

STATE OF ARIZONA                 )  
COUNTY OF MARICOPA         ) ss.

THAT CALATANTINE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "DESERT CREEK - PHASE 2", LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 7 EAST, CLIA AND SAL RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH OF THE STREETS, LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE STREETS, LOTS, TRACTS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

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 FACILITIES EASEMENTS, AS SHOWN ON THE SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PERMITS. 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 FACILITIES 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.

CALATLANTIC HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION 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.

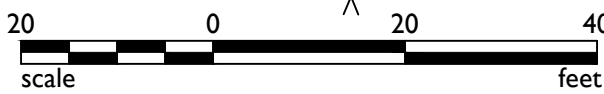
THE DRAINAGE EASEMENT SHOWN ON THIS PLAT AS TRACTS A, B AND C IS HEREBY RESERVED AS A DRAINAGE FACILITY AND RETENTION BASIN FOR THE INCLUSIVE CONVEYANCE OF DRAINAGE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FOR THE PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA, TOGETHER WITH THE RIGHT TO INGRESS AND EGRESS TO MAINTAIN SAID DRAINAGE FACILITY.

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

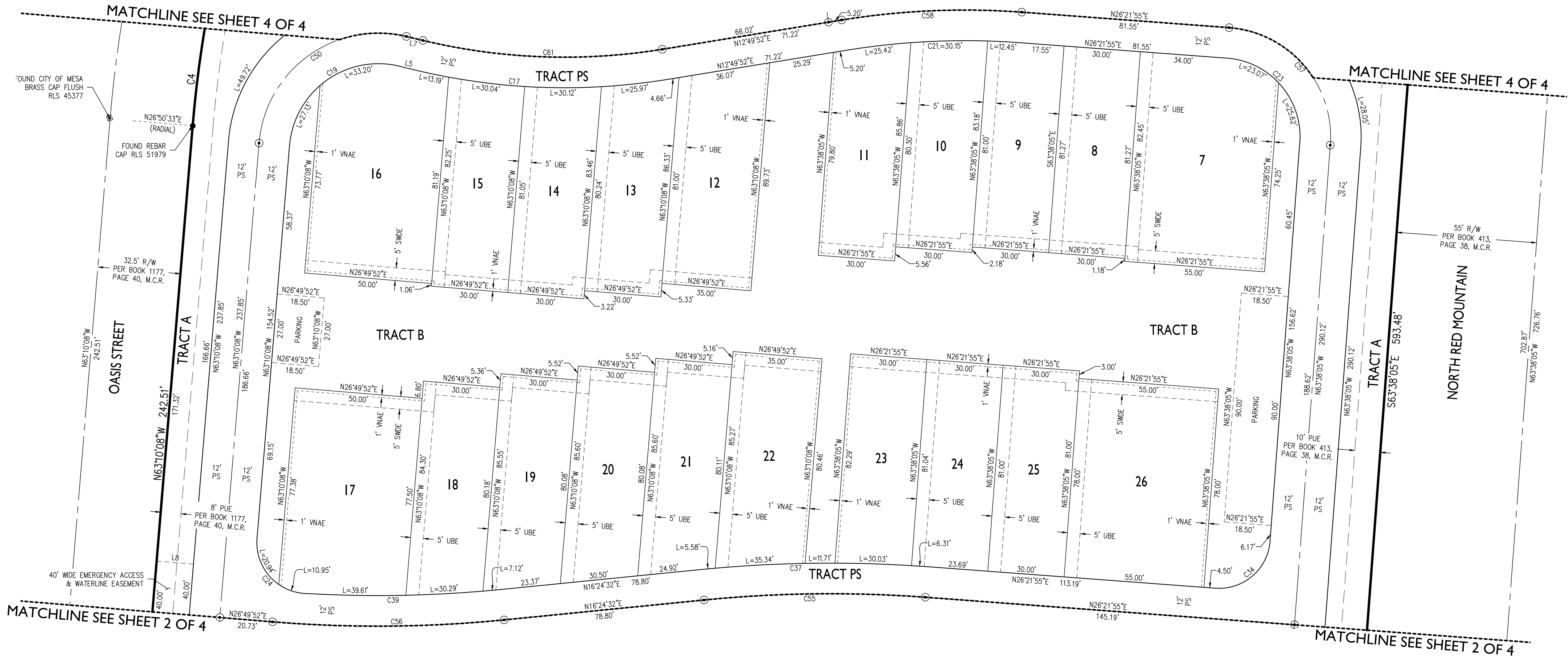
STATE OF ARIZONA           )  
COUNTY OF MARICOPA       ) ss.

MY COMMISSION EXPIRES \_\_\_\_\_

CONTAINS 7.0201 ACRES, MORE OR LESS.







TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	OPEN SPACE, LANDSCAPE, RETENTION, PRIVATE DRAINAGE, SIDEWALK AND PUBLIC UTILITIES EASEMENT, EMERGENCY ACCESS EASEMENT, WATERLINE EASEMENT	76,004	1.7448
B	OPEN SPACE, LANDSCAPE, PRIVATE DRAINAGE, SIDEWALK AND PUBLIC UTILITIES EASEMENT	22,705	0.5212
C	OPEN SPACE, LANDSCAPE, PRIVATE DRAINAGE, SIDEWALK AND PUBLIC UTILITIES EASEMENT	16,373	0.3759
PS	PRIVATE STREET, PUBLIC INGRESS & EGRESS FOR REFUSE & EMERGENCY VEHICLES, PUBLIC UTILITIES AND FACILITIES EASEMENT & DRAINAGE EASEMENT	57,034	1.3093

TOTAL 172,117 S.F. 3.9513 AC.

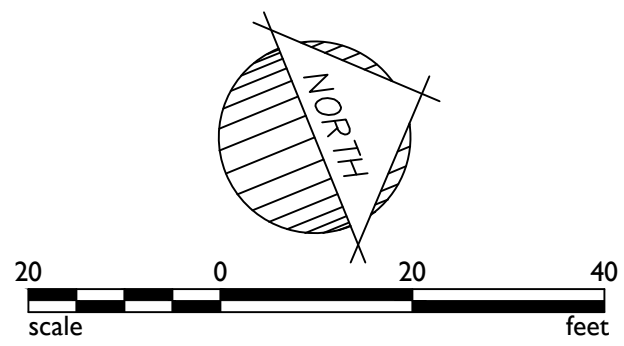
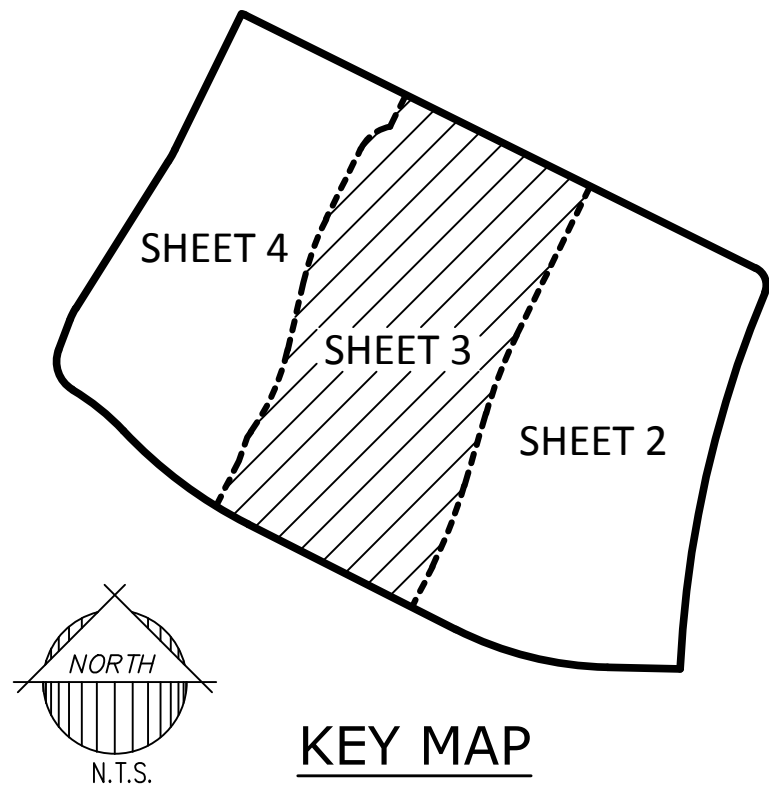
LINE TABLE		
LINE	BEARING	LENGTH
L1	N21°02'43"E	33.93'
L2	S81°10'28"W	10.63'
L3	N16°48'27"W	9.77'
L4	S35°35'39"W	6.66'
L5	S35°35'39"W	6.66'
L6	N57°49'00"W	14.23'
L7	S35°35'39"W	6.66'
L8	N26°49'52"E	14.50'
L9	N26°49'52"E	14.50'

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	4,088	0.0938
2	2,487	0.0571
3	2,524	0.0579
4	4,568	0.1049
5	4,050	0.0930
6	4,681	0.1075
7	4,481	0.1029
8	2,438	0.0560
9	2,437	0.0559
10	2,460	0.0565
11	2,493	0.0572
12	2,988	0.0686
13	2,490	0.0572
14	2,459	0.0564
15	2,441	0.0560
16	4,095	0.0940
17	3,954	0.0908
18	2,472	0.0567
19	2,485	0.0570
20	2,485	0.0571
21	2,485	0.0571

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
22	2,893	0.0664
23	2,446	0.0561
24	2,430	0.0558
25	2,430	0.0558
26	4,290	0.0985
27	4,281	0.0983
28	2,430	0.0558
29	2,430	0.0558
30	2,441	0.0560
31	2,990	0.0686
32	2,573	0.0591
33	2,575	0.0591
34	2,575	0.0591
35	2,568	0.0590
36	3,984	0.0915
37	4,784	0.1098
38	4,076	0.0936
39	4,059	0.0932
40	3,989	0.0916
41	3,946	0.0906
42	4,428	0.1016

TOTAL 133,678 S.F. 3.0688 AC.

- LEGEND**
- FOUND MONUMENT, AS NOTED
  - CORNER OF SUBDIVISION
  - BRASS CAP TO BE SET AT CONSTRUCTION
  - CITY OF MESA
  - MARICOPA COUNTY HIGHWAY DEPARTMENT
  - REGISTERED LAND SURVEYOR
  - RIGHT-OF-WAY
  - M.C.R. MARICOPA COUNTY RECORDER
  - BSL BUILDING SETBACK LINE
  - SWDE SIDEWALK & DRAINAGE EASEMENT
  - UBE USE & BENEFIT EASEMENT
  - VNAE VEHICULAR NON ACCESS EASEMENT
  - PS PRIVATE STREET
  - PUE PUBLIC UTILITIES & FACILITIES EASEMENT



Project: DESERT CREEK - PHASE 2

Mesa, Arizona

**Final Plat**

Revisions:


Call at least two full working days before you begin excavations.

**ARIZONA**

RAYMOND S. MUNOZ III

53180 RAYMOND S. MUNOZ III

Expires 3/31/18

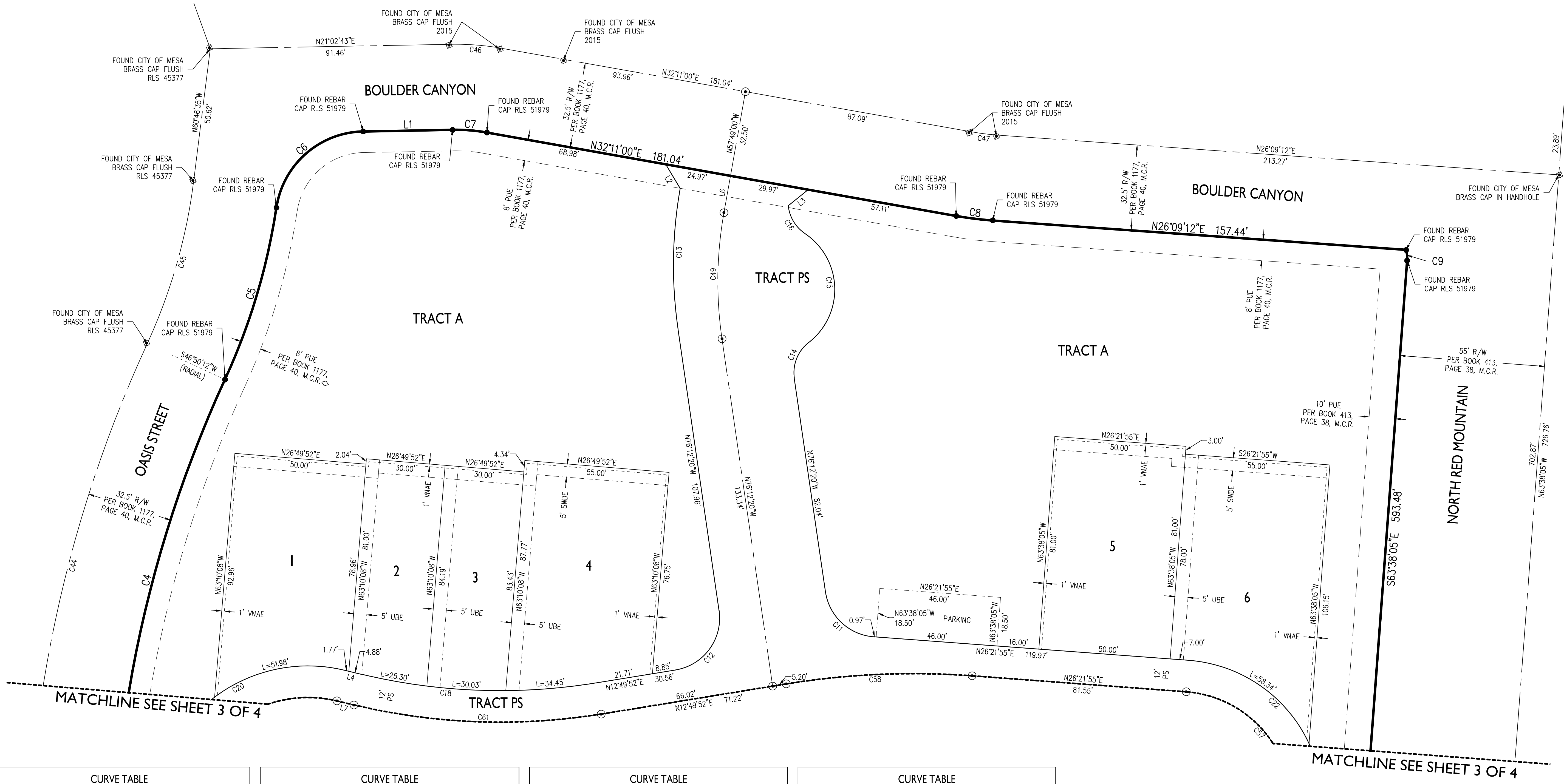
Job No. **16-382**

FP03

Sheet No. **3** of 4

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**EPS GROUP**



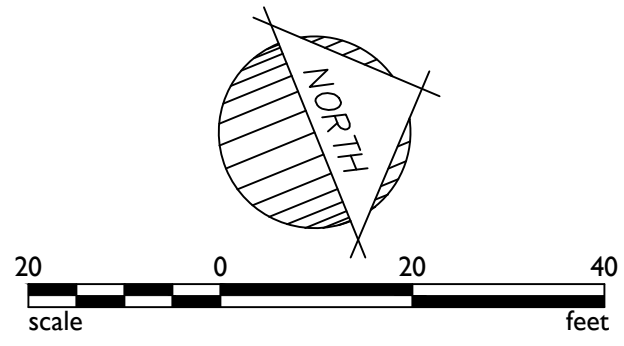
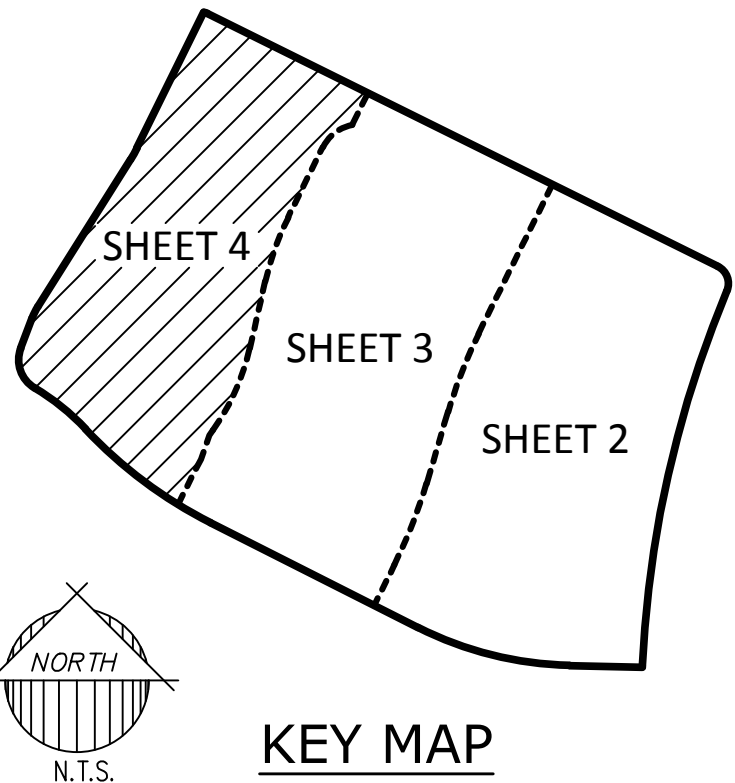
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	402.48'	1155.00'	19°57'57"	203.30'	400.45'	S12°43'22"W
C2	1.19'	12.00'	5°40'02"	0.59'	1.19'	N05°34'25"E
C3	164.14'	367.50'	25°35'27"	83.46'	162.78'	S75°57'51"E
C4	163.29'	468.57'	19°58'00"	82.48'	162.46'	S53°10'27"E
C5	68.39'	242.50'	16°09'29"	34.42'	68.16'	N51°14'32"W
C6	47.69'	34.00'	80°21'59"	28.72'	43.88'	S19°08'17"E
C7	13.12'	67.50'	11°08'18"	6.58'	13.10'	S26°36'52"W
C8	13.94'	132.50'	6°01'48"	6.98'	13.94'	N29°10'06"E
C9	4.15'	12.00'	19°49'34"	2.10'	4.13'	N73°32'52"W
C10	30.14'	20.00'	86°20'26"	18.76'	27.37'	N20°27'52"W
C11	27.03'	20.00'	77°25'45"	16.03'	25.02'	N65°04'47"E
C12	31.08'	20.00'	89°02'13"	19.67'	28.05'	N31°41'14"W
C13	53.79'	168.00'	18°20'37"	27.13'	53.56'	S67°02'02"E
C14	15.34'	14.50'	60°37'59"	8.48'	14.64'	S45°53'20"E
C15	48.33'	25.50'	108°35'17"	35.48'	41.41'	N69°51'59"W
C16	12.73'	14.50'	50°17'29"	6.81'	12.32'	N80°59'06"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C17	99.32'	250.00'	22°45'47"	50.32'	98.67'	N24°12'46"E
C18	89.79'	226.00'	22°45'47"	45.49'	89.20'	N24°12'46"E
C19	60.33'	35.00'	98°45'47"	40.81'	53.13'	S13°47'14"E
C20	101.70'	59.00'	98°45'47"	68.79'	89.57'	S13°47'14"E
C21	68.03'	288.00'	13°32'03"	34.17'	67.87'	S19°35'54"W
C22	86.39'	55.00'	90°00'00"	55.00'	77.78'	S71°21'55"W
C23	48.69'	31.00'	90°00'00"	31.00'	43.84'	S71°21'55"W
C24	31.90'	20.00'	91°22'46"	20.49'	28.62'	N71°08'29"E
C25	30.99'	20.00'	88°47'12"	19.58'	27.98'	S18°46'32"E
C26	139.63'	353.00'	22°39'51"	70.74'	138.73'	S74°30'04"E
C27	130.14'	329.00'	22°39'51"	65.93'	129.29'	S74°30'04"E
C28	120.35'	79.00'	87°17'10"	75.34'	109.05'	N50°31'25"E
C29	83.79'	55.00'	87°17'10"	52.45'	75.92'	N50°31'25"E
C30	236.69'	1171.50'	11°34'34"	118.75'	236.29'	S12°40'07"W
C31	149.01'	104.00'	82°05'29"	90.55'	136.59'	N22°35'20"W
C32	241.54'	1195.50'	11°34'34"	121.18'	241.13'	S12°40'07"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C33	114.62'	80.00'	82°05'29"	69.66'	105.07'	N22°35'20"W
C34	31.42'	20.00'	90°00'00"	20.00'	28.28'	N18°38'05"W
C35	31.42'	20.00'	90°00'00"	20.00'	28.28'	S71°21'55"W
C36	84.80'	488.00'	9°57'23"	42.51'	84.69'	S21°23'14"W
C37	88.97'	512.00'	9°57'23"	44.60'	88.86'	S21°23'14"W
C38	82.29'	512.00'	9°12'32"	41.23'	82.20'	N21°00'48"E
C39	77.02'	488.00'	9°02'34"	38.59'	76.94'	N20°55'49"E
C40	656.61'	1100.00'	34°12'03"	338.41'	646.91'	S17°25'23"W
C41	485.82'	1100.00'	25°18'18"	246.94'	481.88'	S13°42'46"W
C42	156.62'	1100.00'	8°09'29"	78.44'	156.49'	S30°26'40"W
C43	178.66'	400.00'	25°35'27"	90.84'	177.18'	S75°57'51"E
C44	174.61'	501.07'	19°58'00"	88.20'	173.73'	S53°10'27"E
C45	64.56'	210.00'	17°36'48"	32.53'	64.30'	N51°58'11"W
C46	19.44'	100.00'	11°08'18"	9.75'	19.41'	S26°36'52"W
C47	10.52'	100.00'	6°01'48"	5.27'	10.52'	N29°10'06"E
C48	14.17'	1100.00'	0°44'16"	7.08'	14.17'	S00°41'29"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C49	48.14'	150.00'	18°23'21"	24.28'	47.94'	S67°00'40"E
C50	81.02'	47.00'	98°45'47"	54.80'	71.35'	S13°47'14"E
C51	134.89'	341.00'	22°39'51"	68.34'	134.01'	S74°30'04"E
C52	102.07'	67.00'	87°17'10"	63.90'	92.48'	N50°31'25"E
C53	239.12'	1183.50'	11°34'34"	119.97'	238.71'	S12°40'07"W
C54	131.81'	92.00'	82°05'29"	80.10'	120.83'	N22°35'20"W
C55	86.89'	500.00'	9°57'23"	43.55'	86.78'	S21°23'14"W
C56	90.95'	500.00'	10°25'20"	45.60'	90.82'	N21°37'12"E
C57	67.54'	43.00'	90°00'00"	43.00'	60.81'	S71°21'55"W
C58	70.86'	300.00'	13°32'03"	35.60'	70.70'	S19°35'54"W
C59	54.00'	61.50'	50°18'31"	28.88'	52.28'	N38°28'50"W
C60	99.00'	310.50'	18°16'06"	49.92'	98.58'	S72°54'03"E
C61	94.56'	238.00'	22°45'47"	47.91'	93.93'	N24°12'46"E

- LEGEND**
- FOUND MONUMENT, AS NOTED
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  - CITY OF MESA
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**EPS GROUP**

**DESERT CREEK - PHASE 2**

MESA, ARIZONA

**Final Plat**

Project:

Revisions:

Call at least two full working days before you begin excavation.

**ARIZONA**

Surveyor License No. 1480 (RAYMOND S. MUNOZ III) is Maricopa County (002263-1100)

Designer: AG  
Drawn by: RSM

53180 RAYMOND S. MUNOZ III  
Signed 5/11/18  
Expires 3/31/18

Job No.  
**16-382**  
FP04  
Sheet No.  
**4**  
of 4