# **PLAT FOR EASTMARK**

# DEVELOPMENT UNIT 6 SOUTH PARCELS 6-7 AND 6-8

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

KNOW ALL MEN BY THESE PRESENTS:	
THIS FINAL PLAT FOR "EASTMARK DU- SECTION 23, TOWNSHIP 1 SOUTH, RAN ARIZONA, AS SHOWN HEREON, AND HE DIMENSIONS OF EACH OF THE STREETS	LC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH 6 SOUTH, PARCELS 6-7 AND 6-8", LOCATED IN PORTIONS OF SECTION 14 & GE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, REBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE GIVEN, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE TS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT
AND FACILITY EASEMENTS ("PUFE"), A ALL OTHER EASEMENTS ARE HEREBY EXCEPT BY PUBLIC AGENCIES AND UTI	REBY DEDICATES TO THE CITY OF MESA FOR USE AS SUCH THE PUBLIC UTILITY S SHOWN ON THE SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISE DEDICATED FOR THE PURPOSES SHOWN. CONSTRUCTION WITHIN EASEMENTS, LITY COMPANIES, SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE, OR NLESS APPROVED OTHERWISE BY THE CITY OF MESA, ALL EASEMENTS CREATED ONEXCLUSIVE EASEMENTS.
THE EASEMENT PREMISES EXCEPT FOR MESA, AND EXCEPT FOR USES WHICH RIGHTS AND SERVITUDE HEREIN CONVENATURE OR KIND WHATSOEVER, INCLUICONSTRUCTED, INSTALLED OR PLACED GROUNDS LLC OR THE SUCCESSORS OF ANY BURIED FACILITIES SHALL NOT BE ASSIGNS OF DMB MESA PROVING GROUNDS CONTROL OF THE SUCCESSORS OF DMB MESA PROVING GROUNDS CONTROL OF THE SUCCESSORS OF DMB MESA PROVING GROUNDS CONTROL OF THE SUCCESSORS OF DMB MESA PROVING GROUNDS CONTROL OF THE SUCCESSORS OF THE	G GROUNDS LLC OR ITS SUCCESSORS OR ASSIGNS SHALL HAVE FULL USE OF THE PURPOSE FOR WHICH THE SAME IS HEREIN CONVEYED TO THE CITY OF INTERFERE WITH THE ENJOYMENT BY DMB MESA PROVING GROUNDS LLC OF THE YED TO IT, AND PROVIDED ALWAYS THAT NO BUILDING OR STRUCTURE OF ANY DING WITHOUT LIMITATION FENCES, NOR ANY PART OF SAME, SHALL BE ON OR OVER SAID EASEMENT OR ANY PART THEREOF BY DMB MESA PROVING R ASSIGNS OF DMB MESA PROVING GROUNDS LLC AND THAT THE GRADE OVER CHANGED BY DMB MESA PROVING GROUNDS LLC OR THE SUCCESSORS OR JINDS LLC WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF MESA. THE RIGHTS SA SHALL BE CONSTRUED BROADLY AND CONSISTENT WITH THE PERFORMANCE TY SERVICE TO ITS CUSTOMERS.
OVER, ACROSS, UNDER AND UPON ALI FOR PURPOSES OF ESTABLISHING ARE GRANITE LESS THAN 3-FOOT (MATURE	REBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT. AREAS DESIGNATED ON THIS PLAT AS "SIGHT VISIBILITY EASEMENT" OR "SVE" AS WITHIN WHICH NO LANDSCAPING OTHER THAN GROUND COVER, FLOWERS AND IN HEIGHT, AND/OR TREES WITH BRANCHES NOT LESS THAN 8-FEET ABOVE BE SPACED NOT LESS THAN 8-FEET APART.
OVER, ACROSS, UNDER AND UPON ALI	REBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT.  AREAS DESIGNATED ON THIS PLAT AS "VEHICULAR NON-ACCESS EASEMENT" ( NG AREAS WITHIN WHICH NO VEHICULAR ACCESS IS PERMITTED.
DRAINAGE COVENANTS:	
FACILITIES AND RETENTION BASINS FO THIS SUBDIVISION AND FOR TRACT "A"	THIS PLAT AS TRACTS "C, D, F, G, H" ARE HEREBY RESERVED AS DRAINAGE R THE INCLUSIVE CONVEYANCE OF DRAINAGE AND STORAGE OF DRAINAGE FOR PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA, S AND EGRESS TO MAINTAIN SAID DRAINAGE FACILITY.
ASSIGNS AND SHALL PROVIDE STORM	ION AREAS SHALL BE MAINTAINED BY THE OWNER, THEIR SUCCESSORS AND WATER CONVEYANCE AND STORAGE AS PRIVATE DRAINAGE FACILITIES AND TO CONVEY AND STORE DRAINAGE FROM SAID TRACT "A" PER THE APPROVED E CITY OF MESA;
THE AGREEMENTS CONTAINED HEREIN SHALL BE BINDING UPON ANY SUBSEC	SHALL BE A COVENANT RUNNING WITH THE LAND AND, UPON RECORDING, UENT PURCHASER OR OCCUPIER OF SAID PARCEL; AND
EQUITY AGAINST THE PERSON OR PER COVENANTS, TO PREVENT HIM OR THE PERSON OR PERSONS OF THE CITY OF	R REMOVED BY THE CITY OF MESA, WHO CAN BRING PROCEEDINGS AT LAW OR SONS VIOLATING OR ATTEMPTING OR THREATENING TO VIOLATE ANY OF THESE M FROM SO DOING, AND TO RECOVER DAMAGES FOR SUCH VIOLATIONS. ANY MESA PROSECUTING ANY PROCEEDINGS AT LAW OR IN EQUITY HEREUNDER IN ADDITION TO ANY DAMAGES, A REASONABLE SUM AS AND FOR ATTORNEY'S
OF THE PROPERTY COVERED BY THIS ENTITY HAVING ANY INTEREST THAT IS OTHER REAL PROPERTY INTEREST CREPLAT AS EVIDENCED BY INSTRUMENTS	RRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS THE SOLE OWNER PLAT, AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON OR ADVERSE TO OR INCONSISTENT WITH THE FOREGOING DEDICATION, OR ANY ATED OR TRANSFERRED BY THIS PLAT, HAS CONSENTED TO OR JOINED IN THIS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR LLC WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS
IN WITNESS WHEREOF:	
CAUSED ITS NAME TO BE AFFIXED AND UNDERSIGNED OFFICER THIS	DELAWARE LIMITED LIABILITY COMPANY. AS OWNER, HAS HERETO THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE  DAY OF 2016
	DAY OF, 2016.  DELAWARE LIMITED LIABILITY COMPANY.

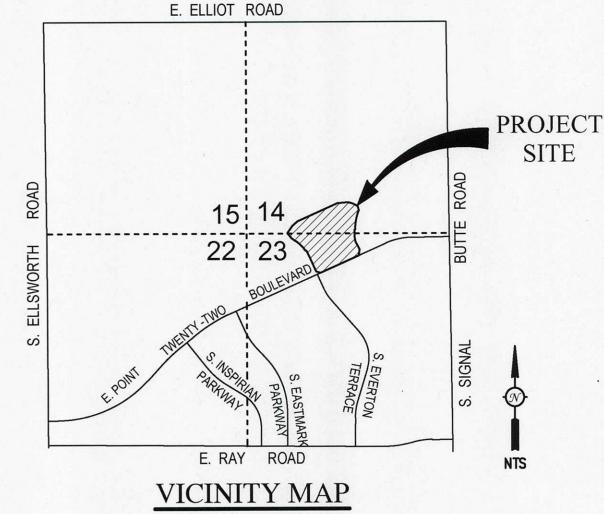
BY: DMB ASSOCIATES, INC., AN ARIZONA CORPORATION

**DEDICATION** 

STATE OF ARIZONA

COUNTY OF MARICOPA

ACKNOWLEDO	BMENT
STATE OF ARIZONA }	
COUNTY OF MARICOPA }	
THE FOREGOING INSTRUMENT	WAS EXECUTED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,, DAY OF, 2016,
BYOF DMB MESA PROVING GROBY: DMB ASSOCIATES, INC.,	THE UNDS LLC, A DELAWARE LIMITED LIABILITY COMPANY. AN ARIZONA CORPORATION
MY COMMISSION EXPIRES:	NOTARY PUBLIC
RATIFICATION	AND APPROVAL OF PLAT
STATE OF ARIZONA } SS	3
IN WITNESS WHERE OF:	
	ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES, AFFIRM PLAT FOR "EASTMARK DU-6 SOUTH, PARCEL 6-7 AND 6-8 AND THE RESPONSIBILITIES HIS PLAT.
IN WITNESS WHEREOF, EAS BY THE UNDERSIGNED, DU	STMARK RESIDENTIAL ASSOCIATION, INC., HAS CAUSED ITS NAME TO BE AFFIXILY AUTHORIZED OFFICER THIS, DAY OF, 2
EASTMARK RESIDENTIAL A	SSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION
BY:	
ACKNOWLEDO  STATE OF ARIZONA   STATE OF ARIZONA   STATE OF ARICOPA   STATE OF ARIZONA   STATE OF ARIZONA	SMENT OF RATIFICATION s
THE FOREGOING INSTRUMENT	WAS EXECUTED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,, DAY OF
	THE, THE, L ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION,
MY COMMISSION EXPIRES	NOTARY PUBLIC
APPROVAL	
APPROVED BY THE MAYO	R AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THE
DAY OF	, 2016.
APPROVED BY:	MAYOR ATTESTCITY CLERK
DOMESTIC WATER SERVICE	THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE E AREA OF THE CITY OF MESA WHICH IS DESIGNATED AS HAVING AN IN ACCORDANCE WITH 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

FAX (480) 367-9788 CONTACT: ERIC J. TUNE, PE, LEED AP

DMB MESA PROVING GROUNDS LLC,

A DELAWARE LIMITED LIABILITY COMPANY 7600 E. DOUBLETREE RANCH ROAD

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

**OWNER** 

SUITE 300

SCOTTSDALE, AZ 85258

TEL (480) 367-7000

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**

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 LUG E-ESTATE

#### SHEET INDEX

COVER AND APPROVAL NOTES, TRACT TABLE AND CURVE/LINE TABLES INDEX MAP 4-7 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 9 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

AREA 44.217 AC

Phoenix, Arizona 85018

SHEET 1 OF 9 Office: (602) 252-8384 Fax: (602) 252-8385 www.hoskinryan.com Land Planning • Hydrology • Land Development • Civil Engineering • Surveying Job No: 15-086-02 Date: 6/29/2016

### **NOTES**

- 1. 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.
- 4. 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 TRACT "A" 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.
- 6. 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. ALL CURVES ARE TANGENT, COMPOUND, OR REVERSE UNLESS NOTED OTHERWISE.
- 12. 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.
- 13. AREAS DESIGNATED AS "NO PARKING" ADJACENT TO TRACTS "B, C, D, E, F, G, H, I AND J" 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.
- 14. 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.
- 15. CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, WOOD, WIRE AND REMOVABLE SECTION TYPE FENCING.
- 16. 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.
- 17. 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.
- 18. 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.
- 19. ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.

LINE AND CURVE TABLE						LOT AREA		LOT AREA			
LINE #/CURVE #	LENGTH	BEARING/DELTA	RADIUS	CHORD BEARING	CHORD DIST.	LOT NO.	AREA (COLLARE FEET)	LOT (ACRES)	LOT NO.	AREA (SOLLARE FEET)	LOT
C1	16.66'	42°25'50"	22.50'	N3217'48"E	16.28'		(SQUARE FEET)	(ACRES)		(SQUARE TEET)	(ACRES
C2	59.98'	84°51'40"	40.50'	S53°30'43"W	54.65'	1	12,504	0.287	51	12,214	0.280
C3	16.66'	42°25'50"	22.50	N74'43'38"E	16.28'	2	14,952	0.343	52	15,131	0.347
C4	32.52'	93'09'03"	20.00'	N6°56'12"E	29.05'	3	18,828	0.432	53	8,520	0.196
C5	70.79	6*57*49*	582.50'	N43°07'14"W	70.75'	4	20,407	0.468	54	8,520	0.196
C6	29.19'	83°37'14"	20.00'	N47'32'23"W	26.67'	5	24,671	0.566	55	8,520	0.196
<b>C7</b>	7.75'	221218"	20.00'	S79°32'51"W	7.70'	6	23,007	0.528	56	10,848	0.24
C8	28.49'	81°37'43"	20.00'	S48'32'08"E	26.14'	7	19,320	0.444	57	10,848	0.24
C9	29.19'	83'37'14"	20.00'	N48°50'23"E	26.67	8	18,889	0.434	58	8,520	0.19
C10	33.44	95°47'43"	20.00'	N6617'14"W	29.68'	9	22,971	0.527	59	8,520	0.19
C11	16.41	94°00'00"	10.00'	N67"1'05"W	14.63'	10	16,697	0.383	60	9,462	0.217
C12	127.48'	14'06'52"	517.50'	N13°07°39"W	127.16'	11	13,763	0.316	61	10,171	0.23
C13	170.74	2016'31"	482.50'	N8"15'07"W	169.85'	12	12,160	0.279	62	10,145	0.23
C14	73.67°	14'04'13"	300.00'	S5"08'58"E	73.49'	13	12,160	0.279	63	13,462	0.309
C15	77.97	14'04'13"	317.50'	S5'08'58"E	77.77	14	12,160	0.279	64	8,492	0.19
C16	27.23'	78'00'00"	20.00'	N26°48'55"E	25.17*	15	12,160	0.279	65	8,520	0.190
C17	13.61	78'00'00"	10.00'	N26'48'55"E	12.59'	16	12,160	0.279	66	8,520	0.196
C18	68.86	13°57'57"	282.50'	S512'07"E	68.69'	17	12,160	0.279	67	8,520	0.196
C19	30.82'	8818'20"	20.00'	S45°56'02"W	27.86'	18	12,613	0.290	68	8,520	0.19
C20	29.27	83°50'36"	20.00'	S47°59'31"E	26.72'	19	41,506	0.953	69	8,520	0.19
C21	29.31	83'58'18"	20.00'	N48°06'02"E	26.76'	20	15,057	0.346	70	8,520	0.19
C22	21.14'	171'26"	1017.50	S6°42'36"W	21.14'	21	17,463	0.401	71	8,520	0.19
C23	20.11	57'36'27"	20.00'	N21°29'54"W	19.27'	22	16,937	0.389	72	10,848	0.24
C24	20.11	57'36'27"	20.00'	S36'06'33"W	19.27	23	13,726	0.315	73	10,848	0.24
C25	32.27	92°27'08"	20.00'	N43'41'14"W	28.88'	24	26,485	0.608	74	8,520	0.19
C26	32.41	92°51'30"	20.00'	S43°53'25"E	28.98'	25	25,537	0.586	75	8,520	0.19
C27	16.66	42°25'50"	22.50'	S68°27'55"W	16.28'	26	24,772	0.569	76	8,520	0.19
C28	59.98'	84°51'40"	40.50'	N89°40'50"E	54.65'	27	14,966	0.344	77	8,520	0.19
C29	16.66'	42°25'50"	22.50'	N69°06'15"W	16.28'	28	13,710	0.315	78	8,520	0.19
C30	30.42	87°08'30"	20.00'	S46°06'35"W	27.57	29	13,873	0.318	79	8,520	0.19
C31	29.19'	83°37'14"	20.00	N60°58'18"E	26.67	30	12,552	0.288	80	8,520	0.19
C32	29.19	83'37'14"	20.00	S22°38'56"E	26.67	31	12,185	0.280	81	8,520	0.19
C33	32.83	94'02'29"	20.00	N18'47'41"E	29.26'	32	20,362	0.467	82	8,520	0.19
C34	16.41	94'00'00"	10.00'	N18*48'55"E	14.63'	33	12,160	0.279	83	8,520	0.19
C35		90'00'00"	10.00	S69"1"05"E	14.14'	34	12,160	0.279	84	9,640	0.22
	15.71	90,00,00,		S69"11"05"E		35	12,160	0.279	85	11,140	0.25
C36	31.42'		20.00'	S20°48'55"W	28.28'	36	12,160	0.279	86	14,010	0.32
	31.42'	9000'00"	20.00'			37	12,160	0.279	87	12,906	0.29
C38	31.42'	9000'00"	20.00'	S69"11"05"E	28.28'	38	17,148	0.394	88	10,936	0.25
C39	31.42'	9000'00"	20.00'	S20°48'55"W	28.28'	39	17,359	0.398	89	9,480	0.21
C40	15.71	9000'00"	10.00'	S20°48'55"W	14.14'	40	12,160	0.279	90	12,901	0.29
C41	31.42'	90'00'00"	20.00'	N20°48'55"E	28.28'	41	12,160	0.279	91	14,154	0.32
C42	31.42'	90°00'00"	20.00'	S69"11"05"E	28.28'	42	12,160	0.279	92	8,520	0.19
C43	75.23'	7"23"59"	582.50'	N27*53'04"W	75.18'	43	18,427	0.423	93	8,520	0.19
C44	33.13'	94'54'13"	20.00'	N79°02'10"W	29.47'	44	20,842	0.478	94	8,520	0.19
C45	234.76	22°25'03"	600.00'	N35°23'37"W	233.26'	45	12,160	0.279	95	8,520	0.19
C46	83.19'	4'46'00"	1000.00'	S4°55'20"W	83.17'	46	14,658	0.337	96	8,520	0.19
C47	14.33'	0'41'03"	1200.00'	S25*26'52*W	14.33'	47	12,160	0.279	97	8,520	0.19
LI	27.31'	S0°39'00"W				48	12,160	0.279	98	8,520	0.19
L2	6.34'	S20"11'05"E				49	12,160	0.279	99	8,520	0.19
L3	25.74'	S20"11'05"E				50	16,634	0.382	100	8,520	0.19
L4	27.45	S20"11'05"E						3.502			3.10

28.44

S22°54'04"E

LOT AREA			TRACT AREA					
	AREA LOT (SQUARE FEET) (ACRES)		LOT NO.	AREA (SQUARE FEET)	LOT (ACRES)	USE		
	8,520	0.196	TRACT "H"	4,260	0.098	OPEN SPACE AND RETENTION		
	8,520	0.196	TRACT "A"	240,003	5.510	PRIVATE STREET		
	8,520	0.196	TRACT "B"	5,791	0.133	OPEN SPACE		
	8,520	0.196	TRACT "C"	111,441	2.558	OPEN SPACE AND RETENTION		
	14,267	0.328	TRACT "D"	85,521	1.963	OPEN SPACE AND RETENTION		
	15,069	0.346	TRACT "E"	3,463	0.079	OPEN SPACE		
	8,520	0.196	TRACT "F"	8,520	0.196	OPEN SPACE AND RETENTION		
	8,520	0.196	TRACT "G"	35,735	0.820	OPEN SPACE AND RETENTION		
	8,520	0.196	TRACT "I"	5,967	0.137	OPEN SPACE		
	8,520	0.196	TRACT "J"	7,925	0.182	OPEN SPACE		
	8,558	0.196						
	8,612	0.198						
		-						

LOT NO.

9,356

0.215







Hoskin • Ryan Consultants Inc.
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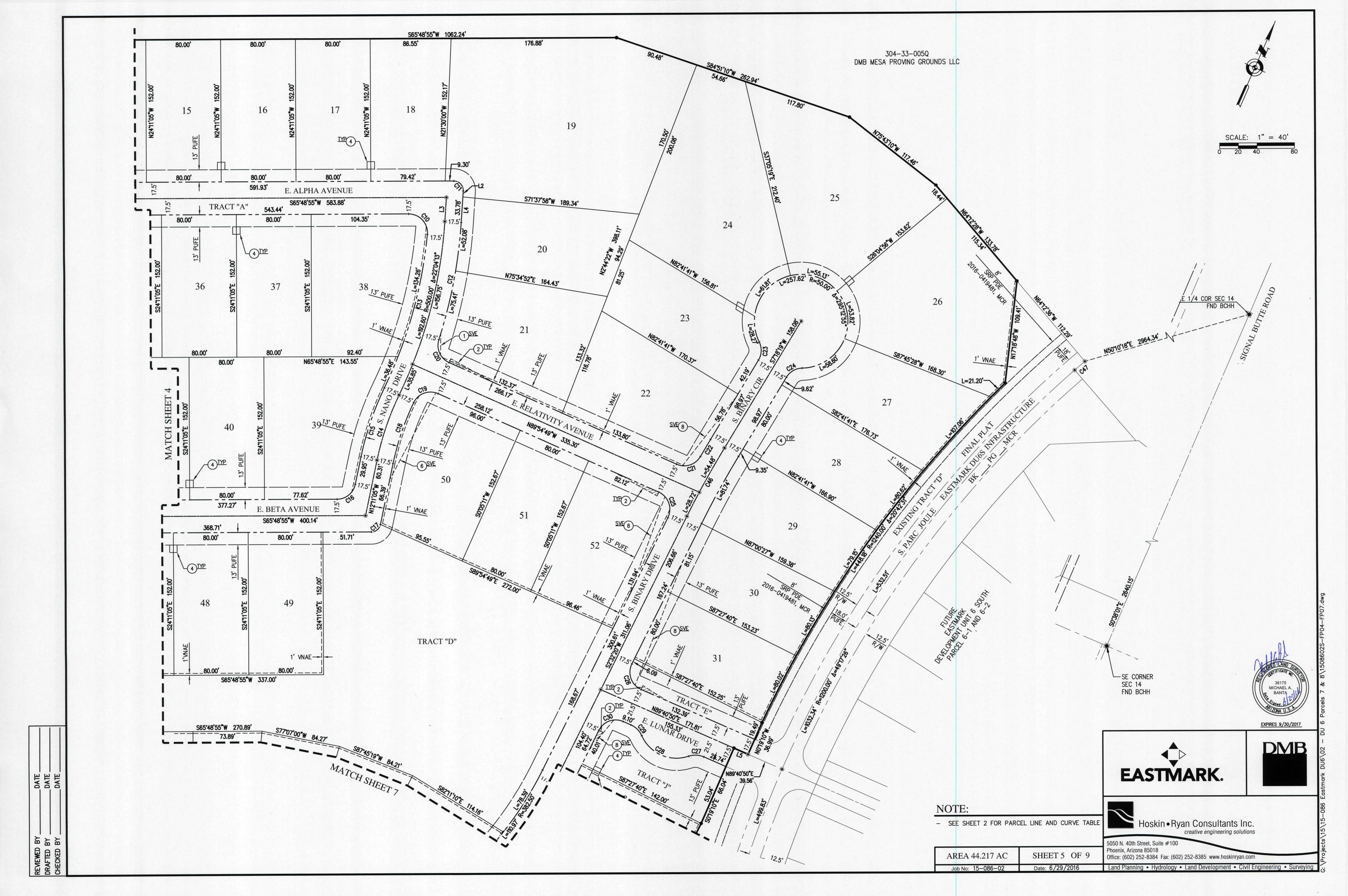
AREA 44.217 AC SHEET 2 OF 9

Job No: 15-086-02

Date: 6/29/2016



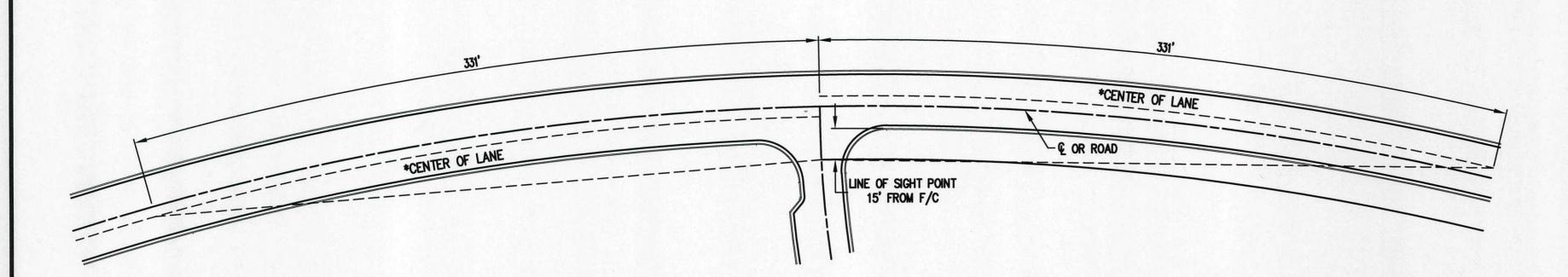








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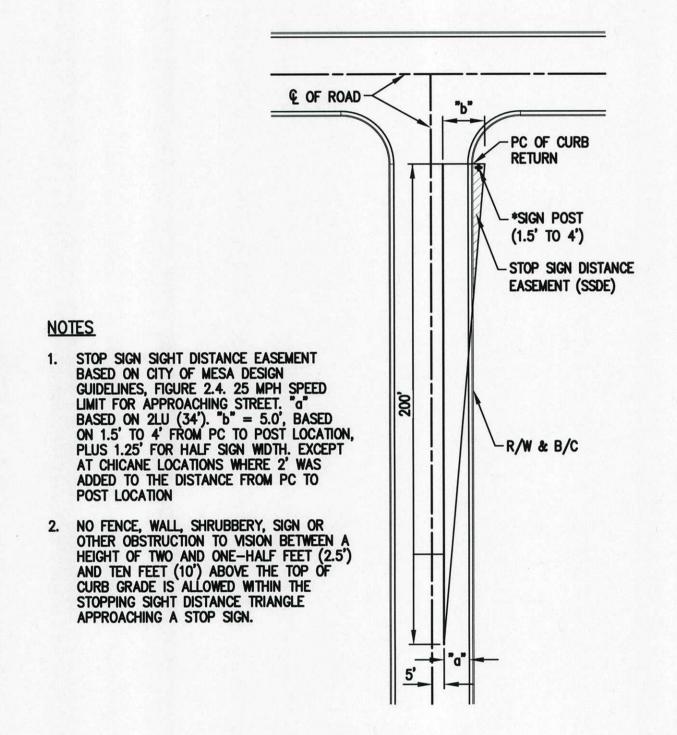


- 1. SIGHT VISIBILITY EASEMENT BASED ON CITY OF MESA DEVELOPMENT OF DESIGN GUIDELINES FOR SIGHT TRIANGLES ( IN FEET) ON STRAIGHT SECTIONS OF ROAD. BASED ON 2001 AASHTO INTERSECTION SIGHT DISTANCE GUIDELINES FOR CASE B1-LEFT TURN MANEUVER FORM STOP, LEVEL GRADE, PASSENGER CAR. REVISED 10/20/2004. DESIGN 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

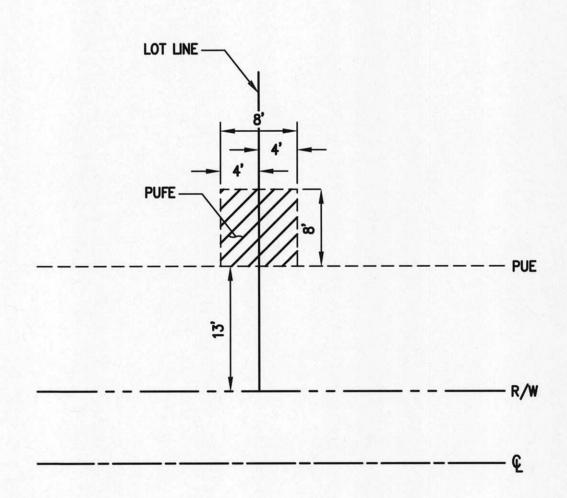
### DETAIL 1

## TYPICAL SIGHT VISIBILITY EASEMENT

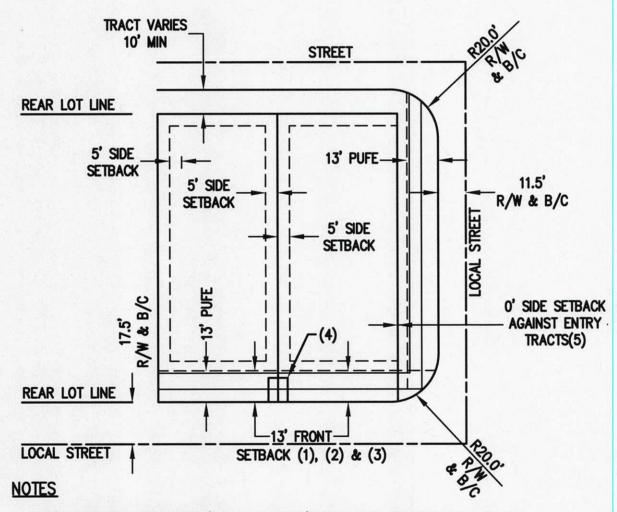
\* FOR 17.5' WIDE STREETS CENTER OF LANE = 5.0' FOR 11.5' WIDE STREETS CENTER OF LANE = 5.5'



DETAIL 2 TYPICAL STOP SIGN DISTANCE **EASEMENT DETAIL** 



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

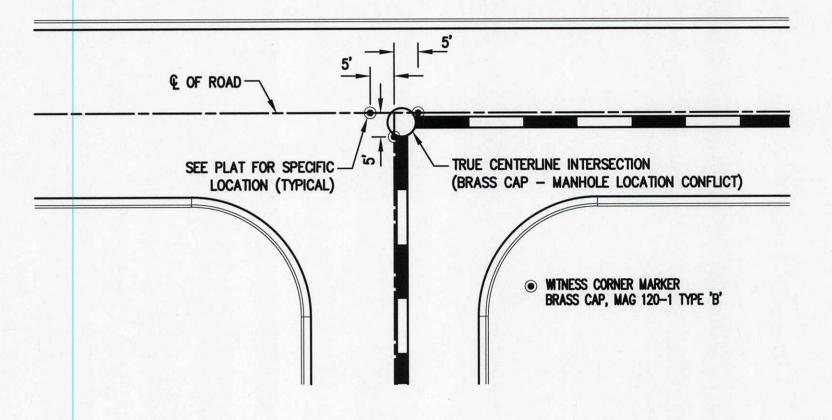
2. LOT MINIMUM WIDTH WILL BE ESTABLISHED AT 11' FROM BACK OF CURB

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

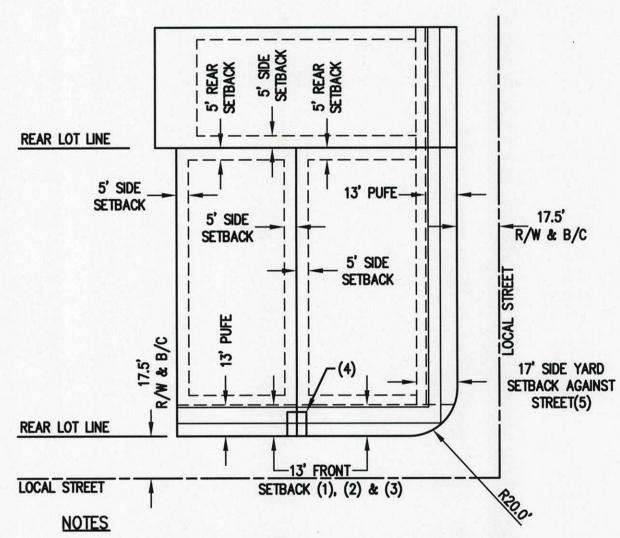
5. NO GARAGE ENTRY FROM SIDE STREET

TYPICAL LOT SETBACKS DETAIL NTS AT ENTRY STREET



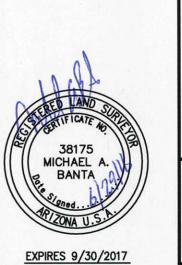
DETAIL 3 WITNESS CORNER DETAIL

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



- 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







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