# FINAL PLAT
## FOR
# MISSION PARK

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

## SURVEYOR

D & M ENGINEERING
DURAN THOMPSON, R.L.S.
1020 E GILBERT DR. STD. D
TEMPE, AZ 85281
PHONE: 480-350-9590
FAX: 480-350-9486

## DEVELOPER

BRIGHTON COMPANIES MISSION PARK, LLC
753 N. 39th CIR.
MESA, AZ 85205
CONTACT: DOUG SWEENY
PHONE: (602) 451-7601

## NOTES

1. THIS SUBDIVISION IS LOCATED IN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

2. ALL UTILITIES NEW OR RELOCATED ARE TO BE PLACED UNDERGROUND.

3. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED WITHIN A DRAINAGE EASEMENT OR TRACT WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT.

4. AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS TRACTS OR EASEMENTS, INCLUDING PRIVATE STREETS, LANDSCAPED AREAS, AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.

5. THIS SITE LIES WITHIN A FLOOD AREA DESIGNATED AS "ZONE X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 04013C2270M , DATED NOVEMBER 15TH, 2015. "ZONE X" IS DESIGNATED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

6. THE CITY OF MESA IS NOT RESPONSIBLE FOR & WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE DRAINAGE FACILITIES, PRIVATE STREETS, LANDSCAPED AREAS, WITHIN THIS PROJECT OR LANDSCAPING WITHIN THE RIGHT OF WAY ALONG UNIVERSITY DRIVE.

7. CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.

8. THIS SUBDIVISION IS SUBJECT TO THE CITY OF MESA RESIDENTIAL DEVELOPMENT GUIDELINES.

9. THE CITY OF MESA WILL NOT BE RESPONSIBLE FOR ANY SPECIAL PAVEMENT NOTED WITHIN THIS PROJECT. SHOULD REMOVAL OF SPECIAL PAVEMENT BE REQUIRED BY THE CITY OF MESA FOR MAINTENANCE OF THE UTILITY LINES, THE CITY OF MESA WILL ONLY BE REQUIRED TO BACKFILL AND PROVIDE TEMPORARY PAVEMENT OVER SAID UTILITY. RECONSTRUCTION OF THE SPECIAL PAVEMENT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

10. ALL LOTS AND TRACTS WILL HAVE MONUMENTATION SET AT EACH CORNER AND AT EACH LOCATION(1/2" REBAR L.S. #48680), AS SHOWN HEREON AT THE COMPLETION OF MASS GRADING.

11. ALL PROPOSED DWELLINGS SHALL BE SINGLE FAMILY, DETACHED.

12. 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 AREAS SHOWN ON THIS PLAT.

13. IF THE DEVELOPMENT IN THE FUTURE REQUESTS A GATED ACCESS THEN IT SHALL COMPLY WITH M-42.01 OR 02 AND BE APPROVED BY CITY OF MESA TRAFFIC ENGINEER.

14. PUBLIC UTILITY AND FACILITY EASEMENTS WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS FOR THE RELOCATION OF SRP FACILITIES IN PUFES ON THIS PLAT. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. § 9-1-1 INCLUDES THE PUFES ON THIS PLAT, THE TERM "PUBLIC EASEMENT" IN M.C.C. § 9-1-5(A) INCLUDES PUFES, AND PUFES ON THIS PLAT ARE SUBJECT TO M.C.C. § 9-1-5(A).

15. THIS SUBDIVISION IS SUBJECTED TO THE CITY OF MESA RESIDENTIAL DEVELOPMENT GUIDELINES AS WELL AS THE BUILDING FORM STANDARDS ESTABLISHED IN THE CITY OF MESA ZONING ORDINANCE.

## LEGAL DESCRIPTION

A PORTION OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 18, SAID POINT BEING A CITY OF MESA BRASS CAP IN HANDHOLE, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 18 BEARS SOUTH 89 DEGREES 22 MINUTES 50 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18, FOR A DISTANCE OF 2585.92 FEET, SAID POINT BEING A CITY OF MESA BRASS CAP IN HANDHOLE;

THENCE SOUTH 89 DEGREES 22 MINUTES 50 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18, FOR A DISTANCE OF 665.24 FEET, TO THE SOUTHWEST CORNER OF MCAFEE HEIGHTS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, AS RECORDED IN BOOK 141, PAGE 26;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 18, SAID LINE ALSO BEING THE WEST LINE OF SAID MCAFEE HEIGHTS, FOR A DISTANCE OF 45.00 FEET, TO A POINT ON A LINE 45 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18, TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 22 MINUTES 50 SECONDS WEST, ALONG THE LINE 45 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18, FOR A DISTANCE OF 250.00 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF THE WEST 125 FEET OF THE EAST 480 FEET OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 18, FOR A DISTANCE OF 323.00 FEET, TO A POINT ON THE SOUTH LINE OF LOT 10 OF SAID CORONA DEL REY;

THENCE NORTH 89 DEGREES 22 MINUTES 50 SECONDS EAST, ALONG THE SOUTH LINE OF LOTS 10 AND 11 OF SAID CORONA DEL REY, FOR A DISTANCE OF 250.00 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 11, SAID POINT BEING ON THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 18;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 18, FOR A DISTANCE OF 323.00 FEET, TO THE POINT OF BEGINNING.

## BASIS OF BEARING

SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 6 EAST, MARICOPA COUNTY, ARIZONA.
SAID LINE BEARS S89°22'50"W PER BOOK 124, PAGE 45 OF MARICOPA COUNTY RECORDS.

## SITE DATA

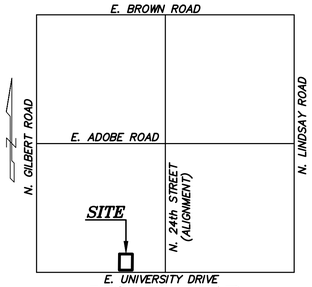
GROSS AREA: 2.11 AC
NET AREA: 1.45 AC
PROPOSED LOTS: 16
OPEN SPACE: 0.408 AC.

## SHEET INDEX

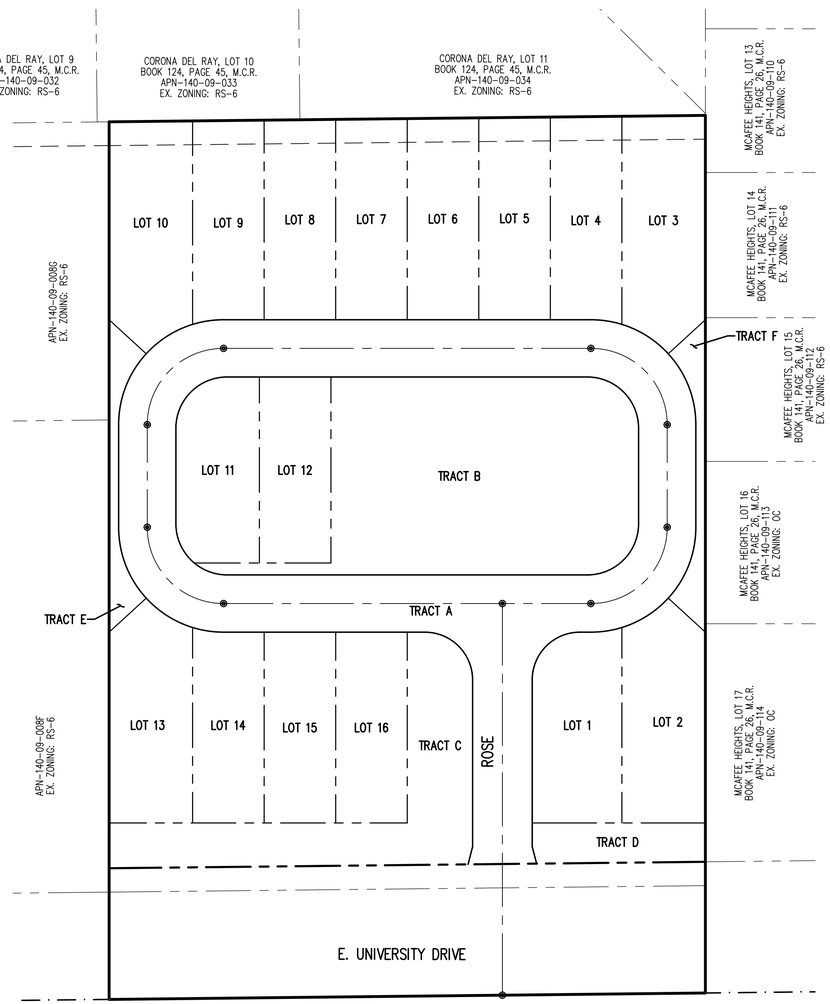

SHEET 1 – COVER SHEET
SHEET 2 – FINAL PLAT

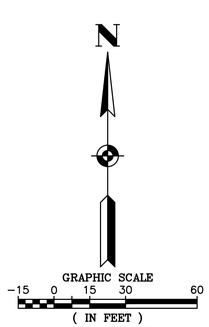


NOTE: THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF D & M ENGINEERING. ANY UNAUTHORIZED REPRODUCTIONS, REVISIONS, ADDITIONS, OR ALTERATIONS OF THESE DRAWINGS IS STRICTLY PROHIBITED, AND WILL BE CONSIDERED TO BE IN VIOLATION OF ARIZONA STATE TECHNICAL BOARD, CODE 32-125 AND 32-142.


VICINITY MAP
N.T.S.




Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

## APPROVALS

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF MESA, ARIZONA THIS _____ DAY OF _____, 2017.

_____
MAYOR

ATTEST: _____
CITY CLERK

THIS IS TO CERTIFY 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 A.R.S. 45-576.

_____ _____
CITY ENGINEER DATE

## DEDICATION

STATE OF ARIZONA )
) SS.
COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENTS:

THAT BRIGHTON COMPANIES MISSION PARK, LLC AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR MISSION PARK, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA & SALT RIVER BASE & 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.

BRIGHTON COMPANIES MISSION PARK, 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.

EACH OF THE OWNERS, AS TO THE PORTION OF THE PROPERTY OWNED BY THAT OWNER, HEREBY DEDICATES TO THE CITY OF MESA FOR USE AS SUCH THE VEHICULAR NON-ACCESS EASEMENTS AND PUBLIC UTILITY AND FACILITY EASEMENTS, AS SHOWN ON THE SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. THE DEDICATION OF REAL PROPERTY MARKED AS STREETS ON THIS PLAT IS A DEDICATION TO THE CITY OF MESA, IN FEE, FOR THE CITY'S USE AS PUBLIC RIGHT-OF-WAY. THE DEDICATION OF REAL PROPERTY MARKED AS PUBLIC UTILITY AND FACILITIES EASEMENTS IS A DEDICATION OF A PUBLIC UTILITY AND FACILITIES EASEMENT TO THE CITY, WITH SUCH DEDICATION INCLUDING THE FOLLOWING USES: TO CONSTRUCT, INSTALL, ACCESS, MAINTAIN, REPAIR, RECONSTRUCT, REPLACE, REMOVE, UTILITIES AND FACILITIES (INCLUDING, BUT NOT LIMITED TO, WATER, WASTEWATER, GAS, ELECTRIC, STORM WATER, PIPES, CONDUIT, CABLES, AND SWITCHING EQUIPMENT), CONDUCTORS, CABLES, FIBER OPTICS, COMMUNICATION AND SIGNAL LINES, TRANSFORMERS, VAULTS, MANHOLES, CONDUITS, PIPES AND CABLES, FIRE HYDRANTS, STREET LIGHTS, STREET PAVEMENT, CURBS, GUTTERS, SIDEWALKS, TRAFFIC SIGNALS, EQUIPMENT AND SIGNS, PUBLIC TRANSIT FACILITIES, SHELTERS AND IMPROVEMENTS, LANDSCAPING, STORM DRAINAGE, WATER RETENTION AND DETENTION, FLOOD CONTROL, AND ALL APPURTENANCES TO ALL OF THE FOREGOING, AND ALL SIMILAR AND RELATED PURPOSES TO THE FOREGOING, TOGETHER WITH THE RIGHT TO ALTER GROUND LEVEL BY CUT OR FILL (PROVIDED THAT GROUND LEVEL SHALL NOT BE ALTERED IN A MANNER THAT CONFLICTS WITH THE OPERATION, MAINTENANCE, OR REPAIR OF EXISTING UTILITY OR PUBLIC IMPROVEMENTS) AND THE UNRESTRICTED RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO, FROM, AND ACROSS THE EASEMENT PROPERTY. ADDITIONALLY, THE CITY IS AUTHORIZED TO PERMIT OTHERS TO USE THE PUBLIC UTILITY AND FACILITY EASEMENT PROPERTY FOR ALL USES AND FACILITIES ALLOWED HEREIN. ALL OTHER EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN. UNLESS APPROVED OTHERWISE BY THE CITY OF MESA, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

IT IS AGREED THAT BRIGHTON COMPANIES MISSION PARK, LLC OR ITS SUCCESSORS OR ASSIGNS SHALL HAVE FULL USE OF THE EASEMENT EXCEPT FOR THE PURPOSE FOR WHICH THE SAME IS HEREIN CONVEYED TO THE CITY OF MESA, AND PROVIDED ALWAYS THAT NO BUILDING OR STRUCTURE OF ANY NATURE OR KIND WHATSOEVER, INCLUDING WITHOUT LIMITATION FENCES, NOR ANY PART OF SAME, SHALL BE CONSTRUCTED, INSTALLED OR PLACED ON OR OVER SAID EASEMENT OR ANY PART THEREOF BY BRIGHTON COMPANIES MISSION PARK, LLC OR THE SUCCESSORS OR ASSIGNS OF BRIGHTON COMPANIES MISSION PARK, LLC AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY BRIGHTON COMPANIES MISSION PARK, LLC OR THE SUCCESSORS OR ASSIGNS OF BRIGHTON COMPANIES MISSION PARK, 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.

BRIGHTON COMPANIES MISSION PARK, LLC HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "SIGHT VISIBILITY EASEMENT" OR "SVE" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO LANDSCAPING OTHER THAN GROUND COVER, FLOWERS AND GRANITE LESS THAN 2-FEET (MATURE) IN HEIGHT, AND/OR TREES WITH BRANCHES NOT LESS THAN 8-FEET ABOVE GROUND, WHICH TREES, IF ANY, MUST BE SPACED NOT LESS THAN 8 FEET APART.

BRIGHTON COMPANIES MISSION PARK, LLC HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "VEHICULAR NON-ACCESS EASEMENT" OR "VNAE" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO VEHICULAR ACCESS IS PERMITTED.

DRAINAGE COVENANTS:

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT AS TRACTS B AND C 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.

THE DRAINAGE FACILITIES AND RETENTION AREAS SHALL BE MAINTAINED BY THE OWNER, HIS SUCCESSORS AND ASSIGNS AND SHALL PROVIDE STORM WATER CONVEYANCE AND STORAGE AS PRIVATE DRAINAGE FACILITIES AND PRIVATE RETENTION BASINS ADEQUATE TO CONVEY AND STORE DRAINAGE FROM SAID PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA;

THE AGREEMENTS CONTAINED HEREIN SHALL BE A COVENANT RUNNING WITH THE LAND AND, UPON RECORDING, SHALL BE BINDING UPON ANY SUBSEQUENT PURCHASER OR OCCUPIER OF SAID PARCEL; AND

THIS COVENANT CAN BE ENFORCED OR REMOVED BY THE CITY OF MESA, WHO CAN BRING PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING OR THREATENING TO VIOLATE ANY OF THESE COVENANTS, TO PREVENT HIM OR THEM FROM SO DOING, AND TO RECOVER DAMAGES FOR SUCH VIOLATIONS. ANY PERSON OR PERSONS OF THE CITY OF MESA PROSECUTING ANY PROCEEDINGS AT LAW OR IN EQUITY HEREUNDER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, A REASONABLE SUM AS AND FOR ATTORNEY'S FEES AND COURT COSTS.

BRIGHTON COMPANIES MISSION PARK, 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 BRIGHTON COMPANIES MISSION PARK, LLC WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

BRIGHTON COMPANIES MISSION PARK, LLC AN ARIZONA 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 _____, 2017.

BRIGHTON COMPANIES MISSION PARK, LLC AN ARIZONA LIMITED LIABILITY COMPANY

_____ _____ _____
BY: DOUGLAS SWEENEY, MEMBER DATE

## ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS _____ DAY OF _____, 2017, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED DOUGLAS SWEENEY, WHO ACKNOWLEDGED HIMSELF TO BE MEMBER OF BRIGHTON COMPANIES MISSION PARK, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY PLATTED HEREON AND THAT HE AS OWNER, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.
IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

BY: _____ _____
NOTARY PUBLIC DATE

## CERTIFICATE OF SURVEY

"I, DURAN T. THOMPSON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CONSISTING OF 2 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING MONTH OF FEBRUARY 2017; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS, CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED."

Registered Land Surveyor
CERTIFICATE NO.
48680
DURAN T.
THOMPSON
Date Signed 5-31-17
ARIZONA, U.S.A.

_____
DURAN T. THOMPSON
ARIZONA REGISTERED
LAND SURVEYOR # 48680
1020 E. GILBERT DR., STE. D
TEMPE, AZ 85281

EXPIRES 12/31/2017


D&M Engineering
DURAN THOMPSON, P.E.
1020 EAST GILBERT DRIVE, SUITE D
TEMPE, AZ 85281
PH: (480) 350-9590
FAX: (480) 350-9486
E-MAIL:engineer@dmengineer.com


CLIENT/PROJECT
MISSION PARK
2254 E. UNIVERSITY DRIVE
MESA, ARIZONA 85213

TITLE
FINAL PLAT

REVISIONS

| NO. | DATE | APP. | DESCRIPTION |
|---|---|---|---|

| | |
|---|---|
| DESIGNED | DTT |
| DRAWN | AGY |
| CHECKED | DTT |
| DATE | 5-31-17 |
| SCALE | 1"=30' |
| PROJECT | 130403 |
| FILE NAME | Final Plat |

SHEET
1 OF 2

# FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

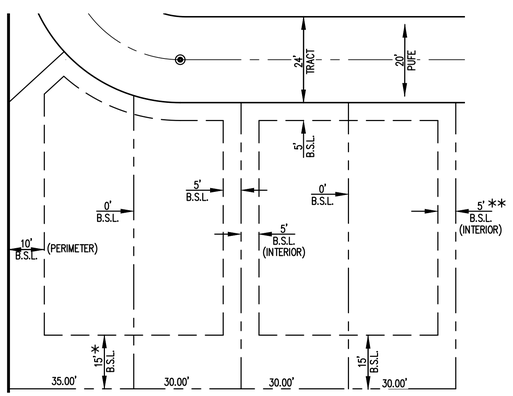
THIS SITE LIES WITHIN A FLOOD AREA DESIGNATED AS "ZONE X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 04013C2270M , DATED NOVEMBER 15th, 2015. "ZONE X" IS DESIGNATED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

| CURVE TABLE | | | |
|---|---|---|---|
| CURVE # | RADIUS | LENGTH | DELTA |
| C1 | 44.00' | 69.12' | 90.0000 |
| C2 | 44.00' | 32.65' | 42.5104 |
| C3 | 44.00' | 23.27' | 30.3020 |
| C4 | 44.00' | 13.20' | 17.1876 |
| C5 | 44.00' | 69.12' | 90.0000 |
| C6 | 44.00' | 13.20' | 17.1876 |
| C7 | 44.00' | 23.27' | 30.3020 |
| C8 | 44.00' | 32.65' | 42.5104 |
| C9 | 44.00' | 69.12' | 90.0000 |
| C10 | 44.00' | 32.65' | 42.5104 |
| C11 | 44.00' | 23.27' | 30.3048 |
| C12 | 44.00' | 13.20' | 17.1848 |
| C13 | 20.00' | 31.42' | 90.0000 |
| C14 | 20.00' | 31.42' | 90.0000 |
| C15 | 44.00' | 69.12' | 90.0000 |
| C16 | 44.00' | 13.20' | 17.1848 |
| C17 | 44.00' | 23.27' | 30.3048 |
| C18 | 44.00' | 32.65' | 42.5104 |
| C19 | 21.50' | 33.77' | 90.0000 |
| C20 | 21.50' | 33.77' | 90.0000 |
| C21 | 21.50' | 33.77' | 90.0000 |
| C22 | 21.50' | 33.77' | 90.0000 |
| C23 | 21.50' | 14.96' | 39.8753 |
| C24 | 21.50' | 18.81' | 50.1247 |

| LOT TABLE | | |
|---|---|---|
| LOT # | AREA (SF) | AREA(AC.) |
| LOT 1 | 3,157 S.F. | 0.072 AC. |
| LOT 2 | 2,515 S.F. | 0.058 AC. |
| LOT 3 | 2,516 S.F. | 0.058 AC. |
| LOT 4 | 2,526 S.F. | 0.058 AC. |
| LOT 5 | 2,535 S.F. | 0.058 AC. |
| LOT 6 | 2,545 S.F. | 0.058 AC. |
| LOT 7 | 2,563 S.F. | 0.059 AC. |
| LOT 8 | 3,238 S.F. | 0.074 AC. |
| LOT 9 | 2,592 S.F. | 0.060 AC. |
| LOT 10 | 2,340 S.F. | 0.054 AC. |
| LOT 11 | 3,045 S.F. | 0.070 AC. |
| LOT 12 | 2,408 S.F. | 0.055 AC. |
| LOT 13 | 2,400 S.F. | 0.055 AC. |
| LOT 14 | 2,400 S.F. | 0.055 AC. |
| LOT 15 | 2,931 S.F. | 0.067 AC. |
| LOT 16 | 3,045 S.F. | 0.070 AC. |

## LEGEND

| | |
|---|---|
| | BOUNDARY LINE |
| | SECTION LINE |
| | PROPERTY LINE |
| | RIGHT OF WAY |
| | CENTERLINE |
| | EASEMENT LINE, AS NOTED |
| | ADJACENT PROPERTY LINE |
| ◉ | STREET CL MONUMENT (SET BRASS CAP MAG STD. DTL. 120-1 TYPE "B") TAGGED R.L.S. No. 48680. UNLESS NOTED AS FOUND |
| ◎ | SET 1/2" REBAR, R.L.S. #48680 |
| R/W | RIGHT OF WAY |
| APN | ASSESOR'S PARCEL NUMBER |
| VNAE | VEHICULAR NON-ACCESS EASEMENT |
| DOC. | DOCUMENT |
| DKT. | DOCKET |
| BK. | BOOK |
| PG. | PAGE |
| R.L.S. | REGISTERED LAND SURVEYOR |
| M.C.R. | MARICOPA COUNTY RECORDER |
| ESM'T. | EASEMENT |
| M.A.G. | MARICOPA ASSOCIATION OF GOVERNMENTS |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| S.F. | SQUARE FEET |
| AC. | ACRES |




## BUILDING SETBACK DETAIL

SCALE: 1"=20'

* MINIMUM 20' REAR SETBACK FOR LOTS 3-10

** MINIMUM 10' (STREET) SIDE SETBACK FOR LOT 11

**SETBACK NOTE:**

1. REAR PATIO SHALL BE ALLOWED TO ENCROACH 8' INTO THE REAR YARD SETBACK
2. FRONT PORCH SHALL BE ALLOWED TO ENCROACH 1' INTO THE SIDE YARD SETBACK.

N

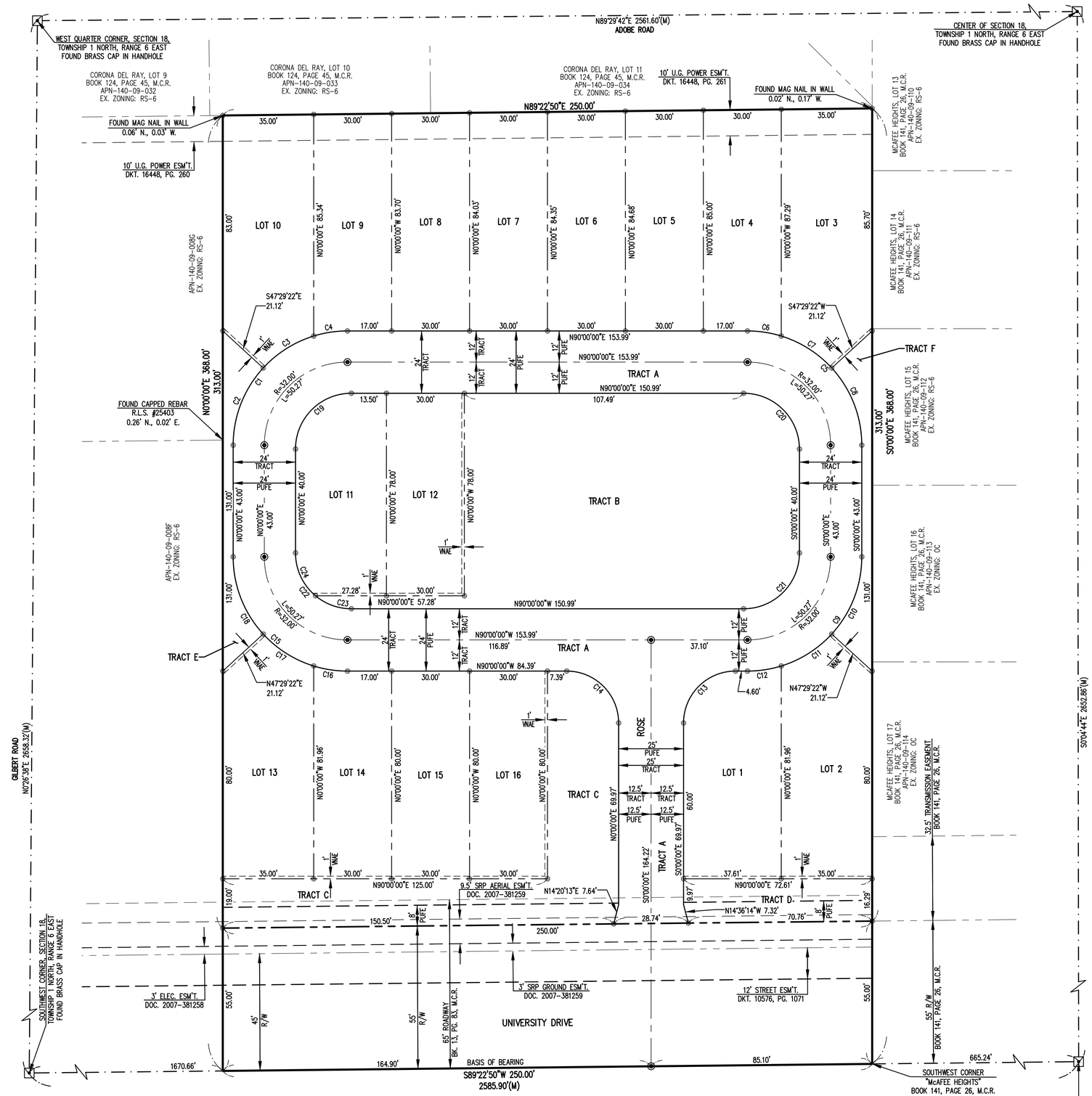
GRAPHIC SCALE

-10 0 10 20 40

( IN FEET )

1 INCH =20 FT

| TRACT TABLE | | | |
|---|---|---|---|
| TRACT | AREA (SF) | AREA(AC.) | DESCRIPTION |
| TRACT A | 16,950 S.F. | 0.389 AC. | PRIVATE STREETS, PUBLIC UTILTY AND FACILITY EASEMENT AND UNDERGROUND STORM DRAIN PIPES |
| TRACT B | 10,772 S.F. | 0.247 AC. | RETENTION, LANDSCAPING AND OPENSPACE, PUBLIC UTILITIES AND PUBLIC DRAINAGE EASEMENT |
| TRACT C | 4,867 S.F. | 0.112 AC. | RETENTION, LANDSCAPING AND OPENSPACE, PUBLIC UTILITIES AND PUBLIC DRAINAGE EASEMENT |
| TRACT D | 1,205 S.F. | 0.028 AC. | LANDSCAPING AND OPENSPACE AND PUBLIC UTILITIES |
| TRACT E | 848 S.F. | 0.019 AC. | LANDSCAPING AND OPENSPACE |
| TRACT F | 848 S.F. | 0.019 AC. | LANDSCAPING AND OPENSPACE |




NOTE: THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF D & M ENGINEERING. ANY UNAUTHORIZED REPRODUCTIONS, REVISIONS, ADDITIONS, OR ALTERATIONS OF THESE DRAWINGS IS STRICTLY PROHIBITED, AND WILL BE CONSIDERED TO BE IN VIOLATION OF ARIZONA STATE TECHNICAL BOARD, CODE 32-125 AND 32-142.


D&M Engineering
DURAN THOMPSON, P.E.
1020 EAST GILBERT DRIVE, SUITE D
TEMPE, AZ 85281
PH: (480) 350-9590
FAX: (480) 350-9486
E-MAIL:engineer@dmengineer.com


# MISSION PARK

2254 E. UNIVERSITY DRIVE
MESA, ARIZONA 85213

# FINAL PLAT

CLIENT/PROJECT

TITLE

REVISIONS

| NO. | DATE | APP. | DESCRIPTION |
|---|---|---|---|
| | | | |

Registered Land Surveyor 48680 DURAN T. THOMPSON Date Signed 5-31-17 ARIZONA, U.S.A.

EXPIRES 12/31/2017

| | |
|---|---|
| DESIGNED | DTT |
| DRAWN | AGY |
| CHECKED | DTT |
| DATE | 5-31-17 |
| SCALE | 1"=20' |
| PROJECT | 130403 |
| FILE NAME | Final Plat |

SHEET 2 OF 2