

SITUATED IN PORTIONS OF SECTIONS 22 & 23,
TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THAT DMB MESA PROVING GROUNDS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "EASTMARK DEVELOPMENT UNIT 6, PARCELS 7 AND 8", SITUATED IN PORTIONS OF SECTIONS 22 & 23, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER 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.

DMB MESA PROVING GROUNDS LLC 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 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.

DMB MESA PROVING GROUNDS 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 3-FOOT (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.

DMB MESA PROVING GROUNDS LLC HEREBY GRANTS TO THE CITY OF MESA A TEMPORARY EASEMENT OVER EACH AREA SHOWN ON THIS PLAT AS "TIE" OR "TEMPORARY TURNAROUND EASEMENT" FOR PURPOSES OF VEHICULAR AND PEDESTRIAN ACCESS OVER, UPON AND ACROSS SUCH EASEMENT AREA AS A TEMPORARY CUL-DE-SAC. THE FOREGOING EASEMENT SHALL TERMINATE AUTOMATICALLY, WITHOUT NEED FOR FURTHER ACTION BY DMB MESA PROVING GROUNDS LLC OR THE CITY, UPON RECORDATION IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, OF A SUBDIVISION PLAT COVERING SAID EASEMENT AREA AND PROVIDING VEHICULAR AND PEDESTRIAN ACCESS RIGHTS (WHETHER BY PUBLIC RIGHT-OF-WAY OR PRIVATE STREET) THROUGH SAID EASEMENT AREA.

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT AS TRACTS "A THRU Q, W, FF, JJ, KK, MM, PP, TT" ARE HEREBY RESERVED AS DRAINAGE FACILITIES AND RETENTION BASINS 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.

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.

BY: _____
ITS: _____

STATE OF ARIZONA }
COUNTY OF MARICOPA }

SS

MY COMMISSION EXPIRES: _____

STATE OF ARIZONA }
COUNTY OF MARICOPA }

SS

THAT EASTMARK RESIDENTIAL ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS FINAL PLAT FOR "EASTMARK DEVELOPMENT UNIT 3-4 PARCELS 3/4-1 THROUGH 3/4-3" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS PLAT.

THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____, DAY OF _____,
20____

BY: _____

ITS: _____

STATE OF ARIZONA }
COUNTY OF MARICOPA }

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THE
DAY OF _____, 20____.

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.

APPROVED BY: _____

CITY ENGINEER DATE



DMB MESA PROVING GROUNDS LLC,
A DELAWARE LIMITED LIABILITY COMPANY
7600 E. DOUBLETREE RANCH ROAD
SUITE 300
SCOTTSDALE, AZ 85258
TEL (480) 367-7000
FAX (480) 367-9788
CONTACT: ERIC J. TUNE, PE, LEED AP

HOSKIN RYAN CONSULTANTS, INC.
6245 N. 24TH PARKWAY, SUITE 100
PHOENIX, AZ. 85016
TEL (602) 252-8384
FAX (602) 252-8385
CONTACT: DANIEL B. HEMKEN, PE

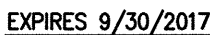
HELD NORTH 89°36'12" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22

THE PROPERTY LIES IN FLOOD ZONE "D", DEFINED BY THE FEDERAL EMERGENCY
MANAGEMENT ASSOCIATION (FEMA) AS "AREAS OF UNDETERMINED FLOOD HAZARD",
PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER, 04013C2760L UNPUBLISHED

PLANNED COMMUNITY DISTRICT (PC) WITH AN APPROVED COMMUNITY PLAN,
THE DEVELOPMENT UNIT PLAN FOR DEVELOPMENT UNITS 3/4 (DU 3/4).
LAND USE GROUPS TO BE USED ARE LUG-V AND LUG-OS.

1	COVER AND APPROVALS
2	NOTES, TRACT TABLE, AND LEGEND
3	INDEX MAP
4-8	PLAT SHEETS
9	CURVE DATA TABLES
10	TYPICAL EASEMENT & SETBACK DETAILS
11-15	SPECIFIC EASEMENT DETAILS

I, MICHAEL A. BANTA, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT CONSISTING OF 15 SHEETS, REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF FEBRUARY 2016; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE; 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.



MICHAEL A. BANTA
ARIZONA REGISTERED LAND SURVEYOR
REGISTRATION 38175
HOSKIN RYAN CONSULTANTS, INC.
PHOENIX, AZ 85016

304-32-001J
DMB MESA PROVING GROUNDS LLC

304-32-001J

APN: 304-50-812A
DMB MESA PROVING GROUNDS LLC

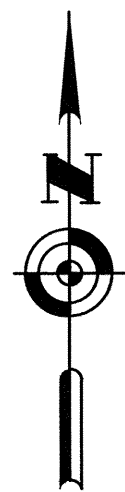
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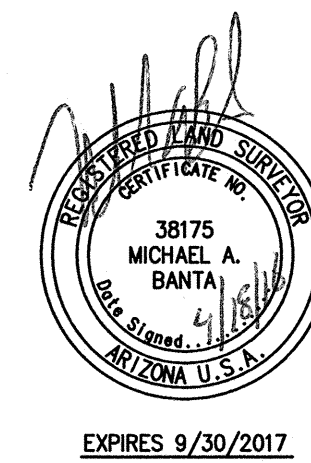
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DRAFTED BY _____	DATE _____
CHECKED BY _____	DATE _____

SCALE: 1" = 80'

A horizontal scale bar with alternating black and white segments. Below the bar are numerical markings at 0, 40, 80, and 160.



E. RAY ROAD
MAP OF DEDICATION EASTMARK-PHASE 1
BOOK 1117, PAGE 47 M.C.R.



EXPIRES 9/30/2017

AREA 51.453 AC

Job No: 15-041

SHEET 3 OF 15

Date: 4/18/2016

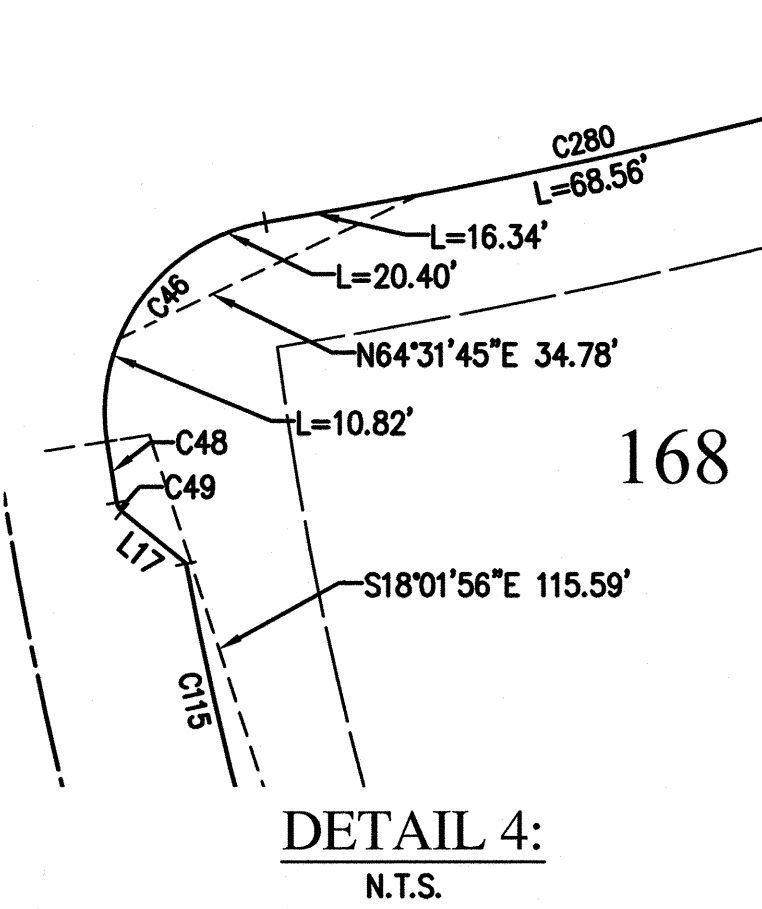
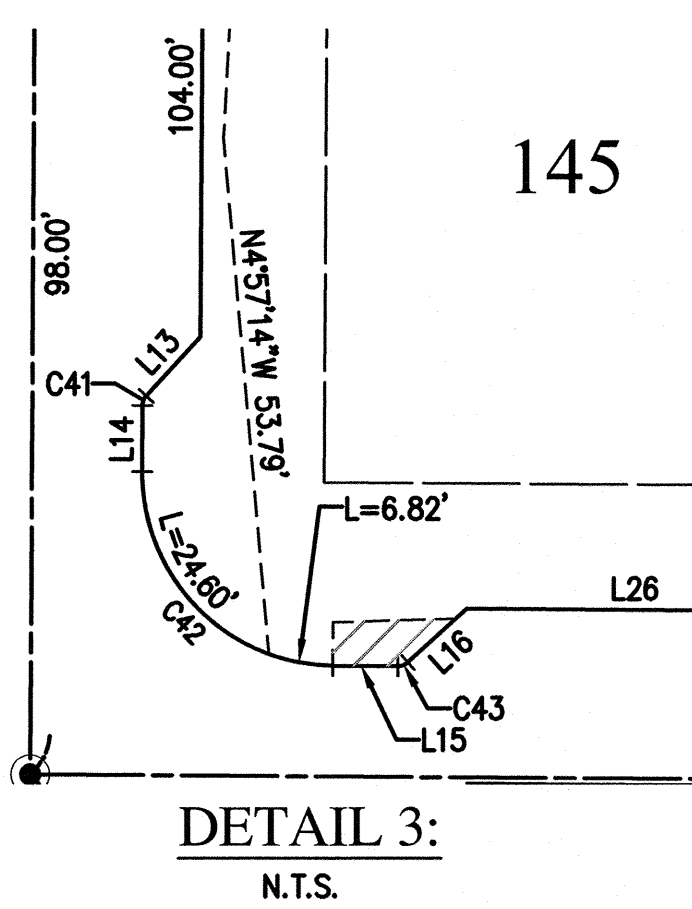
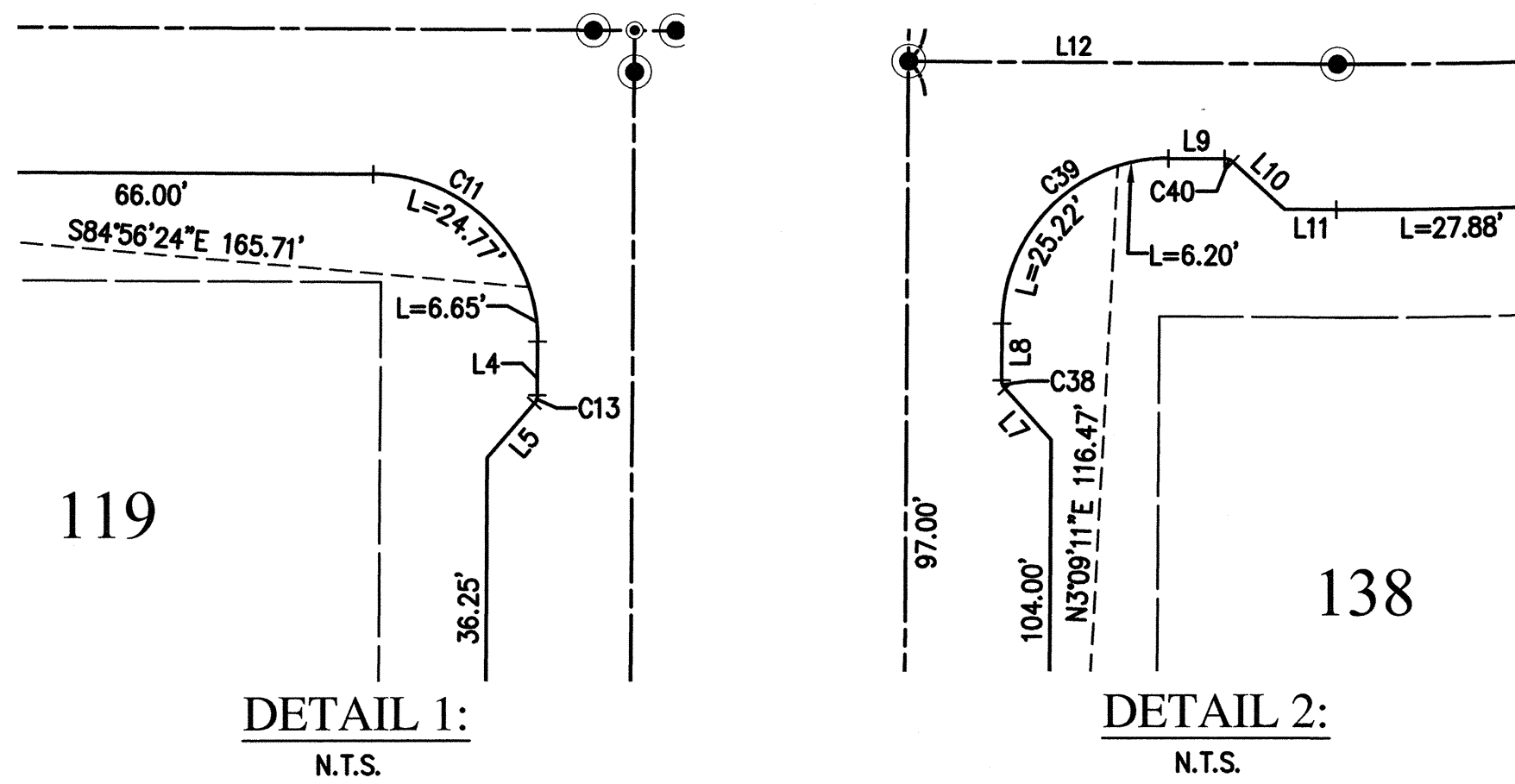
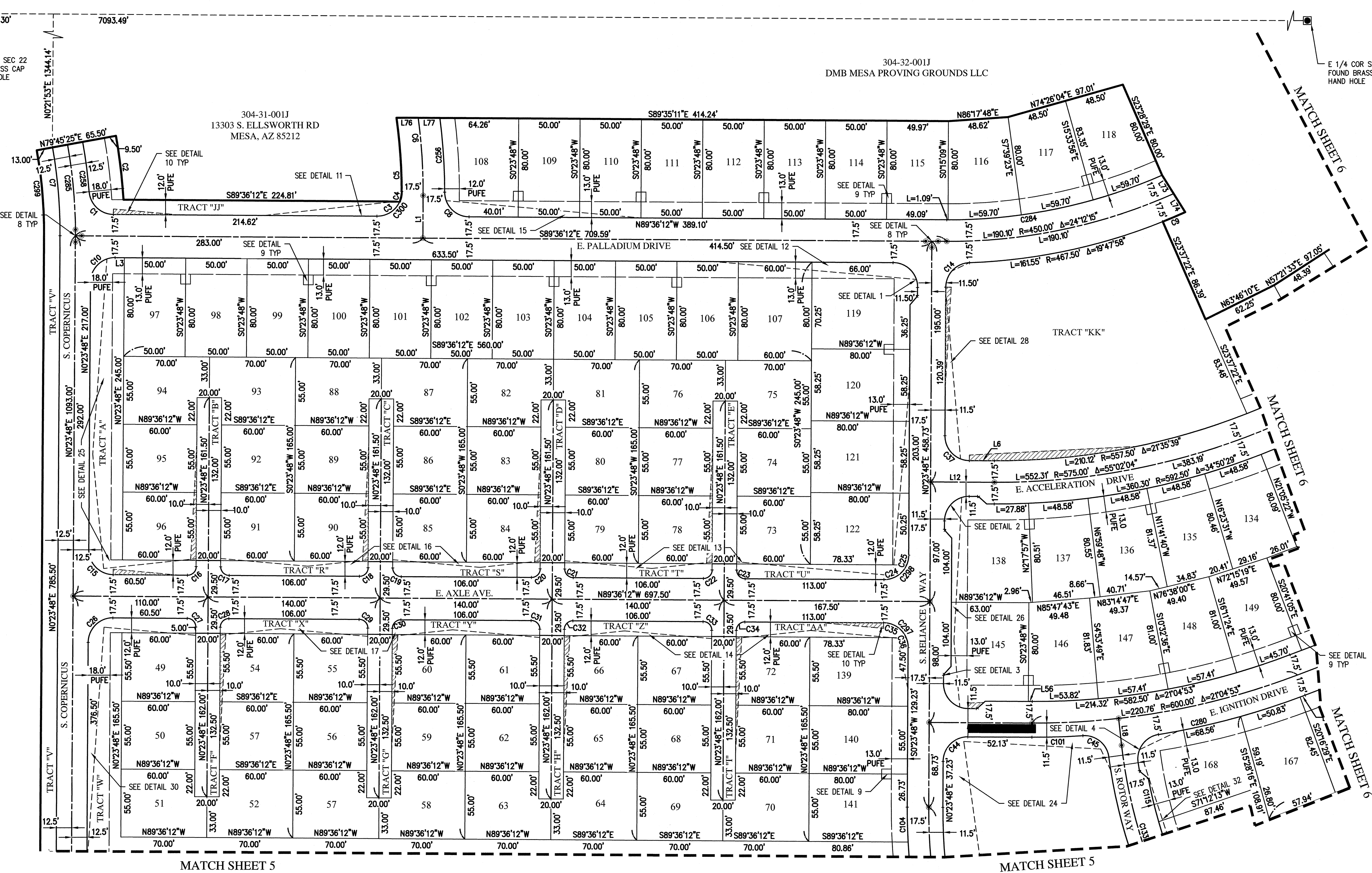


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NOTE:
SEE SHEET 9 FOR LINE AND CURVE TABLES.



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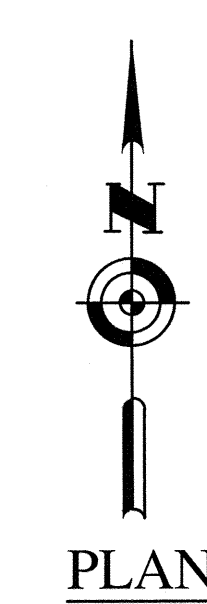
AREA 51.453 AC	SHEET 4 OF 15
Job No: 15-041	Date: 4/18/2016

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NOTE:

SEE SHEET 9 FOR LINE AND CURVE TABLES.



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APN: 304-50-812A
DMB MESA PROVING GROUNDS LLC
(FUTURE DEVELOPMENT)

EASTMARK 7-50 PHASE 2
BOOK 1201, PAGE 12 M.C.R.

MAP OF DEDICATION EASTMARK PHASE 1
BOOK 117, PAGE 47 M.C.R.

S. INSPRIAN PARKWAY

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PLAN

SCALE: 1" = 40'



EXPIRES 9/30/2017

APN: 304-50-812A
DMB MESA PROVING GROUNDS LLC
(FUTURE DEVELOPMENT)

SE COR SEC 23
FOUND MARICOPA
COUNTY BRASS CAP

S 1/4 COR SEC 23
FND MARICOPA COUNTY
ALUMINUM CAP



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AREA 51.453 AC	SHEET 8 OF 15
Job No: 15-041	Date: 4/18/2016

NOTE:
SEE SHEET 9 FOR LINE AND CURVE TABLES.

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MATCH SHEET 5

MATCH SHEET 7

MATCH SHEET 7

MATCH SHEET 7

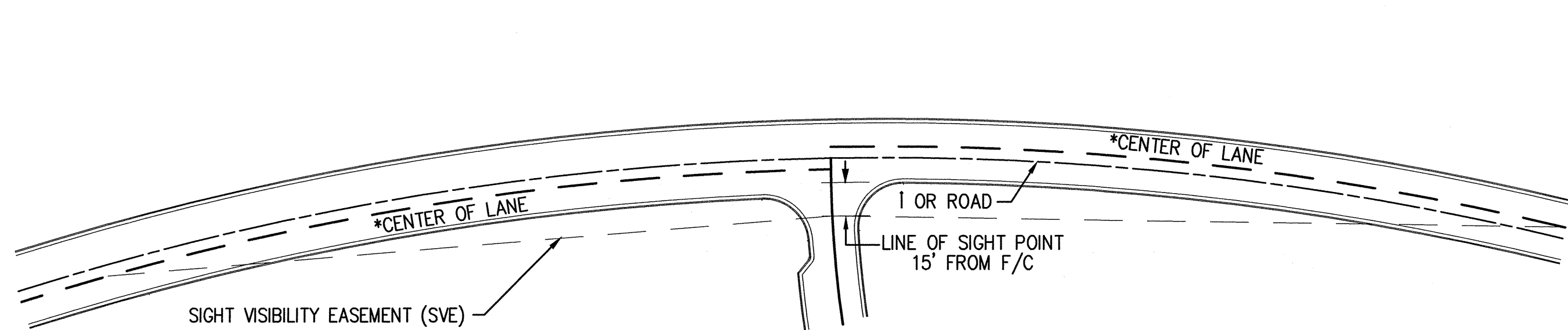
TRACT "TT"

TRACT "SS"

E. RAY ROAD
MAP OF DEDICATION EASTMARK PHASE 1
BOOK 1117, PAGE 47 M.C.R.

S. INSPIRIAN PARKWAY
MAP OF DEDICATION EASTMARK PHASE 1
BOOK 1117, PAGE 47 M.C.R.

25.00' SRP EASEMENT

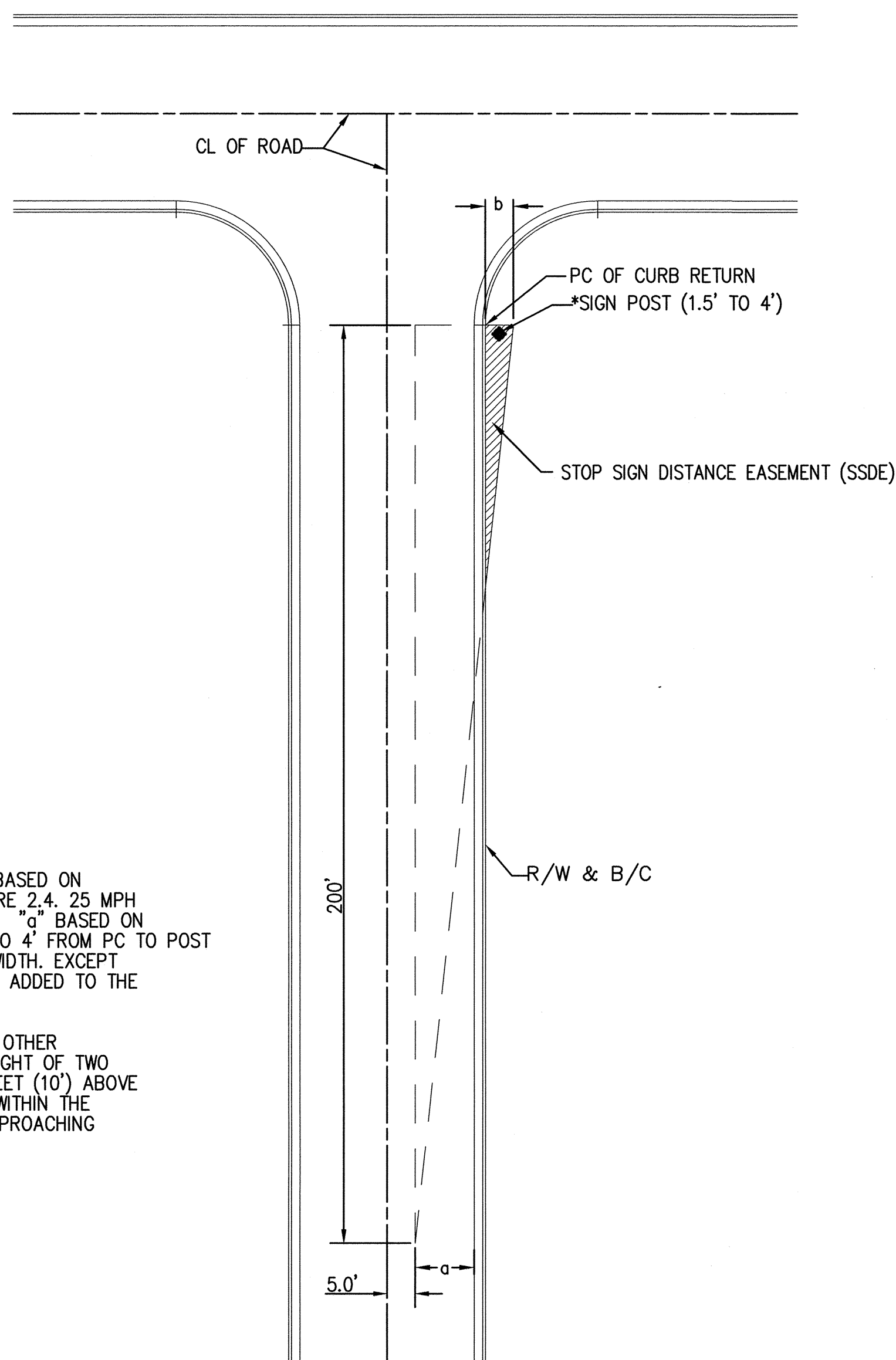


*FOR 17.5' WIDE STREETS CENTER OF LANE = 5.0'
FOR 11.5' WIDE STREETS CENTER OF LANE = 5.5'

1. SIGHT VISIBILITY EASEMENT BASED ON CITY OF MESA DEVELOPMENT OF DESIGN GUIDELINES FOR SIGHT TRIANGLES (IN FEET) ON STRAIGHT SECTIONS OF ROAD, BASED ON 2001 AASHTO INTERSECTION SIGHT DISTANCE GUIDELINES FOR CASE B1-LEFT TURN MANEUVER FORM STOP, LEVEL GRADE, PASSENGER CAR. REVISED 10/20/2004. DESIGN SPEED = 30 MPH.
2. THIS TYPICAL DETAIL SHOWS THE WORST CASE SCENARIO OF AN INTERSECTION WITH A CONTINUOUS CURVED STREET WITH A CENTERLINE RADIUS EQUAL TO THE CITY OF MESA MINIMUM OF 300'.
3. THERE SHALL BE NO FENCE, WALL, SHRUBBERY, SIGN OR ANY OTHER OBSTRUCTION TO VISION BETWEEN A HEIGHT OF THREE FEET (3') AND EIGHT FEET (8') ABOVE THE CENTERLINE GRADES OF THE INTERSECTING STREETS OR WITHIN THE SIGHT TRIANGLE. THERE SHOULD NOT BE INTERFERENCE WITH THE LINE OF SIGHT OF A DRIVER TO AN OBJECT, SUCH AS THE OVERGROWTH OF A PLANT THAT IS PLACED ON THE EDGE OF THE SIGHT TRIANGLE.

DETAIL 7:

1"=50'
S.V.E.
SIGHT VISIBILITY EASEMENT

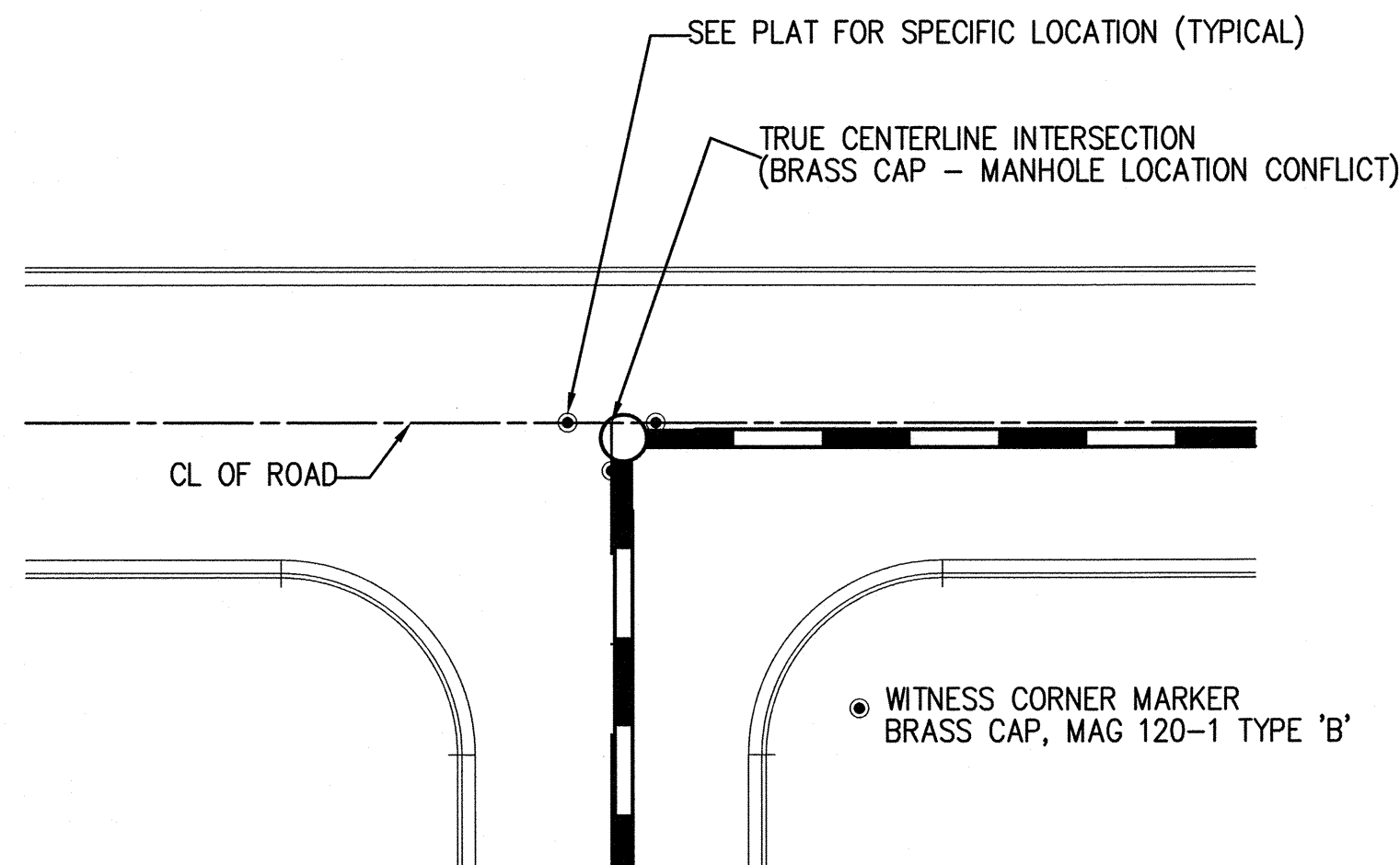


DETAIL 10:

1"=20'
S.S.D.E.
STOP SIGN DISTANCE EASEMENT

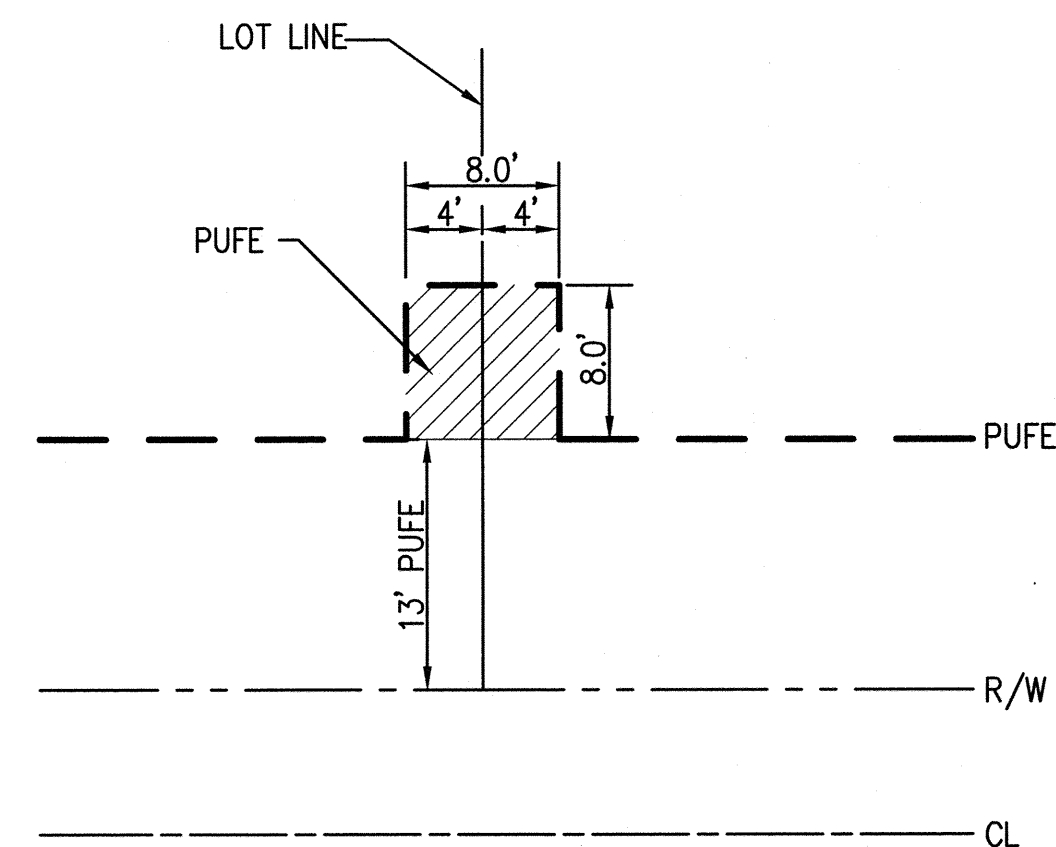
NOTES:

1. STOP SIGN SIGHT DISTANCE EASEMENT BASED ON CITY OF MESA DESIGN GUIDELINES, FIGURE 2.4. 25 MPH SPEED LIMIT FOR APPROACHING STREET. "a" BASED ON 2LU (34'). "b" = 5.0', BASED ON 1.5' TO 4' FROM PC TO POST LOCATION, PLUS 1.25' FOR HALF SIGN WIDTH. EXCEPT AT CHICANE LOCATIONS WHERE 2' WAS ADDED TO THE DISTANCE FROM PC TO POST LOCATION.
2. NO FENCE, WALL, SHRUBBERY, SIGN OR OTHER OBSTRUCTION TO VISION BETWEEN A HEIGHT OF TWO AND ONE-HALF FEET (2.5') AND TEN FEET (10') ABOVE THE TOP OF CURB GRADE IS ALLOWED WITHIN THE STOPPING SIGHT DISTANCE TRIANGLE APPROACHING A STOP SIGN.



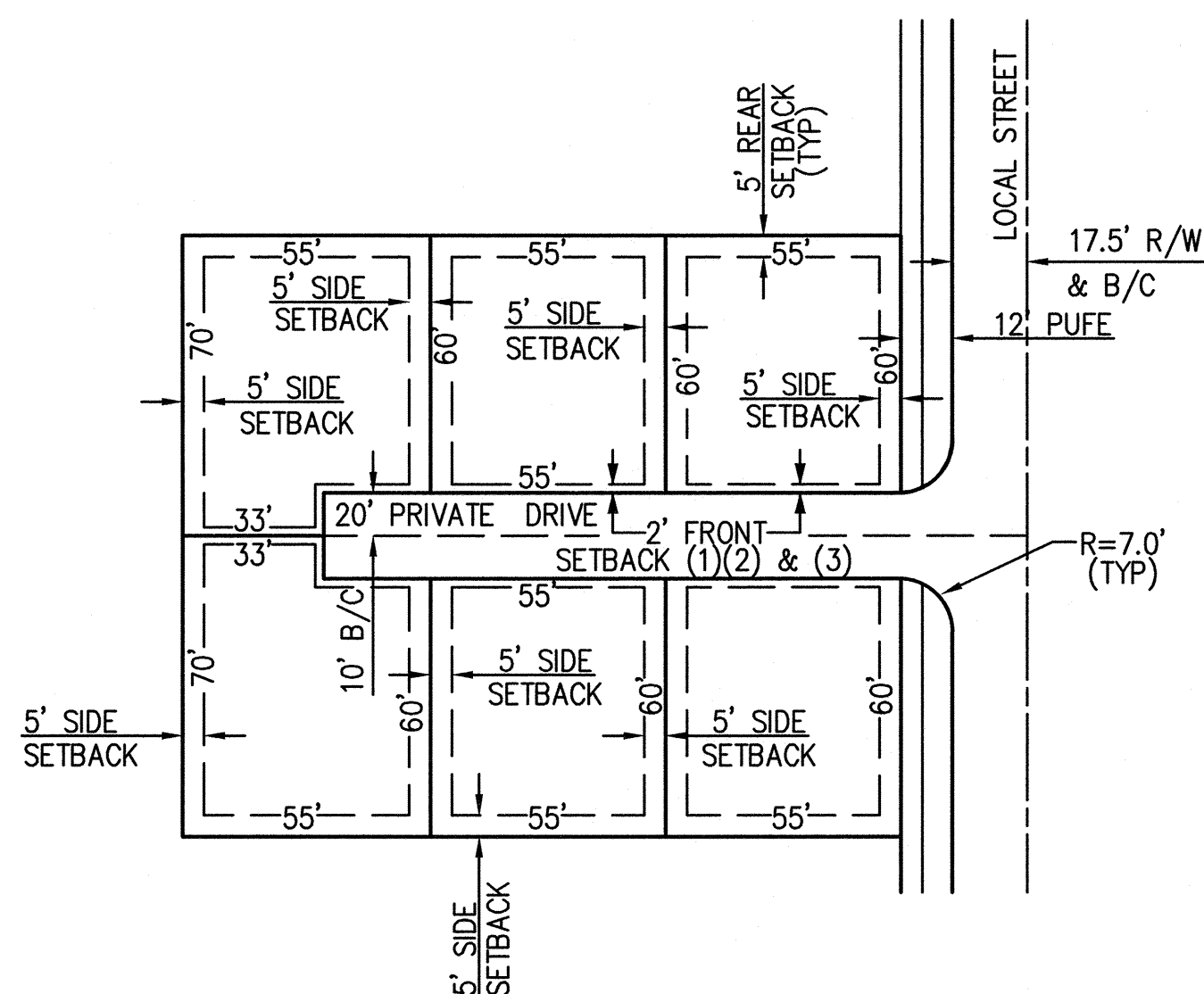
DETAIL 8:

1"=20'
WITNESS CORNERS TYPICALLY TO BE SET 5' FEET FROM TRUE CENTERLINE INTERSECTION UNLESS PC OR PT OF CENTERLINE CURVE FALLS WITHIN 5 FEET OF INTERSECTION.



DETAIL 9:

NTS
P.U.F.E.
PUBLIC USE FACILITIES EASEMENT



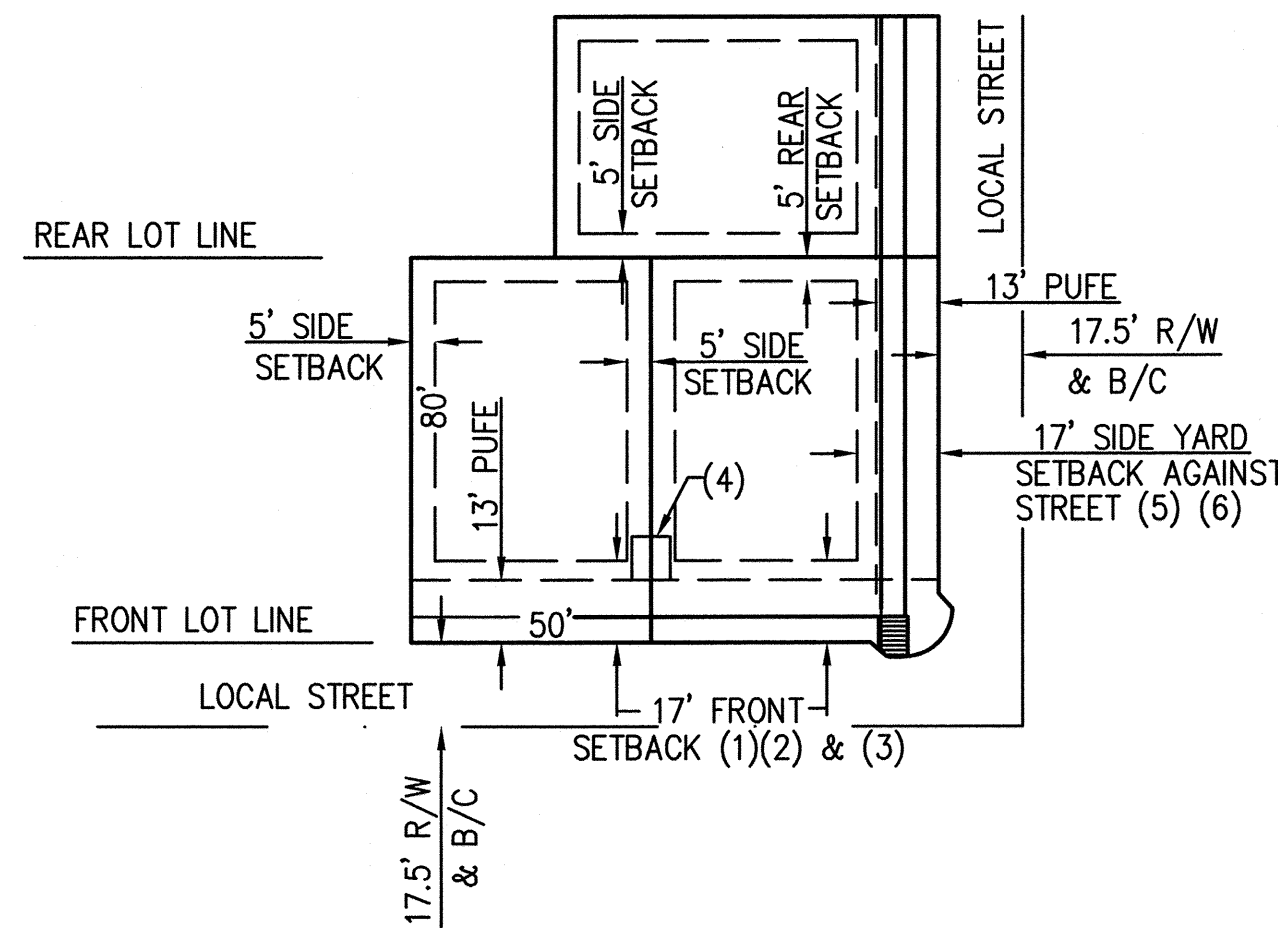
NOTES:

- (1) 2' FROM PROPERTY LINE (BACK OF CURB) TO LIVING AREA
- (2) LOT MINIMUM WIDTH WILL BE ESTABLISHED AT 2' FROM BACK OF CURB
- (3) IF A DRIVEWAY IS PROVIDED THE SETBACK TO FACE OF GARAGE DOOR SHALL BE 18'

TYPICAL LOT AUTO COURT 55' X 60' DETAIL

(PARCEL 3/4 - 1)

NTS
LOTS 1 THRU 94



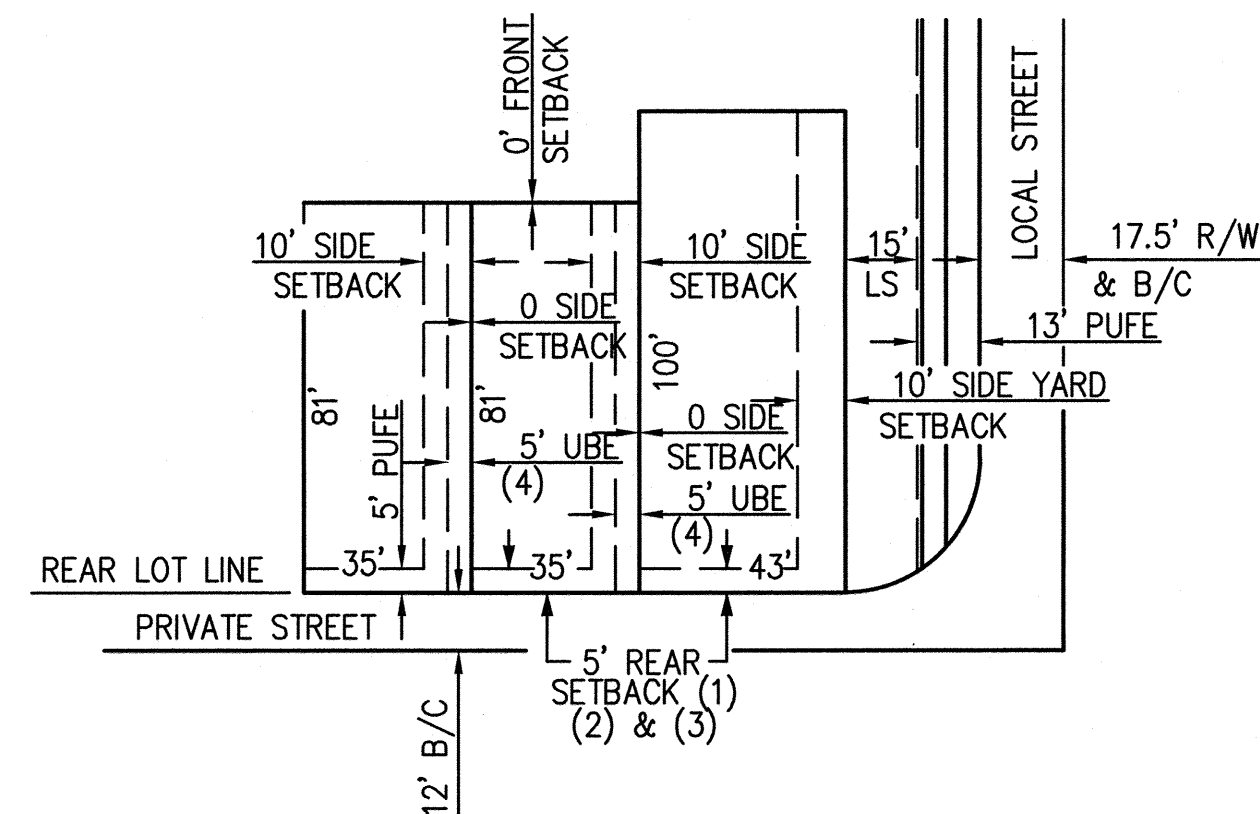
NOTES:

- (1) 17' FROM PROPERTY LINE (BACK OF CURB) TO LIVING AREA OR SIDE ENTRY GARAGE.
- (2) LOT MINIMUM WIDTH WILL BE ESTABLISHED AT 11' FROM BACK OF CURB
- (3) SETBACK FOR UPPER LEVELS IS 11' FROM R/W
- (4) 8' W x 8' D PUFE, CENTERED ON LOT LINE FOR UTILITY APPURTENANCE TO BE ESTABLISHED BASED ON DRY UTILITY DESIGN. SRP TRANSFORMERS TO BE LOCATED BETWEEN DRIVEWAYS ONLY
- (5) A 15' SIDEYARD SETBACK REQUIRED FOR LOTS 154,156,168, & 170
- (6) NO GARAGE ENTRY FROM SIDE STREET

TYPICAL LOT SINGLE FAMILY 50' X 80' DETAIL

(PARCEL 3/4 - 2)

NTS
LOTS 95 THRU 182



NOTES:

- (1) 0' FROM PROPERTY LINE (BACK OF CURB) TO LIVING AREA
- (2) LOT MINIMUM WIDTH WILL BE ESTABLISHED AT 5' FROM BACK OF CURB
- (3) SETBACK FOR UPPER LEVELS IS 5' FROM R/W
- (4) CONCEPTUAL USE AND BENEFIT EASEMENT.

TYPICAL LOT GREEN COURT

35' X 81', 43' X 100' DETAIL

(PARCEL 3/4 - 3)

NTS
LOTS 183 THRU 251

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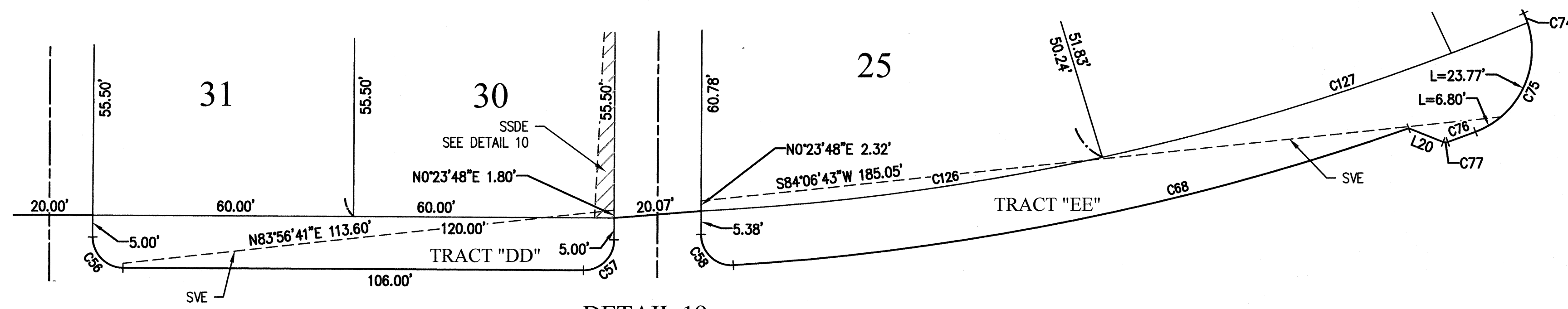
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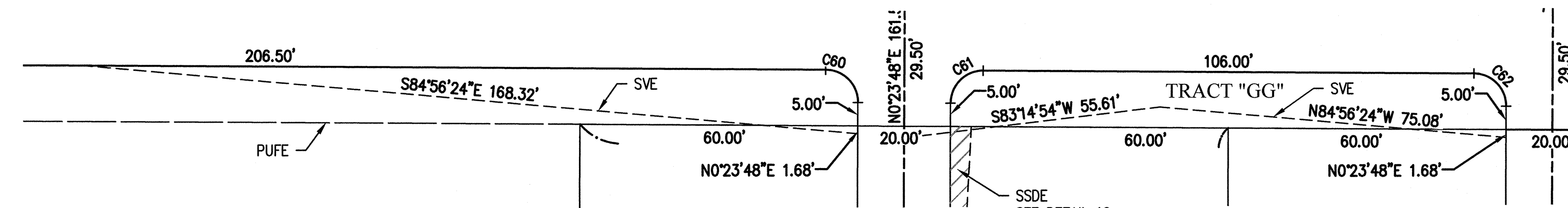
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AREA 51.453 AC	SHEET 10 OF 15
Job No: 15-041	Date: 4/18/2016

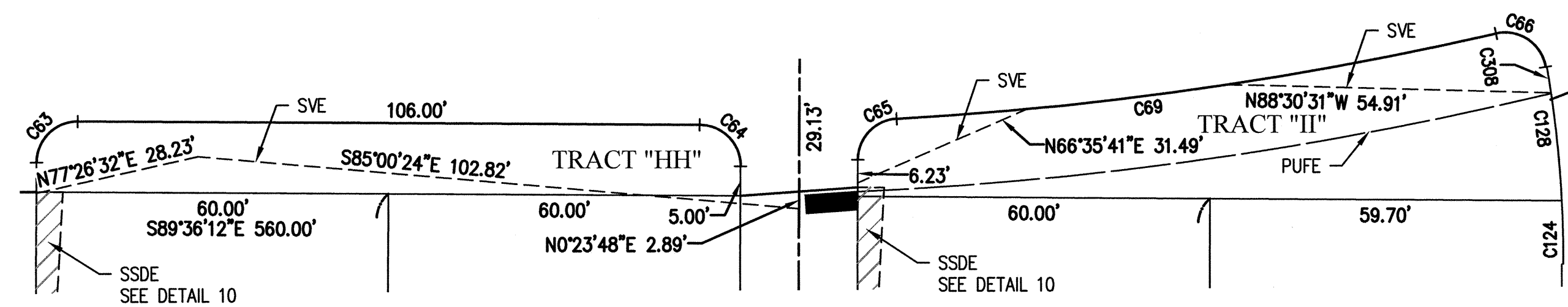
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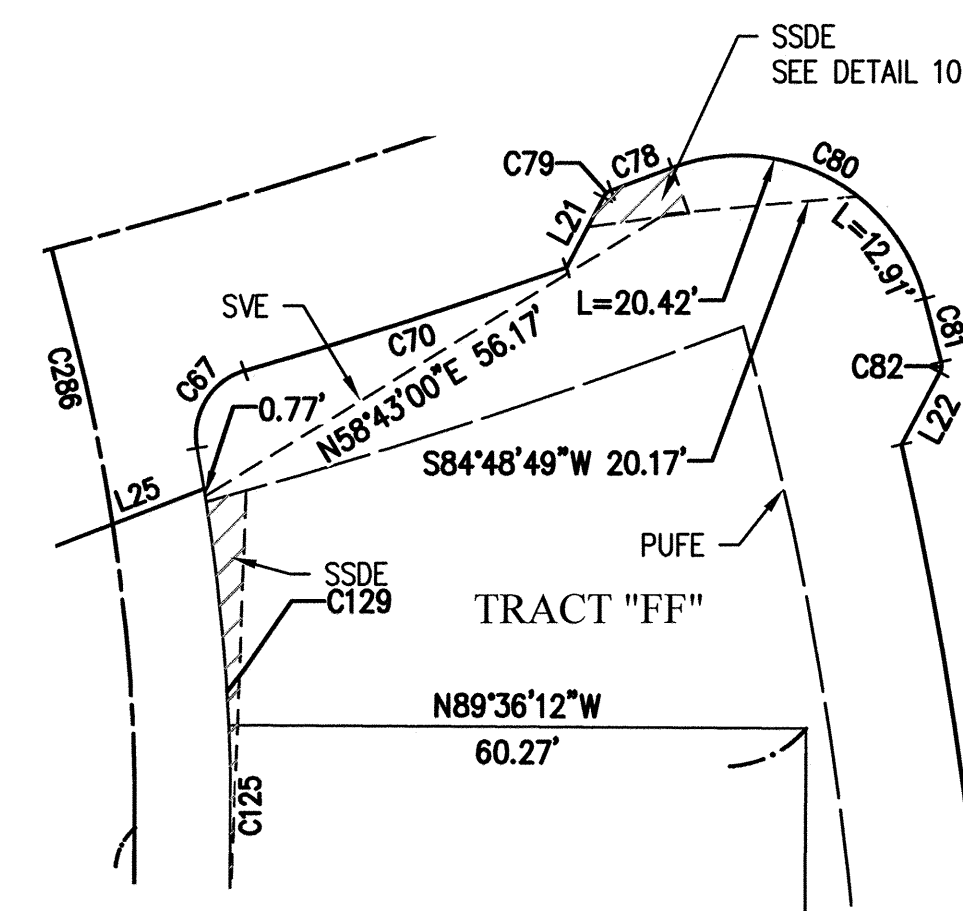
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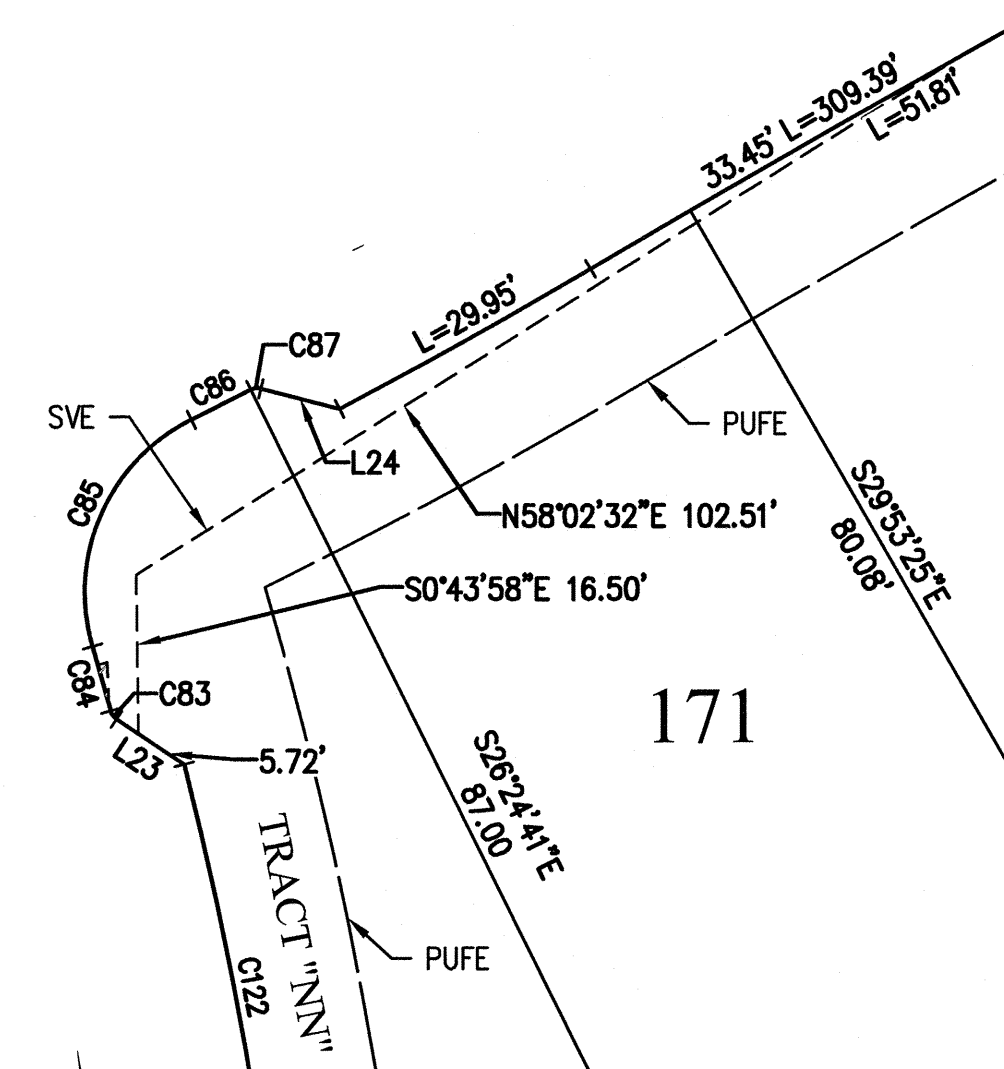
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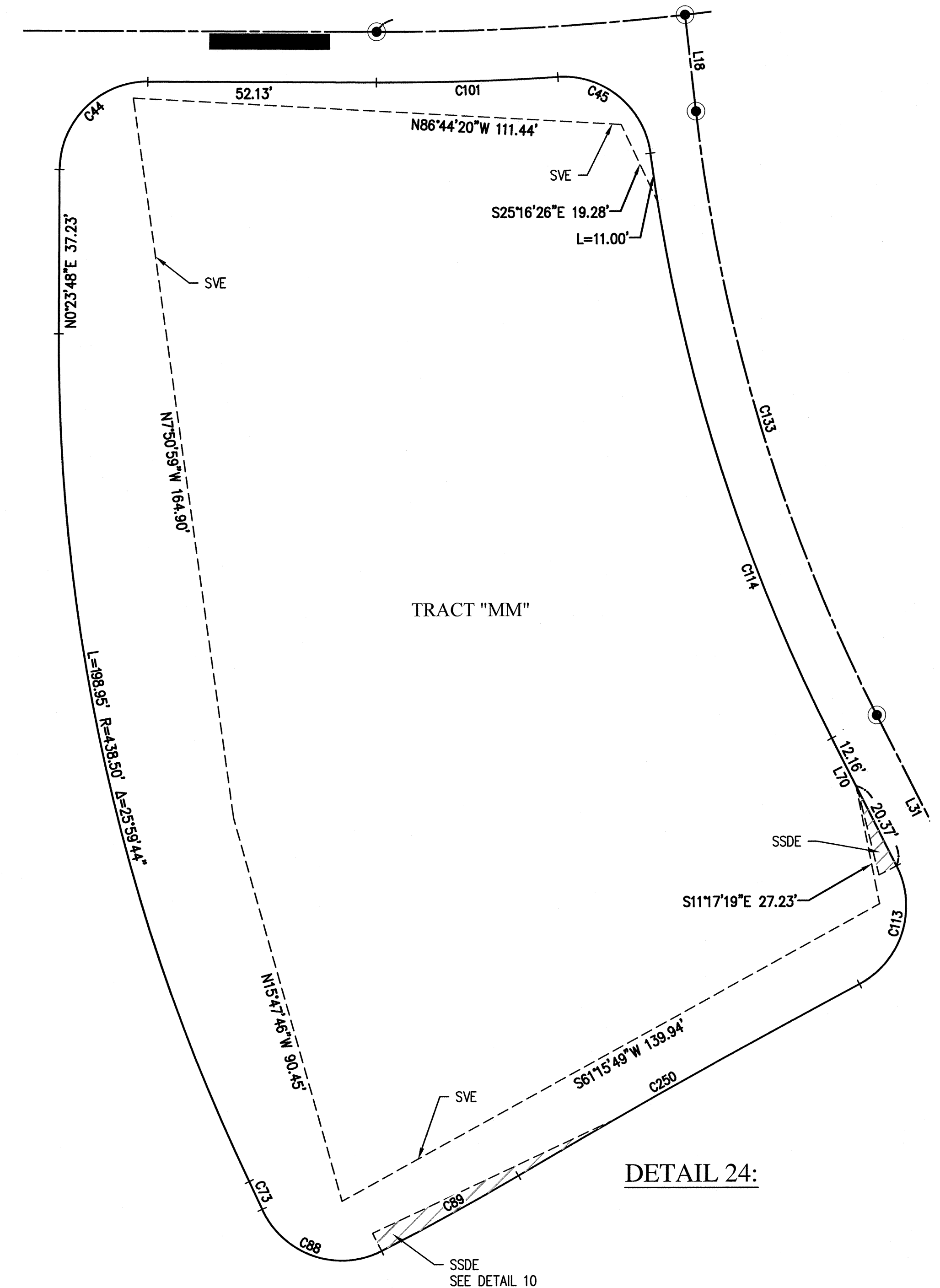
DETAIL 21:



DETAIL 22:

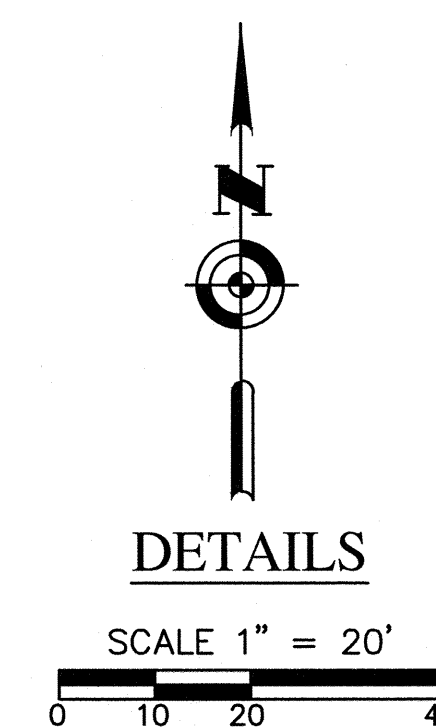


DETAIL 23:



DETAIL 24:

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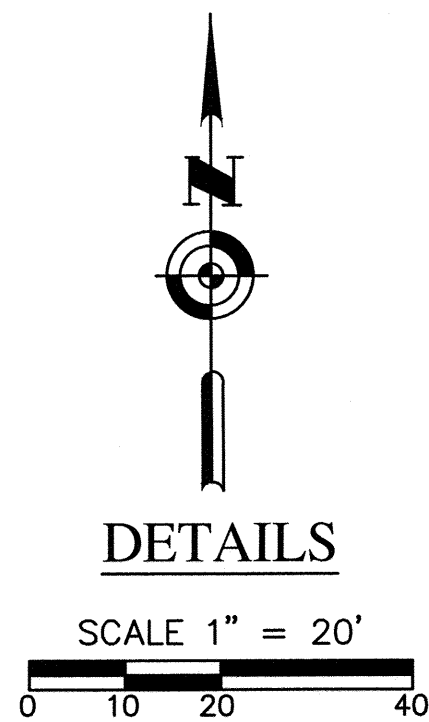
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AREA 51.453 AC SHEET 12 OF 15
 Job No: 15-041 Date: 4/18/2016

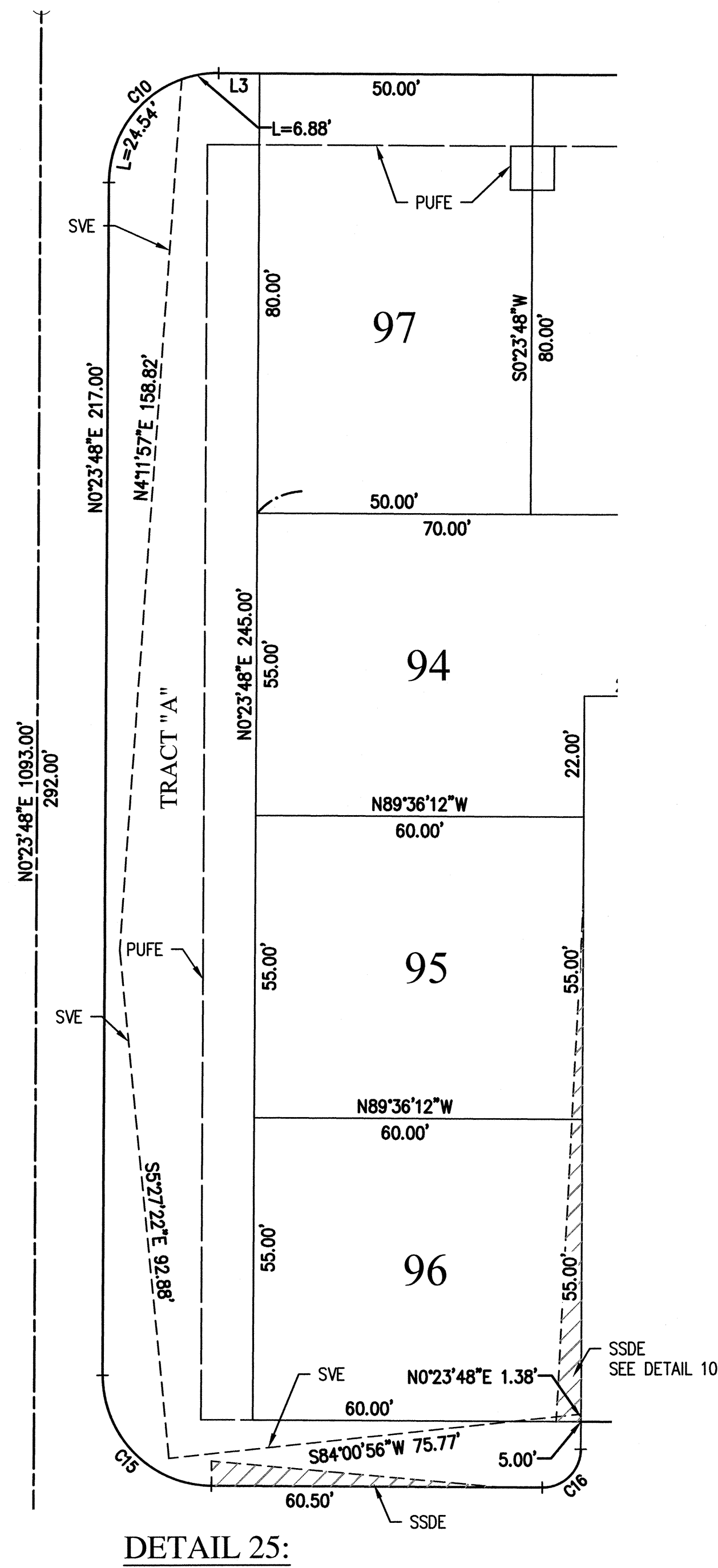
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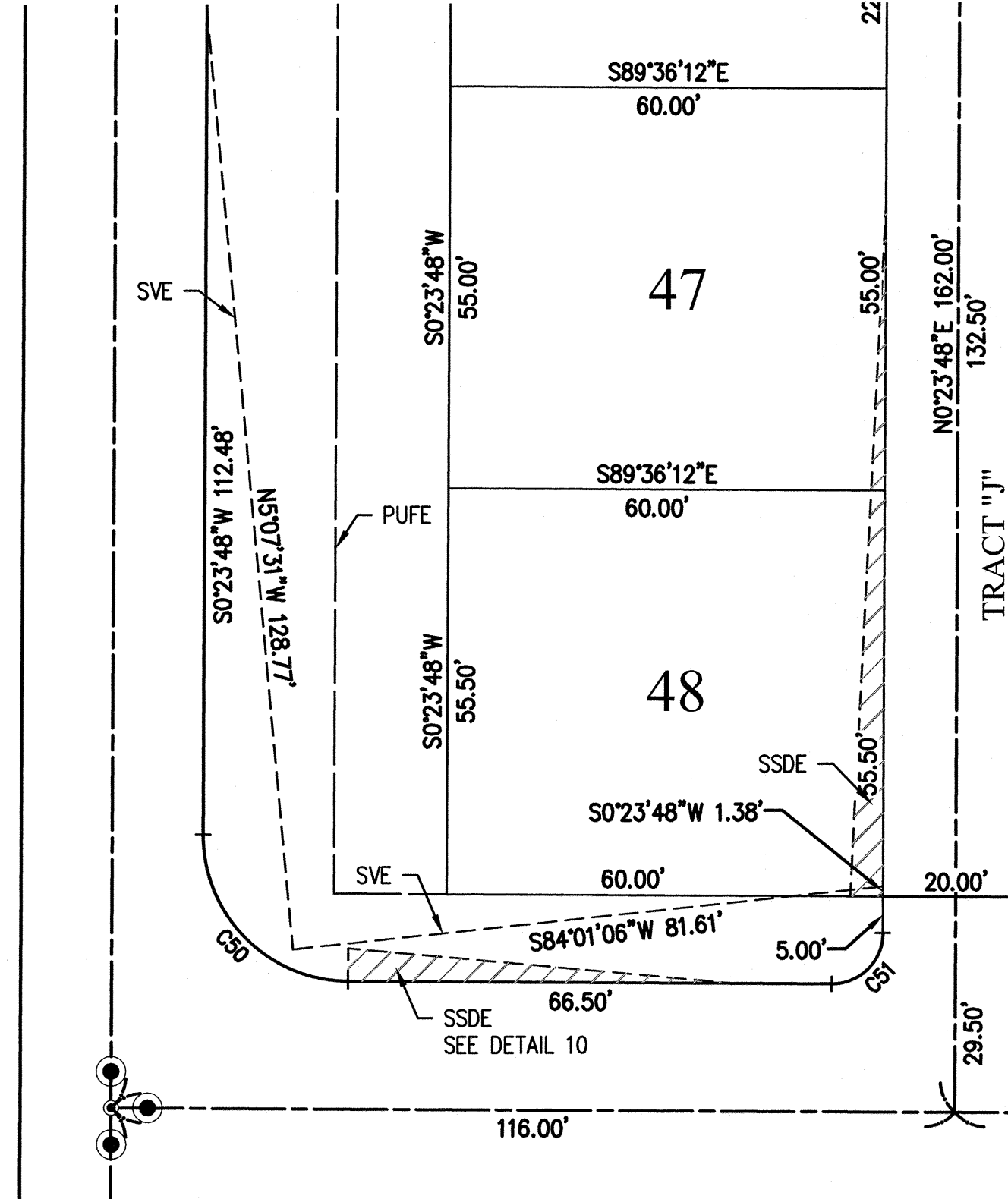
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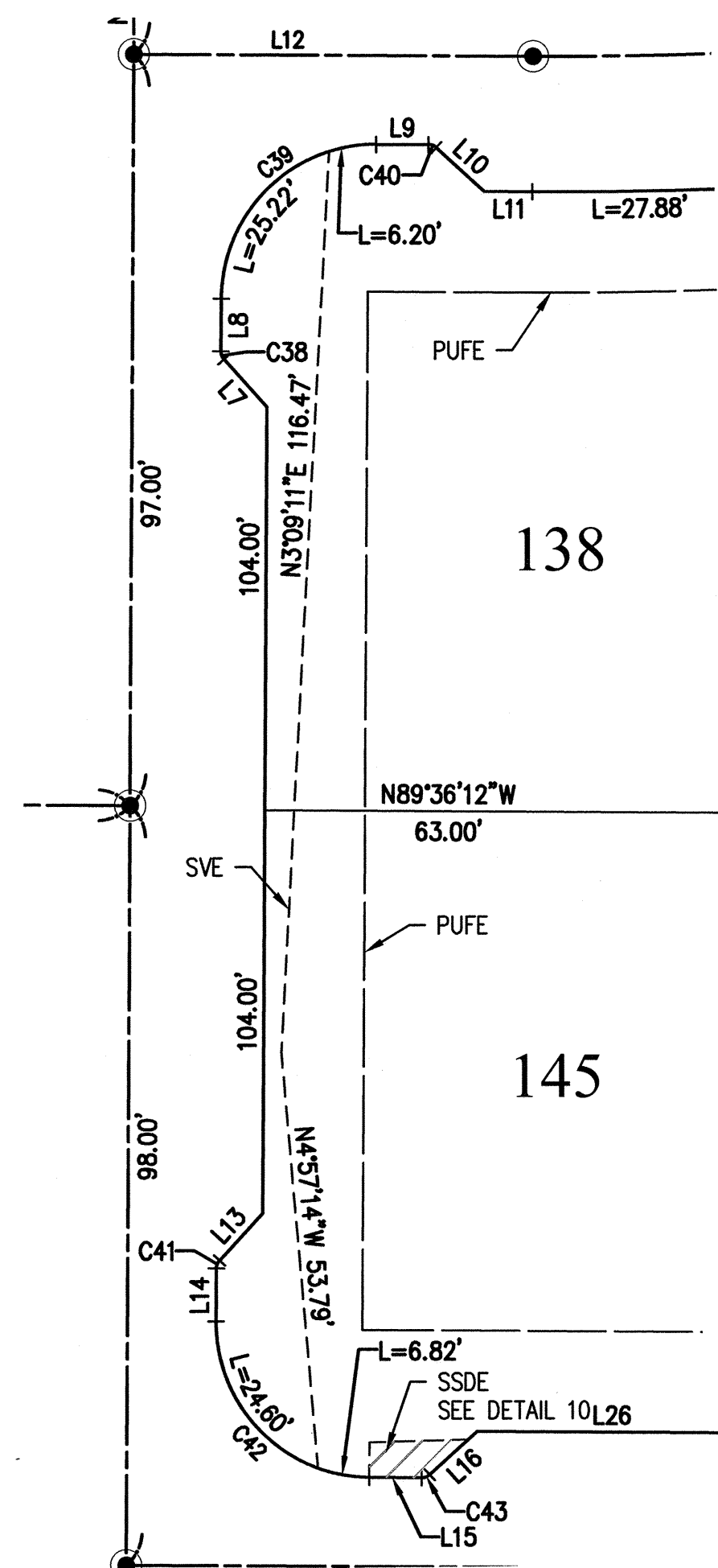
DETAILS



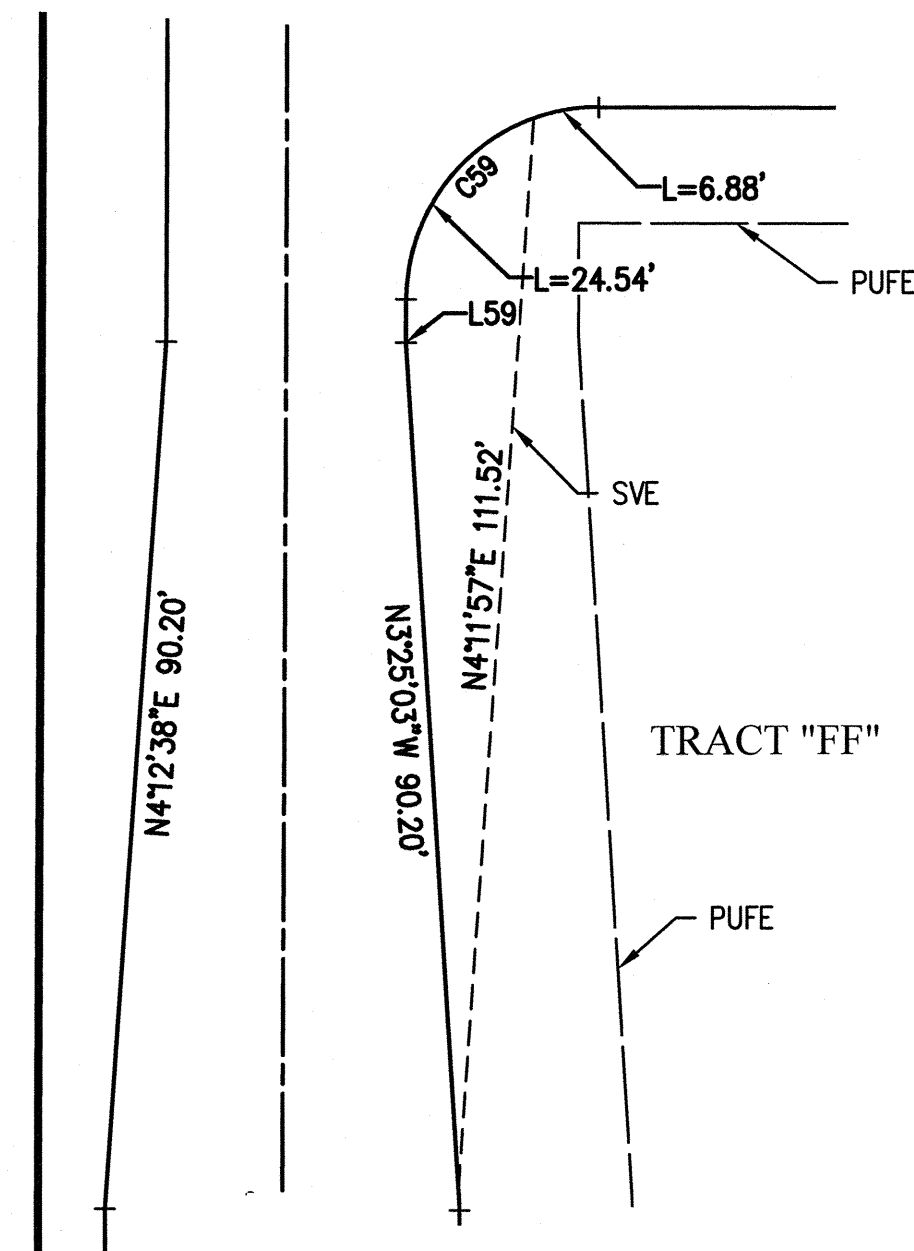
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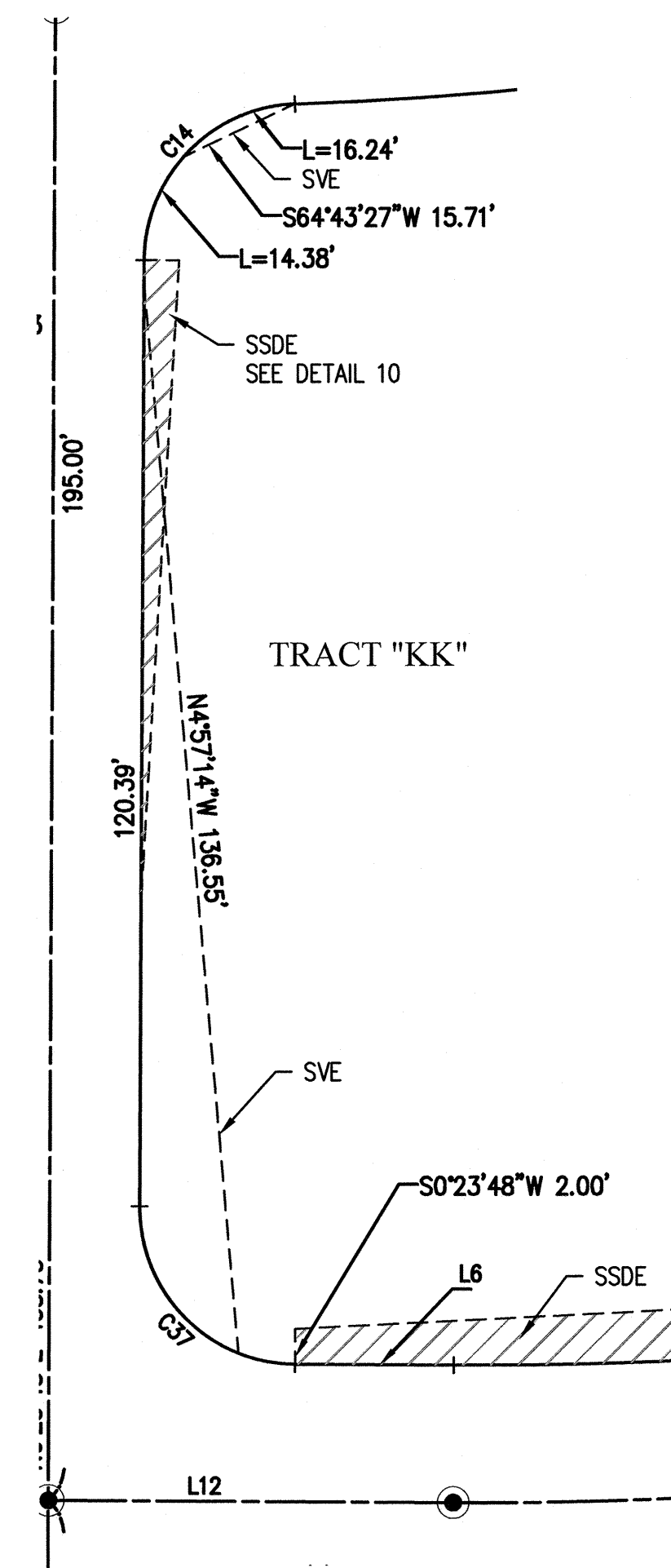
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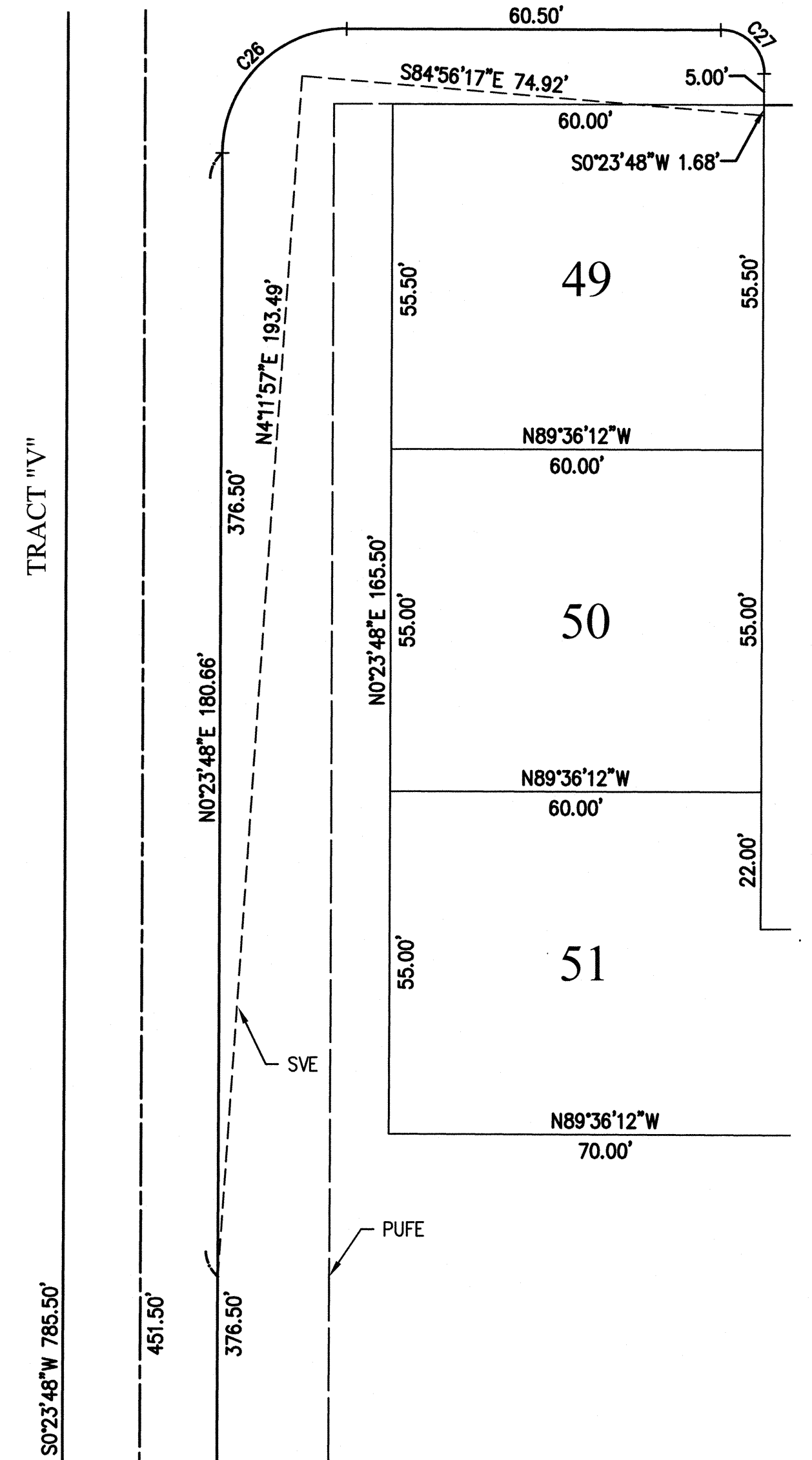
DETAIL 26:



DETAIL 29:



DETAIL 28:



DETAIL 30:



EXPIRES 9/30/2017



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AREA 51.453 AC

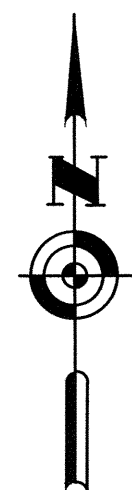
SHEET 13 OF 15

Job No: 15-041

Date: 4/18/2016

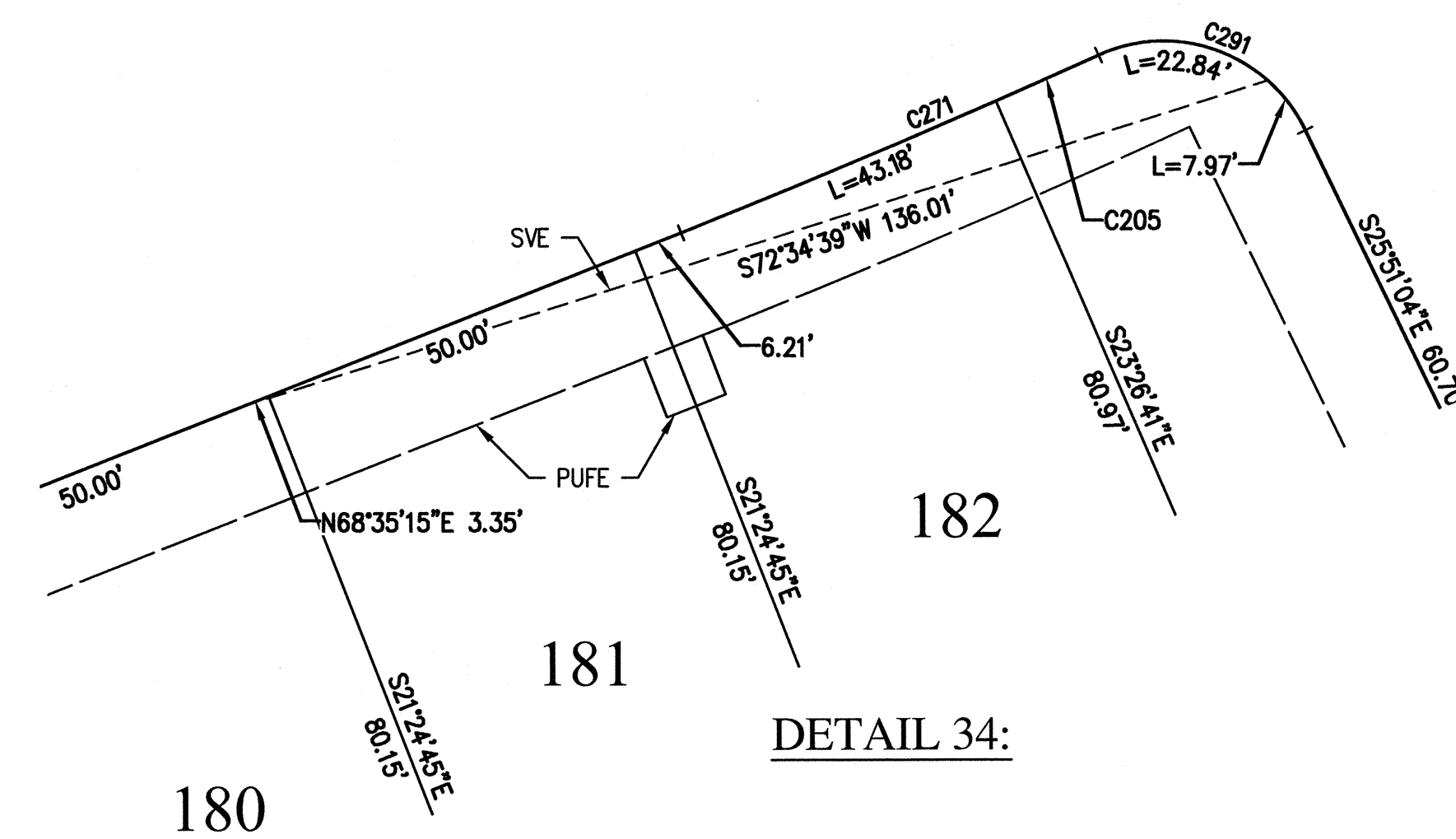
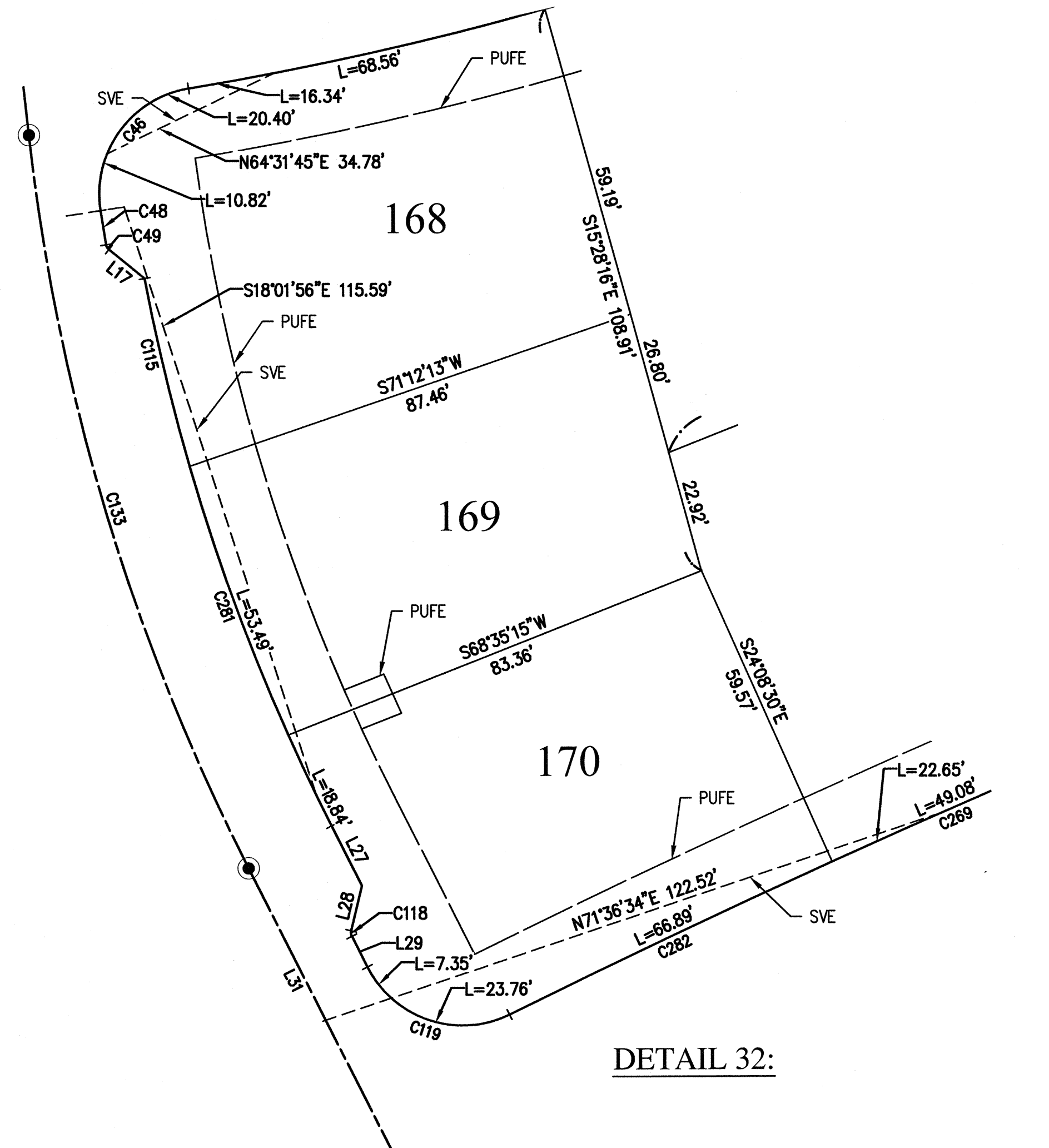
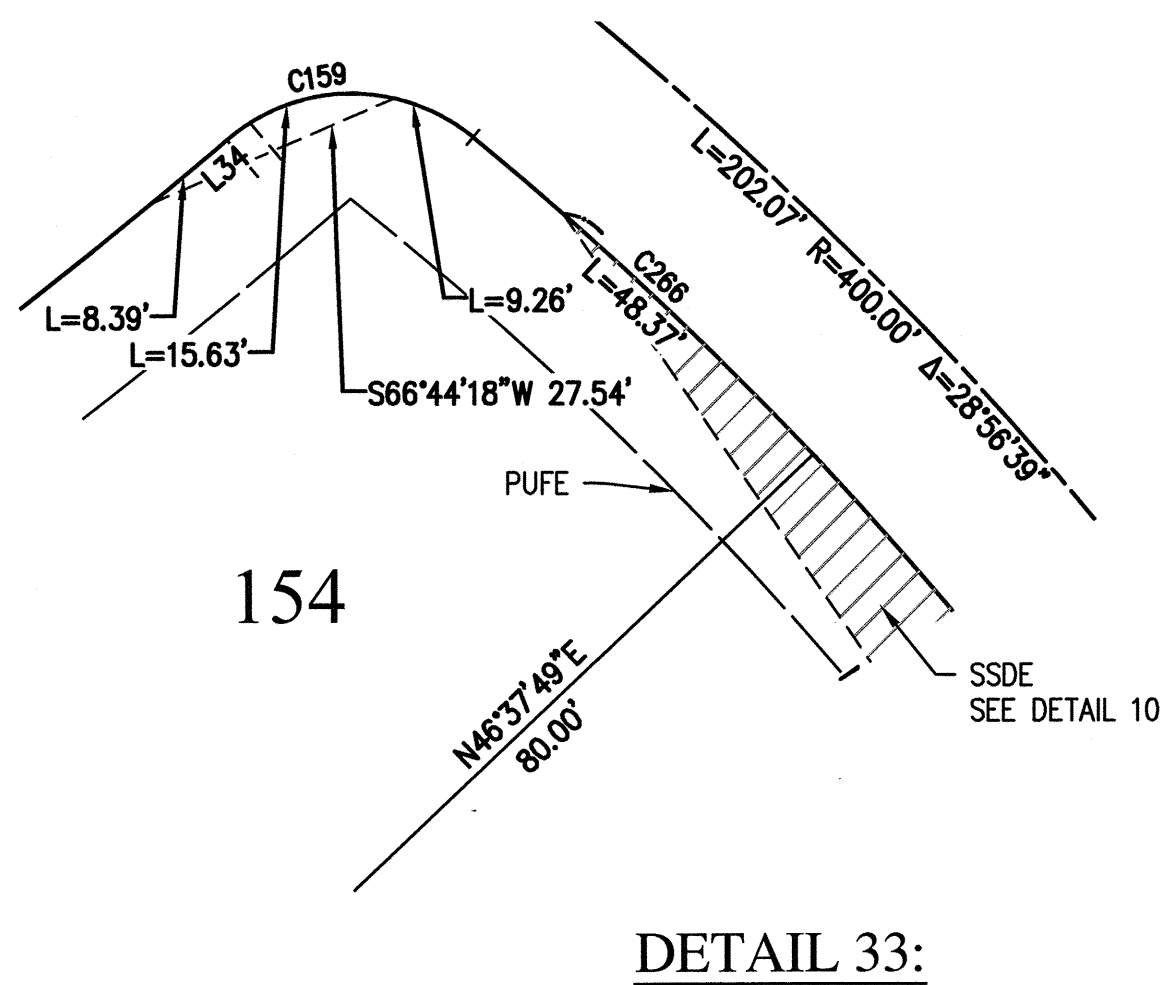
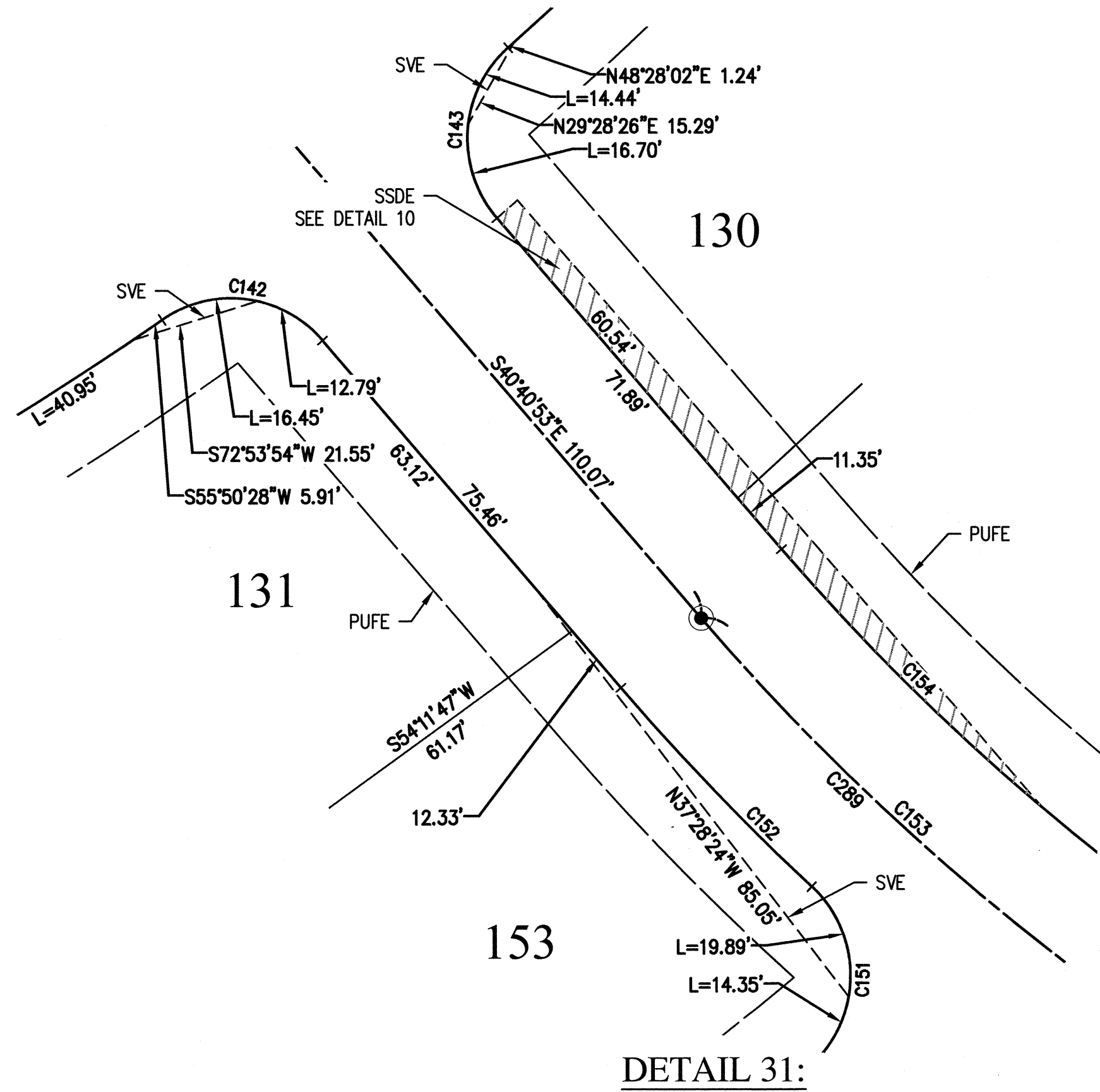
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DETAILS

SCALE 1" = 20'
 0 10 20 40



Hoskin•Ryan Consultants Inc.
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AREA 51.453 AC

SHEET 14 OF 15

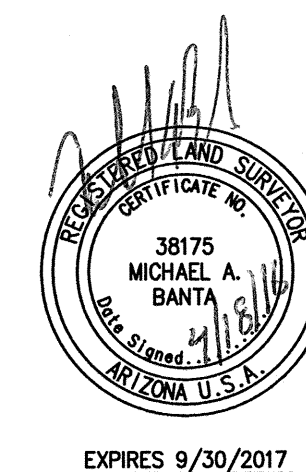
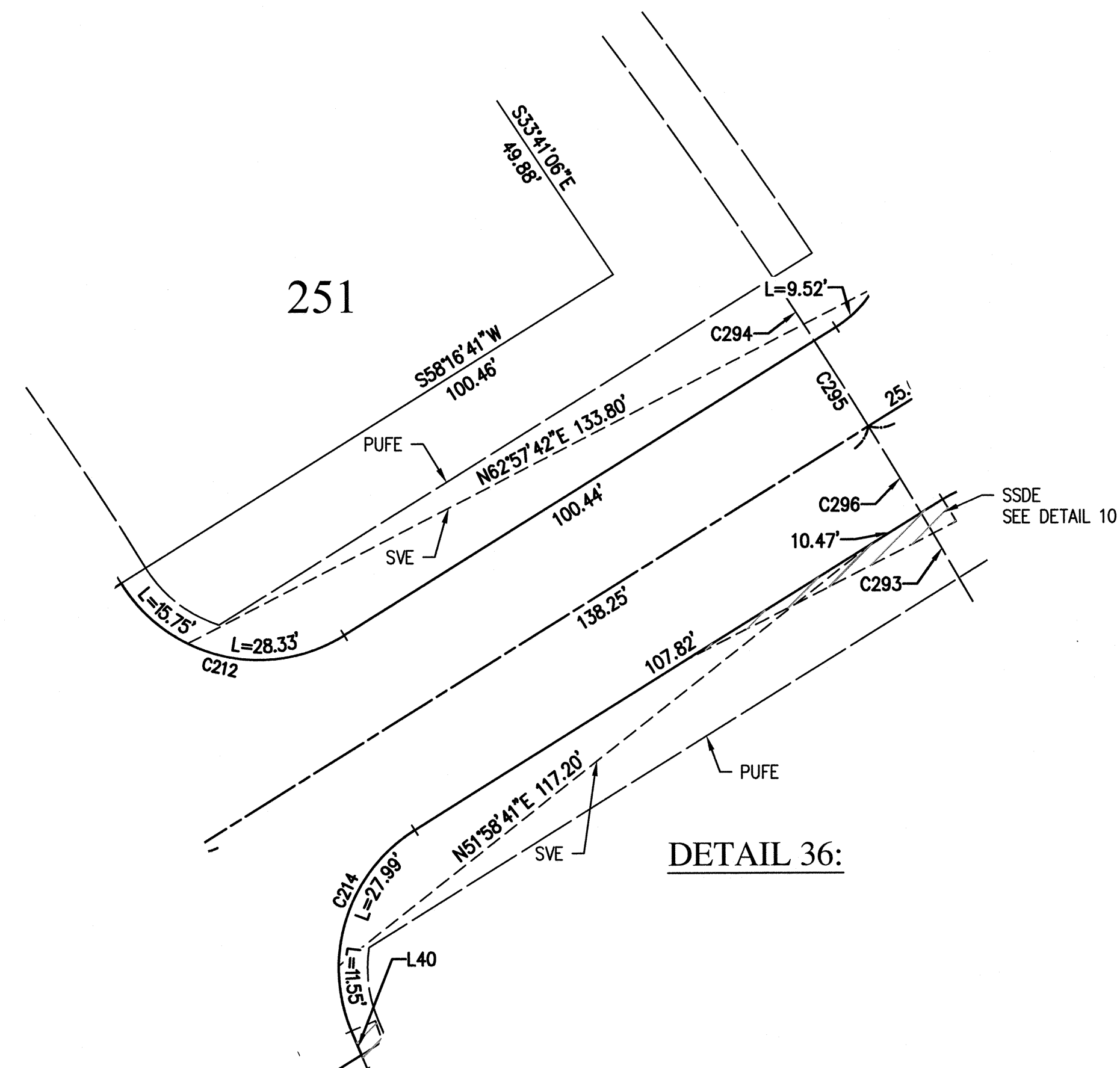
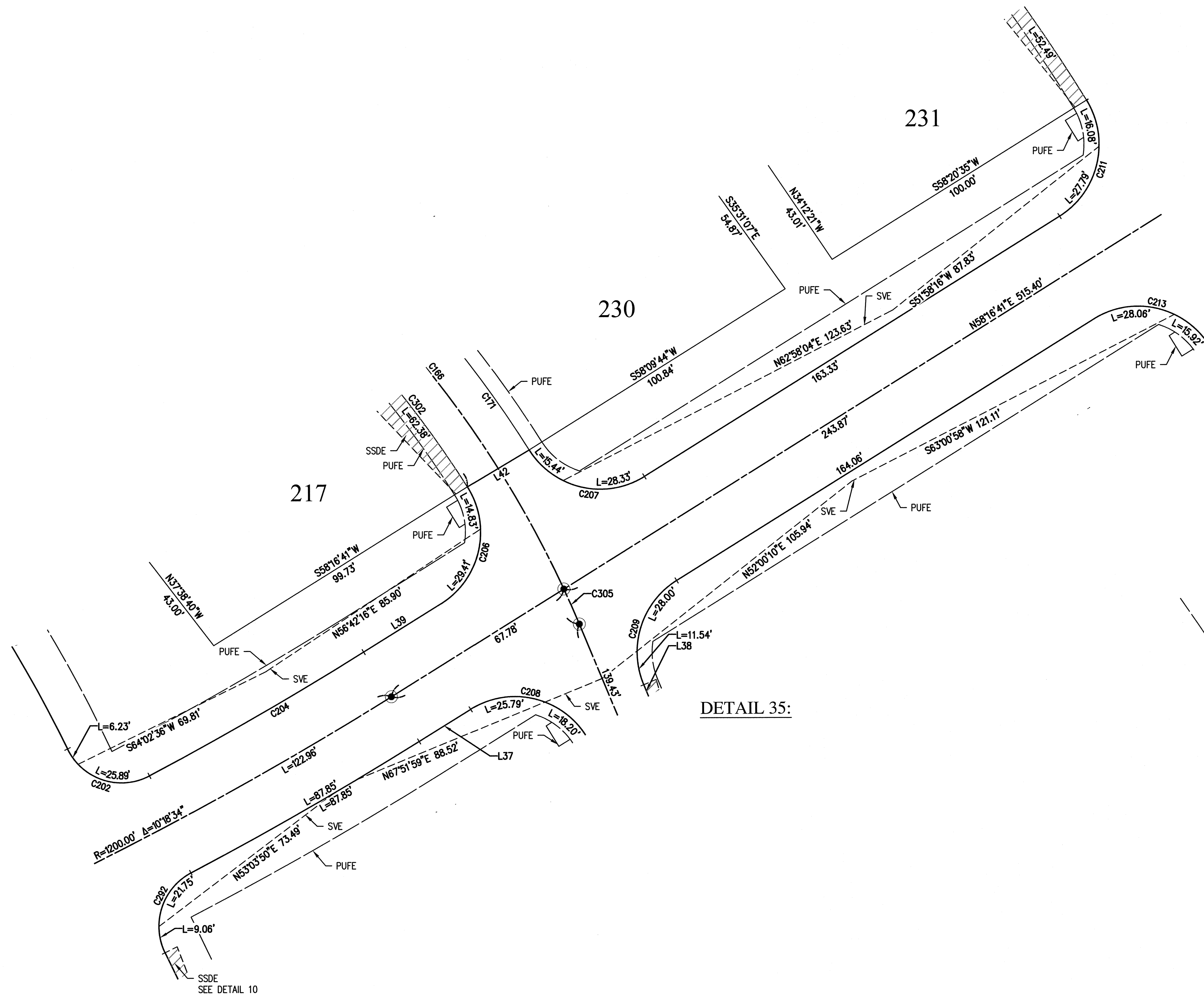
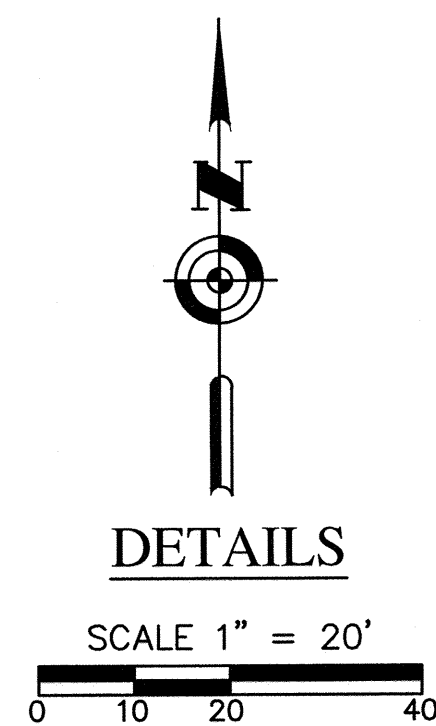
Job No: 15-041

Date: 4/18/2016

Land Planning • Hydrology • Land Development • Civil Engineering • Surveying

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