

VICINITY MAP

LEGAL DESCRIPTION

PARCEL I OF THE FINAL PLAT – CADENCE PARKWAY, SITUATED IN A PORTION 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 BRASS CAP IN A HAND HOLE AT THE NORTHWEST CORNER OF SAID SECTION 27, FROM WHICH A BRASS CAP IN A HAND HOLE AT THE NORTH QUARTER CORNER OF SAID SECTION 27 BEARS SOUTH 89 DEGREES 38 MINUTES 24 SECONDS EAST (AN ASSUMED BEARING) AT A DISTANCE OF 2,647.20 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 24 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, FOR A DISTANCE OF 2,270.62 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 1,862.61 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST, 607.07 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 07 SECONDS; THENCE SOUTH 0 DEGREES 30 MINUTES 50 SECONDS WEST, 205.59 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 53 SECONDS; THENCE ON A NON-TANGENT LINE SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, 35.00 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST, 202.80 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS; THENCE SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, TANGENT TO SAID CURVE, 203.49 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS; THENCE SOUTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, TANGENT TO SAID CURVE, 112.75 FEET; THENCE SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, 35.00 FEET; NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, 14.74 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS; THENCE SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, TANGENT TO SAID CURVE, 195.26 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY 28.88 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 76 DEGREES 59 MINUTES 50 SECONDS; THENCE ON A NON-TANGENT LINE SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, 160.51 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, 11.79 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 54 DEGREES 33 MINUTES 43 SECONDS WEST A DISTANCE OF 65.50 FEET; THENCE SOUTHWESTERLY 62.96 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 55 DEGREES 04 MINUTES 26 SECONDS; THENCE NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, 315.51 FEET; THENCE NORTH 0 DEGREES 32 MINUTES 55 SECONDS EAST, 150.54 FEET; THENCE WEST, 3.30 FEET; THENCE NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST, 426.49 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY 56.35 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 64 DEGREES 34 MINUTES 09 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY 22.54 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 64 DEGREES 34 MINUTES 09 SECONDS; THENCE NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST, 116.78 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS; THENCE NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST, TANGENT TO SAID CURVE, 117.08 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS TO THE POINT OF BEGINNING.

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 PARCELD 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, FOR AND ON BEHALF THEREOF.

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

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

OWNERS

PPGN – RAY, LLLP
17700 N. PACESETTER WAY, SUITE 100
SCOTTSDALE, AZ 85225

BASIS OF BEARING

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 27, T.1 S., R.7 E.
ASSUMED BEARING N89°38'24" W

FEMA FLOOD ZONE DELINEATION

THIS SITE IS LOCATED AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 04013C2760L AND 04013C2770L WITHIN A ZONE 'X' SHADED AND "PANEL NOT PRINTED" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 04013C2780L AND 04013C2790L.

FINAL PLAT
Parcel I at PPGN

PARCEL I OF THE FINAL PLAT – CADENCE PARKWAY, SITUATED IN A PORTION 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 I AT PPGN, SITUATED IN A PORTION 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 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, 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 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, 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 OTHER THAN 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 112 THROUGH 124, 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 115, 116 AND 122 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 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, 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: _____ DATE _____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

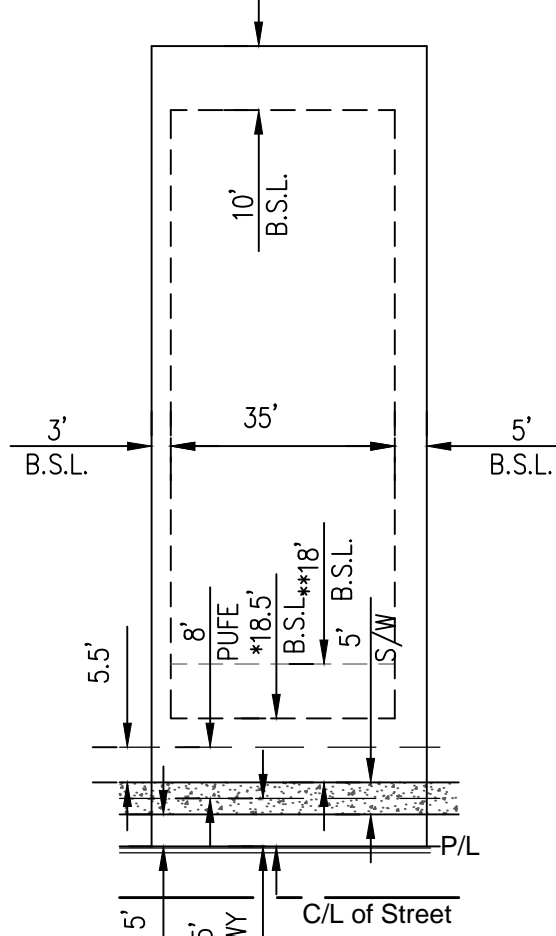
TYPICAL LOT SETBACK

LEGEND

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

- 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.

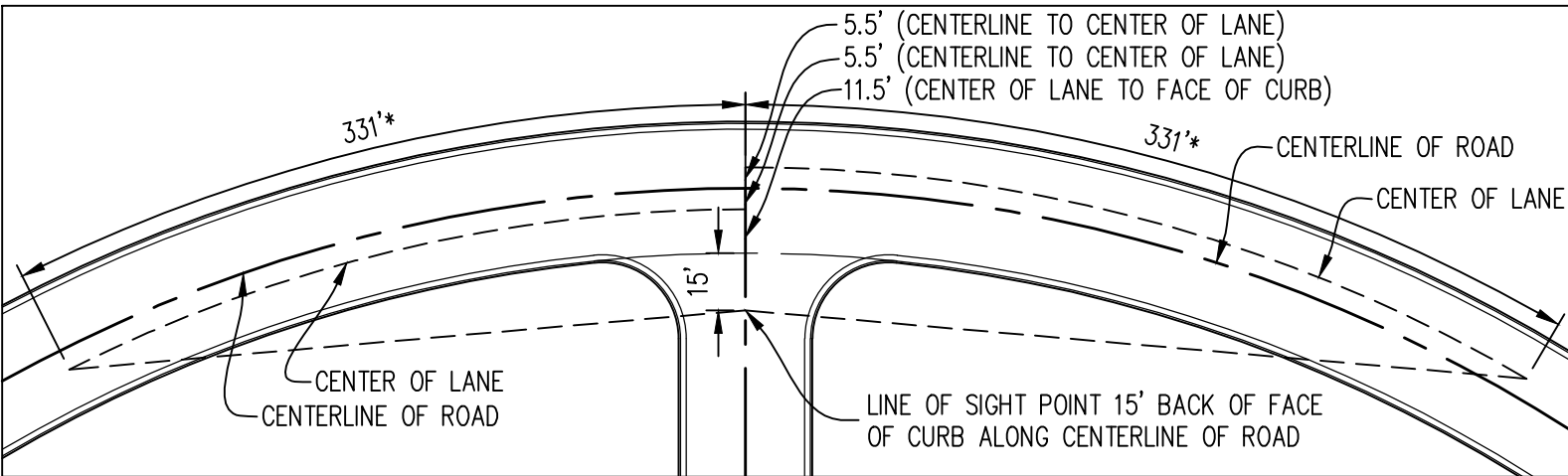
APPROVALS

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

BY: _____ 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: _____



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 (8) FEET (8') ABOVE THE CENTERLINE GRADES OF THE INTERSECTING STREETS WITHIN THE SIGHT VISIBILITY EASEMENTS.

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:480.503.2350 | F:480.503.2358
www.epsgroupinc.com



Parcel I at PPGN

Final Plat

Project:

Revisions:

Call all lines to full existing size unless otherwise noted.



Designer: JK
Drawn by: DB



Job No.
11-007.1

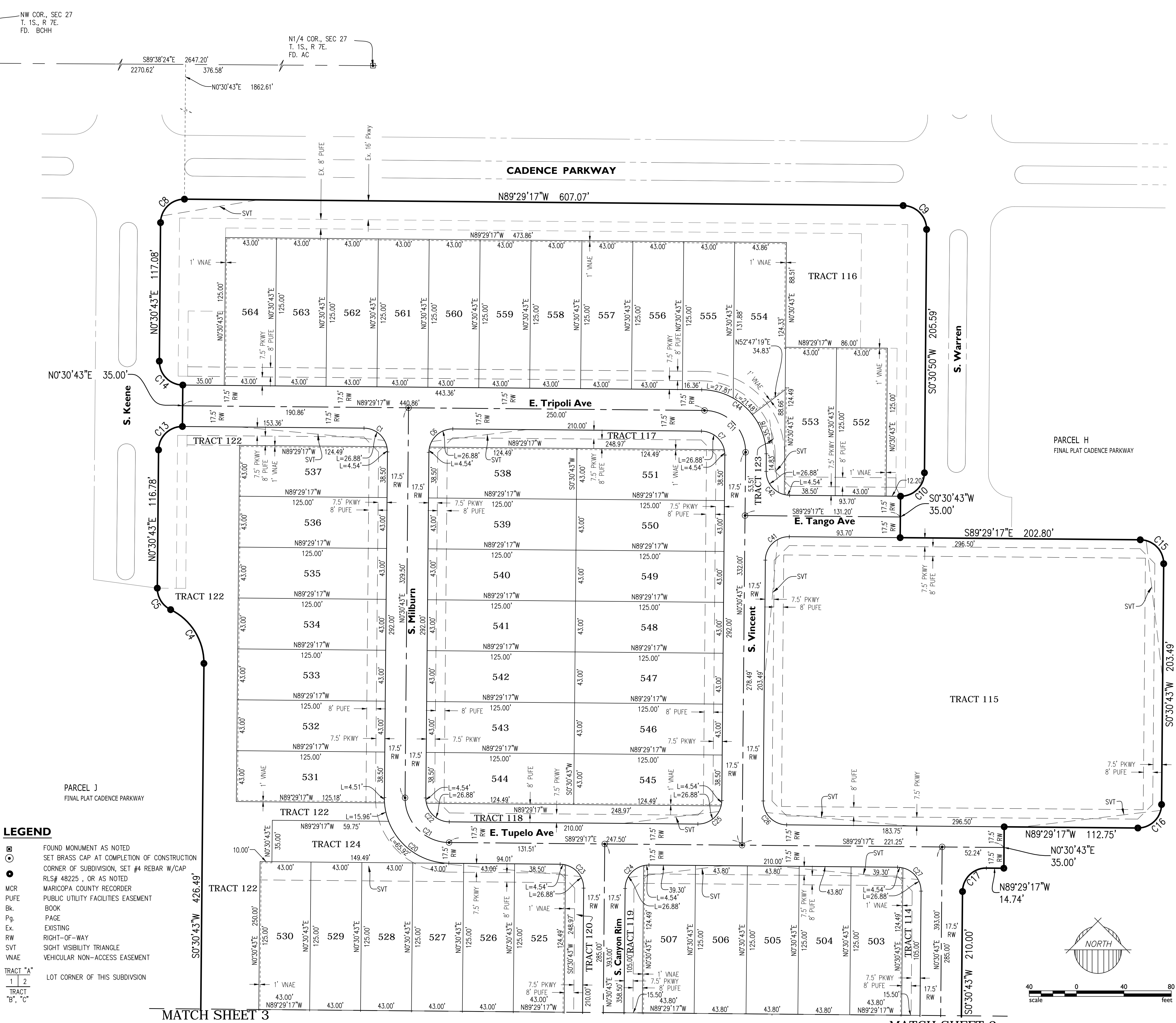
Sheet No.
1
of 3

LOT AREA TABLE			LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)
497	5,374	0.1234	531	5,375	0.1234
498	5,375	0.1234	532	5,375	0.1234
499	5,375	0.1234	533	5,375	0.1234
500	5,375	0.1234	534	5,375	0.1234
501	5,375	0.1234	535	5,375	0.1234
502	5,375	0.1234	536	5,375	0.1234
503	5,474	0.1257	537	5,374	0.1234
504	5,475	0.1257	538	5,374	0.1234
505	5,475	0.1257	539	5,375	0.1234
506	5,475	0.1257	540	5,375	0.1234
507	5,474	0.1257	541	5,375	0.1234
508	5,375	0.1234	542	5,375	0.1234
509	5,375	0.1234	543	5,375	0.1234
510	5,375	0.1234	544	5,374	0.1234
511	5,375	0.1234	545	5,374	0.1234
512	5,375	0.1234	546	5,375	0.1234
513	5,374	0.1234	547	5,375	0.1234
514	5,374	0.1234	548	5,375	0.1234
515	5,375	0.1234	549	5,375	0.1234
516	5,375	0.1234	550	5,375	0.1234
517	5,375	0.1234	551	5,374	0.1234
518	5,374	0.1234	552	5,375	0.1234
519	5,605	0.1287	553	5,374	0.1234
520	5,375	0.1234	554	5,968	0.1370
521	5,375	0.1234	555	5,434	0.1248
522	5,375	0.1234	556	5,375	0.1234
523	5,375	0.1234	557	5,375	0.1234
524	5,374	0.1234	558	5,375	0.1234
525	5,374	0.1234	559	5,375	0.1234
526	5,375	0.1234	560	5,375	0.1234
527	5,375	0.1234	561	5,375	0.1234
528	5,375	0.1234	562	5,375	0.1234
529	5,375	0.1234	563	5,375	0.1234
530	5,375	0.1234	564	5,375	0.1234

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
112	Landscape, Open Space, Parkway Easement, Pedestrian Access and Public Utilities & Facilities Easement	9,048	0.2077
113	Landscape, Open Space, Parkway Easement, Pedestrian Access and Public Utilities & Facilities Easement	3,705	0.0851
114	Landscape, Open Space, Parkway Easement, Pedestrian Access and Public Utilities & Facilities Easement	1,852	0.0425
115	Landscape, Open Space, Parkway Easement, Pedestrian Access, Drainage, Retention and Public Utilities & Facilities Easement	81,591	1.8731
116	Landscape, Open Space, Parkway Easement, Drainage, Retention, Pedestrian Access and Public Utilities & Facilities Easement	41,775	0.9590
117	Landscape, Open Space, Parkway Easement, Pedestrian Access and Public Utilities & Facilities Easement	3,705	0.0851
118	Landscape, Open Space, Parkway Easement, Pedestrian Access and Public Utilities & Facilities Easement	3,705	0.0851
119	Landscape, Open Space, Parkway Easement, Pedestrian Access and Public Utilities & Facilities Easement	1,852	0.0425
120	Landscape, Open Space, Parkway Easement, Pedestrian Access and Public Utilities & Facilities Easement	3,705	0.0851
121	Landscape, Open Space, Parkway Easement, Pedestrian Access and Public Utilities & Facilities Easement	1,852	0.0425
122	Landscape, Open Space, Parkway Easement, Pedestrian Access, Drainage, Retention and Public Utilities & Facilities Easement	40,497	0.9297
124	Private Street, Drainage, Parkway Easement	3,932	0.0903

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

AREA SUMMARY TABLE		
DESCRIPTION	AREA (SF)	AREA (ACRES)
LOTS 497 - 564	366,754 S.F.	8.4195 AC.
TRACTS 112 THROUGH 124	198,510 S.F.	4.5572 AC.
NET AREA	565,264 S.F.	12.9767 AC.
DEDICATED RIGHT-OF-WAY	111,980 S.F.	2.5707 AC.
GROSS BOUNDARY	677,244 S.F.	15.5474 AC.



2045 S. Vineyard Ave, Suite 101
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Parcel I at PPGN

Final Plat

Project:

Revisions:

ARIZONA
COUNTY RECORDER
MARICOPA COUNTY RECORDER

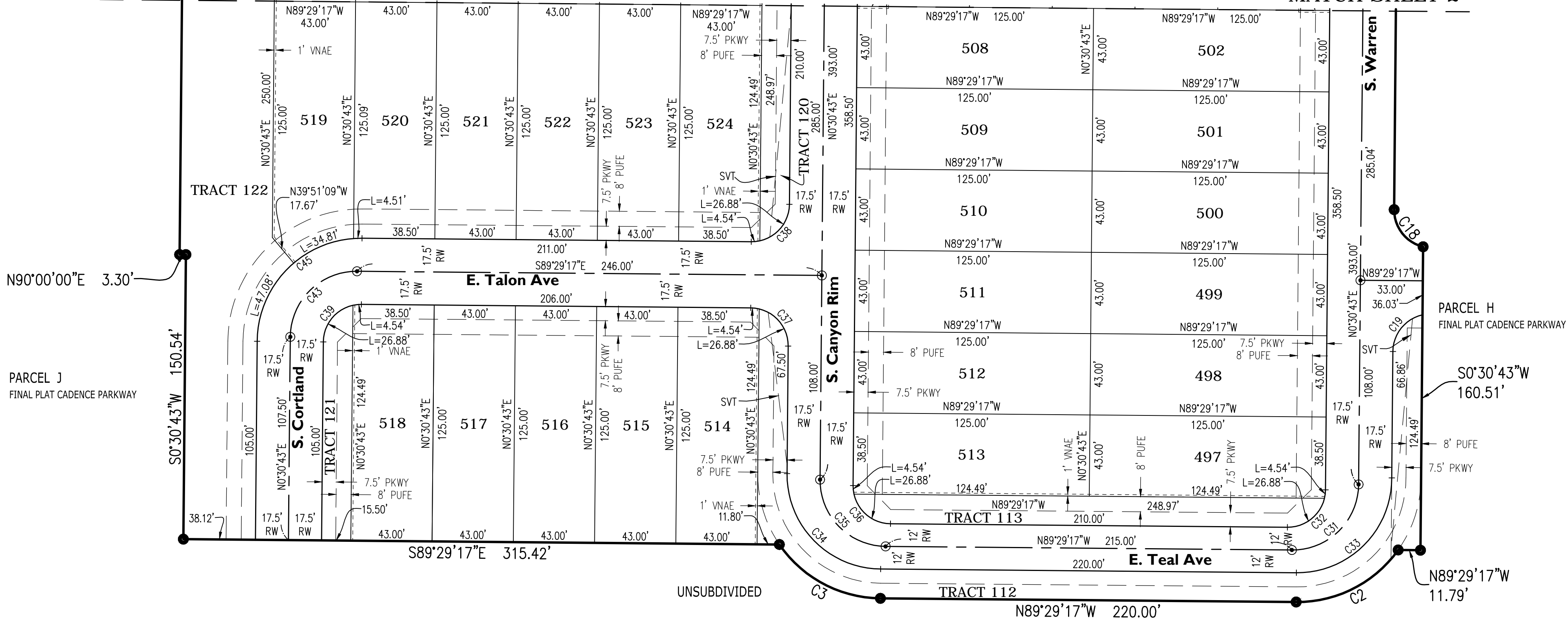
Designer: JK
Drawn by: DB

48225
JOE KRAFT
APPROVED
EXPIRES: 9.30.2011

Job No.
11-007.1

Sheet No.
2
of 3

MATCH SHEET 2



MATCH SHEET 2

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°29'17"W
C2	62.96'	65.50'	55°04'26"	34.15'	60.56'	N62°58'30"E
C3	62.96'	65.50'	55°04'26"	34.15'	60.56'	S61°57'04"E
C4	56.35'	50.00'	64°34'09"	31.59'	53.41'	N31°46'21"W
C5	22.54'	20.00'	64°34'09"	12.64'	21.36'	S31°46'21"E
C6	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'	N44°29'17"W
C8	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°30'43"W
C9	31.42'	20.00'	90°00'07"	20.00'	28.28'	N44°29'14"W
C10	31.42'	20.00'	89°59'53"	20.00'	28.28'	N45°30'46"E
C11	54.98'	35.00'	90°00'00"	35.00'	49.50'	N44°29'17"W
C13	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°30'43"W
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'	N44°29'17"W
C16	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°30'43"E
C17	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°30'43"W
C18	26.88'	20.00'	76°59'50"	15.91'	24.90'	S37°59'12"E
C19	26.88'	20.00'	76°59'50"	15.91'	24.90'	S39°00'38"W
C20	86.39'	55.00'	90°00'00"	55.00'	77.78'	S44°29'17"E
C21	58.90'	37.50'	90°00'00"	37.50'	53.03'	S44°29'17"E
C22	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°29'17"E
C23	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°29'17"W
C24	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°30'43"W
C25	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°30'43"E
C26	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°29'17"E

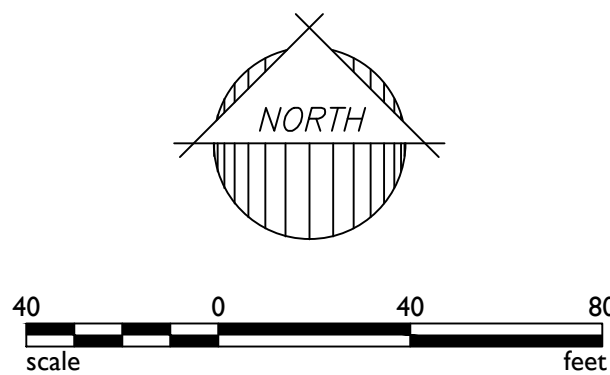
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C27	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°29'17"W
C31	54.98'	35.00'	90°00'00"	35.00'	49.50'	N45°30'43"E
C32	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°30'43"E
C33	79.18'	50.00'	90°44'01"	50.64'	71.16'	N45°08'42"E
C34	78.54'	50.00'	90°00'00"	50.00'	70.71'	S44°29'17"E
C35	54.98'	35.00'	90°00'00"	35.00'	49.50'	S44°29'17"E
C36	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°29'17"E
C37	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°29'17"W
C38	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°30'43"E
C39	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°30'43"W
C41	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°30'43"W
C42	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°29'17"E
C43	54.98'	35.00'	90°00'00"	35.00'	49.50'	S45°30'43"W
C44	85.07'	55.00'	88°37'19"	53.69'	76.84'	N45°10'37"W
C45	86.39'	55.00'	90°00'00"	55.00'	77.78'	S45°30'43"W

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
- MCR MARICOPA COUNTY RECORDER
- PUFE PUBLIC UTILITY FACILITIES EASEMENT
- Bk. BOOK
- Pg. PAGE
- Ex. EXISTING
- 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



2045 S. Vineyard Ave, Suite 101
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www.epsgroupinc.com

Parcel I at PPGN

Final Plat

Project:

Revisions:

Call at least two full working days before any change is made.

DESIGNED BY: J.K. KRAFT
DRAWN BY: D.B.
48225
JOE KRAFT
5.18.15
EXPIRES: 9.30.2017

Job No.
I I-007.I

Sheet No.
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