

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS.
KNOW ALL MEN BY THESE PRESENTS:

THAT HIGHLAND COMMUNITIES, LLC, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR SKYVIEW, LOCATED IN NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND 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.

HIGHLAND COMMUNITIES, LLC, AS OWNER, 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, 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 PAT 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 PUBLIC UTILITY AND FACILITY 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), CONDUITS, 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. THE CITY OF MESA, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

IT IS AGREED THAT HIGHLAND COMMUNITIES, 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 HIGHLAND COMMUNITIES, LLC, OR THE SUCCESSORS OR ASSIGNS OF HIGHLAND COMMUNITIES, LLC AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY HIGHLAND COMMUNITIES, LLC OR THE SUCCESSORS OR ASSIGNS OF HIGHLAND COMMUNITIES, 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.

THAT HIGHLAND COMMUNITIES, LLC, AS OWNER, 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.

THAT HIGHLAND COMMUNITIES, 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 EASEMENTS SHOWN ON THIS PLAT AS TRACTS A,B,Q,R,S, AND T ARE 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 DRIANAGE 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 STORAGE 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.

THAT HIGHLAND COMMUNITIES, 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 INCONSISTANT 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 RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH HIGHLAND COMMUNITIES, LLC WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

HIGHLAND COMMUNITIES, LLC, AN ARIZONA CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE UNDERSIGNED, THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2017.

BY: MARK PUGMIRE
PRESIDENT OF HIGHLAND COMMUNITIES, LLC

ACKNOWLEDGEMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA) S.S.

ON THIS ____ DAY OF _____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED MARK PUGMIRE, WHO ACKNOWLEDGED HIMSELF TO BE MARK PUGMIRE AND ACKNOWLEDGED THAT HE, AS SUCH BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

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

BY: _____
NOTARY PUBLIC DATE _____

MY COMMISSION EXPIRES:

FINAL PLAT OF
SKYVIEW

A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP
1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA
313 N. POWER RD.

NOTES

1. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
2. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE FACILITIES AND LANDSCAPED AREAS WITHIN THIS PROJECT OR LANDSCAPING WITHIN THE RIGHT-OF-WAY ALONG E. UNIVERSITY DR. AND N. POWER RD.
3. THIS SUBDIVISION IS SUBJECT TO THE CITY OF MESA RESIDENTIAL DEVELOPMENT GUIDELINES.
4. ON STREET PARKING IS NOT ALLOWED IN TRACT Q,R,S, AND T PER FPD 503.2.1.
5. A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&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.
6. ALL HOMES WITHIN THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT GUIDELINES AS WELL AS THE BUILDING FORM STANDARDS ESTABLISHED IN THE CITY OF MESA ZONING ORDINANCE.
7. THIS SUBDIVISION SHALL COMPLY WITH ORDINANCE 5143.
8. UTILITY LINES ARE TO BE CONSTRUCTED UNDER GROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33.
9. ELECTRICAL LINES TO BE CONSTRUCTED UNDER GROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
10. 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.
11. COMPLIANCE WITH ALL REQUIREMENTS OF CASE Z12-036.
12. CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, REMOVABLE SECTION TYPE FENCING.
13. 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.
14. THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
15. NOISE ATTENUATION MEASURES ARE TO BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE BUILDINGS TO ACHIEVE A NOISE LEVEL REDUCTION OF 25 db.
16. SKYVIEW HOA WILL BE RESPONSIBLE FOR REPAIRING DAMAGE TO EXISTING CMU WALL ALONG EAST & SOUTH PROPERTY LINES ADJACENT TO LAS PALMAS DEVELOPMENT IF CAUSED BY SKYVIEW VEHICULAR TRAFFIC.

APPROVALS

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

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.

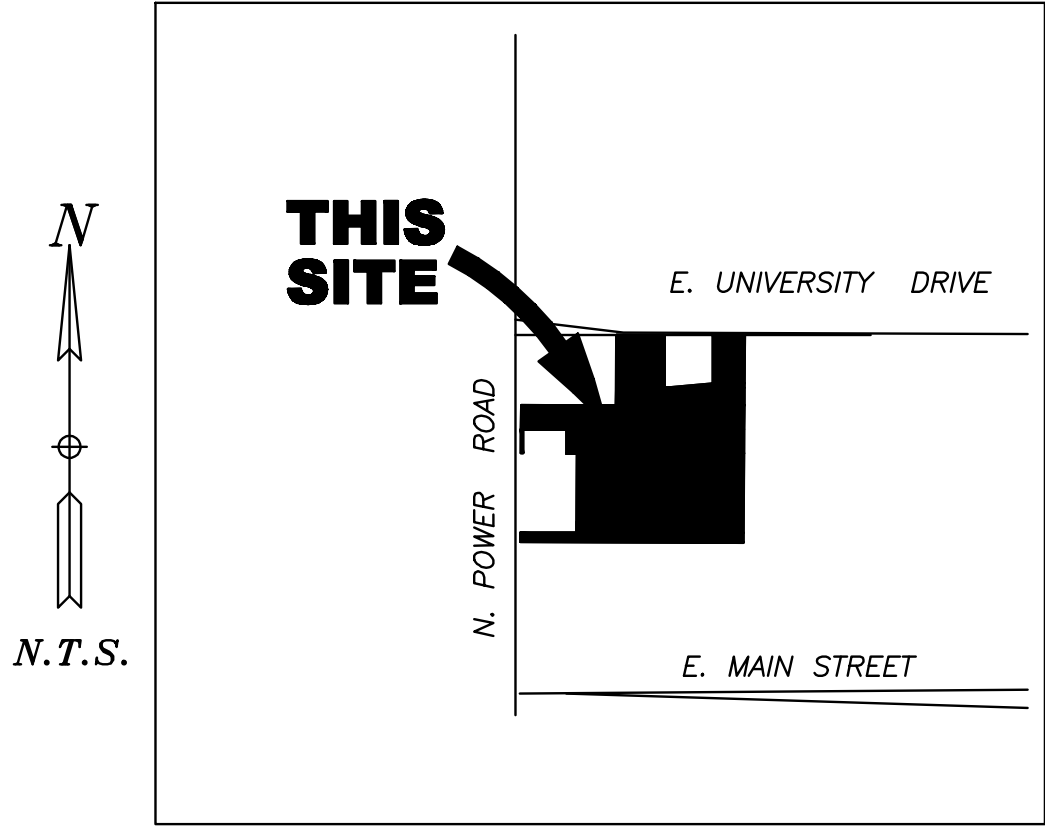
CITY ENGINEER

"I, ANTHONY N. ZAUGG, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THIS PLAT CONSISTING OF 5 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF APRIL 2016; 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."

ANTHONY N. ZAUGG, R.L.S. 41076 DATE
3921 E. BASELINE ROAD STE. #112
GILBERT, AZ 85234

FLOOD CERTIFICATION

THIS SITE LIES IN FLOOD ZONE "X" AS STATED IN FEMA MAP NO. 04013C2295L, DATED OCTOBER 16, 2013. ALL HOMES ARE ABOVE THE 100 YEAR FLOOD ELEVATION IF CONSTRUCTED BY THESE PLANS.



VICINITY MAP

N.T.S.

LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

COMMENCING AT A FOUND BRASS CAP IN HAND HOLE MARKING THE WEST QUARTER CORNER OF SAID SECTION 19, TOWNSHIP 1 NORTH, RANGE 7 EAST, SAID POINT BEARING SOUTH 00°24'08" WEST A DISTANCE OF 2428.44 FEET FROM A BRASS CAP IN HAND HOLE MARKING THE NORTHWEST CORNER OF SAID SECTION 19, TOWNSHIP 1 NORTH, RANGE 7 EAST AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE NORTH 00°24'08" EAST (BASIS OF BEARING), 2134.31 FEET;

THENCE SOUTH 89°48'36" EAST, 65.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°48'36" EAST, 395.33 FEET;

THENCE NORTH 00°24'40" EAST, 294.13 FEET;

THENCE SOUTH 89°48'35" EAST, 201.99 FEET;

THENCE SOUTH 00°13'52" WEST, 220.00 FEET;

THENCE NORTH 84°28'55" EAST, 201.01 FEET;

THENCE NORTH 00°13'52" EAST, 200.01 FEET;

THENCE SOUTH 89°48'35" EAST, 133.00 FEET;

THENCE SOUTH 00°24'40" WEST, 864.87 FEET;

THENCE NORTH 89°48'36" WEST, 930.24 FEET;

THENCE NORTH 00°24'08" EAST, 40.00 FEET;

THENCE SOUTH 89°48'36" EAST, 234.36 FEET;

THENCE NORTH 00°24'40" EAST, 330.67 FEET;

THENCE NORTH 89°48'36" WEST, 44.48 FEET;

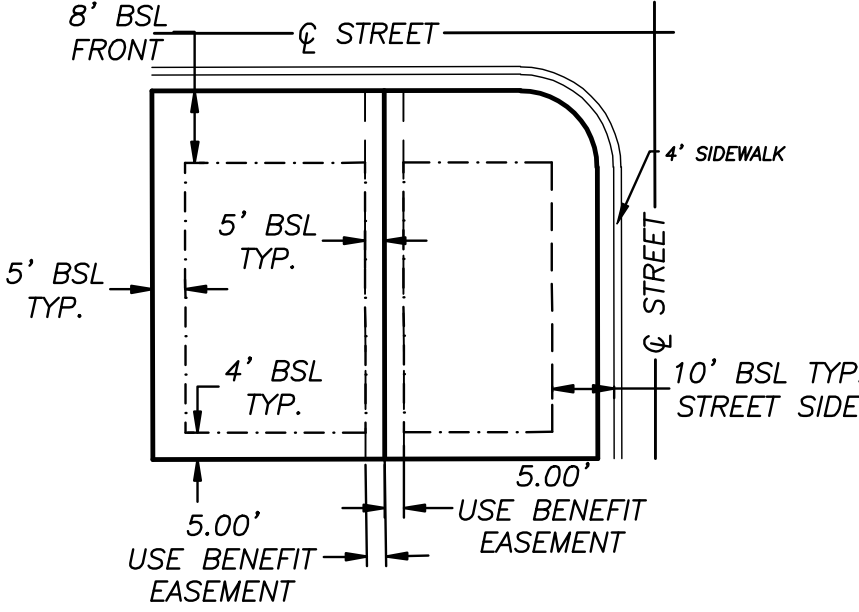
THENCE NORTH 00°24'40" EAST, 100.00 FEET;

THENCE NORTH 89°48'36" WEST, 179.94 FEET;

THENCE SOUTH 00°24'08" WEST, 100.00 FEET;

THENCE NORTH 89°48'35" WEST, 10.00 FEET;

THENCE NORTH 00°24'08" EAST, 200.07 FEET TO THE POINT OF BEGINNING;



SETBACK LINE DETAIL

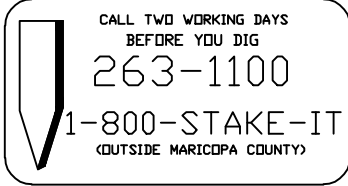
N.T.S.

LOT STANDARDS

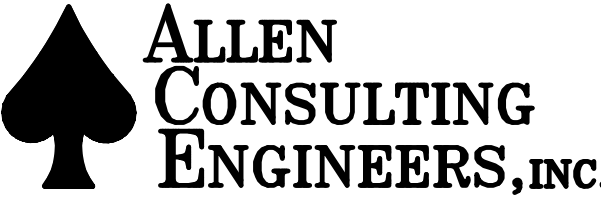
MINIMUM LOT WIDTH 37.50'
MINIMUM LOT DEPTH 77.00'
MINIMUM LOT SIZE 2,880.77 S.F.
TOTAL MAXIMUM LOT COVERAGE 45%



EXPIRES 03-31-19



DATE
▲ ▲ ▲ ▲



4111 E. VALLEY AUTO DRIVE #103
MESA, ARIZONA 85206
PHONE (480) 844-1666
E-MAIL: ace@allenconsultingengr.com

FINAL PLAT OF
SKYVIEW
HIGHLAND COMMUNITIES
MESA, ARIZONA 85205

JOB NUMBER	95481	SHEET	1	OF	5
DRAWING	FINAL PLAT	CHECKED BY		DATE	05-24-17
DRAFTSMAN					

LINE DATA:

NUMBER	DIRECTION	DISTANCE
L1	S 45°35'59" E	14.41'
L2	N 58°50'41" E	11.53'
L3	S 52°56'29" E	10.00'
L5	N 41°11'57" E	13.25'
L6	S 40°49'09" E	13.25'
L7	N 00°11'24" E	18.00'
L8	N 00°11'24" E	17.96'
L12	N 41°11'56" E	13.25'
L13	S 40°49'09" E	13.25'
L14	N 00°11'23" E	5.00'
L15	N 00°11'19" E	4.00'
L16	N 67°13'07" E	21.47'
L17	S 63°54'05" E	17.03'
L18	N 63°54'05" W	17.03'
L19	N 00°11'24" E	4.50'
L20	S 89°48'36" E	0.75'
L21	S 00°11'17" W	20.50'
L22	S 00°11'17" W	20.50'
L23	S 00°11'32" W	5.00'
L24	S 67°20'17" E	15.63'
L25	S 68°14'08" E	8.51'
L26	S 68°14'08" E	7.13'
L27	N 56°08'11" E	27.12'
L28	S 54°28'37" E	5.53'
L29	N 00°11'24" E	1.57'
L30	N 53°21'46" E	10.34'
L31	N 00°11'24" E	1.75'
L32	N 53°24'24" E	5.36'
L33	N 00°11'24" E	1.75'
L34	N 00°11'24" E	1.68'
L35	S 52°56'13" E	10.35'
L36	N 45°41'56" E	20.01'
L37	N 45°41'56" E	6.35'
L38	N 45°41'56" E	13.66'
L39	N 12°12'22" E	1.79'
L40	S 14°09'31" E	0.66'
L41	S 89°48'36" E	18.50'
L42	N 00°11'24" E	15.50'
L43	N 00°11'24" E	18.00'
L44	N 00°11'24" E	7.00'
L46	N 00°11'24" E	0.33'
L47	N 43°39'47" E	5.43'
L48	S 51°08'46" E	9.60'
L49	N 53°19'17" E	3.33'
L50	S 89°48'36" E	2.00'
L51	S 52°53'48" E	6.67'
L52	N 53°21'20" E	6.67'
L53	S 00°11'25" W	3.17'
L54	N 00°11'24" E	2.99'
L55	S 52°59'21" E	6.67'
L56	N 53°20'59" E	6.67'
L57	N 53°20'59" E	3.34'
L58	S 52°59'21" E	3.34'
L59	N 53°21'20" E	3.34'
L60	S 52°53'48" E	3.33'
L61	N 00°11'30" E	10.45'

LOT TABLE

NAME	SQUARE FEET	ACRES
1	3271.82	0.0751
2	2886.94	0.0663
3	2886.98	0.0663
4	2887.02	0.0663
5	2887.06	0.0663
6	2887.09	0.0663
7	2887.13	0.0663
8	3356.23	0.0770
9	2887.06	0.0663
10	2887.06	0.0663
11	2887.06	0.0663
12	2887.06	0.0663
13	2886.95	0.0663
14	3118.16	0.0716
15	3118.16	0.0716
16	2886.94	0.0663
17	2887.06	0.0663
18	2887.06	0.0663
19	3134.88	0.0720
20	3269.21	0.0751
21	3266.02	0.0750
22	3496.76	0.0803
23	2887.25	0.0663
24	2887.50	0.0663
25	2887.50	0.0663
26	2887.50	0.0663
27	2887.37	0.0663
28	2887.37	0.0663
29	2887.38	0.0663
30	3253.97	0.0747
31	3118.80	0.0716
32	2887.62	0.0663
33	2887.60	0.0663
34	2887.71	0.0663
35	3266.35	0.0750
36	3118.79	0.0716
37	3118.44	0.0716
38	3086.99	0.0709
39	2888.42	0.0663
40	2887.46	0.0663
41	2887.40	0.0663
42	2887.35	0.0663
43	2887.30	0.0663
44	2887.25	0.0663
45	3106.62	0.0713
46	3117.81	0.0716
47	2886.86	0.0663
48	2886.86	0.0663
49	2886.86	0.0663
50	2886.86	0.0663
51	2886.74	0.0663
52	2887.26	0.0663
53	3110.94	0.0714
54	3110.60	0.0714
55	2887.15	0.0663
56	2887.18	0.0663
57	2887.19	0.0663
58	2887.33	0.0663
59	2887.34	0.0663
60	2887.35	0.0663
61	3119.55	0.0716
62	3094.27	0.0710
63	2887.79	0.0663
64	2887.79	0.0663
65	2887.79	0.0663
66	2887.79	0.0663
67	2887.79	0.0663
68	2887.79	0.0663
69	3088.07	0.0709
70	3118.47	0.0716
71	2886.90	0.0663
72	2887.09	0.0663
73	2886.91	0.0663
74	2886.73	0.0663
75	3117.48	0.0716

TRACT TABLE

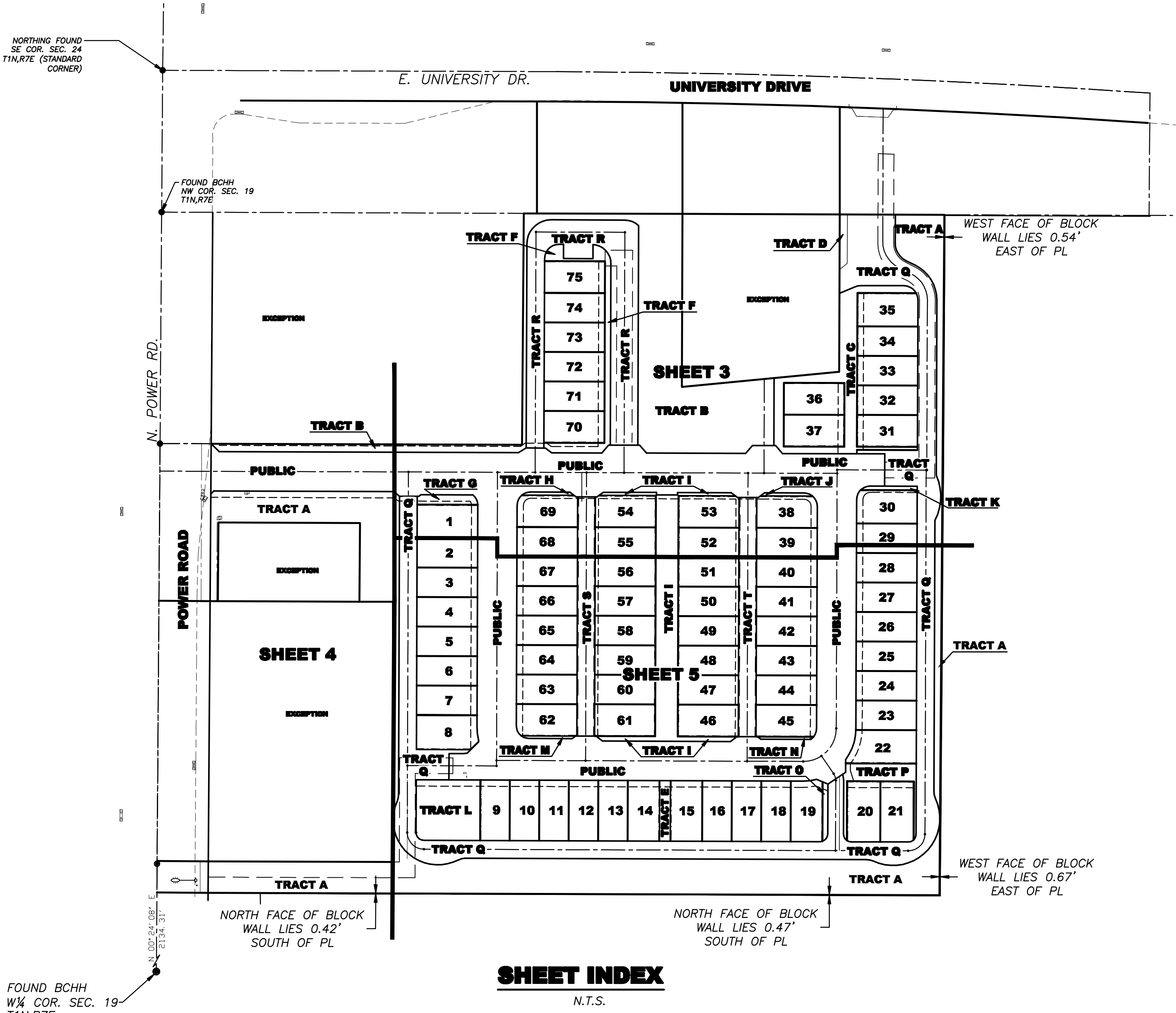
NAME	SQUARE FEET	ACRES	
TRACT A	66314.3	1.5224	LANDSCAPE, PUBLIC UTILITY & FACILITY EASEMENT
TRACT B	33859.7	0.7773	LANDSCAPE, PUBLIC UTILITY & FACILITY EASEMENT
TRACT C	7679.7	0.1763	LANDSCAPE, PUBLIC UTILITY & FACILITY EASEMENT
TRACT D	637.6	0.0585	LANDSCAPE, PUBLIC UTILITY & FACILITY EASEMENT
TRACT E	1065.1	0.0245	LANDSCAPE, PUBLIC UTILITY & FACILITY EASEMENT
TRACT F	3627.4	0.0833	LANDSCAPE, PUBLIC UTILITY & FACILITY EASEMENT
TRACT G	928.1	0.0213	LANDSCAPE, PUBLIC UTILITY & FACILITY EASEMENT
TRACT H	240.9	0.0055	LANDSCAPE, PUBLIC UTILITY & FACILITY EASEMENT
TRACT I	10486.3	0.2407	LANDSCAPE, PUBLIC UTILITY & FACILITY EASEMENT
TRACT J	240.6	0.0055	LANDSCAPE, PUBLIC UTILITY & FACILITY EASEMENT
TRACT K	341.5	0.0078	LANDSCAPE, PUBLIC UTILITY & FACILITY EASEMENT
TRACT L	6253.2	0.1435	LANDSCAPE, PUBLIC UTILITY & FACILITY EASEMENT
TRACT M	204.0	0.0047	LANDSCAPE, PUBLIC UTILITY & FACILITY EASEMENT
TRACT N	216.1	0.0049	LANDSCAPE, PUBLIC UTILITY & FACILITY EASEMENT
TRACT O	470.5	0.0108	LANDSCAPE, PUBLIC UTILITY & FACILITY EASEMENT
TRACT P	2612.1	0.0600	LANDSCAPE, PUBLIC UTILITY & FACILITY EASEMENT
TRACT Q	55176.6	1.2666	EMERGENCY SERVICE VEHICLE ACCESS, & DRAINAGE EASEMENT, AND PUBLIC UTILITY & FACILITY EASEMENT
TRACT R	19804.1	0.4546	EMERGENCY SERVICE VEHICLE ACCESS, & DRAINAGE EASEMENT, AND PUBLIC UTILITY & FACILITY EASEMENT
TRACT S	6839.8	0.1570	EMERGENCY SERVICE VEHICLE ACCESS, & DRAINAGE EASEMENT, AND PUBLIC UTILITY & FACILITY EASEMENT
TRACT T	6840.0	0.1570	EMERGENCY SERVICE VEHICLE ACCESS, & DRAINAGE EASEMENT, AND PUBLIC UTILITY & FACILITY EASEMENT

PUBLIC RIGHT OF WAY

NAME	SQUARE FEET	ACRES
PUBLIC ROW	102102.66	2.3251

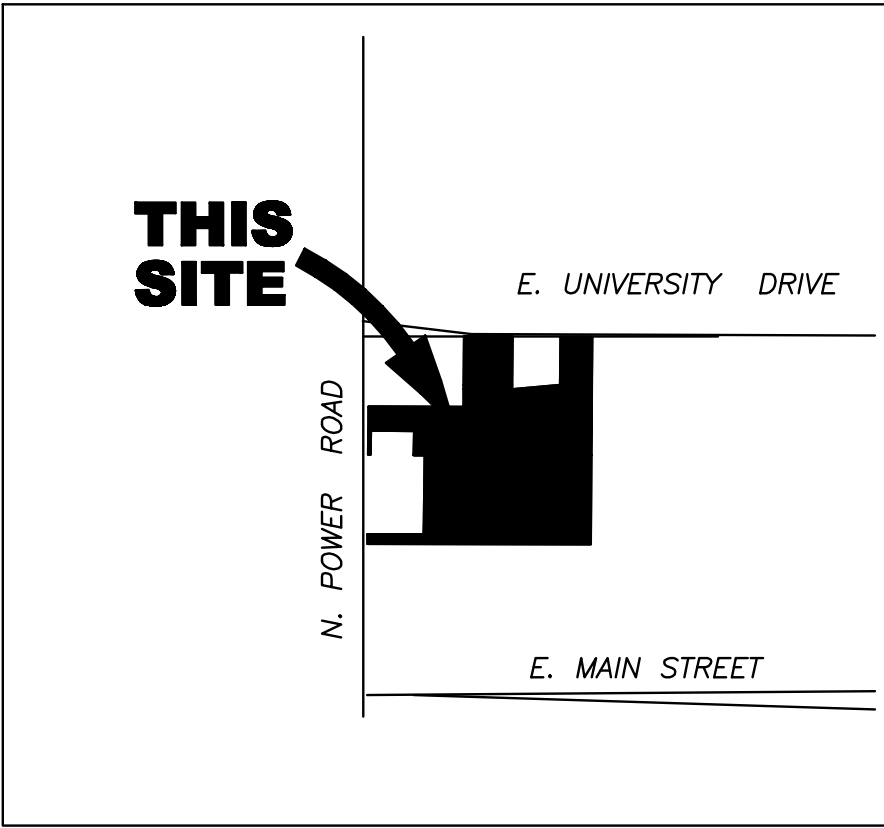
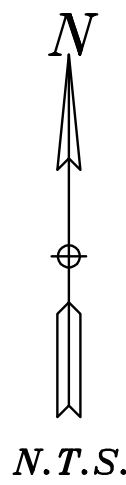
FINAL PLAT OF
SKYVIEW

A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP
1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND
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313 N. POWER RD.



SHEET INDEX

N.T.S.



VICINITY MAP

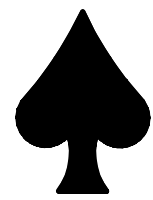
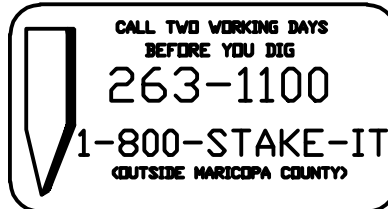
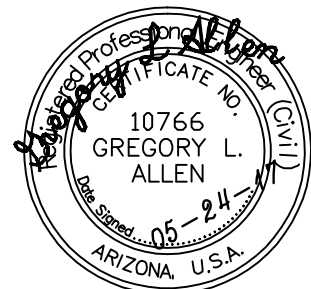
N.T.S.

CURVE DATA:

NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
C1	46°47'33"	7.34	17.04	13.93
C2	90°00'00"	16.93	16.93	26.59
C3	49°47'40"	7.86	16.93	14.71
C4	40°12'20"	6.20	16.93	11.88
C5	90°00'08"	17.00	17.00	26.70
C6	40°07'09"	6.21	17.00	11.90
C7	49°52'59"	7.91	17.00	14.80
C8	89°59'52"	17.00	17.00	26.70
C9	44°53'56"	7.02	17.00	13.32
C10	45°05'57"	7.06	17.00	13.38
C11	90°00'40"	30.51	30.50	47.92
C12	43°14'16"	10.17	25.66	19.37
C13	89°59'37"	18.00	18.00	28.27
C14	86°25'33"	23.02	24.50	36.96
C15	67°01'43"	16.56	25.00	29.25
C16	64°05'29"	23.16	37.00	41.39
C17	64°05'29"	15.65	25.00	27.97
C18	22°58'11"	4.06	20.00	8.02
C19	64°05'24"	30.67	49.00	54.81
C20	64°05'24"	23.16	37.00	41.39
C21	90°00'00"	18.00	18.00	28.27
C22	61°03'33"	10.62	18.00	19.18
C23	28°56'27"	4.65	18.00	9.09
C24	51°43'29"	32.07	66.15	59.72
C25	25°16'10"	4.48	20.00	8.82
C26	140°08'20"	164.47	59.64	145.86
C27	24°52'09"	4.41	20.00	8.68
C29	89°59'52"	10.00	10.00	15.71
C30	44°26'23"	4.08	10.00	7.76
C31	45°33'30"	4.20	10.00	7.95
C32	90°00'00"	10.00	10.00	15.71
C33	19°57'39"	1.76	10.00	3.48
C34	70°02'21"	7.01	10.00	12.22
C35	90°00'00"	10.00	10.00	15.71
C36	56°12'42"	5.34	10.00	9.81
C37	33°47'18"	3.04	10.00	5.90
C38	27°11'10"	4.84	20.00	9.49
C39	141°26'04"	162.92	57.00	140.70
C40	24°14'48"	4.30	20.00	8.46
C42	90°00'06"	10.00	10.00	15.71
C45	14°20'55"	8.43	67.00	16.78
C46	90°00'00"	16.00	16.00	25.13
C47	53°06'35"	8.00	16.00	14.83
C48	36°53'25"	5.34	16.00	10.30
C49	14°47'50"	8.70	67.00	17.30
C50	18°30'25"	4.07	25.00	8.08
C51	36°14'51"	21.93	67.00	42.39
C52	90°00'00"	42.00	42.00	65.97
C53	33°30'27"	12.64	42.00	24.56
C54	56°29'33"	22.56	42.00	41.41
C55	55°26'43"	8.93	17.00	16.45
C56	15°55'42"	2.38	17.00	4.73
C57	39°31'01"	6.11	17.00	11.72
C58	90°00'00"	21.25	21.25	33.38
C59	90°00'00"	21.25	21.25	33.38
C60	11°31'43"	1.01	10.00	2.01
C61	34°55'46"	4.72	15.00	9.14

LEGEND

- SET 1/2" REBAR LS#41076
- ⊙ BRASS CAP
- ▲ SUBDIVISION CORNER
- PUE PUBLIC UTILITY EASEMENT
- PUEF PUBLIC UTILITY FACILITY EASEMENT
- ROW RIGHT OF WAY
- BSL BUILDING SETBACK LINE
- VNAE VEHICULAR NON-ACCESS EASEMENT



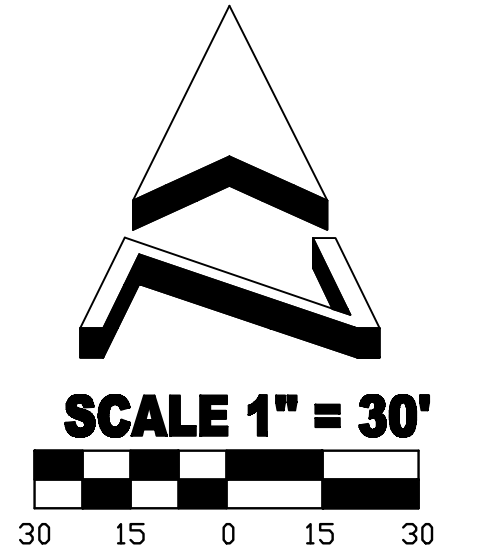
**ALLEN
CONSULTING
ENGINEERS, INC.**

4111 E. VALLEY AUTO DRIVE #103
GILBERT, ARIZONA 85234
PHONE (480) 844-1666
E-MAIL: ace@allenconsultengr.com

FINAL PLAT OF
SKYVIEW
HIGHLAND COMMUNITIES
MESA, ARIZONA 85205

JOB NUMBER	95481	SHEET	2	OF	5
DRAWING	FINAL PLAT	CHECKED BY		DATE	05-24-17
DRAFTSMAN					

UNIVERSITY DRIVE



218-10-003A
LEGACY REAL ESTATE
GROUP LLC
VACANT
ZONING: LC

218-10-003B
LEGACY REAL ESTATE
GROUP LLC
VACANT
ZONING: LC

218-10-004A
HEATHER WAGENHALS
VACANT
ZONING: LC

218-13-009F
QUICKTRIP CORPORATION
ZONING: LC

218-13-001X
PRECISION MANAGEMENT
PARTNERS, LLC
ZONING: N/A

218-10-003B
LAS PALMAS
LAS PALMAS LIMITED
PARTNERSHIP
ZONING: RM-4

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 5



CALL TWO WORKING DAYS
BEFORE YOU DIG
263-1100
1-800-STAKE-IT
OUTSIDE MARICOPA COUNTY

DATE

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ENGINEERS, INC.

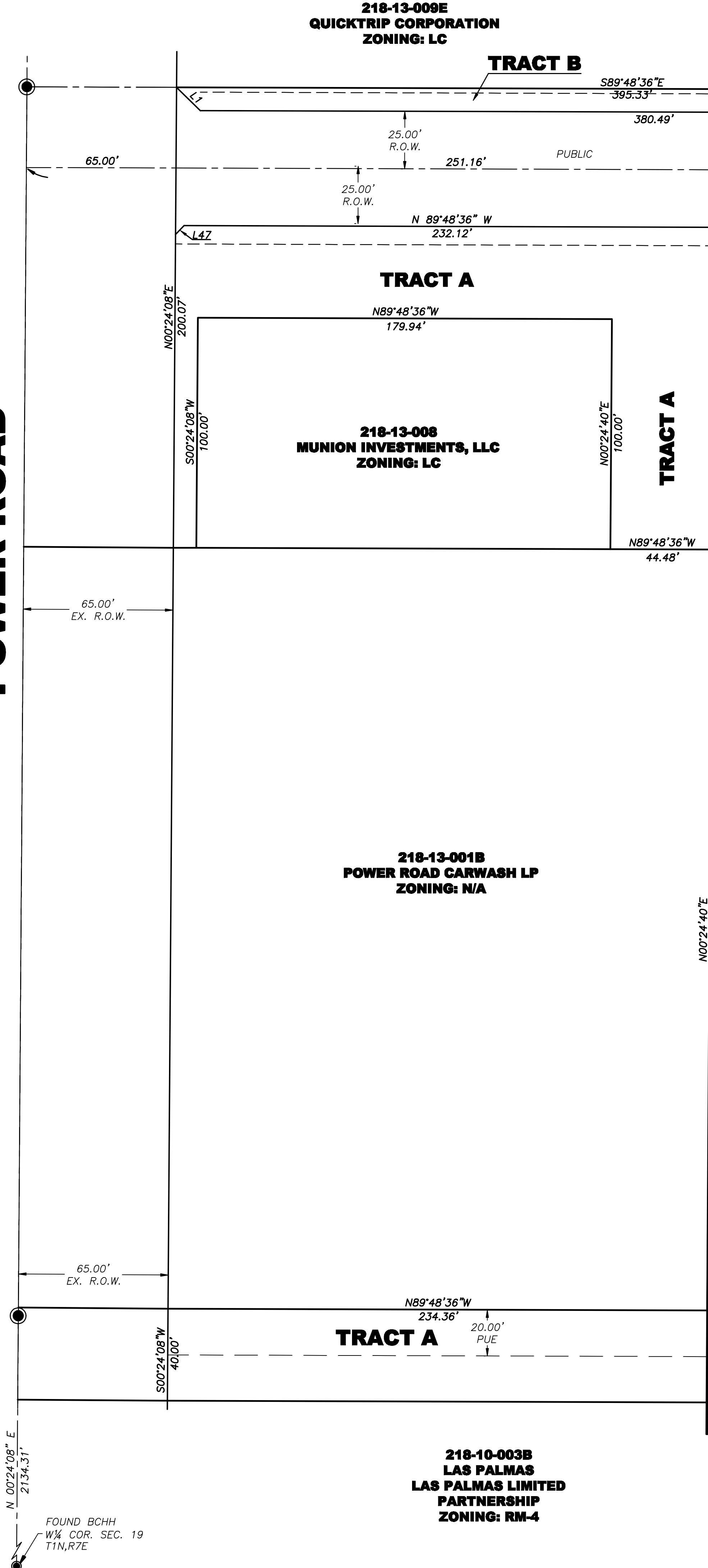
4111 E. VALLEY AUTO DRIVE #103
MESA, ARIZONA 85206
PHONE (480) 844-1666
E-MAIL: ace@allenconsulting.com

SKYVIEW
HIGHLAND COMMUNITIES
MESA, ARIZONA 85205
PRELIMINARY PLAT

JOB NUMBER	95481	SHEET	3	OF	5
DRAWING	FINAL PLAT	CHECKED BY	DATE 05-25-17		
DRAFTSMAN					

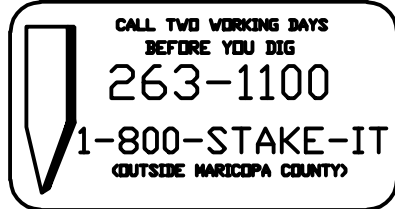
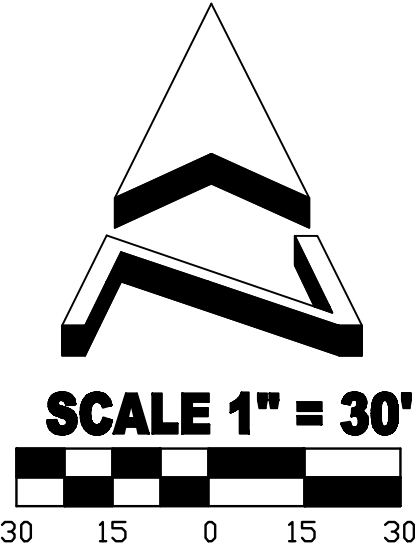
E. BILLINGS ST.

POWER ROAD

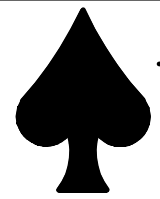


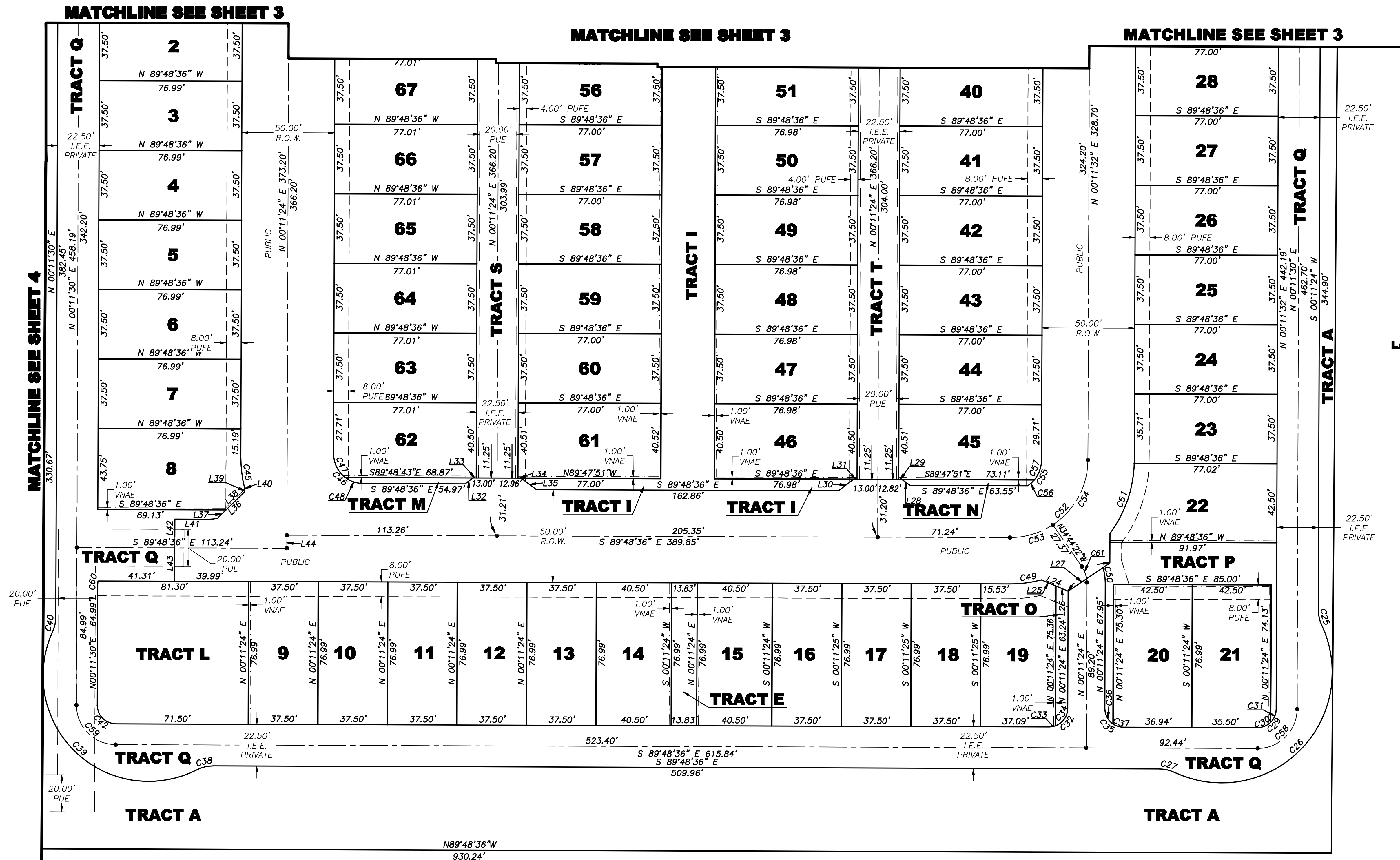
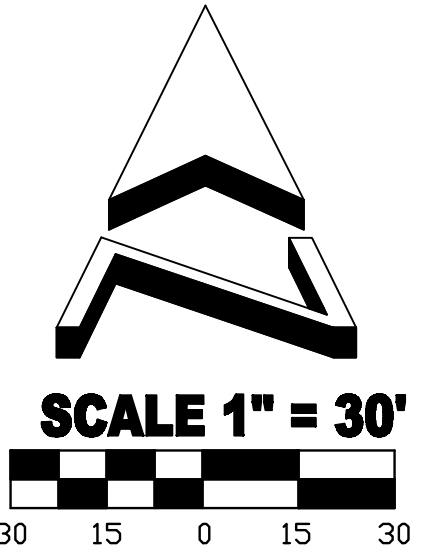
MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 5



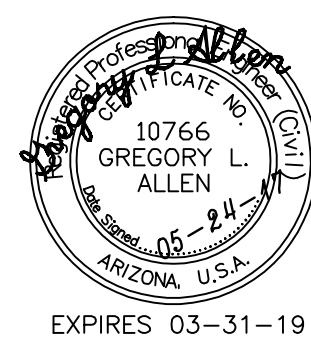
DATE
▲
▲
▲

 ALLEN CONSULTING ENGINEERS, INC.		4111 E. VALLEY AUTO DRIVE #103 MESA, ARIZONA 85206 PHONE (480) 844-1666 E-MAIL: ace@allenconsultengr.com	
SKYVIEW HIGHLAND COMMUNITIES MESA, ARIZONA 85205 PRELIMINARY PLAT			
JOB NUMBER	95481	SHEET	4 OF 5
DRAWING	FINAL PLAT		
DRAFTSMAN	CHECKED BY	DATE	05-24-17



218-10-003B
LAS PALMAS
LAS PALMAS LIMITED
PARTNERSHIP
ZONING: RM-4

218-10-003B
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LAS PALMAS LIMITED
PARTNERSHIP
ZONING: RM-4



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DATE

ALLEN CONSULTING ENGINEERS, INC.
4111 VALLEY AUTO DRIVE #103
MESA, ARIZONA 85206
PHONE (480) 844-1666
E-MAIL: ace@allenconsultengr.com

SKYVIEW
HIGHLAND COMMUNITIES
MESA, ARIZONA 85203
PRELIMINARY PLAT

JOB NUMBER	95481	SHEET	5	OF	5
DRAWING	FINAL PLAT	CHECKED BY	DATE	05-24-17	