

DEDICATION

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:
THAT MCDOWELL CITRUS 100 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER DOES HEREBY PUBLISH THIS FINAL PLAT FOR "ESTATES ON MCDOWELL", BEING A PLAT LOCATED WITHIN THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, 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. MCDOWELL CITRUS 100 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY DEDICATES AND CONVEYS TO THE CITY OF MESA, IN FEE, ALL REAL PROPERTY DESIGNATED ON THIS PLAT AS "RIGHT-OF-WAY" OR "RW" 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. THE DEDICATION OF REAL PROPERTY MARKED AS STREETS ON THIS PLAT 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 A PUBLIC UTILITY AND FACILITIES 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), 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 (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 BY THE CITY OF MESA, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

IT IS AGREED THAT MCDOWELL CITRUS 100 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, 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 MCDOWELL CITRUS 100 LLC, AND OR THE SUCCESSORS OR ASSIGNS OF MCDOWELL CITRUS 100 LLC, AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY MCDOWELL CITRUS 100 LLC, OR THE SUCCESSORS OR ASSIGNS OF MCDOWELL CITRUS 100 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.

MCDOWELL CITRUS 100 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED AS "PUBLIC UTILITY EASEMENT" OR "P.U.E." FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

MCDOWELL CITRUS 100 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED AS "IRRIGATION EASEMENT" OR "I.E." FOR PURPOSES OF INSTALLATION AND MAINTENANCE OF IRRIGATION FACILITIES. FURTHERMORE, EACH LOT IS SUBJECT TO AN "IRRIGATION EASEMENT" FOR THE BENEFIT OF USING IRRIGATION FACILITIES THAT ARE REASONABLY NECESSARY TO DELIVER IRRIGATION TO EACH BENEFITTED LOT.

MCDOWELL CITRUS 100 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, 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 "S.V.E." 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.

MCDOWELL CITRUS 100 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, 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 "V.N.A.E." FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO VEHICULAR ACCESS IS PERMITTED.

DRAINAGE COVENANT:
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.

MCDOWELL CITRUS 100 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT THEY ARE 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 MCDOWELL CITRUS 100 LLC, WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

MCDOWELL CITRUS 100 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, 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 _____, 2018.

MCDOWELL CITRUS 100 LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY _____ ITS _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

ON THIS, THE ____ DAY OF _____, 2018, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,

PERSONALLY APPEARED _____, WHO ACKNOWLEDGED

HIMSELF/HERSELF TO BE THE _____ OF MCDOWELL CITRUS 100 LLC,
AN ARIZONA LIMITED LIABILITY COMPANY.
BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN
CONTAINED BY SIGNING THEIR NAME AS OFFICER. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND
OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

FINAL PLAT
FOR
ESTATES ON MCDOWELL

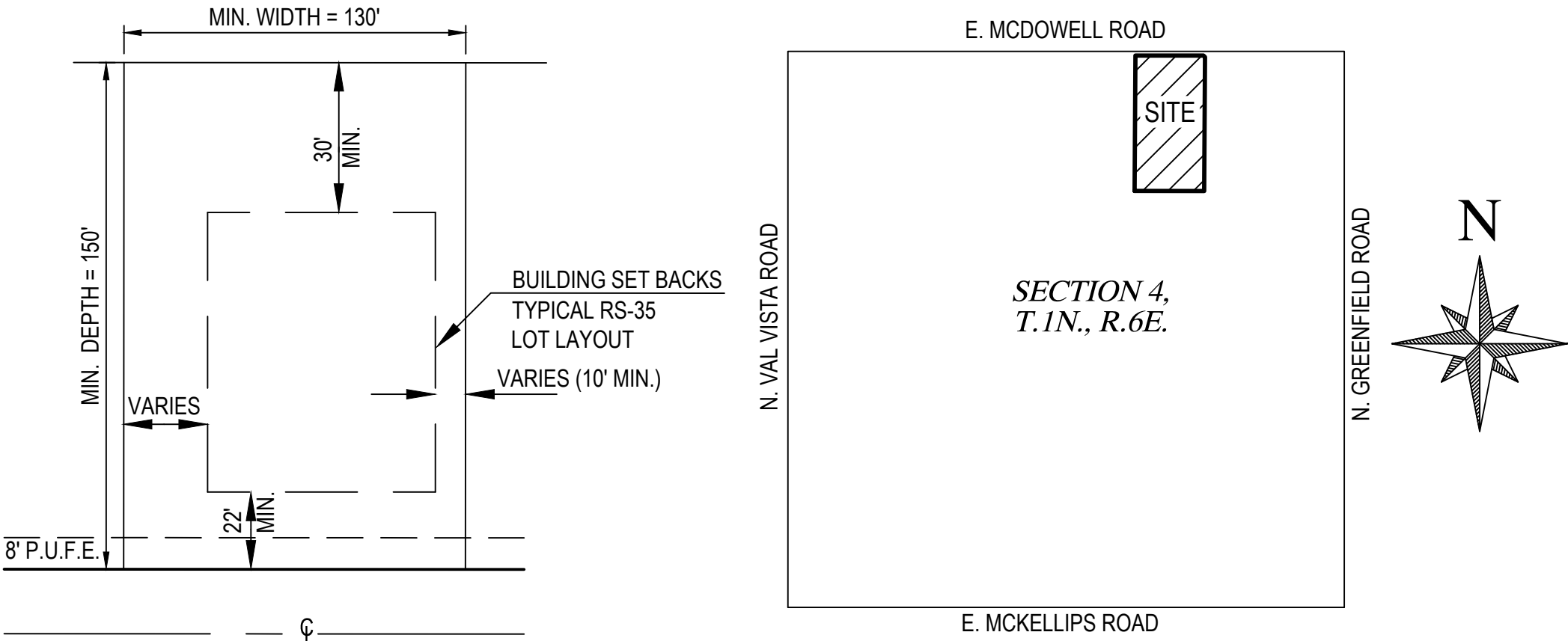
BEING A PLAT LOCATED WITHIN
THE EAST HALF OF THE NORTHWEST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH,
RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER

MCDOWELL CITRUS 100 LLC
c/o PAUL DUGAS
3321 EAST BASELINE ROAD
GILBERT, AZ 85234
PHONE: (480) 892-4492
FAX: (480) 892-5106

SURVEYOR

WOOD, PATEL & ASSOCIATES, INC.
1640 SOUTH STAPLEY DRIVE - SUITE 243
MESA, ARIZONA 85204
(480) 834-3300
SURVEYOR@WOODPATEL.COM



TYPICAL LOT LAYOUT

VICINITY MAP

BUILDING SET BACKS

	MIN. LOT SIZE	MINIMUM FRONT SET BACK	MAXIMUM SIDE SETBACK	MINIMUM REAR SETBACK	MAXIMUM LOT COVERAGE
RS-35 STANDARD	35,000 S.F. MINIMUM WIDTH 130' MINIMUM DEPTH 150'	22'- PORCHES ENCLOSED LIVABLE AREA AHEAD OF GARAGE FACE, OR SIDE ENTRY 30' GARAGES CARPORTS	10' MINIMUM- AGGREGATE OF 30'	30'	35%

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THE ____ DAY OF _____, 2018.

APPROVED BY: _____ ATTEST: _____
MAYOR 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. APPROVED

BY: _____ CITY ENGINEER DATE _____

BASIS OF BEARING

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, HAVING A BEARING OF SOUTH 89 DEGREES 55 MINUTES 45 SECONDS WEST.

DESCRIPTION

THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 40 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS CONVEYED TO THE CITY OF MESA IN WARRANTY DEED RECORDED AT RECORDERS NO. 2000-913797; AND

EXCEPT THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS CONVEYED TO THE CITY OF MESA IN WARRANTY DEED RECORDED AT RECORDERS NO. 2000-913797, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, 40 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH ALONG SAID EAST LINE, A DISTANCE OF 15 FEET;
THENCE NORTHWESTERLY TO A LINE PARALLEL TO AND 40 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, WHICH IS 15 FEET WEST OF THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER;
THENCE EASTERLY, ALONG SAID LINE, 15 FEET TO THE TRUE POINT OF BEGINNING.

NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE AND REMOVABLE SECTION TYPE FENCING.
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE FACILITIES, PRIVATE DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THIS PROJECT, OR LANDSCAPING WITHIN THE RIGHT-OF-WAY.
- 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 HOME OWNER'S 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.
- UTILITY LINES ARE TO BE CONSTRUCTED 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.
- AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT IS RECORDED WITH THE MARACOPA COUNTY RECORDER. THIS SUBDIVISION IS WITHIN A HALF MILE OF FALCON FIELD AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATIONS.
- THE PROPERTY DEICTED ON THIS PLAT IS LOCATED WITHIN AN AREA DESIGNATED AS OTHER FLOOD AREAS ZONE "X" AND SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD ZONE "AH" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C2280 L, WITH A DATE OF OCTOBER 16, 2013.
- NOISE ATTENUATION MEASURES ARE TO BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE BUILDINGS TO ACHIEVE A NOISE LEVEL REDUCTION OF 45 DB AS SPECIFIED IN SECTION 11-19-5 OF THE ZONING ORDINANCE.
- THE MAINTENANCE OF THE LANDSCAPING, PUBLIC AND PRIVATE DRAINAGE AND ASSOCIATED IMPROVEMENTS WITHIN RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION AS SPECIFIED IN THE RECORDED "DEVELOPMENT AGREEMENT", AS REFERENCED IN THE ABOVE NOTE #10.
- EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING FOR A TOTAL OF 18 UNITS.
- THIS SUBDIVISION IS SUBJECT TO THE CITY OF MESA RESIDENTAIL DEVELOPMENT GUIDELINES AS WELL AS THE BUILDING FORM STANDARDS ESTABLISHED IN THE CITY OF MESA ZONING ORDINANCE.
- A PROPERTY OWNERS ASSOCIATION SHALL BE ESTABLISHED WITH ALL LOT OWNERS BEING MEMBERS OF THAT ASSOCIATION. THE PROPERTY OWNERS ASSOCIATION SHALL OWN AND MAINTAIN ALL TRACTS.
- A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (C.C.&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.
- THE AREA WITHIN THE SIGHT VISIBILITY EASEMENT, NOTED ON THIS PLAT AS S.V.E. (VISIBILITY TRIANGLE EASEMENT), IS TO BE CLEAR OF LANDSCAPING, SIGNS, FENCES OR OTHER ITEMS HIGHER THAN 36" ABOVE STREET GRADES.
- 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. § 9-1-3(A) INCLUDES PUFES, AND PUFES ON THIS PLAT ARE SUBJECT TO M.C.C. § 9-1-5(A).
- THIS NOTE WILL SERVE AS WRITTEN NOTICE TO ALL FUTURE PROPERTY OWNERS THAT THE ESTATES ON MCDOWELL COMMUNITY IS BORDERED TO THE EAST BY AN EXISTING LIGHT INDUSTRIAL ZONING DISTRICT (LI) AND TO THE SOUTH BY A PROPOSED PLANNED EMPLOYMENT PARK ZONING DISTRICT (PEP). THE (LI) ZONING DISTRICT TO THE EAST IS CURRENTLY CONSTRUCTED AND (LI) USES ARE ONGOING. THE (PEP) ZONING DISTRICT TO THE SOUTH IS CURRENTLY A CITRUS ORCHARD, BUT WILL BE DEVELOPED AS A (PEP) IN THE NEAR FUTURE. (PEP'S) PROVIDE AREAS WHERE PROFESSIONAL AND MEDICAL OFFICE PARKS, RESEARCH AND DEVELOPMENT FACILITIES, LIGHT MANUFACTURING, AND DATA AND INFORMATION PROCESSING CENTERS ARE INTEGRATED INTO A CAMPUS SETTING WITH ANCILLARY RESTAURANTS, RETAIL AND OTHER SUPPORTIVE ESTABLISHMENTS. BUILDING HEIGHTS ARE PLAN SPECIFIC AND DONT HAVE A MAXIMUM HEIGHT. SETBACKS FROM ADJACENT RESIDENTIAL NEIGHBORHOODS IS A MINIMUM OF 20 FEET, OR 1 FOOT OF SETBACK FOR EACH FOOT OF BUILDING HEIGHT. THE (LI) ZONING DISTRICT TO THE EAST PROVIDES AREAS FOR LIMITED MANUFACTURING AND PROCESSING, WHOLESALING, RESEARCH, WAREHOUSING, AND DISTRIBUTION ACTIVITIES TAKE PLACE WITHIN ENCLOSED BUILDINGS, WITH RESTRICTED ACCESSORY OUTDOOR STORAGE AS NEEDED TO SUPPORT THE PRIMARY USES. ALSO THE (LI) ZONING DISTRICT INCLUDES HIGH IMPACT COMMERCIAL USES, OUTDOOR DISPLAY AND OUTDOOR SALE. THE MAXIMUM HEIGHT OF BUILDINGS IN A (LI) ZONING DISTRICT IS 40 FEET.
- 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 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 SYSTEM, 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 REASONABILITY OF THE HOMEOWNER'S ASSOCIATION, OR THE PROPERTY OWNER(S).

CERTIFICATION

I, GABRIEL S. RIOS, OF WOOD, PATEL & ASSOCIATES, INC. HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT CONSISTING OF TWO (2) SHEETS REPRESENTS A SURVEY PERFORMED DURING THE MONTH OF NOVEMBER, 2016; THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS", AND IS TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

GABRIEL S. RIOS
REGISTERED LAND SURVEYOR #48932
WOOD, PATEL & ASSOCIATES, INC.
1640 STAPLEY DRIVE-SUITE 243
MESA, ARIZONA 85204

TOTAL NUMBER OF LOTS = 18
NET ACREAGE = 19.5263 ACRES

WOOD/PATEL
MISSION: CLIENT SERVICE ®
(480) 834-3300
WWW.WOODPATEL.COM

FINAL PLAT
ESTATES ON MCDOWELL



CHECKED BY _____ GSR
CAD TECHNICIAN _____ DB
SCALE _____ N.T.S.
DATE 12/21/2017
JOB NUMBER 164570
SHEET _____

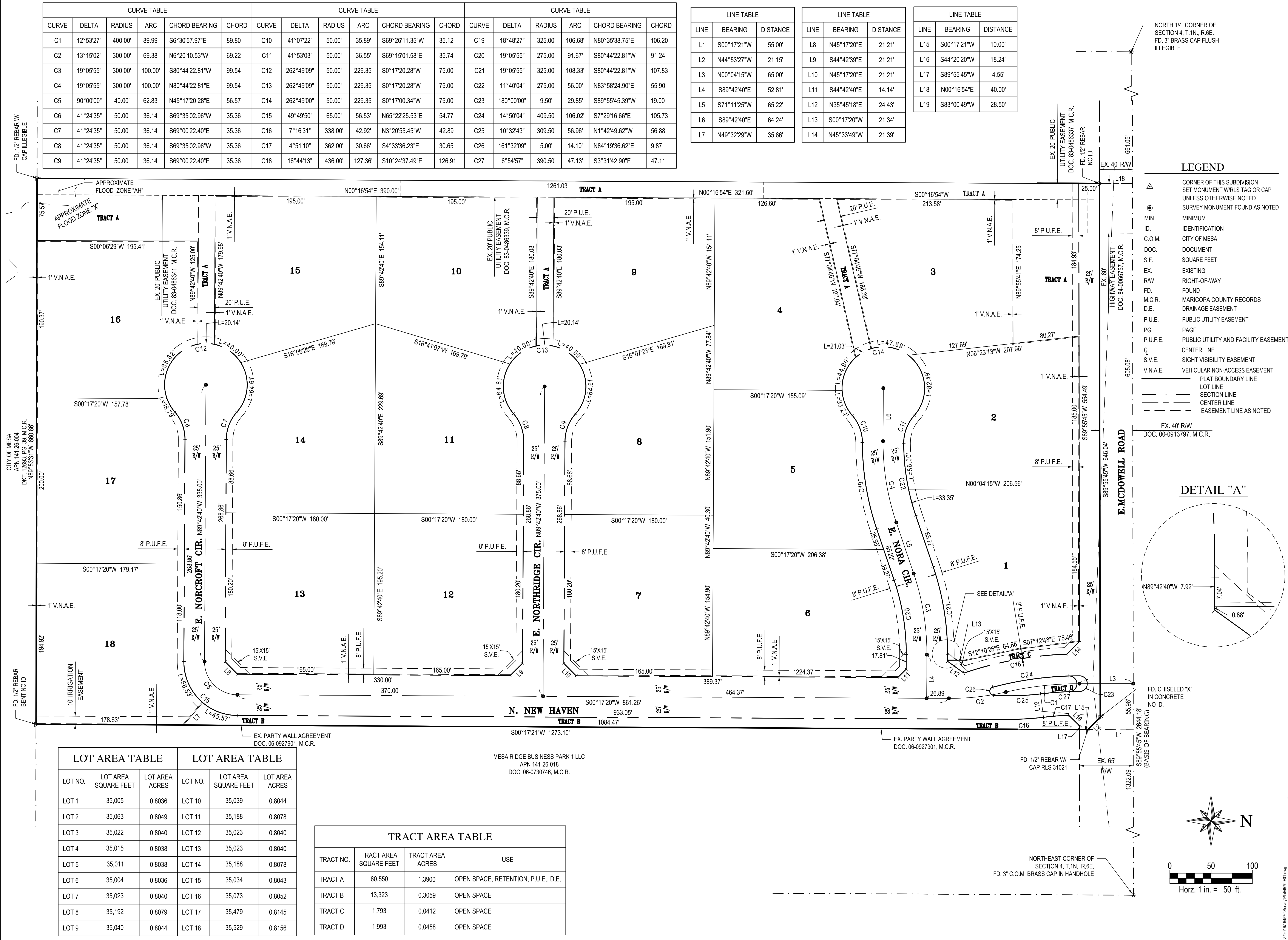
1 OF 2

CURVE TABLE						CURVE TABLE						CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	12°53'27"	400.00'	89.99'	S6°30'57.97"E	89.80	C10	41°07'22"	50.00'	35.89'	S69°26'11.35"W	35.12	C19	18°48'27"	325.00'	106.68'	N80°35'38.75"E	106.20
C2	13°15'02"	300.00'	69.38'	N6°20'10.53"W	69.22	C11	41°53'03"	50.00'	36.55'	S69°15'01.58"E	35.74	C20	19°05'55"	275.00'	91.67'	S80°44'22.81"W	91.24
C3	19°05'55"	300.00'	100.00'	S80°44'22.81"W	99.54	C12	262°49'09"	50.00'	229.35'	S0°17'20.28"W	75.00	C21	19°05'55"	325.00'	108.33'	S80°44'22.81"W	107.83
C4	19°05'55"	300.00'	100.00'	N80°44'22.81"E	99.54	C13	262°49'09"	50.00'	229.35'	S0°17'20.28"W	75.00	C22	11°40'04"	275.00'	56.00'	N83°58'24.90"E	55.90
C5	90°00'00"	40.00'	62.83'	N45°17'20.28"E	56.57	C14	262°49'00"	50.00'	229.35'	S0°17'00.34"W	75.00	C23	180°00'00"	9.50'	29.85'	S89°55'45.39"W	19.00
C6	41°24'35"	50.00'	36.14'	S69°35'02.96"W	35.36	C15	49°49'50"	65.00'	56.53'	N65°22'25.53"E	54.77	C24	14°50'04"	409.50'	106.02'	S7°29'16.66"E	105.73
C7	41°24'35"	50.00'	36.14'	S69°00'22.40"E	35.36	C16	7°16'31"	338.00'	42.92'	N3°20'55.45"W	42.89	C25	10°32'43"	309.50'	56.96'	N1°42'49.62"W	56.88
C8	41°24'35"	50.00'	36.14'	S69°35'02.96"W	35.36	C17	4°51'10"	362.00'	30.66'	S4°33'36.23"E	30.65	C26	161°32'09"	5.00'	14.10'	N84°19'36.62"E	9.87
C9	41°24'35"	50.00'	36.14'	S69°00'22.40"E	35.36	C18	16°44'13"	436.00'	127.36'	S10°24'37.49"E	126.91	C27	6°54'57"	390.50'	47.13'	S3°31'42.90"E	47.11

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°17'21"W	55.00'
L2	N44°53'27"W	21.15'
L3	N00°04'15"W	65.00'
L4	S89°42'40"E	52.81'
L5	S71°11'25"W	65.22'
L6	S89°42'40"E	64.24'
L7	N49°32'29"W	35.66'

LINE TABLE		
LINE	BEARING	DISTANCE
L8	N45°17'20"E	21.21'
L9	S44°42'39"E	21.21'
L10	N45°17'20"E	21.21'
L11	S44°42'40"E	14.14'
L12	N35°45'18"E	24.43'
L13	S00°17'20"W	21.34'
L14	N45°33'49"W	21.39'

LINE TABLE		
LINE	BEARING	DISTANCE
L15	S00°17'21"W	10.00'
L16	S44°20'20"W	18.24'
L17	S89°55'45"W	4.55'
L18	N00°16'54"E	40.00'
L19	S83°00'49"W	28.50'



WOOD/PATEL

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FINAL PLAT

ESTATES ON MCDOWELL

REGISTERED LAND SURVEYOR
48532
GABRIEL S. RIOS
Since Signed 12/21/17
Arizona, U.S.A.
EXPIRES 12-31-17

CHECKED BY: GSR
CAD TECHNICIAN: DB
SCALE: 1"=50'
DATE: 12/21/2017
JOB NUMBER: 164570
SHEET: 2 OF 2