**OWNERS** 

PPGN - RAY, LLLP 17700 N. PAĆESETTER WAY, SUITE 100 SCOTTSDALE, AZ 85225

# FINAL PLAT Parcel H at PPGN

PARCEL H 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

#### BASIS OF BEARING

THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27, T.1 S., R.7 E. ASSUMED BEARING NO0°23'11"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.

#### LEGAL DESCRIPTION

VICINITY MAP

PARCEL H 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; THÉNCE SOUTH 01 DEGREES 25 MINUTES 54 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, FOR A DISTANCE OF 204.54 FEET; THENCE NORTH 89 DEGREES 28 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 1,789.62 FEET TO THE POINT OF BEGINNING:

THENCE CONTINUING NORTH 89 DEGREES 28 MINUTES 39 SECONDS WEST, 615.50 FEET; THENCE NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST, 160.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST A DISTANCE 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 SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST, TANGENT TO SAID CURVE, 14.74 FEET; THENCE NORTH O DEGREES 30 MINUTES 43 SECONDS EAST, 35.00 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST, 112.75 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 OO MINUTES OO SECONDS; THENCE ON A TANGENT LINE NORTH ( DEGREES 30 MINUTES 43 SECONDS EAST, 203.49 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 RIGHT THROUGH A CENTRAL ANGLE OF 90 DEGREES OO MINUTES OO SECONDS; THENCE ON A TANGENT LINE, NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, 108.80 FEET; THENCE NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST 35.00 FEET TO A POINT ON A NON—TANGENT CURVE, CONCAVE TO THE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH O DEGREES 30 MINUTES 43 SECONDS EAST 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 ON A TANGENT LINE, NORTH O DEGREES 30 MINUTES 50 SECONDS EAST, 205.59 FEET TO THI BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY 31.42 FEE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 53 SECONDS; THENCE ON A TANGENT LINE, SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST, 594.93 FEET TO TH 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 ON A TANGENT LINE, SOUTH O DEGREES 30 MINUTES 43 SECONDS WEST, 117.08 FEET TO THI BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY 31.42 FEE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90 DEGREES OO MINUTES SECONDS; THENCE ON A NON-TANGENT LINE SOUTH 00 DEGREES 12 MINUTES 43 SECONDS EAST, 35.00 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST, 50.31 FEET; THENCE SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, 250.00 FEET; THENCE SOUTH 46 DEGREES 48 MINUTES 09 SECONDS EAST, 24.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 47 DEGREES 49 MINUTES 51 SECONDS EAST A DISTANCE OF 50.00 FEET; THENCE SOUTHWESTERLY 36.35 FEET ALONG THE ARC OF SAID CURVE LEFT THROUGH A CENTRAL ANGLE OF 41 DEGREES 39 MINUTES 26 SECONDS; THENCE SOUTH O DEGREES 30 MINUTES 43 SECONDS WEST, 215.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY 31.24 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS; THENCE NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, 18.92 FEET; THENCE SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, 35.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH O DEGREES 30 MINUTES 43 SECONDS WEST A DISTANCE 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 ON A TANGENT LINE, SOUTH O DEGREES 30 MINUTES 43 SECONDS WEST, 187.11 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 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: \_\_\_\_\_\_ MY COMMISSION EXPIRES:

#### **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 H 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 AT ARE DEPOSITED TO UNLESS ALLED FOR THE SAMENTS. 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 ASSSIGNS 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 AND THE SUCCESSORS OR ASSIGNS OF 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 LÈSS THAN 8

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, 13. EQUIPMENT AND SIGNS, PUBLIC TRANSIT FACILITIES, SHELTERS AND IMPROVEMENTS, LANDSCAPING, STORM DRAINAGE, WATER REFENTION 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 14. 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 PARTNERSHIP PARTNERSHIP REPORTS, LLP, A LIMITED LLABILITY LIMITED PARTNERSHIP REPORTS, LLP, A MANNER AND LABILITY LIMITED PARTNERSHIP REPORTS, LLP, A MANNER AND LLABILITY LIMITED PARTNERSHIP REPORTS, LLP, A LIMITED LLABILITY LIMITED PARTNERSHIP REPORTS, LLP, A MANNER AND LABILITY LIMITED PARTNERSHIP REPORTS, LLP, A LIMITED LLABILITY LIMITED PARTNERSHIP REPORTS AND LABILITY 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 COMPLIACNE WITH ALL APPLICABLE CITY OF MESA CODES AND ORDINANCES AS MAY BE AMENDED FROM TIME TO TIME.

TRACTS 105 THROUGH 111, 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 107 AND 108 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 RECORDER'S OFFICE OR WHICH PPGN — RAY, LLLP, A LIMITED LIABILITY LIMITED PARTNERSHIP WILL RECORD NOT LATER THAN THE DATE ON CITY ENGINEER

WHICH THIS PLAT IS RECORDED. BY THIS PLAT, HAS CONSENTED TO OR JOINED IN THIS PLAT AS EVICENCÉD BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY

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, IIIP, A LIMITED LIABILITY LIMITED PARTNERSHIP

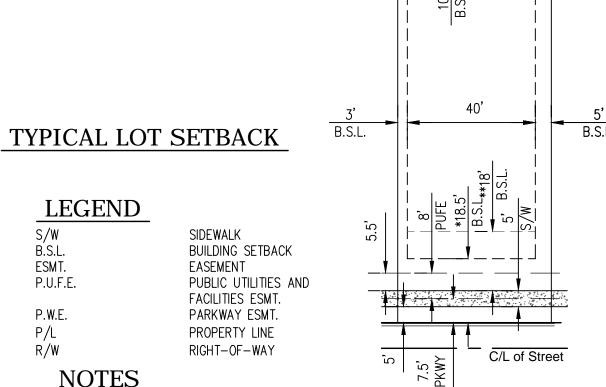
#### B.X.: \_\_\_\_\_\_ ACKNOWLEDGMENT

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. NOTARY PUBLIC DATE MY COMMISSION EXPIRES:



#### 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
- AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT HAS BEEN RECORDED WITH MARICOPA COUNTY RECORDER. THIS SUBDIVISION IS WITHIN THREE MILES OF PHOENIX—GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH T 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 PROPERT 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 UTILIT 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
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT THE MAINTENANCE OF ANY PRIVATE DRIVES, PRIVATE DRAINAGE FACILITIES, PRIVATI 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 ASSUREI
- AASHTO GUIDELINES SHALL BE USED FOR ROADWAY DESIGN, SIGHT DISTANCE DESIGN AND ASSOCIATED REQUIREMENTS. OTHER GUIDELINES MAY E 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 POLIC STATEMENT #12, AND CITY OF MESA SUBDIVISION PLAT STAKING REQUIREMENTS, THE OWNER AND CITY HAVE AGREED THAT ALL BOUNDARY AND TRAC 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

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.

-5.5' (CENTERLINE TO CENTER OF LANE) -5.5' (CENTERLINE TO CENTER OF LANE) -11.5' (CENTER OF LANE TO FACE OF CURB) CENTERLINE OF ROAD —CENTER OF LANE LINE OF SIGHT POINT 15' BACK OF FACE -CENTERLINE OF ROAD OF CURB ALONG CENTERLINE OF ROAD

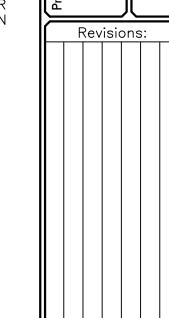
#### TYPICAL SIGHT VISIBILITY EASEMENT N.T.S.

- 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. 🗀 🦳 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.

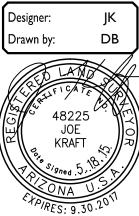
# FINAL PLAT CERTIFICATION

I, JOE KRAFT, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS FINAL PLAT CONSISTING OF 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



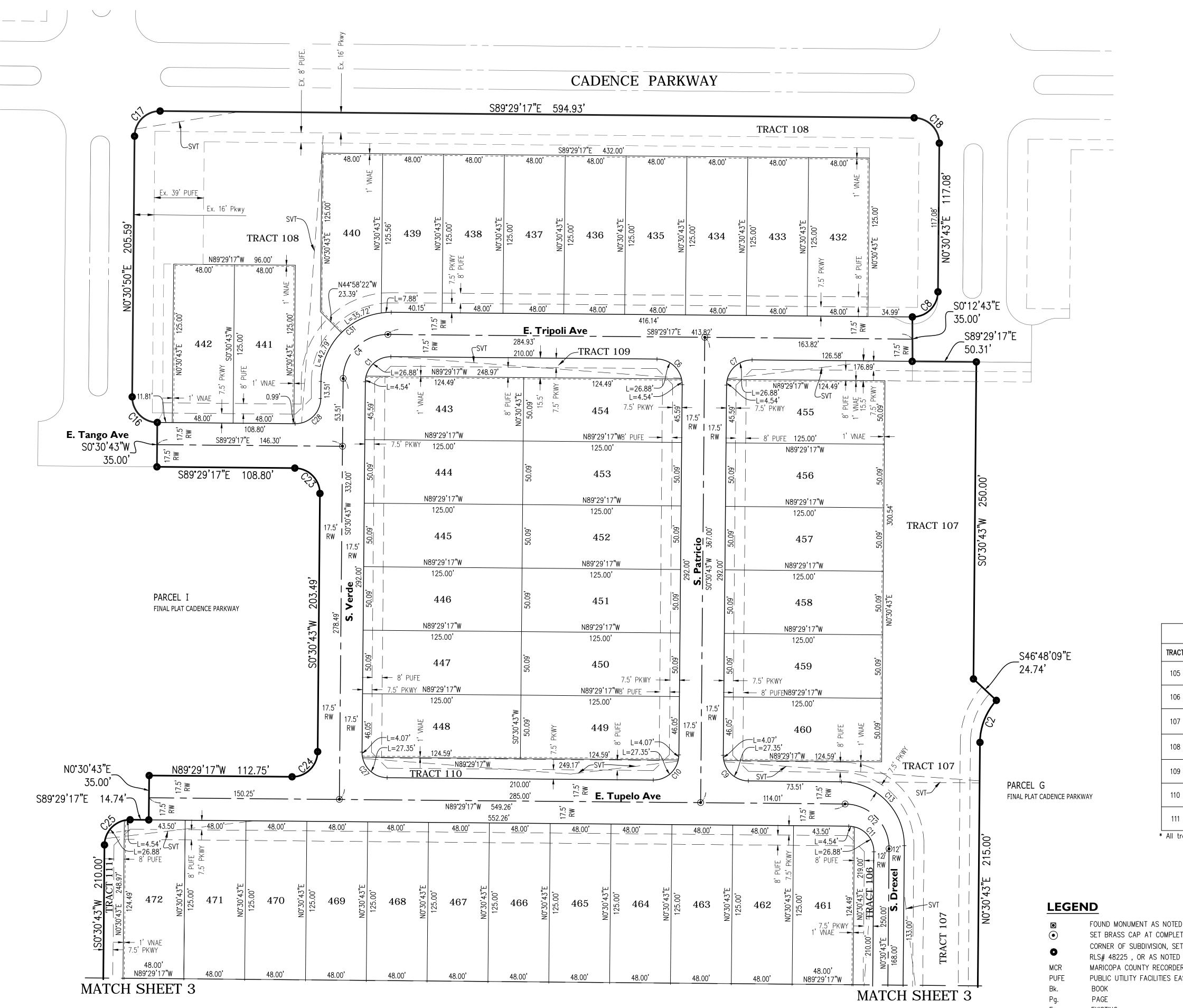




Job No. 11-007.1

Sheet No.

\* BUILDING SETBACK FROM BACK OF CURB TO SIDE TURN GARAGE, PORCH, OR LIVABLE AREA MESA, AZ 85210 \*\* BUILDING SETBACK FROM BACK OF SIDEWALK TO FACE OF GARAGE



LOT AREA TABLE				
LOT #	AREA (SF)	AREA (AC)		
432	6,000	0.1377		
433	6,000	0.1377		
434	6,000	0.1377		
435	6,000	0.1377		
436	6,000	0.1377		
437	6,000	0.1377		
438	6,000	0.1377		
439	6,001	0.1378		
440	6,335	0.1454		
441	6,000	0.1377		
442	6,000	0.1377		
443	6,260	0.1437		
444	6,261	0.1437		
445	6,261	0.1437		
446	6,261	0.1437		
447	6,261	0.1437		
448	6,261	0.1437		
449	6,261	0.1437		
450	6,261	0.1437		
451	6,261	0.1437		
452	6,261	0.1437		
453	6,261	0.1437		

	LOT ARI	
LOT #	AREA (SF)	AREA (AC)
454	6,260	0.1437
455	6,260	0.1437
456	6,261	0.1437
457	6,261	0.1437
458	6,261	0.1437
459	6,261	0.1437
460	6,261	0.1437
461	5,999	0.1377
462	6,000	0.1377
463	6,000	0.1377
464	6,000	0.1377
465	6,000	0.1377
466	6,000	0.1377
467	6,000	0.1377
468	6,000	0.1377
469	6,000	0.1377
470	6,000	0.1377
471	6,000	0.1377
472	5,999	0.1377
473	5,999	0.1377
474	6,000	0.1377
475	6,000	0.1377

**PPGN** 

Parcel

Revisions:

AREA SUMMARY TABLE						
DESCRIPTION	AREA (SF)	AREA (ACRES)				
LOTS 432 - 496	395,061 S.F.	9.0694 AC.				
TRACTS 105 THROUGH 111	104,177 S.F.	2.3916 AC.				
NET AREA	499,238 S.F.	11.4609 AC.				
DEDICATED RIGHT-OF-WAY	96,202 S.F.	2.2085 AC.				
GROSS BOUNDARY	595,440 S.F.	13.6694 AC.				

TRACT USE TABLE						
TRACT	USE	AREA (SF)	AREA (AC)			
105	Landscape, Open Space, Parkway Easement, Pedestrain Access and Public Utilities & Facilities Easement	1,854	0.0426			
106	Landscape, Open Space, Parkway Easement, Pedestrain Access and Public Utilities & Facilities Easement	3,705	0.0851			
107	Landscape, Open Space, Parkway Easement, Pedestrain Access, Drainage, Retention and Public Utilities & Facilities Easement	40,601	0.9321			
108	Landscape, Open Space, Parkway Easement, Pedestrain Access, Drainage. Retention and Public Utilities & Facilities Easement	46,788	1.0741			
109	Landscape, Open Space, Parkway Easement, Pedestrain Access and Public Utilities & Facilities Easement	3,705	0.0851			
110	Landscape, Open Space, Parkway Easement, Pedestrain Access and Public Utilities & Facilities Easement	3,819	0.0877			
111	Landscape, Open Space, Parkway Easement, Pedestrain Access and Public Utilities & Facilities Easement	3,705	0.0851			

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

FOUND MONUMENT AS NOTED

SET BRASS CAP AT COMPLETION OF CONSTRUCTION

CORNER OF SUBDIVISION, SET #4 REBAR W/CAP

MARICOPA COUNTY RECORDER

PUBLIC UTILITY FACILITIES EASEMENT

**EXISTING** 

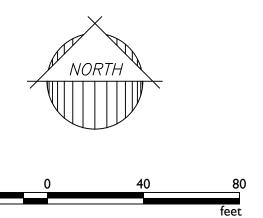
RIGHT-OF-WAY SIGHT VISIBILITY TRIANGLE VEHICULAR NON-ACCESS EASEMENT

TRACT "A"

1 2

TRACT
"B", "C"

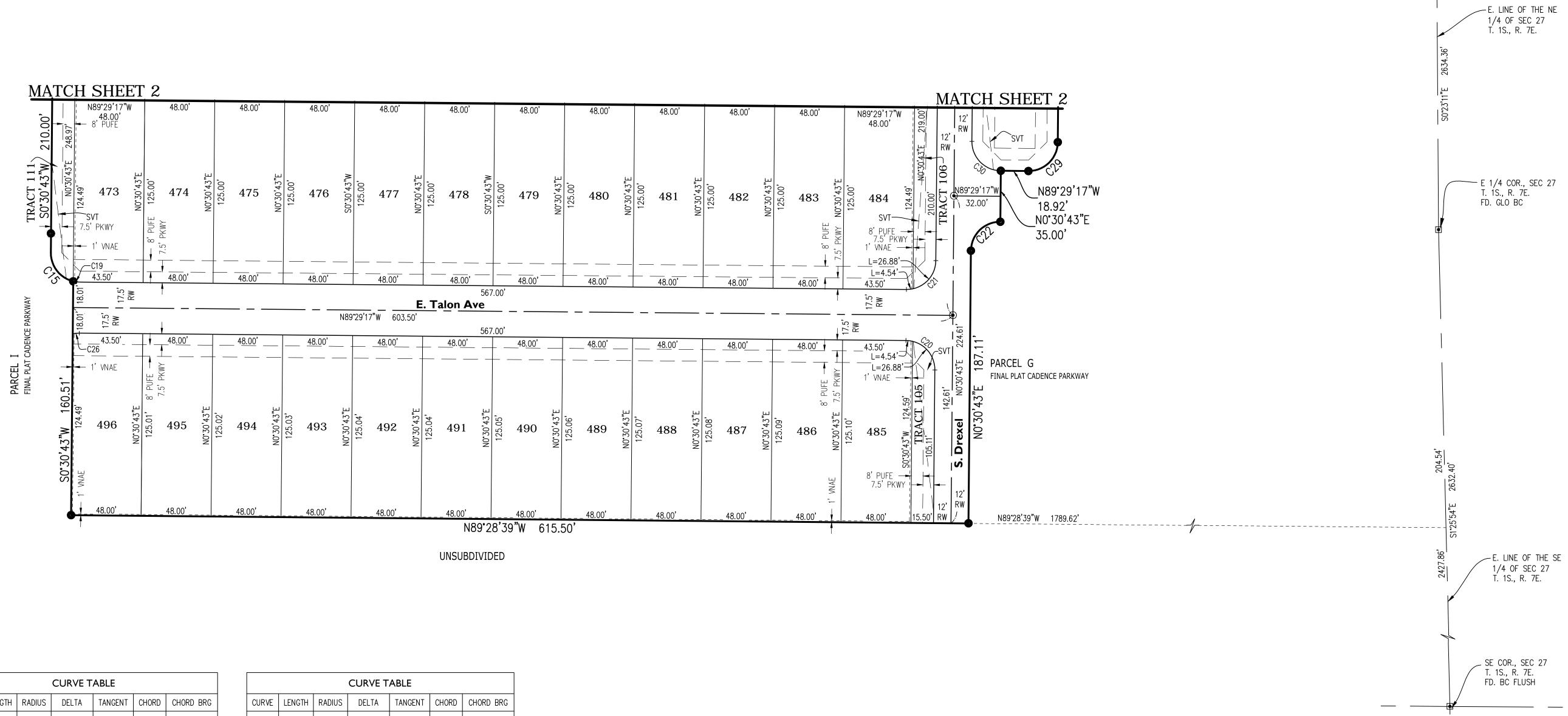
LOT CORNER OF THIS SUBDIVSION



Job No. 11-007.1

ARIZONA 811.

Sheet No.



CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG	
C1	31.42'	20.00'	90'00'00"	20.00'	28.28'	S45*30'43"W	
C2	36.35'	50.00'	41°39'26"	19.02'	35.56'	S21°20'26"W	
C4	54.98'	35.00'	90'00'00"	35.00'	49.50'	S45*30'43"W	
C6	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°29'17"W	
C7	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45*30'43"W	
C8	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°30'43"E	
С9	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°29'17"E	
C10	31.42'	20.00'	90°00'00"	20.00'	28.28	N45°30'43"E	
C11	31.42'	20.00'	90'00'00"	20.00'	28.28'	N44°29'17"W	
C12	54.98'	35.00'	90°00'00"	35.00'	49.50'	N44°29'17"W	
C13	78.54	50.00'	90°00'00"	50.00'	70.71'	N44°29'17"W	
C15	26.88'	20.00'	76 <b>°</b> 59'50"	15.91'	24.90'	S37°59'12"E	
C16	31.42'	20.00'	90°00'07"	20.00'	28.28'	S44°29'14"E	
C17	31.42'	20.00'	89*59'53"	20.00'	28.28'	S45°30'46"W	
C18	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°29'17"W	
C19	4.54'	20.00'	13°00'10"	2.28'	4.53'	S82°59'12"E	
C20	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°29'17"W	
C21	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°30'43"E	
C22	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°30'43"W	
C23	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
C24	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°30'43"E
C25	31.42'	20.00'	90°00'00"	20.00'	28.28	S45°30'43"W
C26	4.54'	20.00'	13°00'10"	2.28'	4.53'	S84°00'38"W
C27	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°29'17"E
C28	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°30'43"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'	S44°29'17"E
C31	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 FOUND

BRASS CAP

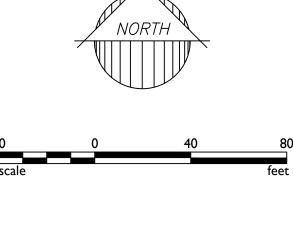
GENERAL LAND OFFICE MARICOPA COUNTY RECORDER

PUFE PUBLIC UTILITY FACILITIES EASEMENT PAGE **EXISTING** 

RIGHT-OF-WAY SIGHT VISIBILITY TRIANGLE VNAE
TRACT "A"

1 2
TRACT
"B", "C" VEHICULAR NON-ACCESS EASEMENT

LOT CORNER OF THIS SUBDIVSION



11-007.1

Sheet No.

Job No.

at PPGN

Parcel H

Revisions: