

VICINITY MAP

LEGAL DESCRIPTION

PARCEL G OF THE FINAL PLAT –CADENCE PARKWAY, SITUATED IN 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FLUSH BRASS CAP AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 00 DEGREES 23 MINUTES 11 SECONDS EAST (AN ASSUMED BEARING) FOR A DISTANCE OF 2,634.36 FEET TO A GLO BRASS CAP AT THE EAST QUARTER CORNER OF SAID SECTION 27; THENCE SOUTH 01 DEGREES 25 MINUTES 54 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, FOR A DISTANCE OF 122.01 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 1,134.99 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 29 MINUTES 23 SECONDS WEST, 651.84 FEET; THENCE NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST, 105.15 FEET TO THE BEGINNING OF 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 ON A NON-TANGENT LINE NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST, 29.50 FEET; THENCE EAST, 19.10 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY 31.24 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89 DEGREES 29 MINUTES 17 SECONDS; THENCE NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST, 220.33 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY 36.35 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 41 DEGREES 39 MINUTES 26 SECONDS; THENCE ON A NON-TANGENT LINE NORTH 46 DEGREES 48 MINUTES 09 SECONDS WEST, 24.74 FEET; THENCE NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST, 250.00 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 16 SECONDS EAST, 43.43 FEET; THENCE NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST, 35.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH 00 DEGREES 30 MINUTES 43 SECONDS EAST AT A DISTANCE OF 20.00 FEET; THENCE NORTHWESTERLY 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 EAST, 354.27 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH, THE CENTER OF WHICH BEARS NORTH 00 DEGREES 30 MINUTES 43 SECONDS EAST AT A DISTANCE OF 1520.50 FEET; THENCE EASTERLY 32.30 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 1 DEGREE 13 MINUTES 02 SECONDS; THENCE NORTH 89 DEGREES 17 MINUTES 41 SECONDS EAST, TANGENT TO SAID CURVE, FOR A DISTANCE OF 24.09 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH, THE CENTER OF WHICH BEARS SOUTH 00 DEGREES 42 MINUTES 19 SECONDS EAST AT A DISTANCE OF 25.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°30'42", FOR A DISTANCE OF 47.77 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE SOUTHWEST, THE CENTER OF WHICH BEARS SOUTH 14 DEGREES 13 MINUTES 23 SECONDS WEST AT A DISTANCE OF 191.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 61 DEGREES 24 MINUTES 58 SECONDS, FOR A DISTANCE OF 204.74 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE WEST, THE CENTER OF WHICH BEARS SOUTH 76 DEGREES 13 MINUTES 21 SECONDS WEST AT A DISTANCE OF 25.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15 DEGREES 26 MINUTES 34 SECONDS, FOR A DISTANCE OF 6.74 FEET; THENCE SOUTH 01 DEGREES 39 MINUTES 54 SECONDS WEST, TANGENT TO SAID CURVE, FOR A DISTANCE OF 42.69 FEET; THENCE SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, 699.85 FEET 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 PARCEL 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 HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, FOR AND ON BEHALF THEREOF.

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

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

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)
378	6,957	0.1597	392	6,625	0.1521	406	6,624	0.1521	421	6,625	0.1521
379	6,624	0.1521	393	6,625	0.1521	407	6,970	0.1600	422	6,625	0.1521
380	6,624	0.1521	394	6,625	0.1521	408	6,625	0.1521	423	6,625	0.1521
381	6,624	0.1521	395	6,625	0.1521	409	6,625	0.1521	424	6,625	0.1521
382	6,624	0.1521	396	6,625	0.1521	410	6,625	0.1521	426	6,672	0.1532
383	6,625	0.1521	397	6,624	0.1521	411	6,625	0.1521	427	6,625	0.1521
384	6,625	0.1521	398	6,624	0.1521	412	6,625	0.1521	428	6,625	0.1521
385	6,625	0.1521	399	6,625	0.1521	413	6,624	0.1521	429	6,625	0.1521
386	6,625	0.1521	400	6,625	0.1521	414	6,625	0.1521	430	6,625	0.1521
387	6,625	0.1521	401	6,625	0.1521	415	6,625	0.1521	431	6,625	0.1521
388	6,625	0.1521	402	6,625	0.1521	416	6,625	0.1521			
389	6,624	0.1521	403	6,625	0.1521	418	6,624	0.1521			
390	6,625	0.1521	404	6,625	0.1521	419	6,625	0.1521			
391	6,625	0.1521	405	6,625	0.1521	420	6,625	0.1521			

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
100	Landscape, Open Space, Parkway Easement, Pedestrian Access, Drainage, Retention and Public Utilities & Facilities Easement	78,296	1.7974
101	Landscape, Open Space, Parkway Easement, Pedestrian Access and Public Utilities & Facilities Easement	3,705	0.0851
102	Landscape, Open Space, Parkway Easement, Pedestrian Access and Public Utilities & Facilities Easement	3,705	0.0851
103	Landscape, Open Space, Parkway Easement, Pedestrian Access and Public Utilities & Facilities Easement	3,705	0.0851
104	Landscape, Open Space, Parkway Easement, Drainage, Pedestrian Access and Public Utilities & Facilities Easement	4,421	0.1015

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

FINAL PLAT
Parcel G at PPGN

PARCEL G OF THE FINAL PLAT –CADENCE PARKWAY, SITUATED IN 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 G AT PPGN, SITUATED IN 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 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 AND ACCESSORIES), CABS, FIRES, 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 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 100 THROUGH 104, 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 100 AND 104 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 AN Y 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 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

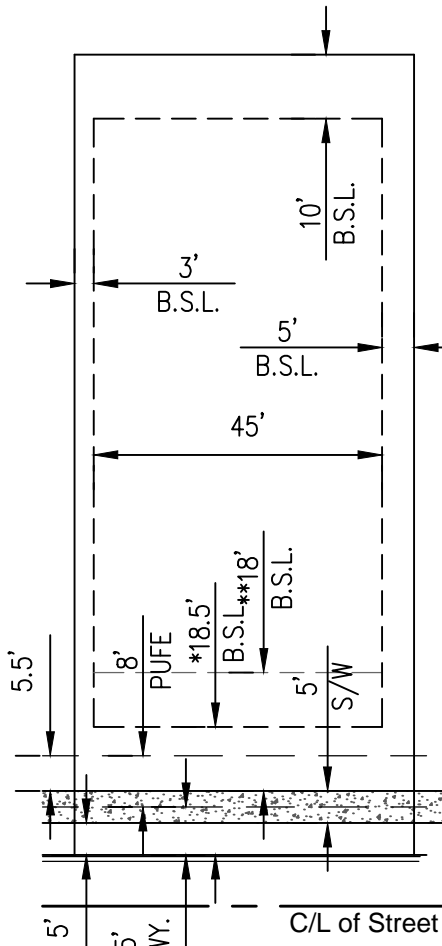
LEGEND

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

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.

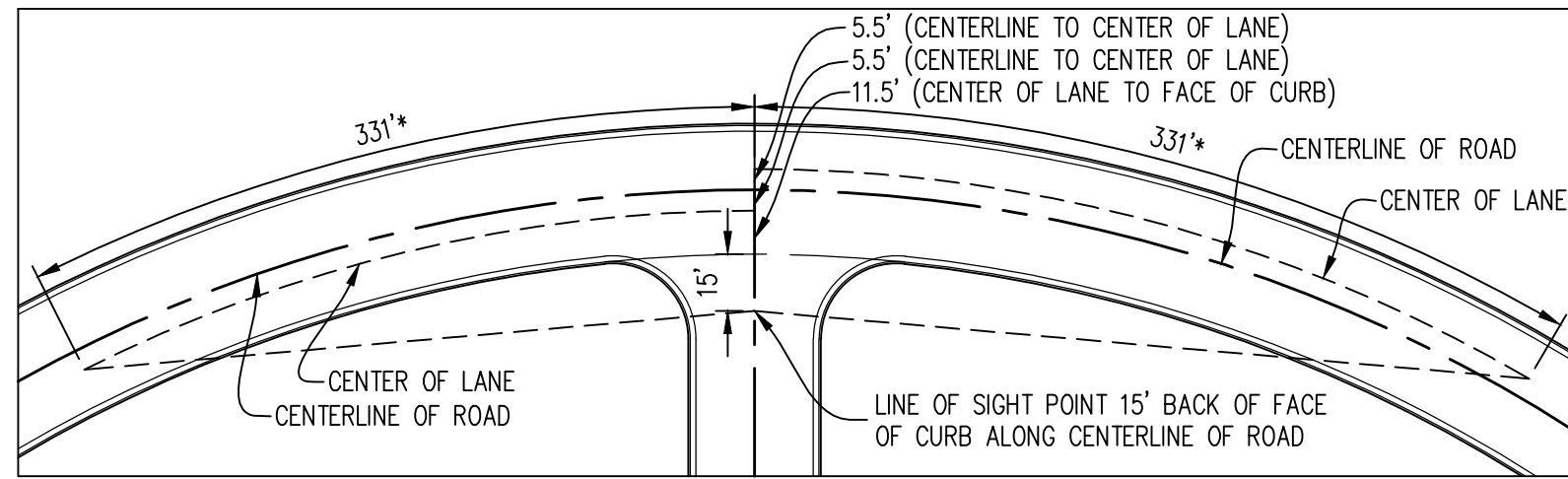
APPROVALS

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: _____



TYPICAL SIGHT VISIBILITY EASEMENT
N.T.S.

NOTES:

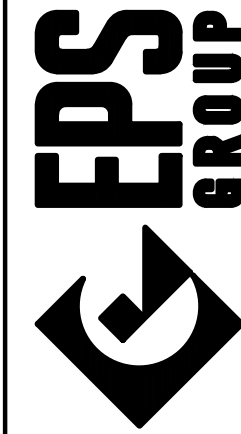
- SIGHT VISIBILITY EASEMENT BASED ON CITY OF MESA DESIGN GUIDELINES FOR SIGHT TRIANGLES (IN FEET) ON STRAIGHT SECTIONS OF ROAD. LEFT TURN MANEUVER FROM STOP. REVISED 10/20/2004. DESIGN SPEED = 30 MILES PER HOUR.
- SIGHT VISIBILITY EASEMENT SHOWN ON CORRESPONDING PARCEL FINAL PLAT, IMPROVEMENT PLANS, MASS GRADING AND LANDSCAPE ARCHITECTURE PLANS.
- [] NO FENCE, WALL, SHRUBBERY, SIGN OR OTHER OBSTRUCTION TO VISION BETWEEN A HEIGHT OF THREE FEET (3') AND EIGHT [] FEET (8') ABOVE THE CENTERLINE GRADES OF THE INTERSECTING STREETS WITHIN THE SIGHT VISIBILITY EASEMENTS.

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 2 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH APRIL OF 2014; 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
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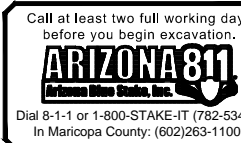


Parcel G at PPGN

Final Plat

Project:

Revisions:



Designer: JK
Drawn by: DB

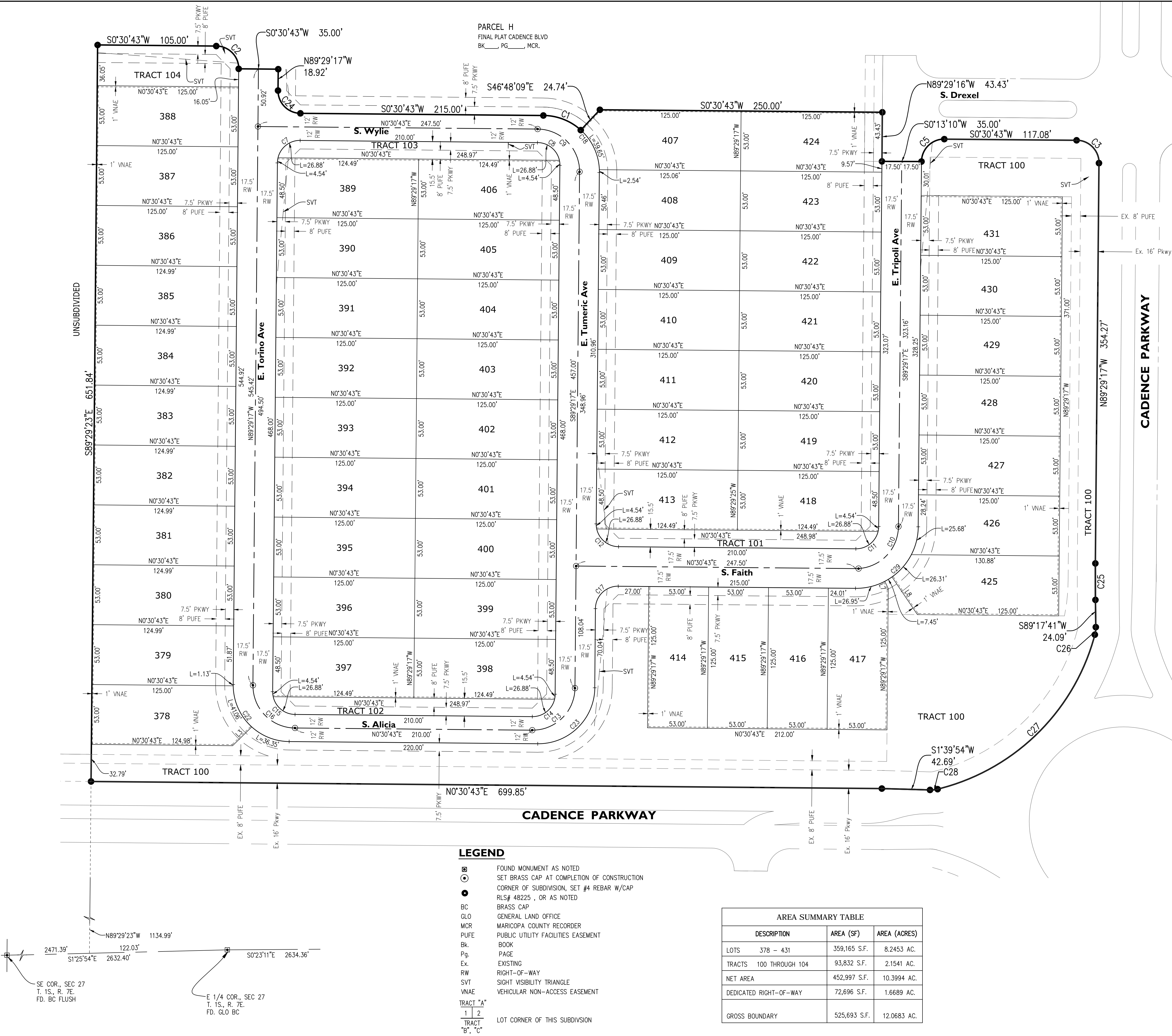


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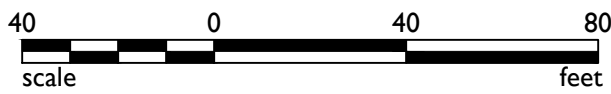


LEGEND	
	FOUND MONUMENT AS NOTED
	SET BRASS CAP AT COMPLETION OF CONSTRUCTION
	CORNER OF SUBDIVISION, SET #4 REBAR W/CAP
	RLS# 48225, OR AS NOTED
	BRASS CAP
	GENERAL LAND OFFICE
	MARICOPA COUNTY RECORDER
	PUBLIC UTILITY FACILITIES EASEMENT
	BOOK
	PAGE
	EXISTING
	RIGHT-OF-WAY
	SIGHT VISIBILITY TRIANGLE
	VEHICULAR NON-ACCESS EASEMENT
	TRACT "A"
	TRACT "1"
	TRACT "2"
	TRACT "b", "c"
	LOT CORNER OF THIS SUBDIVISION

AREA SUMMARY TABLE		
DESCRIPTION	AREA (SF)	AREA (ACRES)
LOTS 378 - 431	359,165 S.F.	8.2453 AC.
TRACTS 100 THROUGH 104	93,832 S.F.	2.1541 AC.
NET AREA	452,997 S.F.	10.3994 AC.
DEDICATED RIGHT-OF-WAY	72,696 S.F.	1.6689 AC.
GROSS BOUNDARY	525,693 S.F.	12.0683 AC.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	36.35'	50.00'	41°39'26"	19.02'	35.56'	S21°20'26"W
C2	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°30'43"W
C3	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'	S44°29'17"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	58.90'	37.50'	90°00'00"	37.50'	53.03'	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'	N44°29'17"W
C12	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°30'43"E
C13	58.90'	37.50'	90°00'00"	37.50'	53.03'	N44°29'17"W
C14	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°29'17"W
C15	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°30'43"E
C16	58.90'	37.50'	90°00'00"	37.50'	53.03'	N45°30'43"E
C17	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°29'17"E
C18	78.54'	50.00'	90°00'00"	50.00'	70.71'	S45°30'43"W
C22	78.54'	50.00'	90°00'00"	50.00'	70.71'	N45°30'43"E
C23	78.54'	50.00'	90°00'00"	50.00'	70.71'	N44°29'17"W
C24	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°30'43"E
C25	32.30'	1520.50'	11°3'02"	16.15'	32.30'	N89°54'12"E
C26	6.77'	25.00'	15°30'42"	3.40'	6.75'	N82°56'58"W
C27	204.74'	191.00'	61°24'58"	113.44'	195.07'	N44°29'08"W
C28	6.74'	25.00'	15°26'34"	3.39'	6.72'	N06°03'23"W
C29	86.39'	55.00'	90°00'00"	55.00'	77.78'	N44°29'17"W

LINE TABLE		
LINE	BEARING	LENGTH
L3	N44°29'17"W	23.72'
L7	N64°52'31"E	7.18'
L8	N56°00'53"E	40.25'



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Final Plat

Project:

Revisions:

ARIZONA 601
Call at least two full working days before any begin construction.
I, JOE KRAFT, am a duly Licensed Professional Engineer in the State of Arizona, License No. 48225, and I am the Engineer of Record for this project.
EXPIRES: 9/30/2017

Designer: JK
Drawn by: DB

Job No.
11-007.1

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