHMENT OR IMPROVEMENT IN THE PUFE WITHOUT COMPENSATION TO OWNER OR THE HIGLEY HEIGHTS HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION; FURTHER, ANY INCREASE IN COSTS INCURRED BY THE CITY DUE TO THE NEED TO REMOVE OR RELOCATE ANY SUCH ENCROACHMENT OR IMPROVEMENT FOR A CITY PROJECT SHALL BE REIMBURSED BY THE HIGLEY HEIGHTS HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION TO CITY, AND THE HIGLEY HEIGHTS HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION SHALL BE RESPONSIBLE FOR THE REPLACEMENT, IF NECESSARY, OF ANY REMOVED ENCROACHMENT OR IMPROVEMENT. PUBLIC UTILITIES LOCATING UTILITY FACILITIES IN THE PUFE SHALL COMPLY WITH THE CODES AND REGULATIONS OF THE CITY, SUCH PUBLIC UTILITIES SHALL BE AND REMAIN RESPONSIBLE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE AND REPAIR OF THEIR UTILITY FACILITIES.

WATER EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF MESA FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING OR REPLACING WATER FACILITIES.

GAS EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF MESA FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING OR REPLACING GAS FACILITIES.

ALL OTHER EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN

TRACTS A THROUGH S, INCLUSIVE, SHALL BE OWNED AND MAINTAINED BY THE HIGLEY HEIGHTS HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION. THERE WILL BE RECORDED HEREWITH A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR "HIGLEY HEIGHTS" WHICH WILL GOVERN THE USE AND MAINTENANCE FOR ALL COMMON AREA TRACTS SHOWN ON THIS PLAT.

THE UNDERSIGNED OWNER, AGREE AS FOLLOWS:

DRAINAGE COVENANTS:

THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT AS TRACTS A, B, C, D, F, G, H, I, K, O & Q ARE HEREBY RESERVED AS A DRAINAGE FACILITY AND RETENTION BASIN FOR THE INCLUSIVE CONVEYANCE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FOR PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO MAINTAIN SAID DRAINAGE FACILITIES AND RETENTION AREAS;

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 AN 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.

KB HOME PHOENIX INC. AN ARIZONA CORPORATION, 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 KB HOME PHOENIX INC. AN ARIZONA CORPORATION. WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS THEREOF: KB HOME PHOENIX INC., AN ARIZONA CORPORATION, AS OWNER, HAS CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF \_\_\_\_\_\_, ITS \_\_\_\_\_, THEREUNTO DULY AUTHORIZED TO DO SO.

DATED THIS DAY OF	_, 20
BY:	
ITS:	

#### **ACKNOWLEDGMENT**

STATE OF ARIZONA

COUNTY OF MARICOPA

\_. PERSONALLY APPEARED BEFORE ME. THE UNDERSIGNED NOTARY BEFORE ME, THIS THE \_\_ DAY OF \_\_\_\_\_, 20\_\_, \_\_\_\_\_, 20\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED SELF TO BE VICE PRESIDENT OF KB HOME PHOENIX INC, AN ARIZONA CORPORATION, BEING AUTHORIZED TO DO SO, EXECUTED BEFORE ME, THIS THE \_\_ DAY OF . THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

MY COMMISSION EXPIRES: \_\_\_\_\_

### **APPROVALS**

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA, ON THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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.

\_\_\_\_\_\_ DATE: \_\_\_\_\_\_

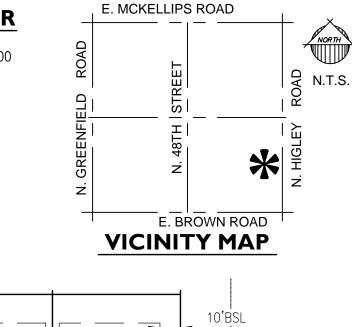
**DEVELOPER/OWNER** 

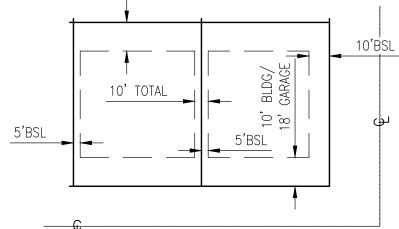
KB HOME PHOENIX INC. 10429 SOUTH 51ST STREET, SUITE 100 PHOENIX, AZ 85044 TEL: 480-758-3045 CONTACT: JANNELLE SPEAKE

## **ENGINEER**

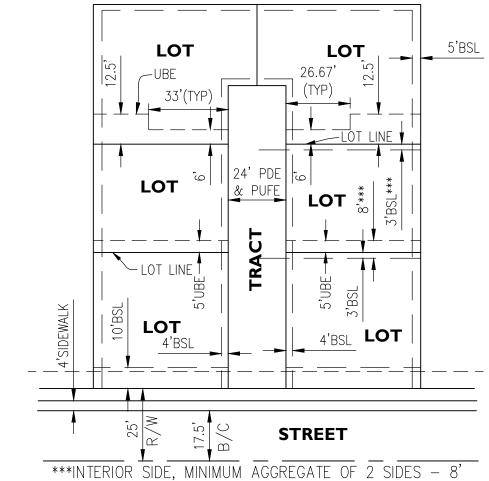
EPS GROUP, INC 2045 S. VINEYARD AVE. SUITE 101 MESA, AZ 85210 TEL: 480.503.2250

CONTACT: DAN AUXIER, P.E.





### **TYPICAL RSL-4.5 PAD BUILDING SETBACKS** N.T.S.



## **TYPICAL RSL-2.5 PAD BUILDING SETBACKS**

MINIMUM SETBACKS LOTS ZONING FRONT SIDE 1-71 | RSL-4.5 | 10' BLDG 10' ST. SIDE, PAD WALL/PORCH, 5' INT. SIDE, 18' GARAGE 10' INT. SIDE TOTAL

SEE SHEET 4 FOR TYPICAL USE AND BENEFIT EASEMENT (UBE) & PRIVATE DRIVE EASEMENT DETAIL

8' PORCH

10' ST. SIDE,

3' INT. SIDE,

8' INT. SIDE TOTAL

## **LEGEND**

FOUND BRASS CAP AS NOTED

72-107 | RSL-2.5 | 4' P/TRACT.

 $\mathsf{PAD}$ 

SET BRASS CAP AT COMPLETION OF CONSTRUCTION

CORNER OF SUBDIVISION, SET #4 REBAR W/CAP

RLS# 21071, OR AS NOTED

BRASS CAP

BRASS CAP IN A HAND HOLE

BUILDING SETBACK LINE MARICOPA COUNTY RECORDER

PRIVATE DRIVE EASEMENT PUFE PUBLIC UTILITY FACILITIES EASEMENT

PUBLIC UTILITY EASEMENT R/W RIGHT-OF-WAY

UBE USE & BENEFIT EASEMENT, SEE SHEET 4

VEHICULAR NON-ACCESS EASEMENT

WATER EASEMENT

LOT CORNER OF THIS SUBDIVSION

TRACT

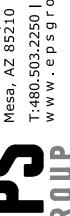
## FINAL PLAT CERTIFICATION

I, GAIL MORGAN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CONSISTING OF 4 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH APRIL 2014; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; THAT THE CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT TIME OF CONSTRUCTION.

GAIL MORGAN, R.L.S EPS GROUP, INC. 2045 S. VINEYARD SUITE 101 MESA, AZ 85210

**COUNTY RECORDER** 



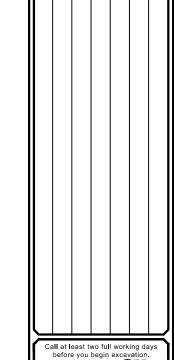




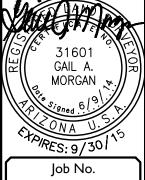
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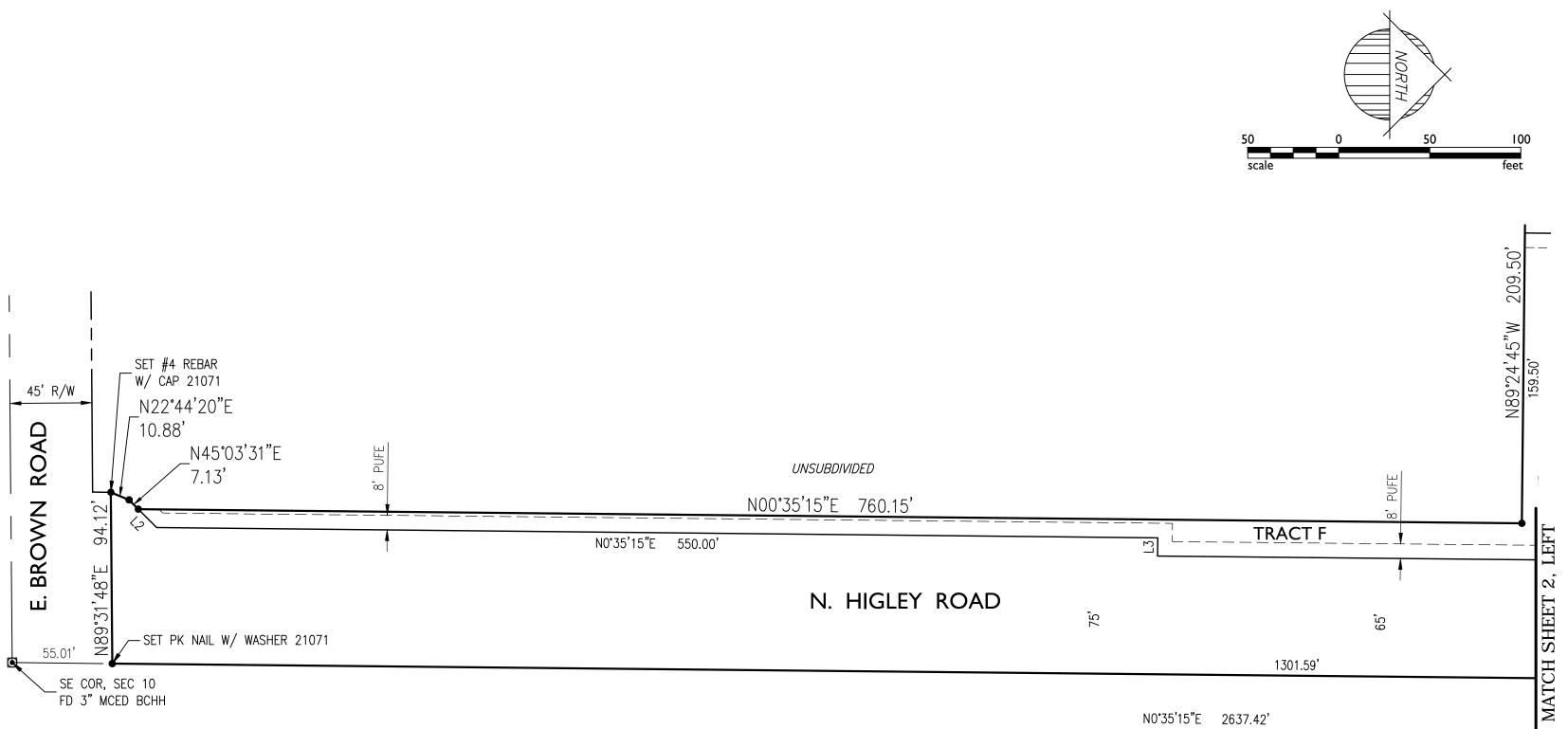
Revisions:







14-075 FP0 I Sheet No.



			CURVE TA	ABLE		
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRO
C1	14.14	4.50'	180°00'00"	INFINITY'	9.00'	S00°35'15"\
C2	14.14	4.50'	180°00'00"	INFINITY'	9.00'	N00°35'15"

\_N89°40'10"E 💆 🛪

N00°35'15"E 184.64'

E 1/4 COR, SEC 10 \_ FD 3" COM BCHH

TRACT A

N89°24'45"W\_

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'

LOT AREA TABLE			LOT AREA TABLE			
T #	AREA (SF)	AREA (AC)	LOT i	# AREA (SF)	AREA (	
1	6,045	0.1388	56	6,600	0.151	
2	6,000	0.1377	57	6,000	0.137	
3	6,000	0.1377	58	6,000	0.137	
4	6,000	0.1377	59	6,000	0.137	
5	6,000	0.1377	60	6,000	0.137	
6	6,000	0.1377	61	6,045	0.138	
7	5,400	0.1240	62	6,045	0.138	
8	5,400	0.1240	63	6,000	0.137	
9	5,400	0.1240	64	6,000	0.137	
10	5,445	0.1250	65	6,000	0.137	
11	5,445	0.1250	66	6,000	0.137	
12	5,400	0.1240	67	6,600	0.151	
13	5,400	0.1240	68	5,400	0.124	
14	5,400	0.1240	69	5,400	0.124	
15	6,000	0.1377	70	5,400	0.124	
16	6,000	0.1377	71	5,445	0.125	
17	6,000	0.1377	72	3,164	0.072	
18	6,000	0.1377	73	2,520	0.057	
19	6,000	0.1377	74	3,652	0.083	
20	6,045	0.1388	75	3,652	0.083	
21	6,045	0.1388	76	2,520	0.057	
22	6,000	0.1377	77	3,164	0.072	
23	6,000	0.1377	78	3,164	0.072	
24	6,000	0.1377	79	2,520	0.057	
 25	6,000	0.1377	80	3,652	0.083	
26	6,000	0.1377	81	3,652	0.083	
27	6,000	0.1377	82	2,520	0.057	
28	6,000	0.1377	83	3,164	0.072	
29	6,000	0.1377	84	3,164	0.072	
30	6,000	0.1377	85	2,520	0.057	
31	6,000	0.1377	86	3,652	0.083	
32	6,000	0.1377	87	3,652	0.083	
33	6,000	0.1377	88	2,520	0.057	
34	6,000	0.1377	89	3,164	0.072	
35	6,000	0.1377	90	3,164	0.072	
36	6,000	0.1377	91	2,520	0.057	
37	6,050	0.1389	92	3,652	0.083	
38	4,987	0.1145	93	3,652	0.083	
39	4,950	0.1136	94	2,520	0.057	
40	4,950	0.1136	95	3,164	0.072	
41	4,950	0.1136	96	3,164	0.072	
12	4,950	0.1136	97	2,520	0.072	
13	4,950	0.1136	98	3,652	0.037	
14	4,987	0.1145	99	3,652	0.083	
15 15	4,987	0.1145	100	2,520	0.057	
	4,950					
16 17		0.1136	101	3,164	0.072	
47 10	4,950	0.1136		3,164	0.072	
18 10	4,950	0.1136	103	2,520	0.057	
19 50	4,950	0.1136	104	3,652	0.083	
50	4,950	0.1136	105	3,652	0.083	
51	4,987	0.1145	106	2,520	0.057	
52	5,445	0.1250	107	3,164	0.072	
53	5,400	0.1240				
54	5,400	0.1240				

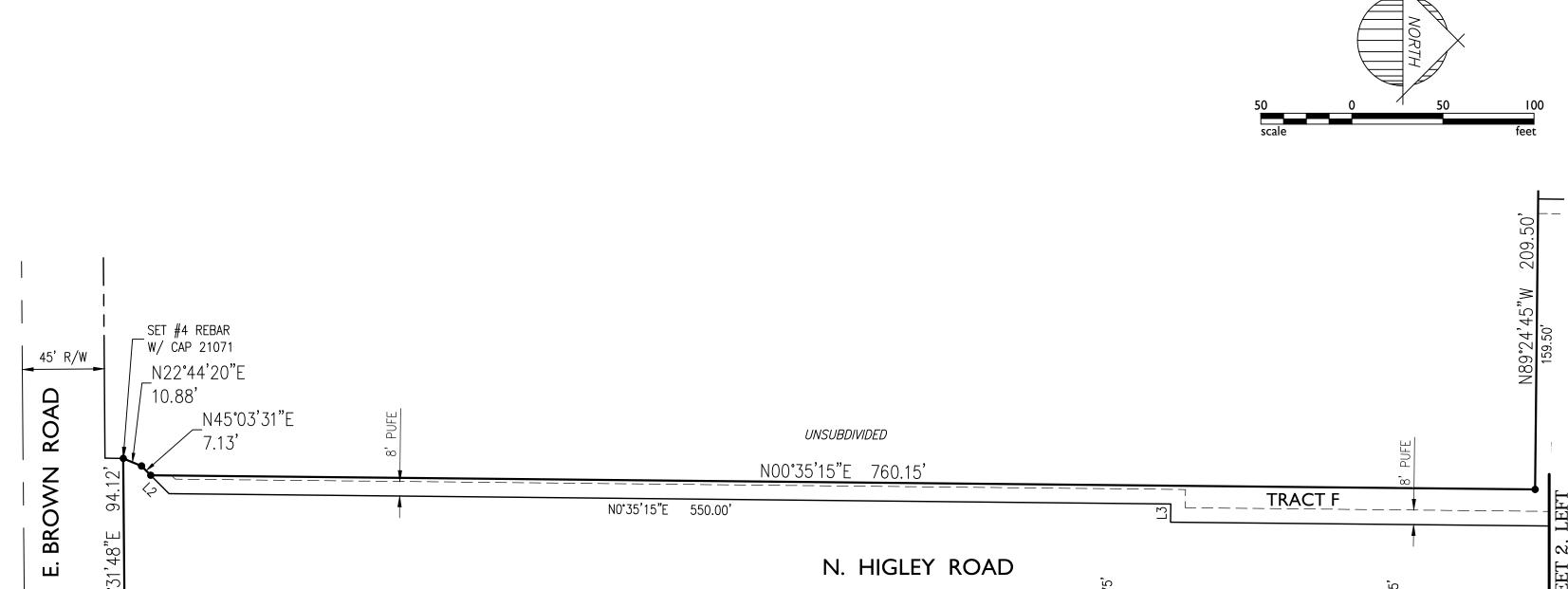
5,400

0.1240

COUNTY RECORDER

FP03 Sheet No.

14-075



UNSUBDIVIDED

N. HIGLEY ROAD

N00°35'15"E 544.00'



\_N45°35'15"E

\_N00°35'15"E

S0°35'15"W 1174.78'

1280.83

N0°35'15"E 2637.42'

**PHASE** 

HEIGHTS

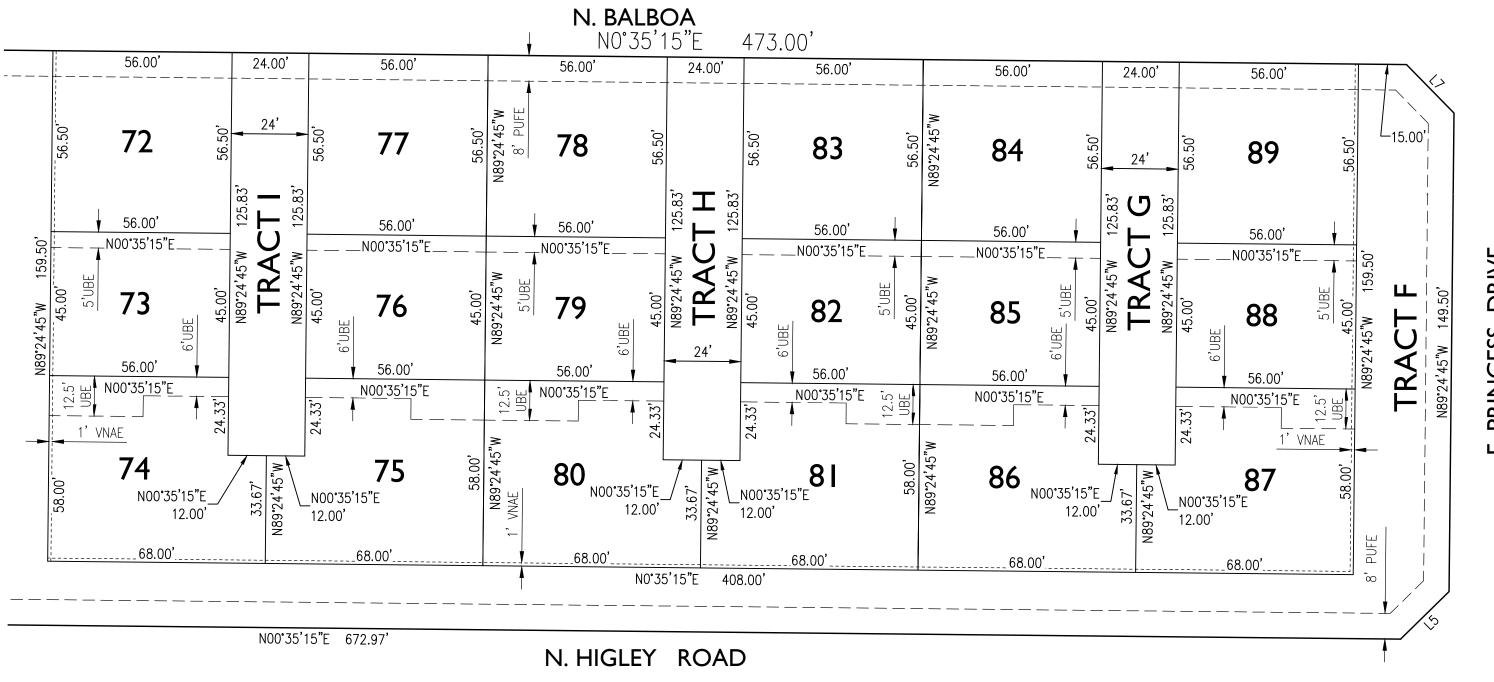
HIGLEY

Revisions:

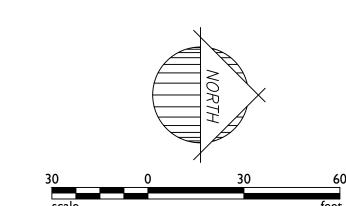
FINAL

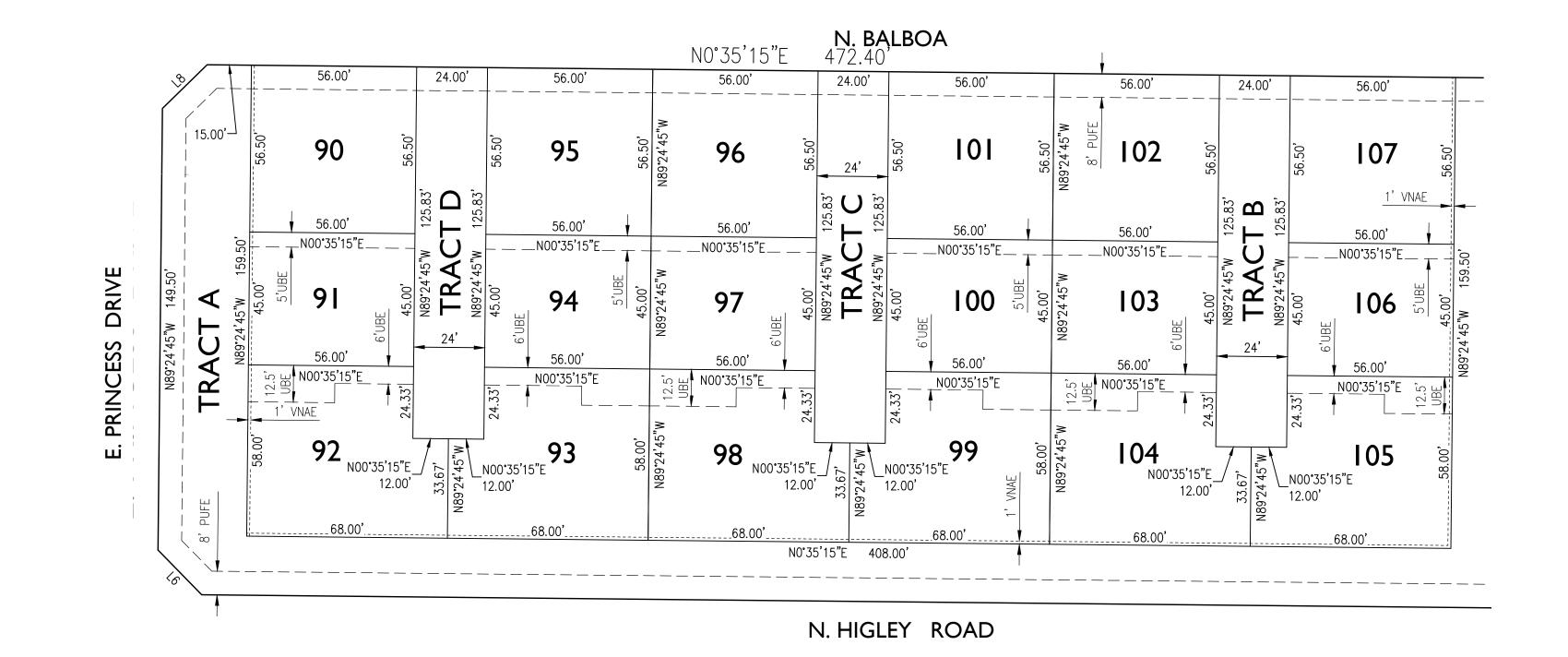




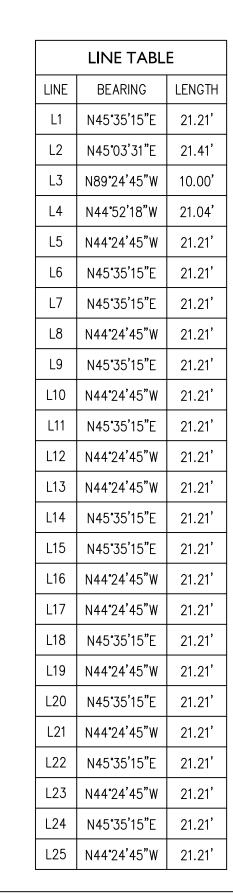


# DETAIL A

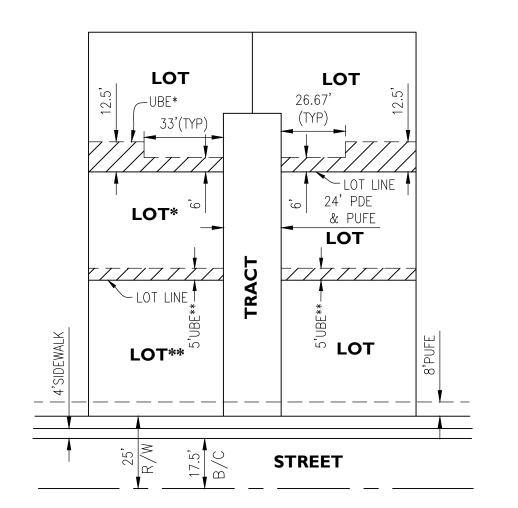




## DETAIL B



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		



UBE\* (ON BURDENED LOT) BENEFITS LOT\* (TYPICAL) UBE\*\* (ON BURDENED LOT) BENEFITS LOT\*\* (TYPICAL)

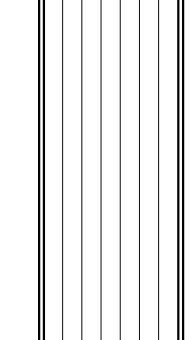
## TYPICAL USE AND BENEFIT EASEMENT (UBE) & PRIVATE DRIVE EASEMENT DETAIL

NOT TO SCALE

- 1. 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. 2. 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. 4. 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. 5. 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

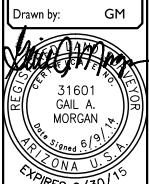
PH

HEIGH.



Revisions:

ARIZONA 811. Arizona Bino Statu, Inc.



Job No. 14-075 FP04 Sheet No.