

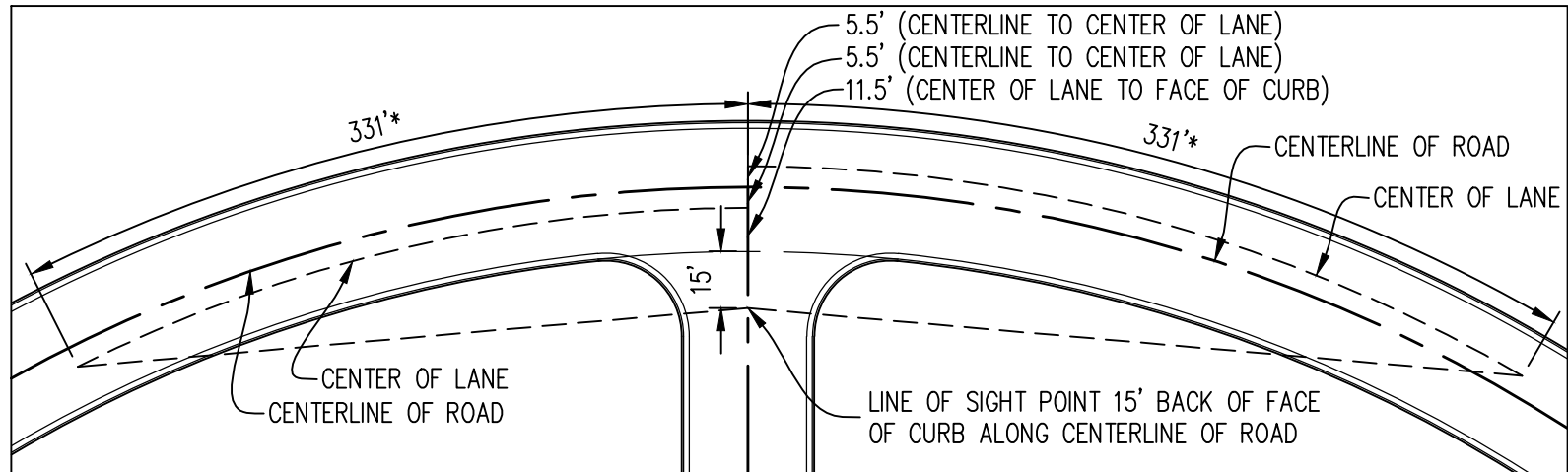
VICINITY MAP

LEGAL DESCRIPTION

PARCEL D 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 992.20 FEET TO A POINT ON THE NORTH LINE OF THE PROPERTY DESCRIBED IN DOCUMENT NUMBER 2012-0932137, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST, ALONG SAID NORTH LINE, 217.32 FEET; THENCE SOUTH 12 DEGREES 13 MINUTES 13 SECONDS WEST, 153.70 FEET; THENCE SOUTH 0 DEGREES 23 MINUTES 39 SECONDS WEST, 691.00 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, 193.70 FEET; THENCE SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, 16.50 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, 290.00 FEET; THENCE SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, 112.50 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, 154.50 FEET; THENCE NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST, 511.00 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 NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, TANGENT TO SAID CURVE, 197.34 FEET; THENCE NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST, 154.50 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, 109.50 FEET; THENCE NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST, 285.00 FEET TO A POINT ON THE NORTH LINE OF THE PROPERTY DESCRIBED IN DOCUMENT NUMBER 2012-0932137, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST, ALONG SAID NORTH LINE, 777.48 FEET TO THE POINT OF BEGINNING.



TYPICAL SIGHT VISIBILITY EASEMENT

N.T.S.

NOTES:

- 1. SIGHT VISIBILITY EASEMENT BASED ON CITY OF MESA DESIGN GUIDELINES FOR SIGHT TRIANGLES (IN FEET) ON STRAIGHT SECTIONS OF ROAD. LEFT TURN MANEUVER FROM STOP. REVISED 10/20/2004. DESIGN SPEED = 30 MILES PER HOUR.
- 2. SIGHT VISIBILITY EASEMENT SHOWN ON CORRESPONDING PARCEL FINAL PLAT, IMPROVEMENT PLANS, MASS GRADING AND LANDSCAPE ARCHITECTURE PLANS.
- 3. [Symbol] NO FENCE, WALL, SHRUBBERY, SIGN OR OTHER OBSTRUCTION TO VISION BETWEEN A HEIGHT OF THREE FEET (3') AND EIGHT [Symbol] 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 _____, 2015.

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 _____ OF CADENCE 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 D at PPGN

A SUBDIVISION OF PARCEL D 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

DEDICATION

STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS: THAT PPGN - RAY, LLP, A LIMITED LIABILITY LIMITED PARTNERSHIP, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR PARCEL D AT PPGN, A SUBDIVISION OF PARCEL D 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, 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, LLP, 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, LLP, 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 SHOWN. CONSTRUCTION WITHIN 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, LLP, 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, LLP, A LIMITED LIABILITY LIMITED PARTNERSHIP OR THE SUCCESSORS OR ASSIGNS OF PPGN - RAY, LLP, A LIMITED LIABILITY LIMITED PARTNERSHIP; AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY PPGN - RAY, LLP, A LIMITED LIABILITY LIMITED PARTNERSHIP OR THE SUCCESSORS OR ASSIGNS OF PPGN - RAY, LLP, 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, LLP, 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 THAT 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, LLP, 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, LLP, 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, LLP, 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, LLP, 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 60 THROUGH 73, 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 TRACT 64 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. SUFFICIENT TO CONVEY AND STORE DRAINAGE FROM SAID PUBLIC RIGHT-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, LLP, 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 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 PPGN - RAY, LLP, A LIMITED LIABILITY LIMITED PARTNERSHIP WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS THEREOF: PPGN - RAY, LLP, 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, LLP, 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, LLP, 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: _____

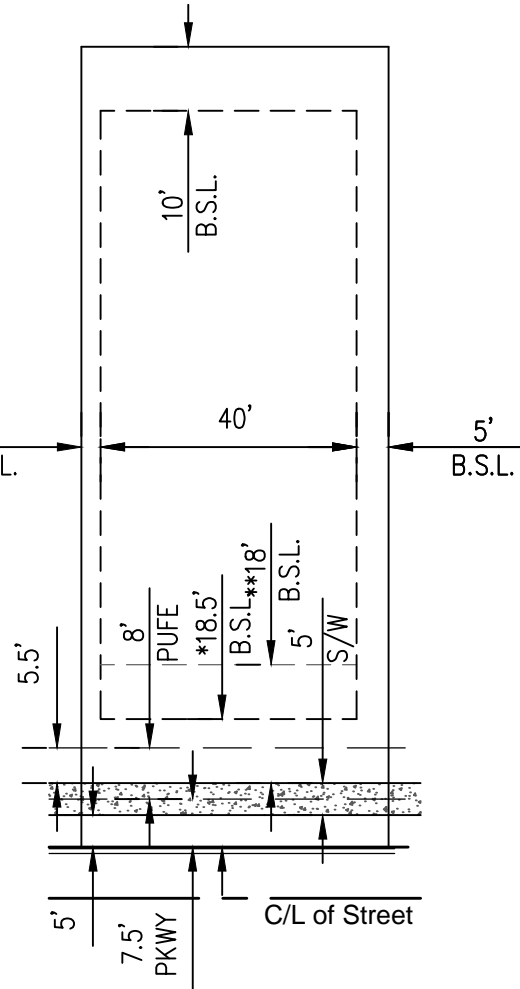
TYPICAL LOT SETBACK

LEGEND

- S/W SIDEWALK
- B.S.L. BUILDING SETBACK
- ESMT. EASEMENT
- P.U.F.E. PUBLIC UTILITIES AND FACILITIES ESMT.
- PKWY PARKWAY ESMT.
- P/L PROPERTY LINE
- R/W 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

1. 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.
2. 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.
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R(42)33.
4. ELECTRICAL LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
5. COMMUNICATION LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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).
11. 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.
12. 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.
13. NOISE ATTENUATION MEASURES ARE TO BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE BUILDINGS TO ACHIEVE A NOISE LEVEL REDUCTION OF 25DB.
14. THIS SUBDIVISION IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA DEVELOPMENT AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
15. 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.
16. 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.
17. 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: _____ ATTEST: _____
MAYOR 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.

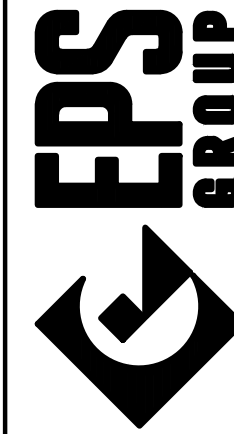
CITY ENGINEER DATE: _____

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 OF 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
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T:480.503.2350 | F:480.503.2358
www.epsgroupinc.com

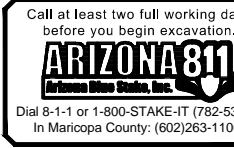


Parcel D at PPGN

Final Plat

Project:

Revisions:



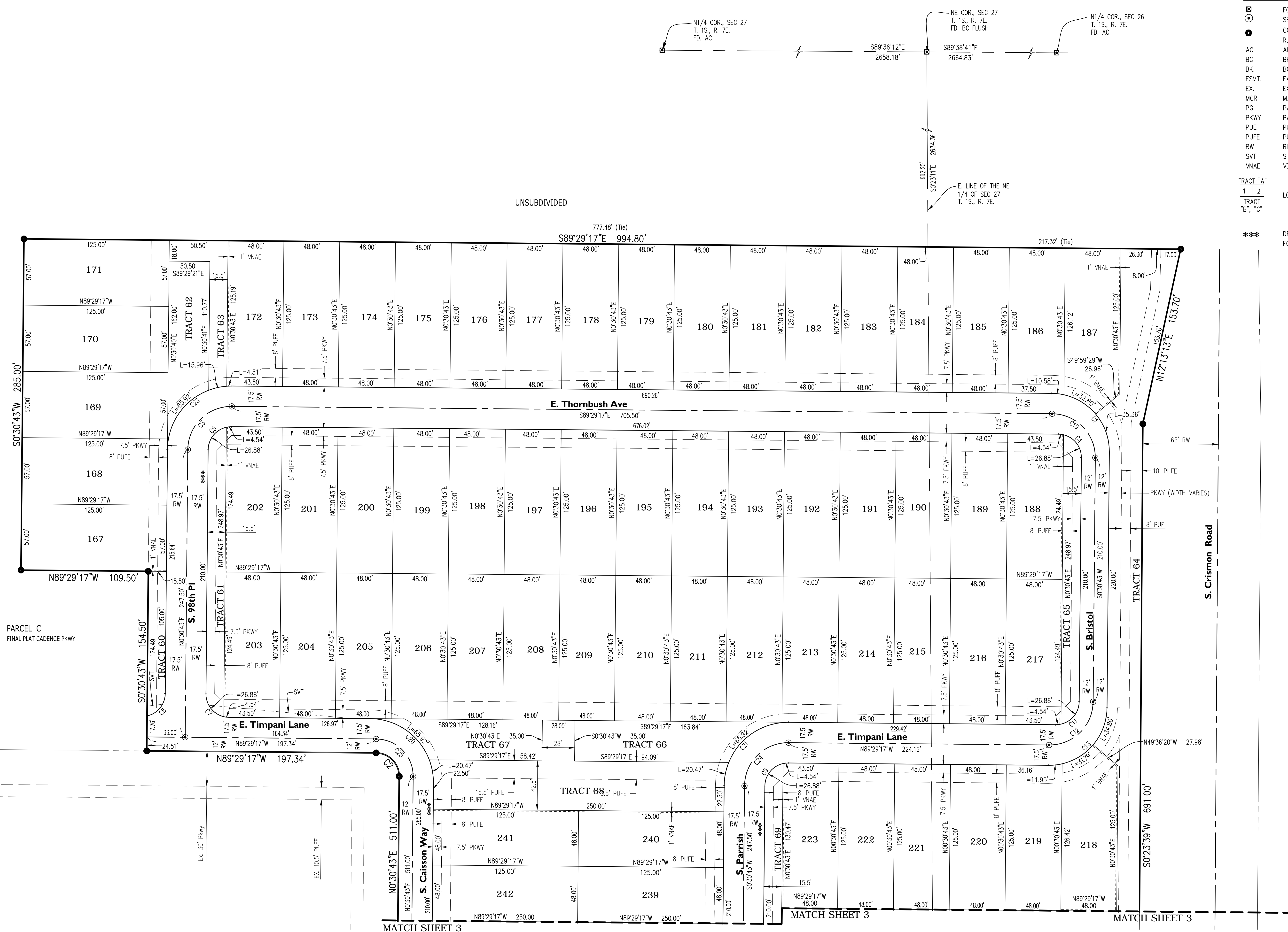
Designer: JK
Drawn by: DB



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11-007.1

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of 3

11-007.1



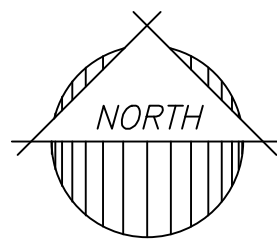
LEGEND

- | | |
|-------|---|
| Q | FOUND MONUMENT AS NOTED |
| Q | SET BRASS CAP AT COMPLETION OF CONSTRUCTION |
| Q | CORNER OF SUBDIVISION, SET #4 REBAR W/CAP |
| Q | RLS# 48225, OR AS NOTED |
| AC | ALUMINUM CAP |
| BC | BRASS CAP |
| BK. | BOOK |
| ESMT. | EASEMENT |
| EX. | EXISTING |
| MCR | MARICOPA COUNTY RECORDER |
| PG. | PAGE |
| PKWY | PARKWAY EASEMENT |
| PUE | PUBLIC UTILITIES EASEMENT |
| PUFE | PUBLIC UTILITIES AND FACILITIES EASEMENT |
| RW | RIGHT-OF-WAY |
| SVT | SIGHT VISIBILITY TRIANGLE |
| VNAE | VEHICULAR NON-ACCESS EASEMENT |

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

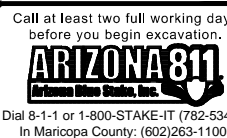
LOT CORNER OF THIS SUBDIVISION

*** DESIGNATED TRASH BARREL LOCATION
FOR LOTS 169 THRU 171 AND 206 THRU 212



Project:

Revisions:



Designer: JK
Drawn by: DB

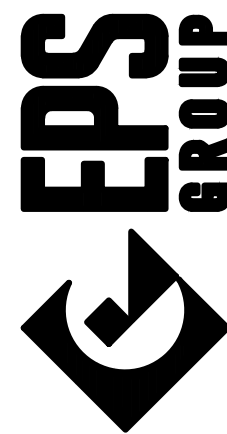


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Sheet No
2
of 3

Parcel D at PPGN

Final Plat



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

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	78.54'	50.00'	90°00'00"	50.00'	70.71'	N44°29'17"W
C2	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°29'17"W
C3	58.90'	37.50'	90°00'00"	37.50'	53.03'	S45°30'43"W
C4	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°29'17"W
C5	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°30'43"W
C7	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°29'17"E
C8	26.88'	20.00'	76°59'50"	15.91'	24.90'	N39°00'38"E
C9	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°30'43"W
C10	58.90'	37.50'	90°00'00"	37.50'	53.03'	N44°29'17"W
C11	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°30'43"E
C12	58.90'	37.50'	90°00'00"	37.50'	53.03'	N45°30'43"E
C13	78.54'	50.00'	90°00'00"	50.00'	70.71'	N45°30'43"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C14	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°29'17"E
C15	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°30'43"E
C16	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°29'17"W
C17	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°30'43"W
C18	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°29'17"E
C19	58.90'	37.50'	90°00'00"	37.50'	53.03'	N44°29'17"W
C20	86.39'	55.00'	90°00'00"	55.00'	77.78'	N44°29'17"W
C21	86.39'	55.00'	90°00'00"	55.00'	77.78'	S45°30'43"W
C22	86.39'	55.00'	90°00'00"	55.00'	77.78'	N44°29'17"W
C23	86.39'	55.00'	90°00'00"	55.00'	77.78'	S45°30'43"W
C24	58.90'	37.50'	90°00'00"	37.50'	53.03'	S45°30'43"W
C25	50.27'	32.00'	90°00'00"	32.00'	45.25'	N44°29'17"W

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
60	Landscape, Open Space, Parkway Easement and Public Utilities & Facilities Easement	1,852	0.0425
61	Landscape, Open Space, Parkway Easement, Pedestrian Access and Public Utilities & Facilities Easement	3,705	0.0851
62	Private Street, Parkway Easement	4,369	0.1003
63	Landscape, Open Space, Parkway Easement, Pedestrian Access and Public Utilities & Facilities Easement	2,592	0.0595
64	Landscape, Open Space, Drainage, Retention, Parkway Easement, Pedestrian Access and Public Utilities & Facilities Easement	32,124	0.7375
65	Landscape, Open Space, Parkway Easement and Public Utilities & Facilities Easement	3,705	0.0851
66	Private Street, Parkway Easement	5,134	0.1179
67	Private Street, Parkway Easement	3,885	0.0892
68	Landscape, Open Space, Parkway Easement, Pedestrian Access and Public Utilities & Facilities Easement	11,654	0.2676
69	Landscape, Open Space, Parkway Easement, Pedestrian Access and Public Utilities & Facilities Easement	3,705	0.0851
70	Landscape, Open Space, Parkway Easement, Pedestrian Access and Public Utilities & Facilities Easement	3,705	0.0851
71	Landscape, Open Space, Parkway Easement, Pedestrian Access and Public Utilities & Facilities Easement	1,852	0.0425
72	Landscape, Open Space, Parkway Easement, Pedestrian Access and Public Utilities & Facilities Easement	1,643	0.0377
73	Private Street, Parkway Easement	2,775	0.0637

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

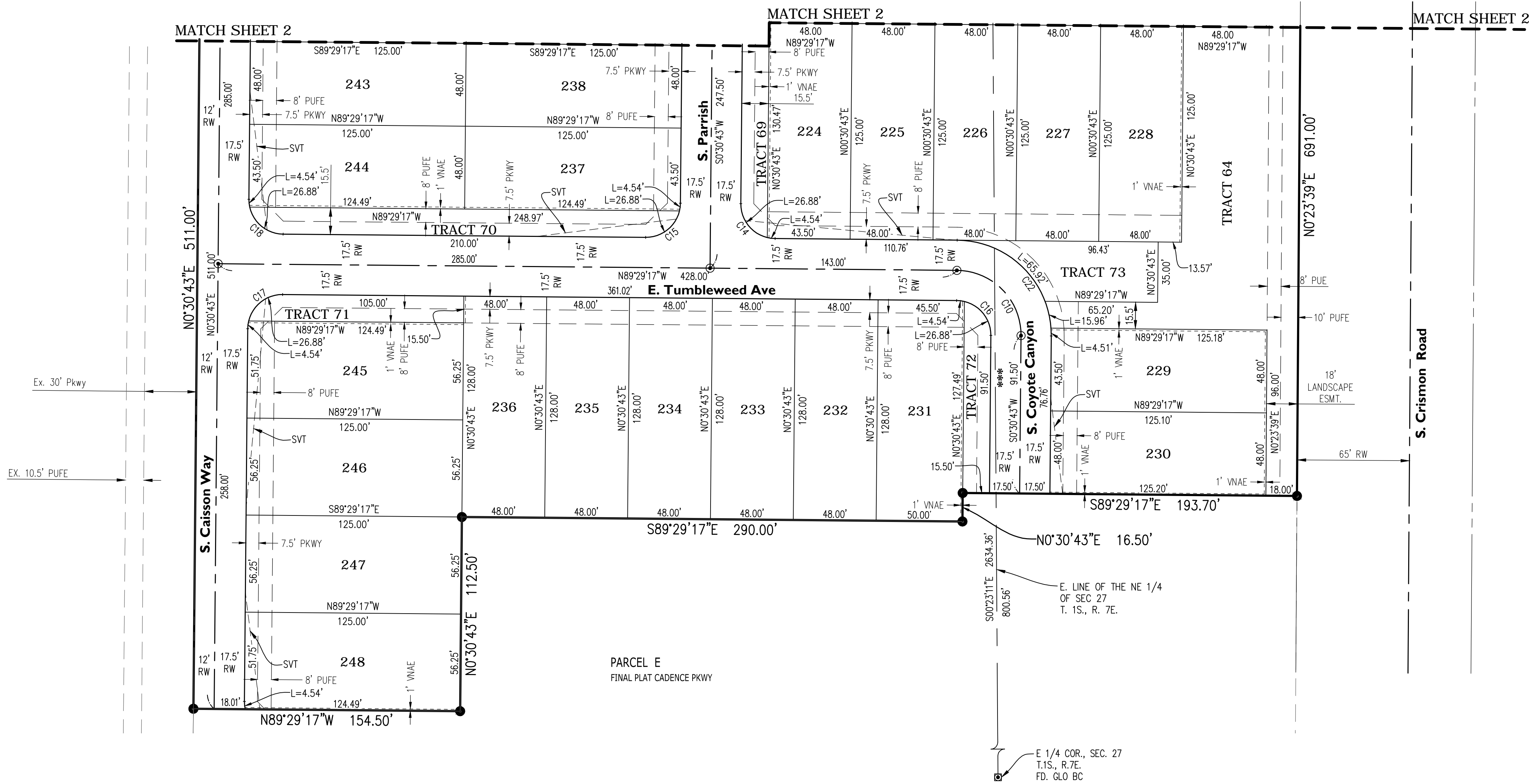
LEGEND

- 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 EASEMENT
- PUBLIC UTILITIES AND FACILITIES EASEMENT
- RIGHT-OF-WAY
- SIGHT VISIBILITY TRIANGLE
- VEHICULAR NON-ACCESS EASEMENT

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

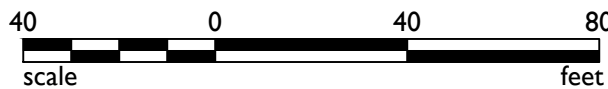
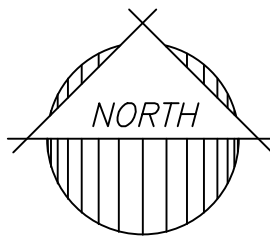
LOT CORNER OF THIS SUBDIVISION

DESIGNATED TRASH BARREL LOCATION
FOR LOTS 226 THRU 228



LOT AREA TABLE			LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)
167	7,125	0.1636	209	6,000	0.1377
168	7,125	0.1636	210	6,000	0.1377
169	7,125	0.1636	211	6,000	0.1377
170	7,125	0.1636	212	6,000	0.1377
171	7,126	0.1636	213	6,000	0.1377
172	6,000	0.1378	214	6,000	0.1377
173	6,000	0.1377	215	6,000	0.1377
174	6,000	0.1377	216	6,000	0.1377
175	6,000	0.1377	217	5,999	0.1377
176	6,000	0.1377	218	6,397	0.1469
177	6,000	0.1377	219	6,006	0.1379
178	6,000	0.1377	220	6,000	0.1377
179	6,000	0.1377	221	6,000	0.1377
180	6,000	0.1377	222	6,000	0.1377
181	6,000	0.1377	223	5,999	0.1377
182	6,000	0.1377	224	5,999	0.1377
183	6,000	0.1377	225	6,000	0.1377
184	6,000	0.1377	226	6,000	0.1377
185	6,000	0.1377	227	6,000	0.1377
186	6,004	0.1378	228	6,000	0.1377
187	6,379	0.1464	229	6,003	0.1378
188	5,999	0.1377	230	6,007	0.1379
189	6,000	0.1377	231	6,399	0.1469
190	6,000	0.1377	232	6,144	0.1410
191	6,000	0.1377	233	6,144	0.1410
192	6,000	0.1377	234	6,144	0.1410
193	6,000	0.1377	235	6,144	0.1410
194	6,000	0.1377	236	6,144	0.1410
195	6,000	0.1377	237	5,999	0.1377
196	6,000	0.1377	238	6,000	0.1377
197	6,000	0.1377	239	6,000	0.1377
198	6,000	0.1377	240	6,000	0.1377
199	6,000	0.1377	241	6,000	0.1377
200	6,000	0.1377	242	6,000	0.1377
201	6,000	0.1377	243	6,000	0.1377
202	5,999	0.1377	244	5,999	0.1377
203	5,999	0.1377	245	7,030	0.1614
204	6,000	0.1377	246	7,031	0.1614
205	6,000	0.1377	247	7,031	0.1614
206	6,000	0.1377	248	7,030	0.1614
207	6,000	0.1377			
208	6,000	0.1377			

AREA SUMMARY TABLE		
DESCRIPTION	AREA (SF)	AREA (ACRES)
LOTS 167 – 248	503,661 S.F.	11.5625 AC.
TRACTS 60 THROUGH 73	82,701 S.F.	1.8986 AC.
NET AREA	586,362 S.F.	13.4611 AC.
DEDICATED RIGHT-OF-WAY 1	103,855 S.F.	2.3842 AC.
GROSS BOUNDARY	690,217 S.F.	15.8453 AC.



Project:

Revisions:

Designer: JK
Drawn by: DB

Job No.
11-007.1

Sheet No.
3
of 3

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Parcel D at PPGN
Final Plat