

DEDICATION

STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

THAT ASSISTED LIVING OF ARIZONA, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR HERITAGE VILLAGE ASSISTED LIVING, LOCATED IN NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS PLAT 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.

THE ASSISTED LIVING OF ARIZONA, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, 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 PUBLIC RIGHT-OF-WAY.

EACH OF THE OWNERS, AS TO THE PORTION OF THE PROPERTY OWNED BY THAT OWNER, 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. PUBLIC UTILITY AND FACILITY EASEMENTS ARE 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, 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 PUBLIC UTILITY AND FACILITY EASEMENT PROPERTY FOR ALL USES AND FACILITIES ALLOWED HEREIN. ALL OTHER EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN. CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING. UNLESS APPROVED OTHERWISE BY THE CITY OF MESA, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

IT IS AGREED THAT THE ASSISTED LIVING OF ARIZONA, AN ARIZONA LIMITED LIABILITY COMPANY, OR ITS SUCCESSORS OR ASSIGNS SHALL HAVE FULL USE OF THE EASEMENT EXCEPT FOR THE PURPOSE 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, NOR ANY PART OF SAME, SHALL BE CONSTRUCTED, INSTALLED OR PLACED ON OR OVER SAID EASEMENT OR ANY PART THEREOF BY THE ASSISTED LIVING OF ARIZONA, AN ARIZONA LIMITED LIABILITY COMPANY, OR THE SUCCESSORS OR ASSIGNS OF THE ASSISTED LIVING OF ARIZONA, AN ARIZONA LIMITED LIABILITY COMPANY, AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY THE ASSISTED LIVING OF ARIZONA, AN ARIZONA LIMITED LIABILITY COMPANY, OR THE SUCCESSORS OR ASSIGNS OF THE ASSISTED LIVING OF ARIZONA, AN ARIZONA LIMITED LIABILITY COMPANY, 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.

THE ASSISTED LIVING OF ARIZONA, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "SIGHT VISIBILITY EASEMENT" OR "SVE" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO LANDSCAPING OTHER THAN GROUND COVER, FLOWERS AND GRANITE LESS THAN 2- 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.

THE ASSISTED LIVING OF ARIZONA, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, 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.

THE ASSISTED LIVING OF ARIZONA, AN ARIZONA LIMITED LIABILITY COMPANY, 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 THE ASSISTED LIVING OF ARIZONA, AN ARIZONA LIMITED LIABILITY COMPANY, WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

THE ASSISTED LIVING OF ARIZONA, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS ____ DAY OF _____, 2015.

THE ASSISTED LIVING OF ARIZONA, AN ARIZONA LIMITED LIABILITY COMPANY, BY: GARY CROSBY, IT'S MANAGING PARTNER

BY: GARY CROSBY
MANAGING PARTNER

ACKNOWLEDGMENT

By: STATE OF ARIZONA)
COUNTY OF MARICOPA)

ON THIS THE ____ DAY OF _____, 2015, BEFORE ME, THE UNDERSIGNED NOTARY, PERSONALLY APPEARED GARY CROSBY, AS MANAGING PARTNER, WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING HIS NAME.

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

MY COMMISSION EXPIRES: _____

APPROVALS

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

By: _____ MAYOR
ATTEST: _____ CITY CLERK

ASSURED WATER SUPPLY

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

HERITAGE VILLAGE ASSISTED LIVING

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LOT TABLE

NAME	SQUARE FEET	ACRES
LOT 1	24374.68	0.5596
LOT 2	22155.35	0.5086
LOT 3	22180.10	0.5092
LOT 4	23813.30	0.5467
LOT 5	28969.46	0.6650
LOT 6	16635.71	0.3819
LOT 7	18099.99	0.4155
LOT 8	19160.06	0.4399
LOT 9	21636.29	0.4967

E. BROWN ROAD

FEMA CERTIFICATION

THIS SITE LIES IN FLOOD ZONE "X" AS SHOWN ON FEMA PANEL 04013C2295L, DATED 10-16-13.

OWNER

GARY CROSBY
ASSISTED LIVING OF ARIZONA, LLC
6338 E. ORION STREET
MESA, AZ 85215
PHONE: (480) 688-9492
EMAIL: office@buildwithaccent.com

ENGINEER

GREGORY L. ALLEN
ALLEN CONSULTING ENGINEERS, INC
3921 E. BASELINE ROAD #002
GILBERT, ARIZONA 85234
PHONE: (480) 844-1666
FAX: (480) 830-8453
EMAIL: ace@allenconsultengr.com

SCALE 1" = 30'

VICINITY MAP

BENCHMARK:

BRASS TAG IN NE CORNER OF BOTH ST. & BROWN RD.
ELEV. = 1555.02
(CITY OF MESA DATUM)

SITE DATA:

ZONING: R1-9
TOTAL AREA: 205,116 SF
4.7088 AC

BRASS CAP IN HANDHOLE NE CORNER OF SEC. 17
T-1-N, R-7-E

N. 80TH STREET

BRASS CAP IN HAND HOLE
NW CORNER OF SEC. 17
T-1-N, R-7-E

BRASS CAP IN HAND HOLE
NW CORNER OF SEC. 17
T-1-N, R-7-E

BRASS CAP IN HANDHOLE
CENTER OF SECTION 17
T-1-N, R-7-E

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 17: THENCE SOUTH 89 DEGREES 49 MINUTES 22 SECONDS EAST, ALONG THE NORTH LINE THEREOF A DISTANCE OF 698.89 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 24 SECONDS WEST, A DISTANCE OF 65.00 FEET TO THE SOUTH LINE OF THE NORTH 65.00 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17, SAID POINT BEING THE SOUTH RIGHT-OF-WAY LINE OF EAST BROWN ROAD, AND THE POINT OF BEGINNING. THENCE SOUTH 00 DEGREES 13 MINUTES 24 SECONDS WEST 235.71 FEET; THENCE ALONG SAID NORTHERLY LINE OF GILA RIDGE UNIT I, SOUTH 86 DEGREES 57 MINUTES 28 SECONDS WEST, 12.94 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE OF GILA RIDGE UNIT I, SOUTH 78 DEGREES 03 MINUTES 18 SECONDS WEST 96.04 FEET; THENCE SOUTH 78 DEGREES 02 MINUTES 58 SECONDS WEST A DISTANCE OF 92.14 FEET; THENCE SOUTH 76 DEGREES 12 MINUTES 33 SECONDS WEST, A DISTANCE OF 180.41 FEET; THENCE NORTH 79 DEGREES 17 MINUTES 55 SECONDS WEST, A DISTANCE OF 89.24 FEET; THENCE EASTERLY ALONG THE NORTH LINE OF LOTS 23 THROUGH 28 INCLUSIVE OF SAID PLAT OF GILA RIDGE UNIT I THE FOLLOWING 4 COURSES, NORTH 89 DEGREES 46 MINUTES 38 SECONDS WEST, A DISTANCE OF 184.23 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 24 SECONDS EAST, ALONG SAID EAST LINE OF AND SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 309.07 FEET TO THE BEGINNING OF A 12.00 RADIUS TANGENT CURVE TO THE RIGHT; THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE OF BROWN ROAD THROUGH A CENTRAL ANGLE OF 89 DEGREES 57 MINUTES 24 SECONDS AN ARC LENGTH OF 18.84 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 22 SECONDS EAST ALONG SAID SOUTH LINE AND SOUTH RIGHT-OF-WAY LINE OF BROWN ROAD A DISTANCE OF 631.90 FEET TO THE POINT OF BEGINNING.

NOTES:

- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
- COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R.[42]33.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION PLANTED, NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE BASINS WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER OR THROUGH THE BASINS.
- EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING FOR A TOTAL OF 9 UNITS.
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE FACILITIES, PRIVATE STREETS AND LANDSCAPED AREAS WITHIN THIS PROJECT OR LANDSCAPING WITHIN THE RIGHT-OF-WAY ALONG BROWN ROAD AND BOTH STREET.
- THE CITY OF MESA WILL NOT BE RESPONSIBLE FOR ANY SPECIAL PAVEMENT NOTED WITHIN THIS PROJECT. SHOULD REMOVAL OF SPECIAL PAVEMENT BE REQUIRED BY THE CITY OF MESA FOR MAINTENANCE OF THE UTILITY LINES, THE CITY WILL ONLY BE REQUIRED TO BACKFILL AND PROVIDE TEMPORARY PAVEMENT OVER SAID UTILITY. RECONSTRUCTION OF THE SPECIAL PAVEMENT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) HAS BEEN OR WILL BE RECORDED FOR THIS SUBDIVISION WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL AREAS SHOWN ON THIS PLAT.
- AS EACH LOT DEVELOPS, EACH INDIVIDUAL LOT OWNER IS RESPONSIBLE FOR PROVIDING FINAL LOT GRADING PER APPROVED GRADING AND DRAINAGE PLAN ON FILE WITH THE CITY OF MESA. THE MINIMUM FINISH FLOOR ELEVATION SHALL BE AT OR ABOVE THE FINISH FLOOR ELEVATION SHOWN ON THE APPROVED GRADING AND DRAINAGE PLAN. GRADING AND DRAINAGE PLAN SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
- ONSITE RETENTION WILL BE OBTAINED IN THE MASTER RETENTION BASIN FOR THIS SUBDIVISION.
- 8-INCH GRAVITY SEWER LINES WILL BE CONNECTED TO THE EXISTING 8-INCH SEWER IN 80TH STREET NEAR THE SOUTHWEST CORNER OF THE PROJECT.
- THIS SITE IS FREE FROM ANY OFFSITE RUNOFF.

LEGEND

BSL BUILDING SETBACK LINE
(M) MEASURED
(R) RECORDED
I.E.&E.E. INGRESS EASEMENT & EGRESS EASEMENT
DKT. DOCKET
PUE PUBLIC UTILITY EASEMENT
ADOT ARIZONA DEPARTMENT OF TRANSPORTATION
ROW RIGHT OF WAY

SURVEYING CERTIFICATION

"I, ANTHONY ZAUGG, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THIS PLAT CONSISTING OF 1 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF APRIL 2014; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS, CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED".

ANTHONY ZAUGG, R.L.S.
3921 E. BASELINE ROAD, SUITE 002
GILBERT, AZ 85234

DATE



EXPIRES 06-30-2016



ALLEN
CONSULTING
ENGINEERS, INC.

3921 E. BASELINE ROAD #112
GILBERT, ARIZONA 85234
PHONE (480) 844-1666
E-MAIL: ace@allenconsultengr.com

HERITAGE VILLAGE ASSISTED LIVING

8035 E. BROWN ROAD
MESA, ARIZONA 85207

FINAL PLAT

JOB NUMBER	94204	SHEET	1	OF	1
DRAWING	FINAL PLAT	CHECKED BY		DATE	07-27-15
DRAFTSMAN					

PLN2014-00526 2ND PRE FINAL