

DEDICATION

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

THAT MCDOWELL CITRUS 100, LLC, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR ESTATES AT VALENCIA SOUTH, LOCATED IN NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 6 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.

THAT MCDOWELL CITRUS 100, 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.

THE OWNER ALSO HEREBY DEDICATES TO THE CITY OF MESA FOR USE AS SUCH THE VEHICULAR NON-ACCESS EASEMENTS PUBLIC UTILITY AND FACILITY EASEMENTS, AND TRACTS A,B,C,D AND E WHICH SERVE AS A PUBLIC UTILITY AND FACILITY EASEMENT, EMERGENCY SERVICE VEHICLE ACCESS AND DRAINAGE EASEMENT AS SHOWN ON THE SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. PUBLIC UTILITY AND FACILITY EASEMENTS ARE 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, 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 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. CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING. UNLESS APPROVED OTHERWISE BY THE CITY OF MESA, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

IT IS AGREED THAT MCDOWELL CITRUS 100, LLC OR ASSIGNS SHALL HAVE FULL USE OF THE EASEMENT EXCEPT FOR THE PURPOSES FOR WHICH THE SAME IS HEREBY GRANTED 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, AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED, 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 MCDOWELL CITRUS 100, 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 MCDOWELL CITRUS 100, 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.

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 MCDOWELL CITRUS 100, 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 FORGOING 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 THAT PAUL DUGAS, AS OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

FLOOD CERTIFICATION

THIS SITE LIES IN FLOOD ZONE "X" AS STATED IN FEMA MAP NO. 04013C2290M, DATED NOVEMBER 04, 2015. ALL HOMES ARE ABOVE THE 100 YEAR FLOOD ELEVATION IF CONSTRUCTED BY THESE PLANS.

IN WITNESS WHEREOF:

MCDOWELL CITRUS 100, 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: PAUL DUGAS \_\_\_\_\_  
PRESIDENT OF MCDOWELL CITRUS, LLC

ACKNOWLEDGEMENT:

STATE OF ARIZONA }  
COUNTY OF MARICOPA } S.S.

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED PAUL DUGAS, WHO ACKNOWLEDGED HIMSELF TO BE PAUL DUGAS 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  
ESTATES AT VALENCIA SOUTH

THAT PORTION OF THE NW 1/4 OF SECTION 15, TOWNSHIP 1 NORTH,  
RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA  
1053 N. GREENFIELD ROAD

NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THIS PROJECT AND LANDSCAPING WITHIN THE RIGHT OF WAY ALONG GREENFIELD ROAD.
- THIS SUBDIVISION IS SUBJECT TO THE CITY OF MESA RESIDENTIAL DEVELOPMENT GUIDELINES AS WELL AS THE BUILDING FORM STANDARDS ESTABLISHED IN THE CITY OF MESA ZONING ORDINANCE.
- THE RETENTION BASIN IS TO MAINTAIN 6:1 SIDE SLOPE ADJACENT TO THE PUBLIC RIGHT OF WAY OR PEDESTRIAN WALKWAYS. BASINS SHOULD BE IRREGULAR IN SHAPE SO AS NOT TO APPEAR LIKE A DITCH.
- 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.
- 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.
- THIS SUBDIVISION SHALL COMPLY WITH ORDINANCE 5143.
- UTILITY LINES ARE TO BE CONSTRUCTED UNDER GROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33.
- ELECTRICAL LINES TO BE CONSTRUCTED UNDER GROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- 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.
- COMPLIANCE WITH ALL REQUIREMENTS OF CASE Z12-036.
- 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 DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- NOISE ATTENUATION MEASURES ARE TO BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE BUILDINGS TO ACHIEVE A NOISE LEVEL REDUCTION OF 25 db.
- THESE PROPERTIES, DUE TO THEIR PROXIMITY TO FALCON FIELD AIRPORT, ARE LIKELY TO EXPERIENCE AIRCRAFT OVERFLIGHTS, WHICH COULD GENERATE NOISE LEVELS THAT MAY BE OF CONCERN TO SOME INDIVIDUALS.
- OWNER GRANTING AN AVIGATION EASEMENT AND RELEASE TO THE CITY, PERTAINING TO THE FLACON FIELD AIRPORT, WHICH WILL BE PREPARED AND RECORDED BY THE CITY.
- WRITTEN NOTICE BE PROVIDED TO THE FUTURE RESIDENTS, AND ACKNOWLEDGEMENT RECEIVED THAT THE PROJECT IS WITHIN TWO (2) MILES TO THE FALCON FIELD AIRPORT.
- LOTS 1 THROUGH 8 ARE LIMITED TO SINGLE STORY HOMES.
- THE RETENTION/RECREATION, OPEN SPACE AREAS, LANDSCAPE MEDIANS, AND PRIVATE STREETS SHALL BE SHOWN AS TRACTS ON EACH FINAL PLAT. THESE TRACTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. CONSTRUCTION OF THE AMENITIES WITHIN THE RECREATION AREA MUST OCCUR WITH THE INITIAL ONSITE CONSTRUCTION. PROVIDE A TRACT TABLE IDENTIFYING USES AND AREAS ON THE FINAL PLAT.
- VIEW FENCES THAT ARE SHOWN SHALL COMPLY WITH THE CITY OF MESA POOL FENCE BARRIER REGULATIONS.
- THE PROJECT SHALL BE WALLED BY A 6' HIGH MASONRY DECORATIVE PERIMETER THEME WALL ADJACENT TO GREENFIELD ROAD THAT IS CONSISTENT WITH THE APPROVED DESIGN FOR THE ADJACENT ESTATES AT VALENCIA SUBDIVISION. THIS WALL IS TO HAVE VERTICAL OR HORIZONTAL VARIATION EVERY 250 LINEAR FEET AND BE DETAILED IN COMPLIANCE WITH THE RESIDENTIAL DEVELOPMENT GUIDELINES.
- PARALLEL WALLS ARE NOT PERMITTED ALONG THE PROJECT'S EXTERIOR PROPERTY LINES. TO MODIFY EXISTING WALLS YOU MUST HAVE THE OWNER'S AGREEMENT.
- ALL PERIMETER STREET IMPROVEMENTS AND PERIMETER LANDSCAPING ARE REQUIRED TO BE INSTALLED IN THE FIRST PHASE OF CONSTRUCTION.
- PUBLIC UTILITY AND FACILITY EASEMENTS WILL BE TREATED LIKE A 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. 9-1-5(A) INCLUDES PUFES, AND PUFES ON THIS PLAT ARE SUBJECT TO M.C.C. 9-1-5(A).
- THERE SHALL BE A ONE-FOOT VEHICULAR NON-ACCESS EASEMENT (1' VNAE) SHOWN ON THE FINAL PLATS WHERE LOTS BACK OR SIDE TO THE GREENFIELD ROAD FRONTAGES EXCEPT AT THE APPROVED DRIVEWAY LOCATIONS.

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

LEGAL DESCRIPTION

PARCEL NO. 1:

BEGINNING AT A POINT 33.00 FEET EAST AND 903.55 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE EAST AND PARALLEL TO AND 903.55 FEET DISTANT SOUTHERLY FROM THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 297.00 FEET;

THENCE SOUTH 90.00 FEET; THENCE WEST 297.00 FEET;  
THENCE NORTH 90.00 FEET TO THE POINT OF BEGINNING;

EXCEPT THE WEST 12.00 FEET AS CONVEYED TO THE CITY OF MESA IN DOCUMENT NO. 88-185811 OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT 33.00 FEET EAST AND 903.55 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE EAST AND PARALLEL TO THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 242.00 FEET;  
THENCE SOUTH, PARALLEL TO THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 90.00 FEET;  
THENCE WEST, PARALLEL TO THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 242.00 FEET;  
THENCE NORTH, PARALLEL TO THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

BEGINNING AT A POINT 33.00 FEET EAST AND 657.43 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE EAST AND PARALLEL TO THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 216.28 FEET;  
THENCE SOUTH, PARALLEL TO THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 93.00 FEET;  
THENCE EAST, PARALLEL TO THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 364.00 FEET;  
THENCE SOUTH, PARALLEL TO THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 243.07 FEET;  
THENCE WEST, PARALLEL TO THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 338.28 FEET;  
THENCE NORTH, PARALLEL TO THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 90.00 FEET;  
THENCE WEST, PARALLEL TO THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 242.00 FEET;  
THENCE NORTH, PARALLEL TO THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 246.07 FEET TO THE POINT OF BEGINNING;

EXCEPT THE WEST 12.00 FEET THEREOF AS CONVEYED TO THE CITY OF MESA IN DOCUMENT NO. 88-185809;

AND EXCEPT THAT PORTION AS DESCRIBED IN QUIT CLAIM DEED RECORDED AS DOCUMENT NO. 90-19409 OF THE NORTHWEST QUARTER OF SECTION 15, 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 NORTHWEST COMER OF SAID NORTHWEST QUARTER;

THENCE NORTH 89 DEGREES 23 MINUTES 24 SECONDS EAST (ASSUMED), 33.00 FEET, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, TO A POINT ON THE EAST LINE OF THE WEST 33.00 FEET OF SAID NORTHWEST QUARTER;

THENCE SOUTH 00 DEGREES 06 MINUTES 00 SECONDS EAST, 635.51 FEET ALONG SAID EAST LINE TO A POINT ON THE NORTH LINE OF THE PARCEL OF LAND DESCRIBED IN JOINT TENANCY DEED RECORDED IN DOCKET 10639, PAGE 479, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 00 DEGREES 06 MINUTES 00 SECONDS EAST, 22.00 FEET CONTINUING ALONG SAID WEST LINE TO A POINT ON THE SOUTH LINE OF THE PARCEL OF LAND DESCRIBED IN JOINT TENANCY DEED RECORDED IN DOCKET 5582, PAGE 87, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 23 MINUTES 24 SECONDS EAST, 216.28 FEET ALONG SAID SOUTH LINE TO A POINT ON THE WEST LINE OF SAID PARCEL OF LAND DESCRIBED IN DOCKET 10639, PAGE 479, SAID POINT BEING THE POINT OF BEGINNING;

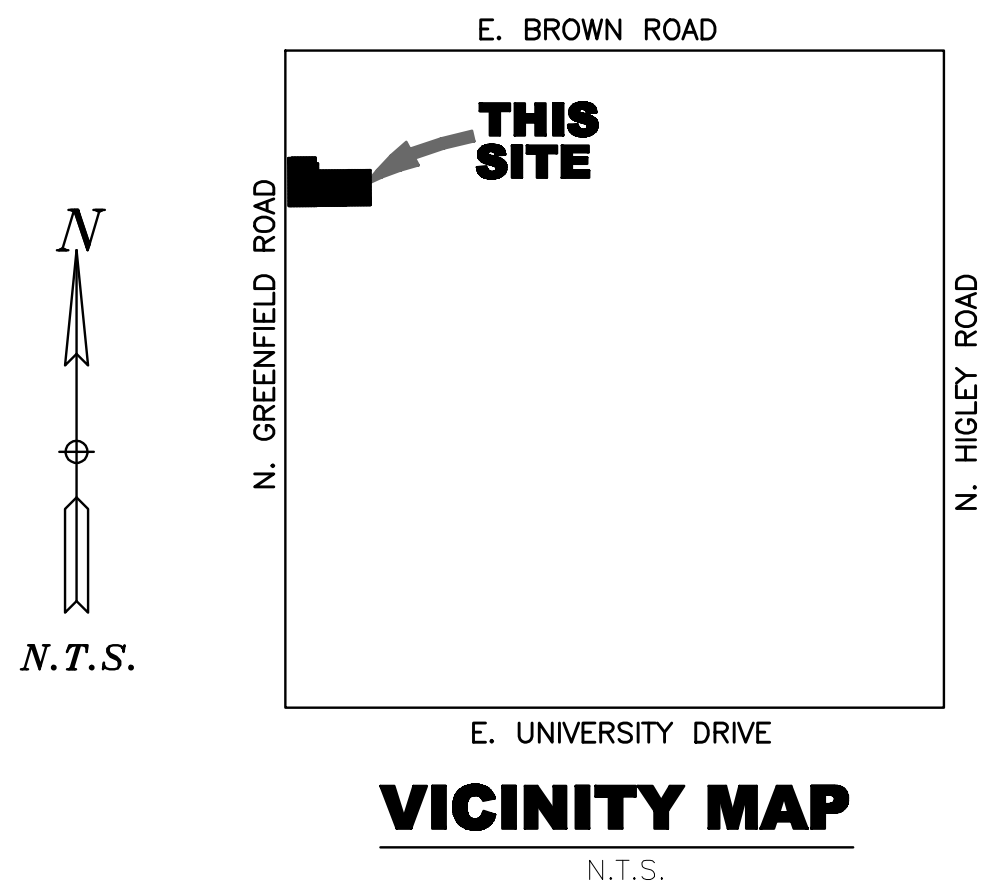
THENCE SOUTH 00 DEGREES 06 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE, 40.00 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 24 SECONDS WEST, 15.00 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 00 SECONDS WEST, 40.00 FEET TO A POINT ON SAID SOUTH LINE OF THE PARCEL OF LAND DESCRIBED IN DOCKET 5582, PAGE 87, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 23 MINUTES 24 SECONDS EAST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING; AND

EXCEPT ANY PORTION LYING WITHIN SAID PARCEL NO. 1 DESCRIBED HEREIN ABOVE.

"I, ANTHONY N. ZAUGG, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THIS PLAT CONSISTING OF 2 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE 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."

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



VICINITY MAP

SITE DATA

APN: 140-02-013C  
140-02-009A  
GROSS AREA = 171,704 SF  
3.594 AC  
NET AREA (65' ROW)= 129,686 S.F  
2.977  
ZONING: AG

OWNER

PAUL DUGAS  
LAND HOLDINGS INVESTMENT CO. LLC  
3321 E. BASELINE ROAD  
GILBERT, ARIZONA 85234  
PHONE: 480-892-4492  
FAX: 480-892-9066  
EMAIL: paul@blandfordhomes.com

ENGINEER

GREGORY L. ALLEN  
ALLEN CONSULTING ENGINEERS, INC.  
3921 E. BASELINE ROAD, SUITE 112  
GILBERT, AZ 85234  
PHONE: 480-844-1666  
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BASIS OF BEARINGS

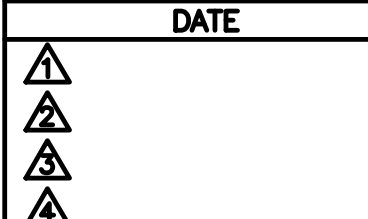
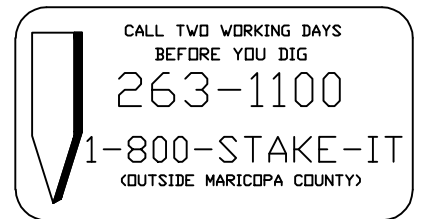
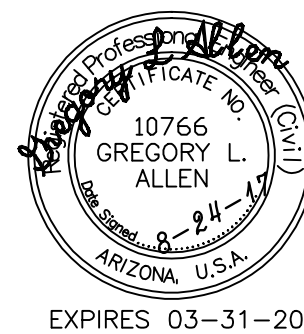
THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, BEARS NORTH 00°25'09" WEST AS SHOWN.

BENCHMARK

FOUND 3" MESA BRASS CAP IN HANDHOLE 0.5' DOWN NO STAMPING NOTE - C/L BROWN ROAD AND GREENFIELD ROAD  
ELEVATION = 1341.314

NOTE

SOLID WASTE CONTAINERS WILL BE STORED IN GARAGE AND PICKED UP BY CITY OF MESA.



**ALLEN CONSULTING ENGINEERS, Inc.**

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

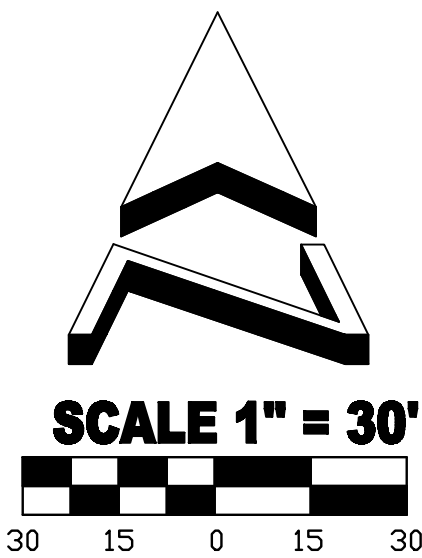
ESTATES AT VALENCIA SOUTH  
1053 N. GREENFIELD ROAD  
MESA, ARIZONA 85205

FINAL PLAT

JOB NUMBER	95460	SHEET	1	OF	2
DRAWING	FINAL PLAT				
DRAFTSMAN	CHECKED BY	DATE		8-24-17	

# FINAL PLAT OF ESTATES AT VALENCIA SOUTH

THAT PORTION OF THE NW 1/4 OF SECTION 15, TOWNSHIP 1 NORTH,  
RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA  
1053 N. GREENFIELD ROAD



## LEGEND

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

## CURVE TABLE

NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
C1	48°40'41"	9.05	20.00	16.99
C2	01°40'53"	0.73	50.00	1.47
C3	46°32'29"	21.50	50.00	40.62
C4	43°48'13"	20.10	50.00	38.23
C5	05°19'47"	2.33	50.00	4.65
C6	48°40'41"	9.05	20.00	16.99
C7	28°46'00"	8.33	32.50	16.32
C8	13°06'31"	7.76	67.50	15.44
C9	06°30'14"	2.84	50.00	5.68
C10	06°16'19"	1.37	25.00	2.74
C11	06°16'19"	1.37	25.00	2.74
C12	06°30'14"	1.42	25.00	2.84

## TRACT TABLE

NAME	SQUARE FEET	ACRES	LAND USE
TRACT A	9394	0.215	LANDSCAPE & RETENTION
TRACT B	5906	0.135	LANDSCAPE & RETENTION
TRACT C	1190	0.027	LANDSCAPE ONLY
TRACT D	1208	0.028	LANDSCAPE ONLY
TRACT E	20,168	0.462	I.E., PUFE, EMERGENCY I.E.

## LOT TABLE

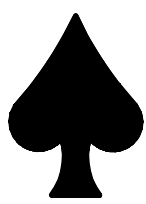
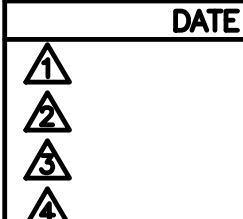
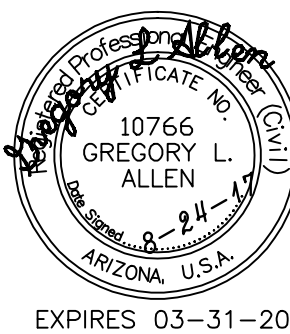
LOT #	SQUARE FEET	ACRES
LOT 1	10720	0.246
LOT 2	10720	0.246
LOT 3	10720	0.246
LOT 4	10720	0.246
LOT 5	10720	0.246
LOT 6	10851	0.249
LOT 7	11479	0.264
LOT 8	11512	0.264
LOT 9	12772	0.255
LOT 10	11770	0.270

## LINE DATA:

Line Number	Bearing	Distance
L1	N 89°04'15" E	15.00'
L2	N 00°25'09" W	9.07'
L3	S 00°25'09" E	4.92'
L4	N 89°04'15" E	45.00'
L5	S 00°25'09" W	40.00'

## BUILDING SETBACK

	MIN./MAX. LOT SIZE	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACKS	MINIMUM REAR SETBACKS	MAXIMUM LOT COVERAGE
APPROVED	10,720 SF MINIMUM/ 12,772 SF MAXIMUM MINIMUM WIDTH 70' MINIMUM DEPTH 134'	10' PROCHES 15' - ENCLOSED LIVABLE AREA AHEAD OF GARAGE FACE, OR SIDE ENTRY GARAGES, CARPORTS 18' - GARAGE DOOR FACE	5' - 10'	25' - REAR TO LIVABLE 15' - REAR TO PATIO (LOTS 1-6) 20' - REAR TO LIVABLE 10' - REAR TO COVERED PATIO (LOTS 7 & 10)	55%



**ALLEN  
CONSULTING  
ENGINEERS, INC.**

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1053 N. GREENFIELD ROAD  
MESA, ARIZONA 85205

FINAL PLAT

JOB NUMBER	95460	SHEET	2	OF	2
DRAWING	FINAL PLAT				
DRAFTSMAN	CHECKED BY			DATE	8-24-17