FINAL PLAT FOR WARNER ENCLAVE

A SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4 OF SECTION 24, T.1S., R.7E., G & S R B & M, MARICOPA COUNTY, ARIZONA

STATE OF ARIZONA COUNTY OF MARICOPA '

THAT 56TH MD, INC., AN ARIZONA CORPORATION, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR WARNER ENCLAVE LOCATED IN PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 7 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.

56TH MD, 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. 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 56TH MD, 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 56TH MD, INC. OR THE SUCCESSORS OR ASSIGNS OF 56TH MD, INC. AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY 56TH MD, INC. OR THE SUCCESSORS OR ASSIGNS OF 56TH MD, 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.

56TH MD, INC. 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.

56TH MD, INC. 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.

DRAINAGE COVENANTS:

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT AS TRACT [identify tract] 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.

56TH MD, 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:

56TH MD. INC. AN ARIZONA CORPORATION, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATIESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS ____ DAY OF ______, 2012.

56TH MD. INC. AN ARIZONA CORPORATION

BY: DRAGOMIR MIKALACKI ITS PRESIDENT

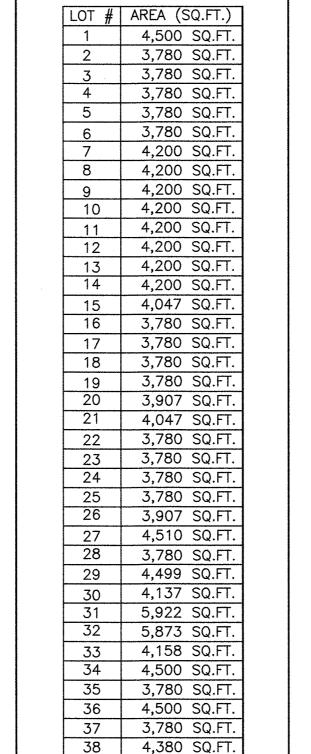
ACKNOWLEDGEMENT

STATE OF ARIZONA COUNTY OF MARICOPA)

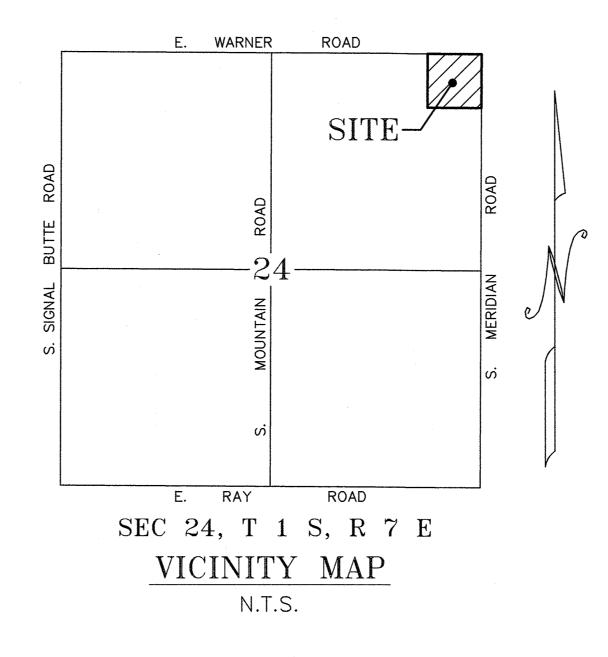
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC, THIS _____ DAY OF 2016, BY DRAGAMIR MIKALACKI, AS THE PRESIDENT OF 56TH MD, INC., AND HE ACKNOWLEDGED THAT HE AS PRESIDENT OF SAID CORPORATION, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

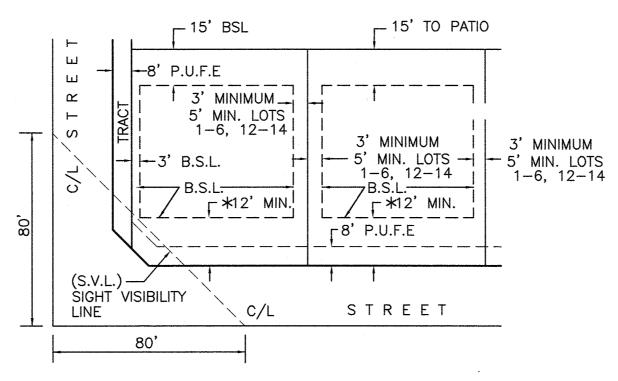
IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ MY COMMISSION EXPIRES:_____ NOTARY PUBLIC



LOT AREAS





TYPICAL LOT SETBACKS * 20' MINIMUM TO FACE OF GARAGE 7' MINIMUM TO PORCH

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APPROVED BY	Y THE MAYOR	AND CITY	COUNCIL	OF THE	CITY	OF MESA	ARIZONA	ON TI	HE	DAY OF	 ,2017
BY:		MAYOR		***************************************	-	ATTEST:		CLER	:K		

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

NOTES

- 1. PUBLIC UTILITY AND FACILITY EASEMENTS WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS FOR THE RELOCATION OF SRP AND SOUTHWEST GAS 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)
- 2. ALL UTILITY LINES INSTALLED BY THE DEVELOPER TO BE INSTALLED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION PER GENERAL ORDER R(43)33
- 3. CONSTRUCTION WITHIN PUBLIC UTILITY AND FACILITY EASEMENTS, SHALL BE LIMITED TO UTILITIES, PAVING, SIDEWALK AND WOOD, WIRE AND REMOVABLE TYPE FENCING THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THIS PROJECT.
- 4. 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
- 5. AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT IS OR WILL BE RECORDED WITH THE MARICOPA COUNTY RECORDER. THIS SUBDIVISION IS WITHIN FIVE (5) MILES OF PHOENIX-MESA GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.
- 6. NOISE ATTENUATION MEASURES ARE TO BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE HOMES TO ACHIEVE A NOISE LEVEL REDUCTION OF 20 DB.
- 7. THESE PROPERTIES, DUE TO THEIR PROXIMITY TO PHOENIX-MESA GATEWAY AIRPORT, WILL EXPERIENCE AIRCRAFT OVER FLIGHTS THAT GENERATE NOISE LEVELS WHICH WILL BE OF CONCERN TO SOME INDIVIDUALS.
- 8. ELECTRIC LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION PER R14-2-207 THIS DOES NOT APPLY TO HIGH VOLTAGE POWER LINES.
- 9. 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 10. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE
- FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THE PROJECT
- 11. PROVIDE A MINIMUM OF TWO SINGLE-STORY HOMES ALONG WARNER ROAD AND TWO SNGLE-STORY HOMES ALONG MERIDIAN ROAD
- 12. COMPLIANCE WITH ORDINANCE NO. 5377

LEGAL

THE EASTERLY 627.89 FEET OF THE NORTHERLY 555.00 FEET OF THE NORTHEAST QUARTER, SECTION 24, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE EAST 55 FEET THEREOF.

BASIS OF BEARING

DEVELOPER:

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 7 EAST (WARNER ROAD) USING A BEARING OF NORTH 89 DEGREES 37 MINUTES 25 SECONDS WEST

PROGRESS CONSTRUCTION LLC. 1807 E. MENIO STREET MESA, ARIZONA 85203 PHONE: (480) 343-7431

		TRACT TABLE
TRACT	AREA (S.F.)	USE
Α	1,962	DRAINAGE, OPEN SPACE, LANDSCAPING & P.U.E.
В	28,211	DRAINAGE, OPEN SPACE, LANDSCAPING & P.U.E.
С	1,264	DRAINAGE, LANDSCAPING & P.U.E.
D	10,861	DRAINAGE, OPEN SPACE, LANDSCAPING & P.U.E.
Ε	2,916	DRAINAGE, OPEN SPACE, LANDSCAPING & P.U.E.
F	1,264	DRAINAGE, LANDSCAPING & P.U.E.
TOTAL	46,478	

LEGEND

INDICATES A CORNER OF THIS SUBDIVISION. SET 1/2" REBAR UNLESS NOTED OTHERWISE.

INDICATES A SECTION CORNER. INSTALL BRASS CAP IN HANDHOLE

INDICATES A LOT CORNER. SET 1/2" REBAR UNLESS NOTED OTHERWISE. 0

P.U.F.E. INDICATES EASEMENT FOR PUBLIC UTILITY AND FACILITIES.

V.N.A.E. INDICATES VEHICULAR NON-ACCESS EASEMENTS.

B.S.L. INDICATES MINIMUM BUILDING SETBACK LINE. S.V.L. INDICATES SITE VISIBILITY LINE.

FEMA FLOOD ZONE DELINEATION

ACCORDING TO FIRM FLOOD INSURANCE RATE MAP NO. 04013C2780L DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN ZONE X. ZONE X IS DESCRIBED AS: "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD."

CERTIFICATION

"I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CONSISTING OF OF 4 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF JULY 2015, 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.

REGISTERED LAND SURVEYOR ROBERT J. BLAKE 5010 E. Shea Boulevard Suite 110 Scottsdale, Arizona 85254

LOTS: 38

TRACTS: 6



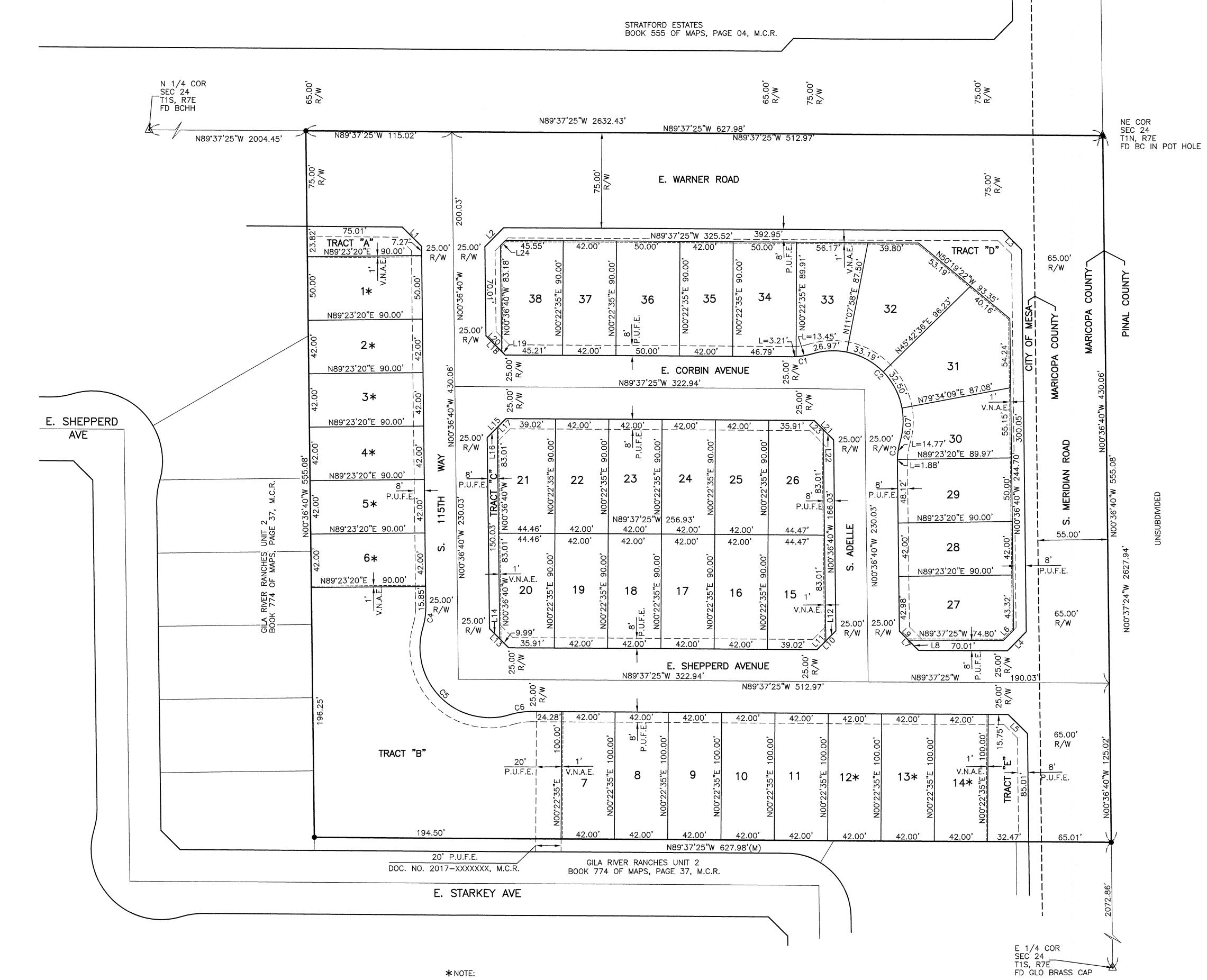
AREA SUMMARY C | | | | GROSS AREA: 8.0012 AC.



Job No. 150504 SH. 1

OF 2 FPCOV.DWG

WARNER ENCLAVE

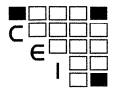


SCALE 1" = 40'

LINE TABLE						
LINE	LENGTH	BEARING				
L1	21.40	N45°07'02"W				
L2	21.03	N44°52'58"E				
L3	21.40	N45°07'02"W				
L4	21.03	N44°52'58"E				
L5	21.40	N45°07'02"W				
L6	11.52	N44°52'58"E				
L7	21.40	N45°07'02"W				
L8	11.41	N45°07'02"W				
L9	9.98	N45°07'02"W				
L10	21.03	N44°52'58"E				
L11	9.81	N44°52'58"E				
L12	11.22	N44°52'58"E				
L13	21.40	N45°07'02"W				
L14	11.41	N45°07'02"W				
L15	21.03	N44°52'58"E				
L16	11.22	N44°52'58"E				
L17	9.81	N44°52'58"E				
L18	21.40	N45°07'02"W				
L19	4.00	N45°07'02"W				
L20	17.39	N45°07'02"W				
L21	21.40	N45°07'02"W				
L22	11.41	N45°07'02"W				
L23	9.98	N45°07'02"W				
L24	5.64	N44°52'58"E				

	CURVE TABLE									
CURVE	LENGTH	RADIUS	DELTA							
C1	16.65	55.00	17°20'29"							
C2	118.74	55.00	123°41'44"							
С3	16.65	55.00	17°20'29"							
C4	16.65	55.00	17°20'29"							
C5	118.74	55.00	123°41'44"							
C6	16.65	55.00	17°20'29"							

★NOTE:
SIDE SETBACK FOR LOTS 1-6 AND 12-14 MUST
BE A MINIMUM OF 5' ON ONE SIDE.



Clouse Engineering, Inc.

ENGINEERS ■ SURVEYORS
5010 E. Shea Blvd Suite 110 Scottsdale, AZ. 85254
Tel 602-395-9300 Fax 602-395-9310

Job No. 150504 SH. 2 OF 2