

DEDICATION

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) ss.

KNOW ALL MEN BY THESE PRESENTS:

THAT PINNACLE RIDGE HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR EAGLE RIDGE AT MOUNTAIN BRIDGE, BEING A REPLAT OF A PORTION OF STATE PLAT NO. 15, MESA HIGHLANDS, RECORDED IN BOOK 320, PAGE 13, MARICOPA COUNTY RECORDS, LOCATED WITHIN THE SOUTH HALF OF SECTION 4, TOWNSHIP 1 NORTH, 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 THE STREET, LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT THE STREET, LOTS, TRACTS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER OR LETTER GIVEN TO IT RESPECTIVELY. PINNACLE RIDGE HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY HEREBY DEDICATES TO THE CITY OF MESA FOR USE AS SUCH THE PUBLIC DRAINAGE, EMERGENCY ACCESS AND PUBLIC UTILITY EASEMENTS SHOWN HEREON.

TRACT "A" IS HEREBY DEDICATED AS EASEMENT FOR INGRESS/EGRESS FOR REFUSE AND EMERGENCY TYPE VEHICLES, PUBLIC UTILITY SYSTEMS, AND PRIVATE DRAINAGE. ALL OTHER EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN HEREON.

TRACT "B" IS HEREBY DECLARED FOR OPEN SPACE, PRIVATE DRAINAGE AND LANDSCAPE PURPOSES FOR USE BY ALL LOT OWNERS WITHIN THE MOUNTAIN BRIDGE COMMUNITY ASSOCIATION.

TRACTS "A" AND "B" SHALL BE CONVEYED TO AND MAINTAINED BY THE MOUNTAIN BRIDGE COMMUNITY ASSOCIATION.

DWELLING UNITS WILL NOT BE CONSTRUCTED ON SAID TRACTS. THE PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF MESA AS NON-EXCLUSIVE EASEMENTS FOR PUBLIC UTILITIES AND FACILITIES. ALL SUCH UTILITIES SHALL BE LOCATED UNDERGROUND IN CONFORMITY WITH EXISTING AND FUTURE STANDARDS APPLICABLE TO UNDERGROUND UTILITIES. THE VEHICULAR NON-ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF MESA.

RESTRICTIVE COVENANTS:

THE UNDERSIGNED OWNER(S), AGREE AS FOLLOWS:

1) THAT THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT AND TRACTS "A", AND "B", ARE HEREBY RESERVED AS DRAINAGE FACILITIES AND RETENTION BASINS 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;

2) THAT 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;

3) THAT 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

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 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 OR 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.

IN WITNESS WHEREOF:

PINNACLE RIDGE HOLDINGS, L.L.C., AN ARIZONA 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(S).

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2013.

PINNACLE RIDGE HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY \_\_\_\_\_ ITS \_\_\_\_\_  
NAME TITLE

ACKNOWLEDGMENT

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) ss.

ON THIS, THE \_\_\_\_ DAY OF \_\_\_\_\_, 2013, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE \_\_\_\_\_ OF PINNACLE RIDGE HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THEIR NAMES AS OFFICER.

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

NOTARY PUBLIC \_\_\_\_\_

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

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THE

\_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

APPROVED BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
MAYOR 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.

APPROVED BY: \_\_\_\_\_

EAGLE RIDGE AT MOUNTAIN BRIDGE

BEING A REPLAT OF A PORTION OF STATE PLAT NO. 15, MESA HIGHLANDS, RECORDED IN BOOK 320, PAGE 13, MARICOPA COUNTY RECORDS, LOCATED WITHIN A PORTION OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

ENGINEER

WOOD, PATEL & ASSOCIATES, INC.  
2220 SOUTH COUNTRY CLUB DRIVE  
SUITE 101  
MESA, AZ 85210  
PHONE: (480) 834-3300  
FAX: (602) 335-8550  
CONTACT: MR. DARRELL D. SMITH, P.E.

OWNERS

PINNACLE RIDGE HOLDINGS, L.L.C.  
c/o PAUL DUGAS  
3321 EAST BASELINE ROAD  
GILBERT, ARIZONA 85234  
PHONE: (480) 892-4492  
FAX: (480) 892-5106

DESCRIPTION

A portion of State Plat No. 15 Mesa Highlands, recorded in Book 320, page 13, Maricopa County Records (M.C.R.), lying within Section 4, Township 1 North, Range 7 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the east quarter corner of said Section 4, a G.L.O. brass cap stamped 1921, from which the west quarter corner of said section, a brass cap in handhole, bears North 89°59'57" West, a distance of 5280.65 feet;  
THENCE along the east-west mid-section line of said section, North 89°59'57" West, a distance of 960.52, to the POINT OF BEGINNING;  
THENCE leaving said east-west mid-section line, South 00°00'02" West, a distance of 32.69 feet;  
THENCE South 78°30'17" East, a distance of 49.22 feet;  
THENCE South 63°53'25" East, a distance of 67.47 feet;  
THENCE South 45°29'56" East, a distance of 49.01 feet;  
THENCE South 29°13'10" East, a distance of 38.29 feet;  
THENCE South 16°28'22" East, a distance of 80.37 feet;  
THENCE South 00°15'58" West, a distance of 51.84 feet;  
THENCE South 19°59'32" West, a distance of 73.64 feet;  
THENCE South 36°00'49" West, a distance of 89.47 feet;  
THENCE South 17°53'03" West, a distance of 85.08 feet;  
THENCE South 29°07'02" West, a distance of 82.51 feet;  
THENCE South 33°20'26" West, a distance of 83.65 feet;  
THENCE South 40°58'16" West, a distance of 82.47 feet;  
THENCE South 48°41'07" West, a distance of 79.71 feet;  
THENCE South 56°04'14" West, a distance of 82.19 feet;  
THENCE South 55°50'22" West, a distance of 54.98 feet;  
THENCE South 47°59'34" West, a distance of 58.76 feet;  
THENCE South 40°01'48" West, a distance of 55.27 feet;  
THENCE South 32°08'05" West, a distance of 59.58 feet;  
THENCE South 24°56'59" West, a distance of 58.48 feet;  
THENCE South 16°13'12" West, a distance of 54.64 feet;  
THENCE South 16°25'19" West, a distance of 75.12 feet;  
THENCE South 18°58'31" West, a distance of 69.64 feet;  
THENCE South 18°21'12" West, a distance of 187.48 feet, to the northerly right-of-way line of E. Upper Canyon Drive, as shown on Map of Dedication recorded in Book 1162, Page 42, M.C.R.;  
THENCE along said right-of-way-line, North 71°44'02" West, a distance of 461.90 feet, to the beginning of a curve;  
THENCE westerly along said curve, having a radius of 2569.00 feet, concave southerly, through a central angle of 03°38'36", a distance of 163.36 feet, to a point of intersection with a non-tangent line;  
THENCE leaving said right-of-way line, North 18°37'20" East, a distance of 83.57 feet;  
THENCE North 27°32'02" East, a distance of 208.62 feet;  
THENCE North 58°24'56" West, a distance of 8.94 feet;  
THENCE North 32°34'11" East, a distance of 101.55 feet;  
THENCE North 46°44'26" East, a distance of 408.66 feet;  
THENCE South 44°11'40" East, a distance of 23.02 feet;  
THENCE North 44°47'37" East, a distance of 102.87 feet;  
THENCE South 46°30'15" East, a distance of 23.94 feet;  
THENCE North 43°20'46" East, a distance of 96.63 feet;  
THENCE South 48°49'51" East, a distance of 33.29 feet;  
THENCE North 42°47'15" East, a distance of 139.93 feet;  
THENCE North 50°56'51" West, a distance of 83.17 feet;  
THENCE North 12°26'04" East, a distance of 52.74 feet;  
THENCE North 43°13'49" East, a distance of 131.20 feet;  
THENCE North 44°50'32" West, a distance of 103.75 feet;  
THENCE North 58°25'31" West, a distance of 57.29 feet;  
THENCE North 00°00'00" East, a distance of 58.79 feet, to said east-west mid-section line;  
THENCE along said east-west mid-section line, South 89°59'57" East, a distance of 406.88 feet, to the POINT OF BEGINNING.

BASIS OF BEARING

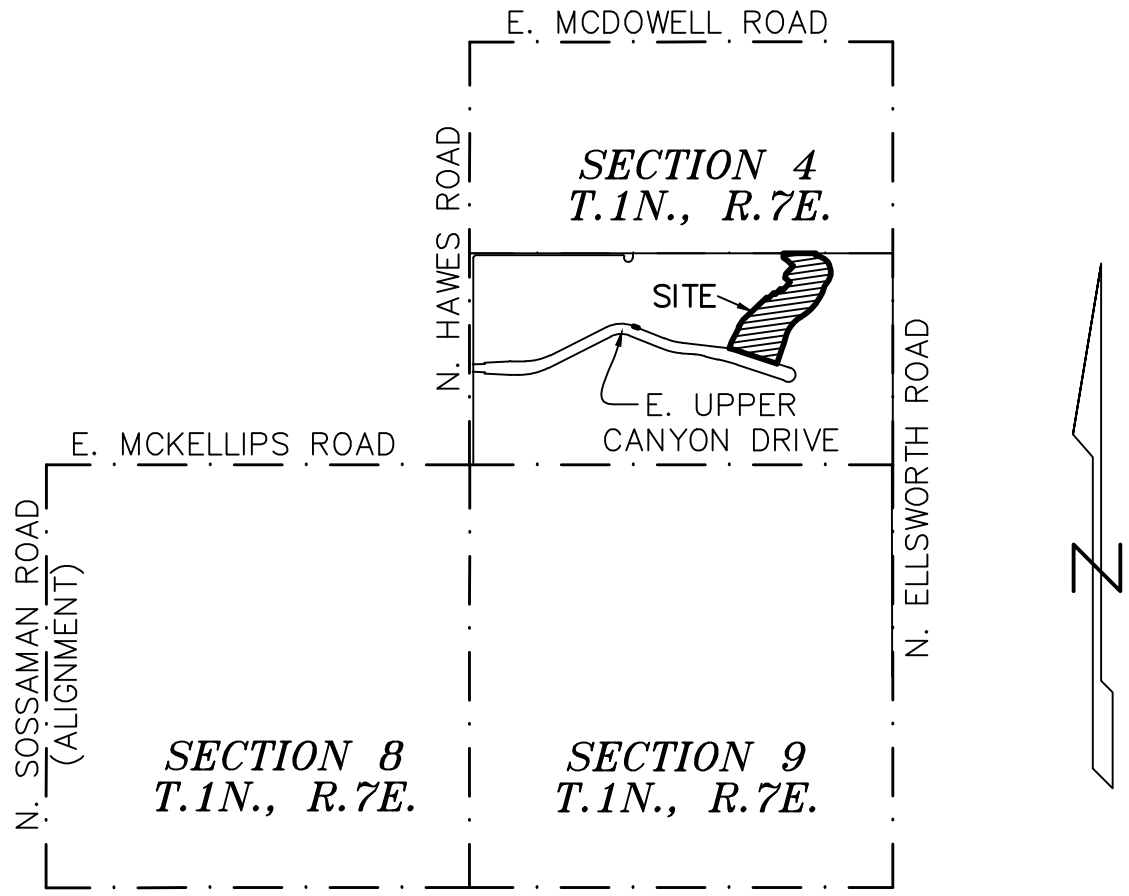
THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9, USING A BEARING OF NORTH 00 DEGREES 03 MINUTES 29 SECONDS WEST PER STATE PLAT NO. 15 MESA HIGHLANDS RECORDED IN BOOK 320, PAGE 13, M.C.R.

BENCHMARK

BRASS TAG IN HEADWALL, SOUTHWEST CORNER OF E. MCKELLIPS ROAD AND N. HAWES ROAD. CITY OF MESA DATUM (NAVD 88) ELEV=1664.15'

NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE AND REMOVABLE SECTION TYPE FENCING.
- 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 THIS PROJECT, OR LANDSCAPING WITHIN THE RIGHTS OF WAY ALONG EAST UPPER CANYON DRIVE.



VICINITY MAP

N.T.S.

NOTES (continued)

- 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 WITH IN 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 MOUNTAIN BRIDGE COMMUNITY ASSOCIATION, HOME OWNER'S ASSOCIATION OR THE PROPERTY OWNER(S).
- 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.
- UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R.(42)33.
- ELECTRICAL LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- COMMUNICATION LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- THIS SUBDIVISION IS SUBJECT TO THE CITY OF MESA DESERT UPLANDS DEVELOPMENT STANDARDS.
- THE PROPERTY DEPICTED ON THIS PLAT IS LOCATED WITHIN AN AREA DESIGNATED AS OTHER FLOOD AREAS ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C2285 L, WITH A DATE OF OCTOBER 16, 2013.
- THIS FINAL PLAT IS SUBJECT TO THE "DEVELOPMENT AGREEMENT" BETWEEN THE CITY OF MESA AND PINNACLE RIDGE HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NO. 2007-1059163, M.C.R., DATED SEPTEMBER 24, 2007.
- THE IDENTIFIED 404 WASHES ARE A SECTION 404 JURISDICTIONAL DELINEATED WASH AND HAVE BEEN PERMITTED FOR DISTURBANCE PER U.S. ARMY CORPS OF ENGINEERS, DEPARTMENT OF THE ARMY, PERMIT NUMBER SPL-2004-1493-SDM, EFFECTIVE 7-17-07.
- THE IDENTIFIED 404 WASHES ARE BASED ON EXISTING CONDITIONS AS SHOWN ON AERIAL INFORMATION AND U.S. ARMY CORPS OF ENGINEER JURISDICTIONAL DELINEATIONS FROM 1997. SAID WASHES DEPICTED HEREON REFLECT THE APPROXIMATE LOCATION OF THE FLOW LINE AREA ALONG THE BOTTOM-OF-WASH AND ARE SUBJECT TO CHANGE. REFER TO ORIGINAL U.S. ARMY CORPS OF ENGINEER DOCUMENTS FOR LIMITS OF 404 WASH BOTTOM. DRAINAGE EASEMENTS DEDICATED HEREON ARE INTENDED TO CONTAIN THE 404 WASH AND ARE NOT INTENDED TO REPRESENT FLOOD PLAINS.
- THE MAINTENANCE OF THE LANDSCAPING, PUBLIC AND PRIVATE DRAINAGE AND ASSOCIATED IMPROVEMENTS WITHIN RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION AS SPECIFIED IN THE RECORDED "DEVELOPMENT AGREEMENT", AS REFERENCED IN THE ABOVE NOTE #10.
- EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING FOR A TOTAL OF 35 UNITS.
- THE MAINTENANCE OF THE LANDSCAPING, DRAINAGE AND ASSOCIATED IMPROVEMENTS WITHIN TRACTS "A" AND "B SHALL BE THE RESPONSIBILITY OF THE MOUNTAIN BRIDGE COMMUNITY ASSOCIATION.
- THIS SUBDIVISION IS SUBJECT TO THE CITY OF MESA RESIDENTIAL DEVELOPMENT GUIDELINES.
- A PROPERTY OWNERS ASSOCIATION SHALL BE ESTABLISHED WITH ALL LOT OWNERS BEING MEMBERS OF THAT ASSOCIATION. THE PROPERTY OWNERS ASSOCIATION SHALL OWN AND MAINTAIN ALL TRACTS.
- 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 AREAS SHOWN ON THIS PLAT.
- PUBLIC UTILITY AND FACILITY EASEMENTS (P.U.F.E.) WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS OF SRP FACILITIES IN P.U.F.E.'S ON THIS PLAT.

CERTIFICATION

I, KATHY M. SVECHOVSKY, OF WOOD, PATEL & ASSOCIATES, INC. HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS FINAL PLAT CONSISTING OF FOUR (4) SHEETS REPRESENTS A SURVEY PERFORMED BY WOOD, PATEL & ASSOCIATES, INC., DURING THE MONTH OF MAY OF 2005; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS SHOWN ACTUALLY 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.

KATHY M. SVECHOVSKY  
REGISTERED LAND SURVEYOR #46118  
WOOD, PATEL & ASSOCIATES, INC.  
2220 S. COUNTRY CLUB DRIVE  
SUITE 101  
MESA, ARIZONA 85210  
DATE

EAGLE RIDGE AT MOUNTAIN BRIDGE

FINAL PLAT



WOOD/PATEL

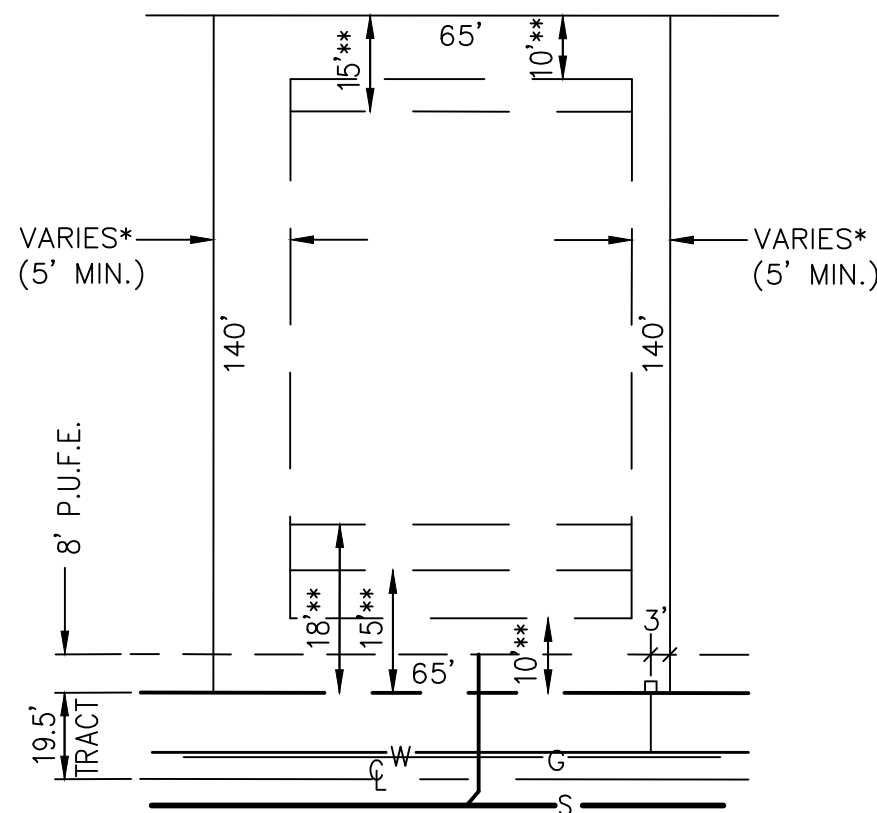
CIVIL ENGINEERS  
HYDROLOGISTS  
LAND SURVEYORS  
CONSTRUCTION MANAGERS  
2220 S. Country Club Dr.  
Suite 101  
Mesa, AZ 85210  
(480) 834-3300  
www.woodpatel.com  
PHOENIX • MESA • TUCSON

COMPLETED SURVEY FIELD WORK ON	N/A
CHECKED BY	KMS
CAD TECHNICIAN	JRM
SCALE	N.T.S.
DATE	02/04/14
JOB NUMBER	1.33996
SHEET	1 OF 4

E: MOUNTAIN BRIDGE 201311130961 SURVEY PLAT 130961.DWG

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 1	9100	0.2089
LOT 2	9100	0.2089
LOT 3	9132	0.2096
LOT 4	9872	0.2266
LOT 5	9872	0.2266
LOT 6	9872	0.2266
LOT 7	9872	0.2266
LOT 8	9872	0.2266
LOT 9	9872	0.2266
LOT 10	9868	0.2265
LOT 11	11035	0.2533
LOT 12	11028	0.2532
LOT 13	11028	0.2532
LOT 14	11028	0.2532
LOT 15	10866	0.2494
LOT 16	14777	0.3392
LOT 17	14777	0.3392
LOT 18	14777	0.3392

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 19	12126	0.2784
LOT 20	9670	0.2220
LOT 21	10137	0.2327
LOT 22	10137	0.2327
LOT 23	10137	0.2327
LOT 24	10137	0.2327
LOT 25	10137	0.2327
LOT 26	9800	0.2250
LOT 27	10398	0.2387
LOT 28	10398	0.2387
LOT 29	10398	0.2387
LOT 30	10410	0.2390
LOT 31	10186	0.2338
LOT 32	9134	0.2097
LOT 33	9100	0.2089
LOT 34	9100	0.2089
LOT 35	9589	0.2201

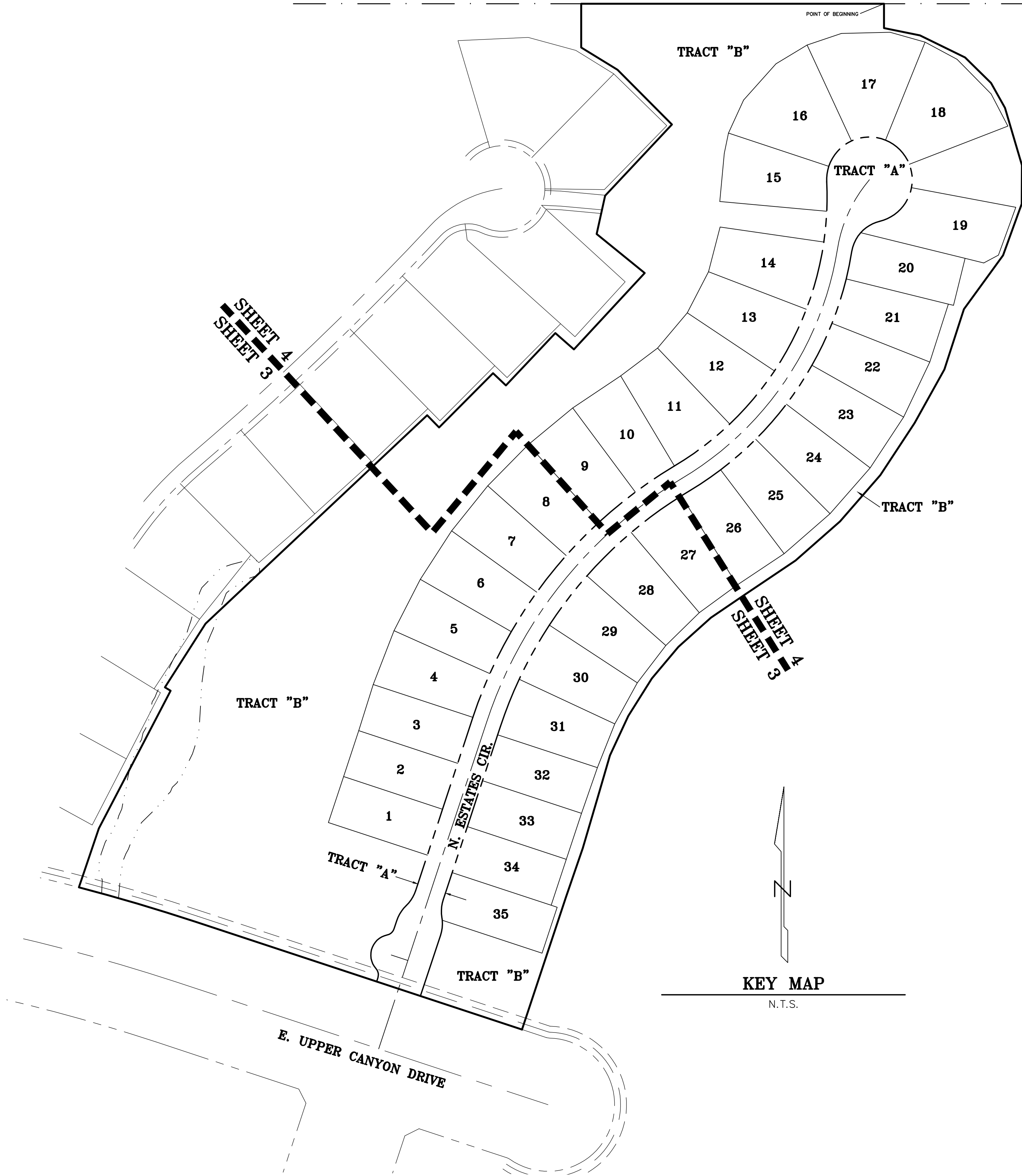


TYPICAL LOT LAYOUT NTS

\*SIDEYARD SETBACKS:  
SETBACKS MUST EQUAL AN AGGREGATE DISTANCE OF 15' WITH A MINIMUM OF 5' ON ONE SIDE. SETBACKS SHOWN ON LOTS ARE MINIMUM DISTANCES FROM THE PROPERTY LINES FOR BUILDING ENVELOPE BOUNDARIES & HOME CONSTRUCTION INCLUDING PATIOS & ACCESSORY STRUCTURES.

\*\*FRONT YARD SETBACKS:  
1. 18' MIN. SETBACK FROM PROPERTY LINE TO FACE OF GARAGE  
2. 15' MIN. SETBACK TO LIVABLE SPACE OR SIDE LOAD GARAGE.  
3. 10' SETBACK TO FRONT OF PORCH.

\*\*\*REARYARD SETBACKS  
1. 10' MIN SETBACK TO COVERED PATIO  
2. 15' MIN SETBACK TO LIVABLE SPACE

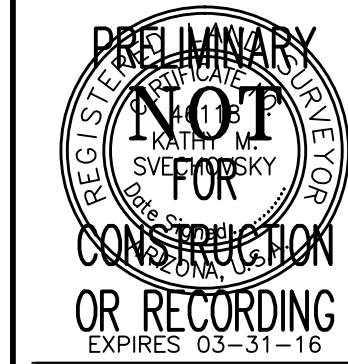


KEY MAP  
N.T.S.

PARCEL AREA  
AREA: 17.5808 AC. 165,819 S.F.

TRACT TABLE (ACRES)		
TRACT	PURPOSE	AREA
"A"	PRIVATE STREET; INGRESS/EGRESS FOR REFUSE & EMERGENCY	1.4353
"B"	TYPE VEHICLES, P.U.E., PUBLIC UTILITY SYSTEMS AND DRAINAGE	7.7263
"B"	OPEN SPACE, LANDSCAPE AND DRAINAGE	9.1616
TOTAL		9.1616
NOTE: NOT ALL OF THE EASEMENTS LISTED IN THE TRACT SUMMARY TABLE ENCOMPASS THE ENTIRE TRACT.		

OPEN SPACE AREA TABLE (ACRES)			
TRACT	"A"	"B"	TOTAL
UNDISTURBED OPEN SPACE AREA	---	4.3972	4.3972
RESTORED OPEN SPACE AREA	---	2.3765	2.3765
REVEGETATED OPEN SPACE AREA	---	0.9526	0.9526
TOTAL			7.7263



**WOOD/PATEL**  
CIVIL ENGINEERS  
HYDROLOGISTS  
LAND SURVEYORS  
CONSTRUCTION MANAGERS  
2220 S. Country Club Dr.  
Suite 101  
Mesa, AZ 85210  
(480) 834-3300  
www.woodpatel.com  
PHOENIX • MESA • TUCSON

COMPLETED SURVEY FIELD  
WORK ON N/A  
CHECKED BY KMS  
CAD TECHNICIAN JRM  
SCALE N.T.S.  
DATE 02/04/14  
JOB NUMBER 133996  
SHEET 2 OF 4



EAGLE RIDGE AT MOUNTAIN BRIDGE

FINAL PLAT



WOOD/PATEL

CIVIL ENGINEERS  
HYDROLOGISTS  
LAND SURVEYORS  
CONSTRUCTION MANAGERS  
2220 S. Country Club Dr.  
Suite 101  
Mesa, AZ 85210  
(480) 834-3300  
www.woodpatel.com  
PHOENIX • MESA • TUCSON

COMPLETED SURVEY FIELD  
WORK ON N/A  
CHECKED BY KMS  
CAD TECHNICIAN JRM  
SCALE 1"=50'  
DATE 02/04/14  
JOB NUMBER 133996  
SHEET 3 OF 4

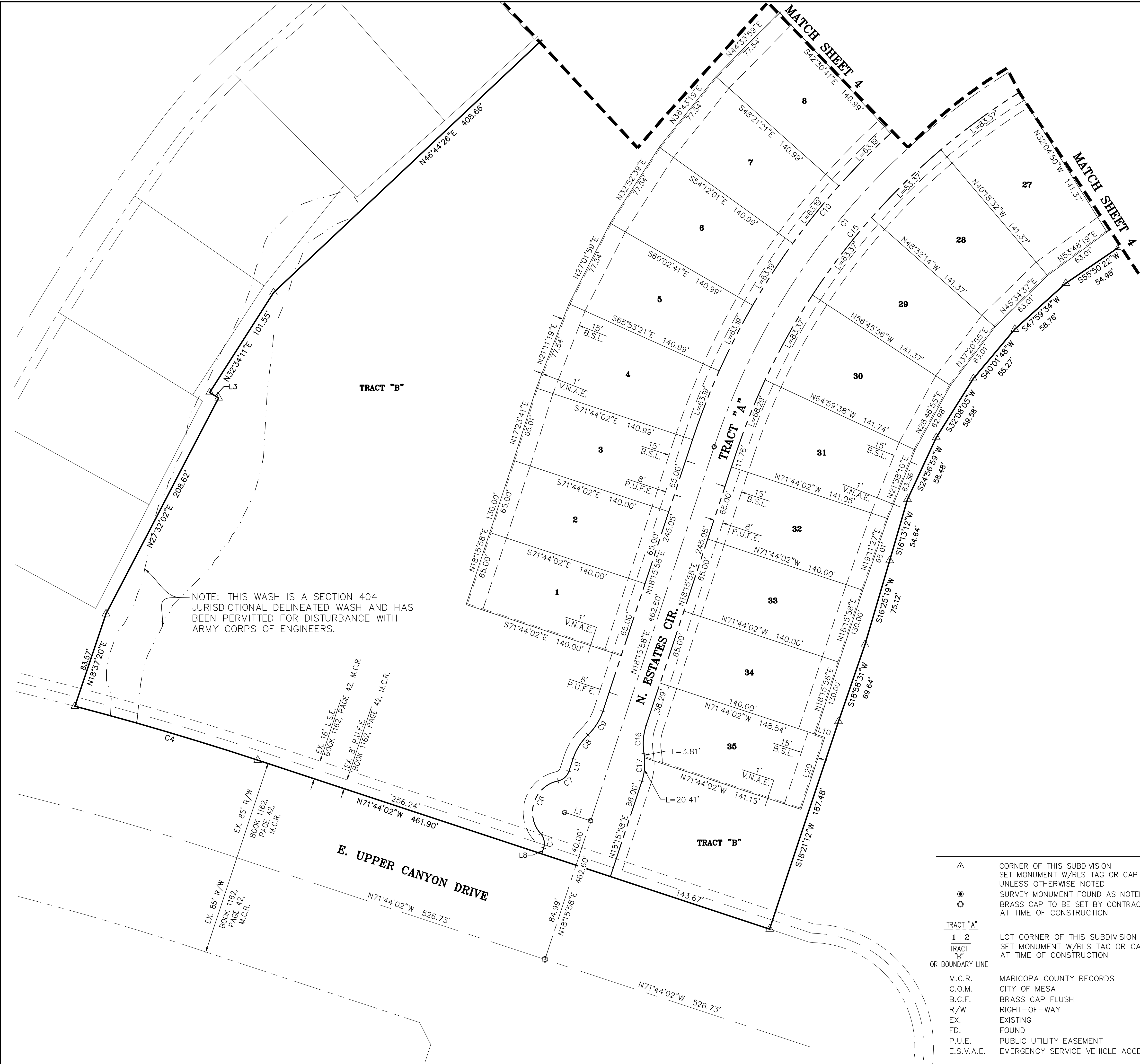
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S71°44'02"E	23.50'
L3	N58°24'56"W	8.94'
L8	N18°15'58"E	5.36'
L9	S18°15'58"W	11.36'
L10	N71°44'02"W	8.54'
L20	N18°15'58"E	65.00'

EASEMENT CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C1	40°54'31"	600.00'	428.39'	223.79'	419.35'
C4	3°38'36"	2569.00'	163.36'	81.71'	163.33'
C5	60°00'00"	12.50'	13.09'	7.22'	12.50'
C6	120°00'00"	27.50'	57.60'	47.63'	47.63'
C7	60°00'00"	12.50'	13.09'	7.22'	12.50'
C8	27°44'55"	50.00'	24.22'	12.35'	23.98'
C9	27°44'55"	50.00'	24.22'	12.35'	23.98'
C10	40°54'31"	619.50'	442.32'	231.06'	432.98'
C15	40°54'31"	580.50'	414.47'	216.51'	405.72'
C16	27°44'55"	50.00'	24.22'	12.35'	23.98'
C17	27°44'55"	50.00'	24.22'	12.35'	23.98'

LEGEND

△	CORNER OF THIS SUBDIVISION SET MONUMENT W/RLS TAG OR CAP UNLESS OTHERWISE NOTED	P.U.F.E.	PUBLIC UTILITY AND FACILITIES EASEMENT
●	SURVEY MONUMENT FOUND AS NOTED	L.S.E.	LANDSCAPE EASEMENT
○	BRASS CAP TO BE SET BY CONTRACTOR AT TIME OF CONSTRUCTION	VNAE	VEHICULAR NON-ACCESS EASEMENT
TRACT "A"		B.S.L.	BUILDING SETBACK LINE
1 2		AC.	ACRES
TRACT "B"		S.F.	SQUARE FEET
OR BOUNDARY LINE		MIN.	MINIMUM
M.C.R.	MARICOPA COUNTY RECORDS	CL	CENTERLINE
C.O.M.	CITY OF MESA	PL	PROPERTY LINE
B.C.F.	BRASS CAP FLUSH	G.L.O.	GENERAL LAND OFFICE
R/W	RIGHT-OF-WAY	BK.	BOOK
EX.	EXISTING	PG.	PAGE
FD.	FOUND	PLAT BOUNDARY LINE	
P.U.E.	PUBLIC UTILITY EASEMENT	LOT LINE	
E.S.V.A.E.	EMERGENCY SERVICE VEHICLE ACCESS EASEMENT	CENTER LINE	
		SECTION LINE	
		RIGHT-OF-WAY/PRIVATE STREET TRACT LINE	
		EASEMENT LINE AS NOTED	
		SECTION 404 WASH	

R:\MOUNTAIN BRIDGE\2013\133996\SURVEY\PLAT\3996FD.DWG



NOTE: THIS WASH IS A SECTION 404  
JURISDICTIONAL DELINEATED WASH AND HAS  
BEEN PERMITTED FOR DISTURBANCE WITH  
ARMY CORPS OF ENGINEERS.

E. UPPER CANYON DRIVE

TRACT "B"

TRACT "A"

N. ESTATES CIR.

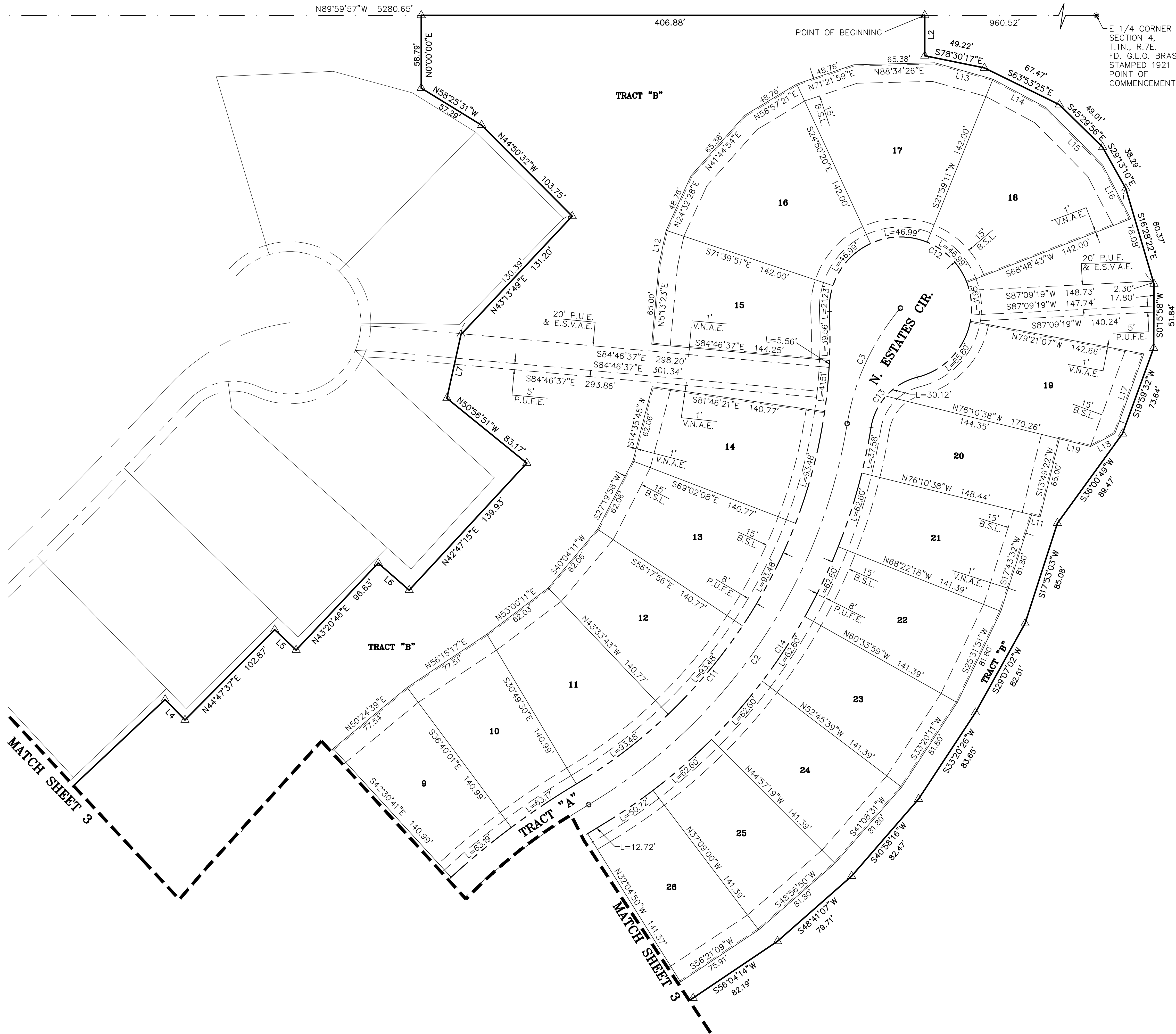
W 1/4 CORNER  
SECTION 4,  
T.1N., R.7E.  
FD. BRASS CAP  
IN HANDHOLE

LINE TABLE		
LINE	BEARING	DISTANCE
L2	S00°00'02"W	32.69'
L4	S44°11'40"E	23.02'
L5	S46°30'15"E	23.94'
L6	S48°49'51"E	33.29'
L7	N12°26'04"E	52.74'
L11	N76°10'38"W	7.05'
L12	N11°49'23"E	27.86'
L13	S74°13'08"E	48.76'
L14	S61°48'30"E	48.76'
L15	S44°36'03"E	65.38'
L16	S27°23'36"E	48.76'
L17	N19°59'32"E	68.45'
L18	S61°54'27"W	22.32'
L19	N76°10'38"W	25.92'

EASEMENT CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C2	50°02'18"	440.00'	384.27'	205.35'	372.17'
C3	31°11'15"	191.20'	104.08'	53.36'	102.80'
C11	61°59'35"	420.50'	454.97'	252.63'	433.10'
C12	259°02'02"	57.50'	259.96'	-69.71'	88.72'
C13	67°04'45"	50.00'	58.54'	33.14'	55.25'
C14	50°02'18"	459.50'	401.30'	214.46'	388.66'

### LEGEND

△	CORNER OF THIS SUBDIVISION SET MONUMENT W/RLS TAG OR CAP UNLESS OTHERWISE NOTED
●	SURVEY MONUMENT FOUND AS NOTED
○	BRASS CAP TO BE SET BY CONTRACTOR AT TIME OF CONSTRUCTION
TRACT "A"	
1 2	LOT CORNER OF THIS SUBDIVISION SET MONUMENT W/RLS TAG OR CAP AT TIME OF CONSTRUCTION
TRACT "B"	
OR BOUNDARY LINE	
M.C.R.	MARICOPA COUNTY RECORDS
C.O.M.	CITY OF MESA
B.C.F.	BRASS CAP FLUSH
R/W	RIGHT-OF-WAY
EX.	EXISTING
FD.	FOUND
P.U.E.	PUBLIC UTILITY EASEMENT
P.U.F.E.	PUBLIC UTILITY AND FACILITIES EASEMENT
L.S.E.	LANDSCAPE EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
B.S.L.	BUILDING SETBACK LINE
AC.	ACRES
S.F.	SQUARE FEET
MIN.	MINIMUM
CL	CENTERLINE
PL	PROPERTY LINE
G.L.O.	GENERAL LAND OFFICE
BK.	BOOK
PG.	PAGE
E.S.V.A.E.	EMERGENCY SERVICE VEHICLE ACCESS EASEMENT
---	PLAT BOUNDARY LINE
---	LOT LINE
---	CENTER LINE
---	SECTION LINE
---	RIGHT-OF-WAY/PRIVATE STREET TRACT LINE
---	EASEMENT LINE AS NOTED
---	SECTION 404 WASH



## EAGLE RIDGE AT MOUNTAIN BRIDGE

FINAL PLAT



### WOOD/PATEL

CIVIL ENGINEERS  
HYDROLOGISTS  
LAND SURVEYORS  
CONSTRUCTION MANAGERS  
2220 S. Country Club Dr.  
Suite 101  
Mesa, AZ 85210  
(480) 834-3300  
www.woodpatel.com  
PHOENIX • MESA • TUCSON

COMPLETED SURVEY FIELD WORK ON	N/A
CHECKED BY	KMS
CAD TECHNICIAN	JRM
SCALE	1"=50'
DATE	02/04/14
JOB NUMBER	133996
SHEET	4 OF 4

R:\MOUNTAIN BRIDGE\2013\133996\SURVEY\PLAT\3996FD.DWG