

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

STATE OF ARIZONA
COUNTY OF MARICOPA

THAT LAURIN HENREY, as OWNER, DOES HEREBY PLAT THIS FINAL PLAT OF SECTION PLAT, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE CLRA AND SALT SPRING HARBOR, WINDICOP COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND ONES THE BOUNDARIES OF EACH OF THE SPLITTS, LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE SPLITTS, LOTS, TRACTS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER OTHER THAN ITS RESPECTIVE LOT.

LAURIN HENREY, HEREBY DEDICATES AND CONVEYS TO THE CITY OF MESA, IN FEE, ALL REAL PROPERTY DESIGNATED ON THIS PLAT AS "RIGHT-OF-WAY" OR "R/W" FOR USE AS PUBLIC RIGHT-OF-WAY.

[illegible]

IT IS AGREED THAT LAURIN MEMORI OR ITS SUCCESSORS OR ASSIGNS SHALL HAVE FULL USE OF THE EASEMENT EXCEPT FOR THE PURPOSE FOR WHICH THE SAME IS HERIN CONVEYED TO THE CITY OF MESA, AND PROVIDED ALWAYS THAT NO BUILDING OR STRUCTURE OF ANY NATURE OR KIND WHATSOEVER, INCLUDING WHOLEL SALES BUILDINGS, NOR ANY PART OF SAME, SHALL BE CONSTRUCTED, MAINTAINED OR PLACED ON OR OVER SAID EASEMENT OR ANY PART THEREOF BY LAURIN MEMORI OR THE SUCCESSORS OR ASSIGNS OF LAURIN MEMORI OR ANY OTHER PERSON OR ENTITY UNLESS SUCH BUILDING OR STRUCTURE SHALL BE CONSTRUCTED OR PLACED THEREON BY THE SUBJECTS OF THIS AGREEMENT OR THEIR SUCCESSORS OR ASSIGNS WITH THE 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.

LAUREN HENDERSON HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NONEXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "HIGH MOBILITY EASEMENT" OR "HME" FOR PURPOSES OF ESTABLISHING AREAS IN WHICH NO LANDSCAPING OTHER THAN GRASS, GRASS SEED, FLOWERS AND GRASS LESS THAN 2-FEET (64 CM) IN HEIGHT, AND/OR TREES WITH BRANCHES NOT LESS THAN 8-INCH DIAMETER GROUND, WHEN PLANTED, IF ANY, SHALL BE SPACED NOT LESS THAN 6 FEET APART.

LAUREN HENDERSON HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NONEXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "VEHICULAR NON-ACCESS EASEMENT" OR "VNAE" FOR PURPOSES OF ESTABLISHING AREAS IN WHICH ONLY NO VEHICULAR ACCESS IS PERMITTED.

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT AS TRACTS "A" AND "B" 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 RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA, TOGETHER WITH THE RIGHT TO INTEREST AND EASEMENTS 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 ACCORDANT 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 BINDING UPON ANY SUBSEQUENT PURCHASER OR OCCUPYER OF SAID PARCEL; AND

THIS WARRANT CAN BE ENFORCED OR FORWARDED BY THE CITY OF MESA, WHO CAN BRING PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING OR OBTAINING TO VIOLATE ANY OF THESE ORDINANCES OR WHOSE PERSON OR PERSONS ARE BEING, ARE OR ABOUT TO BE VIOLATED FOR SUCH VIOLATIONS. ANY PERSON OR PERSONS OF THE CITY OF MESA WHO BRING SUCH PROCEEDINGS AT LAW OR IN EQUITY HEREAFTER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, A REASONABLE SUM AS AND FOR ATTORNEY'S FEES AND COURT COSTS.

LAUREN MEMORE WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED BY THIS PLAT, AND THAT EVERY EASEMENT, EASEMENT HOLDER OR OTHER PERSON OR ENTITY HAVING ANY INTEREST THAT IS ADVERSE TO OR INCONSISTENT WITH THE FOREGOING DECLARATION OR ANY OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT, HAS CONSENTED TO OR JOINED IN THIS PLAT AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH LAUREN MEMORE WILL RECORD NO LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

LAUREN PHOENIX AS OWNER HAS HERETO CAUSED ITS NAME TO BE ATTESTED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS _____ DAY OF _____, 20____.

LAUREN HENDERSON

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

ON THIS _____ DAY OF _____ 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED _____ OF _____ AND THAT HE/SHE EXECUTED SAID INSTRUMENT FOR PURPOSES HEREIN CONTAINED.

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

NO ART FULLE DATE

MY COMMISSION TURNS BY BY BY



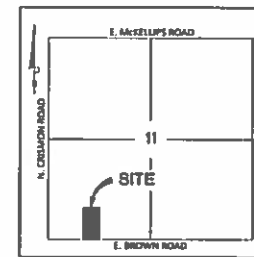
* 2' TO SIDE ENTRY GARAGE OR UNBUILT SPACE
** 30' FORWARD FACING GARAGE
*** 30' MIN. TOTAL ACC. OF 3 VEH.
UNBUILT LOT CORNER ACROSS

1. CONSTRUCTION WITH UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.

2. COMBINATION LIMITS TO BE CONSIDERED UNDESIRABLE AS REQUIRED BY THE ARIZONA CONSERVATION COMMISSION GENERAL ORDER R47231.
3. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON ANY VEGETATION PLANTED, MAINTAINED OR GROWN FROM SEEDS OF ANY OF THE SPECIES WHICH WOULD MAINTAIN THE FLOOD WATERS DRAIN, UNDER OR THROUGH THE REACTS.
4. THE HOUSTON POPE HONORABLE ASSOCIATION SHALL OWN TRACT "A" AND "B" AND SHALL MAINTAIN THE LANDSCAPING, FURNISHING AND ASSOCIATED IMPROVEMENTS WITHIN LAND BOUND BY THE HOUSTON PROPERTY OWNER. THEY WILL MAINTAIN LANDSCAPING WITHIN RIGHT-OF-WAY ALONG LOCAL STREETS.
5. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE FURNISHING AND LANDSCAPED AREAS WITHIN THIS PROJECT OR LANDSCAPING WITHIN THE HOUSTON PROPERTY OWNER'S OWNED TRACTS.
6. THE CITY OF MESA IS NOT RESPONSIBLE FOR MAINTENANCE OF THE STREET FRONT LOT BEYOND THE LIMITS OF THE RIGHT-OF-WAY. HOWEVER, THESE LIMITS, OWNERSHIP AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF HOUSTON POPE HONORABLE ASSOCIATION.
7. A DELINEATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&Rs) HAS BEEN DRAFTED FOR THIS DEVELOPMENT, WHICH WILL COVER THE USE AND MAINTENANCE OF ALL AREAS BOUND ON THIS PLAN.
8. ALL HOME'S WITHIN THIS DEVELOPMENT SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT ORDINANCES AND THE OFFICE/INDUSTRIAL DEVELOPMENT STANDARDS AS WELL AS THE ARCHITECTURAL STANDARDS OF THE CITY OF MESA. A FORM FOR HOUSTON POPE APPROVED AS PART OF ZONING CASE (274-38) DATED 03/01/00.
9. LOTS 1, 21, 22 AND 27 SHALL BE DEDICATED TO THE STREET.

WITH THE ARIZONA HEADQUARTERS SLURRY WITHIN STANDARDS (COPIED FEB. 8, 1960). FURTHER STANDARDS CONVEYS WILL BE SET BY THE SLURRY AND CEMENTED THIS PLAN IS THE RESPONSIBILITY OF THE SLURRY TO EXAMINE EACH OTHER CORNERS OF THE SLURRY AND THE SLURRY TO EXAMINE EACH OTHER CORNERS OF THE CONSTRUCTION APPROVED (19 AND 20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) (101) (102) (103) (104) (105) (106) (107) (108) (109) (110) (111) (112) (113) (114) (115) (116) (117) (118) (119) (120) (121) (122) (123) (124) (125) (126) (127) (128) (129) (130) (131) (132) (133) (134) (135) (136) (137) (138) (139) (140) (141) (142) (143) (144) (145) (146) (147) (148) (149) (150) (151) (152) (153) (154) (155) (156) (157) (158) (159) 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THIS IS TO CERTIFY THAT THE AREA PLATED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE ARIZONA WATER COMPANY, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH AFS 45-376 AND ARIZONA DEPARTMENT OF WATER RESOURCES CERTIFICATE OF ASSURED WATER SUPPLY DWR FILE NO. 27-70006.



VICINITY MAP

BERNARD CINCINNATI GROUP, LTD.
1795 W WASHINGTON ST, SUITE 10
WUPF, AZ 85201
PHONE: (480) 579-0830
CONTACT: TROY PETERSON

LAUREN HENRIK
C/O MINDY MORRIS P.C.
2525 E. ARIZONA BULTHORN CIRCLE
SUITE 4-272
PHOENIX, AZ 85046
PHONE: (602) 230-0800

- 1 COVER, NOTES, DEDICATION, SITE DATA, BASIS OF OFFERING, CERTIFICATIONS & DETAIL.
- 2 FINAL PLAT PLANS SHEETS LOT AREA TABLE, IMPACT AREA, LEASE TABLE, BOUNDARY AREA, LOT TABLE, & DEDICATION TABLE.

NUMBER OF LOTS	87-25
CHUTE AREA	37
	19.01.14 ACRO

THE LAND REFERRED TO HEREIN BEING IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERRIAM, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE 6TH AND 54TH MERIDIAN BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 1.125 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 16;

THENCE WEST ALONG SAID SOUTH LINE, 886 FEET TO A POINT 825 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 16;

THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SECTION PL. A DISTANCE OF 1,320.00 FEET
THENCE EAST 640 FEET,
THENCE SOUTH 1,320.00 FEET TO THE POINT OF BEGINNING.
EXCEPT THE WEST 8 FEET THEREOF.

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASIN AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON THE FINAL PLAT FOR LA JARA ISLANDS, BOOK 1941 OF MAPS, PAGE 32, M.C.R., SAN JOSE, ARIZONA.

THIS IS TO CERTIFY THAT THIS PLAN IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED
HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND
BELIEF.

DEL

DOUGLAS B. RUMY
PEOPLE'S LAND SURVEY, INC. 50030
BOWMAN CONVEY, INC.
1205 N. WASHINGTON STREET, SUITE 100
CHICAGO, ILLINOIS 60642

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THE _____ DAY OF _____, 20____.

DATE 10/10/2018

BY WALTON 244

ATTEST GIFT CLERK 244

Bowman
CONSULTING
International Consulting Group, Ltd.
100 W. Washington Street, 10th
Floor, AL 36201
Phone 404/535-0400
Fax 404/532-0444
telex 000000000000000000



**FINAL PLAT OF
HENDRIX POINT
MESA, ARIZONA**

[illegible]



**FINAL PLAT OF
HENDRIX POINT
MESA, ARIZONA**

DATE	12-29-14
PROJECT NO.	0802-01
TOWN	UNINCORPORATED
SECTION	34
CREATED BY	ST
CHECKED BY	MS
SCALE	1" = 50'
SHEET NO.	2 of 2

TRACT AREA TABLE			
TRACT	SQ. FT.	ACRES	DESCRIPTION
TRACT A	74,448	0.6753	OPEN SPACE, LANDSCAPE, DRAINAGE & PUTE
TRACT B	14,223	0.1300	OPEN SPACE, LANDSCAPE, DRAINAGE, PUTE, (EMERGENCY RESPONSE/ACCESS & SEWER EASEMENT)
TRACT C	2,750	0.0862	OPEN SPACE, LANDSCAPE & PUTE
TRACT D	3,823	0.0878	OPEN SPACE, LANDSCAPE & PUTE
TRACT E	8,848	0.2321	OPEN SPACE, LANDSCAPE & PUTE
TOTAL TRACT AREA 99,092 SQ. FT. 0.9044 AC.			

OVERALL AREA TABLE			
PARCEL	SQ. FT.	ACRES	BOUNDARY
1	13,800	0.3143	
2	13,800	0.3143	
3	13,800	0.3143	
4	13,800	0.3143	
5	13,800	0.3143	
6	13,800	0.3143	
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100	13,800	0.3143	

LOT AREA TABLE			
LOT	SQ. FT.	ACRES	
1	13,800	0.3143	
2	13,800	0.3143	
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95	13,800	0.3143	
96	13,800	0.3143	
97	13,800	0.3143	
98	13,800	0.3143	
99	13,800	0.3143	
100	13,800	0.3143	

LOT AREA TABLE			
LOT	SQ. FT.	ACRES	
1	13,800	0.3143	
2	13,800	0.3143	
3	13,800	0.3143	
4	13,800	0.3143	
5	13,800	0.3143	
6	13,800	0.3143	
7	13,800	0.3143	
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