

NOTE (1)
Notch is 8' x 10', centered on Lot line.

NOTE (2)
Sides of notch are parallel to Lot lines.
Back of notch opposite the R/W is parallel to R/W.

PUFE Notch Detail
N.T.S.

FEMA FLOOD ZONE DELINEATION

This site is located within "Panel Not Printed" as shown on FEMA Flood Insurance Rate Map number 04013C2780L and 04013C2790L which are unpublished.

ZONING

In accordance with approved Community Plan and Development Unit 9 (DU-9) D.U.P., Land Use Groups in this plat are: LUG V-Village

RATIFICATION AND APPROVAL OF PLAT

State of Arizona
County of Maricopa

Know all men by these presents:

That Encore at Eastmark Homeowners Association, an Arizona Non-Profit Corporation, hereby ratifies, affirms and approves this plat for "Encore at Eastmark, Parcel 9-4" and the responsibilities imposed upon it under this plat.

In witness whereof, _____ has caused its name to be affixed by the undersigned, duly authorized officer this _____ day of _____, 2015.

Encore at Eastmark Homeowners Association,
an Arizona Non-Profit Corporation

By: _____
Its: _____

ACKNOWLEDGMENT

State of Arizona
County of Maricopa

The foregoing instrument was acknowledged before me this ____ day of _____, 2015, by _____, the _____ of Encore at Eastmark Homeowners Association, an Arizona Non-Profit Corporation, on behalf of the Non-Profit Corporation.

In witness whereof, I hereunto set my hand and official seal.

By: _____ Notary Public Date
My Commission Expires: _____

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	Landscape, Open Space, Public Utilities & Facilities Easement and Sidewalk	3,090	0.0709
B	Landscape, Open Space, Public Utilities & Facilities Easement and Sidewalk	6,064	0.1392
C	Landscape, Open Space, Public Utilities & Facilities Easement, Retention and Sidewalk	9,396	0.2157
D	Landscape, Open Space, Public Utilities & Facilities Easement, Retention, Sewer Easement and Sidewalk	19,406	0.4455
E	Landscape, Open Space, Public Utilities & Facilities Easement, Retention, Sidewalk and Amenities	207,972	4.7744
F	Landscape, Open Space, Public Utilities & Facilities Easement, Retention, Sewer Easement and Sidewalk	43,845	1.0065
G	Landscape, Open Space, Public Utilities & Facilities Easement and Sidewalk	2,986	0.0686

* All tract usage listed are blanket in nature unless specifically defined as shown on the plan view.

FINAL PLAT ENCORE AT EASTMARK - Parcel 9-4

A portion of the South Half of Section 26, Township 1 South, Range 7 East of the Gila and Salt River Meridian, Maricopa County, Arizona

LEGAL DESCRIPTION

A portion of the South Half of Section 26, Township 1 South, Range 7 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at an Aluminum Cap, at the South Quarter of said Section 26, from which a brass cap at the Southwest Quarter of said Section 26 bears N89°38'25"W (an assumed bearing) at a distance of 2,649.02 feet; thence N00°44'12"W, along the north-south mid-section line of said Section 26, for a distance of 1,178.72 feet to the POINT OF BEGINNING;

Thence S70°23'43"W for a distance of 24.37 feet; thence S72°35'05"W for a distance of 74.37 feet; thence S74°46'26"W for a distance of 74.37 feet; thence S77°59'23"W for a distance of 75.96 feet; thence S76°01'45"W for a distance of 85.98 feet; thence S83°38'51"W for a distance of 91.84 feet; thence S86°23'43"W for a distance of 148.14 feet; thence N89°31'31"W for a distance of 76.94 feet; thence S87°37'11"W for a distance of 35.04 feet; thence N89°31'31"W for a distance of 421.00 feet; thence N00°28'29"E for a distance of 1,473.48 feet to a point on the south line of Tract K, as shown on the Final Plat for Encore at Eastmark - Parcel 9-1, recorded in Book 1178, Page 7, Official Records of Maricopa County; thence S89°31'33", along said south line, for a distance of 67.99 feet to a point on a non-tangent curve, concave to the south, the center of which bears S33°19'40"E at a distance of 10.00 feet; thence easterly, along said south line and the arc of said curve, through a central angle of 36°17'51", for a distance of 6.34 feet to the beginning of a compound curve, the center of which bears S02°58'12"W at a distance of 1,417.50 feet; thence easterly, along said south line and the arc of said curve, through a central angle of 1°22'21" for a distance of 33.96 feet to a angle point on said south line; thence N04°20'33"E, along said south line and not tangent to said curve, for a distance of 127.60 feet to an angle point on said south line; thence S84°27'42", along said south line, for a distance of 64.49 feet; thence S81°40'17"E, along said south line, for a distance of 85.99 feet; thence S78°28'56"E, along said south line, for a distance of 85.99 feet; thence S74°44'39"E, along said south line, for a distance of 116.39 feet to a point on the east line of said Tract K; thence N19°10'21"E, along said east line, for a distance of 37.37 feet to a point on the south line of South Encore Right-of-Way, as shown on said Final Plat for Encore at Eastmark -Parcel 9-1; thence S70°49'39"E, along said south line, for a distance of 17.50 feet to an angle point on said south line; thence S19°10'21"W, along said south line, for a distance of 1.93 feet to an angle point on said south line; thence S70°49'39"E, along said south line for a distance of 17.50 feet to a point on the west line of Tract M, as shown on said Final Plat for Encore at Eastmark -Parcel 9-1; thence S19°10'21"W, along said west line, for a distance of 34.43 feet to a point on the south line of said Tract M; thence S69°13'59"E, along said south line, for a distance of 97.99 feet; thence S66°02'38"E, along said south line, for a distance of 85.99; thence S62°51'18"E, along said south line, for a distance of 85.99; thence S59°39'57"E, along said south line, for a distance of 85.99; thence S56°28'36"E, along said south line, for a distance of 85.99; thence S53°17'16"E, along said south line, for a distance of 85.99; thence S50°17'53"E, along said south line, for a distance of 75.24; thence S47°30'28"E, along said south line, for a distance of 75.24; thence S44°43'03"E, along said south line, for a distance of 75.24; thence S41°56'39"E, along said south line, for a distance of 74.79; thence S40°16'42"E, along said south line, for a distance of 70.00; thence S40°46'10"E for a distance of 322.93 feet; thence S39°40'17"E for a distance of 43.86 feet; thence S36°53'02"E for a distance of 67.48 feet; thence S33°30'19"E for a distance of 67.48 feet; thence S30°07'35"E for a distance of 67.48 feet; thence S26°44'52"E for a distance of 67.48 feet; thence S31°22'54"E for a distance of 47.80 feet to a point on a non-tangent curve, concave to the northwest, the center of which bears N31°22'54"W at a distance of 297.50 feet; thence westerly, along the arc of said curve, through a central angle of 9°46'50" for a distance of 50.78 feet; thence S68°23'55"W, tangent to said curve, for a distance of 63.18 feet to the beginning of a curve, concave to the north, the center of which bears N21°36'05"W at a distance of 20.00 feet; thence northwesterly, along the arc of said curve, through a central angle of 87°55'26" for a distance of 30.69 feet; thence S66°19'21"W, radial to said curve, for a distance of 35.00 feet to a point on a non-tangent curve, concave to the southwest, the center of which bears S66°19'21"W at a distance of 982.50 feet; thence southeasterly, along the arc of said curve, through a central angle of 2°26'11" for a distance of 41.78 feet; thence S67°59'58"W, not tangent to said curve, for a distance of 87.65 feet; thence S59°43'15"W for a distance of 72.63 feet; thence S60°22'58"W for a distance of 74.35 feet; thence S63°49'39"W for a distance of 74.37 feet; thence S66°01'01"W for a distance of 74.37 feet; thence S68°12'22"W for a distance of 74.37 feet; thence S70°23'43"W for a distance of 49.99 feet to the POINT OF BEGINNING;

DEDICATION

State of Arizona
County of Maricopa

Know all men by these presents: That AVH EM, LLC, an Arizona limited liability company , as owner ("Owner"), does hereby publish this Final Plat of Encore at Eastmark, Parcel 9-4, situated within a portion of the South Half 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 said map sets forth the location and gives the dimensions of the lots, tracts, streets and easements, constituting same, and that each lot, tract and street shall be known by the number, letter and name given to each respectively on said map.

Owner hereby dedicates to the City of Mesa ("City") for use as such the right-of-way for the Streets shown hereon.

Owner hereby grants to the City of Mesa (the City) a non-exclusive easement for the benefit of public utilities and facilities and is located where shown, in, over, under, upon and across the areas designated as public utility and facilities easements (PUFE) as shown hereon for the purpose of installation, construction, maintenance, repair, replacing and utilizing public utilities together with the right to relocate or remove, in whole or part, any encroachment or improvement in the PUFE without compensation to Owner or Encore at Eastmark Homeowners Association, an Arizona non-profit corporation; further, any increase in costs incurred by City due to the need to remove or relocate any such encroachment or improvement for a City project shall be reimbursed by Encore at Eastmark Homeowners Association, an Arizona non-profit corporation to City, and Encore at Eastmark Homeowners Association, an Arizona non-profit corporation shall be responsible for the replacement, if necessary, of any removed encroachment or improvement. Public utilities locating utility facilities in the PUFE shall comply with the codes and regulations of the City, such public utilities shall be and remain responsible for the construction, operation and maintenance and repair of their utility facilities.

It is agreed that AVH EM, LLC or its successors or assigns shall have full use of the easement except for the purposes for which the same is herein conveyed to the City of Mesa, and except for uses which interfere with the enjoyment by AVH EM, LLC 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 AVH EM, LLC, or the successors or assigns of AVH EM, LLC and that grade over any buried facilities shall not be changed by AVH EM, LLC or the successors or assigns of AVH EM, LLC 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 obligation to provide utility service to its customers.

Owner hereby grants to the City of Mesa, a permanent, non-exclusive easement over, across, under and upon all areas designated on this plat as "Vehicular Non-Access Easement" or "VNAE" for purposes of establishing areas within which no vehicular access is permitted.

Owner hereby dedicates to the City of Mesa for use as such Sewer Easement and Water Easement as shown on the Plat and included in the above described premises.

Owner hereby grants to the City of Mesa, a permanent, non-exclusive easement, over the area designated on this plat as "Emergency Access Easement" for the purposes of providing Fire Department vehicles with access for use in an emergency. All other Easements shown hereon are hereby dedicated for the purposes shown.

Drainage Covenants:

The Drainage Easement shown on this plat as Tracts C, D, E and F 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 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 an 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.

AVH EM, LLC 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 AVH EM, LLC will record not later than the date on which this plat is recorded.

In witness thereof:

AVH EM, LLC, an Arizona limited liability company , as owner, has caused its name to be affixed and have executed this Final Plat by the signature of the undersigned duly authorized this _____ day of _____, 2015.

AVH EM, LLC,
an Arizona limited liability company

By: _____ Christopher Cody
Its: Division President

ACKNOWLEDGMENT

State of Arizona
County of Maricopa

The foregoing instrument was acknowledged before me this ____ day of _____, 2015, by Christopher Cody, Division President of AVH EM, LLC, an Arizona limited liability company, for and on behalf thereof.

In witness whereof, I hereunto set my hand and official seal.

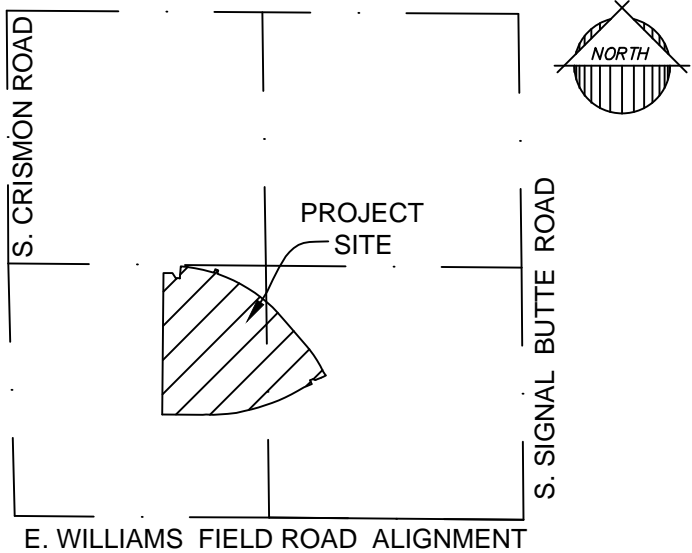
By: _____ Notary Public Date
My Commission Expires: _____

OWNER

AVH EM, LLC
8601 North Scottsdale Road, Suite#225
Scottsdale, Arizona 85253

BASIS OF BEARING

The Basis of bearing is the South line of the Southwest Quarter of Section 26, T.1 S., R.7 E. Assumed Bearing N89°38'41"W



VICINITY MAP

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 fencing.
- 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.
- All utilities shall be installed underground as required by the Arizona Corporation Commission General Order R(42)33.
- Electrical lines are to be constructed underground as required by the Arizona Corporation Commission general order R-14-2-133.
- Communication lines are to be constructed underground as required by the Arizona Corporation Commission general order R-14-2-133.
- An Avigation easement and release for this Plat has been recorded with the Maricopa County Recorder in Document Number 2011-0432679, dated April 27, 2011. 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.
- 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 or the Property Owner(s).
- The City of Mesa is not responsible for and will not accept the maintenance of any private 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 declaration with regard to maintenance by the association the maintenance of easement premises shown on the 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 the plat which lie within the boundaries of a tract is the responsibility of the Tract owner.
- 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 PUFE's on this Final Plat.
- AASHTO guidelines shall be used for roadway design, sight distance design and associated requirements. Other guidelines may be approved at the DUP, Site Plan or subdivision level processes by the City Traffic Engineer.
- Subject to the amended and restated Declaration of Covenants, Conditions, Easements and Restrictions for DMB Mesa Community, recorded as Document No. 2011-0587857, Official Records of Maricopa County, Arizona (the "Community Declaration").
- The use and maintenance of all areas shown on the plat shall be governed by the Encore Declaration of Covenants, Conditions, Easements and Restrictions for "Encore at Eastmark" which shall be recorded in the Official Records of Maricopa County, Arizona.
- This subdivision is located in the City of Mesa water service area and has been designated as having an assured water supply.
- This subdivision is subject to the requirements of the Mesa Proving Grounds Community Plan approved on November 3, 2008.
- All Tracts shown on the plat, after the completion of construction of improvements thereon, will be conveyed to the Encore at Eastmark Homeowners Association, an Arizona non-profit corporation, and shall thereafter be owned and maintained by the Encore at Eastmark Homeowners Association.
- 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.
- 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.
- 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).
- All curves are tangent, compound or reverse unless noted otherwise.
- Under the Encore Declaration, (I) Owner has granted to the Encore at Eastmark Homeowners Association, an Arizona non-profit corporation, an Easement covering the area 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 Encore at Eastmark Homeowners Association is required to maintain the landscaping and associated Irrigation Facilities that are to be installed within such PUFE areas.

APPROVALS

Approved by the Mayor and City Council of the City of Mesa, Arizona, on this _____ day of _____, 2015.

By: _____ Mayor Attest: _____ City Clerk

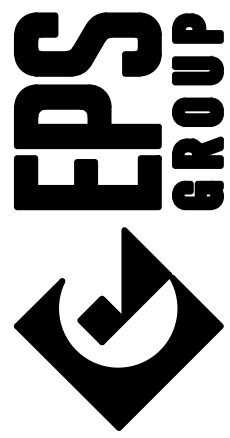
City Engineer Date: _____

FINAL PLAT CERTIFICATION

I, Joe Kraft, hereby certify that I am a Registered Land Surveyor in the State of Arizona; that this Plat consisting of 3 sheets represents a survey performed under my supervision during the month March of 2015; 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 enable the survey to be retraced; that the control points and lot corners shall be located as shown at time of construction.

Joe Kraft, RLS 48225
EPS Group, Inc.
2045 S. Vineyard
Suite 101
Mesa, AZ 85210

2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com



Encore at Eastmark - Parcel 9-4

Final Plat

Project

Revisions:

CALL THE WORKING DATES
BEFORE YOU DIG
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

Designer: JK
Drawn by: GM/JJK

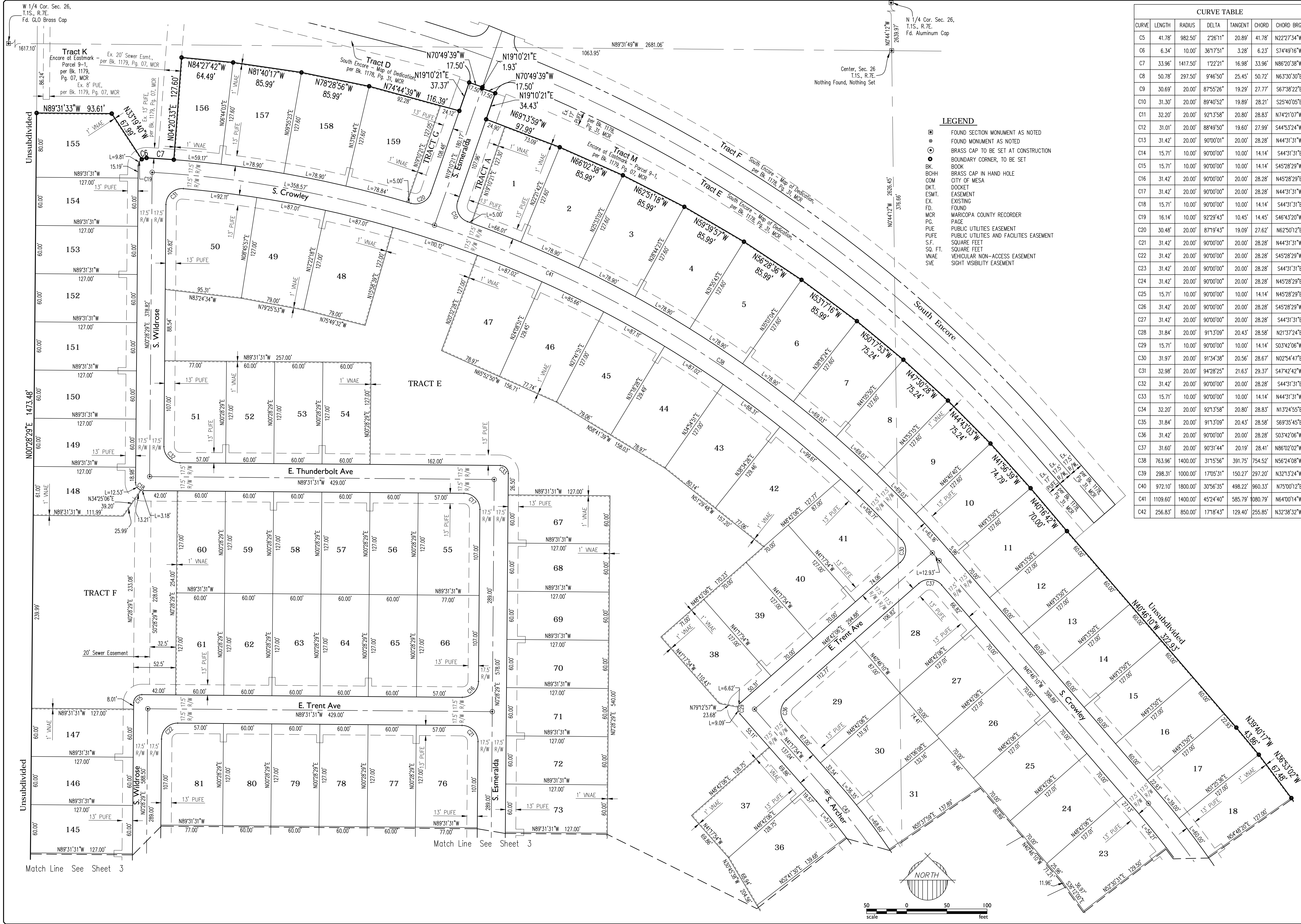


Job No.

14-324

Sheet No.

1
of 3



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C5	41.78'	982.50'	226°11'	20.89'	41.78'
C6	6.34'	10.00'	367°51"	3.28"	6.23"
C7	33.96'	1417.50'	1°22'21"	16.98'	33.96'
C8	50.78'	297.50'	94°50"	25.45'	50.72'
C9	30.69'	20.00'	87°55'26"	19.29'	27.77'
C10	31.30'	20.00'	89°40'52"	19.89'	28.21'
C11	32.20'	20.00'	92°13'58"	20.80'	28.83'
C12	31.01'	20.00'	88°49'50"	19.60'	27.99'
C13	31.42'	20.00'	90°00'01"	20.00'	28.28'
C14	15.71'	10.00'	90°00'00"	10.00'	14.14'
C15	15.71'	10.00'	90°00'00"	10.00'	14.14'
C16	31.42'	20.00'	90°00'00"	20.00'	28.28'
C17	31.42'	20.00'	90°00'00"	20.00'	28.28'
C18	15.71'	10.00'	90°00'00"	10.00'	14.14'
C19	16.14'	10.00'	92°29'43"	10.45'	14.45'
C20	30.48'	20.00'	87°19'43"	19.09'	27.62'
C21	31.42'	20.00'	90°00'00"	20.00'	28.28'
C22	31.42'	20.00'	90°00'00"	20.00'	28.28'
C23	31.42'	20.00'	90°00'00"	20.00'	28.28'
C24	31.42'	20.00'	90°00'00"	20.00'	28.28'
C25	15.71'	10.00'	90°00'00"	10.00'	14.14'
C26	31.42'	20.00'	90°00'00"	20.00'	28.28'
C27	31.42'	20.00'	90°00'00"	20.00'	28.28'
C28	31.84'	20.00'	91°13'09"	20.43'	28.58'
C29	15.71'	10.00'	90°00'00"	10.00'	14.14'
C30	31.97'	20.00'	91°34'38"	20.56'	28.67'
C31	32.98'	20.00'	94°28'25"	21.63'	29.37'
C32	31.42'	20.00'	90°00'00"	20.00'	28.28'
C33	15.71'	10.00'	90°00'00"	10.00'	14.14'
C34	32.20'	20.00'	92°13'58"	20.80'	28.83'
C35	31.84'	20.00'	91°13'09"	20.43'	28.58'
C36	31.42'	20.00'	90°00'00"	20.00'	28.28'
C37	31.60'	20.00'	90°31'44"	20.19'	28.41'
C38	763.96'	1400.00'	3°11'56"	391.75'	754.52'
C39	298.31'	1000.00'	1°05'31"	150.27'	297.20'
C40	972.10'	1800.00'	30°56'35"	498.22'	960.33'
C41	1109.60'	1400.00'	45°24'40"	585.79'	1080.79'
C42	256.83'	850.00'	1°18'43"	129.40'	255.85'

2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T: 480.503.2250 F: 480.503.2258
www.epsgroupinc.com

EPS
GROUP

Encore at Eastmark - Parcel 9-4

Final Plat

Revisions:

DESIGNER: JK
DRAWN BY: GM/JK

CALL TWO WORKING DATES
BEFORE YOU DO
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

CERTIFICATE OF LAND SURVEY
I, JEFFREY KRAFT, A Professional Engineer
No. 46225
State of Arizona
EXPIRES: 9.30.2017

Job No.
14-324

Sheet No.
2 of 3

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	8,844	0.2030
2	10,486	0.2407
3	10,486	0.2407
4	10,486	0.2407
5	10,486	0.2407
6	10,486	0.2407
7	9,182	0.2108
8	9,182	0.2108
9	9,182	0.2108
10	9,160	0.2103
11	8,911	0.2046
12	7,620	0.1749
13	7,620	0.1749
14	7,620	0.1749
15	7,620	0.1749
16	7,620	0.1749
17	8,168	0.1875
18	8,073	0.1853
19	8,073	0.1853
20	8,073	0.1853
21	8,073	0.1853
22	12,165	0.2793
23	10,122	0.2324
24	8,890	0.2041
25	8,890	0.2041

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
26	8,890	0.2041
27	8,890	0.2041
28	10,962	0.2516
29	11,430	0.2624
30	9,442	0.2168
31	9,942	0.2282
32	10,654	0.2446
33	11,904	0.2733
34	11,978	0.2750
35	10,320	0.2369
36	9,811	0.2252
37	8,994	0.2065
38	8,916	0.2047
39	8,890	0.2041
40	8,890	0.2041
41	11,557	0.2653
42	11,347	0.2605
43	10,833	0.2487
44	10,674	0.2451
45	10,687	0.2453
46	10,505	0.2412
47	10,673	0.2450
48	10,575	0.2428
49	10,575	0.2428
50	13,231	0.3037

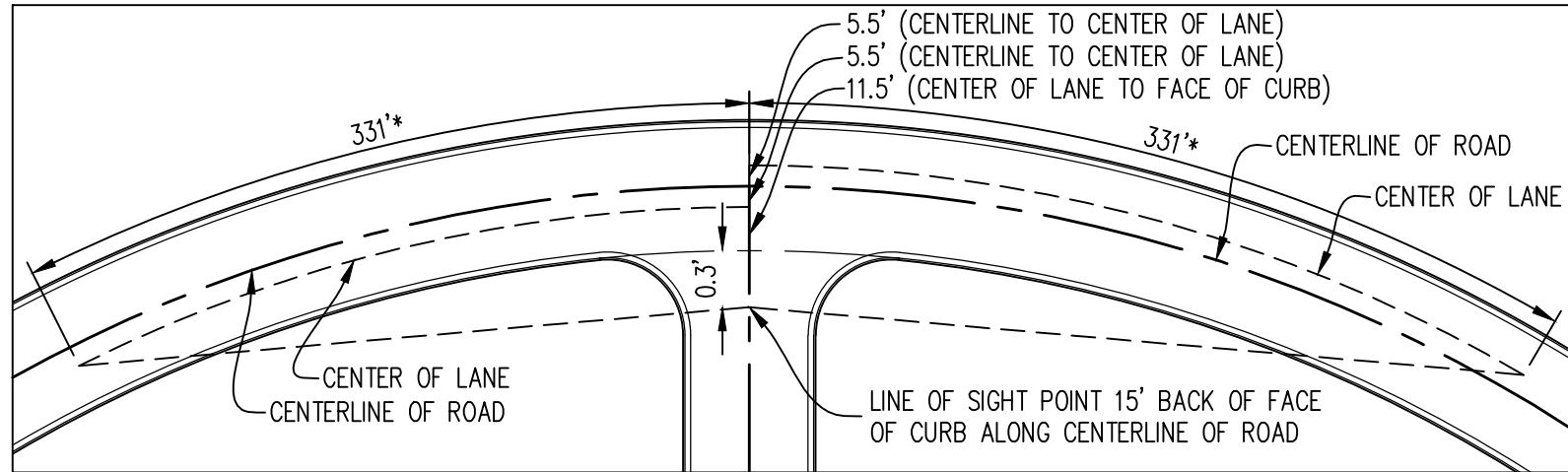
LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
51	9,693	0.2225
52	7,620	0.1749
53	7,620	0.1749
54	7,620	0.1749
55	9,693	0.2225
56	7,620	0.1749
57	7,620	0.1749
58	7,620	0.1749
59	7,620	0.1749
60	7,620	0.1749
61	7,620	0.1749
62	7,620	0.1749
63	7,620	0.1749
64	7,620	0.1749
65	7,620	0.1749
66	9,693	0.2225
67	7,620	0.1749
68	7,620	0.1749
69	7,620	0.1749
70	7,620	0.1749
71	7,620	0.1749
72	7,620	0.1749
73	7,620	0.1749
74	7,620	0.1749
75	7,620	0.1749

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
76	9,693	0.2225
77	7,620	0.1749
78	7,620	0.1749
79	7,620	0.1749
80	7,620	0.1749
81	9,693	0.2225
82	9,693	0.2225
83	7,620	0.1749
84	7,620	0.1749
85	7,620	0.1749
86	7,620	0.1749
87	9,693	0.2225
88	7,851	0.1802
89	8,147	0.1870
90	8,240	0.1892
91	8,250	0.1894
92	8,250	0.1894
93	8,250	0.1894
94	10,502	0.2411
95	7,788	0.1788
96	5,715	0.1312
97	5,715	0.1312
98	5,715	0.1312
99	5,715	0.1312
100	5,832	0.1339

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
101	5,939	0.1363
102	6,542	0.1502
103	5,972	0.1371
104	5,972	0.1371
105	5,972	0.1371
106	5,972	0.1371
107	5,972	0.1371
108	9,327	0.2141
109	9,344	0.2145
110	9,306	0.2136
111	11,601	0.2663
112	11,527	0.2646
113	11,589	0.2660
114	12,604	0.2894
115	9,086	0.2086
116	9,186	0.2109
117	9,246	0.2123
118	9,246	0.2123
119	9,246	0.2123
120	9,246	0.2123
121	9,246	0.2123
122	9,246	0.2123
123	5,960	0.1368
124	6,094	0.1399
125	6,080	0.1396

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
126	6,023	0.1383
127	5,943	0.1364
128	5,894	0.1353
129	5,898	0.1354
130	8,004	0.1837
131	7,788	0.1788
132	5,715	0.1312
133	5,715	0.1312
134	5,715	0.1312
135	5,715	0.1312
136	5,951	0.1366
137	5,715	0.1312
138	5,715	0.1312
139	5,715	0.1312
140	5,715	0.1312
141	5,715	0.1312
142	7,620	0.1749
143	7,620	0.1749
144	7,620	0.1749
145	7,620	0.1749
146	7,620	0.1749
147	7,620	0.1749
148	7,632	0.1752
149	7,620	0.1749
150	7,620	0.1749

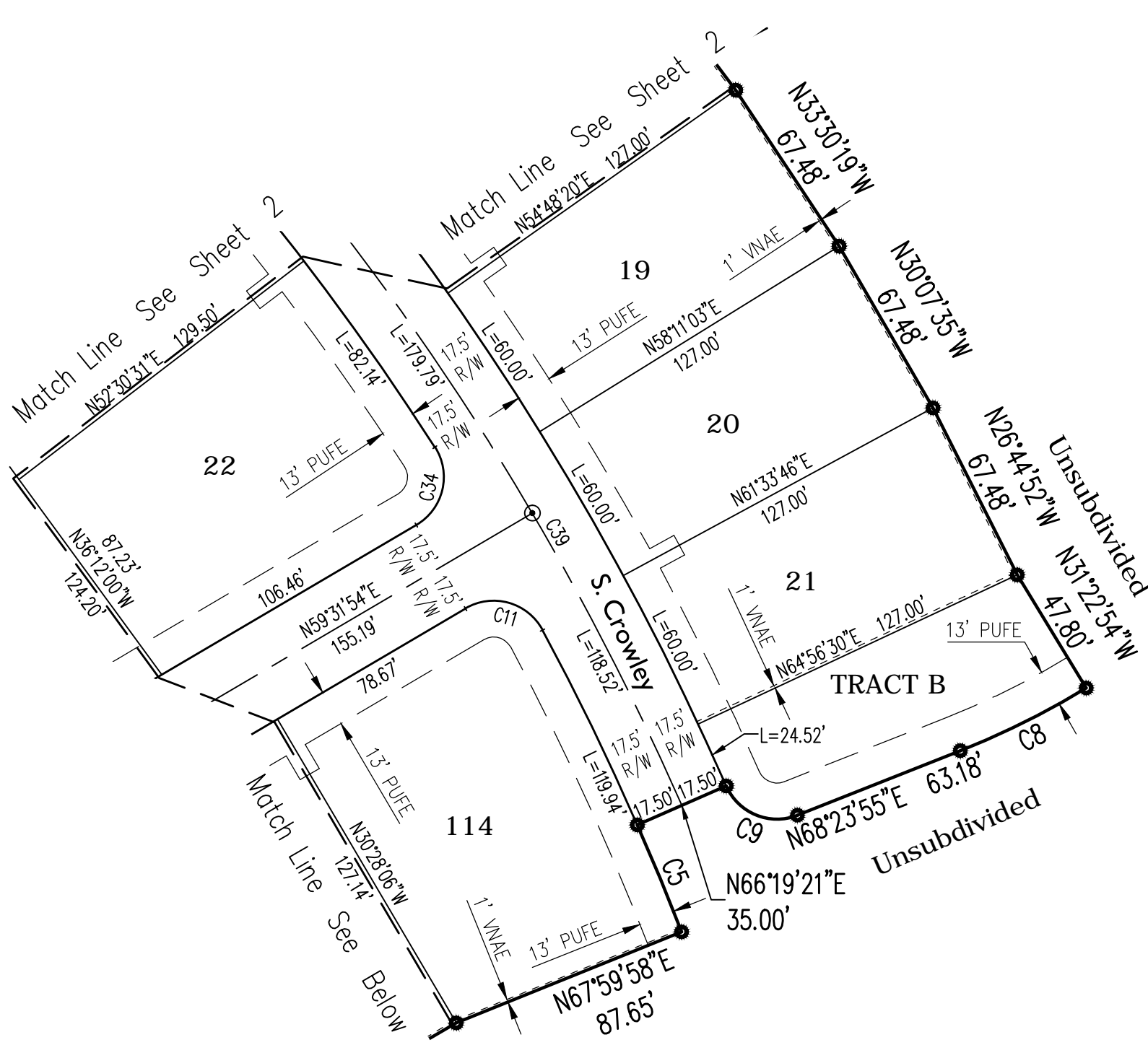
LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
151	7,620	0.1749
152	7,620	0.1749
153	7,620	0.1749
154	7,620	0.1749
155	9,353	0.2147
156	7,875	0.1808
157	10,486	0.2407
158	10,486	0.2407
159	10,847	0.2490



TYPICAL SIGHT VISIBILITY EASEMENT
N.T.S.

NOTES:

- 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 MILES PER HOUR.
- SIGHT VISIBILITY EASEMENT SHOWN ON CORRESPONDING PARCEL FINAL PLAT, IMPROVEMENT PLANS, MASS GRADING AND LANDSCAPE ARCHITECTURE PLANS.
- 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.



LEGEND

- FOUND SECTION MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- BRASS CAP TO BE SET AT CONSTRUCTION
- BOUNDARY CORNER, TO BE SET
- BOOK
- BRASS CAP IN HAND HOLE
- CITY OF MESA
- DOCKET
- EASEMENT
- EX. EXISTING
- FOUND
- MARICOPA COUNTY RECORDER
- PAGE
- PUE PUBLIC UTILITIES EASEMENT
- PUE PUBLIC UTILITIES AND FACILITIES EASEMENT
- S.F. SQUARE FEET
- SQ. FT. SQUARE FEET
- VEHICULAR NON-ACCESS EASEMENT
- SIGHT VISIBILITY EASEMENT

2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS
GROUP

Encore at Eastmark - Parcel 9-4

Final Plat

Revisions:

Designer: JK
Drawn by: GM/JK

CALL THE WORKING DATES BEFORE YOU DO
268-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

DESIGNER'S SEAL
JOE KRAFT
REGISTERED LAND SURVEYOR
NO. 46225
EXPIRES: 9.30.2017

Job No.
14-324

Sheet No.
3 of 3