

VICINITY MAP

LEGAL DESCRIPTION

PARCEL A OF THE FINAL PLAT CADENCE PARKWAY, SITUATED IN A PORTION OF THE NORTH HALF OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN A HAND HOLE AT THE NORTHWEST CORNER OF SAID SECTION 27, FROM WHICH AN ALUMINUM CAP FOUND AT THE NORTH QUARTER CORNER OF SAID SECTION 27 BEARS SOUTH 89 DEGREES 38 MINUTES 24 SECONDS EAST (AN ASSUMED BEARING) AT A DISTANCE OF 2,647.20 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 24 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, FOR A DISTANCE OF 2,170.34 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 985.47 FEET TO A POINT ON THE NORTH LINE OF THE PROPERTY DESCRIBED IN DOCUMENT NUMBER 2012-0932137, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 743.43 FEET; THENCE SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, 212.00 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST, 109.50 FEET; THENCE SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, 140.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 13 DEGREES 30 MINUTES 53 SECONDS WEST A DISTANCE OF 20.00 FEET; THENCE SOUTHEASTERLY 26.88 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 76 DEGREES 59 MINUTES 50 SECONDS; THENCE SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, 178.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS; THENCE NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, 142.43 FEET; THENCE SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, 35.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST A DISTANCE OF 20.00 FEET; THENCE SOUTHEASTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 07 SECONDS; THENCE SOUTH 0 DEGREES 30 MINUTES 50 SECONDS WEST, 177.87 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 53 SECONDS; THENCE NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, 607.07 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS; THENCE NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST, 152.87 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 53 SECONDS WEST, 77.95 FEET TO A POINT ON THE WEST LINE OF THE PROPERTY DESCRIBED IN DOCUMENT NUMBER 2012-0932137, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE NORTH 0 DEGREES 25 MINUTES 31 SECONDS EAST, 650.72 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

TRACT USE TABLE				
TRACT	USE	AREA (SF)	AREA (AC)	
Tract 27	Landscape, Open Space, Parkway Easement, Pedestrian Access and Public Utilities and Facilities Easement	72,951	1.6747	
Tract 28	Landscape, Open Space, Parkway Easement, Pedestrian Access and Public Utilities and Facilities Easement	3,085	0.0708	
Tract 29	Landscape, Open Space, Parkway Easement, Pedestrian Access and Public Utilities and Facilities Easement	3,085	0.0708	
Tract 30	Landscape, Open Space, Parkway Easement, Pedestrian Access, Drainage, Retention and Public Utilities & Facilities Easement	24,225	0.5561	
Tract 31	Landscape, Open Space, Parkway Easement, Pedestrian Access and Public Utilities and Facilities Easement	3,085	0.0708	
Tract 32	Landscape, Open Space, Parkway Easement, Pedestrian Access and Public Utilities and Facilities Easement	3,085	0.0708	
Tract 33	Landscape, Open Space, Parkway Easement, Pedestrian Access and Public Utilities and Facilities Easement	3,085	0.0708	
Tract 34	Private Street, Parkway Easement	3,949	0.0907	
Tract 35	Landscape, Open space, Parkway Easement and Public Utilities & Facilities Easement	2,002	0.0460	
Tract 36	Landscape, Open Space, Parkway Easement, Pedestrian Access and Public Utilities and Facilities Easement	1,542	0.0354	
Tract 37	Landscape, Open Space, Parkway Easement, Pedestrian Access, Drainage, Retention and Public Utilities & Facilities Easement	49,797	1.1432	

* All tract usages listed are blanket in nature unless specifically defined as shown on the plan view.

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)
1	5,040	0.1157	22	4,305	0.0988	43	4,305	0.0988	64	4,305	0.0988
2	5,040	0.1157	23	4,409	0.1012	44	4,410	0.1012	65	4,305	0.0988
3	5,039	0.1157	24	4,304	0.0988	45	4,409	0.1012	66	4,305	0.0988
4	4,199	0.0964	25	4,305	0.0988	46	4,305	0.0988	67	4,305	0.0988
5	4,200	0.0964	26	4,305	0.0988	47	4,305	0.0988	68	4,305	0.0988
6	4,200	0.0964	27	4,305	0.0988	48	4,305	0.0988	69	4,305	0.0988
7	4,200	0.0964	28	4,305	0.0988	49	4,305	0.0988	70	4,305	0.0988
8	4,200	0.0964	29	4,305	0.0988	50	4,305	0.0988	71	4,305	0.0988
9	4,200	0.0964	30	4,409	0.1012	51	4,305	0.0988	72	4,409	0.1012
10	5,044	0.1158	31	5,002	0.1148	52	4,305	0.0988	73	4,620	0.1061
11	4,200	0.0964	32	4,310	0.0989	53	4,305	0.0988	74	4,410	0.1012
12	4,200	0.0964	33	4,305	0.0988	54	4,305	0.0988	75	4,410	0.1012
13	4,200	0.0964	34	4,305	0.0988	55	4,305	0.0988	76	4,410	0.1012
14	4,200	0.0964	35	4,305	0.0988	56	4,305	0.0988	77	4,410	0.1012
15	4,200	0.0964	36	4,305	0.0988	57	4,305	0.0988	78	5,223	0.1199
16	4,199	0.0964	37	4,305	0.0988	58	4,409	0.1012	79	5,224	0.1199
17	4,304	0.0988	38	4,305	0.0988	59	4,409	0.1012	80	5,224	0.1199
18	4,305	0.0988	39	4,305	0.0988	60	4,305	0.0988	81	5,223	0.1199
19	4,305	0.0988	40	4,305	0.0988	61	4,305	0.0988			
20	4,305	0.0988	41	4,305	0.0988	62	4,305	0.0988			
21	4,305	0.0988	42	4,305	0.0988	63	4,305	0.0988			

OWNERS

PPGN – RAY, LLP
17700 N. PACESETTER WAY, SUITE 100
SCOTTSDALE, AZ 85225

BASIS OF BEARING

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 7 EAST.
ASSUMED BEARING N89°38'24"W

FEMA FLOOD ZONE DELINEATION

THIS SITE IS LOCATED AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 04013C2760L AND 04013C2770L WITHIN A ZONE "X" SHADED AND "PANEL NOT PRINTED" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 04013C2780L AND 04013C2790L.

Final Plat
of Cadence Parcel A

OF THE FINAL PLAT – CADENCE PARKWAY, BOOK _____, PAGE _____, M.C.R.,
SITUATED IN A PORTION OF THE NORTH HALF OF SECTION 27,
TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT PPGN – RAY, LLP, A LIMITED LIABILITY LIMITED PARTNERSHIP, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR PARCEL A AT PPGN SITUATED IN A PORTION OF THE WEST HALF OF SECTION 26 AND A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT SAID MAP 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.

PPGN – RAY, LLP, A LIMITED LIABILITY LIMITED PARTNERSHIP 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 RIGHT-OF-WAY.

PPGN – RAY, LLP, A LIMITED LIABILITY LIMITED PARTNERSHIP, 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, SHALL BE LIMITED TO UTILITIES. UNLESS APPROVED OTHERWISE BY THE CITY OF MESA, AND INDICATED HEREON, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NON-EXCLUSIVE EASEMENTS.

IT IS AGREED THAT PPGN – RAY, LLP, A LIMITED LIABILITY LIMITED PARTNERSHIP OR ITS SUCCESSORS OR ASSIGNS SHALL HAVE FULL USE OF THE EASEMENT PREMISES EXCEPT FOR THE PURPOSES 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, OR ANY PART OF SAME SHALL BE CONSTRUCTED, INSTALLED OR PLACED ON OR OVER SAID EASEMENT OR ANY PART THEREOF BY PPGN – RAY, LLP, A LIMITED LIABILITY LIMITED PARTNERSHIP OR THE SUCCESSORS OR ASSIGNS OF PPGN – RAY, LLP, A LIMITED LIABILITY LIMITED PARTNERSHIP AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY PPGN – RAY, LLP, A LIMITED LIABILITY LIMITED PARTNERSHIP OR THE SUCCESSORS OR ASSIGNS OF PPGN – RAY, LLP, A LIMITED LIABILITY LIMITED PARTNERSHIP 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.

PPGN – RAY, LLP, A LIMITED LIABILITY LIMITED PARTNERSHIP 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- 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.

PPGN – RAY, LLP, A LIMITED LIABILITY LIMITED PARTNERSHIP HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, 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.

PPGN – RAY, LLP, A LIMITED LIABILITY LIMITED PARTNERSHIP HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, UNDER, AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "PARKWAY EASEMENT" OR "PKWY ESM" OR "PKWY" 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, STORM WATER, PIPES, CONDUIT, CABLES, AND SWITCHING EQUIPMENT), CONDUCTORS, CABLES, FIBER OPTICS, COMMUNICATION AND SIGNAL LINES, TRANSFORMERS, VAULTS, MANHOLES, CONDUITS, CONDUCTORS, PIPES AND CABLES, FIRE HYDRANTS, STREET LIGHTS, STREET PAVEMENT, CURBS, CUTTERS, 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 EASEMENT PROPERTY FOR ALL USES AND FACILITIES ALLOWED HEREIN, UNLESS APPROVED OTHERWISE BY THE CITY OF MESA, NEITHER PPGN – RAY, LLP, A LIMITED LIABILITY LIMITED PARTNERSHIP OR ITS SUCCESSORS AND ASSIGNS WILL GRANT AN EASEMENT TO ANY OTHER PERSON OR ENTITY OVER, UNDER OR UPON ANY AREAS DESIGNATED ON THIS PLAT AS PARKWAY EASEMENT. PPGN – RAY, LLP, A LIMITED LIABILITY LIMITED PARTNERSHIP RETAINS THE RIGHT TO INSTALL AND MAINTAIN LANDSCAPING WITHIN THE EASEMENT PROPERTY IN A MANNER THAT WILL NOT UNREASONABLY INTERFERE WITH THE RIGHTS OF THE CITY PROVIDED THAT GRANTOR'S USE OF THE EASEMENT PROPERTY SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CITY OF MESA CODES AND ORDINANCES AS MAY BE AMENDED FROM TIME TO TIME.

TRACTS 27 THROUGH 37, INCLUSIVE, ARE HEREBY DECLARED FOR THE SPECIFIC USES IDENTIFIED ON THE TRACT TABLE PROVIDED HEREIN. SAID TRACTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION.

DRAINAGE COVENANTS:

THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT AS TRACTS 30 AND 37 ARE HEREBY RESERVED AS DRAINAGE FACILITIES AND RETENTION BASINS FOR THE PURPOSES CONVEYANCE OR DRAINAGE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FOR THE PUBLIC RIGHT-OF-WAY PER THE IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO MAINTAIN SAID DRAINAGE FACILITY.

THE DRAINAGE FACILITIES AND RETENTION AREAS SHALL BE MAINTAINED BY PPGN – RAY, LLP, A LIMITED LIABILITY LIMITED PARTNERSHIP OR ITS 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 TO OR THREATENING TO VIOLATE ANY OF THESE COVENANTS, TO PREVENT HIM OR THEM FROM SO DOING, AND TO RECOVER DAMAGES AT LAW OR IN EQUITY HEREUNDER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, A REASONABLE SUM AS AND FOR ATTORNEYS' FEES AND COURT COSTS.

PPGN-RAY, LLP, A LIMITED LIABILITY LIMITED PARTNERSHIP 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 PPGN – RAY, LLP, A LIMITED LIABILITY LIMITED PARTNERSHIP WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS THEREOF: PPGN – RAY, LLP, A LIMITED LIABILITY LIMITED PARTNERSHIP, AS OWNER, HAS CAUSED ITS NAME TO BE AFFIXED AND HAVE EXECUTED THIS FINAL PLAT BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED THIS _____ DAY OF _____, 2017.

PPGN – RAY, LLP, A LIMITED LIABILITY LIMITED PARTNERSHIP

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017, BY _____ OF PPGN – RAY, LLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, FOR AND ON BEHALF THEREOF.

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

BY: _____ NOTARY PUBLIC _____ DATE _____
MY COMMISSION EXPIRES: _____

RATIFICATION AND APPROVAL OF PLAT

STATE OF ARIZONA }
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT CADENCE HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS FINAL PLAT FOR PARCEL A AT PPGN AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS MAP.

IN WITNESS WHEREOF, _____ HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 2017.

AN ARIZONA NON-PROFIT CORPORATION

BY: _____ ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017, BY _____, OF CADENCE HOMEOWNERS ASSOCIATION, FOR AND ON BEHALF THEREOF.

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

BY: _____ NOTARY PUBLIC _____ DATE _____
MY COMMISSION EXPIRES: _____

GENERAL NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING AND WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING.
- A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED WITH ALL LOT OWNERS BEING MEMBERS OF THAT ASSOCIATION, THE HOMEOWNERS ASSOCIATION SHALL OWN AND MAINTAIN ALL COMMON AREA TRACTS.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R(42)33.
- ELECTRICAL LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- COMMUNICATION LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT HAS BEEN RECORDED WITH MARICOPA COUNTY RECORDER (MARICOPA COUNTY RECORDING NO. 2016-0075035). 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.
- A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (C.C.&R.'S) HAS BEEN OR WILL BE RECORDED FOR THIS SUBDIVISION WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL COMMON AREA TRACTS SHOWN ON THIS PLAT. A PROPERTY OWNERS' ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, HAS BEEN OR WILL BE FORMED WHICH SHALL OWN AND MAINTAIN ALL COMMON AREA TRACTS SHOWN ON THIS PLAT.
- 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.
- THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE BUILDING FORM STANDARDS ESTABLISHED IN THE ZONING ORDINANCE AS WELL AS COMPLIANCE WITH THE RESIDENTIAL DEVELOPMENT GUIDELINES.
- 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 WITHIN 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 OR THE PROPERTY OWNER(S).

- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT THE MAINTENANCE OF ANY DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THE TRACTS SHOW ON THIS MAP OF DEDICATION OR LANDSCAPING WITHIN THE RIGHT-OF-WAY ALONG THE ROADS SHOW HEREON. ALL TRACTS SHALL BE PRIVATELY OWNED AND MAINTAINED, EXCEPT AS EXPRESSLY SET FORTH IN THE DECLARATION WITH REGARD TO MAINTENANCE BY THE ASSOCIATION, THE MAINTENANCE OF EASEMENT PREMISES SHOWN ON THE PLAT WHICH LIE WITHIN THE BOUNDARIES OF A TRACT IS THE RESPONSIBILITY OF THE TRACT OWNER
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT THE MAINTENANCE OF ANY PRIVATE DRIVES, PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THIS PROJECT.
- NOISE ATTENUATION MEASURES ARE TO BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE BUILDINGS TO ACHIEVE A NOISE LEVEL REDUCTION OF 25DB.
- THIS SUBDIVISION IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA DEVELOPMENT AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- A COMMUNITY MAINTENANCE AGREEMENT FOR THIS PLAT HAS BEEN RECORDED WITH MARICOPA COUNTY RECORDER (MARICOPA COUNTY RECORDING NO. 2015-0429040).
- A DEVELOPMENT, FINANCING PARTICIPATION, WAIVER AND INTERGOVERNMENTAL AGREEMENT FOR THE CADENCE COMMUNITY FACILITIES DISTRICT FOR THIS PLAT HAS BEEN RECORDED WITH THE MARICOPA COUNTY RECORDER (MARICOPA COUNTY RECORDING NO. 2015-0833434).
- AASHTO GUIDELINES SHALL BE USED FOR ROADWAY DESIGN, SIGHT DISTANCE DESIGN AND ASSOCIATED REQUIREMENTS. OTHER GUIDELINES MAY BE APPROVED AT THE DUP, SITE PLAN OR SUBDIVISION LEVEL PROCESSES BY THE CITY TRAFFIC ENGINEER.
- 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 THE CITY HAVE AGREED THAT ALL BOUNDARY AND TRACT 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 COMERS WILL NEED TO BE RECORDED.
- ALL CURVES ARE TANGENT, COMPOUND, OR REVERSE UNLESS NOTED OTHERWISE.

APPROVALS

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

BY: _____ ATTEST: _____
MAYOR 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.

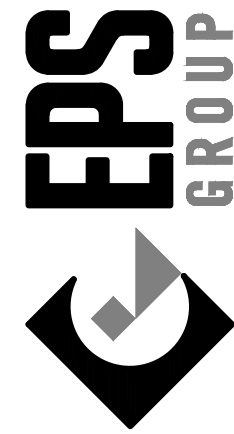
CITY ENGINEER DATE: _____

FINAL PLAT CERTIFICATION

I, MARY KENNEDY, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS FINAL PLAT CONSISTING OF 2 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH DECEMBER OF 2016; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; 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.

MARY KENNEDY, RLS 21071
EPS GROUP, INC.
2045 S. VINEYARD
SUITE 101
MESA, AZ 85210

2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com



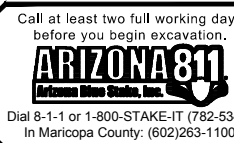
Cadence Parcel A

Mesa, Arizona

Final Plat

Project:

Revisions:



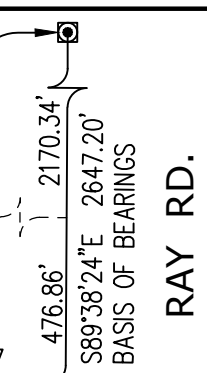
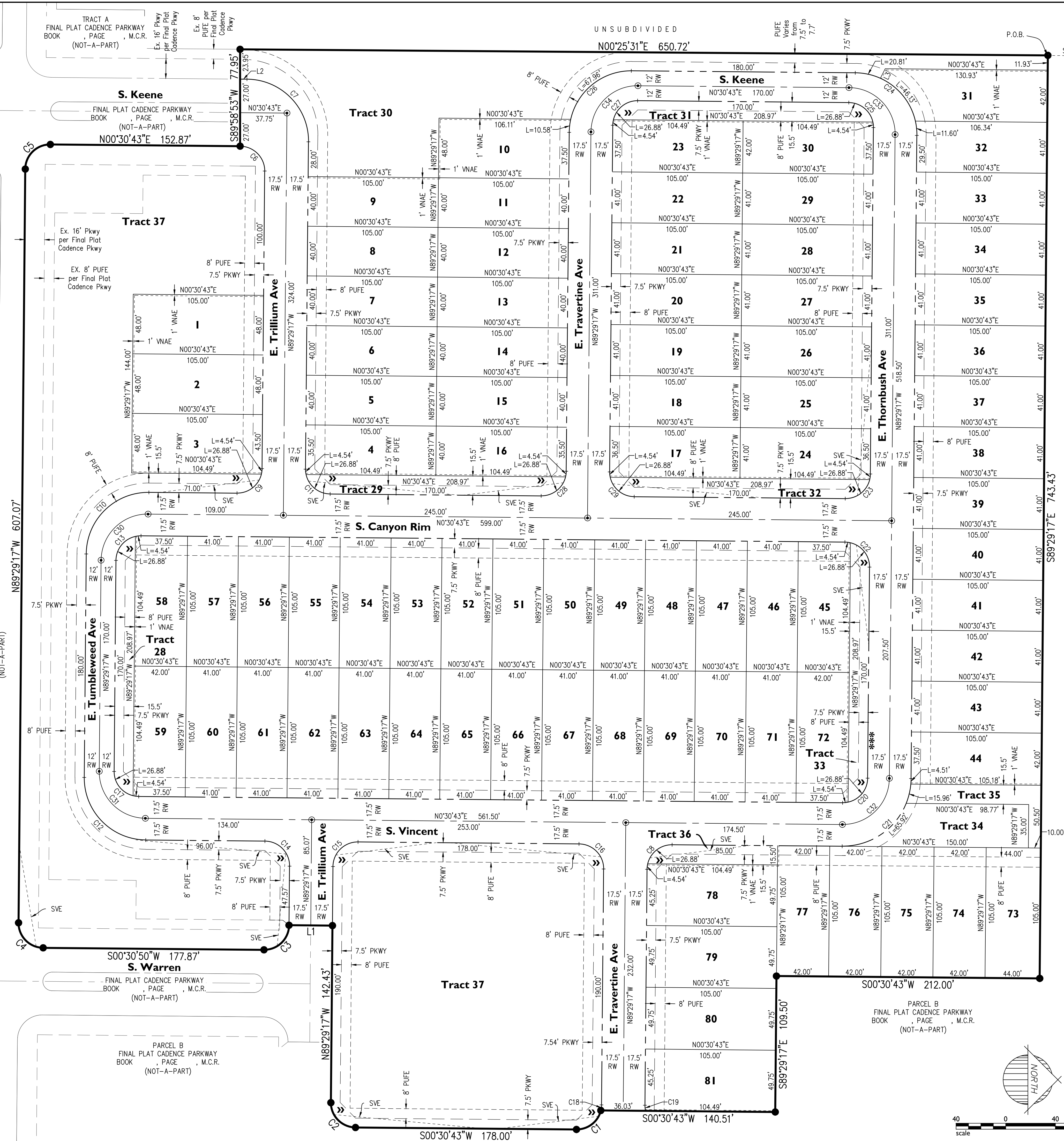
Designer: MK
Drawn by: AE



Job No.
I 1-007.6

Sheet No.
1
of 2

11-007.6



LEGEND

☑	FOUND MONUMENT AS NOTED
⊙	SET BRASS CAP AT COMPLETION OF CONSTRUCTION
●	CORNER OF SUBDIVISION, SET #4 REBAR W/CAP
	RLS# 21071, OR AS NOTED
AC	ALUMINUM CAP
BCHH	BRASS CAP IN A HAND HOLE
BK.	BOOK
EX.	EXISTING
MCR	MARICOPA COUNTY RECORDER
PG.	PAGE
PKWY	PARKWAY EASEMENT
PUEF	PUBLIC UTILITIES AND FACILITIES EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
R/W	RIGHT-OF-WAY
VNAE	VEHICULAR NON-ACCESS EASEMENT
S/W	SIDE WALK
B.S.L.	BUILDING SETBACK
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

TRACT "A"

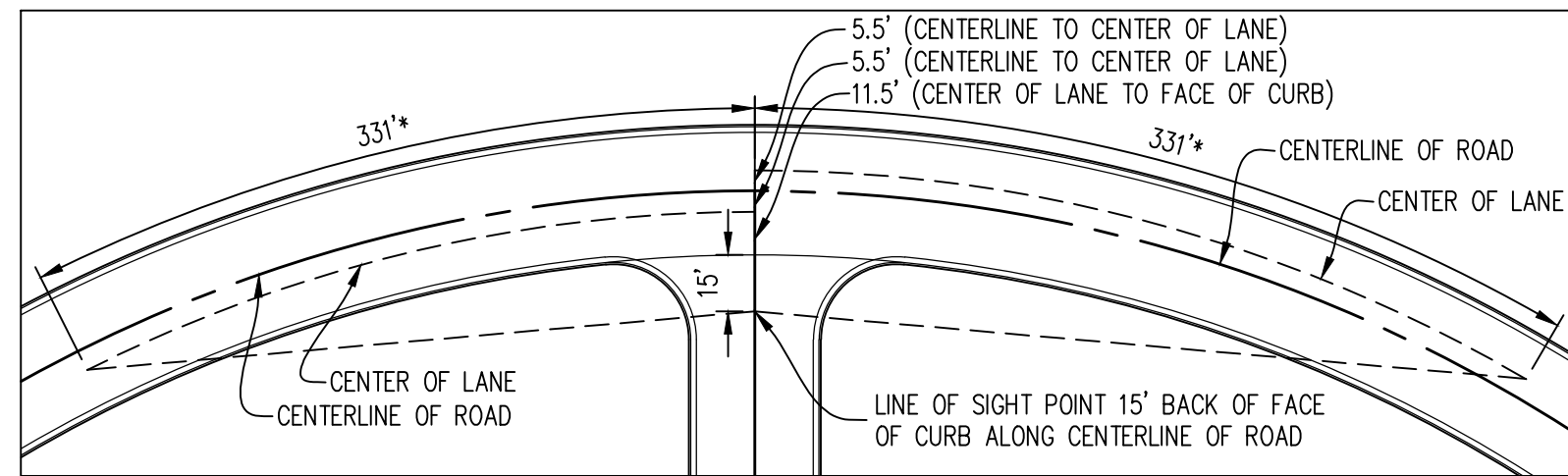
1	2
TRACT "B", "C"	

»

LOT CORNER OF THIS SUBDIVISION

DESIGNATED TRASH BARREL LOCATION
FOR LOTS 73, 74 & 75

PARKWAY EASEMENT CHAMFER = 12.5'

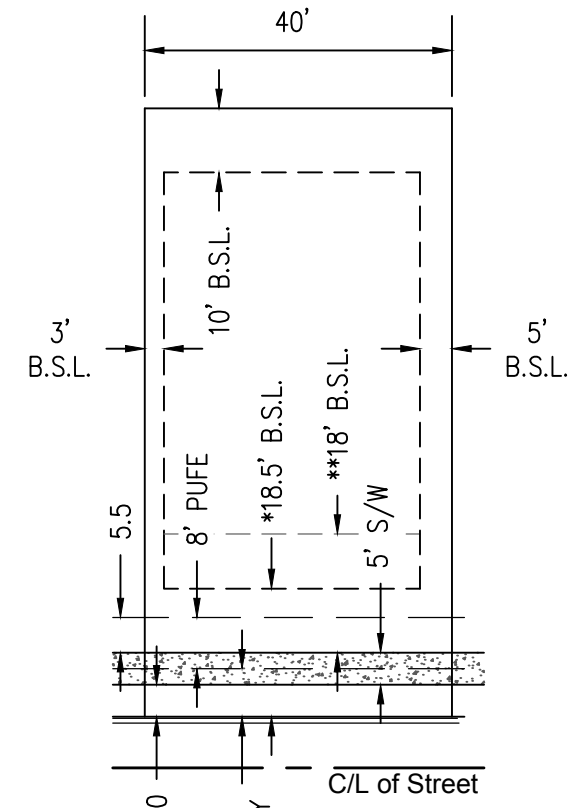


TYPICAL SIGHT VISIBILITY EASEMENT

1. SIGHT VISIBILITY EASEMENT BASED ON CITY OF MESA DESIGN GUIDELINES FOR SIGHT TRIANGLES (IN FEET) ON STRAIGHT SECTIONS OF ROAD. LEFT TURN MANEUVER FROM STOP. REVISED 10/20/2004. DESIGN SPEED = 30 MILES PER HOUR.
2. SIGHT VISIBILITY EASEMENT SHOWN ON CORRESPONDING PARCEL FINAL PLAT, IMPROVEMENT PLANS, MASS GRADING AND LANDSCAPE ARCHITECTURE PLANS.
3.

		NO FENCE, WALL, SHRUBBERY, SIGN OR OTHER OBSTRUCTION TO VISION BETWEEN A HEIGHT OF THREE FEET (3') AND EIGHT FEET (8') ABOVE THE CENTERLINE GRADES OF THE INTERSECTING STREETS WITHIN THE SIGHT VISIBILITY EASEMENTS.

TYPICAL LOT SETBACK



- * BUILDING SETBACK FROM BACK OF CURB
TO SIDE TURN GARAGE, PORCH, OR LIVABLE AREA
- ** BUILDING SETBACK FROM BACK OF SIDEWALK
TO FACE OF GARAGE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°30'43"W	35.00'
L2	S00°31'52"W	5.52'
L3	N63°03'52"W	8.67'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	26.88'	20.00'	76°59'50"	15.91'	24.90'	N37°59'12"W
C2	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°30'43"E
C3	31.42'	20.00'	90°00'07"	20.00'	28.28'	N44°29'14"W
C4	31.42'	20.00'	89°59'53"	20.00'	28.28'	N45°30'46"E
C5	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°29'17"E
C6	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°30'43"W
C7	78.52'	50.00'	89°58'51"	49.98'	70.70'	S45°31°17"W
C8	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°29'17"E
C9	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°29'17"W
C10	78.54'	50.00'	90°00'00"	50.00'	70.71'	S44°29'17"E
C11	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°30'43"E
C12	78.54'	50.00'	90°00'00"	50.00'	70.71'	N45°30'43"E
C13	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°29'17"E
C14	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°30'43"W
C15	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°29'17"E
C16	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°30'43"W
C17	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°30'43"E
C18	4.54'	20.00'	13°00'10"	2.28'	4.53'	N82°59'12"E
C19	4.54'	20.00'	13°00'10"	2.28'	4.53'	N84°00'38"W
C20	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°29'17"W
C21	86.39'	55.00'	90°00'00"	55.00'	77.78'	N44°29'17"W
C22	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°30'43"W
C23	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°29'17"W
C24	78.54'	50.00'	90°00'00"	50.00'	70.71'	S45°30'43"W
C25	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°30'43"E
C26	78.54'	50.00'	90°00'00"	50.00'	70.71'	S44°29'17"E
C27	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°29'17"E
C28	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°29'17"W
C29	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°30'43"E
C30	58.90'	37.50'	90°00'00"	37.50'	53.03'	S44°29'17"E
C31	58.90'	37.50'	90°00'00"	37.50'	53.03'	N45°30'43"E
C32	58.90'	37.50'	90°00'00"	37.50'	53.03'	S44°29'17"W
C33	58.90'	37.50'	90°00'00"	37.50'	53.03'	S45°30'43"W
C34	58.90'	37.50'	90°00'00"	37.50'	53.03'	S44°29'17"E