KB HOME PHOENIX INC. 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. 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 KB HOME PHOENIX INC. 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 KB HOME PHOENIX INC. OR THE SUCCESSORS OR ASSIGNS OF KB HOME PHOENIX INC. AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY KB HOME PHOENIX INC. OR THE SUCCESSORS OR ASSIGNS OF KB HOME PHOENIX INC. 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.

KB 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.

KB 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 "VEHICULAR NON-ACCESS EASEMENT" OR "VNAE" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO VEHICULAR ACCESS IS PERMITTED.

DRAINAGE COVENANTS:

0

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.

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.

KB HOME PHOENIX 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 KB HOME PHOENIX INC., AN ARIZONA CORPORATION WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

KB HOME PHOENIX 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.

KB HOME PHOENIX INC., AN ARIZONA CORPORATION

ACKNOWLEDGMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF OF KB HOME PHOENIX INC., AN ARIZONA CORPORATION, FOR AND ON BEHALF THEREOF.

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

NOTARY PUBLIC MY COMMISSION EXPIRES:

FINAL PLAT

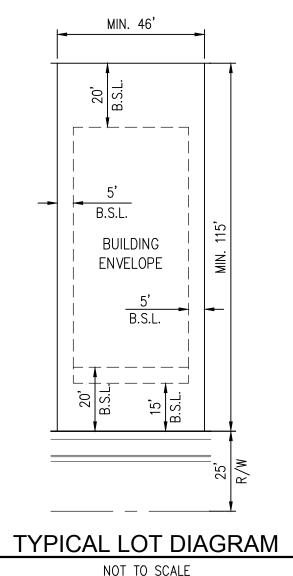
ALLRED RANCH

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29. TOWNSHIP 1 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN.

MARICOPA COUNTY, ARIZONA.

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. ALLRED RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HAS BEEN ESTABLISHED WITH ALL UNIT OWNERS BEING MEMBERS OF THAT ASSOCIATION. ALLRED RANCH 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-14-2-133.
- 5. COMMUNICATION LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- 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
- 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.
- 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.
- 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, OASI 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
- 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 SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 29 BEING A BRASS CAP IN A HAND HOLE, FROM WHICH THE NORTH QUARTER CORNER THEREOF, BEING A BRASS CAP IN A HAND HOLE, BEARS SOUTH 89 DEGREES 59 MINUTES 11 SECONDS EAST, A DISTANCE OF 2658.29 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 11 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29, 903.46 FEET TO A POINT ON THE EAST LINE OF THE CONSOLIDATED CANAL RIGHT OF WAY AS SHOWN IN BOOK 131 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA: THENCE NORTH 9 DEGREES 02 MINUTES 38 SECONDS WEST, ALONG SAID EAST LINE, 55.69 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 9 DEGREES 02 MINUTES 36 SECONDS WEST, ALONG SAID EAST LINE, 980.99 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 3156.60 FEET;

THENCE NORTHWESTERLY 214.43 FEET, ALONG SAID EAST LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3 DEGREES 53 MINUTES 32 SECONDS TO A POINT ON THE SOUTH LINE OF MEADOW GREEN UNIT ONE, BOOK 206, PAGE 23, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ON A NON-TANGENT LINE SOUTH 89 DEGREES 59 MINUTES 11 SECONDS EAST, ALONG SAID SOUTH LINE, 1031.61 FEET;

THENCE SOUTH 0 DEGREES 27 MINUTES 45 SECONDS WEST, 1164.24 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 15.12 FEET;

THENCE SOUTHWESTERLY 23.63 FEET, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89 DEGREES 33 MINUTES 04 SECONDSTO A POINT OF TANGENCY ON THE NORTH LINE OF THE SOUTH 55.00 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 29;

THENCE NORTH 89 DEGREES 59 MINUTES 11 SECONDS WEST, ALONG SAID NORTH LINE, 812.03 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING

BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID BEARING BEING:

SOUTH 89 DEGREES 59 MINUTES 11 SECONDS EAST.

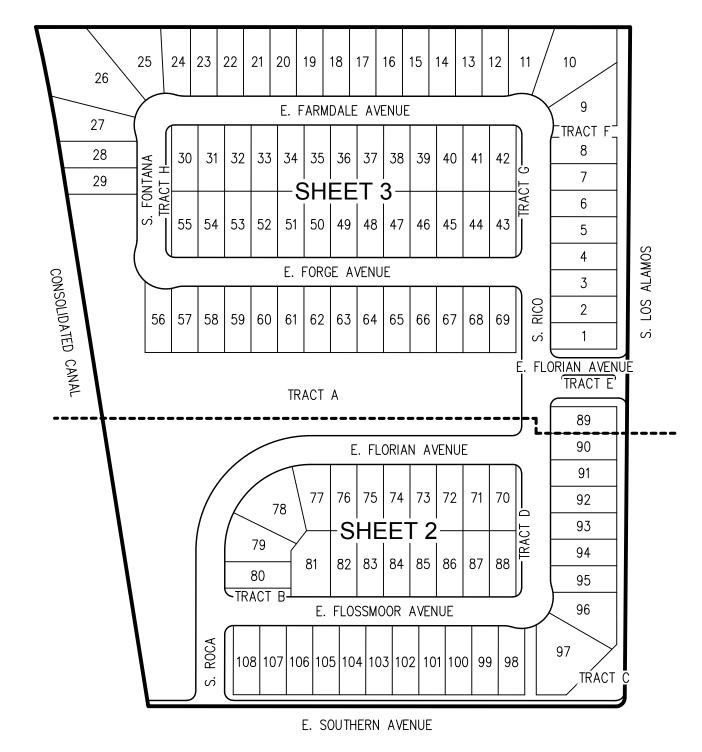
FEMA FLOOD ZONE DELINEATION

THE SUBJECT PARCEL LIES WITHIN FLOOD ZONE "X" AND "AH" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 04013C2269M, DATED NOVEMBER 4, 2015.

FLOOD ZONE "X" IS DEFINED 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 1% ANNUAL CHANCE FLOOD.

FLOOD ZONE "AH" IS DEFINED AS AREAS OF 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOW AS THE BASE FLOOD. FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED.

FLOOD ZONE "AH" AREAS WILL BE REMOVED BY CLOMAR PROCESS AT FINAL PLAT.



OWNER

KB HOME PHOENIX INC., AN ARIZONA CORPORATION

DEVELOPER

KB HOME - PHOENIX DIVISION 10429 S. 51ST STREET, SUITE 100 PHOENIX, AZ 85044 TEL: (480)-758-3049 CONTACT: JASON JARVIS

ENGINEER

EPS GROUP, INC. 2045 S. VINEYARD, SUITE 101 MESA, AZ 85210 TEL: (480)-503-2250 FAX: (480)-503-2258 CONTACT: DANIEL AUXIER, P.E.

RSL-4.5

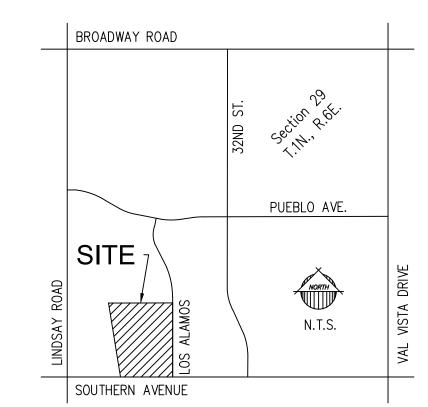
14.4481 ACRES

5.7377 ACRES

4.8825 ACRES

25.0683 ACRES

108



VICINITY MAP

SHEET INDEX

SITE DATA

NUMBER OF LOTS:

RIGHT OF WAY AREA:

LOTS AREA:

TRACTS AREA:

TOTAL AREA:

COVER, NOTES, DEDICATION, SITE DATA, BASIS OF BEARING, CERTIFICATIONS, TRACT AREA & USAGE TABLE

2 FINAL PLAT & LOT AREA TABLE

FINAL PLAT & CURVE TABLE

RATIFICATION AND APPROVAL OF PLAT

STATE OF ARIZONA COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS: THAT ALLRED RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS PLAT FOR "ALLRED RANCH" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS PLAT.

____ HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY IN WITNESS WHEREOF, AUTHORIZED OFFICER THIS _____ DAY OF______, 2017.

ALLRED RANCH COMMUNITY ASSOCIATION. AN ARIZONA NON-PROFIT CORPORATION

ACKNOWLEDGMENT

STATE OF ARIZONA COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF ___ , OF ALLRED RANCH COMMUNITY ASSOCIATION, FOR AND ON BEHALF THEREOF.

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

NOTARY PUBLIC MY COMMISSION EXPIRES:

APPROVALS

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

FINAL PLAT CERTIFICATION

I, GERALD HUGHES, 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 SEPTEMBER, 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.

	TRACT USE TABLE				
TRACT	USE	AREA (SF)	AREA (AC)		
Α	LANDSCAPE, OPEN SPACE & RETENTION	200,231	4.5967		
В	LANDSCAPE & OPEN SPACE	1,677	0.0385		
С	LANDSCAPE & OPEN SPACE	24,671	0.5664		
D	LANDSCAPE & OPEN SPACE	2,206	0.0506		
Е	LANDSCAPE & OPEN SPACE	906	0.0208		
F	LANDSCAPE & OPEN SPACE	15,830	0.3634		
G	LANDSCAPE & OPEN SPACE	2,206	0.0506		
Н	LANDSCAPE & OPEN SPACE	2,206	0.0506		

* ALL TRACT USAGES LISTED ARE BLANKET IN NATURE UNLESS SPECIFICALLY DEFINED AS SHOWN ON THE PLAN VIEW.

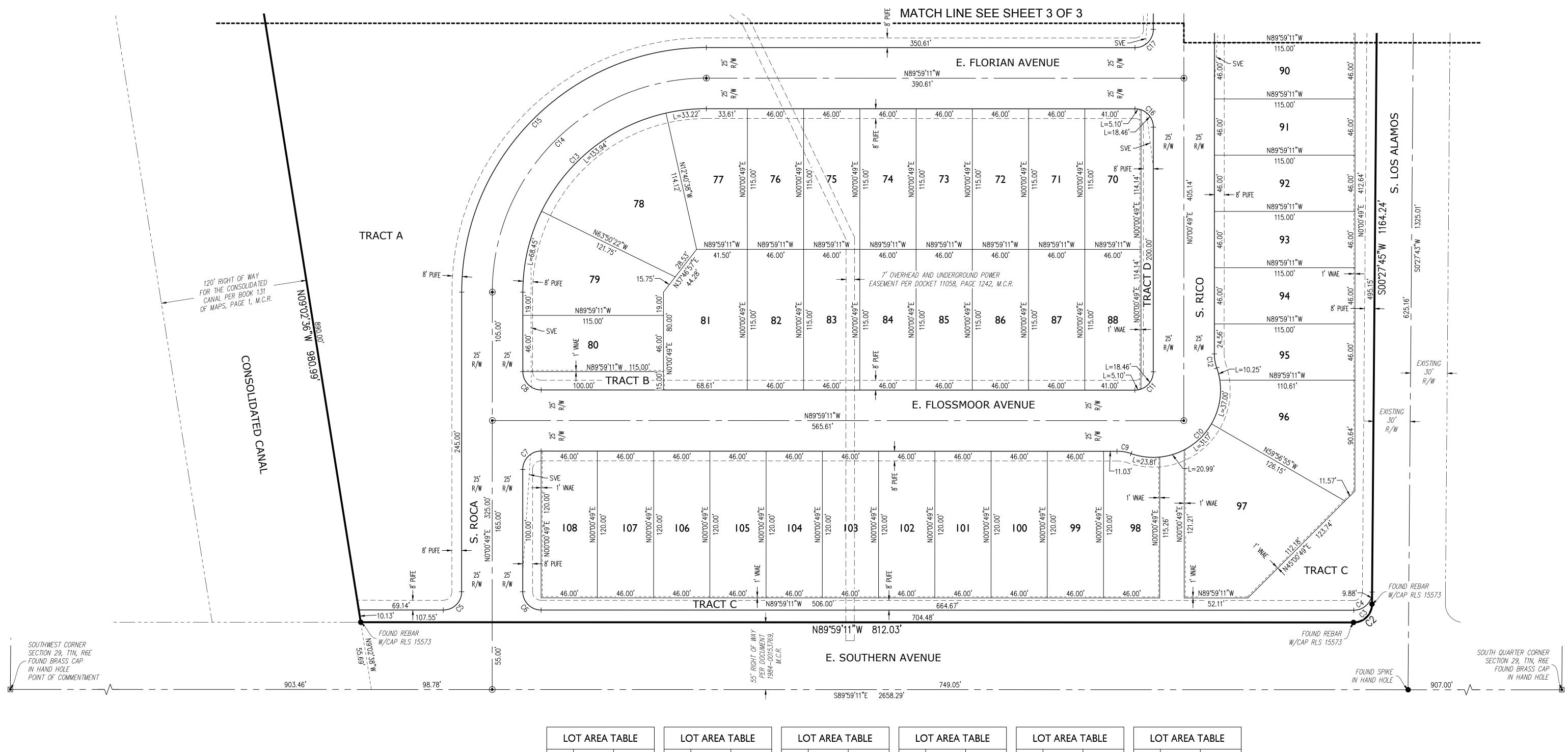
.503. n c . ≟ੁ⊐ 2045 9 Mesa, T:480. w w w

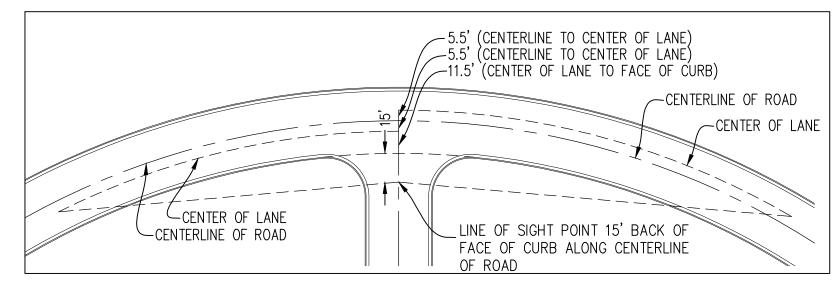
RAZ LRE

Revisions:

GERALD HUGHES 2 EXPIRES: 3/31/20 Job No. 17-054 FP0 I

Sheet No.





TYPICAL SIGHT VISIBILITY EASEMENT

NOT TO SCALE

NOTES:

- 1. 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.
- 2. SIGHT VISIBILITY EASEMENT SHOWN ON CORRESPONDING PARCEL FINAL PLAT, IMPROVEMENT PLANS, MASS GRADING AND LANDSCAPE ARCHITECTURE PLANS.
- 3. The Told Three Transfer of the Told Transfer of Transfer of the Told Transfer of the Told Transfer of Transfer IFEET (3') AND EIGHT FEET (8') ABOVE THE CENTERLINE GRADES OF THE INTERSECTING STREETS WITHIN L___ THE SIGHT VISIBILITY EASEMENTS.

LOT AREA TABLE		LOT AREA TABLE			LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE			LOT AREA TABLE					
LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)	LOT ;	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)
1	5,290	0.1214	19	5,520	0.1267	37	5,290	0.1214	55	5,289	0.1214	73	5,290	0.1214	91	5,290	0.1214
2	5,290	0.1214	20	5,520	0.1267	38	5,290	0.1214	56	5,215	0.1197	74	5,290	0.1214	92	5,290	0.1214
3	5,290	0.1214	21	5,520	0.1267	39	5,290	0.1214	57	5,257	0.1207	75	5,290	0.1214	93	5,290	0.1214
4	5,290	0.1214	22	5,520	0.1267	40	5,290	0.1214	58	5,290	0.1214	76	5,290	0.1214	94	5,290	0.1214
5	5,290	0.1214	23	5,520	0.1267	41	5,290	0.1214	59	5,290	0.1214	77	6,220	0.1428	95	5,249	0.1205
6	5,290	0.1214	24	5,750	0.1320	42	5,289	0.1214	60	5,290	0.1214	78	9,651	0.2216	96	7,922	0.1819
7	5,290	0.1214	25	10,152	0.2331	43	5,289	0.1214	61	5,290	0.1214	79	7,101	0.1630	97	11,850	0.2720
8	5,287	0.1214	26	17,602	0.4041	44	5,290	0.1214	62	5,290	0.1214	80	5,290	0.1214	98	5,414	0.1243
9	8,210	0.1885	27	8,322	0.1910	45	5,290	0.1214	63	5,290	0.1214	81	7,416	0.1703	99	5,520	0.1267
10	13,170	0.3023	28	6,111	0.1403	46	5,290	0.1214	64	5,290	0.1214	82	5,290	0.1214	100	5,520	0.1267
11	7,115	0.1633	29	5,774	0.1326	47	5,290	0.1214	65	5,290	0.1214	83	5,290	0.1214	101	5,520	0.1267
12	5,519	0.1267	30	5,289	0.1214	48	5,290	0.1214	66	5,290	0.1214	84	5,290	0.1214	102	5,520	0.1267
13	5,520	0.1267	31	5,290	0.1214	49	5,290	0.1214	67	5,290	0.1214	85	5,290	0.1214	103	5,520	0.1267
14	5,520	0.1267	32	5,290	0.1214	50	5,290	0.1214	68	5,290	0.1214	86	5,290	0.1214	104	5,520	0.1267
15	5,520	0.1267	33	5,290	0.1214	51	5,290	0.1214	69	5,289	0.1214	87	5,290	0.1214	105	5,520	0.1267
16	5,520	0.1267	34	5,290	0.1214	52	5,290	0.1214	70	5,289	0.1214	88	5,289	0.1214	106	5,520	0.1267
17	5,520	0.1267	35	5,290	0.1214	53	5,290	0.1214	71	5,290	0.1214	89	5,290	0.1214	107	5,520	0.1267
18	5,520	0.1267	36	5,290	0.1214	54	5,290	0.1214	72	5,290	0.1214	90	5,290	0.1214	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

PUBLIC UTILITIES & FACILITIES EASEMENT RIGHT-OF-WAY

R/W

SIGHT VISIBILITY EASEMENT

VEHICULAR NON-ACCESS EASEMENT

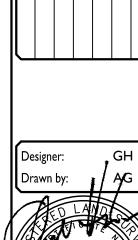
MARICOPA COUNTY RECORDER

C.O.M. CITY OF MESA



Final Plat LLRED

Revisions:



HUGHES A EXPIRES: 3/31/2018 Job No.

17-054 FP02 Sheet No.