

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss.

KNOW ALL MEN BY THESE PRESENTS:

THAT CALATLANTIC 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, 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 RESPECTIVELY.

CALATLANTIC HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION 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 CALATLANTIC HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION 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 CALATLANTIC HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION OR THE SUCCESSORS OR ASSIGNS OF CALATLANTIC HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY CALATLANTIC HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION OR THE SUCCESSORS OR ASSIGNS OF CALATLANTIC HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION 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.

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.

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 "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 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.

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 HEREAFTER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, A REASONABLE SUM AS AND FOR ATTORNEY'S FEES AND COURT COSTS.

CALATLANTIC HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION 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 CALATLANTIC HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

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

CALATLANTIC HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss.

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

\_\_\_\_\_, NOTARY PUBLIC DATE \_\_\_\_\_

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

Final Plat
DESERT CREEK - PHASE 2

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

GENERAL NOTES

- 1. 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.
2. DESERT CREEK 1 COMMUNITY ASSOCIATION HAS BEEN ESTABLISHED WITH ALL UNIT OWNERS BEING MEMBERS OF THAT ASSOCIATION. DESERT CREEK 1 COMMUNITY ASSOCIATION SHALL OWN AND MAINTAIN ALL COMMON AREA TRACTS.
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R(42)33.
4. ELECTRICAL LINES ARE TO BE CONSTRUCTED AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-1133.
5. A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (C.C.&R.'S) HAS BEEN RECORDED FOR THIS SUBDIVISION WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL COMMON AREA TRACTS SHOWN ON THIS PLAT.
6. 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.
7. THIS SUBDIVISION IS SUBJECT TO THE CITY OF MESA RESIDENTIAL DEVELOPMENT GUIDELINES.
8. ANY LOT WILL REQUIRE A FIRE SPRINKLER SYSTEM IF THE PATH OF TRAVEL TO THE CENTER OF THE BACK OF STRUCTURE EXCEEDS 150 FEET FROM THE FRONT OF CURB LINE. DETERMINATION TO BE MADE AT INDIVIDUAL LOT SITE PLAN REVIEW.
9. NOISE ATTENUATION MEASURES ARE TO BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE BUILDINGS TO ACHIEVE A NOISE LEVEL REDUCTION OF 25 DB.
10. PARKING SHALL BE LIMITED THROUGHOUT THIS SUBDIVISION AS SHOWN ON THIS FINAL PLAT.
11. THIS SUBDIVISION HAS FIRE HYDRANTS SPACED AT AN AVERAGE SPACING OF 500 FEET. THIS ALLOWS THE LARGEST HOME ON THE LOTS TO BE A MAXIMUM OF 3,600 SQUARE FEET UNDER ROOF CONSTRUCTED PER THE MESA BUILDING CODE OF AT LEAST TYPE V-B CONSTRUCTION.
12. ALL AREAS DEPICTED AS 'PARKING' ON THIS PLAT IS VISITOR PARKING AS DEFINED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED FOR THE PROPERTY.
13. 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 AND LANDSCAPING WITHIN THE RIGHT-OF-WAY ALONG RED MOUNTAIN, BOULDER CANYON, OASIS STREET OR RIDGECREST STREET.
14. 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).
15. THE HOMEOWNER'S ASSOCIATION OR THE CITY OF MESA SHALL PROVIDE, AND BEAR THE SOLE FINANCIAL RESPONSIBILITY FOR ALL NEEDED MAINTENANCE AND OWNERSHIP OF THE EMERGENCY OVERFLOW CHUTE, STORM DRAIN FLOW RESTRICTION (DOWNSTREAM DEFENDER OR APPROVED EQUAL) AND DRAINAGE FACILITIES CONSTRUCTED WITH THIS DEVELOPMENT, INCLUDING THOSE INSTALLED WITHIN THE ADJACENT PROPERTY OWNED BY THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY AS DEPICTED IN FLOOD CONTROL DISTRICT OF MARICOPA COUNTY PERMIT NO. 2014P024.
16. 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).

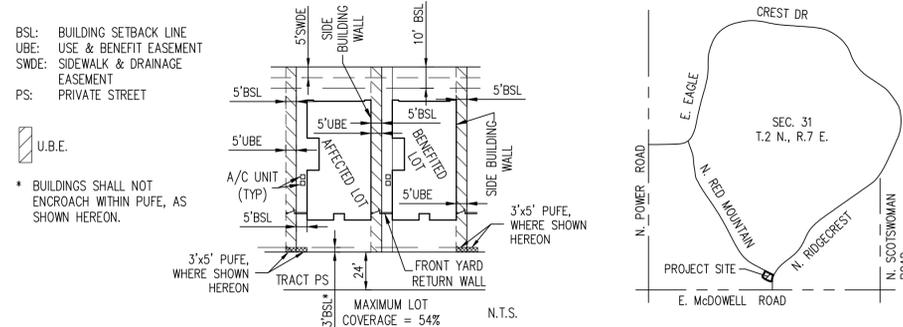
LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 31 BEARS SOUTH 89 DEGREES 38 MINUTES 45 SECONDS EAST, 2639.18 FEET; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, SOUTH 89 DEGREES 38 MINUTES 45 SECONDS EAST, 1025.93 FEET TO A POINT ON THE CENTERLINE OF EAST RIDGECREST STREET; THENCE ALONG SAID CENTERLINE, NORTH 0 DEGREES 20 MINUTES 25 SECONDS EAST, 648.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, FROM WHICH THE RADIUS POINT BEARS SOUTH 89 DEGREES 40 MINUTES 39 SECONDS EAST A DISTANCE OF 1100.00 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, NORTHERLY 14.17 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 0 DEGREES 44 MINUTES 16 SECONDS TO A POINT ON THE CENTERLINE OF OASIS STREET; THENCE ALONG SAID CENTERLINE, ON A NON-TANGENT LINE NORTH 88 DEGREES 45 MINUTES 35 SECONDS WEST, 54.70 FEET; THENCE DEPARTING SAID CENTERLINE, NORTH 1 DEGREE 14 MINUTES 25 SECONDS EAST, 32.50 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88 DEGREES 45 MINUTES 35 SECONDS WEST, 75.76 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 367.50 FEET; THENCE NORTHWESTERLY 164.14 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 25 DEGREES 35 MINUTES 27 SECONDS; THENCE NORTH 63 DEGREES 10 MINUTES 08 SECONDS WEST, 242.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH 26 DEGREES 50 MINUTES 33 SECONDS EAST A DISTANCE OF 468.57 FEET; THENCE NORTHWESTERLY 163.29 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19 DEGREES 58 MINUTES 00 SECONDS TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 46 DEGREES 50 MINUTES 12 SECONDS WEST A DISTANCE OF 242.50 FEET; THENCE NORTHWESTERLY 68.39 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16 DEGREES 09 MINUTES 29 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 34.00 FEET; THENCE NORTHWESTERLY 47.69 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 80 DEGREES 21 MINUTES 59 SECONDS; THENCE NORTH 21 DEGREES 02 MINUTES 43 SECONDS EAST, 33.93 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 67.50 FEET; THENCE NORTHEASTERLY 13.12 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11 DEGREES 08 MINUTES 18 SECONDS; THENCE NORTH 32 DEGREES 11 MINUTES 00 SECONDS EAST, 181.04 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 132.50 FEET; THENCE NORTHEASTERLY 13.94 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 6 DEGREES 01 MINUTES 48 SECONDS; THENCE NORTH 26 DEGREES 09 MINUTES 12 SECONDS EAST, 157.44 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 6 DEGREES 32 MINUTES 21 SECONDS WEST A DISTANCE OF 12.00 FEET; THENCE SOUTHEASTERLY 4.15 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19 DEGREES 49 MINUTES 34 SECONDS; THENCE SOUTH 63 DEGREES 38 MINUTES 05 SECONDS EAST, 593.48 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY 30.14 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 86 DEGREES 20 MINUTES 26 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 1155.00 FEET; THENCE SOUTHWESTERLY 402.48 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19 DEGREES 57 MINUTES 57 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 12.00 FEET; THENCE SOUTHWESTERLY 1.19 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 5 DEGREES 40 MINUTES 02 SECONDS TO THE POINT OF BEGINNING.

CONTAINS 7.0201 ACRES, MORE OR LESS.



- 1. LOTS SHOWN ON SAID PLAT SHALL HAVE A PRIVATE USE AND BENEFIT EASEMENT (UBE) OF NOT LESS THAN FIVE (5) FEET IN WIDTH (MEASURED FROM THE COMMON PROPERTY LINE TO THE EXTERIOR BUILDING STEM WALL OF THE AFFECTED LOT AND EXTENDING FROM THE FRONT STEM WALL OF THE AFFECTED LOT TO THE REAR GARAGE WALL OF THE AFFECTED LOT, AS ILLUSTRATED ON THE USE BENEFIT EASEMENT DETAIL ON THIS SHEET.
2. THE U.B.E. MAY BE USED BY THE BENEFITED LOT FOR LANDSCAPING, DRAINAGE CONVEYANCE AND MAINTENANCE PURPOSES AND BY THE AFFECTED LOT FOR DRAINAGE CONVEYANCE AND FOR MAINTENANCE OF THE SIDE YARD RETURN WALLS AND THE EXTERIOR PORTION OF THE RESIDENCE AND GARAGE.
3. PERMANENT HARDSCAPE STRUCTURES SUCH AS POOLS, SPAS, BARBECUE STRUCTURES, A/C UNITS AND FENCES (EXCEPT SIDE YARD RETURN WALLS), AND SIMILAR STRUCTURES ARE PROHIBITED WITHIN THE U.B.E.
4. ALLOWABLE ENCROACHMENTS INCLUDE LANDSCAPING, PATIOS, PATHWAYS, BAY WINDOWS, CANTILEVERS, EAVES, POPOUTS, AND SIMILAR ARCHITECTURAL FEATURES IN ADDITION TO ANY ARCHITECTURAL ELEMENTS OUTLINED IN THE LAND DEVELOPMENT CODE SECTION 4.101 G, H AND I AS PERMITTED BY THE ZONING CODE AND IN COMPLIANCE WITH THE LATEST EDITIONS OF THE TOWN'S BUILDING AND CONSTRUCTION REGULATIONS.
5. FRONT AND REAR SIDE YARD RETURN WALLS SHALL HAVE GATES FOR THE FIRE ACCESS AND THE MINIMUM GATE WIDTH SHALL BE THREE FEET.
6. MAINTENANCE AND REPAIR OF THE EASEMENT AREA SHALL BE THE SOLE RESPONSIBILITY AND COST OF THE OWNER OF A BENEFITED LOT ALTHOUGH LOCATED ON THE ADJOINING AFFECTED LOT.
7. ADDITIONAL USES, TERMS AND CONDITIONS GOVERNING THE U.B.E.'S ARE SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THIS PLAT.

USE AND BENEFIT EASEMENT(UBE) AND BUILDING SETBACK DETAIL (TYPICAL)

OWNER

CALATLANTIC HOMES OF ARIZONA
890 W. ELLIOT ROAD
SUITE 102
GILBERT, AZ 85233
TEL: (480)-556-1216
CONTACT: REED PORTER

ENGINEER

EPS GROUP, INC.
2045 S. VINEYARD AVE., STE. 101
MESA, ARIZONA 85210
PHONE: (480) 503-2250
FAX: (480) 503-2258
CONTACT: DANIEL AUXIER, P.E.

Table with 3 columns: PARCEL, AREA (SF), AREA (AC). Row 1: 305,795, 7.0201. Row 2: BOUNDARY.

BASIS OF BEARING

THE BASIS OF BEARING IS THE CENTERLINE OF NORTH RED MOUNTAIN, WEST OF THE INTERSECTION WITH RIDGECREST STREET. ASSUMED BEARING N63°38'05"W, PER MAP OF DEDICATION RECORDED IN BOOK 400, PAGE 19, MCR

FEMA FLOOD NOTE

DESERT CREEK - PHASE 2 LIES WITHIN ZONE "X" SHADED AS DEPICTED ON THE FLOOD INSURANCE RATE (FIRM) MAP (MAP NO. 4013C2285L DATED OCTOBER 16, 2013). FLOOD ZONE "X" SHADED IS CLASSIFIED 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 THE 1% ANNUAL CHANCE FLOOD."

REFERENCED SURVEYS

THE FLOOD ZONE CLASSIFICATION, DETERMINED BY SCALED FINAL PLAT OF VINTAGE HILLS AT LAS SENDAS, BOOK 716, PAGE 1, M.C.R. MAP OF DEDICATION FOR LAS SENDAS, PHASE 1D, BOOK 400, PAGE 19, M.C.R. MAP OF DEDICATION FOR OASIS STREET, BOOK 1177, PAGE 40, M.C.R.

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

BY: \_\_\_\_\_ MAYOR ATTEST: \_\_\_\_\_ 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.

\_\_\_\_\_, DATE: \_\_\_\_\_

CITY ENGINEER

CERTIFICATION

I, RAYMOND MUNOZ, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF MARCH, 2017; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

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



DESERT CREEK - PHASE 2

MESA, ARIZONA

Final Plat

Project

Revisions:

Table with 2 columns: No., Description. Contains revision entries.



Designer: AG
Drawn by: RSM

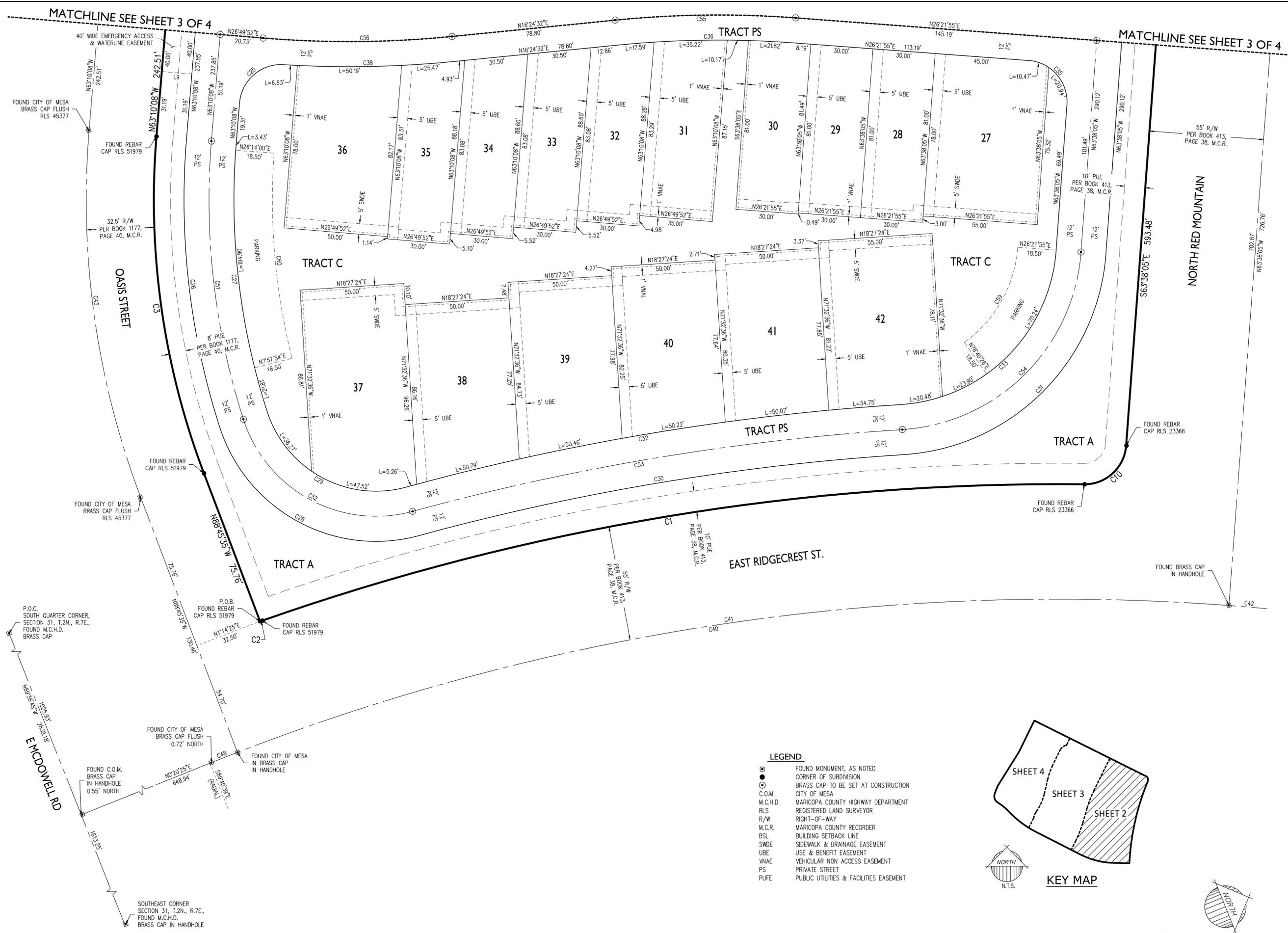


Job No. 16-382

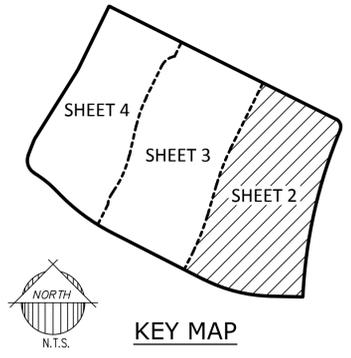
FP01

Sheet No. 1

of 4



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



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 www.epsgroupinc.com



**DESERT CREEK - PHASE 2**  
 MESA, ARIZONA  
**Final Plat**

Project: \_\_\_\_\_

Revisions:

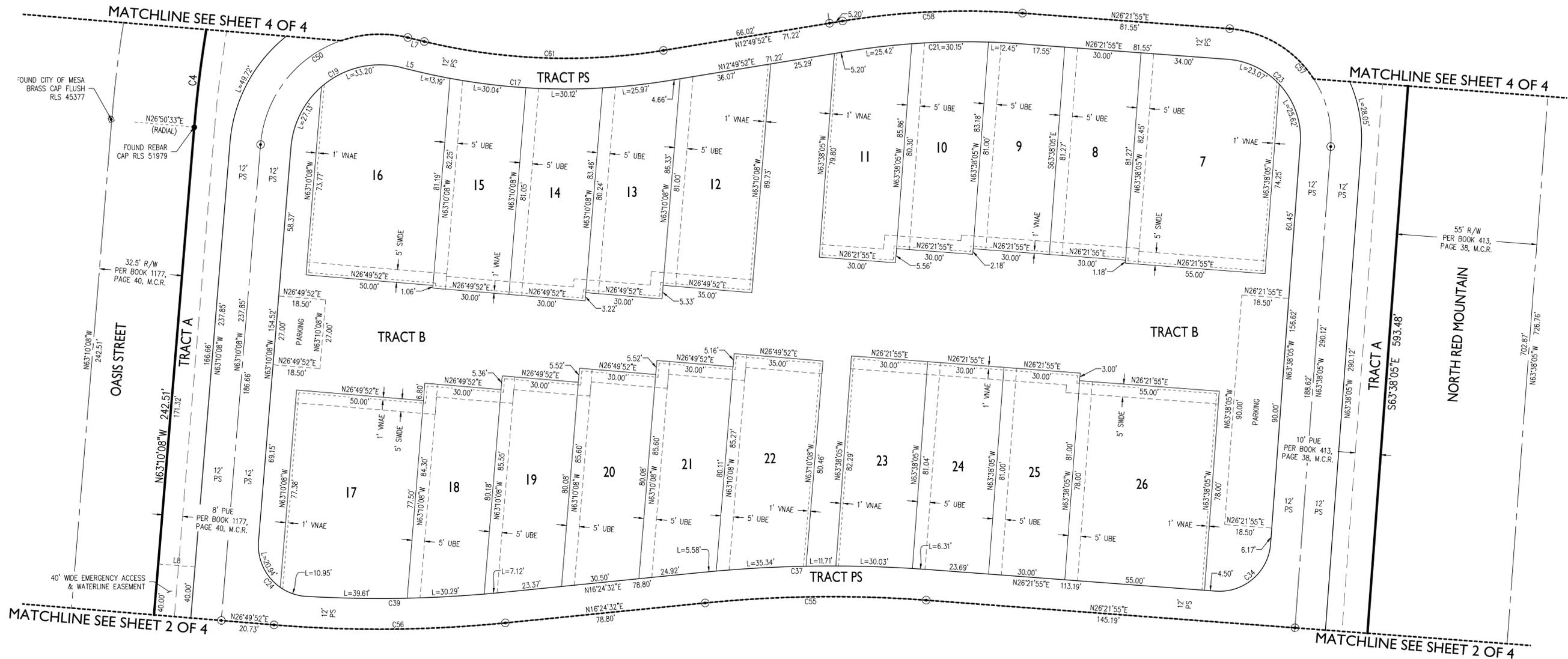
No.	Description

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

**ARIZONA**  
 REGISTERED LAND SURVEYOR  
 No. 11414 - RAYMOND S. MUNOZ III  
 MESA, ARIZONA, U.S.A.  
 Expires 3/31/18

Designer: AG  
 Drawn by: RSM

Job No.  
**16-382**  
 FP02  
 Sheet No.  
**2**  
 of 4



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'

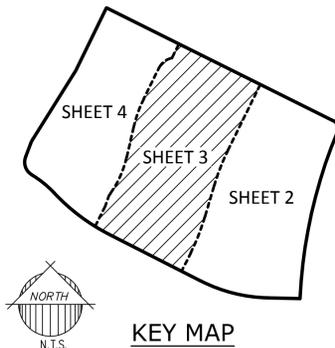
LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	4,088	0.0938
2	2,487	0.0571
3	2,524	0.0579
4	4,568	0.1049
5	4,050	0.0930
6	4,681	0.1075
7	4,481	0.1029
8	2,438	0.0560
9	2,437	0.0559
10	2,460	0.0565
11	2,493	0.0572
12	2,988	0.0686
13	2,490	0.0572
14	2,459	0.0564
15	2,441	0.0560
16	4,095	0.0940
17	3,954	0.0908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

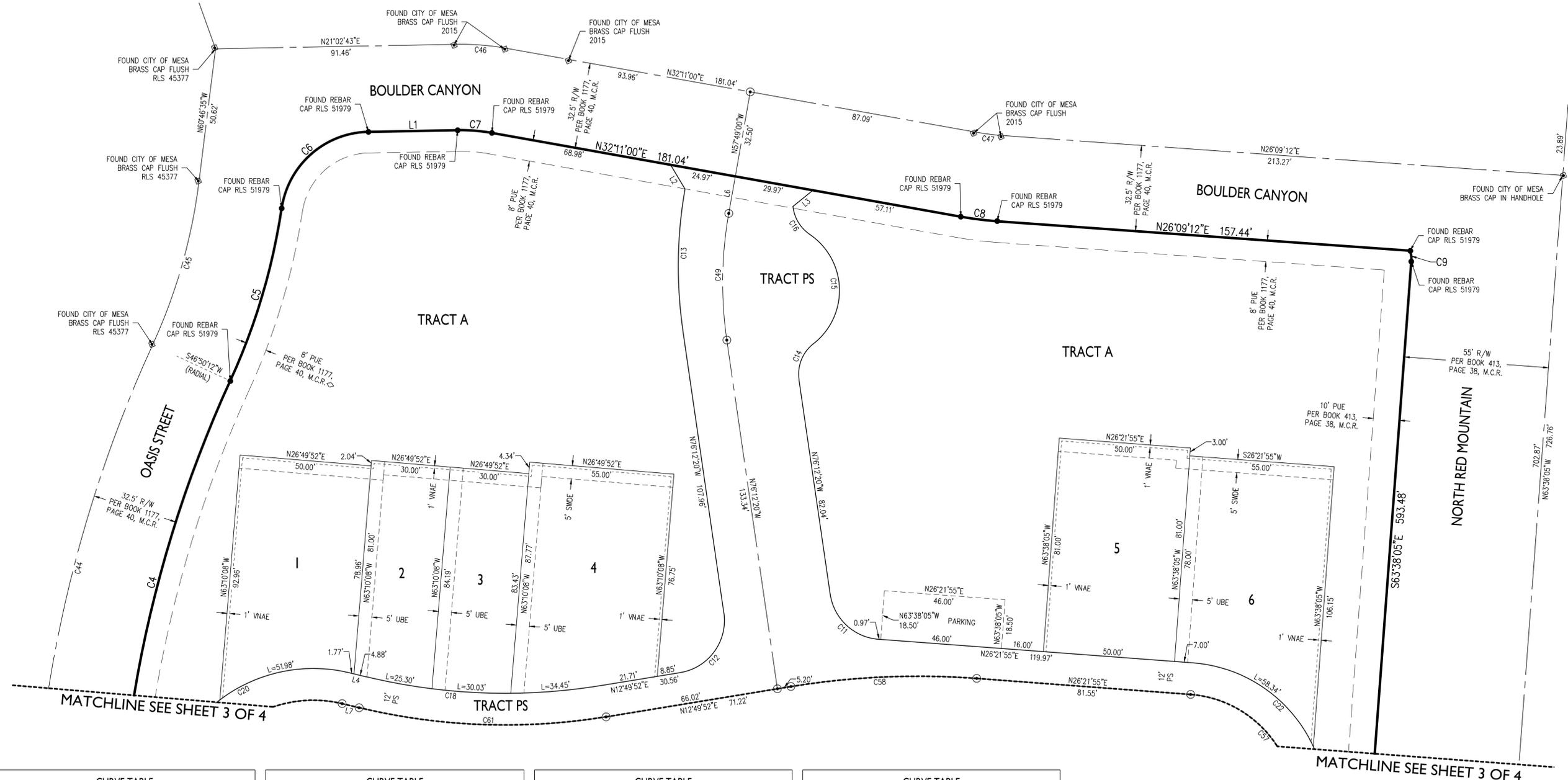
- FOUND MONUMENT, AS NOTED
- CORNER OF SUBDIVISION
- BRASS CAP TO BE SET AT CONSTRUCTION
- CITY OF MESA
- M.C.H.D. MARICOPA COUNTY HIGHWAY DEPARTMENT
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- R/W RIGHT-OF-WAY
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- UBE USE & BENEFIT EASEMENT
- VNAE VEHICULAR NON ACCESS EASEMENT
- PS PRIVATE STREET
- PUFU PUBLIC UTILITIES & FACILITIES EASEMENT



Project	Revisions:

Call at least two full working days before any single revision.

**ARIZONA**  
REGISTERED LAND SURVEYOR  
53180 RAYMOND S. MUNOZ III  
SIGNED  
ARIZONA, U.S.A.  
Expires 3/31/18



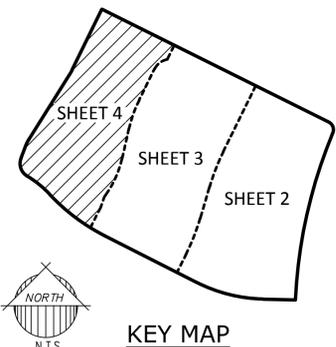
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	402.48'	1155.00'	19°57'57"	203.30'	400.45'	S12°43'22"W
C2	1.19'	12.00'	5°40'02"	0.59'	1.19'	N05°34'25"E
C3	164.14'	367.50'	25°35'27"	83.46'	162.78'	S75°57'51"E
C4	163.29'	468.57'	19°58'00"	82.48'	162.46'	S53°10'27"E
C5	68.39'	242.50'	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**
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  - C.O.M. CITY OF MESA
  - M.C.H.D. MARICOPA COUNTY HIGHWAY DEPARTMENT
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2045 S. Vineyard Ave., Suite 101  
Mesa, AZ 85210  
T:480.503.2350 | F:480.503.2358  
WWW.EPSGROUPINC.COM

**EPS GROUP**

**DESERT CREEK - PHASE 2**  
MESA, ARIZONA  
**Final Plat**

Project: \_\_\_\_\_

Revisions: \_\_\_\_\_

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

**ARIZONA**  
REGISTERED LAND SURVEYOR  
53180 RAYMOND S. RAYMONZ III  
SIGNED 5/11/18  
EXPIRES 3/31/19

Designer: AG  
Drawn by: RSM

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