

KNOW ALL MEN BY THESE PRESENTS: THAT KB HOME PHOENIX INC., AN ARIZONA CORPORATION, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT OF ALLRED RANCH, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 6 EAST, OF THE 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.

IN WITNESS WHEREOF, THE UNDERSIGNED, 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. 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 FOREGROUND 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.

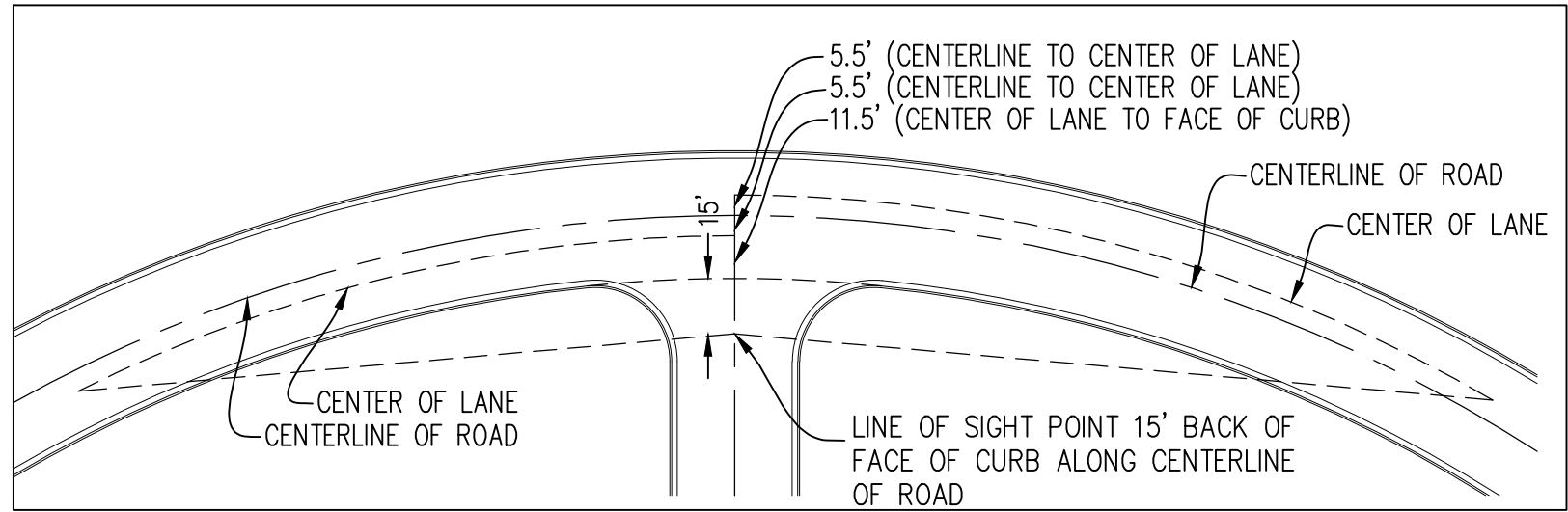
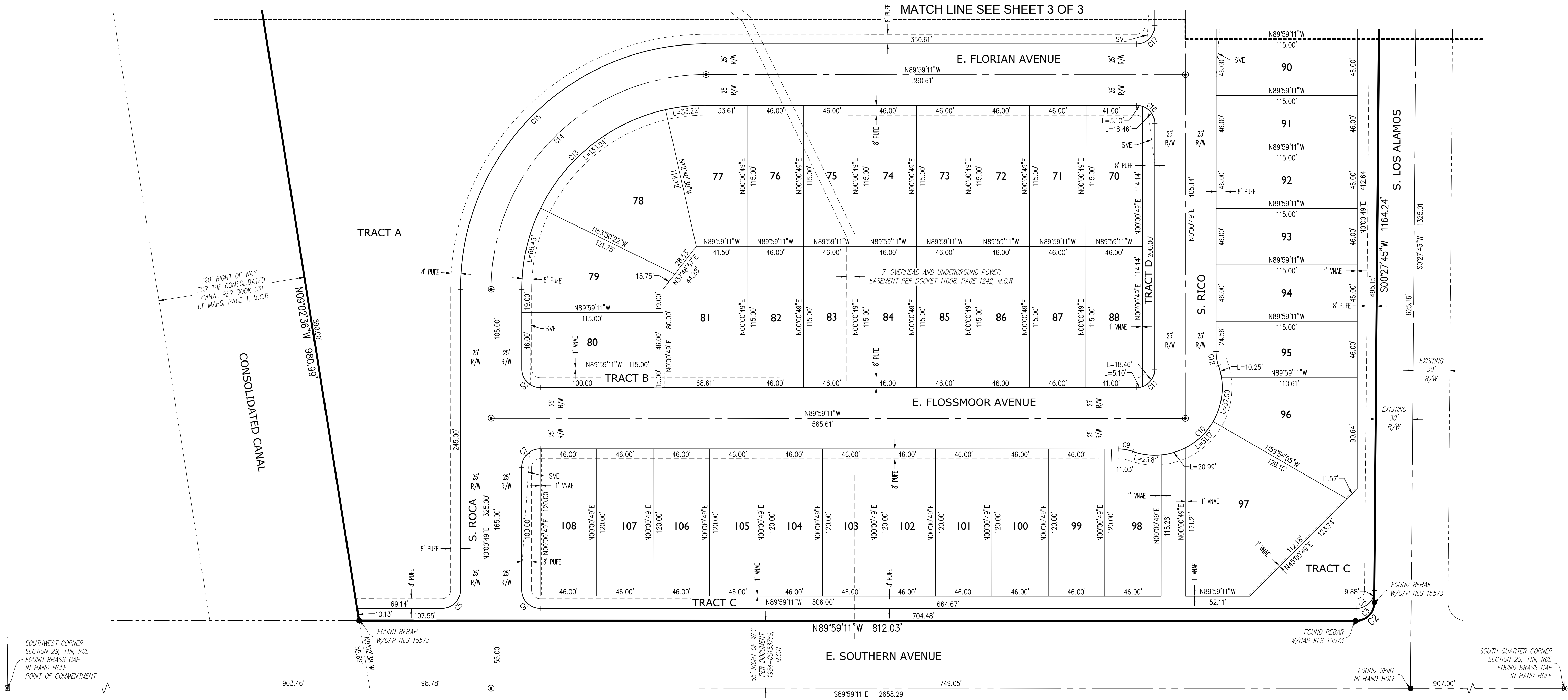
KE HOME PHOENIX INC. HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NONEXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "SIGHT VISIBILITY EASEMENT" OR "SVE" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO LANDSCAPING OTHER THAN GROUND COVER, FLOWERS AND GRANITE 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 TRACT 'A' 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.

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of 3



TYPICAL SIGHT VISIBILITY EASEMENT
NOT TO SCALE

NOTES:

- SIGHT VISIBILITY EASEMENT BASED ON CITY OF MESA DESIGN GUIDELINES FOR SIGHT TRIANGLES (IN FEET) ON STRAIGHT SECTIONS OF ROAD. LEFT TURN MANEUVER FROM STOP. REVISED 10/20/2004. DESIGN SPEED = 30 MILES PER HOUR.
- SIGHT VISIBILITY EASEMENT SHOWN ON CORRESPONDING PARCEL FINAL PLAT, IMPROVEMENT PLANS, MASS GRADING AND LANDSCAPE ARCHITECTURE PLANS.
- NO FENCE, WALL, SHRUBBERY, SIGN OR OTHER OBSTRUCTION TO VISION BETWEEN A HEIGHT OF THREE FEET (3') AND EIGHT FEET (8') ABOVE THE CENTERLINE GRADES OF THE INTERSECTING STREETS WITHIN THE SIGHT VISIBILITY EASEMENTS.

| LOT AREA TABLE | | |
|----------------|-----------|-----------|
| LOT # | AREA (SF) | AREA (AC) |
| 1 | 5,290 | 0.1214 |
| 2 | 5,290 | 0.1214 |
| 3 | 5,290 | 0.1214 |
| 4 | 5,290 | 0.1214 |
| 5 | 5,290 | 0.1214 |
| 6 | 5,290 | 0.1214 |
| 7 | 5,290 | 0.1214 |
| 8 | 5,287 | 0.1214 |
| 9 | 8,210 | 0.1885 |
| 10 | 13,170 | 0.3023 |
| 11 | 7,115 | 0.1633 |
| 12 | 5,519 | 0.1267 |
| 13 | 5,520 | 0.1267 |
| 14 | 5,520 | 0.1267 |
| 15 | 5,520 | 0.1267 |
| 16 | 5,520 | 0.1267 |
| 17 | 5,520 | 0.1267 |
| 18 | 5,520 | 0.1267 |

| LOT AREA TABLE | | |
|----------------|-----------|-----------|
| LOT # | AREA (SF) | AREA (AC) |
| 19 | 5,520 | 0.1267 |
| 20 | 5,520 | 0.1267 |
| 21 | 5,520 | 0.1267 |
| 22 | 5,520 | 0.1267 |
| 23 | 5,520 | 0.1267 |
| 24 | 5,750 | 0.1320 |
| 25 | 10,152 | 0.2331 |
| 26 | 17,602 | 0.4041 |
| 27 | 8,322 | 0.1910 |
| 28 | 6,111 | 0.1403 |
| 29 | 5,774 | 0.1326 |
| 30 | 5,289 | 0.1214 |
| 31 | 5,290 | 0.1214 |
| 32 | 5,290 | 0.1214 |
| 33 | 5,290 | 0.1214 |
| 34 | 5,290 | 0.1214 |
| 35 | 5,290 | 0.1214 |
| 36 | 5,290 | 0.1214 |

| LOT AREA TABLE | | |
|----------------|-----------|-----------|
| LOT # | AREA (SF) | AREA (AC) |
| 37 | 5,290 | 0.1214 |
| 38 | 5,290 | 0.1214 |
| 39 | 5,290 | 0.1214 |
| 40 | 5,290 | 0.1214 |
| 41 | 5,290 | 0.1214 |
| 42 | 5,289 | 0.1214 |
| 43 | 5,289 | 0.1214 |
| 44 | 5,290 | 0.1214 |
| 45 | 5,290 | 0.1214 |
| 46 | 5,290 | 0.1214 |
| 47 | 5,290 | 0.1214 |
| 48 | 5,290 | 0.1214 |
| 49 | 5,290 | 0.1214 |
| 50 | 5,290 | 0.1214 |
| 51 | 5,290 | 0.1214 |
| 52 | 5,290 | 0.1214 |
| 53 | 5,290 | 0.1214 |
| 54 | 5,290 | 0.1214 |

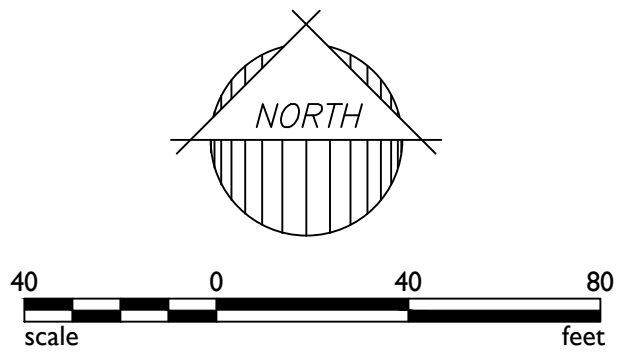
| LOT AREA TABLE | | |
|----------------|-----------|-----------|
| LOT # | AREA (SF) | AREA (AC) |
| 55 | 5,289 | 0.1214 |
| 56 | 5,215 | 0.1197 |
| 57 | 5,257 | 0.1207 |
| 58 | 5,290 | 0.1214 |
| 59 | 5,290 | 0.1214 |
| 60 | 5,290 | 0.1214 |
| 61 | 5,290 | 0.1214 |
| 62 | 5,290 | 0.1214 |
| 63 | 5,290 | 0.1214 |
| 64 | 5,290 | 0.1214 |
| 65 | 5,290 | 0.1214 |
| 66 | 5,290 | 0.1214 |
| 67 | 5,290 | 0.1214 |
| 68 | 5,290 | 0.1214 |
| 69 | 5,289 | 0.1214 |
| 70 | 5,289 | 0.1214 |
| 71 | 5,290 | 0.1214 |
| 72 | 5,290 | 0.1214 |

| LOT AREA TABLE | | |
|----------------|-----------|-----------|
| LOT # | AREA (SF) | AREA (AC) |
| 73 | 5,290 | 0.1214 |
| 74 | 5,290 | 0.1214 |
| 75 | 5,290 | 0.1214 |
| 76 | 5,290 | 0.1214 |
| 77 | 6,220 | 0.1428 |
| 78 | 9,651 | 0.2216 |
| 79 | 7,101 | 0.1630 |
| 80 | 5,290 | 0.1214 |
| 81 | 7,416 | 0.1703 |
| 82 | 5,290 | 0.1214 |
| 83 | 5,290 | 0.1214 |
| 84 | 5,290 | 0.1214 |
| 85 | 5,290 | 0.1214 |
| 86 | 5,290 | 0.1214 |
| 87 | 5,290 | 0.1214 |
| 88 | 5,289 | 0.1214 |
| 89 | 5,290 | 0.1214 |
| 90 | 5,290 | 0.1214 |

| LOT AREA TABLE | | |
|----------------|-----------|-----------|
| LOT # | AREA (SF) | AREA (AC) |
| 91 | 5,290 | 0.1214 |
| 92 | 5,290 | 0.1214 |
| 93 | 5,290 | 0.1214 |
| 94 | 5,290 | 0.1214 |
| 95 | 5,249 | 0.1205 |
| 96 | 7,922 | 0.1819 |
| 97 | 11,850 | 0.2720 |
| 98 | 5,414 | 0.1243 |
| 99 | 5,520 | 0.1267 |
| 100 | 5,520 | 0.1267 |
| 101 | 5,520 | 0.1267 |
| 102 | 5,520 | 0.1267 |
| 103 | 5,520 | 0.1267 |
| 104 | 5,520 | 0.1267 |
| 105 | 5,520 | 0.1267 |
| 106 | 5,520 | 0.1267 |
| 107 | 5,520 | 0.1267 |
| 108 | 5,520 | 0.1267 |

LEGEND

- FOUND MONUMENT AS NOTED
- SET BRASS CAP AT COMPLETION OF CONSTRUCTION
- CORNER OF SUBDIVISION, MONUMENT AS NOTED.
- REGISTERED LAND SURVEYOR
- BSL BUILDING SETBACK LINE
- PUFE PUBLIC UTILITIES & FACILITIES EASEMENT
- R/W RIGHT-OF-WAY
- SVE SIGHT VISIBILITY EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- M.C.R. MARICOPA COUNTY RECORDER
- C.O.M. CITY OF MESA



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EPS GROUP

Project:

Revisions:

Designer: GH
Drawn by: AG

Job No.
17-054

FP02

Sheet No.
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| CURVE TABLE | | | | | | |
|-------------|---------|----------|-----------|---------|---------|-------------|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD BRG |
| C1 | 214.43' | 3156.60' | 3°53'32" | 107.26' | 214.39' | N10°59'22"W |
| C2 | 23.63' | 15.12' | 89°33'04" | 15.00' | 21.30' | S45°14'17"W |
| C3 | 23.63' | 15.12' | 89°33'04" | 15.00' | 21.30' | N45°14'17"E |
| C4 | 23.44' | 15.00' | 89°33'04" | 14.88' | 21.13' | N45°14'17"E |
| C5 | 23.56' | 15.00' | 90°00'00" | 15.00' | 21.21' | N45°00'49"E |
| C6 | 23.56' | 15.00' | 90°00'00" | 15.00' | 21.21' | S44°59'11"E |
| C7 | 23.56' | 15.00' | 90°00'00" | 15.00' | 21.21' | S45°00'49"W |
| C8 | 23.56' | 15.00' | 90°00'00" | 15.00' | 21.21' | S44°59'11"E |

| CURVE TABLE | | | | | | | |
|-------------|---------|---------|------------|---------|---------|-------------|--|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD BRG | |
| C9 | 11.72' | 35.00' | 19°11'17" | 5.92' | 11.67' | N80°23'32"W | |
| C10 | 123.23' | 55.00' | 128°22'35" | 113.71' | 99.03' | N45°00'49"E | |
| C11 | 23.56' | 15.00' | 90°00'00" | 15.00' | 21.21' | N45°00'49"E | |
| C12 | 11.72' | 35.00' | 19°11'17" | 5.92' | 11.67' | S09°34'50"E | |
| C13 | 235.62' | 150.00' | 90°00'00" | 150.00' | 212.13' | S45°00'49"W | |
| C14 | 274.89' | 175.00' | 90°00'00" | 175.00' | 247.49' | S45°00'49"W | |
| C15 | 314.16' | 200.00' | 90°00'00" | 200.00' | 282.84' | S45°00'49"W | |
| C16 | 23.56' | 15.00' | 90°00'00" | 15.00' | 21.21' | N44°59'11"W | |

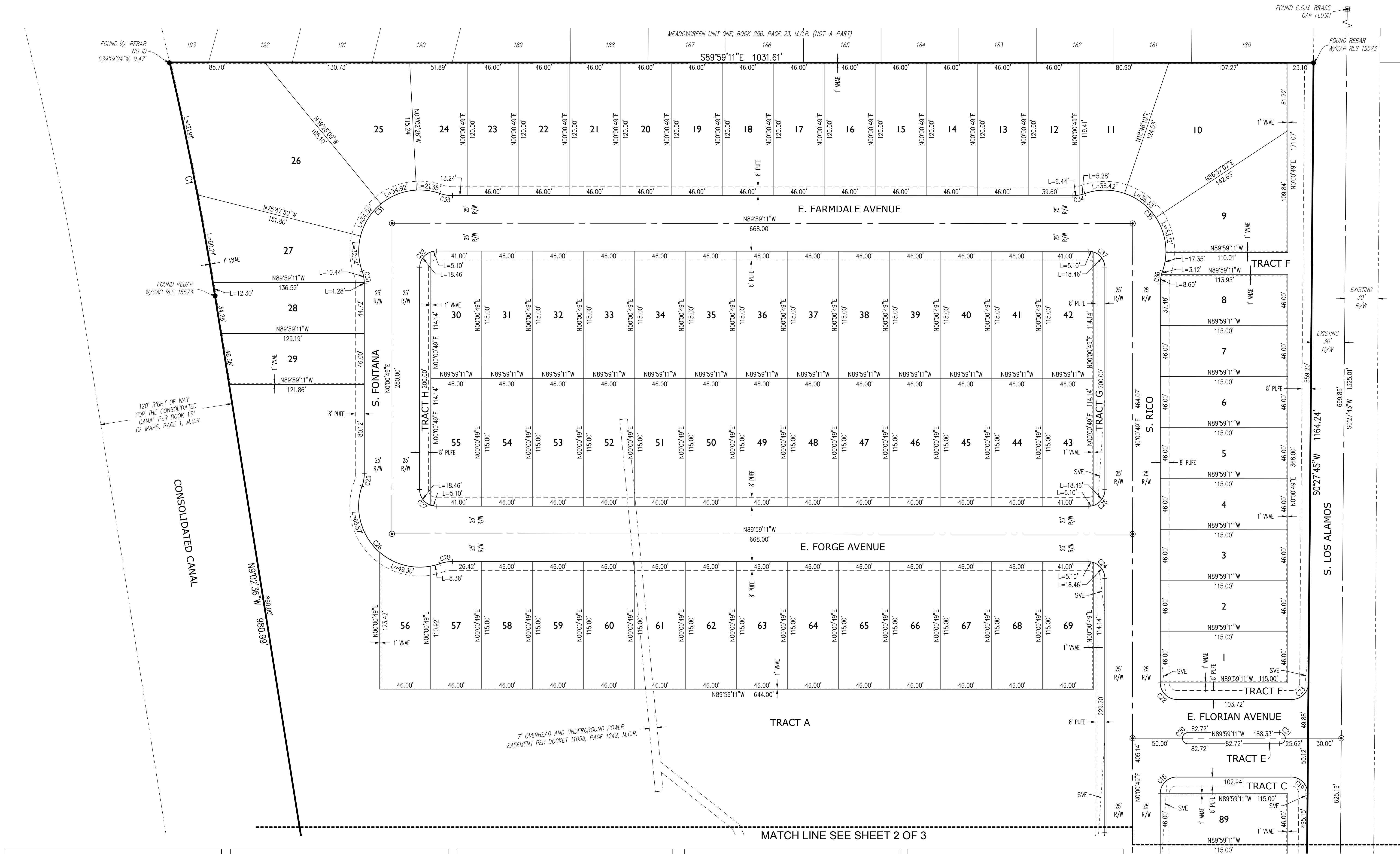
| CURVE TABLE | | | | | | | |
|-------------|--------|--------|------------|----------|--------|-------------|--|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD BRG | |
| C17 | 23.56' | 15.00' | 90°00'00" | 15.00' | 21.21' | N45°00'49"E | |
| C18 | 23.56' | 15.00' | 90°00'00" | 15.00' | 21.21' | S45°00'49"W | |
| C19 | 23.68' | 15.00' | 90°26'56" | 15.12' | 21.30' | N44°45'43"W | |
| C20 | 15.71' | 5.00' | 180°00'00" | INFINITY | 10.00' | S00°00'49"W | |
| C21 | 15.71' | 5.00' | 180°00'00" | INFINITY | 10.00' | N00°00'49"E | |
| C22 | 23.56' | 15.00' | 90°00'00" | 15.00' | 21.21' | S44°59'11"E | |
| C23 | 23.44' | 15.00' | 89°33'04" | 14.88' | 21.13' | N45°14'17"E | |
| C24 | 23.56' | 15.00' | 90°00'00" | 15.00' | 21.21' | N44°59'11"W | |

| CURVE TABLE | | | | | | | |
|-------------|---------|--------|------------|---------|--------|-------------|--|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD BRG | |
| C25 | 23.56' | 15.00' | 90°00'00" | 15.00' | 21.21' | N45°00'49"E | |
| C26 | 123.23' | 55.00' | 128°22'35" | 113.71' | 99.03' | S44°59'11"E | |
| C27 | 23.56' | 15.00' | 90°00'00" | 15.00' | 21.21' | S44°59'11"E | |
| C28 | 11.72' | 35.00' | 19°11'17" | 5.92' | 11.67' | S80°25'10"W | |
| C29 | 11.72' | 35.00' | 19°11'17" | 5.92' | 11.67' | N09°36'28"E | |
| C30 | 11.72' | 35.00' | 19°11'17" | 5.92' | 11.67' | N09°34'50"W | |
| C31 | 123.23' | 55.00' | 128°22'35" | 113.71' | 99.03' | S45°00'49"W | |
| C32 | 23.56' | 15.00' | 90°00'00" | 15.00' | 21.21' | S45°00'49"W | |

| CURVE TABLE | | | | | | | |
|-------------|---------|--------|------------|---------|--------|-------------|--|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD BRG | |
| C33 | 11.72' | 35.00' | 19°11'17" | 5.92' | 11.67' | S80°23'32"E | |
| C34 | 11.72' | 35.00' | 19°11'17" | 5.92' | 11.67' | N80°25'10"E | |
| C35 | 123.23' | 55.00' | 128°22'35" | 113.71' | 99.03' | N44°59'11"W | |
| C36 | 11.72' | 35.00' | 19°11'17" | 5.92' | 11.67' | S09°36'28"W | |
| C37 | 23.56' | 15.00' | 90°00'00" | 15.00' | 21.21' | N44°59'11"W | |

LEGEND

- FOUND MONUMENT AS NOTED
- SET BRASS CAP AT COMPLETION OF CONSTRUCTION
- CORNER OF SUBDIVISION, MONUMENT AS NOTED.
- REGISTERED LAND SURVEYOR
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- CITY OF MESA



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EPS GROUP

Project: **ALLRED RANCH**
MESA, ARIZONA

Revisions:

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Designer: **GH**
Drawn by: **AG**

15573 GERALD HUGHES
LAND SURVEYOR
ARIZONA U.S.A.
EXPIRES: 3/31/2018

Job No.
17-054

FP03

Sheet No.
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