

A FINAL PLAT OF

# SUNSET COVE ESTATES, AMENDED

A REPLAT OF SUNSET COVE ESTATES, A SUBDIVISION RECORDED IN BOOK 944 OF MAPS, PAGE 01, RECORDS OF MARICOPA COUNTY AND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 07, TOWNSHIP 01 NORTH, RANGE 07 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

## OWNERS/DEVELOPER

PRESTIGE INTERNATIONAL, LLC  
2915 EAST BASELINE ROAD  
SUITE 112  
GILBERT, ARIZONA 85234

## CIVIL ENGINEER

VISTA DESIGN GROUP, LLC  
2715 HERMOSA VISTA DRIVE  
MESA, ARIZONA 85213  
ATTN: JARED COX  
602-686-7166

## DEDICATION

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

THAT PRESTIGE INTERNATIONAL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR SUNSET COVE ESTATES AMENDED, LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, 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.

PRESTIGE INTERNATIONAL, LLC 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.

TRACTS A AND B SHALL BE OWNED AND MAINTAINED BY THE SUNSET COVE ESTATES HOMEOWNERS ASSOCIATION. USES FOR TRACTS ARE AS NOTED IN TRACT TABLE. THERE HAS BEEN OR IS BEING RECORDED HERewith A DECLARATION OF THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR "SUNSET COVE ESTATES, AMENDED" WHICH WILL GOVERN THE USE AND MAINTENANCE FOR ALL AREAS SHOWN ON THIS PLAT.

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 PRESTIGE INTERNATIONAL, LLC 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 PRESTIGE INTERNATIONAL, LLC OR THE SUCCESSORS OR ASSIGNS OF PRESTIGE INTERNATIONAL, LLC AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY PRESTIGE INTERNATIONAL, LLC OR THE SUCCESSORS OR ASSIGNS OF PRESTIGE INTERNATIONAL, LLC 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.

PRESTIGE INTERNATIONAL, LLC 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.

PRESTIGE INTERNATIONAL, LLC 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.

DRAINAGE COVENANTS:

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT AS TRACTS A AND B ARE HEREBY RESERVED AS A DRAINAGE FACILITY AND RETENTION BASIN FOR THE INCLUSIVE CONVEYANCE OF DRAINAGE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FOR THE PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA, TOGETHER WITH THE RIGHT TO 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 ENFORCED OR REMOVED BY THE CITY OF MESA, WHO CAN BRING PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING OR THREATENING TO VIOLATE ANY OF THESE COVENANTS, TO PREVENT HIM OR THEM FROM SO DOING, AND TO RECOVER DAMAGES FOR SUCH VIOLATIONS. ANY PERSON OR PERSONS OF THE CITY OF MESA PROSECUTING ANY PROCEEDINGS AT LAW OR IN EQUITY HEREUNDER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, A REASONABLE SUM AS AND FOR ATTORNEY'S FEES AND COURT COSTS.

PRESTIGE INTERNATIONAL, LLC 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 PRESTIGE INTERNATIONAL, LLC WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:  
RA MANAGEMENT & CONSULTING, INC., AN ARIZONA CORPORATION, AS MEMBER OF PRESTIGE INTERNATIONAL, LLC, AS OWNER, HAS CAUSED ITS NAME TO BE SIGNED.

DONE AT \_\_\_\_\_, ARIZONA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

BY: \_\_\_\_\_  
AARON B. DUTCHER, PRESIDENT OF RA MANAGEMENT & CONSULTING, INC.

CEL CONSULTING, INC., AN ARIZONA CORPORATION, AS MEMBER OF PRESTIGE INTERNATIONAL, LLC, AS OWNER, HAS CAUSED ITS NAME TO BE SIGNED.

DONE AT \_\_\_\_\_, ARIZONA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

BY: \_\_\_\_\_  
CHRISTOPHER E. LONG, CHAIRMAN OF CEL CONSULTING, INC.

## ACKNOWLEDGEMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED AARON B. DUTCHER, PRESIDENT OF RA MANAGEMENT & CONSULTING, INC, MEMBER OF PRESTIGE INTERNATIONAL, LLC, WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THEIR NAMES.

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

MY COMMISSION EXPIRES: \_\_\_\_\_ DATE \_\_\_\_\_ NOTARY \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED CHRISTOPHER E. LONG, CHAIRMAN OF CEL CONSULTING, INC., MEMBER OF PRESTIGE INTERNATIONAL, LLC, WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THEIR NAMES.

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

MY COMMISSION EXPIRES: \_\_\_\_\_ DATE \_\_\_\_\_ NOTARY \_\_\_\_\_

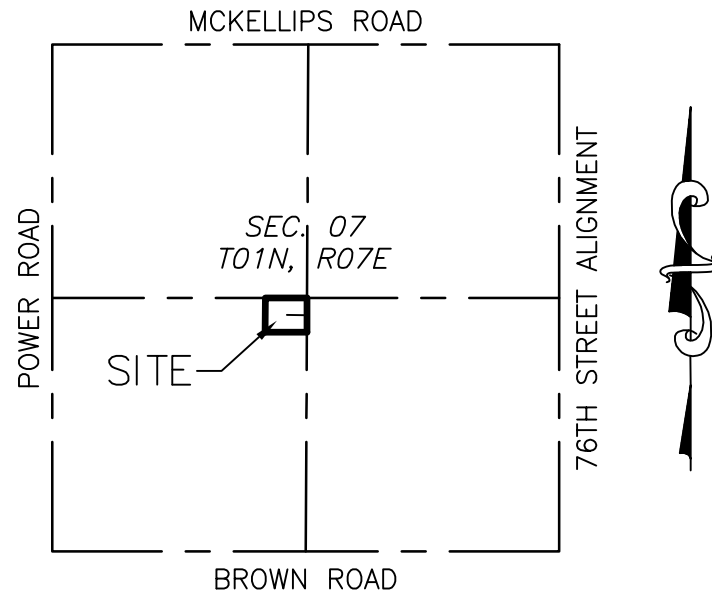
## APPROVALS

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF MESA, ARIZONA.  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

BY: \_\_\_\_\_ MAYOR ATTEST: \_\_\_\_\_ CITY CLERK

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



## VICINITY MAP

NOT TO SCALE

## NOTES

- CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
- COMMUNICATION, UTILITY AND ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION PLANTED, NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE TRACTS WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER OR THROUGH THE TRACTS.
- EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING FOR A TOTAL OF 4 UNITS.
- A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED WITH ALL LOT OWNERS BEING MEMBERS OF THAT ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL OWN AND MAINTAIN ALL TRACTS.
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THIS PROJECT OR LANDSCAPING WITHIN THE RIGHTS-OF-WAY ALONG NORTH 72ND STREET AND EAST HANNIBAL CIRCLE.
- THIS SUBDIVISION IS SUBJECT TO THE CITY OF MESA RESIDENTIAL DEVELOPMENT GUIDELINES. COMPLIANCE WITH THE BUILDING FORM STANDARDS ESTABLISHED IN THE ZONING ORDINANCE IS ALSO REQUIRED.
- 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.
- NO TREES ARE TO BE PLANTED WITHIN THE PUBLIC UTILITY AND FACILITIES EASEMENT AS SHOWN HEREON.
- PUBLIC UTILITY AND FACILITY EASEMENTS WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS OF SRP FACILITIES IN PUFE'S ON THIS PLAT.
- AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT WILL BE RECORDED WITH THE MARICOPA COUNTY RECORDER. THIS SUBDIVISION IS WITHIN FOUR (4) MILES OF FALCON FIELD AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.
- NOISE ATTENUATION MEASURES ARE TO BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE HOMES TO ACHIEVE A NOISE LEVEL REDUCTION OF 20 DB.
- THESE PROPERTIES, DUE TO THEIR PROXIMITY TO FALCON FIELD AIRPORT, WILL EXPERIENCE AIRCRAFT OVERFLIGHTS THAT GENERATE NOISE LEVELS WHICH WILL BE OF CONCERN TO SOME INDIVIDUALS.
- 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 WITH IN 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, BUSINESS OWNER'S ASSOCIATION OR PROPERTY OWNER(S).

## AREAS

GROSS AREA:	154,427 SF	[ 3.5452 ACRES ]
LOTS:	125,301 SF	[ 2.8765 ACRES ]
TRACTS:	5,371 SF	[ 0.1134 ACRES ]
RIGHT OF WAY:	23,755 SF	[ 0.5453 ACRES ]

## REFERENCE DOCUMENTS

(R) - BOOK 944 OF MAPS, PAGE 01, MCR

## TRACT TABLE

TRACT	USE	AREA (SF)
A	LANDSCAPE, DRAINAGE	3755 SF
B	LANDSCAPE, DRAINAGE	1616 SF

## FLOOD ZONE CERTIFICATION

THIS SITE IS LOCATED WITHIN FLOOD ZONE X ACCORDING TO FIRM PANEL 04013C2285L DATED OCTOBER 16, 2013.

## BASIS OF BEARING

THE NORTH-SOUTH MID-SECTION LINE OF SECTION 7, TOWNSHIP 01 NORTH, RANGE 07 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEARING **S00°16'27"W**. (ACCORDING TO BOOK 944 OF MAPS, PAGE 01, MCR)

## CERTIFICATION

I, SHANE R. BARNETT, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CONSISTING OF 2 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF MAY 2015; 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 AT TIME OF CONSTRUCTION AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



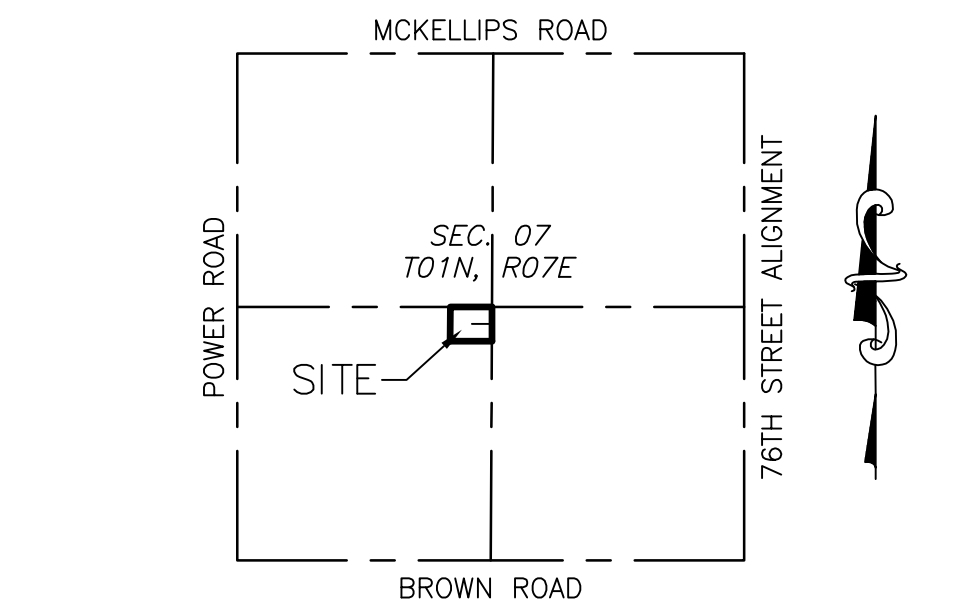
SHANE R. BARNETT, RLS  
BARNETT LAND SURVEYING, LLC  
201 WEST STANFORD AVENUE  
GILBERT, ARIZONA 85233  
PH: 602-510-7797

BARNETT LAND SURVEYING, LLC 201 WEST STANFORD AVENUE GILBERT, ARIZONA 85233 PHONE: (602) 510-7797 E-MAIL: SHANE@BARNETTSURVEY.COM	JOB NO: LS15-0113 DRAWN BY: SRB REVIEW BY: SRB
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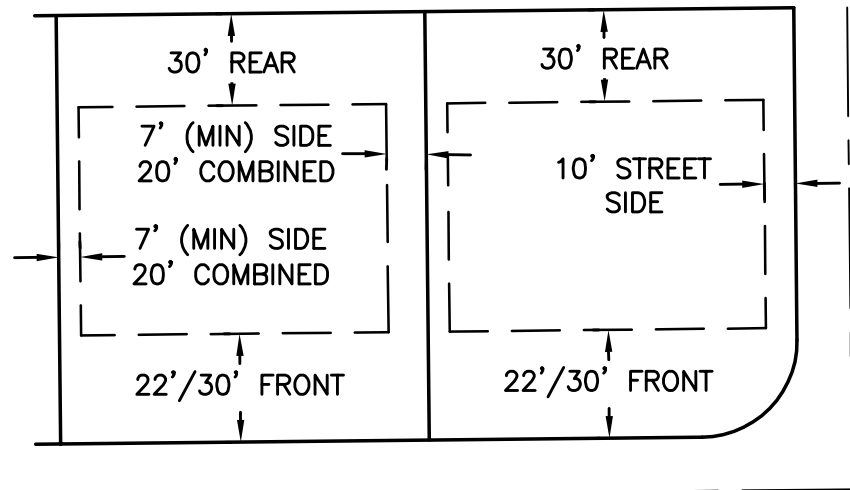
A FINAL PLAT OF SUNSET COVE ESTATES, AMENDED		
DATE: 05/20/2015	REV: -	SHEET: 1 OF 2

A FINAL PLAT OF  
**SUNSET COVE ESTATES, AMENDED**

A REPLAT OF SUNSET COVE ESTATES, A SUBDIVISION RECORDED IN BOOK 944 OF MAPS, PAGE 01, RECORDS OF MARICOPA COUNTY AND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 07, TOWNSHIP 01 NORTH, RANGE 07 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



**VICINITY MAP**  
NOT TO SCALE

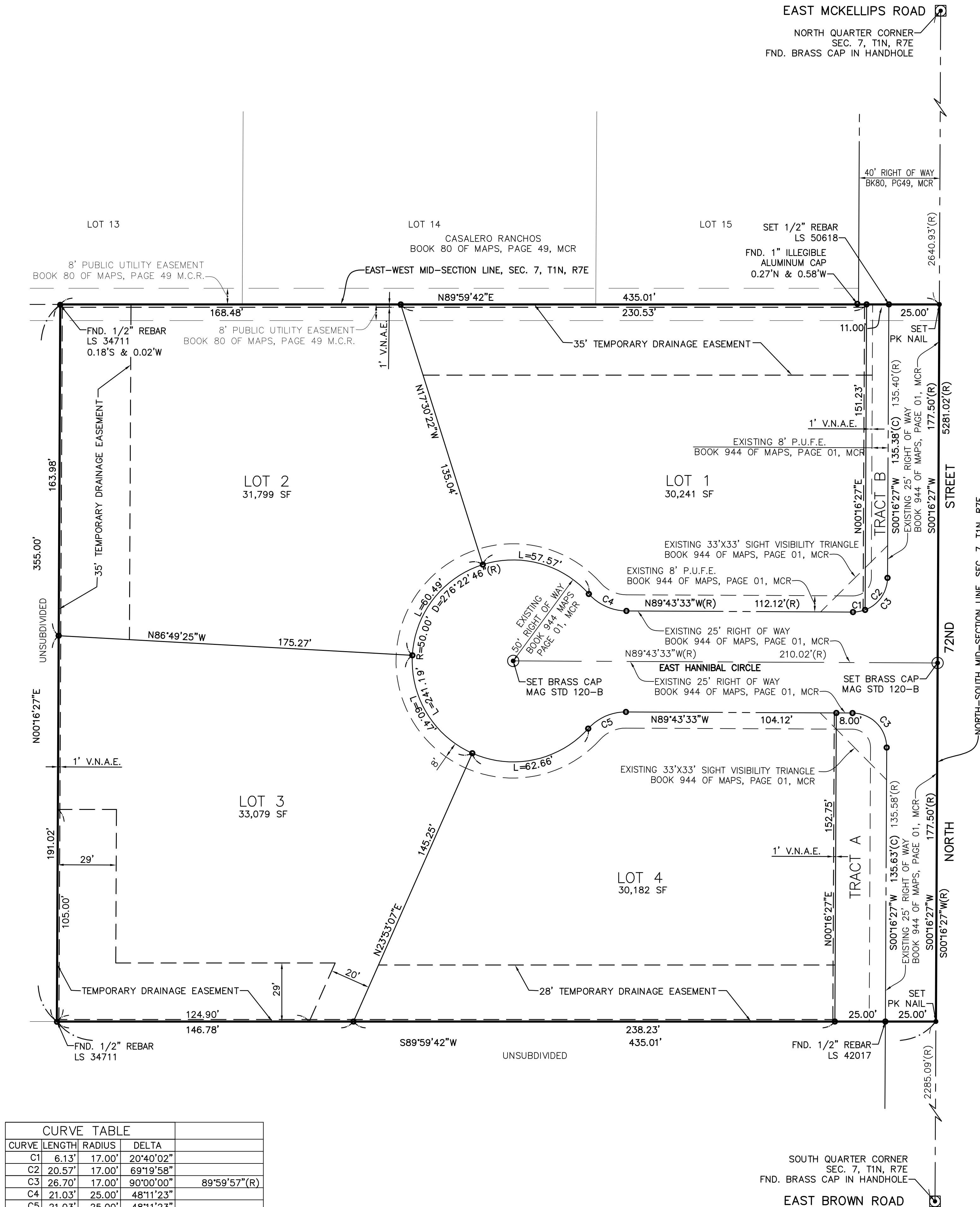


**TYPICAL BUILDING SETBACK  
INTERIOR AND CORNER LOT (R-15)**  
(MAX LOT COVERAGE = 40%)  
NOT TO SCALE

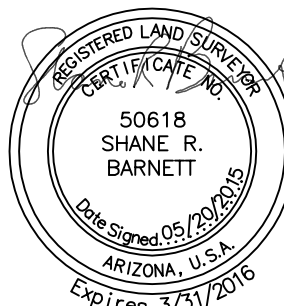
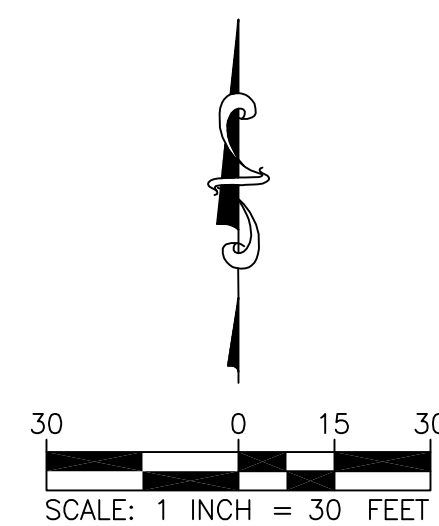
**TEMPORARY DRAINAGE EASEMENT**  
THE INDIVIDUAL LOT TEMPORARY DRAINAGE EASEMENTS SHOWN HEREON ARE TO BE ABANDONED UPON SUCCESSFUL RECORDING OF THE RESPECTIVE LOT DRAINAGE EASEMENT.

**EXISTING DRAINAGE EASEMENT NOTE**  
THE DRAINAGE EASEMENTS SHOWN IN THE ORIGINAL "SUNSET COVE ESTATES" RECORDED IN BOOK 944 OF MAPS, PAGE 01, RECORDS OF MARICOPA COUNTY, ARIZONA, ARE HEREBY ABANDONED.

- LEGEND**
- SECTION LINE
  - MONUMENT LINE
  - PROPERTY LINE
  - OTHERS PROPERTY LINE
  - EASEMENT (AS NOTED)
- BRASS CAP IN HANDHOLE  
○ BRASS CAP (OR AS NOTED)  
● SET REBAR, LS 50618 (OR AS NOTED)  
● FOUND MONUMENT (AS NOTED)
- DOC. DOCUMENT  
FND. FOUND  
MCR MARICOPA COUNTY RECORDER  
P.U.F.E. PUBLIC UTILITIES AND FACILITIES EASEMENT  
V.N.A.E. VEHICULAR NON-ACCESS EASEMENT  
(C) CALCULATED BEARINGS/DISTANCES  
(M) MEASURED BEARINGS/DISTANCES  
(R#) RECORDED BEARINGS/DISTANCES



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	6.13'	17.00'	20°40'02"
C2	20.57'	17.00'	69°19'58"
C3	26.70'	17.00'	90°00'00"
C4	21.03'	25.00'	48°11'23"
C5	21.03'	25.00'	48°11'23"



BARNETT LAND SURVEYING, LLC 201 WEST STANFORD AVENUE GILBERT, ARIZONA 85233 PHONE: (602) 510-7797 E-MAIL: SHANE@BARNETTSURVEY.COM	JOB NO: LS15-0113 DRAWN BY: SRB REVIEW BY: SRB
A FINAL PLAT OF <b>SUNSET COVE ESTATES, AMENDED</b>	
DATE: 05/20/2015	SHEET: 2 OF 2