

FINAL PLAT OF
MESA SENIOR LIVING
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12,
TOWNSHIP 1 NORTH, RANGE 6 EAST,
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:
THAT RYAN COMPANIES US, INC., AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR MESA SENIOR LIVING, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 6 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.

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 DEDICATION OF REAL PROPERTY MARKED AS STREETS ON THIS PLAT IS A 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. 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 THE OWNER 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 THE OWNER OR THE SUCCESSORS OR ASSIGNS OF THE OWNER AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY THE OWNER OR THE SUCCESSORS OR ASSIGNS OF THE OWNER 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.

OWNER HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NONEXCLUSIVE 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 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.

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 "PUBLIC UTILITIES AND FACILITIES EASEMENT" OR "PUFE" FOR PURPOSES OF UTILITY SERVICES,

OWNER HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NONEXCLUSIVE 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.

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 "CONTROLLED VEHICULAR ACCESS EASEMENT" OR "CVAE" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH VEHICULAR ACCESS WILL REQUIRE CITY APPROVAL FOR ANY DRIVEWAYS OR ANY OTHER MEANS OF VEHICULAR INGRESS/EGRESS.

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 "DRAINAGE EASEMENT" OR "DE" FOR PURPOSES OF DRAINAGE AND STORM WATER RUNOFF.

DRAINAGE COVENANTS:

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.

RYAN COMPANIES US, INC. 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 [insert full name of owner entity] WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

RYAN COMPANIES US, INC., 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.

RYAN COMPANIES US, INC.

BY: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

BEFORE ME THIS _____ DAY OF _____, 2017, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE _____ OF _____, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT _____ AS _____, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC _____ EXPIRES _____

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

TRACT "C", OF GRANITE REEF ESTATES #2, ACCORDING TO BOOK 63 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "C";

THENCE SOUTH, 10.00 FEET;

THENCE NORTHWESTERLY, 14.14 FEET;

THENCE EAST, 10.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

THAT PORTION OF THE NORTH 10 FEET OF THE SOUTH 65 FEET OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING BETWEEN THE SOUTH PROLONGATION OF THE EAST AND WEST LINES OF TRACT "C", GRANITE REEF ESTATES #2, ACCORDING TO BOOK 63 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA, AS ABANDONED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF MARICOPA COUNTY, ARIZONA, A CERTIFIED COPY OF WHICH WAS RECORDED IN DOCUMENT NO. 86-634397 AND AS SHOWN IN BOOK 31 OF ROAD MAPS, PAGE 15, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:

THE EAST HALF OF FOURTH WEST STREET AS SHOWN ON A PLAT OF GRANITE REEF ESTATES #2, ACCORDING TO BOOK 63 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING BETWEEN THE WEST PROLONGATION OF THE NORTH AND SOUTH LINES OF TRACT "C" OF SAID GRANITE REEF ESTATES #2, AS ABANDONED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESA, A CERTIFIED COPY OF WHICH WAS RECORDED IN DOCUMENT NO. 89-226646, AND RE-RECORDED IN DOCUMENT NO. 89-341281, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 10.00 FEET.

PARCEL NO. 4:

TRACT "E", OF GRANITE REEF ESTATES #2, ACCORDING TO BOOK 63 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "E";

THENCE EAST, 10.00 FEET;

THENCE SOUTHWESTERLY, 14.14 FEET;

THENCE NORTH, 10.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 5:

THAT PORTION OF THE NORTH 10 FEET OF THE SOUTH 65 FEET OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING BETWEEN THE SOUTH PROLONGATION OF THE EAST AND WEST LINES OF TRACT "E", GRANITE REEF ESTATES #2, ACCORDING TO BOOK 63 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA, AS ABANDONED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF MARICOPA COUNTY, ARIZONA, A CERTIFIED COPY OF WHICH WAS RECORDED IN DOCUMENT NO. 86-634397 AND AS SHOWN IN BOOK 31 OF ROAD MAPS, PAGE 15, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 6:

THE WEST HALF OF FOURTH WEST STREET AS SHOWN ON A PLAT OF GRANITE REEF ESTATES #2, ACCORDING TO BOOK 63 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING BETWEEN THE EAST PROLONGATION OF THE NORTH AND SOUTH LINES OF TRACT "E" OF SAID GRANITE REEF ESTATES #2, AS ABANDONED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESA, A CERTIFIED COPY OF WHICH WAS RECORDED IN DOCUMENT NO. 89-226646, AND RE-RECORDED IN DOCUMENT NO. 89-341281, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 10.00 FEET.

GENERAL NOTES

- 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.
- 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.
- 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).
- 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.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R(42)33.
- ELECTRICAL LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- COMMUNICATION LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- THIS SUBDIVISION IS SUBJECT TO THE CITY OF MESA DESERT UPLANDS DEVELOPMENT STANDARDS.
- PUBLIC UTILITY AND FACILITY EASEMENTS WILL BE TREATED LIKE PUBLIC UTILITY EASEMENT 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 EASEMENTS" 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).

DEVELOPER

RYAN COMPANIES US, INC.
3900 EAST CAMELBACK ROAD, SUITE 100
PHOENIX, AZ 85018
602-322-6100
phoenix@ryancompanies.com

LIEN HOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN DKT. NO. _____ RECORDS OF MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS PLAT, THE DECLARATION OF RESTRICTIONS RECORDED CONCURRENTLY HEREWITH, AND EACH AND EVERY DEDICATION CONTAINED HEREIN. IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAMES THIS _____ DAY OF _____, 2017

RYAN COMPANIES US, INC.

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

BEFORE ME THIS _____ DAY OF _____, 2017, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE _____ OF _____, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT _____ AS _____, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC _____ EXPIRES _____

AREA CALCULATIONS		
DESCRIPTION	AREA (SF)	AREA (ACRES)
TOTAL AREA	138,074 S.F.	3.1697 AC.

FEMA FLOOD ZONE DELINEATION

THIS SITE IS LOCATED AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP #04013C2280L, DATED OCTOBER 16, 2013 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" SHADED - 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.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, AS SHOWN IN BOOK 63, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING NORTH 90°00'00" WEST

REFERENCE DOCUMENTS:

BOOK 63 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA;

APPROVALS

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

BY: _____ ATTEST: _____
MAYOR CITY CLERK

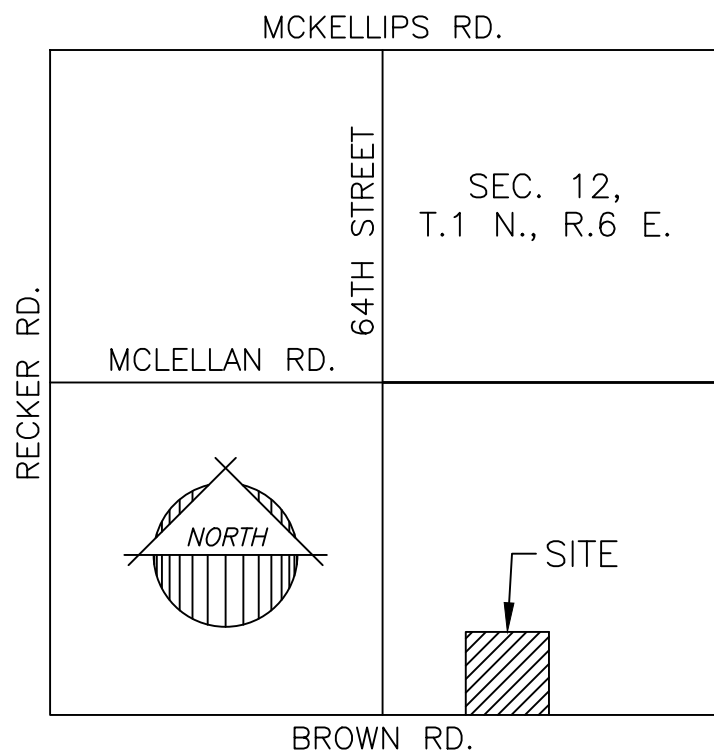
THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576.

CITY ENGINEER DATE: _____

FINAL PLAT CERTIFICATION

I, ANTHONY L. SLATER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS FINAL PLAT CONSISTING OF 2 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH AUGUST OF 2017; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; THAT THE CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT TIME OF CONSTRUCTION.

ANTHONY L. SLATER, RLS 60370
EPS GROUP INC.
2045 S. VINEYARD AVE.
SUITE 101
(480) 523-2250



VICINITY MAP
(NOT TO SCALE)

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

EPS GROUP

MESA SENIOR LIVING

MESA, ARIZONA

Project:

Revisions:

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Designer: AS

Drawn by: AG

Job No.

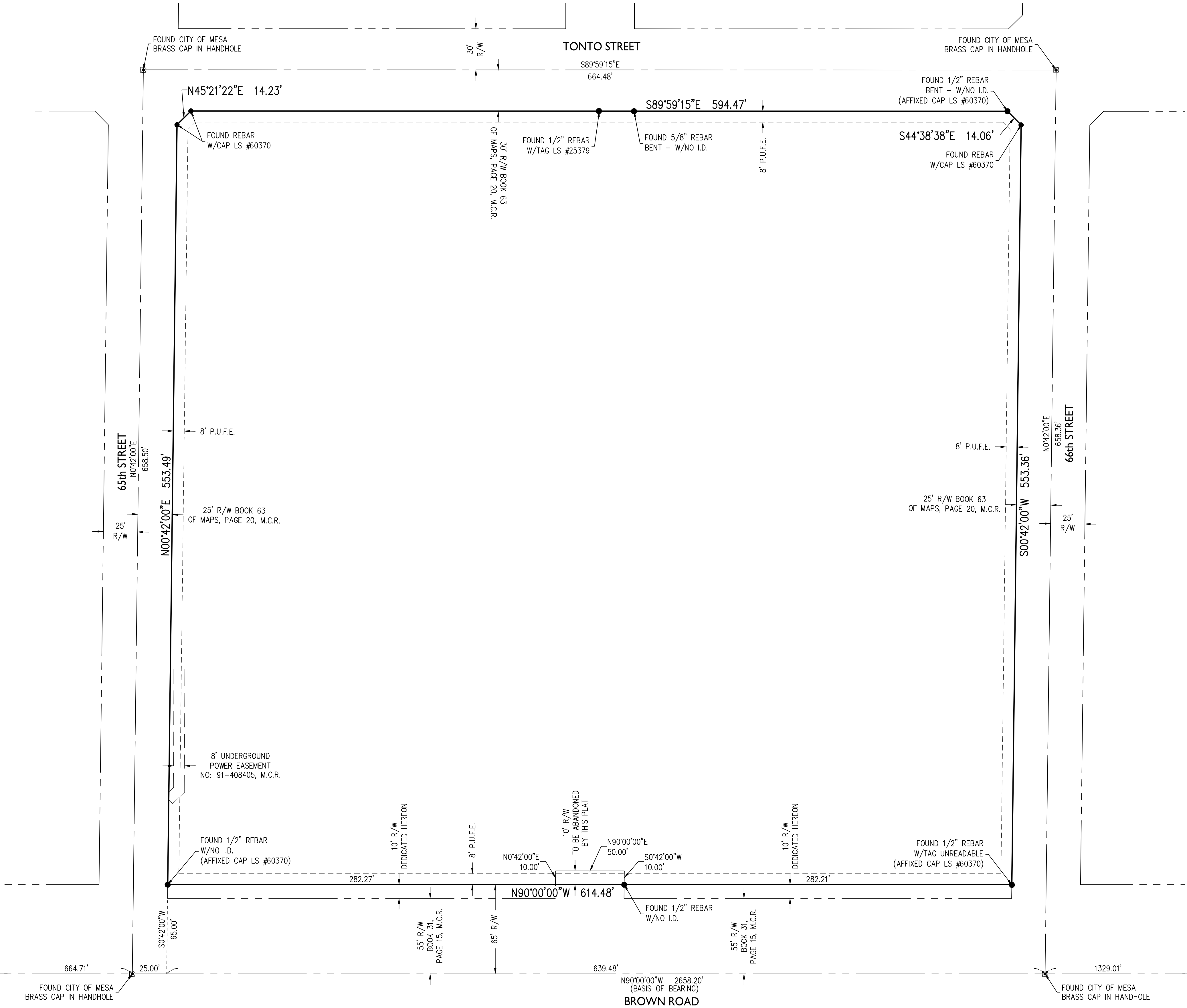
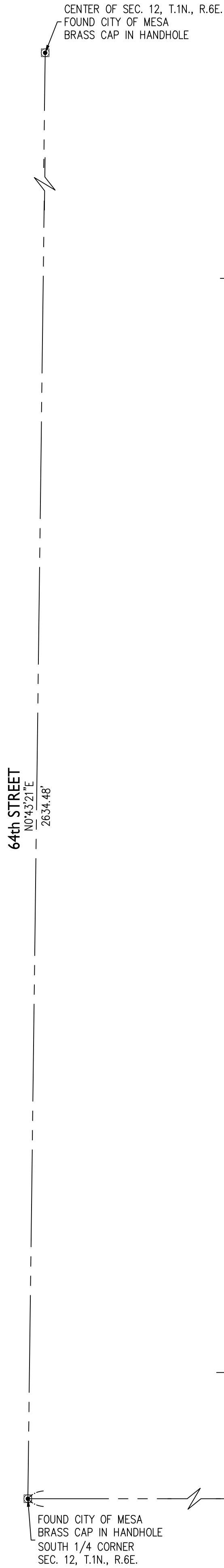
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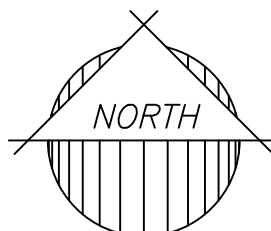
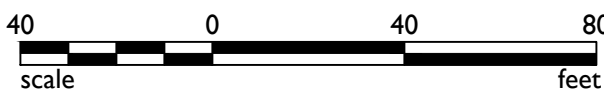
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of 2



- LEGEND**
- CORNER OF THIS SUBDIVISION. FOUND MONUMENT AS NOTED. MONUMENT TO BE SET PER M.A.G. SPECIFICATION DETAIL 120-1 UPON COMPLETION OF CONSTRUCTION.
 - FOUND MONUMENT AS NOTED
 - M.C.R. MARICOPA COUNTY RECORDER
 - R/W RIGHT OF WAY
 - P.U.F.E. PUBLIC UTILITIES/FACILITIES EASEMENT
 - SVE SIGHT VISIBILITY TRIANGLE EASEMENT
 - VNAE VEHICULAR NON-ACCESS EASEMENT

POWER ROAD



CALCULATED POSITION
BK. 63, PG. 20, M.C.R.
NOTHING FOUND OR SET
SOUTHEAST 1/4 CORNER
SEC. 12, T.1N., R.6E.

Revisions:

Designer: AS
Drawn by: AG

