

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS.

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 3-2", 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.

MERITAGE HOMES OF ARIZONA, INC., AS OWNER, HEREBY DEDICATES 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.

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-FOET ABOVE GROUND, WHICH TREES, IF ANY, MUST BE SPACED NOT LESS THAN 8-FOET APART.

DRAINAGE COVENANTS:

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT AS TRACTS "D" AND "E" 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.

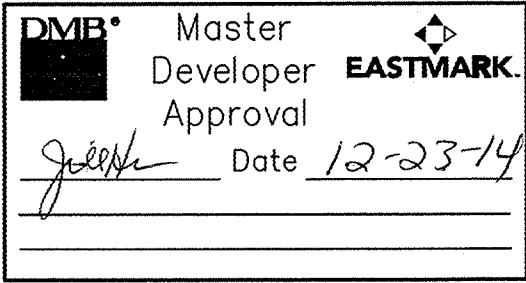
MERITAGE HOMES OF ARIZONA, INC.,
AN ARIZONA CORPORATION

BY: _____

ITS: _____

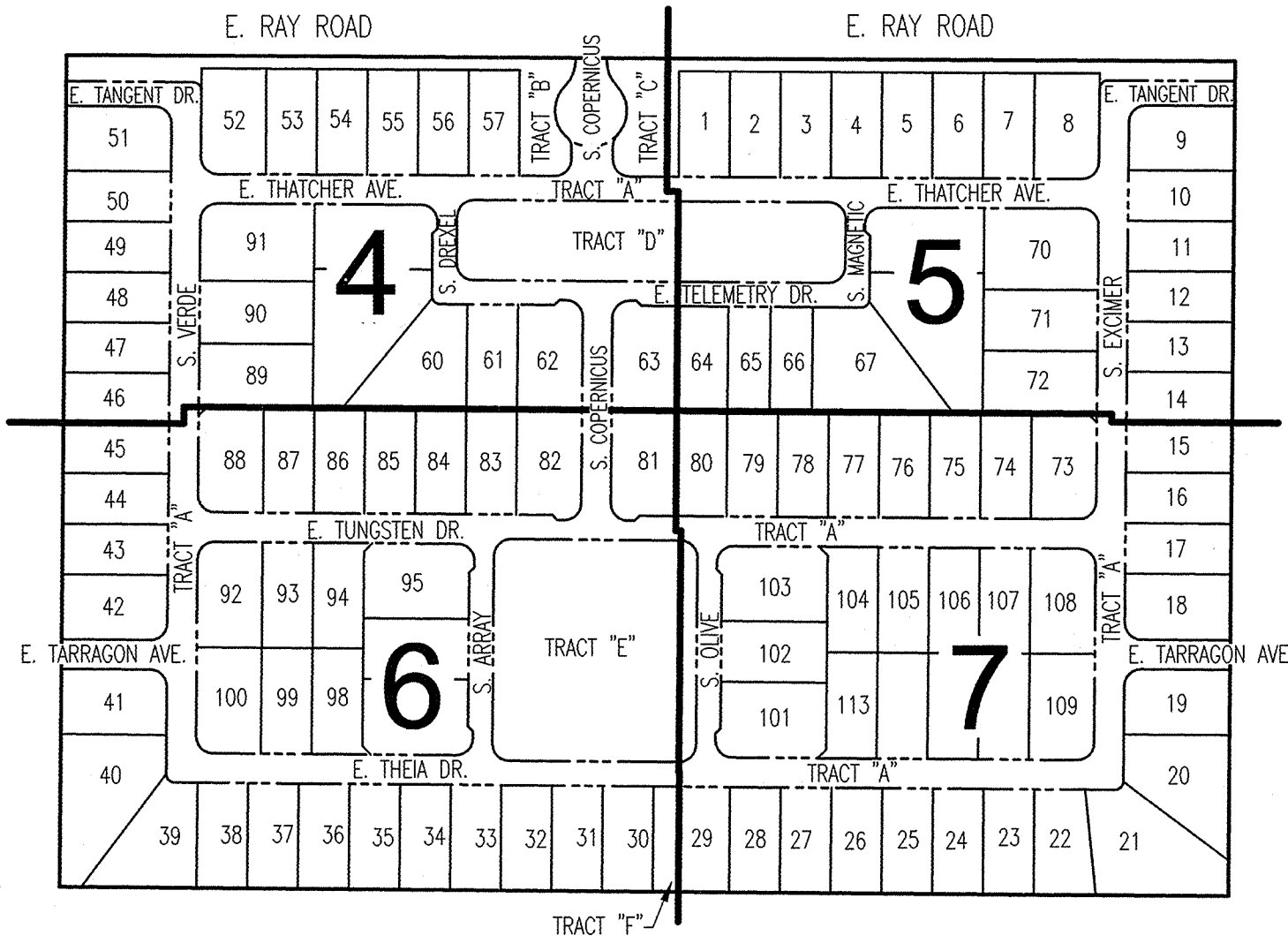
GROSS AREA

AREA = 31.3894 ACRES
1,367,320.25 SQ. FT.



FINAL PLAT OF EASTMARK DU-3 SOUTH
PARCEL 3-2

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



KEY MAP

N.T.S.



ACKNOWLEDGMENT OF DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS.

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)
COUNTY OF MARICOPA) SS.

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 3-2" 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: _____

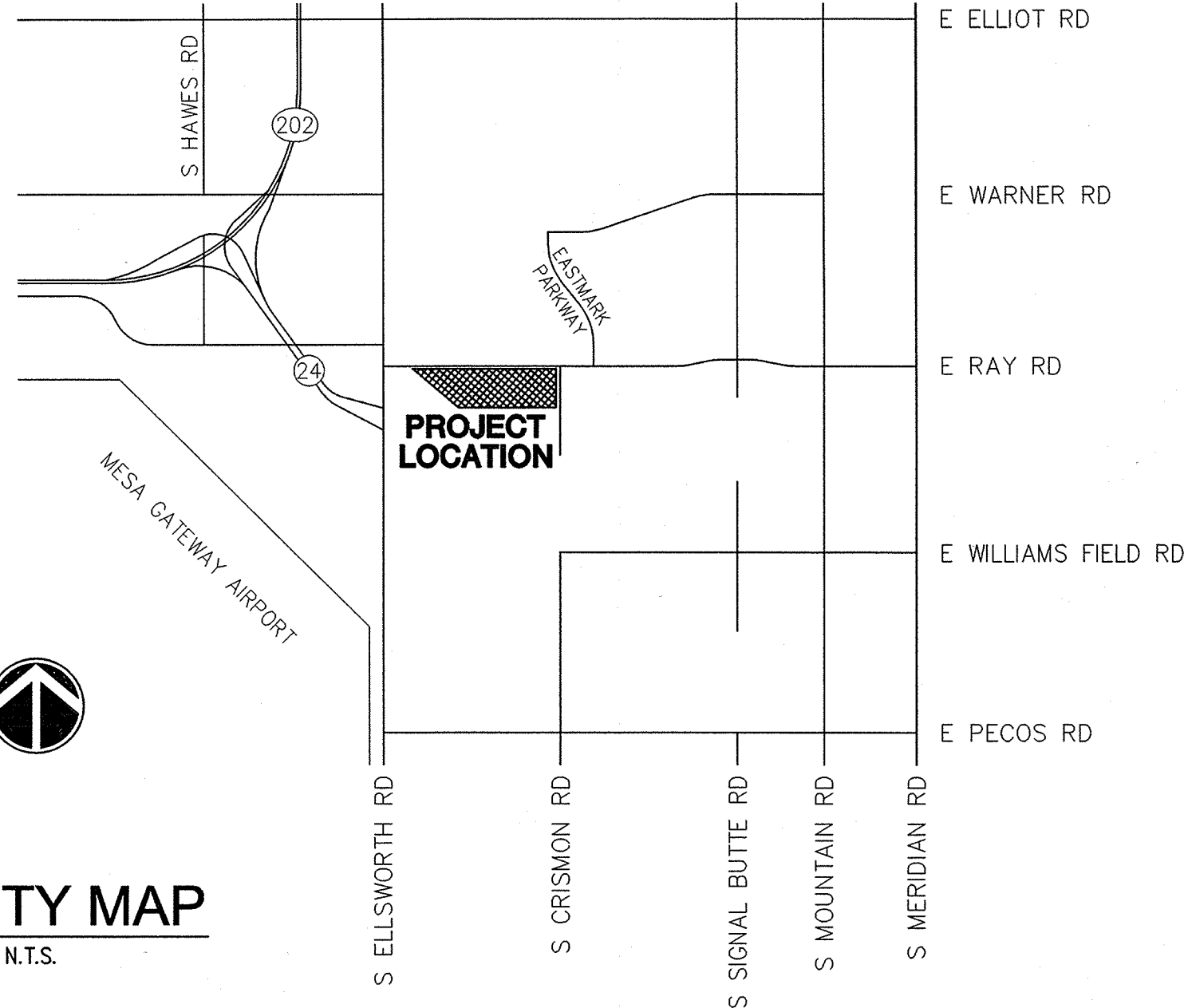
ACKNOWLEDGEMENT OF RATIFICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS.

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: _____



VICINITY MAP

N.T.S.

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 "D", DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT ASSOCIATION (FEMA) AS AREAS OF UNDEFINED FLOOD HAZARD PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 04013CIND08 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 (7) 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: _____

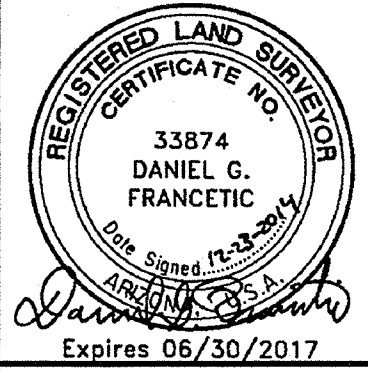
DATE: 12/23/2014

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 3-2, MESA ARIZONA

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



SHEET 1 OF 7
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 "D" & "E" 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.




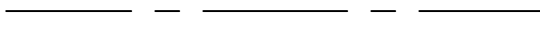
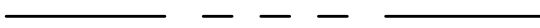
































LOT AREA TABLE		
Lot #	Square Feet	Acres
1	7500	0.172
2	7500	0.172
3	7500	0.172
4	7500	0.172
5	7500	0.172
6	7500	0.172
7	7500	0.172
8	9555	0.219
9	9539	0.219
10	7500	0.172
11	7500	0.172
12	7500	0.172
13	7500	0.172
14	7500	0.172
15	7500	0.172
16	7500	0.172
17	7500	0.172
18	9664	0.222
19	9539	0.219
20	12754	0.293
21	15905	0.365
22	8338	0.191
23	7500	0.172
24	7500	0.172
25	7500	0.172
26	7500	0.172
27	7500	0.172
28	7500	0.172
29	7500	0.172
30	7500	0.172
31	7500	0.172
32	7500	0.172
33	7500	0.172
34	7500	0.172
35	7500	0.172
36	7500	0.172
37	7500	0.172
38	7500	0.172
39	11395	0.262
40	15917	0.365
41	9539	0.219
42	9539	0.219
43	7500	0.172
44	7500	0.172
45	7500	0.172
46	7500	0.172
47	7500	0.172
48	7500	0.172
49	7500	0.172
50	7500	0.172
51	9539	0.219
52	9523	0.219
53	7500	0.172
54	7500	0.172
55	7500	0.172
56	7500	0.172
57	7500	0.172
58	10880	0.250
59	16339	0.375
60	12174	0.279


LOT AREA TABLE		
Lot #	Square Feet	Acres
61	7500	0.172
62	9725	0.223
63	9725	0.223
64	7500	0.172
65	6250	0.143
66	6250	0.143
67	14969	0.344
68	16015	0.368
69	10495	0.241
70	12975	0.298
71	9868	0.227
72	10139	0.233
73	9489	0.218
74	7500	0.172
75	7500	0.172
76	7500	0.172
77	7500	0.172
78	7500	0.172
79	7500	0.172
80	7500	0.172
81	9725	0.223
82	9725	0.223
83	7500	0.172
84	7500	0.172
85	7500	0.172
86	7500	0.172
87	7500	0.172
88	9489	0.218
89	10290	0.236
90	10125	0.232
91	12319	0.283
92	9539	0.219
93	7500	0.172
94	7550	0.173
95	11175	0.257
96	9000	0.207
97	11175	0.257
98	7550	0.173
99	7500	0.172
100	9539	0.219
101	11175	0.257
102	9000	0.207
103	11175	0.257
104	7550	0.173
105	7500	0.172
106	7500	0.172
107	7500	0.172
108	9539	0.219
109	9539	0.219
110	7500	0.172
111	7500	0.172
112	7500	0.172
113	7550	0.173

TRACT TABLE			
Tract	Square Feet	Acres	Use
A	226,946	5.210	PRIVATE LOCAL ROADS, CITY OF MESA UTILITES, EMERGENCY ACCESS
B	18,302	0.420	FCDMC MAINTENANCE RD., LANDSCAPE/OPEN SPACE, SVE, SSE, PUFE
C	21,454	0.493	FCDMC MAINTENANCE RD., LANDSCAPE/OPEN SPACE, SVE, PUFE
D	43,662	1.002	RECREATION, RETENTION, SVE, SSE, PUFE
E	62,799	1.442	RECREATION, RETENTION, SVE, SSE, PUFE
F	3,825	0.088	PEDESTRIAN ACCESS

LOTS 1-113 DESIGNATED AS VILLAGE L.U.G.
TRACTS A-F 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
	R/W
	SSE
	SVE
	VNAE
	ESMT.
	L=
	(NR)
	U.G.
	FCDMC
	MCR
	APN
	M.O.D.
	L.U.G.
	PUBLIC UTILITY AND FACILITY EASEMENT
	RIGHT-OF-WAY
	STOP SIGN SIGHT DISTANCE EASEMENT
	SIGHT VISIBILITY EASEMENT
	VEHICULAR NON-ACCESS EASEMENT
	EASEMENT
	LENGTH OF ARC
	NON-RADIAL LINE
	UNDERGROUND
	FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
	MARICOPA COUNTY RECORDER
	ASSESSOR'S PARCEL NUMBER
	MAP OF DEDICATION
	LAND USE GROUPS



FINAL PLAT OF
EASTMARK

DU-3 SOUTH, PARCEL 3-2, MESA ARIZONA

DATE
12/23/14


CHECKED
DGF


DRAWN
BLM

SURVEYED
JLR

SCALE

JOB NUMBER
728.001



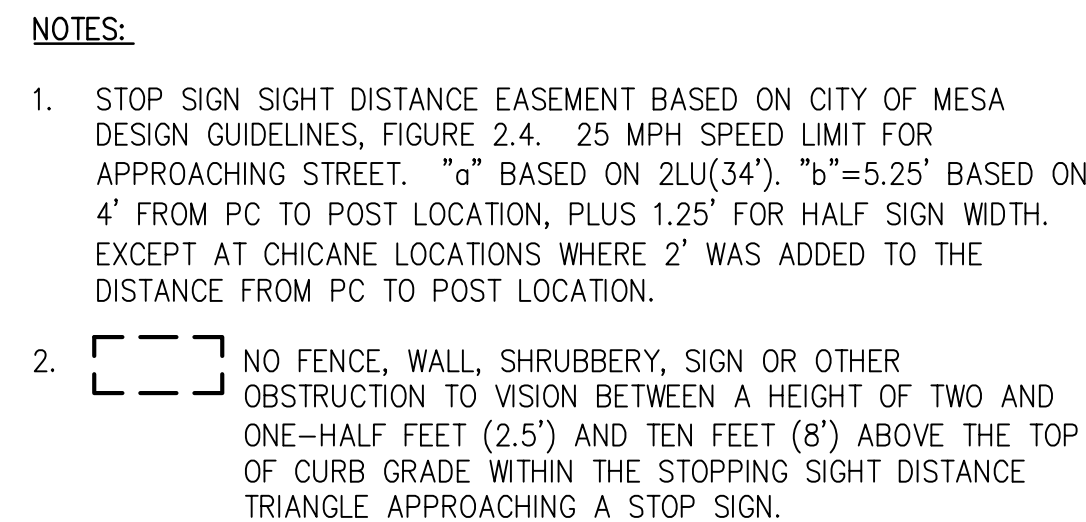


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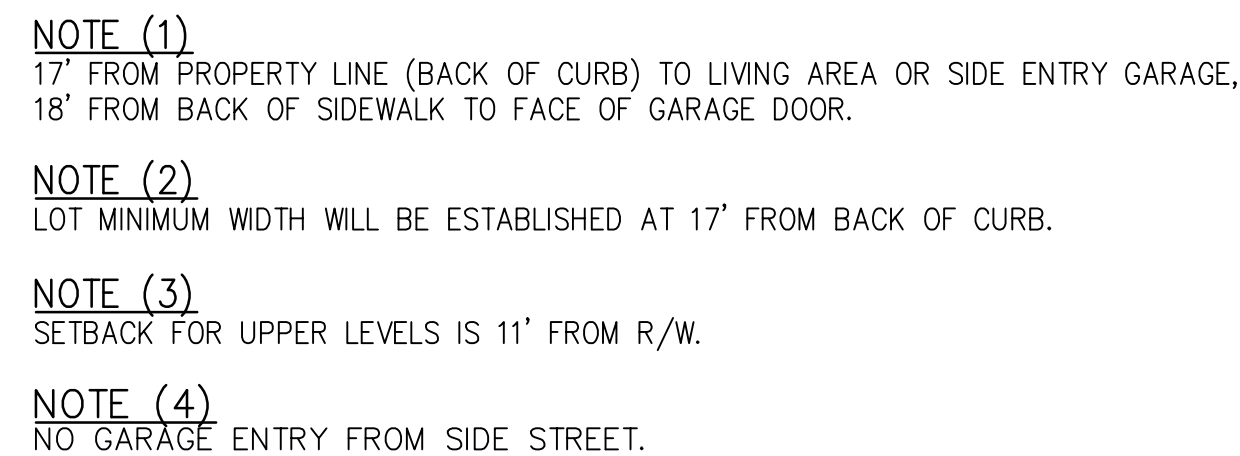
SHEET 2 OF 7

DATE 12/23/14

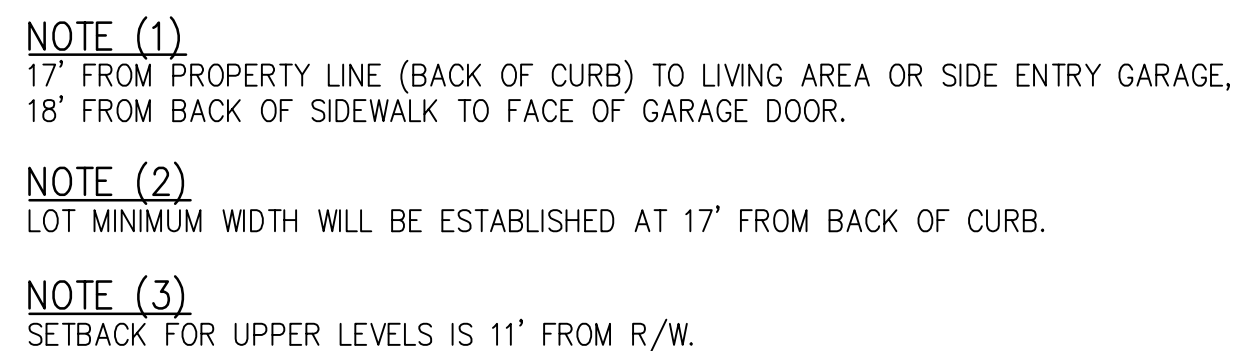
JOB NO. 728.001



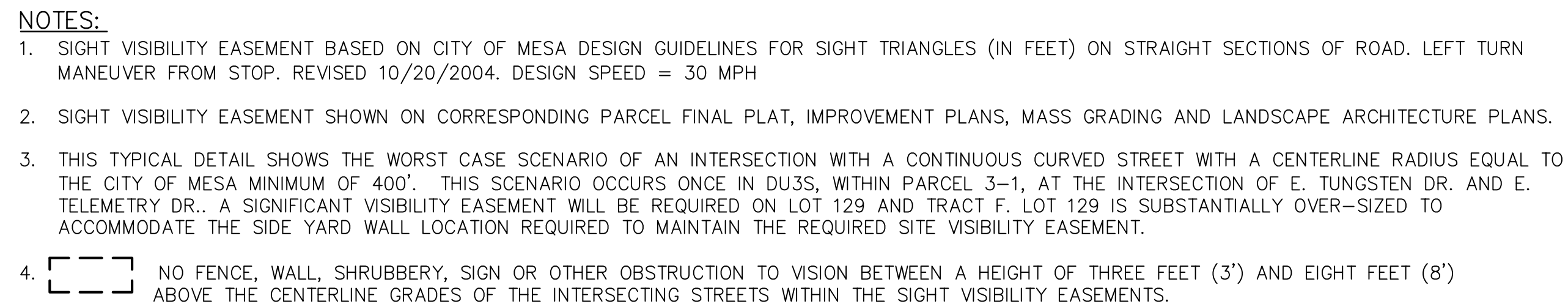
TYPICAL STOP SIGN SIGHT DISTANCE EASEMENT
N.T.S.



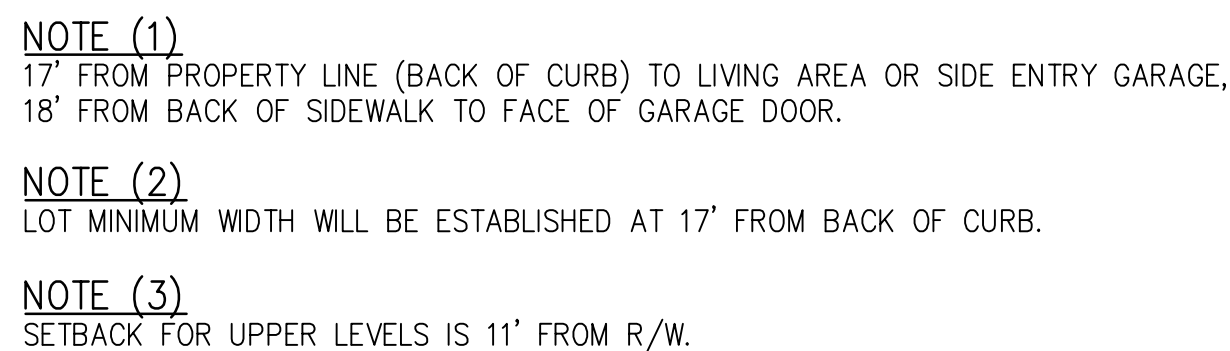
TYPICAL 60' LOT SETBACKS DETAIL AT ENTRY STREET
N.T.S.



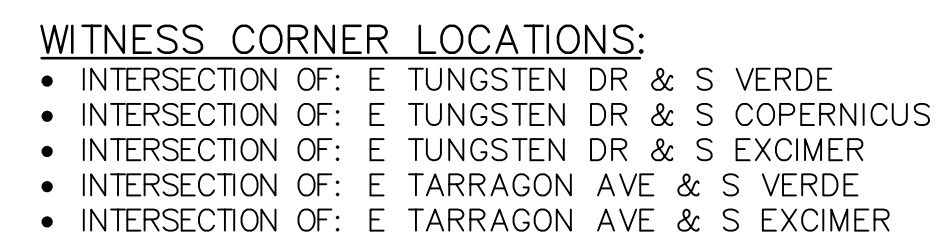
TYPICAL 60' LOT SETBACKS DETAIL
N.T.S.



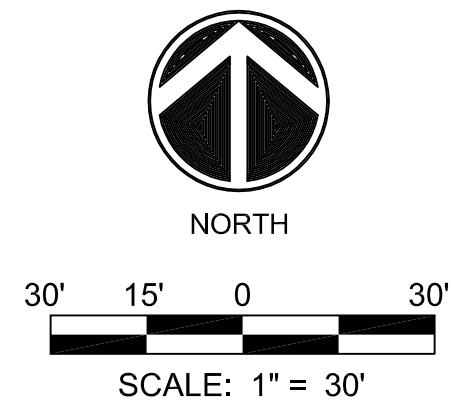
TYPICAL SIGHT VISIBILITY EASEMENT
N.T.S.



TYPICAL 50' LOT SETBACKS DETAIL
NTS



WITNESS CORNER DETAIL
N.T.S



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

FND IRON PIPE W/ALUM.
CAP RLS 36563
N. 1/4 COR. SEC. 27
S. 1/4 COR. SEC. 22
T.1S., R.7E.

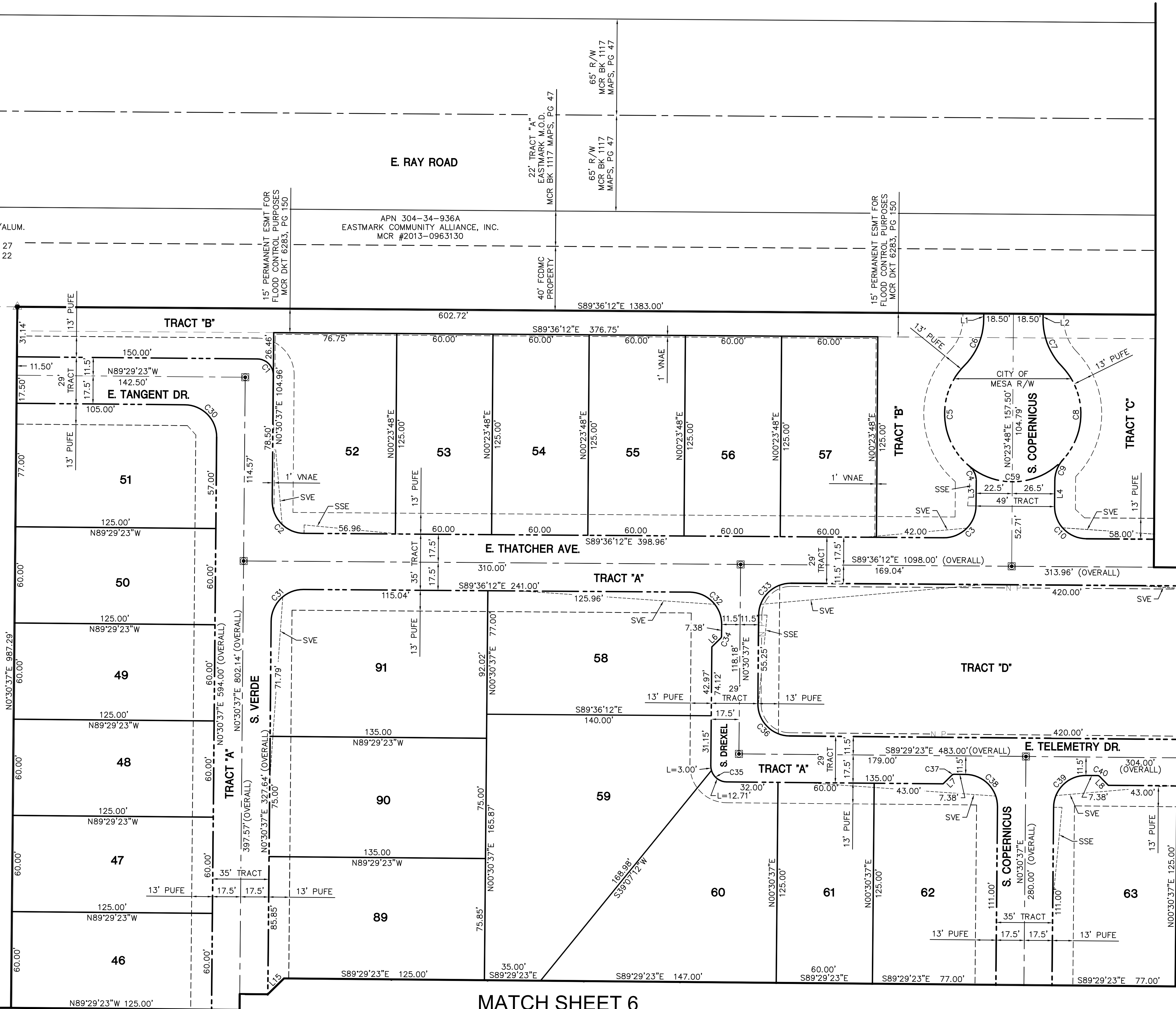
BASIS OF BEARINGS
S89°38'34"E 2647.07'

S89°36'12"E 242.54'

CURVE DATA TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	15.71	10.00	090°00'00"
C2	31.46	20.00	090°06'49"
C3	31.42	20.00	090°00'00"
C4	10.23	11.50	050°58'38"
C5	70.76	42.50	095°23'33"
C6	32.17	41.50	044°24'55"
C7	32.17	41.50	044°24'55"
C8	64.18	42.50	086°31'08"
C9	14.33	19.50	042°06'12"
C10	31.42	20.00	090°00'00"
C30	31.42	20.00	090°00'00"
C31	31.38	20.00	089°53'11"
C32	31.46	20.00	090°06'49"
C33	31.38	20.00	089°53'11"
C34	1.18	1.50	045°00'00"
C35	15.71	10.00	090°00'00"
C36	31.42	20.00	090°00'00"
C37	1.18	1.50	045°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"
C59	64.47	42.50	086°55'10"

LINE TABLE		
LINE #	LENGTH	BEARING
L1	3.50'	N00°23'48"E
L2	3.50'	N00°23'48"E
L3	15.76'	N00°23'48"E
L4	16.14'	N00°23'48"E
L6	7.86'	N45°30'37"E
L7	7.86'	S45°30'37"W
L8	7.86'	N44°29'23"W
L15	14.14'	N45°30'37"E

EASTMARK DU-3 SOUTH, PARCEL 3-1

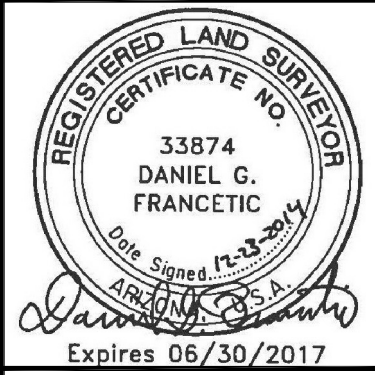


MATCH SHEET 5



FINAL PLAT OF
EASTMARK
DU-3 SOUTH, PARCEL 3-2, MESA ARIZONA

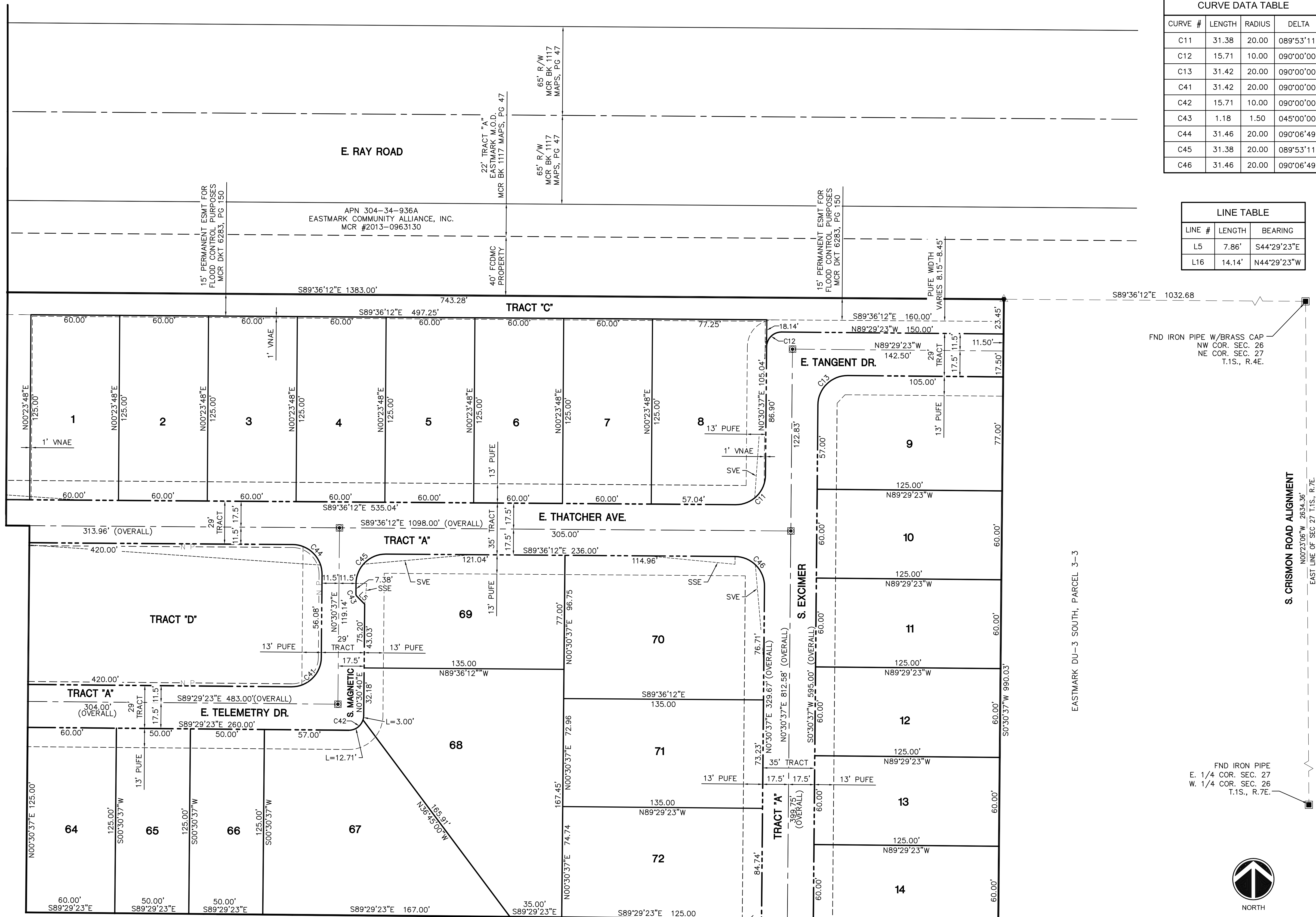
DATE	CHECKED	DRAWN	SURVEYED	SCALE	JLR	JOB NUMBER
12/23/14	DGF	BLM	JLR			728.001



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SHEET 4 OF 7
DATE 12/23/14
JOB NO. 728.001

MATCH SHEET 4



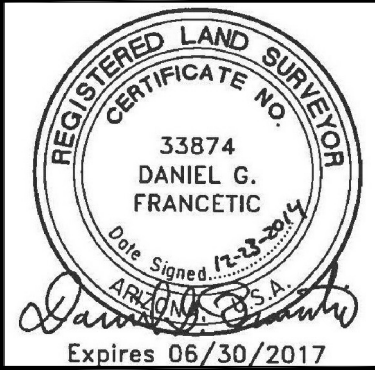
CURVE DATA TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C11	31.38	20.00	089°53'11"
C12	15.71	10.00	090°00'00"
C13	31.42	20.00	090°00'00"
C41	31.42	20.00	090°00'00"
C42	15.71	10.00	090°00'00"
C43	1.18	1.50	045°00'00"
C44	31.46	20.00	089°06'49"
C45	31.38	20.00	089°53'11"
C46	31.46	20.00	090°06'49"


LINE TABLE		
LINE #	LENGTH	BEARING
L5	7.86'	S44°29'23"E
L16	14.14'	N44°29'23"W

MATCH SHEET 7



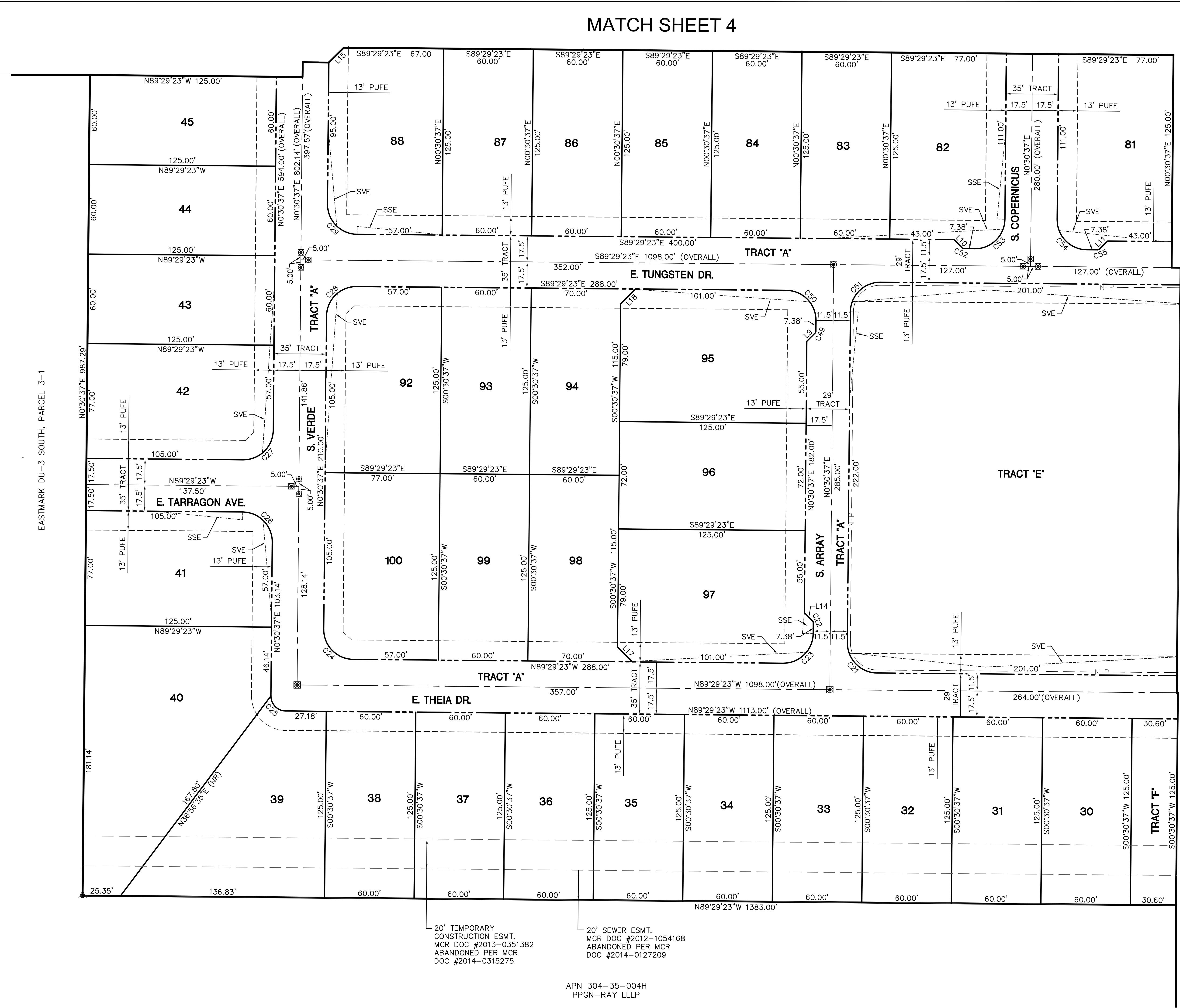
FINAL PLAT OF EASTMARK					DU-3 SOUTH, PARCEL 3-2, MESA ARIZONA	
DATE	CHECKED	DRAWN	SURVEYED	SCALE	JOB NUMBERS	
2/23/14	DGF	BLM	JLR		728.001	



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SHEET 5 OF 7
DATE 12/23/14
JOB NO. 728.001

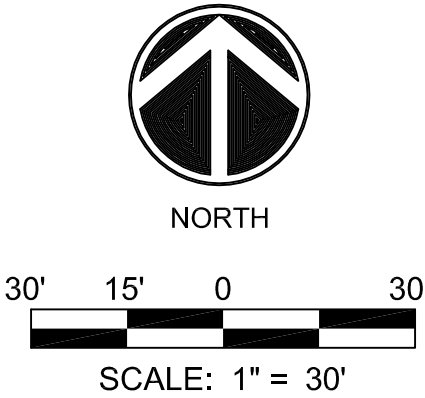
MATCH SHEET 4



CURVE DATA TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C21	31.42	20.00	090°00'00"
C22	1.18	1.50	045°00'00"
C23	31.42	20.00	090°00'00"
C24	31.42	20.00	090°00'00"
C25	15.71	10.00	090°00'00"
C26	31.42	20.00	090°00'00"
C27	31.42	20.00	090°00'00"
C28	31.42	20.00	090°00'00"
C29	31.42	20.00	090°00'00"
C49	1.18	1.50	045°00'00"
C50	31.42	20.00	090°00'00"
C51	31.42	20.00	090°00'00"
C52	1.18	1.50	045°00'00"
C53	31.42	20.00	090°00'00"
C54	31.42	20.00	090°00'00"
C55	1.18	1.50	045°00'00"

LINE TABLE		
LINE #	LENGTH	BEARING
L9	7.86'	S45°30'37"W
L10	7.86'	S44°29'23"E
L11	7.86'	N45°30'37"E
L14	7.86'	S44°29'23"E
L15	14.14'	N45°30'37"E
L17	14.14'	S44°29'23"E
L18	14.14'	N45°30'37"E

MATCH SHEET 7



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

APN 304-35-004H
PPGN-RAY LLLP

FINAL PLAT OF
EASTMARK
DU-3 SOUTH, PARCEL 3-2, MESA ARIZONA

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

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SHEET 6 OF 7

DATE 12/23/14

JOB NO. 728.001

CURVE DATA TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C14	31.42	20.00	090°00'00"
C15	31.42	20.00	090°00'00"
C16	15.71	10.00	090°00'00"
C17	31.42	20.00	090°00'00"
C18	31.42	20.00	090°00'00"
C19	1.18	1.50	045°00'00"
C20	31.42	20.00	090°00'00"
C47	31.42	20.00	090°00'00"
C48	31.42	20.00	090°00'00"
C56	31.42	20.00	090°00'00"
C57	31.42	20.00	090°00'00"
C58	1.18	1.50	045°00'00"

LINE TABLE		
LINE #	LENGTH	BEARING
L12	7.86'	S44°29'23"E
L13	7.86'	S45°30'37"W
L16	14.14'	N44°29'23"W
L19	14.14'	S45°30'37"W
L20	14.14'	N44°29'23"W

