## PLAT FOR EASTMARK

# DEVELOPMENT UNIT 6 SOUTH PARCEL 6-1 AND PARCEL 6-2

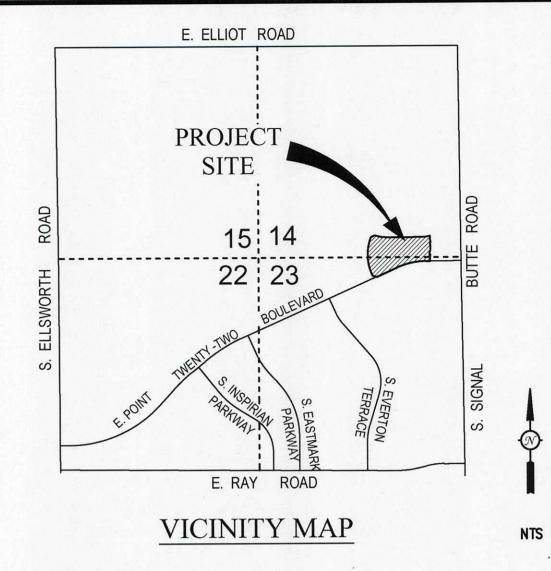
SITUATED IN PORTIONS OF SECTIONS 14 & 23, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

#### DEDICATION STATE OF ARIZONA COUNTY OF MARICOPA KNOW ALL MEN BY THESE PRESENTS: THAT DMB MESA PROVING GROUNDS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "EASTMARK DU-6 SOUTH, PARCEL 6-1 AND PARCEL 6-2", SITUATED IN SECTION 14 AND SECTION 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 DMB MESA PROVING GROUNDS 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. DMB MESA PROVING GROUNDS LLC HEREBY DEDICATES TO THE CITY OF MESA FOR USE AS SUCH THE PUBLIC UTILITY AND FACILITY EASEMENTS ("PUFE"), 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. IT IS AGREED THAT DMB MESA PROVING GROUNDS LLC OR ITS SUCCESSORS OR ASSIGNS SHALL HAVE FULL USE OF THE EASEMENT PREMISES EXCEPT FOR THE PURPOSE FOR WHICH THE SAME IS HEREIN CONVEYED TO THE CITY OF MESA, AND EXCEPT FOR USES WHICH INTERFERE WITH THE ENJOYMENT BY DMB MESA PROVING GROUNDS LLC OF THE RIGHTS AND SERVITUDE HEREIN CONVEYED TO IT, 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 DMB MESA PROVING GROUNDS LLC OR THE SUCCESSORS OR ASSIGNS OF DMB MESA PROVING GROUNDS LLC AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY DMB MESA PROVING GROUNDS LLC OR THE SUCCESSORS OR ASSIGNS OF DMB MESA PROVING GROUNDS 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. 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 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 TRACT "C" IS 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. THE DRAINAGE FACILITIES AND RETENTION AREAS SHALL BE MAINTAINED BY THE OWNER. THEIR 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 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. DMB MESA PROVING GROUNDS 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 DMB MESA PROVING GROUNDS LLC WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED. IN WITNESS WHEREOF: DMB MESA PROVING GROUNDS LLC, A DELAWARE 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\_

DMB MESA PROVING GROUNDS LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY: DMB ASSOCIATES, INC., AN ARIZONA CORPORATION

ACKNOWLE	DGMENT	
STATE OF ARIZONA	} } SS	
COUNTY OF MARICOPA		
THE FOREGOING INSTRU	MENT WAS EXECUTED BEFORE, DAY OF	ME, THE UNDERSIGNED NOTARY PUBLIC,, 2016,
	THE	
OF DMB MESA PROVING	G GROUNDS LLC, A DELAWARE INC., AN ARIZONA CORPORATION	LIMITED LIABILITY COMPANY.
MY COMMISSION EXPIRE	NOTARY	
RATIFICATI	ON AND APPRO	VAL OF PLAT
STATE OF ARIZONA COUNTY OF MARICOPA		
IN WITNESS WHERE C	)F:	
THAT EASTMARK RESIDE AND APPROVES THIS F IMPOSED UPON IT UND	TINAL PLAT FOR "EASTMARK DU-	RIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES, AFFIRM -6 SOUTH, PARCEL 6-1 AND 6-2 AND THE RESPONSIBILITIES
IN WITNESS WHEREOF BY THE UNDERSIGNE	, EASTMARK RESIDENTIAL A D, DULY AUTHORIZED OFFICE	SSOCIATION, INC., HAS CAUSED ITS NAME TO BE AFFIXER THIS, DAY OF, 2
EASTMARK RESIDENT	IAL ASSOCIATION, INC., AN	ARIZONA NON-PROFIT CORPORATION
BY:		
STATE OF ARIZONA COUNTY OF MARICOPA	} SS	
		ME, THE UNDERSIGNED NOTARY PUBLIC,
THIS	, DAY OF	, 2016,
	THE, THE	AN ARIZONA NON-PROFIT CORPORATION,
MY COMMISSION EXPIR	NOTARY ES	PUBLIC
APPROVAL		
APPROVED BY THE I	MAYOR AND CITY COUNCIL (	OF THE CITY OF MESA, ARIZONA ON THE
DAY OF	, 2016.	
APPROVED BY:	MAYOR	ATTESTCITY_CLERK
THIS IS TO CERTIFY	THAT THE AREA PLATTED H	HEREON IS APPROVED AND LIES WITHIN THE
	RVICE AREA OF THE CITY OF PPLY IN ACCORDANCE WITH	OF MESA WHICH IS DESIGNATED AS HAVING AN ARS 45-576.
APPROVED BY:		
	CITY ENGINEER	DATE



#### **ENGINEER**

HOSKIN RYAN CONSULTANTS, INC. 5050 N. 40TH STREET, SUITE 100 PHOENIX, AZ. 85018 TEL (602) 252-8384 FAX (602) 252-8385 CONTACT: DANIEL B. HEMKEN, PE

#### BASIS OF BEARING

CONTACT: ERIC J. TUNE, PE, LEED AP

DMB MESA PROVING GROUNDS LLC,

7600 E. DOUBLETREE RANCH ROAD

A DELAWARE LIMITED LIABILITY COMPANY

HELD NORTH 00°50'17" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. AS RECORDED ON MAP OF DEDICATION BK.1117, PG.47, M.C.R

#### **FLOODPLAIN**

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, 04013C2705F UNPUBLISHED

#### **ZONING**

**OWNER** 

SUITE 300

SCOTTSDALE, AZ 85258

TEL (480) 367-7000

FAX (480) 367-9788

PLANNED COMMUNITY (PC) WITH AN APPROVED COMMUNITY PLAN.
THE DEVELOPMENT UNIT PLAN (DUP) FOR DEVELOPMENT UNIT 6S (DU-6)
APPROVED ON MARCH 23, 2016, THE LAND USE GROUPS IN THIS PLAT ARE:
LUG V-VILLAGE
LUG OS-OPEN SPACE

#### SHEET INDEX

COVER AND APPROVALS
NOTES, TRACT TABLE AND CURVE/LINE TABLE
INDEX MAP
PLAT SHEETS
DETAILS

#### SURVEYOR CERTIFICATION

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 7 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 85018









Hoskin • Ryan Consultants Inc.
creative engineering solutions

5050 N. 40th Street, Suite #100 Phoenix, Arizona 85018 Office: (602) 252-8384 Fax: (602) 252-8385 www.hoskinryan.co

CVIEWED BY

AREA 25.583 AC SI
Job No: 15-086-04 Da

SHEET 1 OF 7

Date: 6/29/2016

EXPIRES 9/30/2017

Office: (602) 252-8384 Fax: (602) 252-8385 www.hoskinryan.com

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10400 JA 14 OBG Editing

#### **NOTES**

- THE USE AND MAINTENANCE OF ALL AREAS SHOWN ON THIS PLAT ARE GOVERNED BY THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR EASTMARK, RECORDED ON FEBRUARY 6, 2013 AS DOCUMENT NO. 2013 0122018, AND RE-RECORDED AS DOCUMENT NO. 2013 0217662, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA (AND THE "SUPPLEMENTAL DECLARATION" RECORDED AGAINST THE PROPERTY CONCURRENTLY HEREWITH), THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR EASTMARK RESIDENTIAL COMMUNITY, RECORDED ON FEBRUARY 6, 2013 AS DOCUMENT NO. 2013 0122019, IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA (AND THE "SUPPLEMENTAL DECLARATION" RECORDED AGAINST THE PROPERTY CONCURRENTLY HEREWITH), AND THE AMENDED AND RESTATED COMMUNITY RECREATION COVENANT FOR EASTMARK RESIDENTIAL COMMUNITY, RECORDED ON FEBRUARY 6, 2013 AS DOCUMENT NO. 2013 0122020, IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA (AND THE "SUPPLEMENTAL DECLARATION" RECORDED AGAINST THE PROPERTY CONCURRENTLY HEREWITH).
- 2. THIS SUBDIVISION IS LOCATED IN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 3. UTILITY LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER R(42)33.
- THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE MESA PROVING GROUNDS COMMUNITY PLAN APPROVED ON NOVEMBER 3, 2008, AND MAY BE AMENDED FROM TIME TO TIME.
- 5. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE STREETS, PARKS, DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THE SUBDIVISION SHOWN ON THIS PLAT 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 SUPPLEMENTAL DECLARATION WITH REGARD TO MAINTENANCE BY THE ASSOCIATION. THE MAINTENANCE OF EASEMENT PREMISES SHOWN ON THIS PLAT WHICH LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER, AND THE MAINTENANCE OF EASEMENT PREMISES SHOWN ON THIS PLAT WHICH LIE WITHIN THE BOUNDARIES OF A TRACT IS THE RESPONSIBILITY OF THE TRACT OWNER.
- ALL TRACTS SHOWN ON THIS PLAT, AFTER THE COMPLETION OF CONSTRUCTION OF IMPROVEMENTS THEREON, WILL BE CONVEYED TO EASTMARK COMMUNITY ALLIANCE, INC. AN ARIZONA NON-PROFIT CORPORATION (THE "ALLIANCE") OR EASTMARK RESIDENTIAL ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION (THE "ASSOCIATION"), AND THEREAFTER SHALL BE OWNED AND MAINTAINED BY THE ALLIANCE OR THE ASSOCIATION, AS APPLICABLE.
- 7. AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT IS RECORDED IN MARICOPA COUNTY RECORDER DOCUMENT # 2011-0357115 AND RE-RECORDED IN DOCUMENT # 2011-0432679. THIS SUBDIVISION IS WITHIN THREE (3) MILES OF PHOENIX-MESA GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.
- 8. NOISE ATTENUATION MEASURES ARE TO BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF HOMES IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 4.4a OF THE COMMUNITY PLAN.
- 9. 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 LOT 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.
- 10. PER CITY OF MESA SUBDIVISION DESIGN PRINCIPLES AND STANDARDS, ALL SIDE LOTS LINES ARE RADIAL TO CURVED RIGHT-OF-WAY LINES UNLESS OTHERWISE NOTED (SECTION 9-6-3-E.3).
- 11. TYPICAL CHICANES AS SHOWN ON THIS PLAT CONTAIN CURVES WITH 20-FOOT RADII BETWEEN TWO 7.38-FOOT TANGENT OR CURVE SECTIONS THAT ARE PARALLEL AND 11.5 FEET DISTANT FROM THE CENTERLINES OF THE ROAD.
- 12. ALL CURVES ARE TANGENT, COMPOUND, OR REVERSE UNLESS NOTED OTHERWISE.
- 13. UNDER THE SUPPLEMENTAL DECLARATION (I) OWNER HAS GRANTED TO THE ASSOCIATION AN EASEMENT COVERING THE AREAS LYING WITHIN THE "PUFE" AREA WITHIN EACH LOT SHOWN ON THIS PLAT, FOR PURPOSES OF MAINTENANCE OF THE LANDSCAPING LOCATED WITHIN SUCH PUFE AREA AND (II) THE ASSOCIATION IS REQUIRED TO MAINTAIN THE TREES AND ASSOCIATED IRRIGATION FACILITIES (BUT NO OTHER LANDSCAPING OR OTHER IRRIGATION FACILITIES) THAT ARE TO BE INSTALLED WITHIN SUCH PUFE AREAS.
- 14. AREAS DESIGNATED AS "NO PARKING" ADJACENT TO TRACTS "A, B, AND C" ARE NOT TO BE USED FOR PARKING PURPOSES. THE CITY OF MESA MAY, AT ITS DISCRETION, ADD SIGNAGE OR PAINTING TO CURBS TO IDENTIFY THESE AREAS. SPECIALTY SIGNAGE MAY BE USED IN ACCORDANCE WITH PROVISIONS OF THE COMMUNITY MAINTENANCE AGREEMENT.
- 15. DMB MESA PROVING GROUNDS LLC ACKNOWLEDGES THAT IT INTENDS TO INSTALL (OR REQUIRE THIRD PARTY HOMEBUILDERS TO INSTALL) SIDEWALKS AND LANDSCAPING IMPROVEMENTS WITHIN AREAS THAT ARE SUBJECT TO PUFE'S SHOWN ON THIS PLAT. MAINTENANCE OF THE LANDSCAPING IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE UNDERLYING REAL PROPERTY, AT SUCH OWNER'S EXPENSE. MAINTENANCE OF THE SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE CITY, AFTER INSPECTION AND APPROVAL OF SUCH SIDEWALKS BY THE CITY, BUT DMB MESA PROVING GROUNDS LLC (OR ALLIANCE OR THE ASSOCIATION) SHALL REIMBURSE THE CITY FOR THE COSTS OF SUCH MAINTENANCE, AS PROVIDED IN THE COMMUNITY MAINTENANCE AGREEMENT.
- 16. CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, WOOD, WIRE AND REMOVABLE SECTION TYPE FENCING.
- 17. 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.
- 18. THE CITY OF MESA WILL NOT BE RESPONSIBLE FOR ANY SPECIAL TYPE OF SURFACE MATERIAL SUCH AS BUT NOT LIMITED, TO SPECIALTY PAVEMENT, CONCRETE, COLORED STAMPED PAVEMENT OR CONCRETE, OR BRICKS, AS NOTED WITHIN THE PROJECTS 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 RESIDENTIAL ASSOCIATION.
- 19. PUBLIC UTILITY AND FACILITY EASEMENTS (PUFE) WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS FOR THE RELOCATION OF SRP FACILITIES IN PUFE'S ON THIS PLAT.
- 20. ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.

LINE #/CURVE #	LENGTH	BEARING/DELTA	RADIUS	CHORD BEARING	CHORD DIST
C1	28.41	81"22'41"	20.00'	N49°37'54"W	26.08'
C2	28.40'	81'23'13"	20.00'	N48*59'45*E	26.08'
C3	15.71'	90'00'00"	10.00'	S58*44'24"W	14.14'
C4	31.14'	8973'20"	20.00'	S58°21'04"W	28.09'
C5	30.42'	87'08'27"	20.00'	N40"12'09"W	27.57
C6	31.21'	89"24'55"	20.00'	S48'09'46"W	28.14'
C7	27.71	0*52*25*	1817.50'	S87'33'59"E	27.71
C8	30.43'	87'09'54"	20.00'	N44*25'14*W	27.58'
C9	31.59'	90°29'43"	20.00'	S44"24'34"W	28.41'
C10	15.71'	0°29'43"	1817.50'	N89°24'34"E	15.71'
C11	80.70'	11'04'30"	417.50	N83'37'28"E	80.58'
C12	32.25'	92"23'51"	20.00'	N55'42'52"W	28.87*
C13	30.23'	86'36'08"	20.00	S32'34'23"W	27.43
C14	61.05	3°26'16"	1017.50	S9'34'09"W	61.04
C15		8118'42"	20.00'	N48'30'22"E	26.06'
	28.38'			N46 30 22 E N43'33'58"W	
C16	33.00'	94'32'40"	20.00'		29.38'
C17	80.23'	4*32'40"	1011.50'	S1°26'02"W	80.20'
C18	34.54'	98°57°12"	20.00'	S41°21'42"E	30.41'
C19	29.73'	85'09'34"	20.00'	S46'34'56"W	27.06'
C20	211.64'	12'07'34"	1000.00'	S513'30"W	211.25'
. C21	32.58'	93°20'21"	20.00'	S66"14'56"E	29.10'
C22	29.81	85°23'40"	20.00'	N23'07'05"E	27.12'
C23	32.81	94'00'00"	20.00'	S67"11'05"E	29.25'
C24	29.84	85"28"55"	20.00'	N23°04'28"E	27.15'
C25	33.11	94*51'03"	20.00'	S66°45'34"E	29.46'
C26	16.41	94°00'00"	10.00'	S67"11"05"E	14.63'
C27	1.18'	44*59'37"	1.50'	S19°02'30"E	1.15'
C28	1.17'	44*48'07"	1.50'	S2"12'59"W	1.14'
C29	7.38'	0°25'05"	1011.50	S0°57'28"E	7.38'
C30	1.18'	45°07°17°	1.50'	S21°23'37"W	1.15'
C31	7.39'	0°25'06"	1011.50	N2°54'20"E	7.39'
C32	1.23'	46'50'04"	1.50'	N2018'09"W	1.19'
C33	71.88	6'44'07"	611.50'	S80°24'19"E	71.84
C34	726.32'	23°20'48"	1782.50'	S77*29'19"W	721.31'
C35	83.51	4*50'26"	988.50'	S1*34'56"W	83.49'
C36	54.74	310'22"	988.50'	S9°42'06"W	54.73'
C37	17.00'	0*50'23"	1160.00'	S1"16'58"E	17.00'
C38	17.00'	0'50'23"	1160.00'	S0'38'38"W	17.00'
C39	113.83	10°52'10"	600.00'	S81'41'41"E	113.65'
C40	110.51	10°52′10°	582.50	S81°41'41"E	110.34'
C41	88.71	1377'15"	382.50'	N82'31'05"E	88.51
C42	92.76'	1317'15"	400.00'	N82°31'05"E	92.56'
C43	700.42	22"04'49"	1817.50'	S78°07'18"W	696.09'
C44	30.36'	87*00'06"	20.00'	N46"11'18"E	27.53
C45	1.96'	5'36'53"	20.00'	N5°29'42"E	1.96'
C46	31.27*	89°34'23"	20.00'	N45°32'03"W	28.18'
C47	2.86'	811'42"	20.00'	N4°50'42"W	2.86'
L1	51.95'	S75*52*27*W			
L2	23.27	N0°50'17"W			
L3	22.93'	S76"5'36"E			
L4	23.27	N0°50'17"W			
L5	17.00'	N89°09'43"E			
L6	7.38'	S3°27'19"W			
L7	7.87	S41'32'18"E			
L8	7.41	S20"1'05"E			
L9	7.90	S24°37°02*W			
L10	7.81	S43°57'16"W			
217	7.01	31337 10 W			

T NO.	(SQUARE FEET)	(ACRES)
1	8,965	0.206
2	8,630	0.198
3	8,725	0.200
4	8,812	0.202
5	10,783	0.248
6	17,250	0.396
7	11,236	0.258
8	8,508	0.195
	8,100	0.195
9		
10	8,100	0.186
11	8,342	0.191
12	8,357	0.192
13	8,100	0.186
14	8,100	0.186
15	8,100	0.186
16	8,100	0.186
17	8,100	0.186
18	8,100	0.186
19	8,100	0.186
20	8,100	0.186
21	8,100	0.186
22	8,100	0.186
23	8,100	0.186
24	8,100	0.186
25	8,317	0.191
35	10,006	0.230
36	7,018	0.161
37	7,143	0.164
38	7,049	0.162
39	6,927	0.159
40	6,777	0.156
41	6,597	0.151
42	6,250	0.143
43	8,786	0.202
44	8,584	0.197
45	6,793	0.156
46	6,904	0.158
47	6,823	0.156
48	6,782	0.157
49	6,326	0.136
	6,250	0.143
50		
51	8,422	0.193
52	8,916	0.205
53	7,168	0.165
54	7,429	0.171
55	7,719	0.177
56	7,714	0.177
57	9,329	0.214
58	8,242	0.189
59	7,963	0.183

LOT NO.	(SQUARE FEET)	(ACRES)	
131	6,622	0.152	
132	6,674	0.153	
133	6,728	0.154	
134	6,784	0.156	
135	6,842	0.157	
136	6,901	0.158	
137	7,075	0.162	
153	8,288	0.190	

	TRA	ACT ARE	EA
LOT NO.	(SQUARE FEET)	(ACRES)	USE
TRACT "A"	2,312	0.053	OPEN SPACE
TRACT "B"	2,289	0.053	OPEN SPACE
TRACT "C"	97,098	2.229	OPEN SPACE AND RETENTION
TRACT "G"	8,288	0.190	OPEN SPACE AND RETENTION
TRACT "H"	10,143	0.233	OPEN SPACE AND RETENTION
TRACT "I"	2,179	0.050	OPEN SPACE



EXPIRES 9/30/2017







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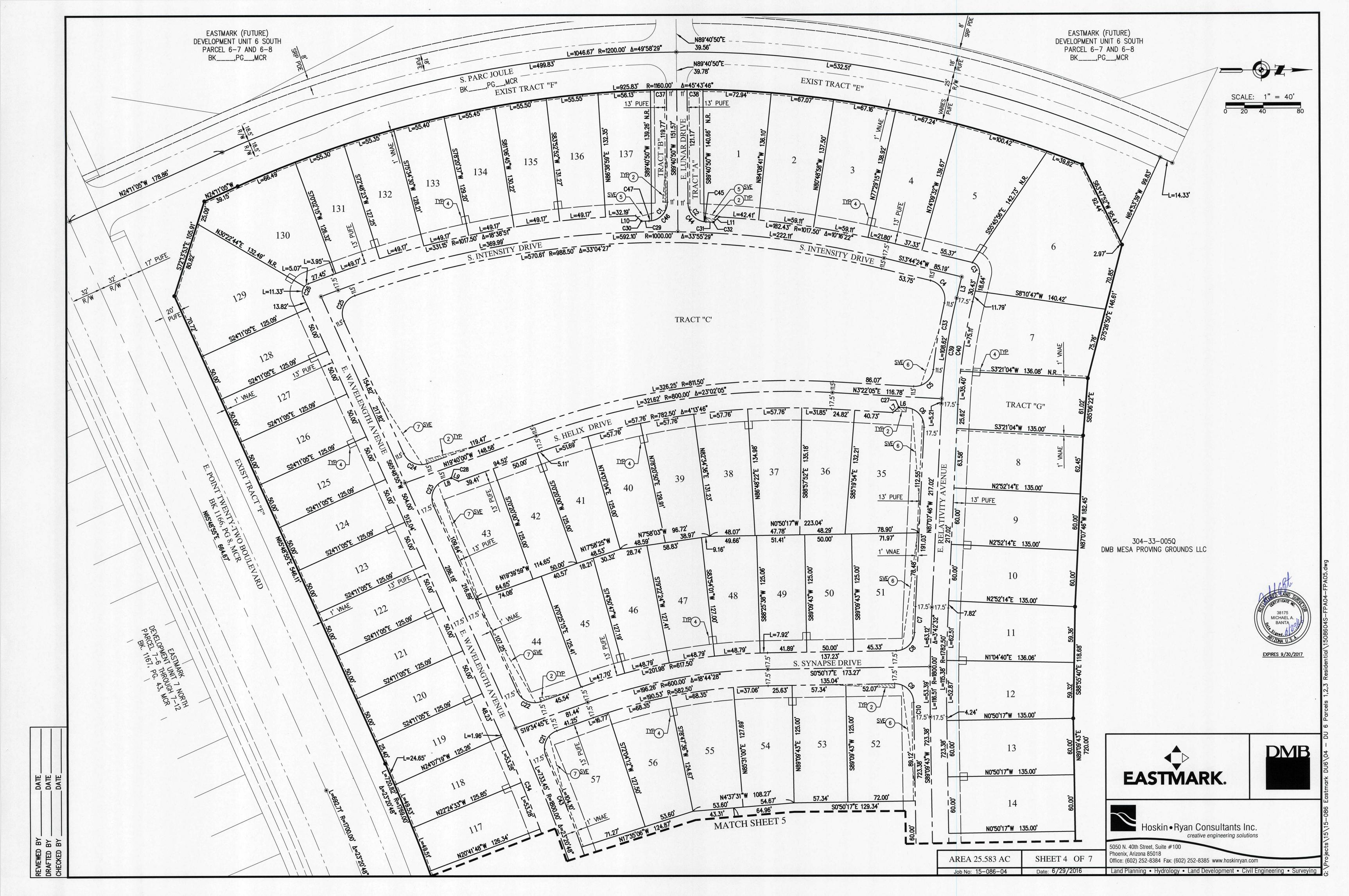
5050 N. 40th Street, Suite #100 Phoenix, Arizona 85018

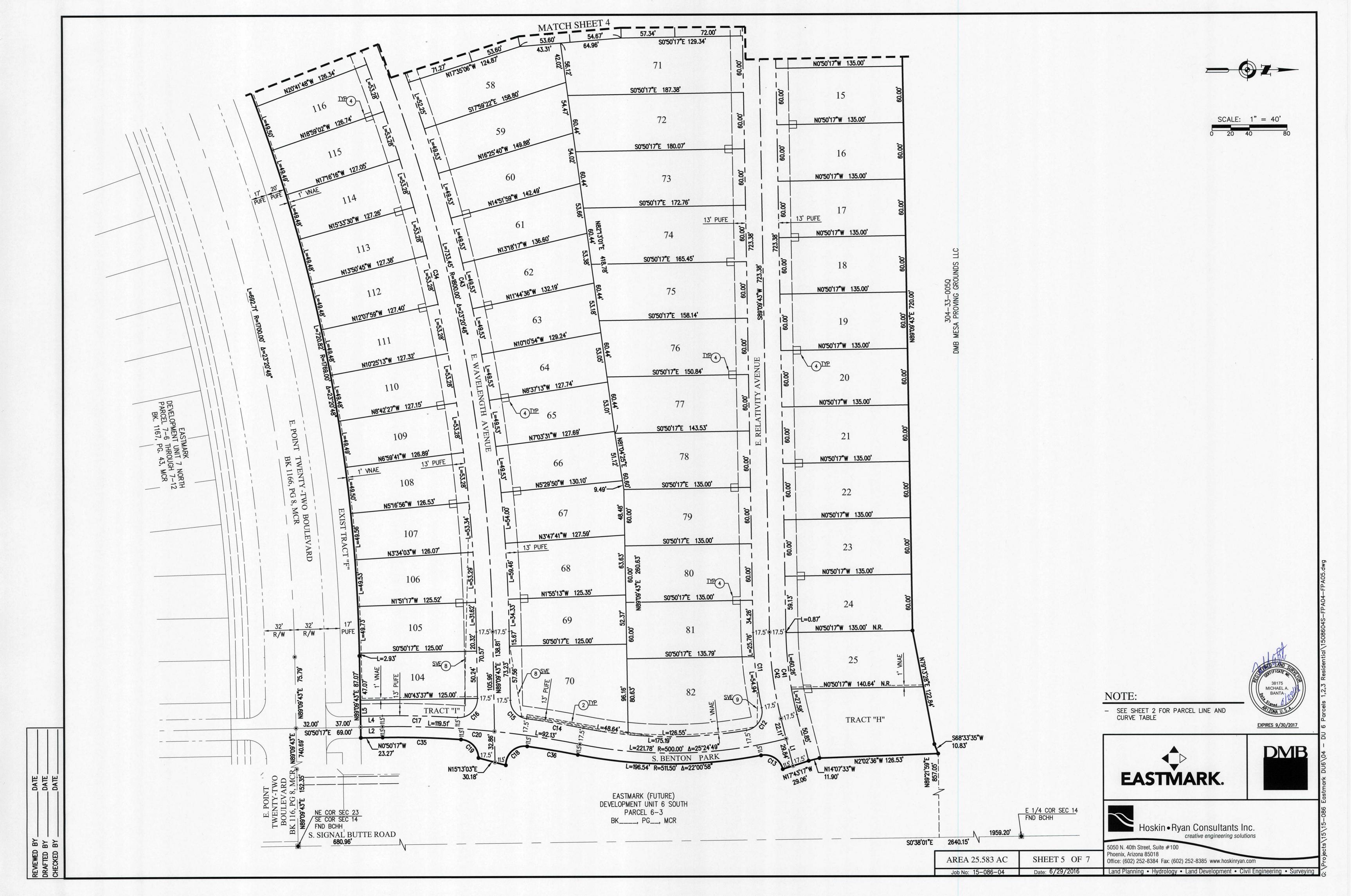
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AREA 25.583 AC SHEET 2 OF 7

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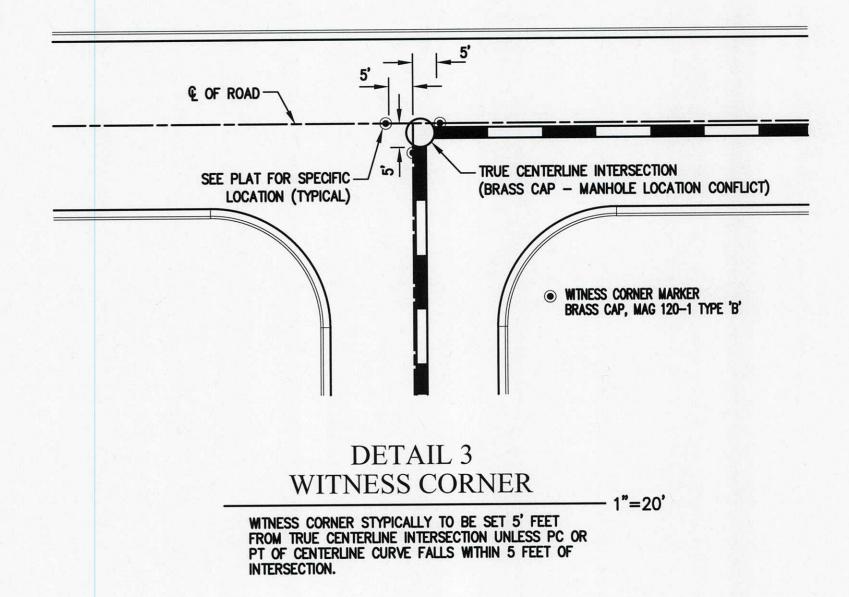


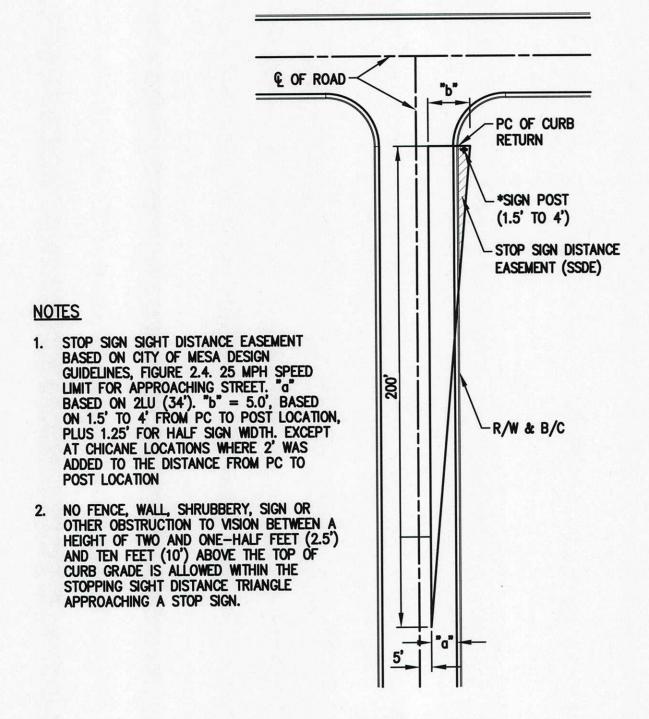


#### NOTES

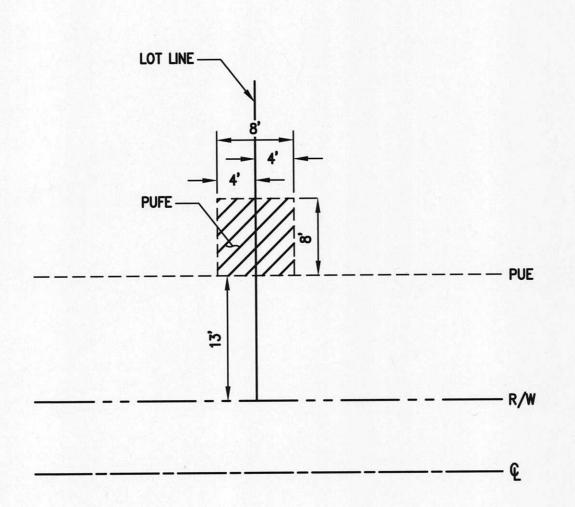
- SIGHT VISIBILITY EASEMENT BASED ON CITY OF MESA DEVELOPMENT OF DESIGN GUIDELINES FOR SIGHT TRIANGLES (IN FEET) ON STRAIGHT SECTIONS OF ROAD. BASED ON 2001 AASHTO INTERSECTION SIGHT DISTANCE GUIDELINES FOR CASE B1—LEFT TURN MANEUVER FORM STOP, LEVEL GRADE, PASSENGER CAR. REVISED 10/20/2004. DESIGN SPEED = 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 1 TYPICAL SIGHT VISIBILITY EASEMENT NTS \* FOR 17.5' WIDE STREETS CENTER OF LANE = 5.0' FOR 11.5' WIDE STREETS CENTER OF LANE = 5.5'

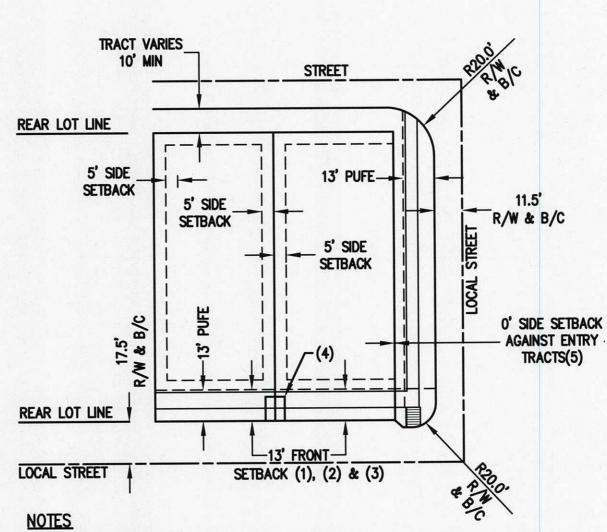






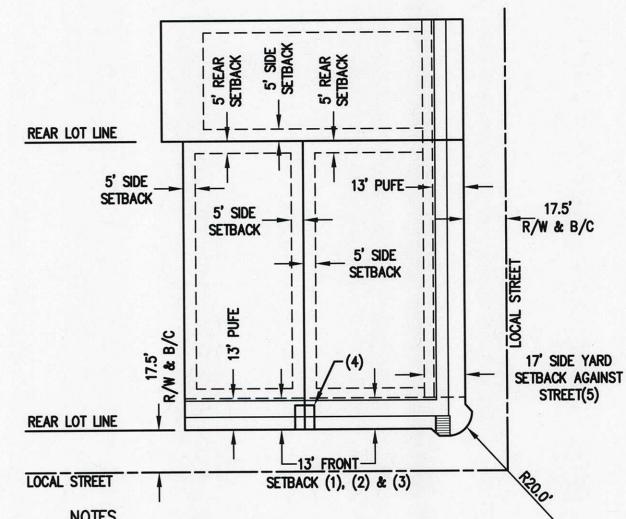


**DETAIL 4** PUFE (PUBLIC, UTILITY AND FACILITIES EASEMENT)



- 1. 13' FROM PROPERTY LINE (BACK OF CURB) TO LIVING AREA OR SIDE ENTRY GARAGE 18' FROM BACK OF SIDEWALK TO FACE OF GARAGE DOOR
- 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 EASEMENT, CENTERED ON LOT LINE FOR UTILITY APPURTENANCE TO BE ESTABLISHED BASED ON DRY UTILITY DESIGN. SRP TRANSFORMERS TO BE LOCATED BETWEEN DRIVEWAYS ONLY
- 5. NO GARAGE ENTRY FROM SIDE STREET

TYPICAL LOT SETBACKS DETAIL NTS AT ENTRY STREET



### NOTES

- 1. 13' FROM PROPERTY LINE (BACK OF CURB) TO LIVING AREA OR SIDE ENTRY GARAGE 18' FROM BACK OF SIDEWALK TO FACE OF GARAGE DOOR
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- 5. NO GARAGE ENTRY FROM SIDE STREET

TYPICAL LOT SETBACKS DETAIL NTS AT ENTRY STREET







EXPIRES 9/30/2017

SHEET 6 OF 7

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AREA 25.583 AC

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