

DEDICATION

STATE OF ARIZONA } SS.
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS,

THAT FORESIGHT GROUP, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "MORADA", LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, 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 LACK OF THE DIMENSIONS OF EACH OF THE STREETS, LOTS, TRACTS AND EASEMENTS CONTRIBUTING SAME, AND THAT EACH OF THE STREETS, LOTS, TRACTS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT HEREON.

TRACTS A THROUGH I, INCLUSIVE, SHALL BE OWNED AND MAINTAINED BY THE MORADA HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION. TRACT J SHALL BE PRIVATE STREET. FORESIGHT GROUP, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF MESA FOR USE AS SUCH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR REFUSE AND EMERGENCY VEHICLES OVER TRACT "A".

EACH OF THE OWNERS, AS TO THE PORTION OF THE PROPERTY OWNED BY THAT OWNER, HEREBY DEDICATES TO THE CITY OF MESA FOR USE AS SUCH THE VEHICULAR NON-ACCESS EASEMENTS AND PUBLIC UTILITY AND FACILITY EASEMENTS, AS SHOWN ON THE SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. PUBLIC UTILITY AND FACILITY EASEMENTS ARE FOR PURPOSES OF ESTABLISHING AREAS FOR CITY USE TO CONSTRUCT, INSTALL, ACCESS, MAINTAIN, REPAIR, RECONSTRUCT, REPLACE, REMOVE, UTILITIES AND FACILITIES (INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, GAS, ELECTRIC, STORM WATER, PIPES, CONDUIT, CABLES, AND SWITCHING EQUIPMENT), CONDUCTORS, CABLES, FIBER OPTICS, COMMUNICATION AND SIGNAL LINES, TRANSFORMERS, VALVES, MANHOLES, CONDUITS, PIPES AND CABLES, FIRE HYDRANTS, STREET LIGHTS, STREET PAYMENT CURBS, CUTTERS, SEWERALTS, TRAFFIC SIGNALS, EQUIPMENT AND SIGNS, PUBLIC TRANSIT FACILITIES, SHELTERS AND IMPROVEMENTS, LANDSCAPING, STORM DRAINAGE, WATER RETENTION AND DETENTION, FLOOD CONTROL, AND ALL APPURTENANCES TO ALL OF THE FOREGOING, AND ALL SIMILAR AND RELATED PURPOSES TO THE FOREGOING, TO BE PLACED IN THE RIGHT TO ALTER OR DISPOSE OF BY CUT OR FILL, AND THE UNRESTRICTED RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO, FROM, AND ACROSS, THE EASEMENT PROPERTY. ADDITIONALLY, THE CITY IS AUTHORIZED TO PERMIT OTHERS TO USE THE PUBLIC UTILITY AND FACILITY EASEMENT PROPERTY FOR ALL USES AND FACILITIES ALLOWED HEREIN. ALL OTHER EASEMENTS ARE HEREBY DEDICATED TO THE PURPOSES SHOWN. CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE, OR REMOVABLE SECTION TYPE FLOODING. UNLESS APPROVED OTHERWISE BY THE CITY OF MESA, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NON-EXCLUSIVE EASEMENTS.

IT IS AGREED THAT FORESIGHT GROUP, LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR ITS SUCCESSORS OR ASSIGNS SHALL HAVE FULL USE OF THE EASEMENT EXCEPT FOR THE PURPOSE FOR WHICH THE SAME IS HEREBY CONVEYED TO THE CITY OF MESA, AND PROVIDED ALWAYS THAT NO BUILDING OR STRUCTURE OF ANY NATURE OR KIND WHATSOEVER, INCLUDING WITHOUT LIMITATION FENCES, NOR ANY PART OF SAME, SHALL BE CONSTRUCTED, RECALLED OR PLACED ON OR OVER SAID EASEMENT OR ANY PART THEREOF BY FORESIGHT GROUP, LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR ITS SUCCESSORS OR ASSIGNS OF FORESIGHT GROUP, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND THAT THE GRANT OVER ANY BUILT FACILITIES SHALL NOT BE CHANGED BY FORESIGHT GROUP, LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR ITS SUCCESSORS OR ASSIGNS OF FORESIGHT GROUP, LLC, AN ARIZONA LIMITED LIABILITY COMPANY WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF MESA. THE RIGHTS AND OBLIGATIONS OF THE CITY OF MESA SHALL BE CONSIDERED BROADLY AND CONSISTENT WITH THE PERFORMANCE OF ITS OBLIGATIONS TO PROVIDE UTILITY SERVICE TO ITS CUSTOMERS.

FORESIGHT GROUP, LLC, AN ARIZONA LIMITED LIABILITY COMPANY HEREBY GRANTS TO THE CITY OF MESA A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "SOFT VEGIBILITY EASEMENT" OR "SW" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO LANDSCAPING OTHER THAN GROUND COVER, FLOORS AND GRASS LESS THAN 2-FEET (MATURE) IN HEIGHT, AND/OR TREES WITH BRANCHES NOT LESS THAN 6-FEET ABOVE GROUND, WHICH TREES, IF ANY, MUST BE SPACED NOT LESS THAN 8 FEET APART.

FORESIGHT GROUP, LLC, AN ARIZONA LIMITED LIABILITY COMPANY HEREBY GRANTS TO THE CITY OF MESA A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "VEHICULAR NON-ACCESS EASEMENT" OR "VNA" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO VEHICULAR ACCESS IS PERMITTED DRAINAGE COVENANTS.

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT AS TRACTS A, B, C, D, E, F, G, H AND I ARE HEREBY RESERVED AS A DRAINAGE FACILITY AND RETENTION BASIN FOR THE INCLUSIVE CONVEYANCE OF DRAINAGE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FOR THE PUBLIC RIGHT-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA. TOGETHER WITH THE RIGHT TO INGRESS AND EGRESS TO MAINTAIN SAID DRAINAGE FACILITY.

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 ACCORDING 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 BOUND UPON ANY SUBSEQUENT PURCHASER OR OCCUPANT 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 FOR ATTORNEY'S FEES AND COURT COSTS.

FORESIGHT GROUP, LLC, AN ARIZONA LIMITED LIABILITY COMPANY WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED BY THIS PLAT, AND THAT EVERY HOLDER, 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 ENFORCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH FORESIGHT GROUP, LLC, AN ARIZONA LIMITED LIABILITY COMPANY WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

FORESIGHT GROUP, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREIN CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE TESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS ____ DAY OF ____ 2014.

FORESIGHT GROUP, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____
ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }

BEFORE ME, THIS ____ DAY OF _____, 20____, PERSONALLY
APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE
A MEMBER OF THE FORESIGHT GROUP, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BEING
AUTHORIZED TO DO SO, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

BY: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC

**FINAL PLAT
MORADA**

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF
THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

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 FLOODING.
- 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 TRACTS.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER 8-14-1-133.
- ELECTRICAL LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER 8-14-1-133.
- A DECLARATION OF CONDOMINIUM, CONDITIONS AND RESTRICTIONS (C.D.C.A.R.) 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.
- 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 ON CONCRETE, OR BRICKS, AS NOTED ON THIS 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 BADOOTLE AND PROVIDE CITY OR MESA-APPROVED TEMPORARY SURFACE MATERIAL OVER THE SAID UTILITY OR OTHER AREA DISRUPTED. RECONSTRUCTION OF THE SPECIAL TYPE OF SURFACE MATERIAL SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THE PROPERTY OWNERS.
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT THE MAINTENANCE OF ANY PRIVATE DRIVEWAY, PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THIS PROJECT AND LANDSCAPING WITHIN THE RIGHT-OF-WAY ALONG THE GILA DRIVE AND BROWN ROAD.
- THERE SHALL BE NO FENCE, MAIL, SHUTTERBOLT, SOIL, OR ANY OTHER OBSTRUCTION TO GRADE WITHIN A HEIGHT OF THREE FEET (3') AND EIGHT FEET (8') ABOVE THE CENTERLINE GRADES OF THE INTERSECTING STREETS OR WITHIN THE SOFT VEGIBILITY EASEMENT.

LEGAL DESCRIPTION

PARCEL NO. 1:

THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT ANY PORTION LYING WITHIN THE PROPERTY CONVEYED TO THE STATE OF ARIZONA BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, IN RECORDING NOS. 2008-001088 AND 2008-001087, AND FURTHER DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (N1/2S1/4, N1/2S1/4, S1/4) OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, WHICH LIES WEST OF THE FOLLOWING DESCRIBED LINE:

LINE DESCRIPTION

COMMENCING AT AN IRON PIN MARKING THE SOUTHWEST CORNER OF SAID SECTION 5 BEING SOUTH 07°34'36" WEST 263.54 FEET FROM AN IRON PIN MARKING THE EAST QUARTER CORNER OF SAID SECTION 5; THENCE ALONG THE WEST LINE OF SAID SECTION 5 NORTH 07°34'36" EAST 484.67 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 89°55'30" EAST 30.00 FEET; THENCE SOUTH 07°34'36" WEST 343.80 FEET; THENCE SOUTH 07°34'36" WEST 125.00 FEET TO THE POINT OF BEGINNING ON THE SOUTH LINE OF SAID SECTION 5 BEING SOUTH 89°55'30" EAST 50.18 FEET FROM SAID SOUTHWEST CORNER OF SECTION 5.

PARCEL NO. 2:

THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT ANY PORTION LYING WITHIN THE PROPERTY CONVEYED TO THE STATE OF ARIZONA BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, IN RECORDING NOS. 2008-001088 AND 2008-001087, AND FURTHER DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (N1/2S1/4, N1/2S1/4, S1/4) OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, WHICH LIES WEST OF THE FOLLOWING DESCRIBED LINE:

LINE DESCRIPTION

COMMENCING AT AN IRON PIN MARKING THE SOUTHWEST CORNER OF SAID SECTION 5 BEING SOUTH 07°34'36" WEST 263.54 FEET FROM AN IRON PIN MARKING THE EAST QUARTER CORNER OF SAID SECTION 5; THENCE ALONG THE WEST LINE OF SAID SECTION 5 NORTH 07°34'36" EAST 484.67 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 89°55'30" EAST 30.00 FEET; THENCE SOUTH 07°34'36" WEST 343.80 FEET; THENCE SOUTH 07°34'36" WEST 125.00 FEET TO THE POINT OF BEGINNING ON THE SOUTH LINE OF SAID SECTION 5 BEING SOUTH 89°55'30" EAST 50.18 FEET FROM SAID SOUTHWEST CORNER OF SECTION 5.

PARCEL NO. 3:

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 4:

THE SOUTH HALF OF THE SOUTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE SOUTH 63.00 FEET; AND

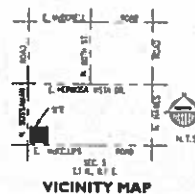
EXCEPT THE WEST 42.00 FEET

OWNER
FORESIGHT GROUP, LLC, AN ARIZONA
LIMITED LIABILITY COMPANY
P.O. BOX 5391
SCOTTSDALE, ARIZONA 85251
CONTACT: ROBERT FABRIZIO

SURVEYOR
EPS GROUP, P.C.
2045 S. VINETARD AVENUE
SUITE 101
MESA, ARIZONA 85210
CONTACT: CLAYTON BROWN, P.E.
PHONE: 480.503.2253

DEVELOPER
CARLOS FLORES, INC.
607 N. HUNTERDALE ROAD
SUITE 110
SCOTTSDALE, ARIZONA 85250
CONTACT: TOM KERR
PHONE: 480.357.8718

ENGINEER
LAND DEVELOPMENT TEAM, LLC
3420 EAST BIRCH BLVD
SUITE 100
PHOENIX, ARIZONA 85028
CONTACT: CLAYTON BROWN, P.E.
PHONE: 602.266.5700

**BASIS OF BEARING**

SOUTH LINE OF THE S1/4 OF SEC. 5, T1N, R7E
BEARING N89°55'30"E, AS SHOWN ON RESULTS OF
SURVEY, BK. 1041, PG. 24

FEMA FLOOD ZONE DELINEATION

THIS PROJECT LIES WITHIN ZONE "A" AS DEPICTED ON
THE FLOOD INSURANCE RATE (FIRM) MAP NUMBER
041302185, REVISED OCTOBER 16, 2013. FLOOD
ZONE "A" IS CLASSIFIED AS:

*AREA OF 500-YEAR FLOOD AREAS OF 0.2% ANNUAL
CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD
WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR
WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE;
AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL
CHANCE FLOOD.

LAND USE SUMMARY TABLE		
CURRENT ZONING	25-15 FWD	
TOTAL NUMBER OF LOTS	48	
TOTAL NET AREA	8,120 AC.	
NET AREA (BY TYPE OF CROSS ACRES)	2.8 AC/AC	
OPEN SPACE	1,381 AC.	
AVERAGE LOT SIZE	1,252 SF.	
MINIMUM LOT SIZE	11,900 SF.	



SETBACK DETAIL "A"
15' TO LEFT
25' TO RIGHT



SETBACK DETAIL "B"
15' TO LEFT
25' TO RIGHT

TYPICAL BUILDING SETBACKS

15' TO LEFT
25' TO RIGHT
15' TO LEFT
25' TO RIGHT

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	PRIVATE STREET, ACCESS EGRESS FOR EMERGENCY AND REFUSE VEHICLES, PUBLIC UTILITY EASEMENT, DRAINAGE	86,724	1.980
B	LANDSCAPE, OPEN SPACE, DRAINAGE, RETENTION, PUBLIC UTILITY EASEMENT	8,180	0.763
C	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, DRAINAGE	4,281	0.263
D	LANDSCAPE, OPEN SPACE, DRAINAGE, RETENTION, PUBLIC UTILITY EASEMENT, WATER LINE EASEMENT, STORM LINE EASEMENT	71,463	0.725
E	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT	2,250	0.205
F	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT	6,123	0.426
G	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT	2,531	0.251
H	LANDSCAPE, OPEN SPACE, DRAINAGE	2,564	0.056
I	LANDSCAPE, OPEN SPACE, DRAINAGE	2,881	0.049

APPROVALS

APPROVED BY THE MAYOR AND CITY CLERK OF THE CITY OF MESA, ARIZONA, ON THIS ____ DAY OF ____ 20____.

BY: _____ MAYOR
ATTEST: _____ CITY 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 45-57E.

CITY ENGINEER DATE: _____

FINAL PLAT CERTIFICATION

I, GERALD HUGHES, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN
THE STATE OF ARIZONA, THAT THIS PLAT COMPOSING OF 2 SHEETS REPRESENTS A
SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF APRIL, 2014,
THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE
AND BELIEF, THAT THE BOUNDARIES ARE AS SHOWN AND LIES
SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED, THAT THE CONTROL POINTS
AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT TIME OF CONSTRUCTION.

GERALD HUGHES, P.E.
EPS GROUP, INC.
2045 S. VINETARD
SUITE 101
MESA, AZ 85210

2045 S. VINETARD Ave, Suite 101
Mesa, AZ 85210 | 480.503.2253
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WWW.EPSGROUP.COM

EPS GROUP

MORADA
FINAL PLAT

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11	FOUND BRASS CAP AS NOTED
12	SET BRASS CAP AFTER COMPLETION OF CONSTRUCTION
13	BRASS CAP SUBMITTAL
14	BRASS CAP
15	BRASS CAP IN A HOLE
16	BUILDING SETBACK LINE
17	MANICAPCO COUNTY RECORDER
18	PUBLIC UTILITY FACILITY EASEMENT
19	PUBLIC UTILITY EASEMENT
20	RIGHT-OF-WAY
21	SIGHT VISIBILITY EASEMENT
22	VEHICULAR NON-ACCESS EASEMENT

LINE TABLE		
LINE	MEASUREMENT	TIME
L1	500730.76 W	10.25
L2	613670.72 E	25.55
L3	408730.22 W	29.40
L4	613670.72 E	33.55
L5	500730.76 W	37.80
L6	500730.76 W	41.85
L7	547728.48 E	46.30
L8	500730.22 E	51.25
L9	613670.76 E	55.80
L10	532727.67 E	60.40
L11	608730.76 E	65.00
L12	500730.49 W	69.55
L13	608730.76 E	74.10
L14	608730.76 E	78.65
L15	613671.74 W	83.30
L16	532727.67 E	87.95
L17	500730.76 W	92.55
L18	532727.67 E	97.20
L19	608730.76 E	101.80
L20	500730.22 E	106.40

CLAYS TABLE						
CLAYE	1751516	1849595	1871141	1842121	182021	1870116
C1	1801.88	1801.05	1801.14	1825.15	1801.17	180072.58
C2	1813.17	1813.05	181273.14	1813.15	1813.17	180870.74
C3	1816.17	1816.05	181673.14	1816.15	1816.17	180870.74
C4	1818.17	1818.05	181873.14	1818.15	1818.17	180870.74
C5	1821.17	1821.05	182173.14	1821.15	1821.17	180870.74
C6	1823.17	1823.05	182373.14	1823.15	1823.17	180870.74
C7	1825.17	1825.05	182573.14	1825.15	1825.17	180870.74
C8	1827.17	1827.05	182773.14	1827.15	1827.17	180870.74
C9	1829.17	1829.05	182973.14	1829.15	1829.17	180870.74
C10	1831.17	1831.05	183173.14	1831.15	1831.17	180870.74
C11	1833.17	1833.05	183373.14	1833.15	1833.17	180870.74
C12	1835.17	1835.05	183573.14	1835.15	1835.17	180870.74
C13	1837.17	1837.05	183773.14	1837.15	1837.17	180870.74
C14	1839.17	1839.05	183973.14	1839.15	1839.17	180870.74
C15	1841.17	1841.05	184173.14	1841.15	1841.17	180870.74
C16	1843.17	1843.05	184373.14	1843.15	1843.17	180870.74
C17	1845.17	1845.05	184573.14	1845.15	1845.17	180870.74
C18	1847.17	1847.05	184773.14	1847.15	1847.17	180870.74
C19	1849.17	1849.05	184973.14	1849.15	1849.17	180870.74
C20	1851.17	1851.05	185173.14	1851.15	1851.17	180870.74
C21	1853.17	1853.05	185373.14	1853.15	1853.17	180870.74
C22	1855.17	1855.05	185573.14	1855.15	1855.17	180870.74
C23	1857.17	1857.05	185773.14	1857.15	1857.17	180870.74
C24	1859.17	1859.05	185973.14	1859.15	1859.17	180870.74
C25	1861.17	1861.05	186173.14	1861.15	1861.17	180870.74
C26	1863.17	1863.05	186373.14	1863.15	1863.17	180870.74
C27	1865.17	1865.05	186573.14	1865.15	1865.17	180870.74
C28	1867.17	1867.05	186773.14	1867.15	1867.17	180870.74
C29	1869.17	1869.05	186973.14	1869.15	1869.17	180870.74
C30	1871.17	1871.05	187173.14	1871.15	1871.17	180870.74
C31	1873.17	1873.05	187373.14	1873.15	1873.17	180870.74
C32	1875.17	1875.05	187573.14	1875.15	1875.17	180870.74
C33	1877.17	1877.05	187773.14	1877.15	1877.17	180870.74
C34	1879.17	1879.05	187973.14	1879.15	1879.17	180870.74
C35	1881.17	1881.05	188173.14	1881.15	1881.17	180870.74
C36	1883.17	1883.05	188373.14	1883.15	1883.17	180870.74
C37	1885.17	1885.05	188573.14	1885.15	1885.17	180870.74
C38	1887.17	1887.05	188773.14	1887.15	1887.17	180870.74
C39	1889.17	1889.05	188973.14	1889.15	1889.17	180870.74
C40	1891.17	1891.05	189173.14	1891.15	1891.17	180870.74
C41	1893.17	1893.05	189373.14	1893.15	1893.17	180870.74