

APPLICANT

SEAN LAKE
PETER AND LAKE, P.L.C.
1741 S. VAL VISTA DRIVE, SUITE 217
MESA, AZ 85204
PHONE: 480-461-0670

ENGINEER

DURAN T. THOMPSON, P.E./L.S.
D & M ENGINEERING
1020 EAST CLAYTON DRIVE, SUITE D
TEMPE, ARIZONA 85281
PHONE: (480) 350-0590
FAX: (480) 350-0590

OWNER

BRIGHTON COMPANIES, LLC
751 N. 30TH ST.
MESA, AZ 85205
PHONE: (480) 451-1760

LEGAL DESCRIPTION

PARCEL NO. 1:
THE NORTH 25 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT THE EAST 25 FEET THEREOF.

PARCEL NO. 2:
THE EAST 25 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 4:
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 5:
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 6:
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 7:
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 8:
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 9:
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 10:
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 11:
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 12:
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 13:
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 14:
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 15:
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 16:
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 17:
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 18:
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SHEET INDEX

SHEET 1 - COVER SHEET

SHEET 2 - FINAL PLAT

BASIS OF BEARING

NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SITE DATA

GRASS AREA: 7,243 SQ. FT.
NET AREA: 8,598 SQ. FT.
PROPOSED LOTS: 45
OPEN SPACE: 1,972 SQ. FT.

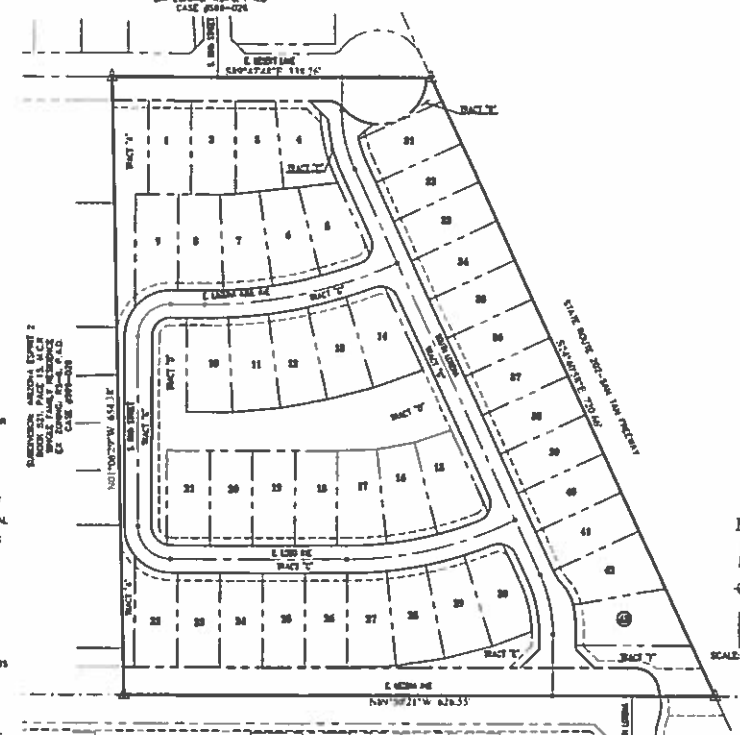
FINAL PLAT FOR MISSION HEIGHTS

A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA

TRACT	AREA (SQ. FT.)	AREA (AC.)	USE
TRACT 1 (1.50 AC.)	1,010 SQ. FT.	0.023 AC.	RESIDENTIAL (LANDSCAPING AND OPEN SPACE PUBLIC UTILITIES AND PUBLIC GRADING EASEMENT)
TRACT 2 (1.50 AC.)	1,010 SQ. FT.	0.023 AC.	RESIDENTIAL (LANDSCAPING AND OPEN SPACE PUBLIC UTILITIES AND PUBLIC GRADING EASEMENT)
TRACT 3 (1.50 AC.)	1,010 SQ. FT.	0.023 AC.	RESIDENTIAL (LANDSCAPING AND OPEN SPACE PUBLIC UTILITIES AND PUBLIC GRADING EASEMENT)
TRACT 4 (1.50 AC.)	1,010 SQ. FT.	0.023 AC.	RESIDENTIAL (LANDSCAPING AND OPEN SPACE PUBLIC UTILITIES AND PUBLIC GRADING EASEMENT)
TRACT 5 (1.50 AC.)	1,010 SQ. FT.	0.023 AC.	RESIDENTIAL (LANDSCAPING AND OPEN SPACE PUBLIC UTILITIES AND PUBLIC GRADING EASEMENT)
TRACT 6 (1.50 AC.)	1,010 SQ. FT.	0.023 AC.	RESIDENTIAL (LANDSCAPING AND OPEN SPACE PUBLIC UTILITIES AND PUBLIC GRADING EASEMENT)
TRACT 7 (1.50 AC.)	1,010 SQ. FT.	0.023 AC.	RESIDENTIAL (LANDSCAPING AND OPEN SPACE PUBLIC UTILITIES AND PUBLIC GRADING EASEMENT)
TRACT 8 (1.50 AC.)	1,010 SQ. FT.	0.023 AC.	RESIDENTIAL (LANDSCAPING AND OPEN SPACE PUBLIC UTILITIES AND PUBLIC GRADING EASEMENT)
TRACT 9 (1.50 AC.)	1,010 SQ. FT.	0.023 AC.	RESIDENTIAL (LANDSCAPING AND OPEN SPACE PUBLIC UTILITIES AND PUBLIC GRADING EASEMENT)
TRACT 10 (1.50 AC.)	1,010 SQ. FT.	0.023 AC.	RESIDENTIAL (LANDSCAPING AND OPEN SPACE PUBLIC UTILITIES AND PUBLIC GRADING EASEMENT)

NOTE: THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF D & M ENGINEERING. ANY UNAUTHORIZED REPRODUCTIONS, REVISIONS, ADDITIONS, OR ALTERATIONS OF THESE DRAWINGS IS STRICTLY PROHIBITED, AND WILL BE CONSIDERED TO BE IN VIOLATION OF ARIZONA STATE TECHNICAL BOARD, CODE 32-123 AND 32-142.

SUBDIVISION: ARIZONA ESTATE 2
BOOK 511, PAGE 15, M.C.L.
SINGLE FAMILY RESIDENCE
EX. ZONING: RS-7, P.A.D. CASE #58-026



SUBDIVISION: LEGAL ESTATE UNIT 2
BOOK 511, PAGE 15, M.C.L.
SINGLE FAMILY RESIDENCE
EX. ZONING: RS-7, P.A.D. CASE #58-048

DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS, THAT BRIGHTON COMPANIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBMITTED UNDER THE NAME OF "MISSION HEIGHTS", A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "MISSION HEIGHTS", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND CHIEF OWNERSHIP OF THE LOTS, STREETS, AND TRACTS CONSTITUTING SAME, AND THAT EACH LOT, STREET AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME, OR LETTER OTHER EACH RESPECTIVELY ON SAID PLAT.

BRIGHTON COMPANIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF MESA FOR USE AS SUCH THE PUBLIC UTILITIES OF DESERT LANE AND MEDINA AVENUE, THE PUBLIC UTILITIES AND FACILITIES EASEMENTS, PUBLIC UTILITIES EASEMENTS AND VEHICULAR NON-ACCESS EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. ALL OTHER EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SET FORTH.

TRACT 8 IS HEREBY DEDICATED AS AN EASEMENT FOR INGRESS/EGRESS FOR REFUSE AND DRAINAGE PURPOSES. PUBLIC UTILITIES & FACILITIES AND DRAINAGE, TRACTS A, B, C, D, E AND F ARE HEREBY INTENDED FOR DRAINAGE AND LANDSCAPING PURPOSES. ALL TRACTS ARE FOR THE USE OF ALL LOT OWNERS WITHIN THIS SUBDIVISION. THERE HAS BEEN NO RECORD OF RECORDS, A DECLARATION OF CONDUITS, CONDITIONS, AND RESTRICTIONS FOR PURPOSES WHICH WILL ENSURE THE USE AND MAINTENANCE OF ALL AREAS SHOWN ON THIS PLAT. TRACTS A, B, C, D, E AND F WILL BE OWNED AND MAINTAINED BY THE MISSION HEIGHTS HOMEOWNERS ASSOCIATION OF MESA.

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

THE UNDERSIGNED OWNERS AGREE AS FOLLOWS:

- THAT THE DRAINAGE EASEMENT SHOWN ON THIS PLAT AS "TRACT A", "TRACT B", "TRACT C" AND "TRACT F" ARE HEREBY INTENDED AS DRAINAGE FACILITIES AND RETENTION BASINS FOR THE INCLUSIVE 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 INGRESS AND EGRESS TO MAINTAIN SAID DRAINAGE FACILITIES AND RETENTION AREA.
- THAT THE DRAINAGE FACILITIES AND RETENTION AREAS SHALL BE MAINTAINED BY THE OWNER, HIS SUCCESSORS AND ASSIGNEES WITHIN WATER CONVEYANCE AND STORAGE AS FORTHWITHING TO VIOLATE ANY OF THESE CONDUITS, TO PREVENT HIM OR THEM FROM SO DOING, AND TO RECOVER DAMAGES FOR SUCH VIOLATIONS. ANY PERSON OR PERSONS OF THE CITY OF MESA PROCEEDING ANY PROCEEDINGS AT LAW OR IN EQUITY HEREON SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, A REASONABLE SUM AS AND FOR ATTORNEY'S FEES AND COURT COSTS.
- THAT THE AGREEMENTS CONTAINED HEREON SHALL BE A CONDUIT RUNNING WITH THE LAND, AND UPON RECORDING SHALL BE BINDING UPON ANY SUBSEQUENT PURCHASER OR OCCUPANT OF SAID PARCEL; AND
- THAT THIS CONDUIT 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 CONDUITS, TO PREVENT HIM OR THEM FROM SO DOING, AND TO RECOVER DAMAGES FOR SUCH VIOLATIONS. ANY PERSON OR PERSONS OF THE CITY OF MESA PROCEEDING ANY PROCEEDINGS AT LAW OR IN EQUITY HEREON 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:

BRIGHTON COMPANIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERE UNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY SIGNATURE OF THE UNDER SIGNED OFFICER HEREONTO DATED AND WITNESSED THIS _____ DAY OF _____, 2014.

DOUG SHEDDEN

TITLE

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS _____ DAY OF _____, 2014, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED DOUG SHEDDEN, WHO ACKNOWLEDGED HIMSELF TO BE THE MEMBER OF BRIGHTON COMPANIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY PLATTED HEREON AND THAT HE AS OWNER, EXECUTED THIS INSTRUMENT FOR THE PURPOSES SET FORTH.

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

MY COMMISSION EXPIRES _____

BY _____ DATE _____

NOTARY PUBLIC

APPROVALS

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

MAYOR

ATTN: CITY CLERK

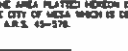
THIS IS TO CERTIFY THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA WHICH IS DEDICATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH A.R.S. 45-576.

CITY ENGINEER

CERTIFICATE OF SURVEY

I, DURAN T. THOMPSON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS PLAT CONSISTING OF 3 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING 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 WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RECREATED.

DURAN T. THOMPSON
ARIZONA REGISTERED
LAND SURVEYOR #10660
1020 E. CLAYTON DR., STE. D
TEMPE, AZ 85281



SEAL OF THE CITY OF MESA
OFFICE OF THE CITY ENGINEER
CITY OF MESA, ARIZONA
JANUARY 12/2014

SEAL OF THE CITY OF MESA
OFFICE OF THE CITY ENGINEER
CITY OF MESA, ARIZONA
JANUARY 12/2014

D&M Engineering
Duram Thompson, P.E.
1020 East Clayton Drive, Suite D
Tempe, AZ 85281
Ph: (480) 350-0590
Fax: (480) 350-0590
E-MAIL: eng@dmengineering.com



MISSION HEIGHTS
FINAL PLAT

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
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LOT 41
LOT 42
LOT 43
LOT 44
LOT 45

REVISIONS
NO. DATE BY DESCRIPTION

Prepared BY
Checked BY
Reviewed BY
Date 06-21-14
Scale 1"=100'
Project 130003
File name Final Plat

SHEET
1 OF 2

