

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within "Panel Not Printed" as shown on FEMA Flood Insurance Rate Map number 04013C2780L and 04013C2790L which are unpublished.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 9–5" 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	4,846	0.1113
B	Landscape, Open Space, Public Utilities & Facilities Easement, Sewer Easement and Sidewalk	3,197	0.0734
C	Landscape, Open Space, Public Utilities & Facilities Easement and Sidewalk	3,828	0.0879
D	Landscape, Open Space, Public Utilities & Facilities Easement, Drainage, Retention and Sidewalk	406,220	9.3255
E	Landscape, Open Space, Public Utilities & Facilities Easement, Drainage and Sidewalk	11,078	0.2543
F	Landscape, Open Space, Public Utilities & Facilities Easement, Retention and Sidewalk	42,747	0.9813
G	Landscape, Open Space, Public Utilities & Facilities Easement, Retention, Sewer Easement and Sidewalk	19,137	0.4393
H	Landscape, Open Space, Public Utilities & Facilities Easement, Retention and Sidewalk	120,504	2.7664

- Found Section Monument as noted
- Found Monument as noted
- Brass Cap to be set at construction
- Boundary Corner, to be set
- Bk. Book
- BOHH Brass Cap in Hand Hole
- COM City of Mesa
- Dkt. Docket
- Esmt. Easement
- Ex. Existing
- Fd. Found
- MCR Maricopa County Recorder
- Pg. Page
- PUFE Public Utilities and Facilities Easement
- R/W Right–of–Way
- S.F. Square Feet
- Sq. Ft. Square Feet
- VNAE Vehicular Non–Access Easement
- SVE Sight Visibility Easement

LEGEND

FINAL PLAT
ENCORE AT EASTMARK - Parcel 9-5
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

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 9–5, 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 D, E, F, G and H 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.

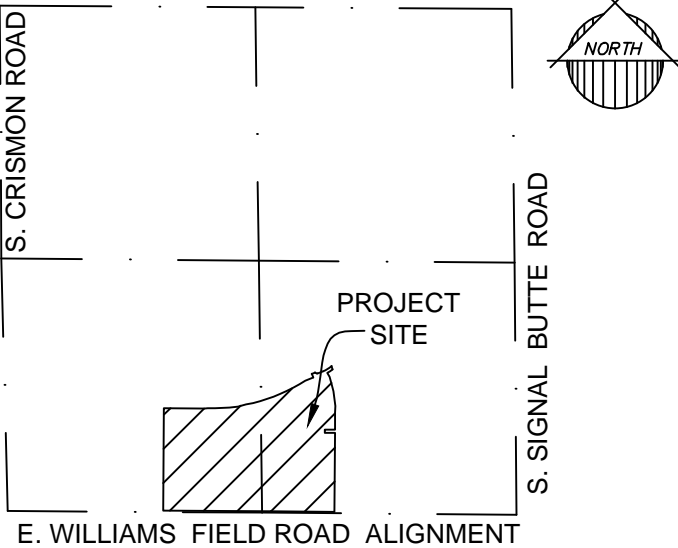
By: _____ Notary Public Date
My Commission Expires:

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

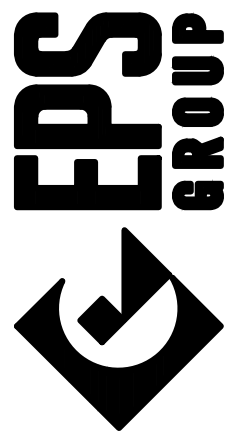
City Engineer Date: _____

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 9-5

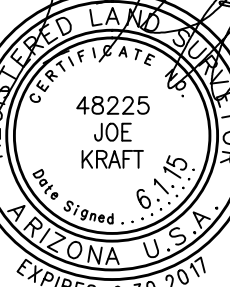
Final Plat

Project

Revisions:

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


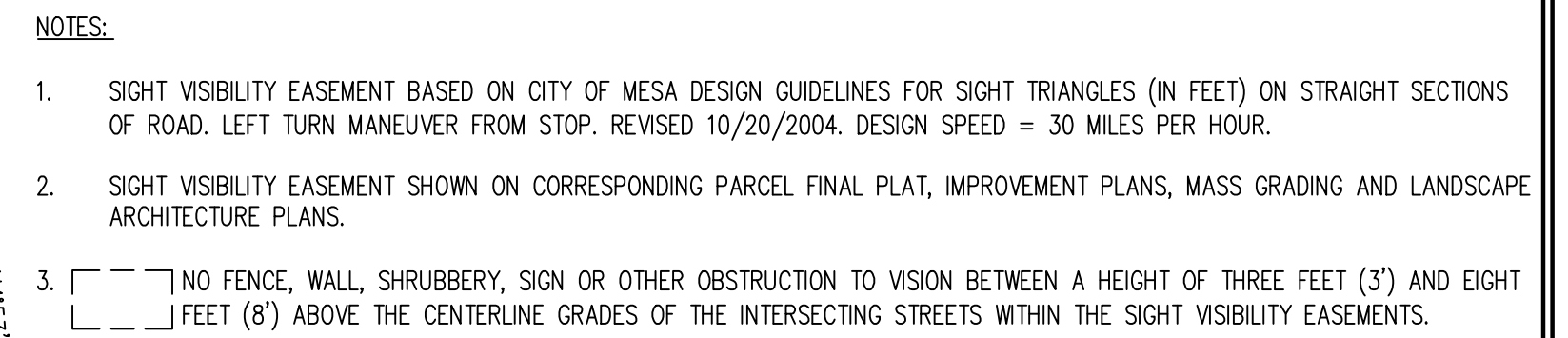
Designer: JK
Drawn by: GM/JK



Job No.
14-324

Sheet No.
1 of 3

SW Cor. Sec. 26,
-T.1S., R.7E.
Fd. Brass Cap



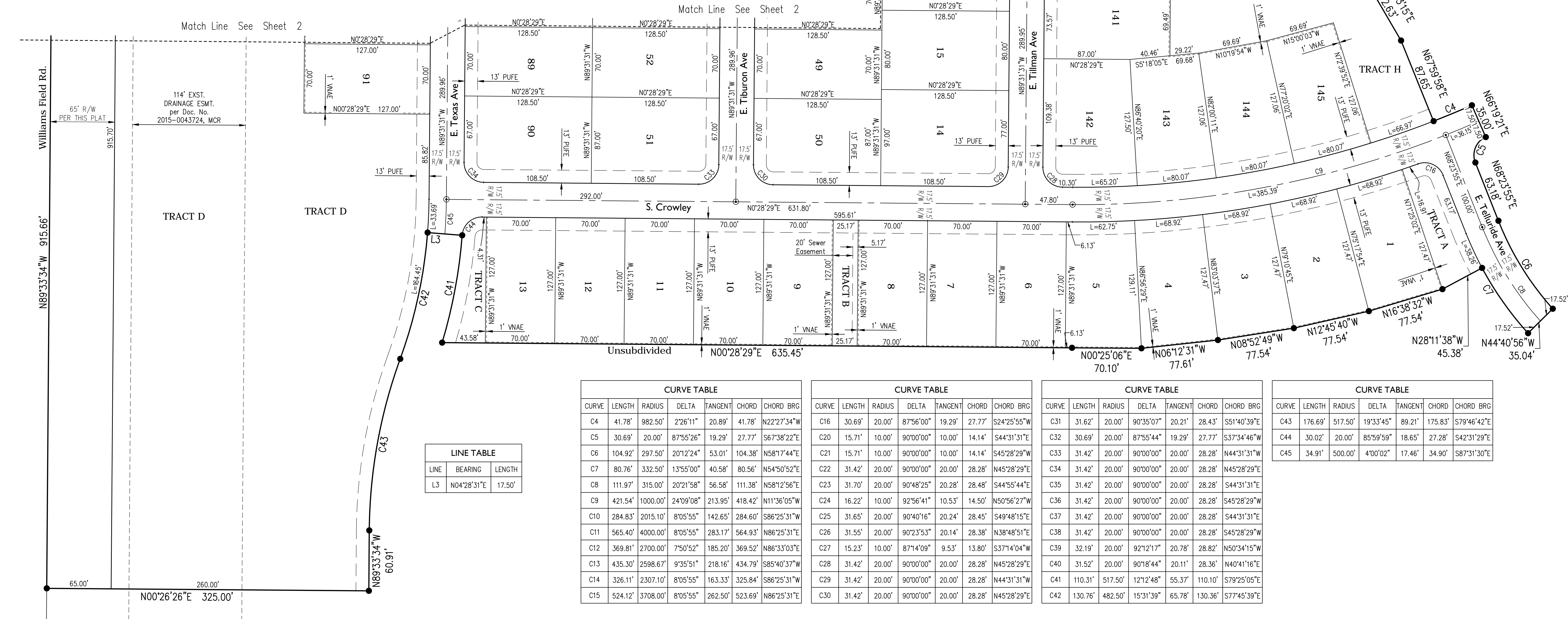
Final Plat

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Sheet No.
2
of 3



LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)
1	9,302	0.2135	26	7,852	0.1803	51	11,094	0.2547	76	5,941	0.1364	101	5,776	0.1326	126	7,620	0.1749
2	9,302	0.2135	27	7,624	0.1750	52	8,995	0.2065	77	5,912	0.1357	102	5,776	0.1326	127	7,620	0.1749
3	9,302	0.2135	28	7,620	0.1749	53	8,995	0.2065	78	5,892	0.1353	103	5,776	0.1326	128	7,620	0.1749
4	9,365	0.2150	29	7,620	0.1749	54	9,122	0.2094	79	5,903	0.1355	104	5,776	0.1326	129	9,693	0.2225
5	9,294	0.2134	30	7,620	0.1749	55	9,267	0.2127	80	5,892	0.1353	105	5,776	0.1326	130	10,063	0.2310
6	8,890	0.2041	31	9,693	0.2225	56	9,288	0.2132	81	9,162	0.2103	106	5,776	0.1326	131	7,859	0.1804
7	8,890	0.2041	32	9,693	0.2225	57	9,306	0.2136	82	9,144	0.2099	107	5,785	0.1328	132	7,897	0.1813
8	8,890	0.2041	33	7,620	0.1749	58	9,449	0.2169	83	9,818	0.2254	108	5,715	0.1312	133	7,876	0.1808
9	8,890	0.2041	34	7,620	0.1749	59	9,112	0.2092	84	9,155	0.2102	109	5,715	0.1312	134	7,899	0.1813
10	8,890	0.2041	35	7,620	0.1749	60	9,100	0.2089	85	9,155	0.2102	110	5,715	0.1312	135	9,084	0.2085
11	8,890	0.2041	36	7,620	0.1749	61	7,800	0.1791	86	9,186	0.2109	111	5,715	0.1312	136	9,084	0.2085
12	8,890	0.2041	37	7,747	0.1779	62	7,800	0.1791	87	8,922	0.2048	112	5,715	0.1312	137	9,084	0.2085
13	8,890	0.2041	38	7,868	0.1806	63	7,778	0.1785	88	8,995	0.2065	113	5,715	0.1312	138	9,084	0.2085
14	12,379	0.2842	39	7,921	0.1818	64	7,733	0.1775	89	8,995	0.2065	114	5,715	0.1312	139	9,075	0.2083
15	10,280	0.2360	40	7,981	0.1832	65	7,744	0.1778	90	11,094	0.2547	115	5,715	0.1312	140	9,496	0.2180
16	10,280	0.2360	41	12,013	0.2758	66	7,765	0.1783	91	8,890	0.2041	116	7,620	0.1749	141	9,279	0.2130
17	11,215	0.2575	42	11,156	0.2561	67	7,710	0.1770	92	8,890	0.2041	117	7,620	0.1749	142	11,680	0.2681
18	10,617	0.2437	43	9,096	0.2088	68	7,710	0.1770	93	9,576	0.2198	118	7,620	0.1749	143	9,564	0.2196
19	10,593	0.2432	44	9,092	0.2087	69	7,710	0.1770	94	9,178	0.2107	119	7,620	0.1749	144	9,549	0.2192
20	10,615	0.2437	45	9,096	0.2088	70	5,783	0.1327	95	9,228	0.2118	120	7,620	0.1749	145	9,549	0.2192
21	12,383	0.2843	46	9,196	0.2111	71	5,783	0.1327	96	9,237	0.2120	121	7,620	0.1749			
22	10,396	0.2387	47	8,996	0.2065	72	5,782	0.1327	97	9,134	0.2097	122	7,620	0.1749			
23	7,932	0.1821	48	8,995	0.2065	73	5,896	0.1354	98	9,002	0.2067	123	7,620	0.1749			
24	7,854	0.1803	49	8,995	0.2065	74	5,933	0.1362	99	9,002	0.2067	124	7,620	0.1749			
25	7,801	0.1791	50	11,094	0.2547	75	5,947	0.1365	100	5,776	0.1326	125	7,656	0.1758			



LINE TABLE		
LINE	BEARING	LENGTH
L3	N04°28'31"E	17.50'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C4	41.78'	982.50'	2°26'11"	20.89'	41.78'	N22°27'34"W
C5	30.69'	20.00'	87°55'26"	19.29'	27.77'	S67°38'22"E
C6	104.92'	297.50'	20°12'24"	53.01'	104.38'	N58°17'44"E
C7	80.76'	332.50'	13°55'00"	40.58'	80.56'	N54°50'52"E
C8	111.97'	315.00'	20°21'58"	56.58'	111.38'	N58°12'56"E
C9	421.54'	1000.00'	24°09'08"	213.95'	418.42'	N11°36'05"W
C10	284.83'	2015.10'	8°05'55"	142.65'	284.60'	S86°25'31"W
C11	565.40'	4000.00'	8°05'55"	283.17'	564.93'	N86°25'31"E
C12	369.81'	2700.00'	7°50'52"	185.20'	369.52'	N86°33'03"E
C13	435.30'	2598.67'	9°35'51"	218.16'	434.79'	S85°40'37"W
C14	326.11'	2307.10'	8°05'55"	163.33'	325.84'	S86°25'31"W
C15	524.12'	3708.00'	8°05'55"	262.50'	523.69'	N86°25'31"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C16	30.69'	20.00'	87°56'00"	19.29'	27.77'	S24°25'55"W
C20	15.71'	10.00'	90°00'00"	10.00'	14.14'	S44°31'31"E
C21	15.71'	10.00'	90°00'00"	10.00'	14.14'	S45°28'29"W
C22	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°28'29"E
C23	31.70'	20.00'	90°48'25"	20.28'	28.48'	S44°55'44"E
C24	16.22'	10.00'	92°56'41"	10.53'	14.50'	N50°56'27"W
C25	31.65'	20.00'	90°40'16"	20.24'	28.45'	S49°48'15"E
C26	31.55'	20.00'	90°23'53"	20.14'	28.38'	N38°48'51"E
C27	15.23'	10.00'	87°14'09"	9.53'	13.80'	S37°14'04"W
C28	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°28'29"E
C29	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°31'31"W
C30	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°28'29"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C31	31.62'	20.00'	90°35'07"	20.21'	28.43'	S51°40'39"E
C32	30.69'	20.00'	87°55'44"	19.29'	27.77'	S37°34'46"W
C33	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°31'31"W
C34	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°28'29"E
C35	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°31'31"E
C36	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°28'29"W
C37	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°31'31"E
C38	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°28'29"W
C39	32.19'	20.00'	92°12'17"	20.78'	28.82'	N50°34'15"W
C40	31.52'	20.00'	90°18'44"	20.11'	28.36'	N40°41'16"E
C41	110.31'	517.50'	12°12'48"	55.37'	110.10'	S79°25'05"E
C42	130.76'	482.50'	15°31'39"	65.78'	130.36'	S77°45'39"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C43	176.69'	517.50'	19°33'45"	89.21'	175.83'	S79°46'42"E
C44	30.02'	20.00'	85°59'59"	18.65'	27.28'	S42°31'29"E
C45	34.91'	500.00'	4°00'02"	17.46'	34.90'	S87°31'30"E

- LEGEND**
- Found Section Monument as noted
 - Found Monument as noted
 - Brass Cap to be set at construction
 - Boundary Corner, to be set
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 Sq. Ft. Square Feet | VNAE Vehicular Non-Access Easement | SVE 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 9-5

Final Plat

Project

Revisions:

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

Designer: JK
Drawn by: GM/JJK

Job No.
14-324

Sheet No.
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