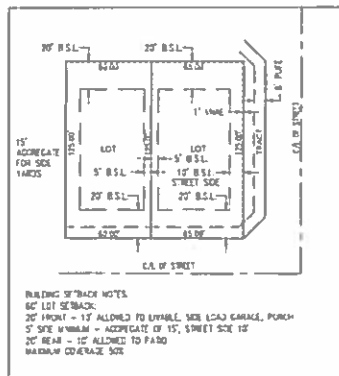
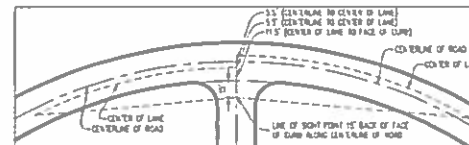
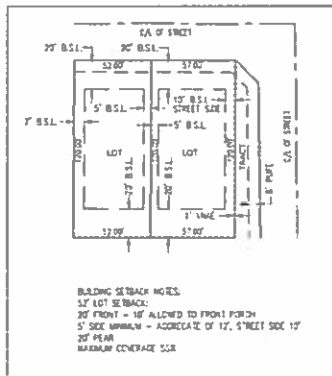


**TYPICAL RS-6 60' LOT
BUILDING SETBACK DETAIL**
LOTS 1-89



**TYPICAL RS-6 52' LOT
BUILDING SETBACK DETAIL**
LOTS 90-113



NOTES

1. SIGHT VISIBILITY EASEMENT BASED ON CITY OF MESA DESIGN GUIDELINES FOR SIGHT TRIANGLES (IN FEET) ON STRAIGHT SECTIONS OF ROAD. LEFT TURN WHEELER FROM STOP, REVERSED 45/20/20/45. DESIGN SPEED = 35 MILES PER HOUR.
2. SIGHT VISIBILITY EASEMENT SHOWN ON CORRESPONDING PARCEL FINAL PLAT, APPROPRIATE PLANS, PLANS DRAINAGE AND LANDSCAPE ARCHITECTURE PLANS.
3. [Symbol] NO FENCE, WALL, SHED, OR OTHER OBSTRUCTION TO VISION WITHIN A HEIGHT OF THREE FEET (3') AND FOUR FEET (4') HIGHER THAN THE CENTERLINE GRADES OF THE INTERSECTING STREETS WITHIN THE SIGHT VISIBILITY EASEMENTS.

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
LOT #	AREA (SQ)	AREA (AC)	LOT #	AREA (SQ)	AREA (AC)	LOT #	AREA (SQ)	AREA (AC)	LOT #	AREA (SQ)	AREA (AC)	LOT #	AREA (SQ)	AREA (AC)	LOT #	AREA (SQ)	AREA (AC)
1	8,170	0.1822	21	7,500	0.1722	41	7,500	0.1722	61	7,500	0.1722	81	7,500	0.1722	101	7,500	0.1722
2	7,500	0.1722	22	7,500	0.1722	42	8,125	0.1865	62	7,500	0.1722	82	7,500	0.1722	102	6,140	0.1413
3	7,500	0.1722	23	8,113	0.1862	43	8,377	0.1923	63	7,500	0.1722	83	7,500	0.1722	103	6,140	0.1413
4	7,500	0.1722	24	8,115	0.1862	44	7,500	0.1722	64	7,500	0.1722	84	7,500	0.1722	104	6,140	0.1413
5	7,500	0.1722	25	7,500	0.1722	45	7,500	0.1722	65	7,500	0.1722	85	7,500	0.1722	105	6,140	0.1413
6	7,500	0.1722	26	7,500	0.1722	46	7,500	0.1722	66	7,500	0.1722	86	7,500	0.1722	106	6,140	0.1413
7	7,500	0.1722	27	7,500	0.1722	47	7,500	0.1722	67	8,125	0.1865	87	7,500	0.1722	107	6,140	0.1413
8	7,500	0.1722	28	7,500	0.1722	48	7,500	0.1722	68	8,125	0.1865	88	7,500	0.1722	108	6,140	0.1413
9	7,500	0.1722	29	7,500	0.1722	49	7,500	0.1722	69	7,500	0.1722	89	8,125	0.1865	109	6,140	0.1413
10	7,500	0.1722	30	7,500	0.1722	50	7,500	0.1722	70	7,500	0.1722	90	6,943	0.1579	110	6,140	0.1413
11	7,500	0.1722	31	7,500	0.1722	51	7,500	0.1722	71	7,500	0.1722	91	6,243	0.1433	111	6,240	0.1413
12	8,125	0.1865	32	7,500	0.1722	52	7,500	0.1722	72	7,500	0.1722	92	6,140	0.1413	112	6,240	0.1413
13	8,125	0.1865	33	6,175	0.1405	53	7,500	0.1722	73	7,500	0.1722	93	6,240	0.1413	113	6,940	0.1579
14	7,500	0.1722	34	6,175	0.1405	54	7,500	0.1722	74	7,500	0.1722	94	6,240	0.1413			
15	7,500	0.1722	35	7,500	0.1722	55	8,125	0.1865	75	7,500	0.1722	95	6,240	0.1413			
16	7,500	0.1722	36	7,500	0.1722	56	8,125	0.1865	76	7,500	0.1722	96	6,240	0.1413			
17	7,500	0.1722	37	7,500	0.1722	57	7,500	0.1722	77	7,500	0.1722	97	6,240	0.1413			
18	7,500	0.1722	38	7,500	0.1722	58	7,500	0.1722	78	7,500	0.1722	98	6,240	0.1413			
19	7,500	0.1722	39	7,500	0.1722	59	7,500	0.1722	79	8,879	0.2027	99	6,240	0.1413			
20	7,500	0.1722	40	7,500	0.1722	60	7,500	0.1722	80	8,125	0.1865	100	6,943	0.1579			

TRACT USE TABLE		
TRACT	USE	AREA (SQ) AREA (AC)
A	LANDSCAPE, OPEN SPACE	40,370 0.9268
B	LANDSCAPE, OPEN SPACE	2,300 0.0528
C	LANDSCAPE, OPEN SPACE	9,330 0.2143
D	LANDSCAPE, OPEN SPACE, DRAINAGE	30,990 0.7119
E	LANDSCAPE, OPEN SPACE	2,370 0.0543
F	LANDSCAPE, OPEN SPACE	5,154 0.1183
G	LANDSCAPE, OPEN SPACE	5,130 0.1179
H	LANDSCAPE, OPEN SPACE	5,664 0.1289
I	LANDSCAPE, OPEN SPACE	1,074 0.0247
J	LANDSCAPE, OPEN SPACE	4,113 0.0933
K	LANDSCAPE, OPEN SPACE	12,729 0.2919

LOT SUMMARY TABLE				
PARCEL #	FORM #	LOT SIZE	NO. OF LOTS	TOTAL
1	RS-6	60' X 125'	99	
1	RS-6	57' X 130'	24	123

LEGEND

- SECTION CORNER
 SET BRASS CAP AT COMPLETION OF CONSTRUCTION
 CORNER OF SUBDIVISION, SET 1/2" BRASS R/L R/L #
 21071 UNLESS OTHERWISE NOTED
 BRASS CAP
 BRASS CAP IN A HAND HOLE
 BUILDING SETBACK LINE
 MARICOPA COUNTY RECORDS
 WATER COURT DRIVE
 PUBLIC UTILITIES AND FACILITIES (EASEMENT)
 PROPOSED ROAD
 SIGHT VISIBILITY EASEMENT
 USE AND BENEFIT EASEMENT
 VEHICULAR NON-ACCESS EASEMENT

COUNTY RECORDER

2505 E. McDowell Ave., Suite 103
Phoenix, AZ 85004
7-480-553-2260 F-480-553-7340
www.epsgroup.com



MULBERRY PARCEL 1
MESA, AZ

FINAL PLAT

13-316
 FP02
 Sheet No.
 2
 of 6

13-316

Drawn by: [Signature] Date: 01/14/2014 Scale: 1"=100' File: 13-316.dwg



LOT SUMMARY TABLE

PARCEL #	ZONING #	LOT SIZE	NO. OF LOTS	TOTAL
1	RS-4	62 ± 125'	89	113
1	RS-4	52 ± 125'	24	

ZONING LOTS 1-113: RS-4

COUNTY RECORDER

FILED

13-316

FP03

3 of 6

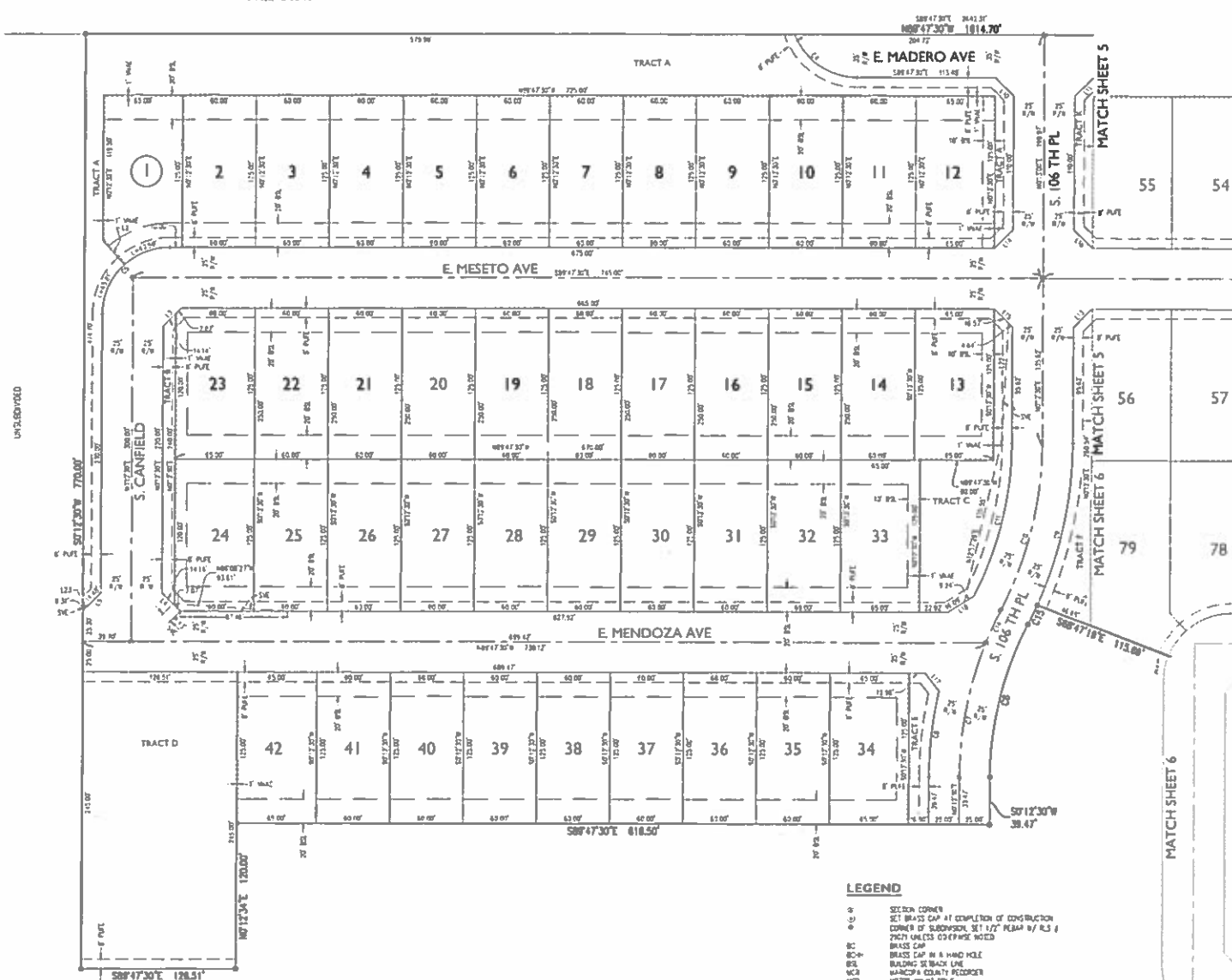
EPS GROUP

MULBERRY PARCEL I

FINAL PLAT

2045 E. VANDERBILT AVE., SUITE 100
PHOENIX, AZ 85016
TEL: 602.233.1111
WWW.EPSGROUP.COM

VILLAGES OF EASTRIDGE
LMI 7
Br. 428, PG. 08 MC8

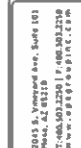
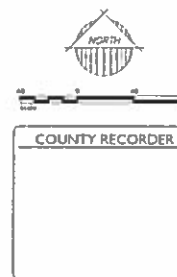


LEGEND

- SECTION CORNER
SET BRASS CAP AT COMPLETION OF CONSTRUCTION
CORNER OF SUBDIVISION SET 1/2" PLUMB B / R L S
79671 UNLESS OTHERWISE NOTED
BRASS CAP
BRASS CAP IN A HAND HOLE
BUILDING SECURITY LINE
HARDENED CONCRETE
NOTION CORNER DUNE
PUBLIC UTILITIES AND FACILITIES EASEMENT
RIGHT-OF-WAY
SOIL VULNERABILITY EASEMENT
USE AND BENEFIT EASEMENT
VEHICULAR NON-ACCESS EASEMENT

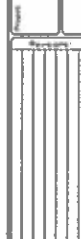
CURVE	STATION	STATION	STATION	STATION	STATION	STATION	STATION
C1	86.39	55.00	50.00	55.00	55.00	55.00	55.00
C2	86.39	55.00	50.00	55.00	55.00	55.00	55.00
C3	85.41	55.00	50.00	55.00	55.00	55.00	55.00
C4	85.93	55.00	50.00	55.00	55.00	55.00	55.00
C5	86.39	55.00	50.00	55.00	55.00	55.00	55.00
C6	138.89	275.00	275.00	275.00	66.77	128.33	128.33
C7	142.77	300.00	275.00	275.00	72.77	141.44	141.44
C8	77.35	300.00	275.00	275.00	35.56	77.35	77.35
C9	123.25	300.00	275.00	275.00	138.89	138.89	138.89
C10	142.77	300.00	275.00	275.00	72.77	141.44	141.44
C11	138.89	275.00	275.00	275.00	66.77	128.33	128.33
C12	65.73	50.00	50.00	50.00	23.87	65.73	65.73
C13	86.39	55.00	50.00	55.00	55.00	55.00	55.00
C14	142.77	300.00	275.00	275.00	72.77	141.44	141.44
C15	138.89	275.00	275.00	275.00	66.77	128.33	128.33
C16	142.77	300.00	275.00	275.00	72.77	141.44	141.44

LPM TABLE		
LPM	RECAP	CMC
1.1	56x70 36°	79.8
1.2	56x70 36°	78.9
1.3	56x70 36°	74.1
1.4	56x67 36°	71.2
1.5	56x70 36°	70.7
1.6	56x67 36°	71.2
1.7	56x70 36°	71.45
1.8	56x67 36°	71.05
1.9	56x70 36°	71.05
2.0	56x67 36°	71.2
2.1	56x70 36°	71.2
2.2	56x70 36°	71.2
2.3	56x70 36°	71.2
2.4	56x67 36°	71.2
2.5	56x67 36°	71.2
2.6	56x70 36°	71.2
2.7	56x67 36°	71.2
2.8	56x70 36°	71.2
2.9	56x67 36°	71.2
3.0	56x67 36°	71.2
3.1	56x67 36°	71.2
3.2	56x67 36°	71.2
3.3	56x67 36°	71.2
3.4	56x67 36°	71.2
3.5	56x67 36°	71.2
3.6	56x67 36°	71.2
3.7	56x67 36°	71.2
3.8	56x67 36°	71.2
3.9	56x67 36°	71.2
4.0	56x67 36°	71.2
4.1	56x67 36°	71.2
4.2	56x67 36°	71.2
4.3	56x67 36°	71.2
4.4	56x67 36°	71.2
4.5	56x67 36°	71.2
4.6	56x67 36°	71.2
4.7	56x67 36°	71.2
4.8	56x67 36°	71.2
4.9	56x67 36°	71.2
5.0	56x67 36°	71.2
5.1	56x67 36°	71.2
5.2	56x67 36°	71.2
5.3	56x67 36°	71.2
5.4	56x67 36°	71.2
5.5	56x67 36°	71.2
5.6	56x67 36°	71.2
5.7	56x67 36°	71.2
5.8	56x67 36°	71.2
5.9	56x67 36°	71.2
6.0	56x67 36°	71.2
6.1	56x67 36°	71.2
6.2	56x67 36°	71.2
6.3	56x67 36°	71.2
6.4	56x67 36°	71.2
6.5	56x67 36°	71.2
6.6	56x67 36°	71.2
6.7	56x67 36°	71.2
6.8	56x67 36°	71.2
6.9	56x67 36°	71.2
7.0	56x67 36°	71.2
7.1	56x67 36°	71.2
7.2	56x67 36°	71.2
7.3	56x67 36°	71.2
7.4	56x67 36°	71.2
7.5	56x67 36°	71.2
7.6	56x67 36°	71.2
7.7	56x67 36°	71.2
7.8	56x67 36°	71.2
7.9	56x67 36°	71.2
8.0	56x67 36°	71.2
8.1	56x67 36°	71.2
8.2	56x67 36°	71.2
8.3	56x67 36°	71.2
8.4	56x67 36°	71.2
8.5	56x67 36°	71.2
8.6	56x67 36°	71.2
8.7	56x67 36°	71.2
8.8	56x67 36°	71.2
8.9	56x67 36°	71.2
9.0	56x67 36°	71.2
9.1	56x67 36°	71.2
9.2	56x67 36°	71.2
9.3	56x67 36°	71.2
9.4	56x67 36°	71.2
9.5	56x67 36°	71.2
9.6	56x67 36°	71.2
9.7	56x67 36°	71.2
9.8	56x67 36°	71.2
9.9	56x67 36°	71.2
10.0	56x67 36°	71.2



MULBERRY PARCEL I

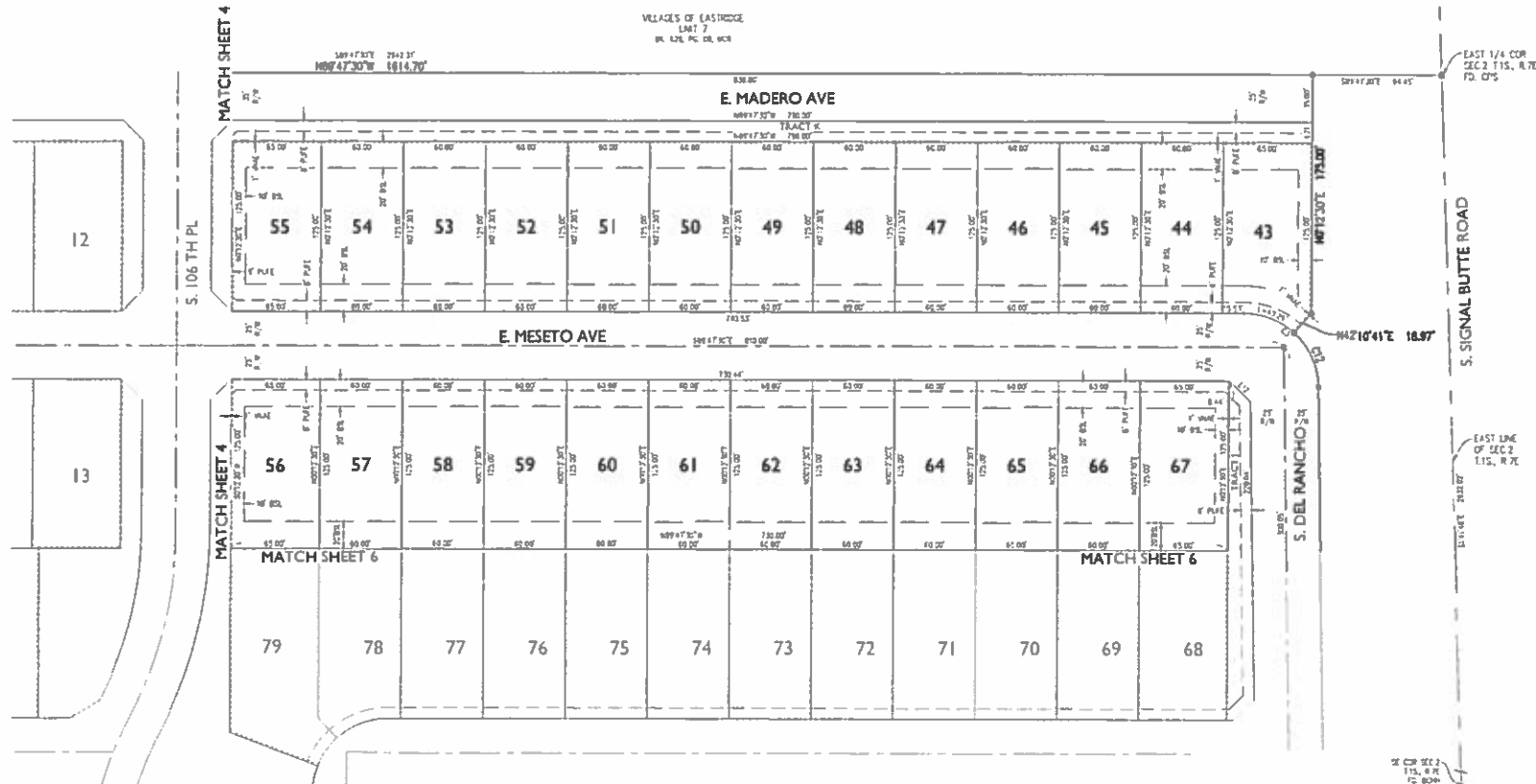
FINAL PLAT



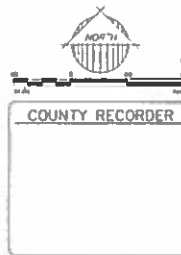
13-316

FP04

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of 6

**LEGEND**

- SECTION CORNER
- SET BRASS CAP AT COMPLETION OF CONSTRUCTION
- CORNER OF SUBDIVISION, SET 1/2" NEAR BY PLS #
- 200' UNLESS OTHERWISE NOTED
- BRASS CAP
- BRASS CAP IN A HAND HOLE
- BUILDING SETBACK LINE
- WARRANTY COUNTY RECORDER
- WATER COURT DRIVE
- P.U.F.E.
- PUBLIC UTILITIES AND FACILITIES EASEMENT
- RIGHT-OF-WAY
- RIGHT-OF-WAY EASEMENT
- USE AND BENEFIT EASEMENT
- VEHICULAR NON-ACCESS EASEMENT

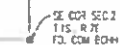


MULBERRY PARCEL 1
FINAL PLAT



2015 E. Woodward Ave., Suite 101
P.O. Box 95110
Phoenix, AZ 85061
www.epsgroup.com

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FP06
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