

## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:  
THAT DAY A. RICHARDSON, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "M & M ESTATES", LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS, AND STREETS AND THAT EACH LOT, TRACT, EASEMENT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT. DAY A. RICHARDSON, AS OWNER, HEREBY DEDICATES TO THE CITY OF MESA FOR USE AS SUCH THE PUBLIC UTILITY AND FACILITIES EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. ALL OTHER EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN HEREON.

THE UNDERSIGNED OWNER, AGREE AS FOLLOWS:

- 1) THAT THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED AS DRAINAGE FACILITIES AND RETENTION BASINS FOR THE INCLUSIVE CONVEYANCE AND STORAGE OF DRAINAGE FOR THIS MAP OF DEDICATION 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) CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
- 3) THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE FACILITIES, STREETS, LANDSCAPED AREAS, ETC. WITHIN THIS PROJECT.
- 4) THAT THE DRAINAGE FACILITIES AND RETENTION AREAS SHALL BE MAINTAINED BY THE OWNER, HIS SUCCESSORS AND ASSIGNS 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.
- 5) THAT THE AGREEMENTS CONTAINED HEREIN SHALL BE A COVENANT RUNNING WITH THE LAND, AND UPON RECORDING SHALL BE BINDING UPON ANY SUBSEQUENT PURCHASER OR OCCUPYER OF SAID PARCEL, AND
- 6) 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: DAY A. RICHARDSON, AS OWNER, HAS CAUSED HIS 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 \_\_\_\_\_, 2014.

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

ITS: \_\_\_\_\_

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

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

ITS: \_\_\_\_\_

## M & M ESTATES

A RE-PLAT OF THE NORTH HALF OF LOT 6, RAY ESTATES AND LOT 7, LINDSAY PARK NORTH, PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

### ACKNOWLEDGMENT

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014,  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,  
PERSONALLY APPEARED  
ACKNOWLEDGED AS SUCH, BEING AUTHORIZED TO DO,  
EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES  
THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

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

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

### APPROVALS

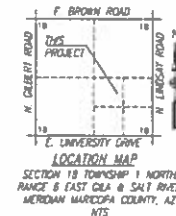
APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF MESA  
ARIZONA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

BY: \_\_\_\_\_ MAYOR ATTEST: \_\_\_\_\_ CITY CLERK

THIS IS TO CLIFY 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 45-578.

CITY ENGINEER

DATE



### GENERAL NOTES

1. THIS SURVEY WAS PERFORMED BASED UPON FIELD INFORMATION DATED 10/15/2013. ANY SITE REVISIONS AFTER THE DATE OF THE SURVEY WILL NOT BE REFLECTED HEREON.
2. THE BASIS OF BEARINGS FOR THIS PROJECT IS THE CENTER LINE OF THE ADOBE ROAD BETWEEN MONUMENTS AS SHOWN, BEING S 89° 54' 10" E.
3. PARCELS ARE NOT IN A FLOODPLAIN PER FEMA MAP PANEL # 04013C2270L DATED 10/16/2013.
4. THIS SURVEY WAS PERFORMED BY CARLOS PADILLA, RLS 46474.
5. CONSTRUCTION WITHIN EASEMENTS, EXCEPT TO PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.

### AAA SURVEY ARIZONA

3025 N. CENTRAL BOULEVARD, SUITE 272  
PHOENIX, ARIZONA 85012  
PHONE: (602) 837-6263 SURVEY@AAAARIZONA.NET  
10301 EAST BROADWAY BOULEVARD, SUITE 114  
SCOTTSDALE, ARIZONA 85251  
PHONE: (480) 363-7388 FAX: (480) 260-1652  
5/25/2014 JOB #13123 SCALE: 1"=45'  
REVISED 6/26/2014

BCSM  
NOT TAGGED

ADOBE STREET  
BASIS OF BEARINGS  
S 89°54'10" E 955.12'

295.01'

BCSM  
NOT TAGGED

NORTH  
1" = 40'

**M & M ESTATES**  
A RE-PLAT OF THE NORTH HALF OF LOT 6, RAY ESTATES AND LOT 73,  
LINDSAY PARK NORTH, PORTION OF THE SOUTHEAST QUARTER OF SECTION 18,  
TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND  
MERIDIAN, MARICOPA COUNTY, ARIZONA.

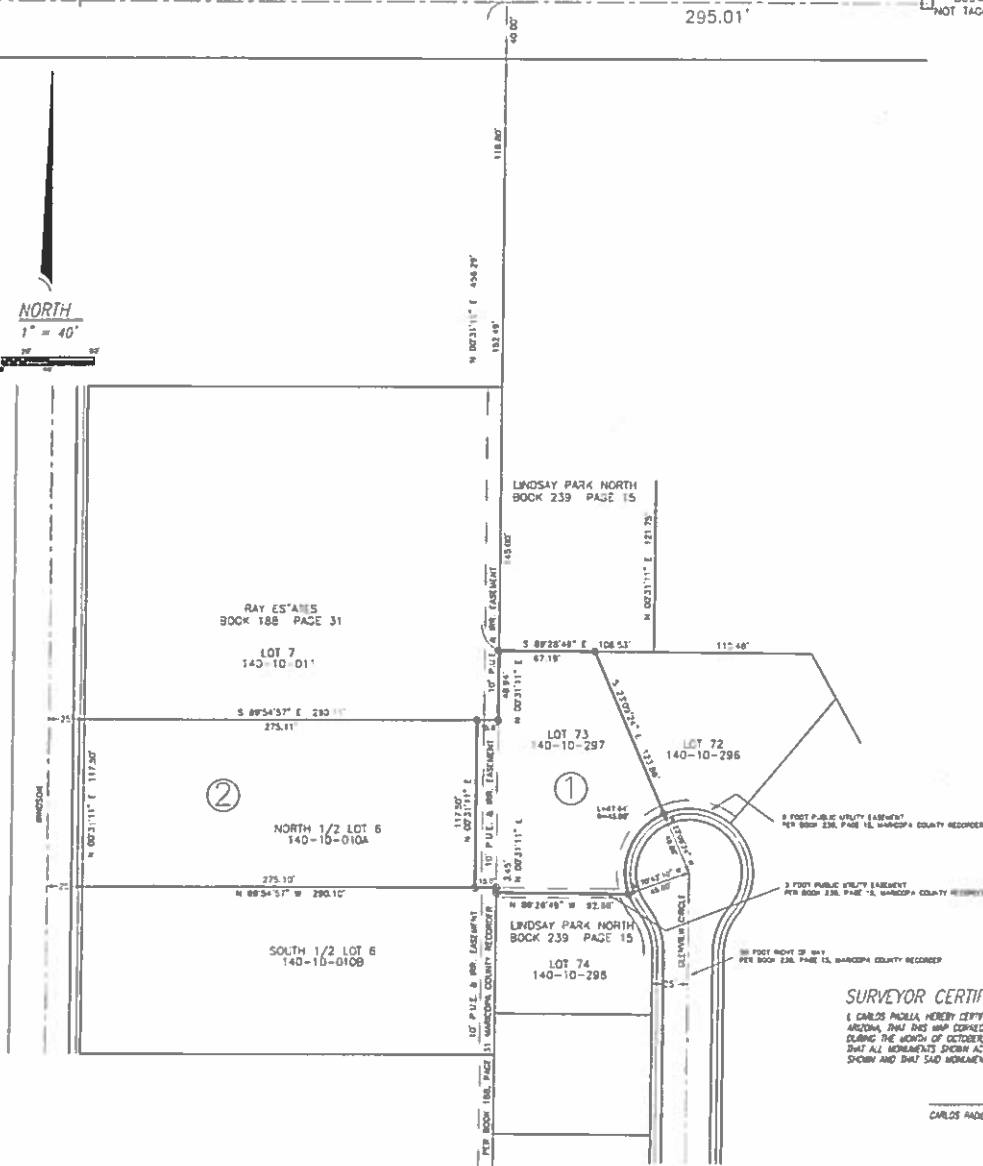
**LEGEND:**

- FOUND SURVEY MONUMENT, AS NOTED
- FOUND PROPERTY CORNER, AS NOTED
- ⊕ SET OR TO BE SET 1/2" REBAR, RLS 46474, UNLESS NOTED
- CALCULATED POINT
- APN ASSESSOR'S PARCEL NUMBER
- IP IRON PIN
- M.C.R. MARICOPA COUNTY RECORDER
- ROW RIGHT OF WAY
- 33' EASEMENT LINE

**LEGAL DESCRIPTION**

- PARCEL 1: LOT 73 OF LINDSAY PARK NORTH, BOOK 239, PAGE 15, MARICOPA COUNTY RECORDER AND THE EAST 15 FEET OF THE NORTH HALF OF LOT 6, RAY ESTATES BOOK 188, PAGE 31, MARICOPA COUNTY RECORDER.
- PARCEL 2: THE NORTH HALF OF LOT 6, RAY ESTATES BOOK 188, PAGE 31, MARICOPA COUNTY RECORDER, EXCEPT FOR THE EAST 15 FEET THEREOF.
- EASEMENT: THE EAST 15 FEET OF THE NORTH HALF OF LOT 6, RAY ESTATES BOOK 188, PAGE 31, A 15 FOOT EASEMENT FOR IRRIGATION AND PUBLIC UTILITIES.

| PROPOSED LOT | FT <sup>2</sup> | ACRES |
|--------------|-----------------|-------|
| PARCEL (1)   | 17609.7         | 0.4   |
| PARCEL (2)   | 37523.5         | 0.7   |



**SURVEYOR CERTIFICATION**

I, CARLOS PADILLA, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF OCTOBER, 2011, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

CARLOS PADILLA, RLS 46474

DATE



**AAA SURVEY ARIZONA**

3025 N. CENTRAL BOULEVARD, SUITE 272  
PHOENIX, ARIZONA 85012  
PHONE: (602) 837-4833 SUPERHERO@AAA-SURVEY.COM  
1630 EAST BROADWAY BOULDER, COLORADO 80501  
PHONE: (303) 440-7779  
1615/2013 - JOB No. 13103 - SCALE: 1"=40'  
APPROVED 6/25/2014