

FINAL PLAT OF  
GUADSWORTH UNIT 2  
A PORTION OF THE NORTHEAST QUARTER OF SECTION 9,  
TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

DUNN-EDWARDS CORPORATION, A DELAWARE CORPORATION, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR GUADSWORTH UNIT 2, A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, 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.

DUNN-EDWARDS CORPORATION 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 DUNN-EDWARDS CORPORATION 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 DUNN-EDWARDS CORPORATION OR THE SUCCESSORS OR ASSIGNS OF DUNN-EDWARDS CORPORATION AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY DUNN-EDWARDS CORPORATION OR THE SUCCESSORS OR ASSIGNS OF DUNN-EDWARDS CORPORATION 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.

DUNN-EDWARDS CORPORATION 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 UTILITY AND FACILITIES EASEMENT" OR "PUFE" FOR PURPOSES OF UTILITY SERVICES,

DUNN-EDWARDS CORPORATION 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 UTILITY EASEMENT" OR "PUFE" FOR PURPOSES OF UTILITY SERVICES,

DUNN-EDWARDS CORPORATION 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.

DUNN-EDWARDS CORPORATION 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.

DUNN-EDWARDS CORPORATION 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 DRAINAGE EASEMENT" OR "PDE" FOR PURPOSES OF DRAINAGE AND STORM WATER RUNOFF FROM PUBLIC RIGHT-OF-WAY.

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.

DUNN-EDWARDS CORPORATION, A DELAWARE CORPORATION 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 DUNN-EDWARDS CORPORATION, A DELAWARE CORPORATION WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

DUNN-EDWARDS CORPORATION, A DELAWARE 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.

DUNN-EDWARDS CORPORATION, A DELAWARE CORPORATION

BY: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, \_\_\_\_\_ 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

A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 9;

THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, SOUTH 0 DEGREES 00 MINUTES 32 SECONDS WEST, 88.66 FEET;

THENCE DEPARTING SAID EAST LINE, NORTH 89 DEGREES 59 MINUTES 28 SECONDS WEST, 65.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ELLSWORTH ROAD AS SHOWN ON THAT PLAT RECORDED IN BOOK 586, PAGE 41 OF MARICOPA COUNTY RECORDS;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 0 DEGREES 00 MINUTES 32 SECONDS WEST, 235.04 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 0 DEGREES 00 MINUTES 32 SECONDS WEST, 365.04 FEET;

THENCE SOUTH 45 DEGREES 00 MINUTES 32 SECONDS WEST, 35.36 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ONZA AVENUE AS SHOWN ON SAID PLAT;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 89 DEGREES 59 MINUTES 28 SECONDS WEST, 203.25 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 663.00 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, WESTERLY 104.02 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 8 DEGREES 59 MINUTES 21 SECONDS;

THENCE CONTINUING ALONG NORTHERLY RIGHT-OF-WAY LINE, SOUTH 81 DEGREES 01 MINUTES 11 SECONDS WEST, 43.60 FEET;

THENCE NORTH 0 DEGREES 00 MINUTES 07 SECONDS WEST, 49.70 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 400.00 FEET;

THENCE NORTHEASTERLY 210.91 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 30 DEGREES 12 MINUTES 37 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 300.00 FEET;

THENCE NORTHEASTERLY 158.22 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 30 DEGREES 13 MINUTES 02 SECONDS;

THENCE NORTH 0 DEGREES 00 MINUTES 32 SECONDS WEST, 8.92 FEET;

THENCE SOUTH 88 DEGREES 46 MINUTES 56 SECONDS EAST, 279.97 FEET TO THE POINT OF BEGINNING.

GENERAL NOTES

- CONSTRUCTION WITH EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE, OR REMOVABLE SECTION-TYPE FENCING.
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES, PRIVATE DRIVES OR LANDSCAPED AREAS WITHIN THIS PROJECT OR LANDSCAPING IN THE RIGHTS-OF-WAY OF E, GUADALUPE ROAD, S. ELLSWORTH ROAD AND E. ONZA AVENUE.
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- 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-14-1-133.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL IMPROVEMENTS, OR ALTERATION BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY OF MESA.
- INDIVIDUAL LOT ENGINEERS ARE TO PROVIDE ENGINEERING CALCULATIONS TO THE CITY OF MESA THAT SHOWS THE PROPOSED DEVELOPMENT OF THE LOTS. THE DATA SHALL SHOW AND EXPLAIN THE INCREASE OR DECREASE OF THE FLOWS PRODUCED BY THE LOTS FROM THE EXISTING CONDITIONS.
- INDIVIDUAL LOT ENGINEER(S) WILL OBTAIN APPROVED DRAINAGE REPORT(S) FROM THE CITY OF MESA AND COMPLY WITH THOSE REQUIREMENTS INDIVIDUAL LOT OWNERS OF THESE CUSTOM LOTS OR THEIR ENGINEERS ARE RESPONSIBLE FOR THE GRADING AND HYDRAULIC DESIGN OF THE IMPROVEMENTS TO THE LOTS. THIS INCLUDES, BUT IS NOT LIMITED TO, LOT GRADING, PROTECTION FROM FLOOD INUNDATION, SCOUR PROTECTION, PROTECTION FROM LATERAL MIGRATION OF THE WASHES, AS WELL AS THE HANDLING OF LOCAL DRAINAGE. INCLUDING POSSIBLE ADDITIONAL LOT RETENTION, IF REQUIRED.
- IF "EXPANSIVE" SOIL, EARTH FISSURES, OR ANOTHER SOIL RELATED PROBLEM IS EVIDENT. INDICATE SPECIAL CONSTRUCTION REQUIREMENTS ON THE IMPROVEMENT PLANS.
- A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&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.
- AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT HAS BEEN RECORDED WITH THE MARICOPA COUNTY RECORDER. THIS SUBDIVISION IS WITHIN THREE (3) MILES OF THE PHOENIX-MESA GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.
- 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.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2 INCH REBAR AND CAP BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- THE OWNER INTENDS TO GRADE THE SITE, INSTALL ROADS AND UTILITIES FOR FUTURE LOT DEVELOPMENT. EACH LOT WILL REQUIRE AN INDIVIDUAL GRADING AND DRAINAGE PLAN, PREPARED AND SEALED BY A PROFESSIONAL ENGINEER. THE INDIVIDUAL LOT PLANS WILL BE BASED UPON THE ACTUAL DEVELOPMENT AND THE BUILDING CONFIGURATION.
- THERE ARE NO BUILDINGS PROPOSED FOR THE SITE, FUTURE BUILDING PADS WILL BE DESIGNED DURING INDIVIDUAL LOT DEVELOPMENT, THE BUILDING SITES SHOULD NOT BE INUNDATED DURING A 100-YEAR STORM EVENT AND THE FINISHED FLOOR ELEVATIONS SHOULD BE AT LEAST 14 INCHES ABOVE THE 100-YEAR STORM EVENT.
- FINISHED FLOOR ELEVATIONS SHOULD EXCEED BOTH THE FLOOD ELEVATION OF A 100-YEAR EVENT STORM AND THE LOT OUTFALL ELEVATION.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 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 PUFE'S ON THIS PLAT. THE DETERMINATION OF PUBLIC EASEMENT IN M.C.C. 9-1-1 INCLUDES THE PUFE'S ON THIS PLAT, THE TERMS "PUBLIC EASEMENT" IN M.C.C. 9-1-5(A) INCLUDES PUFE'S, AND PUFE'S ON THIS PLAT ARE SUBJECT TO M.C.C. 9-1-5(A).

DEVELOPER

WESTERN DEVCO, LLC  
7975 N. HAYDEN RD.  
SUITE D261  
SCOTTSDALE, AZ 85258  
PHNE: (602) 400-1164  
CONTACT: JEFFREY CORSO  
EMAIL: JEFF.CORSO@WESTERNDEVCO.COM

OWNER

DUNN-EDWARDS CORPORATION  
4885 E 52ND PL  
LOS ANGELES, CA 90058

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 \_\_\_\_\_, 2018

DUNN-EDWARDS CORPORATION, A DELAWARE CORPORATION

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, \_\_\_\_\_ 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)
PARCEL 'D'	43,175 SF	0.9912 AC
PARCEL 'E'	43,055 SF	0.9884 AC
PARCEL 'F'	45,114 SF	1.0357 AC
TOTAL AREA	131,344 SF	3.0153 AC

FEMA FLOOD ZONE DELINEATION

THIS PROJECT IS LOCATED WITHIN ZONE X OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, MAP #04013C2760L, DATED OCT. 16 2013. 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.

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT BASE AND RIVER MERIDIAN, BEING SOUTH 88 DEGREES 46 MINUTES 56 SECTIONS EAST, AS SHOWN ON THAT RECORD OF SURVEY RECORDED IN BOOK 1309, PAGE 19 OF MARICOPA COUNTY RECORDS.

REFERENCE DOCUMENTS:

RECORD OF SURVEY, BOOK 1309, PAGE 19, MCR

AMENDED AND RESTATED LOT SPLIT MAP, BOOK 910, PAGE 37, MCR

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
MAYOR CITY CLERK

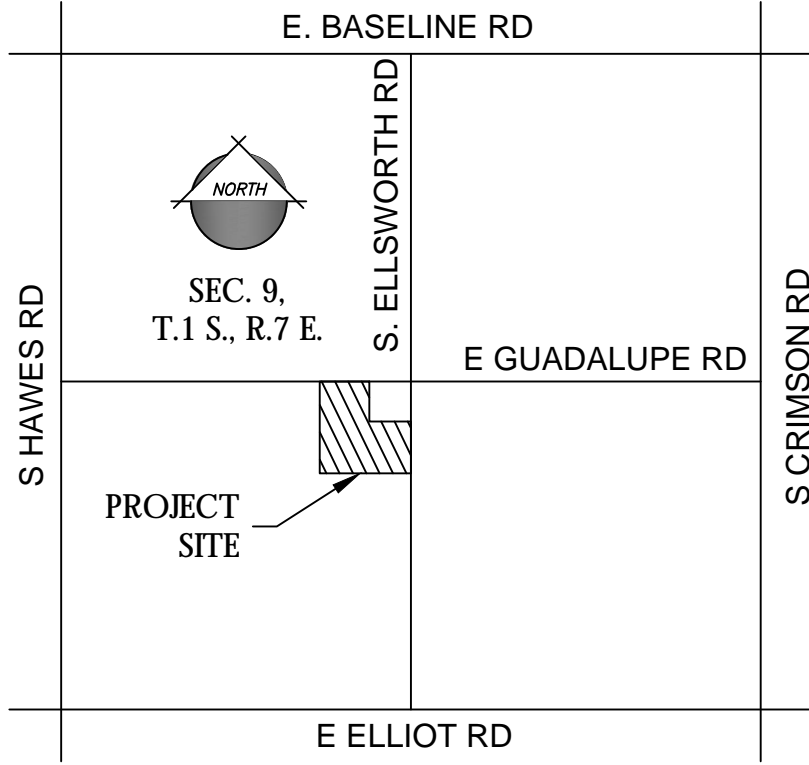
THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576.

\_\_\_\_\_  
CITY ENGINEER DATE: \_\_\_\_\_

FINAL PLAT CERTIFICATION

I, RAYMOND MUNOZ, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CONSISTING OF 2 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF DECEMBER 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.

RAYMOND MUNOZ, R.L.S. 53160  
EPS GROUP, INC.  
2045 S. VINEYARD AVENUE, SUITE 101  
MESA, AZ 85210



VICINITY MAP  
(NOT TO SCALE)

Project: GUADSWORTH UNIT 2

MESA, ARIZONA

FINAL PLAT

Revisions:


Call at least two full working days before you begin excavation.  
**ARIZONA**  
State of Arizona  
I am a Registered Professional Engineer in the State of Arizona.  
My Registration Number is 53160.  
My Commission Expires 3/31/18.

Designer: RSM  
Drawn by: RSM



Job No.  
**17-380**

**FP01**

Sheet No.  
**1**  
of **2**

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**EPS GROUP**

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	104.02'	663.00'	8°59'21"
C2	210.91'	400.00'	30°12'37"
C3	158.22'	300.00'	30°13'02"
C4	41.64'	270.00'	8°50'12"
C5	92.54'	600.00'	8°50'12"
C6	99.31'	633.00'	8°59'21"

◻	SECTION/CENTERLINE MONUMENT (AS NOTED)
●	SUBDIVISION BOUNDARY MONUMENT (AS NOTED)
○	PLAT BOUNDARY CORNER SET ½" REBAR W/CAP RLS 53160 (UNLESS OTHERWISE NOTED)
AC	ALUMINUM CAP
ADOT	ARIZONA DEPARTMENT OF TRANSPORTATION
MCDOT	MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION
BCF	BRASS CAP FLUSH
BCHH	BRASS CAP IN HANDHOLE
LS	LAND SURVEYOR
(C)	CALCULATED
COM	CITY OF MESA
CVAE	CONTROLLED VEHICULAR ACCESS EASEMENT
ESMT	EASEMENT
EXST	EXISTING
(M)	MEASURED
MCR	MARICOPA COUNTY RECORDS
PUEF	PUBLIC UTILITY AND FACILITIES EASEMENT
PUE	PUBLIC UTILITY EASEMENT
DE	DRAINAGE EASEMENT
PDE	PUBLIC DRAINAGE EASEMENT
(R)	RECORD
RB	REBAR
R/W	RIGHT-OF-WAY
SF	SQUARE FEET

