

DEDICATION

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "EASTMARK DU-3 SOUTH, PARCEL 3-1", LOCATED IN THE NORTH HALF OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, 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 LOCATION AND GIVES THE DIMENSIONS OF EACH OF THE STREETS, LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE STREETS, LOTS, TRACTS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

WITHOUT LIMITING IN ANY MANNER THE DEDICATIONS AND RIGHTS CREATED IN FAVOR OF THE CITY OF MESA, ARIZONA BY THIS FINAL PLAT, THE COSTS OF PUBLIC INFRASTRUCTURE CONSTRUCTED OR INSTALLED IN THE RIGHTS OF WAY OR PUBLIC EASEMENTS ESTABLISHED BY THIS FINAL PLAT MAY BE FINANCED WITH, AND THE DEVELOPER REIMBURSED BY, THE PROCEEDS OF BONDS ISSUED BY THE EASTMARK COMMUNITY FACILITIES DISTRICT NO. 1 (CITY OF MESA, ARIZONA), IN ACCORDANCE WITH THE TERMS OF THE DEVELOPMENT, FINANCING PARTICIPATION AND INTERGOVERNMENTAL AGREEMENT FOR EASTMARK COMMUNITY FACILITIES DISTRICT NO. 1 (CITY OF MESA, ARIZONA), DATED AS OF MAY 11, 2014, RECORDED IN THE OFFICES OF THE MARICOPA COUNTY RECORDER AT DOCUMENT NUMBER 2014-0401237.

MERITAGE HOMES OF ARIZONA, INC., AS 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. ALL OTHER EASEMENTS ARE HEREBY DEDICATED FOR 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 FENCING. UNLESS APPROVED OTHERWISE BY THE CITY OF MESA, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

IT IS AGREED THAT MERITAGE HOMES OF ARIZONA, INC., OR ITS SUCCESSORS OR ASSIGNS, SHALL HAVE FULL USE OF THE EASEMENTS EXCEPT FOR THE PURPOSE FOR WHICH THE SAME IS HEREIN CONVEYED TO THE CITY OF MESA, AND EXCEPT FOR USES WHICH INTERFERE WITH THE ENJOYMENT BY MERITAGE HOMES OF ARIZONA, INC. OF THE RIGHTS AND SERVITUDE HEREIN CONVEYED TO IT, 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, INSTALLED OR PLACED ON OR OVER SAID EASEMENT OR ANY PART THEREOF BY MERITAGE HOMES OF ARIZONA, INC. OR THE SUCCESSORS OR ASSIGNS OF MERITAGE HOMES OF ARIZONA, INC. AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY MERITAGE HOMES OF ARIZONA, INC. OR THE SUCCESSORS OR ASSIGNS OF MERITAGE HOMES OF ARIZONA, INC. WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF MESA. THE RIGHTS AND OBLIGATIONS OF THE CITY OF MESA SHALL BE CONSTRUED BROADLY AND CONSISTENT WITH THE PERFORMANCE OF ITS OBLIGATIONS TO PROVIDE UTILITY SERVICE TO ITS CUSTOMERS.

MERITAGE HOMES OF ARIZONA, INC. HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "SIGHT VISIBILITY EASEMENT" OR "SVE" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO LANDSCAPING OTHER THAN GROUND COVER, FLOWERS AND GRANITE LESS THAN 3-FOOT (MATURE) IN HEIGHT, AND/OR TREES WITH BRANCHES NOT LESS THAN 8-FEET ABOVE GROUND, WHICH TREES, IF ANY, MUST BE SPACED NOT LESS THAN 8-FEET APART.

DRAINAGE COVENANTS:

THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT AS TRACTS "B", "E", "F" AND "G" 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 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 ADEQUATE TO CONVEY AND STORE DRAINAGE FROM SAID PRIVATE TRACTS AND 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 OCCUPIER 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 AND FOR ATTORNEY'S FEES AND COURT COSTS.

MERITAGE HOMES OF ARIZONA, INC. WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED BY THIS PLAT, AND THAT EVERY LENDER, 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 EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH MERITAGE HOMES OF ARIZONA, INC. WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS ____ DAY OF _____, 2014.

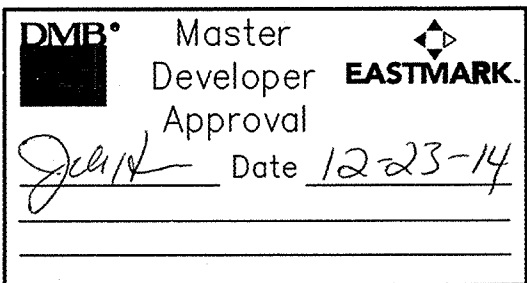
MERITAGE HOMES OF ARIZONA, INC.,
AN ARIZONA CORPORATION

BY: _____

ITS: _____

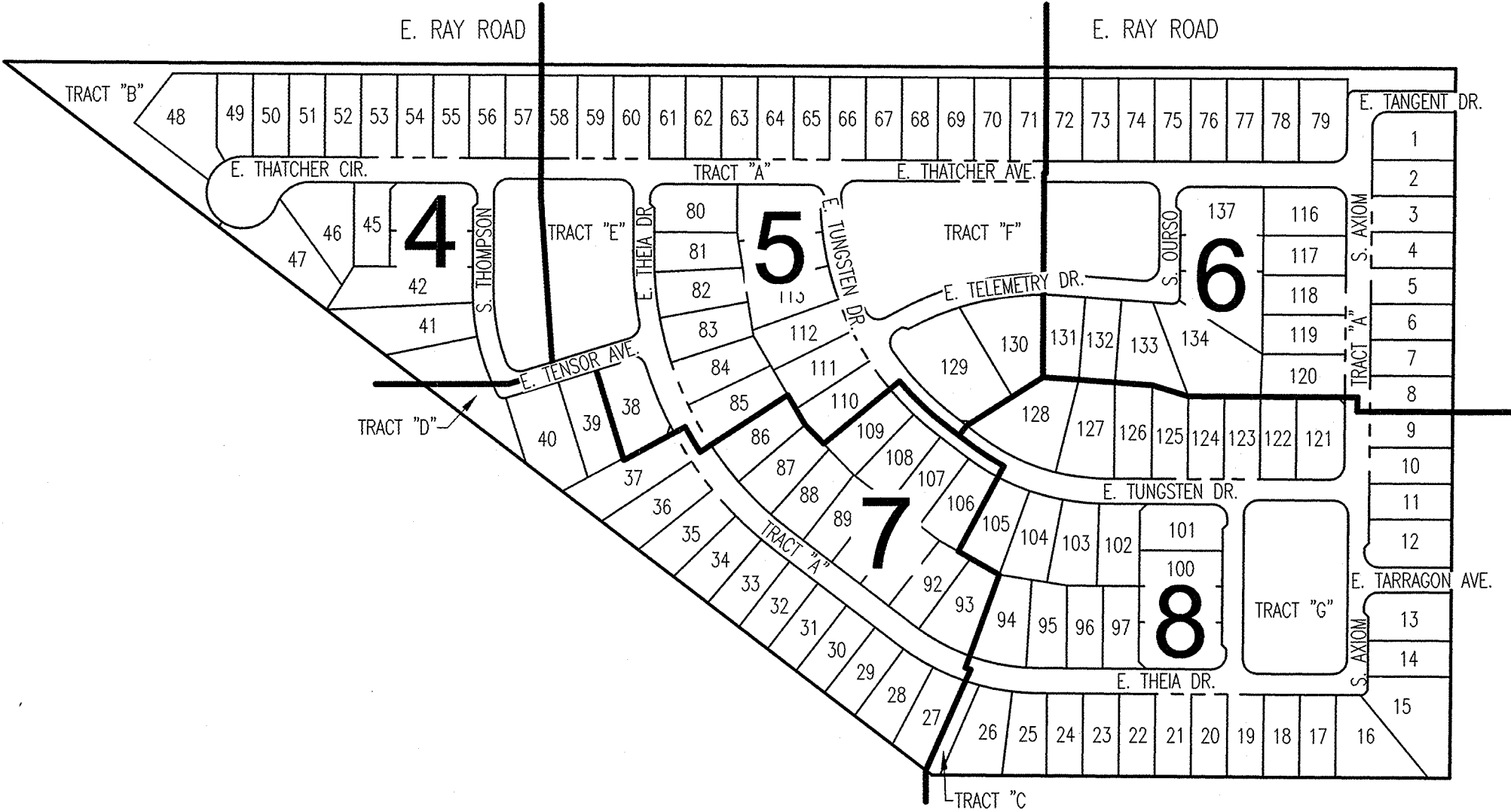
GROSS AREA

AREA = 30.9068 ACRES
1,346,301.72 SQ. FT.



FINAL PLAT OF EASTMARK DU-3 SOUTH
PARCEL 3-1

A PORTION OF THE NORTH HALF OF SECTION 27, TOWNSHIP 1
SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



ACKNOWLEDGMENT OF DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS EXECUTED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS ____ DAY OF _____, 2014, BY _____, THE _____ OF MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, ON BEHALF OF THE CORPORATION.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RATIFICATION AND APPROVAL OF PLAT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT EASTMARK RESIDENTIAL ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS PLAT FOR "EASTMARK DU-3 SOUTH, PARCEL 3-1" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS PLAT.

IN WITNESS WHEREOF, EASTMARK RESIDENTIAL ASSOCIATION, INC., HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS ____ DAY OF _____, 2014.

EASTMARK RESIDENTIAL ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION

BY: _____

ITS: _____

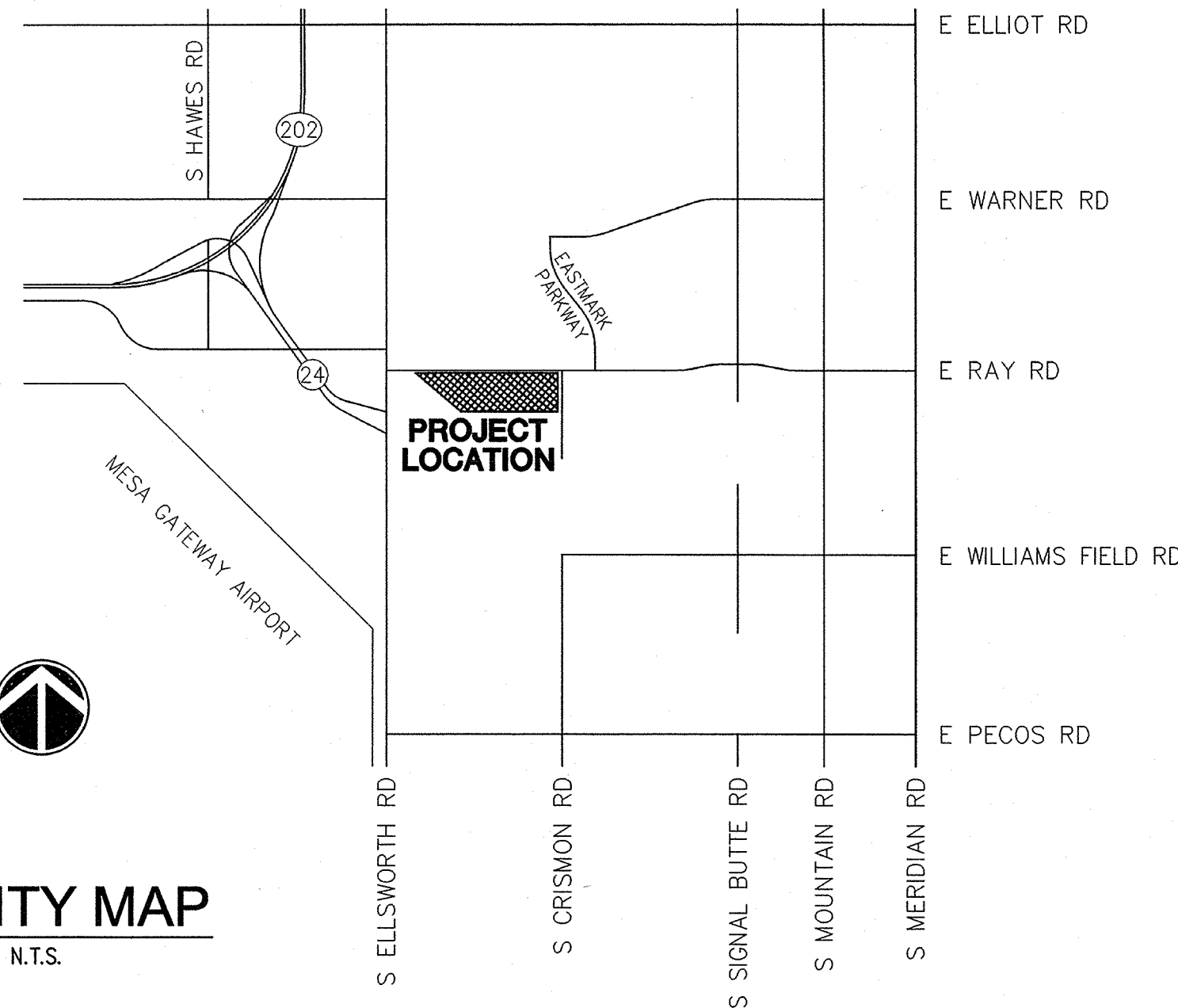
ACKNOWLEDGEMENT OF RATIFICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS EXECUTED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS ____ DAY OF _____, 2014, BY _____, THE _____ OF EASTMARK RESIDENTIAL ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION, ON BEHALF OF THE NON-PROFIT CORPORATION.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



OWNER

MERITAGE HOMES OF ARIZONA, INC.
8800 E. RAIN TREE DR, STE 300
SCOTTSDALE, ARIZONA 85260
PHONE: (480) 515-8067
FAX: (623) 321-7888
CONTACT: STEVE HAHN

ENGINEER

ENTELLUS, INC.
2255 N 44TH ST., SUITE 125
PHOENIX, AZ 85008-3279
PHONE: 602-244-2566
FAX: 602-244-8947
CONTACT: ALBERTO GONZALEZ, P.E.

BASIS OF BEARINGS

S 89°38'34" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

ZONING

PLANNED COMMUNITY DISTRICT WITH AN APPROVED COMMUNITY PLAN AND DEVELOPMENT UNIT 3 SOUTH (DU3S) DEVELOPMENT UNIT PLAN (DUP). LAND USE GROUPS TO BE USED IN THIS DEVELOPMENT ARE LUG-V (VILLAGE) AND LUG-OS (OPEN SPACE)

FLOOD PLAIN DESIGNATION

THIS SUBDIVISION LIES IN FLOOD ZONE "X", DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT ASSOCIATION (FEMA) AS AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 04013C2760L DATED OCTOBER 16, 2013. A DRAINAGE MASTER PLAN FOR THIS SUBDIVISION IS ON FILE WITH THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY.

APPROVAL

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

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 45-576.

CITY ENGINEER

DATE

CERTIFICATION

I, DANIEL G. FRANCETIC, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS PLAT CONSISTING OF (8) SHEETS, REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF MARCH 2014; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS EXIST AS SHOWN AND ARE SUFFICIENT TO ALLOW THE SURVEY TO BE RETRACED; THAT THE CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT THE TIME OF CONSTRUCTION.

SIGNED: *Daniel G. Francetic*

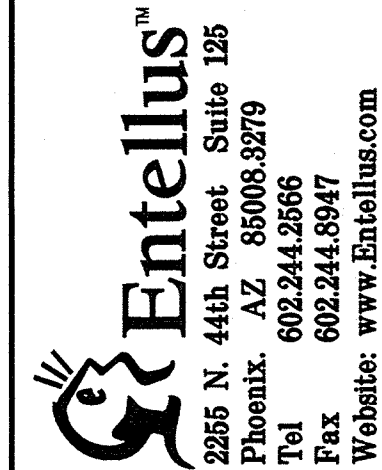
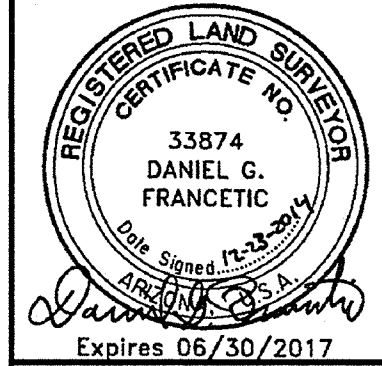
DATE: *12/23/2014*

DANIEL G. FRANCETIC, RLS
REGISTERED LAND SURVEYOR #33874
ENTELLUS, INC.
2255 NORTH 44TH STREET, #125
PHOENIX, ARIZONA 85008-3279
PHONE: 602-244-2566
E-MAIL: dfrancetic@entellus.com



FINAL PLAT OF
EASTMARK
DU-3 SOUTH, PARCEL 3-1, MESA ARIZONA

DATE	CHECKED	DRAWN	SURVEYED	SCALE	JLR	BLM	DGF	JOB NUMBER
12/23/14								728-001



SHEET 1 OF 8
DATE 12/23/14
JOB NO. 728.001

NOTES

1. THE USE AND MAINTENANCE OF ALL AREAS SHOWN ON THIS PLAT ARE GOVERNED BY THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR EASTMARK, RECORDED AS DOCUMENT NO. 2013–0217662 OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA (THE "COMMUNITY DECLARATION"), AND THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR EASTMARK RESIDENTIAL COMMUNITY, RECORDED AS DOCUMENT NO. 2013–0391883, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA (THE "RESIDENTIAL DECLARATION"), AND THE SUPPLEMENTAL DECLARATION FOR PARCEL DU–3 SOUTH, RECORDED AS DOCUMENT NO. 2013–1069291 OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA (THE "SUPPLEMENTAL DECLARATION").
2. THIS SUBDIVISION IS LOCATED IN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
3. UTILITY LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER R(42)33.
4. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE MESA PROVING GROUNDS COMMUNITY PLAN APPROVED ON NOVEMBER 3, 2008, AND AS MAY BE AMENDED FROM TIME TO TIME.
5. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE STREETS, PARKS, DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THE SUBDIVISION SHOWN ON THIS PLAT OR LANDSCAPING WITHIN THE RIGHT OF WAY ALONG THE ROADS SHOWN HEREON. ALL TRACTS SHALL BE PRIVATELY OWNED AND MAINTAINED. EXCEPT AS EXPRESSLY SET FORTH IN THE SUPPLEMENTAL DECLARATION WITH REGARD TO MAINTENANCE BY THE ASSOCIATION, THE MAINTENANCE OF EASEMENT PREMISES SHOWN ON THIS PLAT WHICH LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER, AND THE MAINTENANCE OF EASEMENT PREMISES SHOWN ON THIS PLAT WHICH LIE WITHIN THE BOUNDARIES OF A TRACT IS THE RESPONSIBILITY OF THE TRACT OWNER.
6. ALL TRACTS SHOWN ON THIS PLAT, AFTER THE COMPLETION OF CONSTRUCTION OF IMPROVEMENTS THEREON, WILL BE CONVEYED TO EASTMARK COMMUNITY ALLIANCE, INC. AN ARIZONA NON–PROFIT CORPORATION (THE "ALLIANCE"), OR EASTMARK RESIDENTIAL ASSOCIATION, INC., AN ARIZONA NON–PROFIT CORPORATION (THE "ASSOCIATION"), AND THEREAFTER SHALL BE OWNED AND MAINTAINED BY THE ALLIANCE OR THE ASSOCIATION, AS APPLICABLE.
7. AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT IS RECORDED IN MARICOPA COUNTY RECORDER DOCUMENT # 2011–0357115 AND RE–RECORDED IN DOCUMENT # 2011–0432679. THIS SUBDIVISION IS WITHIN THREE (3) MILES OF PHOENIX–MESA GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.
8. NOISE ATTENUATION MEASURES ARE TO BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF HOMES IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 4.4A OF THE COMMUNITY MASTER PLAN.
9. IN ORDER TO COMPLY WITH THE "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS", ARIZONA BOARD OF TECHNICAL REGISTRATION SUBSTANTIVE POLICY STATEMENT # 12. AND CITY OF MESA SUBDIVISION PLAT STAKING REQUIREMENTS, THE OWNER AND CITY HAVE AGREED THAT ALL BOUNDARY AND LOT CORNERS WILL BE STAKED PRIOR TO COMPLETION OF PAVING IMPROVEMENTS, IF SUCH CORNERS ARE SET UNDER THE SUPERVISION OF AN ARIZONA REGISTERED LAND SURVEYOR OTHER THAN THE ONE WHOSE NAME APPEARS ON THIS PLAT, A SEPARATE RESULTS–OF–SURVEY DRAWING FOR THESE INTERIOR CORNERS WILL NEED TO BE RECORDED.
10. PER CITY OF MESA SUBDIVISION DESIGN PRINCIPLES AND STANDARDS, ALL SIDE LOT LINES ARE RADIAL TO CURVED RIGHT–OF–WAY LINES UNLESS OTHERWISE NOTED (SECTION 9–6–3–E.3).
11. ALL CURVES ARE TANGENT, COMPOUND, OR REVERSE UNLESS NOTED OTHERWISE.
12. UNDER THE SUPPLEMENTAL DECLARATION, (i) OWNER HAS GRANTED TO THE ASSOCIATION AN EASEMENT COVERING THE AREAS LYING WITHIN THE "PUFE" AREA WITHIN EACH LOT SHOWN ON THIS PLAT, FOR PURPOSES OF MAINTENANCE OF THE LANDSCAPING LOCATED WITHIN SUCH PUFE AREA, AND (ii) THE ASSOCIATION IS REQUIRED TO MAINTAIN THE TREES AND ASSOCIATED IRRIGATION FACILITIES (BUT NO OTHER LANDSCAPING OR OTHER IRRIGATION FACILITIES) THAT ARE TO BE INSTALLED WITHIN SUCH PUFE AREAS.
13. UNDER THE AMENDED AND RESTATED COMMUNITY MAINTENANCE AGREEMENT BETWEEN THE CITY OF MESA, DMB MESA PROVING GROUNDS LLC, AND THE ALLIANCE, DATED JUNE, 2014 (THE "COMMUNITY MAINTENANCE AGREEMENT"), AND SUBJECT TO THE TERMS OF THE COMMUNITY MAINTENANCE AGREEMENT, DMB (OR ITS ASSIGNEES, WHICH MAY INCLUDE THE ALLIANCE OR THE ASSOCIATION) IS TO MAINTAIN (i) ANY AND ALL MEDIAN LANDSCAPING LOCATED WITHIN THE RIGHT–OF–WAY FOR CRISMON ROAD AND RAY ROAD, LYING ADJACENT TO THIS SUBDIVISION, AND (ii) ANY AND ALL LANDSCAPING IMPROVEMENTS LOCATED WITHIN AND ALONG THE OUTER EDGE OF ANY PUBLIC RIGHT–OF–WAY DEDICATED PURSUANT TO THIS PLAT.
14. AREAS DESIGNATED AS "NO PARKING" ADJACENT TO TRACTS "E", "F" & "G" ARE NOT TO BE USED FOR PARKING PURPOSES. THE CITY OF MESA MAY, AT ITS DISCRETION, ADD SIGNAGE OR PAINTING TO CURBS TO IDENTIFY THESE AREAS. SPECIALTY SIGNAGE MAY BE USED IN ACCORDANCE WITH PROVISIONS OF THE COMMUNITY MAINTENANCE AGREEMENT.
15. MERITAGE HOMES, INC. ACKNOWLEDGES THAT IT INTENDS TO INSTALL SIDEWALKS AND LANDSCAPING IMPROVEMENTS WITHIN AREAS THAT ARE SUBJECT TO PUFES SHOWN ON THIS PLAT. EXCEPT AS SET FORTH IN NOTE 12 ABOVE, MAINTENANCE OF THE LANDSCAPING IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE UNDERLYING REAL PROPERTY, AT SUCH OWNER'S EXPENSE. MAINTENANCE OF THE SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE ASSOCIATION, AFTER SUCH MAINTENANCE IS ASSUMED BY THE ASSOCIATION IN ACCORDANCE WITH ORDINARY ASSOCIATION TURNOVER PROCEDURES.
16. CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, REMOVABLE SECTION TYPE FENCING.
17. 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.
18. 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 OR CONCRETE, OR BRICKS, AS NOTED WITHIN THE 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 BACKFILL AND PROVIDE CITY OF MESA ACCEPTED TEMPORARY SURFACE MATERIAL OVER THE SAID UTILITY OR OTHER AREA DISTURBED. RECONSTRUCTION OF THE SPECIAL TYPE OF SURFACE MATERIAL SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, BUSINESS OWNER'S ASSOCIATION, OR THE PROPERTY OWNER(S).
19. PUBLIC UTILITY AND FACILITY EASEMENTS WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS FOR THE RELOCATION OF SRP FACILITIES IN PUFES ON THIS PLAT.
20. ELECTRIC LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R–14–2–133.

LOT AREA TABLE		
Lot #	Square Feet	Acres
1	7619	0.175
2	5750	0.132
3	5750	0.132
4	5750	0.132
5	5750	0.132
6	5750	0.132
7	5750	0.132
8	5750	0.132
9	5750	0.132
10	5750	0.132
11	5750	0.132
12	7805	0.179
13	7805	0.179
14	5750	0.132
15	11940	0.274
16	9390	0.216
17	5750	0.132
18	5750	0.132
19	5750	0.132
20	5750	0.132
21	5750	0.132
22	5750	0.132
23	5750	0.132
24	5750	0.132
25	6360	0.146
26	8043	0.185
27	6834	0.157
28	6692	0.154
29	5871	0.135
30	5750	0.132
31	5750	0.132
32	5750	0.132
33	5974	0.137
34	6400	0.147
35	6903	0.158
36	7792	0.179
37	9187	0.211
38	8598	0.197
39	7348	0.169
40	10056	0.231
41	9875	0.227
42	9973	0.229
43	5750	0.132
44	7755	0.178
45	5900	0.135
46	9065	0.208
47	9427	0.216
48	11035	0.253
49	5768	0.132
50	5750	0.132
51	5750	0.132
52	5750	0.132
53	5750	0.132
54	5750	0.132
55	5750	0.132
56	5750	0.132
57	5750	0.132
58	5750	0.132
59	5750	0.132
60	5750	0.132

LOT AREA TABLE		
Lot #	Square Feet	Acres
61	5750	0.132
62	5750	0.132
63	5750	0.132
64	5750	0.132
65	5750	0.132
66	5750	0.132
67	5750	0.132
68	5750	0.132
69	5750	0.132
70	5750	0.132
71	5750	0.132
72	5750	0.132
73	5750	0.132
74	5750	0.132
75	5751	0.132
76	5754	0.132
77	5757	0.132
78	5760	0.132
79	7655	0.176
80	7805	0.179
81	6245	0.143
82	6908	0.159
83	6849	0.157
84	6911	0.159
85	7088	0.163
86	6968	0.160
87	6820	0.157
88	6298	0.145
89	5750	0.132
90	5750	0.132
91	5750	0.132
92	6057	0.139
93	7666	0.176
94	7692	0.177
95	6250	0.143
96	5750	0.132
97	5800	0.133
98	7525	0.173
99	5750	0.132
100	5750	0.132
101	7525	0.173
102	6713	0.154
103	6983	0.160
104	6854	0.157
105	6772	0.155
106	6582	0.151
107	5844	0.134
108	6314	0.145
109	6510	0.149
110	6720	0.154
111	6684	0.153
112	6921	0.159
113	6727	0.154
114	6434	0.148
115	8477	0.195
116	7645	0.176
117	6325	0.145
118	6325	0.145
119	6325	0.145
120	6942	0.159

LOT AREA TABLE		
Lot #	Square Feet	Acres
121	7569	0.174
122	5750	0.132
123	5750	0.132
124	5750	0.132
125	6126	0.141
126	6836	0.157
127	8854	0.203
128	11610	0.267
129	15124	0.347
130	10667	0.245
131	6239	0.143
132	5750	0.132
133	8398	0.193
134	12529	0.288
135	9010	0.207
136	5750	0.132
137	7814	0.179

TRACT TABLE			
Tract	Square Feet	Acres	Use
A	207,532	4.764	PRIVATE LOCAL ROADS, CITY OF MESA UTILITES, EMERGENCY ACCESS
B	49,990	1.148	FCDMC MAINTENANCE RD., LANDSCAPE/OPEN SPACE, UTILITY EASEMENT, RETENTION, PUFE
C	2,803	0.064	PEDESTRIAN ACCESS, PUFE
D	12,127	0.278	RECREATION, OPEN SPACE/LANDSCAPE, PUFE
E	47,466	1.090	RECREATION, RETENTION, SVE, SSE, PUFE
F	63,118	1.449	RECREATION, RETENTION, SVE, SSE, PUFE
G	34,639	0.795	RECREATION, RETENTION, SVE, SSE, PUFE

LOTS 1–137 DESIGNATED AS VILLAGE L.U.G.
TRACTS A–G DESIGNATED AS OPEN SPACE L.U.G.

LEGEND

	CORNER OF THIS PLAT SET 1/2" REBAR W/ CAP UNLESS NOTED
	BRASS CAP MONUMENT TO BE SET AT TIME OF CONSTRUCTION
	PROPERTY CORNER
	CENTER LINE
	RIGHT–OF–WAY/TRACT LINE
	BOUNDARY LINE
	EASEMENT
	PROPERTY LINE
	NO–PARKING
PUFE	PUBLIC UTILITY AND FACILITY EASEMENT
R/W	RIGHT–OF–WAY
SSE	STOP SIGN SIGHT DISTANCE EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
VNAE	VEHICULAR NON–ACCESS EASEMENT
ESMT.	EASEMENT
L=	LENGTH OF ARC
(NR)	NON–RADIAL LINE
U.G.	UNDERGROUND
FCDMC	FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
MCR	MARICOPA COUNTY RECORDER
APN	ASSESSOR'S PARCEL NUMBER
M.O.D.	MAP OF DEDICATION
L.U.G.	LAND USE GROUPS

FINAL PLAT OF
EASTMARK

DU-3 SOUTH, PARCEL 3-1, MESA ARIZONA

DATE
12/23/14

CHECKED
DGF

DRAWN
BLM

SURVEYED
JLR

SCALE

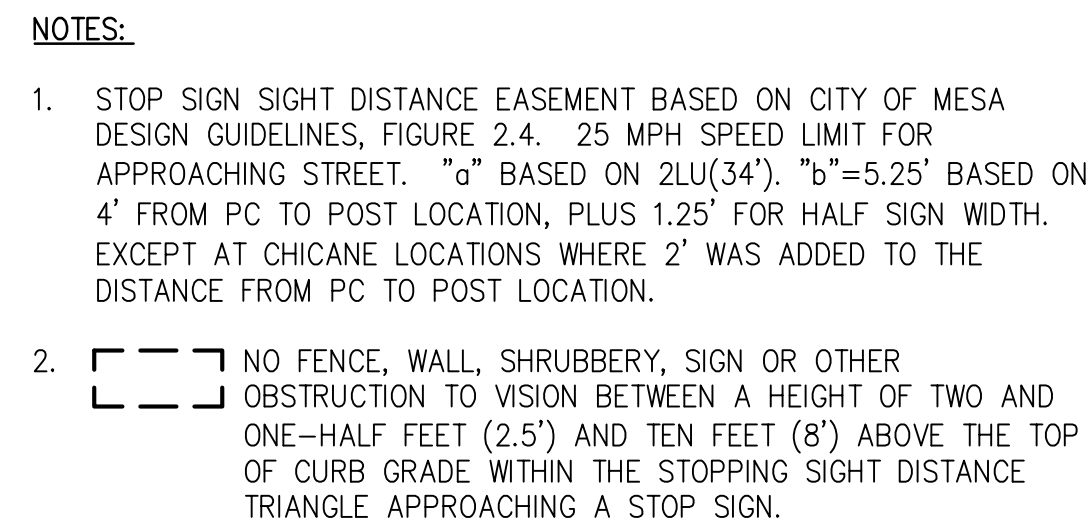
JOB NUMBER
728.001

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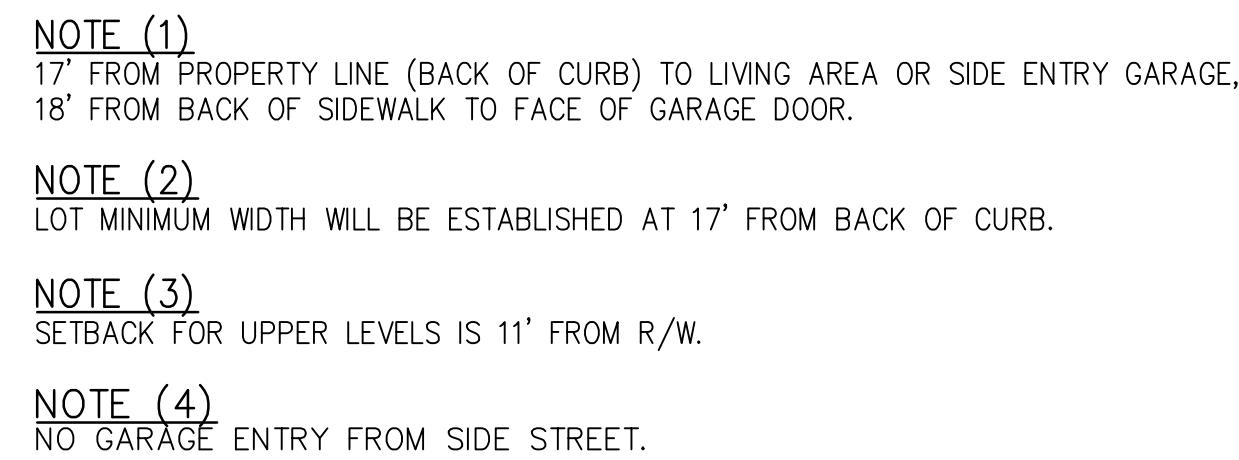
SHEET 2 OF 8

DATE 12/23/14

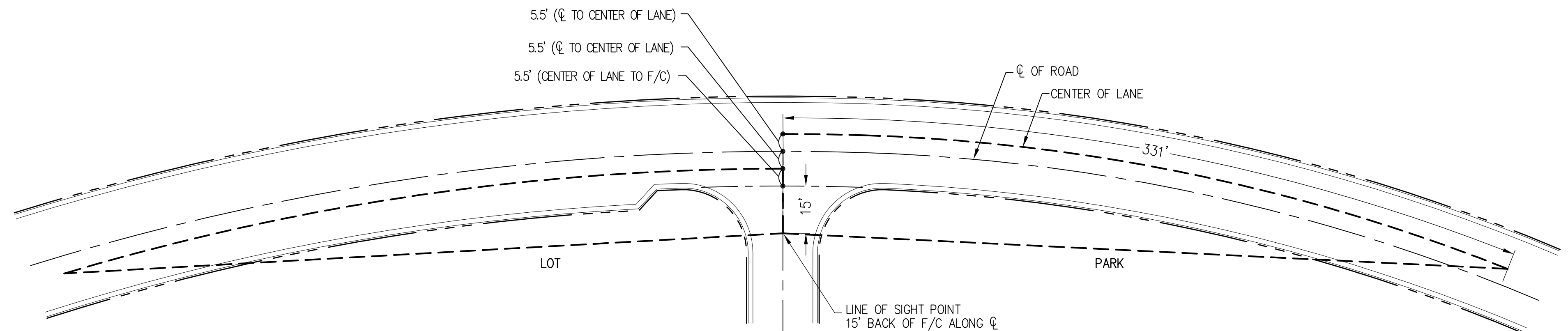
JOB NO. 728.001




TYPICAL STOP SIGN SIGHT DISTANCE EASEMENT
N.T.S.

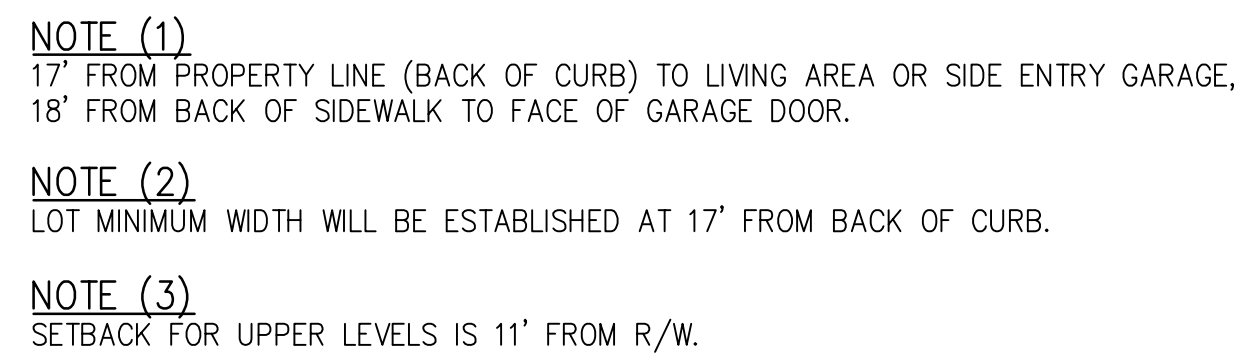


TYPICAL LOT SETBACKS DETAIL AT ENTRY STREET
N.T.S.

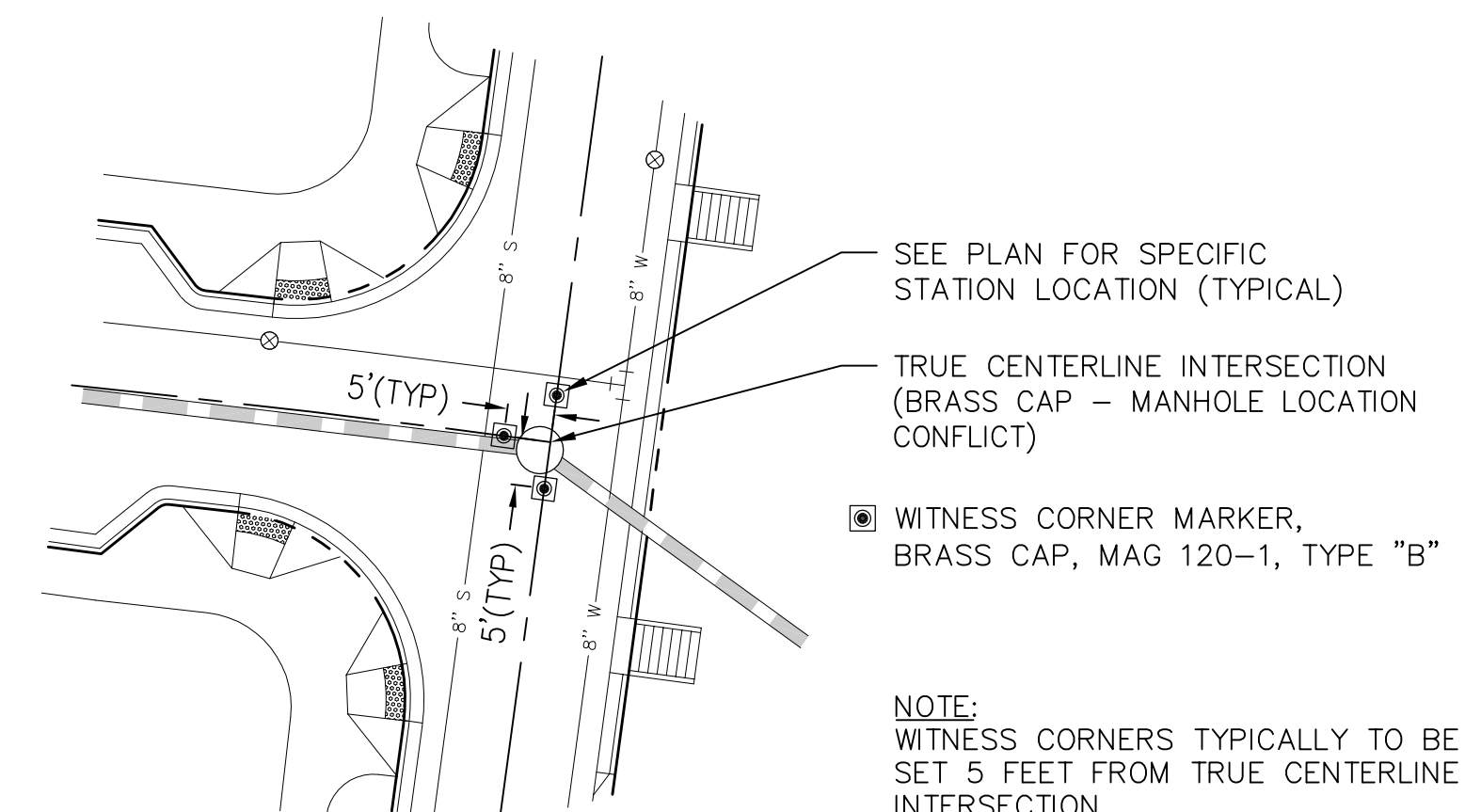


- NOTES:**
1. SIGHT VISIBILITY EASEMENT BASED ON CITY OF MESA DESIGN GUIDELINES FOR SIGHT TRIANGLES (IN FEET) ON STRAIGHT SECTIONS OF ROAD. LEFT TURN MANEUVER FROM STOP. REVISED 10/20/2004. DESIGN SPEED = 30 MPH
 2. SIGHT VISIBILITY EASEMENT SHOWN ON CORRESPONDING PARCEL FINAL PLAT, IMPROVEMENT PLANS, MASS GRADING AND LANDSCAPE ARCHITECTURE PLANS.
 3. THIS TYPICAL DETAIL SHOWS THE WORST CASE SCENARIO OF AN INTERSECTION WITH A CONTINUOUS CURVED STREET WITH A CENTERLINE RADIUS EQUAL TO THE CITY OF MESA MINIMUM OF 400'. THIS SCENARIO OCCURS ONCE IN DU35, WITHIN PARCEL 3-1, AT THE INTERSECTION OF E. TUNGSTEN DR. AND E. TELEMTRY DR.. A SIGNIFICANT VISIBILITY EASEMENT WILL BE REQUIRED ON LOT 129 AND TRACT F. LOT 129 IS SUBSTANTIALLY OVER-SIZED TO ACCOMMODATE THE SIDE YARD WALL LOCATION REQUIRED TO MAINTAIN THE REQUIRED SITE VISIBILITY EASEMENT.
 4.  NO FENCE, WALL, SHRUBBERY, SIGN OR OTHER OBSTRUCTION TO VISION BETWEEN A HEIGHT OF THREE FEET (3') AND EIGHT FEET (8') ABOVE THE CENTERLINE GRADES OF THE INTERSECTING STREETS WITHIN THE SIGHT VISIBILITY EASEMENTS.

TYPICAL SIGHT VISIBILITY EASEMENT
N.T.S.



TYPICAL LOT SETBACKS DETAIL
N.T.S.



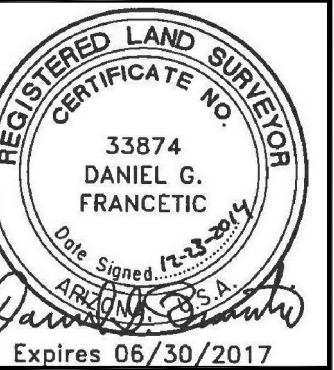
WITNESS CORNER LOCATIONS:

- INTERSECTION OF: E THATCHER CIR/AVE & S THOMPSON
- INTERSECTION OF: E THATCHER AVE & E TUNGSTEN DR
- INTERSECTION OF: E TUNGSTEN DR & S AXIOM
- INTERSECTION OF: E TARRAGON AVE & S AXIOM

WITNESS CORNER DETAIL
N.T.S



FINAL PLAN OF EASTMARK DU-3 SOUTH, PARCEL 3-1, MESA ARIZONA



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SHEET 3 OF 8
DATE 12/23/14
JOB NO. 728.001

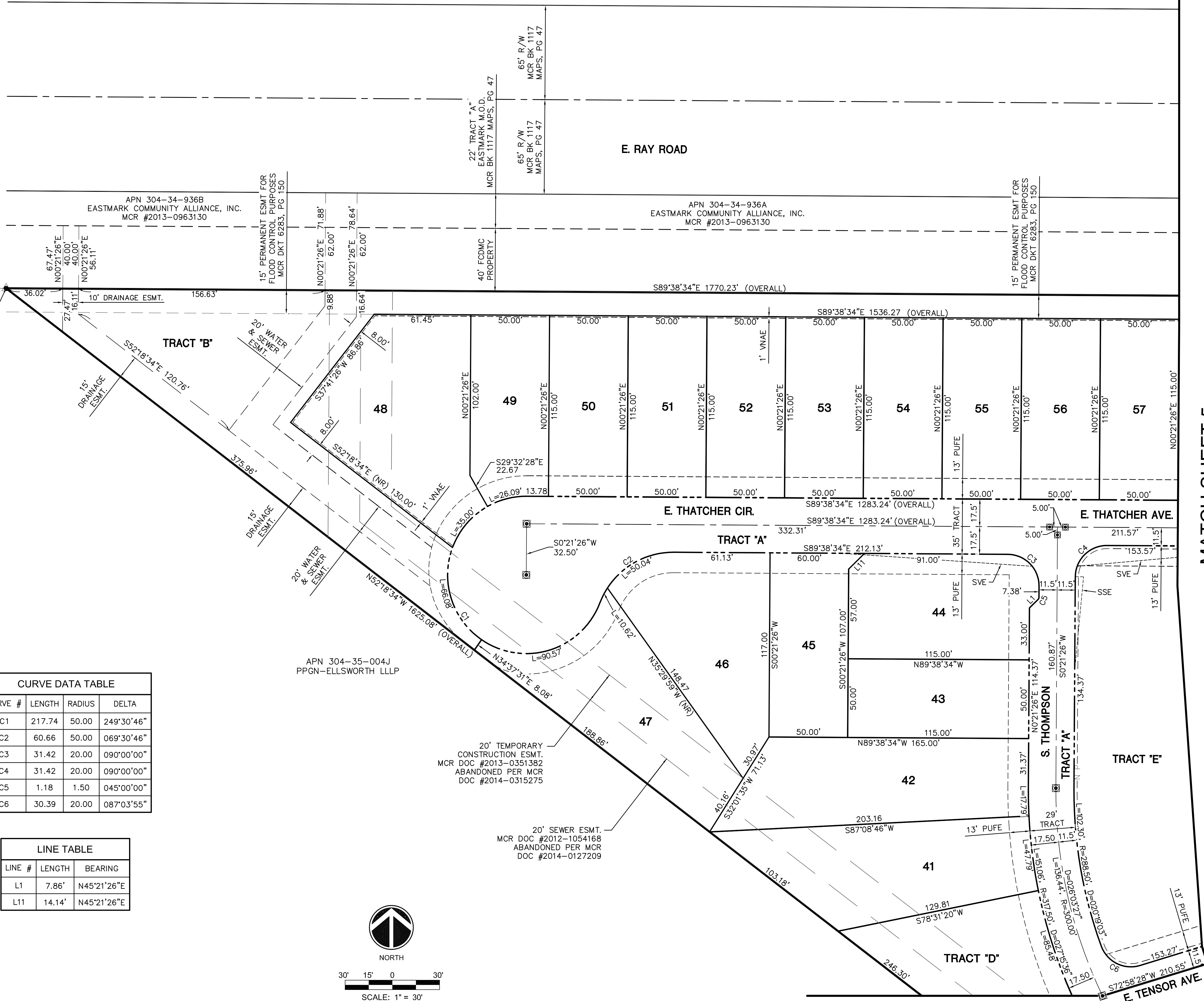
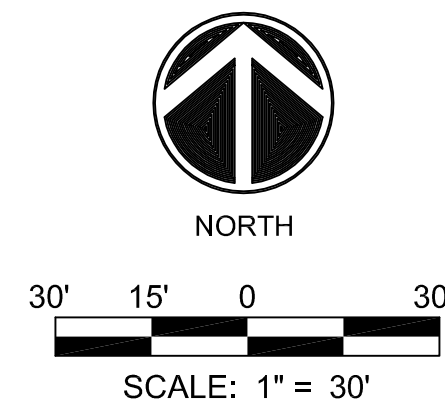
FND BCHH
E. RAY RD. & S. ELLSWORTH RD.
NW COR. SEC. 27
SW COR. SEC. 22
T.1S., R.7E.

BASIS OF BEARINGS
S89°38'34"E 876.84'

FOUND REBAR W/CAP
LS 24532

CURVE DATA TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	217.74	50.00	249°30'46"
C2	60.66	50.00	069°30'46"
C3	31.42	20.00	090°00'00"
C4	31.42	20.00	090°00'00"
C5	1.18	1.50	045°00'00"
C6	30.39	20.00	087°03'55"

LINE TABLE		
LINE #	LENGTH	BEARING
L1	7.86'	N45°21'26"E
L11	14.14'	N45°21'26"E

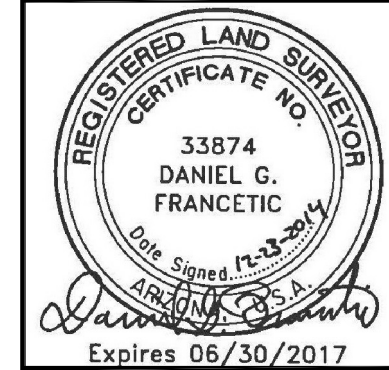


MATCH SHEET 5

MATCH SHEET 7



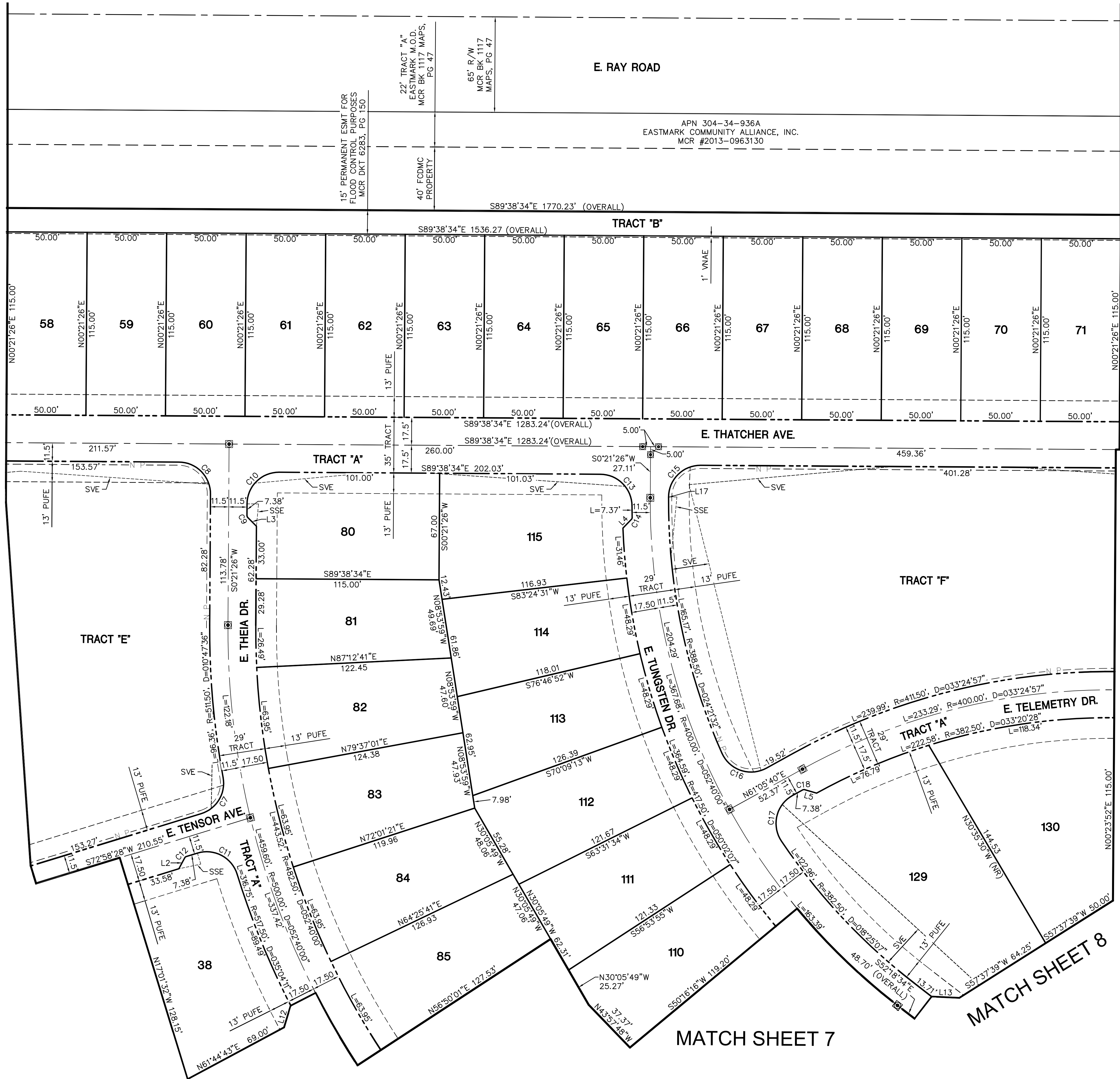
FINAL PLAT OF
EASTMARK
DU-3 SOUTH, PARCEL 3-1, MESA ARIZONA
DATE 12/23/14 CHECKED DGF DRAWN BLM SURVEYED JLR SCALE JOB NUMBER
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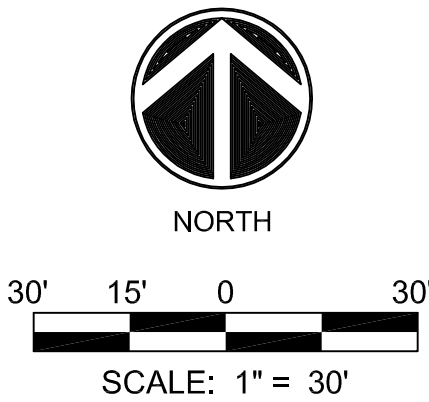
SHEET 4 OF 8
DATE 12/23/14
JOB NO. 728.001

MATCH SHEET 4



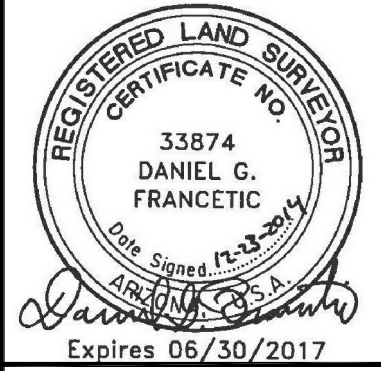
CURVE DATA TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C7	29.12	20.00	083°24'38"
C8	31.42	20.00	090°00'00"
C9	1.18	1.50	045°00'00"
C10	31.42	20.00	090°00'00"
C11	31.34	20.00	089°47'10"
C12	1.18	1.50	045°00'00"
C13	31.17	20.00	089°17'05"
C14	1.19	1.50	045°28'10"
C15	31.38	20.00	089°54'17"
C16	33.13	20.00	094°54'13"
C17	33.16	20.00	094°59'06"
C18	1.18	1.50	045°00'00"

LINE TABLE		
LINE #	LENGTH	BEARING
L2	7.86'	S27°58'28"W
L3	7.86'	N44°38'34"W
L4	7.72'	S44°05'06"W
L5	7.86'	N73°54'20"W
L13	17.42'	N87°20'27"W
L17	0.61'	S00°21'26"W



FINAL PLAT OF
EASTMARK
DU-3 SOUTH, PARCEL 3-1, MESA ARIZONA

DATE	CHECKED	DRAWN	SURVEYED	SCALE	JOB NUMBER
12/23/14	DGF	BLM	JLR		728.001



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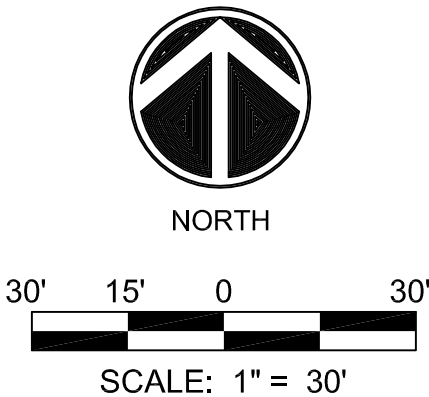
SHEET 5 OF 8
DATE 12/23/14
JOB NO. 728.001

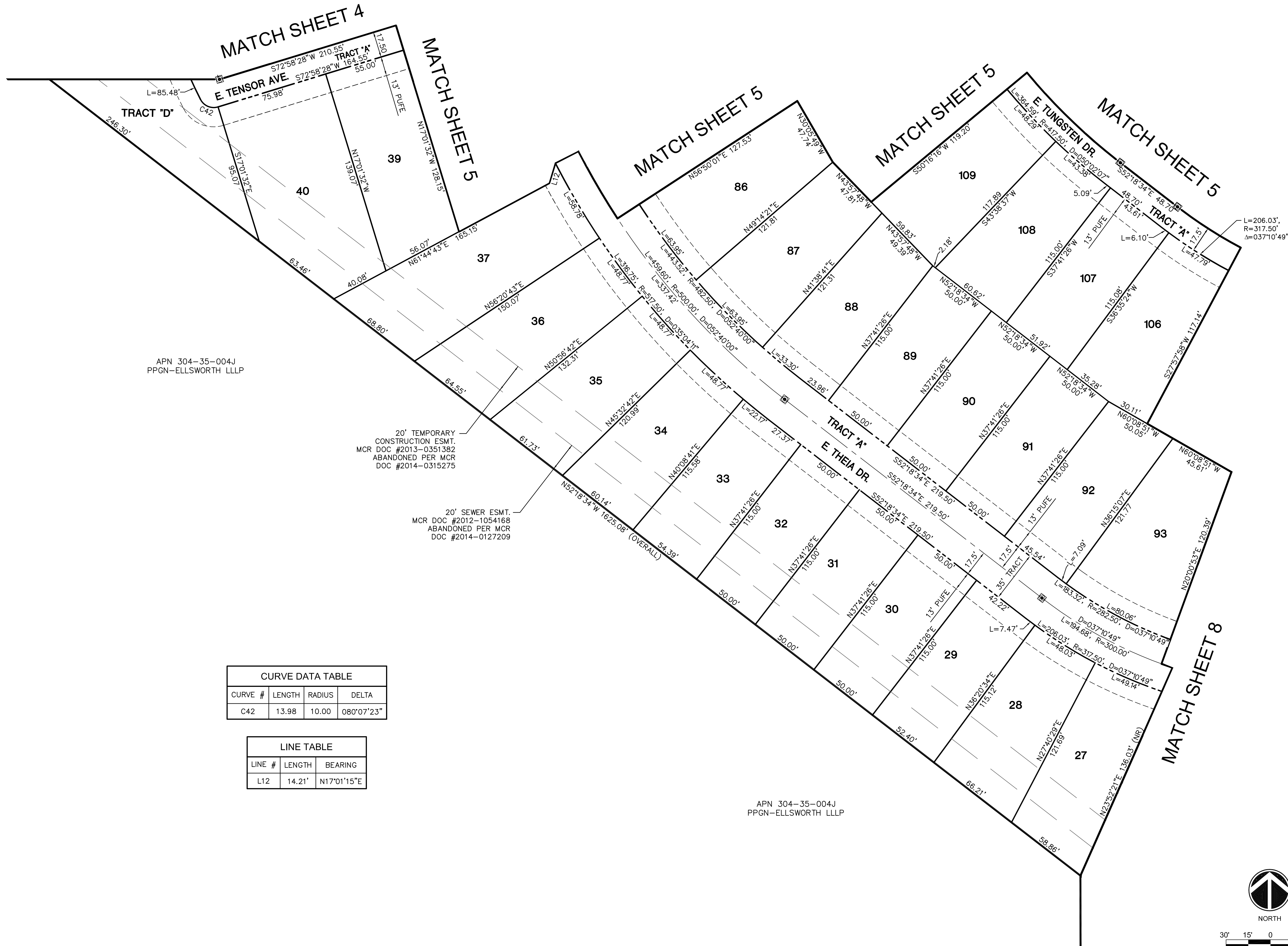
The map displays a complex land subdivision. Key features include:

- Tracts:** Tract "A", Tract "B", Tract "F", Tract "A'", S. OURSO, and S. AXIOM.
- Streets:** E. RAY ROAD, E. THATCHER AVE., E. TANGENT DR., E. TELEMETRY DR., S. OURSO, and S. AXIOM.
- Parcels:** Individual parcels are numbered, including 72-79, 1-8, 116-137, and 131-134.
- Boundaries:** Precise bearings and distances are provided for all property lines.
- Easements:** Various easements are shown, including 1' VNAE, 13' PUFE, and 35' TRACT.
- Infrastructure:** Features like "FND IRON PIPE W/ALUM. CAP RLS 36563" and "15' PERMANENT ESMT FOR FLOOD CONTROL PURPOSES" are noted.
- Match Sheet:** The bottom of the map is labeled "MATCH SHEET 8".

CURVE DATA TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C19	16.41	10.00	094°00'00"
C20	32.81	20.00	094°00'00"
C21	31.47	20.00	090°09'11"
C22	1.18	1.50	045°00'00"
C23	31.39	20.00	089°55'24"
C24	31.44	20.00	090°04'36"
C25	31.39	20.00	089°55'24"
C26	15.71	10.00	090°00'00"
C27	31.42	20.00	090°00'00"

LINE TABLE		
LINE #	LENGTH	BEARING
L6	7.86'	S44°29'23"E
L16	14.14'	S44°29'23"E





APN 304-35-004J
PPGN-ELLSWORTH LLLP

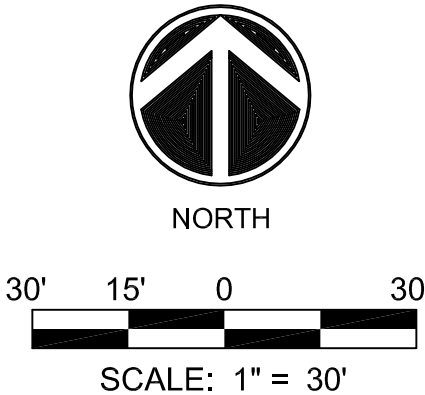
20' TEMPORARY
CONSTRUCTION ESMT.
MCR DOC #2013-0351382
ABANDONED PER MCR
DOC #2014-0315275

20' SEWER ESMT.
MCR DOC #2012-1054168
ABANDONED PER MCR
DOC #2014-0127209

CURVE DATA TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C42	13.98	10.00	080°07'23"

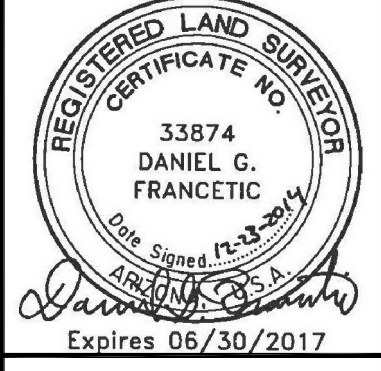
LINE TABLE		
LINE #	LENGTH	BEARING
L12	14.21'	N17°01'15"E

APN 304-35-004J
PPGN-ELLSWORTH LLLP



FINAL PLAT OF
EASTMARK
DU-3 SOUTH, PARCEL 3-1, MESA, ARIZONA

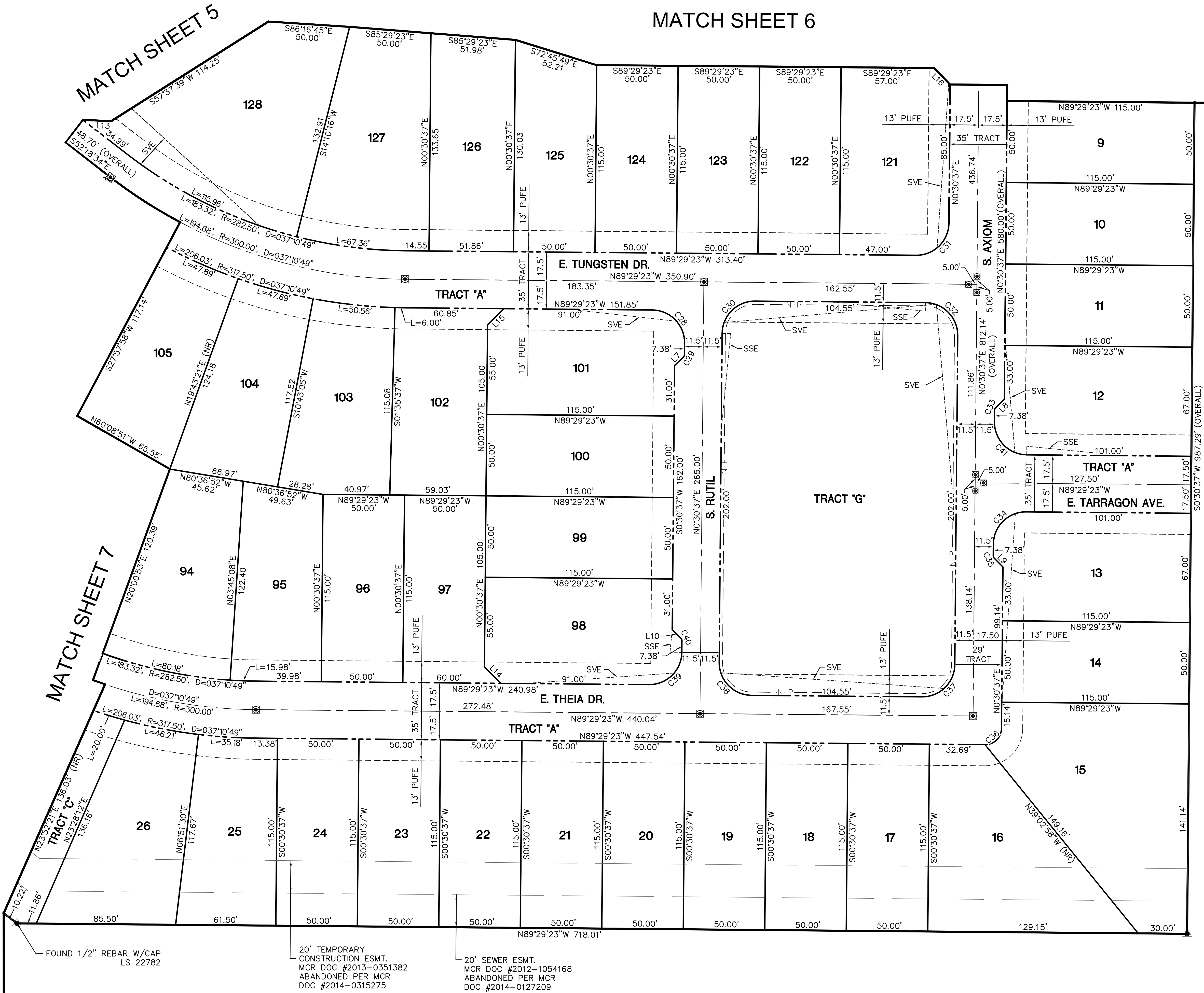
DATE	CHECKED	DRAWN	SURVEYED	SCALE	JOB NUMBER
12/23/14	DGF	BLM	JLR		728.001



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SHEET 7 OF 8
DATE 12/23/14
JOB NO. 728.001

MATCH SHEET 6



CURVE DATA TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C28	31.42	20.00	090°00'00"
C29	1.18	1.50	045°00'00"
C30	31.42	20.00	090°00'00"
C31	31.42	20.00	090°00'00"
C32	31.42	20.00	090°00'00"
C33	1.18	1.50	045°00'00"
C34	31.42	20.00	090°00'00"
C35	1.18	1.50	045°00'00"
C36	15.71	10.00	090°00'00"
C37	31.42	20.00	090°00'00"
C38	31.42	20.00	090°00'00"
C39	31.42	20.00	090°00'00"
C40	1.18	1.50	045°00'00"
C41	31.42	20.00	090°00'00"

LINE TABLE		
LINE #	LENGTH	BEARING
L7	7.86'	S45°30'37"W
L8	7.86'	N45°30'37"E
L9	7.86'	S44°29'23"E
L10	7.86'	S44°29'23"E
L13	17.42'	N87°20'27"W
L14	14.14'	S44°29'23"E
L15	14.14'	N45°30'37"E
L16	14.14'	S44°29'23"E

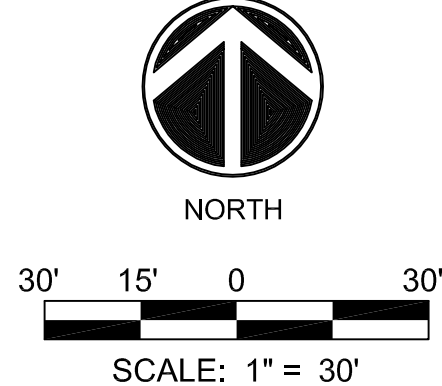
EASTMARK DU-3 SOUTH, PARCEL 3-2

FINAL PLAT OF
EASTMARK

DU-3 SOUTH, PARCEL 3-1, MESA ARIZONA



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APN 304-35-004H
PPGN-RAY LLLP