

VICINITY MAP

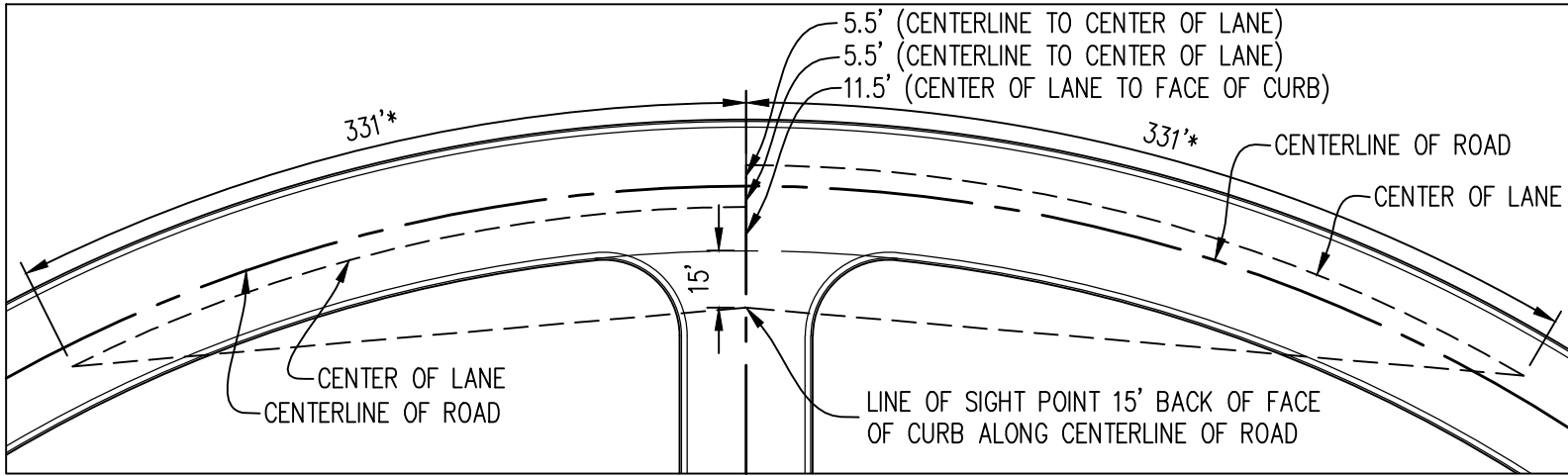
LEGAL DESCRIPTION

PARCEL E OF THE FINAL PLAT –CADENCE PARKWAY, SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 26 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FLUSH BRASS CAP AT THE NORTHEAST CORNER OF SAID SECTION 27, FROM WHICH A GLO BRASS CAP AT THE EAST QUARTER CORNER OF SAID SECTION 27 BEARS SOUTH 00 DEGREES 23 MINUTES 11 SECONDS EAST AT A DISTANCE OF 2,634.36 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 11 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27, FOR A DISTANCE OF 1,833.81 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST, 174.36 FEET; THENCE SOUTH 0 DEGREES 23 MINUTES 39 SECONDS WEST, 102.45 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, 18.41 FEET; THENCE SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, 362.05 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, 0.73 FEET; THENCE SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, 882.00 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, 646.00 FEET; THENCE NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST, 187.07 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, 4.50 FEET; THENCE NORTH 0 DEGREES 30 MINUTES 41 SECONDS EAST, 78.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 0 DEGREES 30 MINUTES 50 SECONDS EAST A DISTANCE OF 20.00 FEET; THENCE NORTHEASTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 07 SECONDS; THENCE NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST, TANGENT TO SAID CURVE, 118.86 FEET

TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS; THENCE ON A NON-TANGENT LINE NORTH 0 DEGREES 30 MINUTES 44 SECONDS EAST, NOT TANGENT TO SAID CURVE, 35.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST A DISTANCE OF 20.00 FEET; THENCE NORTHEASTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 01 SECONDS; THENCE ON A NON-TANGENT LINE NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST, 35.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST A DISTANCE OF 20.00 FEET; THENCE NORTHEASTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 01 SECONDS; THENCE NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST, TANGENT TO SAID CURVE, 103.07 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, 41.23 FEET; THENCE NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST, 156.43 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST, 32.46 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS; THENCE NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST, TANGENT TO SAID CURVE, 174.07 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST, 154.50 FEET; THENCE NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST, 112.50 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST, 290.00 FEET; THENCE NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST, 16.50 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST, 19.34 FEET TO THE POINT OF BEGINNING.



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 MANUEVER 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.

RATIFICATION AND APPROVAL OF PLAT

STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

THAT CADENCE HOMEOWNERS ASSOCIATION AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS FINAL PLAT FOR PARCEL D AT PPGN AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS MAP.

IN WITNESS WHEREOF, _____ HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS ____ DAY OF _____, 20____.

AN ARIZONA NON-PROFIT CORPORATION

BY: _____ ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____ OF CADENCE HOMEOWNERS ASSOCIATION AN ARIZONA NON-PROFIT CORPORATION,, FOR AND ON BEHALF THEREOF.

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

BY: _____ NOTARY PUBLIC DATE _____
MY COMMISSION EXPIRES: _____

FINAL PLAT
Parcel E at PPGN

A SUBDIVISION OF PARCEL E OF THE FINAL PLAT –CADENCE PARKWAY, SITUATED IN A PORTION OF THE WEST HALF OF SECTION 26 AND A PORTION OF THE EAST HALF OF SECTION 27, 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 PPGN – RAY, LLLP, A LIMITED LIABILITY LIMITED PARTNERSHIP, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR PARCEL E AT PPGN, A SUBDIVISION OF PARCEL E OF THE FINAL PLAT – CADENCE PARKWAY, SITUATED IN A PORTION OF THE WEST HALF OF SECTION 26 AND A PORTION OF THE EAST HALF OF SECTION 27, 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 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.

PPGN – RAY, LLLP, A LIMITED LIABILITY LIMITED PARTNERSHIP HEREBY DEDICATES AND CONVEYS TO THE CITY OF MESA, IN FEE, ALL REAL PROPERTY DESIGNATED ON THIS PLAT AS "RIGHT-OF-WAY" OR "R/W" FOR USE AS RIGHT-OF-WAY.

PPGN – RAY, LLLP, A LIMITED LIABILITY LIMITED PARTNERSHIP 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 OF THE CONSTRUCTION WITH EASEMENTS EXCEPT BY PUBLIC AGENCIES, SHALL BE LIMITED TO UTILITIES, UNLESS APPROVED OTHERWISE BY THE CITY OF MESA, AND INDICATED HEREON, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NON-EXCLUSIVE EASEMENTS.

IT IS AGREED THAT PPGN – RAY, LLLP, A LIMITED LIABILITY LIMITED PARTNERSHIP OR ITS SUCCESSORS OR ASSIGNS SHALL HAVE FULL USE OF THE EASEMENT PREMISES EXCEPT FOR THE PURPOSES FOR WHICH THE SAME IS HEREIN CONVEYED TO THE CITY OF MESA AND PROVIDED ALWAYS THAT NO BUILDING OR STRUCTURE OF ANY NATURE OR KIND WHATSOEVER, INCLUDING WITHOUT LIMITATION FENCES, OR ANY PART OF SAME, SHALL BE CONSTRUCTED, INSTALLED OR PLACED ON OR OVER SAID EASEMENT OR ANY PART THEREOF BY PPGN – RAY, LLLP, A LIMITED LIABILITY LIMITED PARTNERSHIP OR THE SUCCESSORS OR ASSIGNS OF PPGN – RAY, LLLP, A LIMITED LIABILITY LIMITED PARTNERSHIP AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY PPGN – RAY, LLLP, A LIMITED LIABILITY LIMITED PARTNERSHIP OR THE SUCCESSORS OR ASSIGNS OF PPGN – RAY, LLLP, A LIMITED LIABILITY LIMITED PARTNERSHIP 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.

PPGN – RAY, LLLP, A LIMITED LIABILITY LIMITED PARTNERSHIP 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-FEET (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.

PPGN – RAY, LLLP, A LIMITED LIABILITY LIMITED PARTNERSHIP HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, 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.

PPGN – RAY, LLLP, A LIMITED LIABILITY LIMITED PARTNERSHIP HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, UNDER, AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "PARKWAY EASEMENT" OR "PKWY ESMT" OR "PKWY" FOR PURPOSES OF ESTABLISHING AREAS FOR CITY USE TO CONSTRUCT, INSTALL, ACCESS, MAINTAIN, REPAIR, RECONSTRUCT, REPLACE, REMOVE, UTILITIES AND FACILITIES (INCLUDING, BUT NOT LIMITED TO, WATER, WASTEWATER, GAS, ELECTRIC, STORM WATER, PIPES, CONDUIT, CABLES, AND SWITCHING EQUIPMENT), CONDUCTORS, CABLES, FIBER OPTICS, COMMUNICATION AND SIGNAL LINES, TRANSFORMERS, VAULTS, MANHOLES, CONDUITS, CONDUCTORS, PIPES AND CABLES, FIRE HYDRANTS, STREET LIGHTS, STREET PAVEMENT, CURBS, GUTTERS, SIDEWALKS, TRAFFIC SIGNALS, EQUIPMENT AND SIGNS, PUBLIC TRANSIT FACILITIES, SHELTERS AND IMPROVEMENTS, LANDSCAPING, STORM DRAINAGE, WATER RETENTION AND DETENTION, FLOOD CONTROL AND ALL APPURTENANCES TO ALL OF THE FOREGOING, AND ALL SIMILAR AND RELATED PURPOSES TO THE FOREGOING, TOGETHER WITH THE RIGHT TO ALTER GROUND LEVEL BY CUT OR FILL AND THE UNRESTRICTED RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO, FROM, AND ACROSS THE EASEMENT PROPERTY. ADDITIONALLY, THE CITY IS AUTHORIZED TO PERMIT OTHERS TO USE THE EASEMENT PROPERTY FOR ALL USES AND FACILITIES ALLOWED HEREIN, UNLESS APPROVED OTHERWISE BY THE CITY OF MESA. NEITHER PPGN – RAY, LLLP, A LIMITED LIABILITY LIMITED PARTNERSHIP NOR ITS SUCCESSORS AND ASSIGNS WILL GRANT AN EASEMENT TO ANY OTHER PERSON OR ENTITY OVER, UNDER OR UPON ANY AREAS DESIGNATED ON THIS PLAT AS PARKWAY EASEMENT. PPGN – RAY, LLLP, A LIMITED LIABILITY LIMITED PARTNERSHIP RETAINS THE RIGHT TO INSTALL AND MAINTAIN LANDSCAPING WITHIN THE EASEMENT PROPERTY IN A MANNER THAT WILL NOT UNREASONABLY INTERFERE WITH THE RIGHTS OF THE CITY PROVIDED THAT GRANTOR'S USE OF THE EASEMENT PROPERTY SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CITY OF MESA CODES AND ORDINANCES AS MAY BE AMENDED FROM TIME TO TIME.

TRACTS 74 THROUGH 93, INCLUSIVE, ARE HEREBY DECLARED FOR THE SPECIFIC USES IDENTIFIED ON THE TRACT TABLE PROVIDED HEREIN. SAID TRACTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION.

DRAINAGE COVENANTS:

THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT AS TRACTS 77, 84 & 93 ARE HEREBY RESERVED AS DRAINAGE FACILITIES AND RETENTION BASINS FOR THE INCLUSIVE CONVEYANCE OR DRAINAGE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FOR THE PUBLIC RIGHT-OF-WAY PER THE IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA, TOGETHER WITH THE RIGHT OF 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 ANY SUBSEQUENT PURCHASER OR OCCUPIER OF SAID PARCEL; AND

THIS COVENANT CAN BE ENFORCE OR REMOVED BY THE CITY OF MESA, WHO CAN BRING PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO OR THREATENING TO VIOLATE ANY OF THESE COVENANTS, TO PREVENT HIM OR THEM FROM SO DOING, AND TO RECOVER DAMAGES AT LAW OR IN EQUITY HEREUNDER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, A REASONABLE SUM AS AND FOR ATTORNEYS' FEES AND COURT COSTS.

PPGN – RAY, LLLP, A LIMITED LIABILITY LIMITED PARTNERSHIP WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED BY THIS PLAT, AND THAT EVERY OWNER, 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 PPGN – RAY, LLLP, A LIMITED LIABILITY LIMITED PARTNERSHIP WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS THEREOF: PPGN – RAY, LLLP, A LIMITED LIABILITY LIMITED PARTNERSHIP, 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.

PPGN – RAY, LLLP, A LIMITED LIABILITY LIMITED PARTNERSHIP

BY: _____
ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2015, BY _____ OF PPGN – RAY, LLLP, A LIMITED LIABILITY LIMITED PARTNERSHIP, FOR AND ON BEHALF THEREOF.

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

BY: _____ NOTARY PUBLIC DATE _____
MY COMMISSION EXPIRES: _____

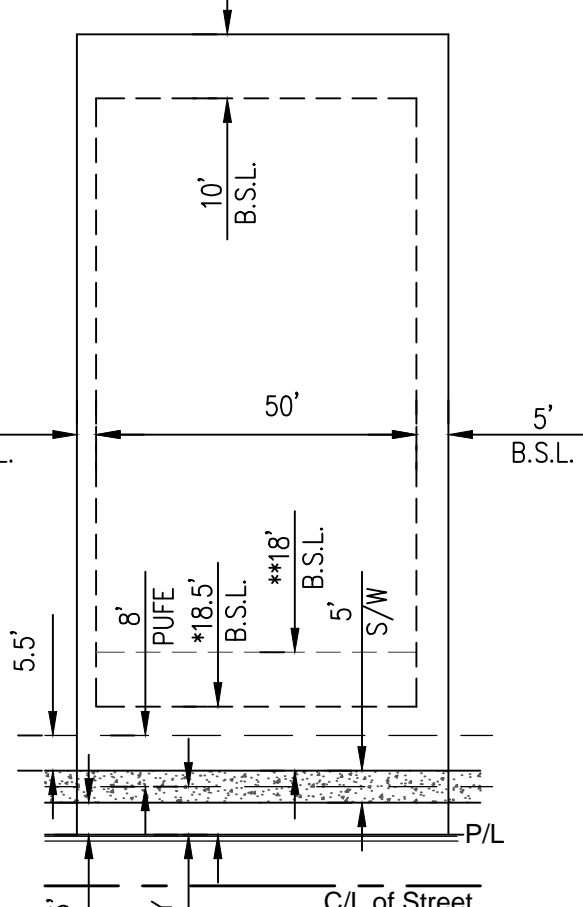
TYPICAL LOT SETBACK

LEGEND

S/W
B.S.L.
ESMT.
P.U.F.E.

PKWY
P/L
R/W

SIDEWALK
BUILDING SETBACK
EASEMENT
PUBLIC UTILITIES AND
FACILITIES ESMT.
PARKWAY ESMT.
PROPERTY LINE
RIGHT-OF-WAY



NOTES

- * BUILDING SETBACK FROM BACK OF CURB TO SIDE TURN GARAGE, PORCH, OR LIVABLE AREA
- ** BUILDING SETBACK FROM BACK OF SIDEWALK TO FACE OF GARAGE

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.
- A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED WITH ALL UNIT OWNERS BEING MEMBERS OF THAT ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL OWN AND MAINTAIN ALL COMMON AREA TRACTS.
- 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 MARICOPA COUNTY RECORDER. THIS SUBDIVISION IS WITHIN THREE (3) MILES OF PHOENIX-GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.
- A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (C.C.&R.'S) HAS BEEN OR WILL BE RECORDED FOR THIS SUBDIVISION WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL COMMON AREA TRACTS SHOWN ON THIS PLAT. A PROPERTY OWNERS' ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, HAS BEEN OR WILL BE FORMED WHICH SHALL OWN AND MAINTAIN ALL COMMON AREA TRACTS SHOWN ON THIS PLAT.
- 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.
- THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE BUILDING FORM STANDARDS ESTABLISHED IN THE ZONING ORDINANCE AS WELL AS COMPLIANCE WITH THE RESIDENTIAL DEVELOPMENT GUIDELINES.
- 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 DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THE TRACTS SHOWN ON THIS MAP OF DEDICATION 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 TRACT IS THE RESPONSIBILITY OF THE TRACT OWNER.
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT THE MAINTENANCE OF ANY PRIVATE DRIVES, PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THIS PROJECT.
- NOISE ATTENUATION MEASURES ARE TO BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE BUILDINGS TO ACHIEVE A NOISE LEVEL REDUCTION OF 25DB.
- THIS SUBDIVISION IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA DEVELOPMENT AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 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.
- 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 TRACT 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.
- ALL CURVES ARE TANGENT, COMPOUND OR REVERSE UNLESS NOTED OTHERWISE.

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA, ON THIS _____ DAY OF _____, 2015.

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.

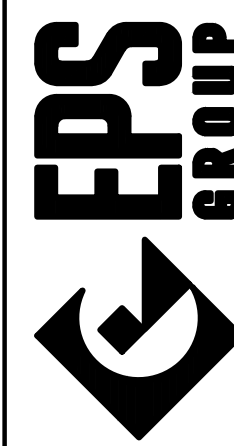
CITY ENGINEER _____ DATE: _____

FINAL PLAT CERTIFICATION

I, JOE KRAFT, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS FINAL PLAT CONSISTING OF 3 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH APRIL 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
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Parcel E at PPGN
Final Plat

Project:

Revisions:

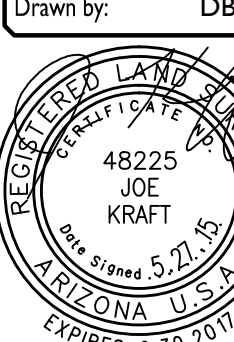
Revisions:

Revisions:

Revisions:



Designer: JK
Drawn by: DB



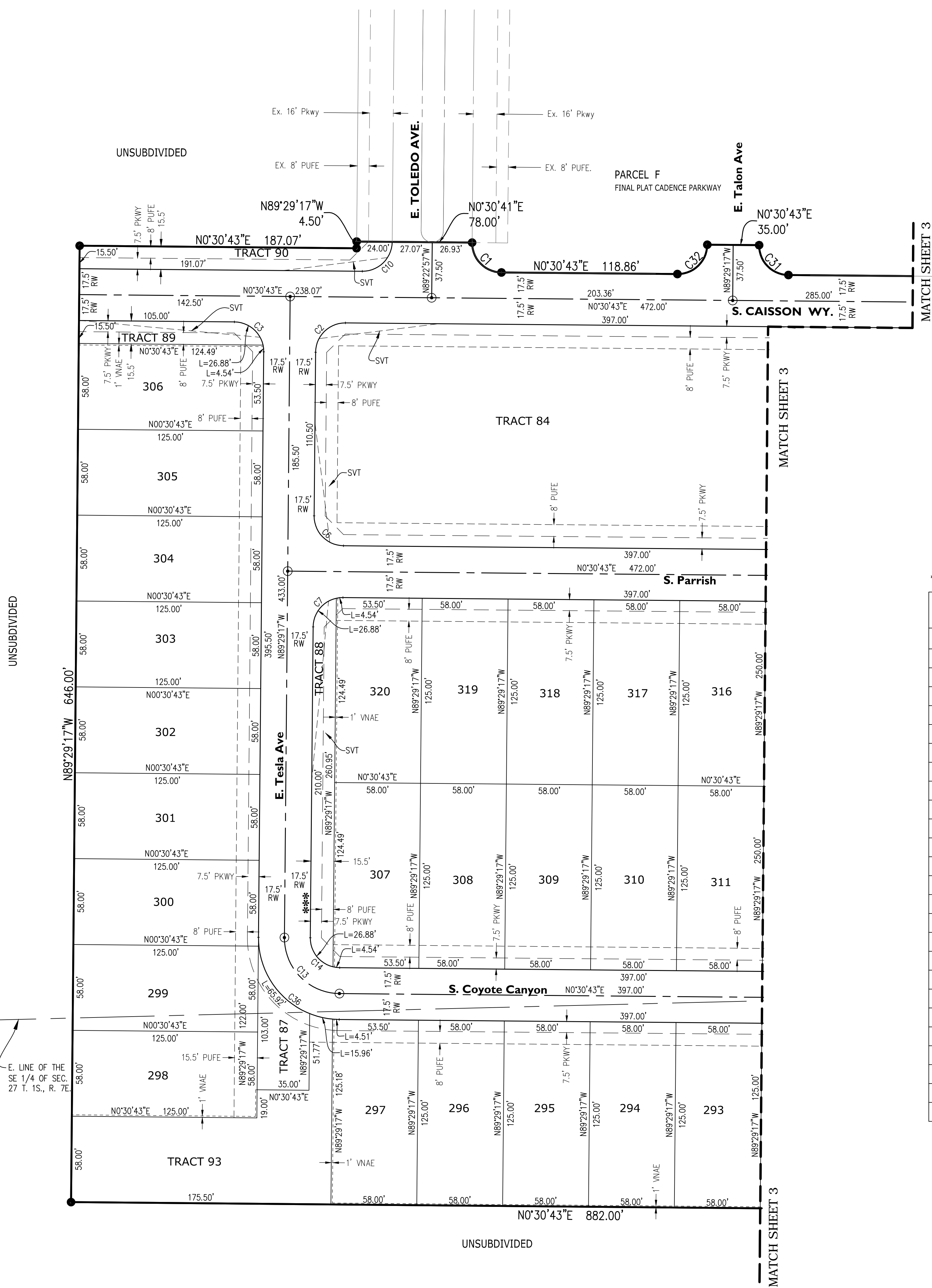
Job No.
11-007.1

Revisions:

Revisions:

Revisions:

Sheet No.
1
of 3



TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
74	Landscape & Open Space	1,394	0.0320
75	Landscape, Open Space, Parkway Easement and Public Utilities & Facilities Easement	3,236	0.0743
76	Landscape, Open Space, Parkway Easement and Public Utilities & Facilities Easement	2,155	0.0495
77	Landscape, Open Space, Drainage, Retention, Parkway Easement and Public Utilities & Facilities Easement	12,084	0.2774
78	Landscape, Open Space, Parkway Easement and Public Utilities & Facilities Easement	1,852	0.0425
79	Landscape, Open Space, Parkway Easement and Public Utilities & Facilities Easement	1,852	0.0425
80	Landscape, Open Space, Parkway Easement and Public Utilities & Facilities Easement	16,385	0.3761
81	Landscape, Open Space, Parkway Easement and Public Utilities & Facilities Easement	3,705	0.0851
82	Private Street, Parkway Easement	3,976	0.0913
83	Landscape, Open Space, Parkway Easement and Public Utilities & Facilities Easement	3,705	0.0851
84	Landscape, Open Space, Drainage, Retention, Parkway Easement and Public Utilities & Facilities Easement	65,425	1.5020
85	Landscape, Open Space, Parkway Easement and Public Utilities & Facilities Easement	3,705	0.0851
86	Private Street, Parkway Easement	2,127	0.0488
87	Private Street, Parkway Easement	2,304	0.0529
88	Landscape, Open Space, Parkway Easement and Public Utilities & Facilities Easement	3,705	0.0851
89	Landscape, Open Space, Parkway Easement and Public Utilities & Facilities Easement	1,852	0.0425
90	Landscape, Open Space, Parkway Easement and Public Utilities & Facilities Easement	3,294	0.0756
91	Landscape, Open Space, Parkway Easement and Public Utilities & Facilities Easement	3,221	0.0740
92	Landscape, Open Space, Parkway Easement and Public Utilities & Facilities Easement	2,985	0.0685
93	Landscape, Open Space, Drainage, Retention, Parkway Easement and Public Utilities & Facilities Easement	11,907	0.2733

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

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)
249	7,424	0.1704	274	7,250	0.1664	299	7,250	0.1664
250	7,424	0.1704	275	7,250	0.1664	300	7,250	0.1664
251	7,424	0.1704	276	7,250	0.1664	301	7,250	0.1664
252	7,424	0.1704	277	7,250	0.1664	302	7,250	0.1664
253	7,423	0.1704	278	7,250	0.1664	303	7,250	0.1664
254	7,800	0.1791	279	7,250	0.1664	304	7,250	0.1664
255	7,800	0.1791	280	7,250	0.1664	305	7,250	0.1664
256	7,800	0.1791	281	7,249	0.1664	306	7,249	0.1664
257	7,800	0.1791	282	7,249	0.1664	307	7,249	0.1664
258	7,800	0.1791	283	7,250	0.1664	308	7,250	0.1664
259	7,249	0.1664	284	7,250	0.1664	309	7,250	0.1664
260	7,250	0.1664	285	7,250	0.1664	310	7,250	0.1664
261	7,250	0.1664	286	7,250	0.1664	311	7,250	0.1664
262	7,250	0.1664	287	7,250	0.1664	312	7,250	0.1664
263	7,250	0.1664	288	7,250	0.1664	313	7,249	0.1664
264	7,249	0.1664	289	7,250	0.1664	314	7,249	0.1664
265	7,252	0.1665	290	7,250	0.1664	315	7,250	0.1664
266	7,865	0.1806	291	7,250	0.1664	316	7,250	0.1664
267	7,250	0.1664	292	7,250	0.1664	317	7,250	0.1664
268	7,250	0.1664	293	7,250	0.1664	318	7,250	0.1664
269	7,250	0.1664	294	7,250	0.1664	319	7,250	0.1664
270	7,250	0.1664	295	7,250	0.1664	320	7,249	0.1664
271	7,249	0.1664	296	7,250	0.1664			
272	7,250	0.1664	297	7,250	0.1664			
273	7,250	0.1664	298	7,250	0.1664			

AREA SUMMARY TABLE		
DESCRIPTION	AREA (SF)	AREA (ACRES)
LOTS 249 - 320	526,229 S.F.	12.0806 AC.
TRACTS 74 THROUGH 93	151,176 S.F.	3.4705 AC.
NET AREA	677,405 S.F.	15.5510 AC.
DEDICATED RIGHT-OF-WAY	158,258 S.F.	3.6331 AC.
GROSS BOUNDARY	835,663 S.F.	19.1842 AC.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	31.42'	20.00'	90°00'07"	20.00'	28.28'	N45°30'46"E
C2	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°29'17"E
C3	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°30'43"W
C4	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°30'43"W
C5	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°29'17"W
C6	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°30'43"E
C7	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°29'17"E
C8	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°30'43"W
C9	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°30'43"E
C10	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°29'17"W
C11	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°29'17"W
C12	58.90'	37.50'	90°00'00"	37.50'	53.03'	N44°29'17"W
C13	58.90'	37.50'	90°00'00"	37.50'	53.03'	N45°30'43"E
C14	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°30'43"E
C15	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°29'17"E
C16	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°30'43"W
C17	58.90'	37.50'	90°00'00"	37.50'	53.03'	S45°30'43"W
C18	58.90'	37.50'	90°00'00"	37.50'	53.03'	N45°30'43"E
C19	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°30'43"E
C20	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°29'17"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C21	18.85'	6.00'	180°00'00"	INFINITY	12.00'	S00°23'39"W
C22	18.85'	6.00'	180°00'00"	INFINITY	12.00'	N00°23'39"E
C23	31.46'	20.00'	90°07'04"	20.04'	28.31'	S44°32'49"W
C24	37.93'	24.50'	88°42'47"	23.96'	34.26'	N46°02'16"E
C25	38.48'	24.50'	89°59'47"	24.50'	34.65'	N44°36'21"E
C26	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°30'43"E
C27	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°30'43"W
C28	26.88'	20.00'	76°59'50"	15.91'	24.90'	S50°59'22"E
C29	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°30'43"E
C30	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°29'17"W
C31	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°30'43"E
C32	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°29'17"W
C33	31.37'	20.00'	89°52'56"	19.96'	28.26'	S45°27'11"W
C34	40.06'	25.50'	90°00'00"	25.50'	36.06'	N45°30'43"E
C35	78.54'	50.00'	90°00'00"	50.00'	70.71'	N45°30'43"E
C36	86.39'	55.00'	90°00'00"	55.00'	77.78'	N45°30'43"E
C37	86.39'	55.00'	90°00'00"	55.00'	77.78'	N44°29'17"W
C38	78.54'	50.00'	90°00'00"	50.00'	70.71'	S45°30'43"E
C39	86.39'	55.00'	90°00'00"	55.00'	77.78'	N45°30'43"E

- LEGEND**
- ☐ FOUND MONUMENT AS NOTED
 - ⊙ SET BRASS CAP AT COMPLETION OF CONSTRUCTION
 - CORNER OF SUBDIVISION, SET #4 REBAR W/CAP
 - RLS# 48225, OR AS NOTED
 - AL MINUM CAP
 - BC BRASS CAP
 - BK. BOOK
 - ESMT. EASEMENT
 - EX. EXISTING
 - MCR MARICOPA COUNTY RECORDER
 - PG. PAGE
 - PKWY PARKWAY EASEMENT
 - PUFE PUBLIC UTILITIES AND FACILITIES EASEMENT
 - RW RIGHT-OF-WAY
 - VNAE VEHICULAR NON-ACCESS EASEMENT

TRACT "A"
1 2
TRACT
"B", "C"

LOT CORNER OF THIS SUBDIVISION

*** DESIGNATED TRASH BARREL LOCATION FOR LOTS 298 AND 299

Project:

Revisions:

Design: JK

Drawn by: DB

Job No. 11-007.1

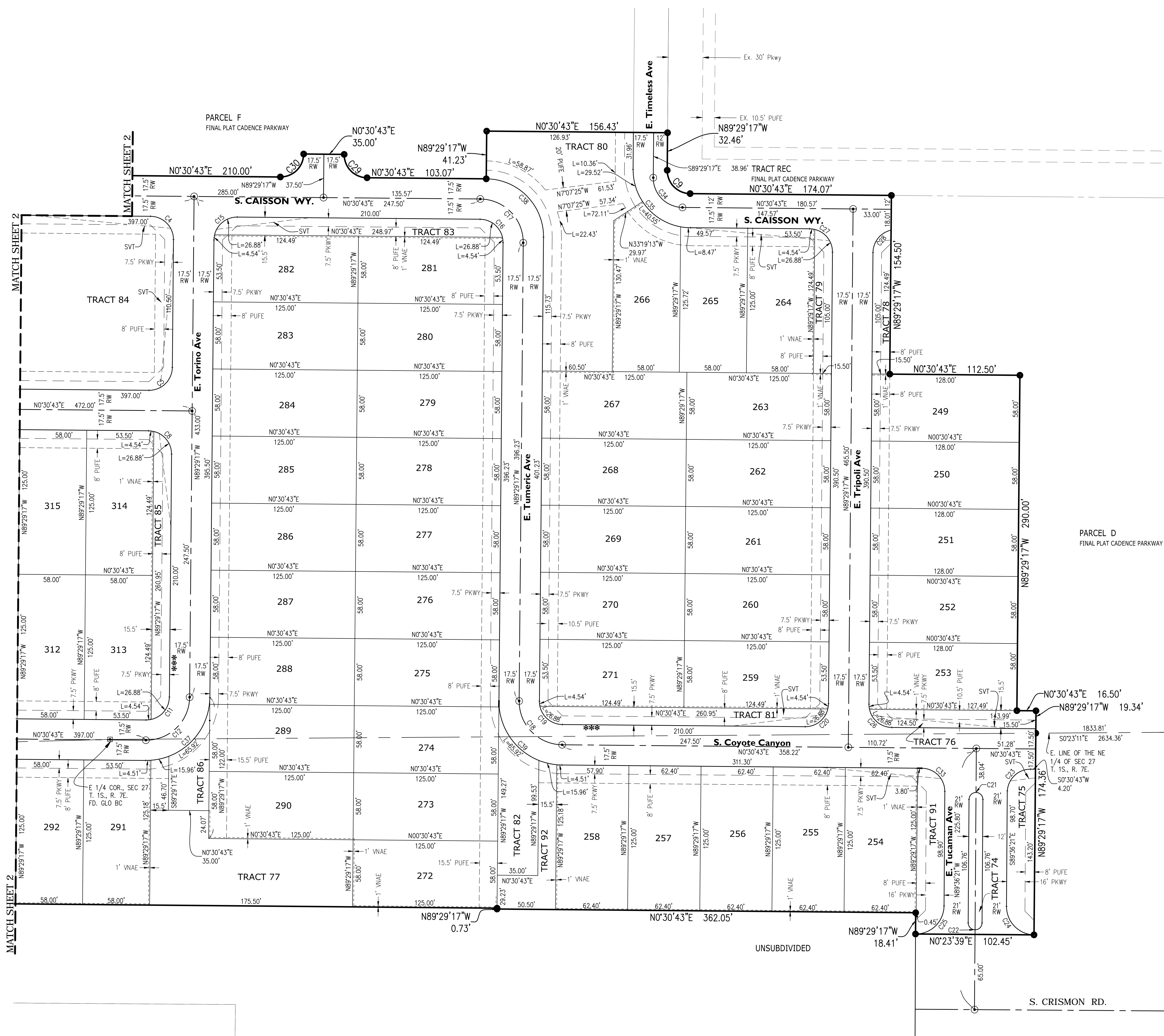
Sheet No. 2 of 3

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www.epsgroupinc.com

EPS GROUP

Parcel E at PPGN

Final Plat



LEGEND

- FOUND MONUMENT AS NOTED
- SET BRASS CAP AT COMPLETION OF CONSTRUCTION
- CORNER OF SUBDIVISION, SET #4 REBAR W/CAP
- RLS# 48225, OR AS NOTED
- ALUMINUM CAP
- BRASS CAP
- BOOK
- EASEMENT
- EXISTING
- MARICOPA COUNTY RECORDER
- PAGE
- PARKWAY EASEMENT
- PUBLIC UTILITIES AND FACILITIES EASEMENT
- RIGHT-OF-WAY
- VEHICULAR NON-ACCESS EASEMENT

TRACT "A"

1 2

TRACT

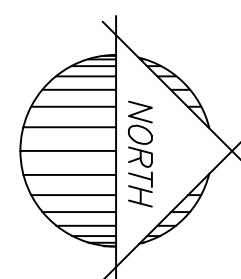
"B", "C"

LOT CORNER OF THIS SUBDIVISION

DESIGNATED TRASH BARREL LOCATION
FOR LOTS 272 THRU 274 AND 289 THRU 290

N1/4 COR., SEC 27
T. 1S., R. 7E.
FD. AC

NE COR., SEC 27
T. 1S., R. 7E.
FD. BC FLUSH



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EPS
GROUP

Project:
Parcel E at PPGN

Revisions:
1 2

Design:
Drawn by: JK DB

Call or email for all existing plans
before any new work is started

ARIZONA
REGISTERED LAND SURVEYOR
No. 48225
JOE KRAFT
EXPIRES: 9.30.2017

Job No.
11-007.1

Sheet No.
3
of 3