

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss

KNOW ALL MEN BY THESE PRESENTS:

THAT BASELINE MESA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR HERITAGE CROSSING", LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 7 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.

BASELINE MESA, L.L.C., 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 "R/W" FOR USE AS PUBLIC RIGHT-OF-WAY.

BASELINE MESA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, 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, CUTTERS, 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 BASELINE MESA, L.L.C., 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 BYBASELINE MESA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OFBASELINE MESA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY BASELINE MESA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF BASELINE MESA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY 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.

BASELINE MESA, L.L.C., 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 "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.

BASELINE MESA, L.L.C., 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 "VNAE" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO VEHICULAR ACCESS IS PERMITTED.

TRACTS "A" THROUGH "EE", INCLUSIVE, ARE HEREBY DECLARED FOR THE SPECIFIC USES IDENTIFIED ON THE TRACT TABLE PROVIDED HEREIN. SAID TRACTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION. **TRACT "FF" SHALL BE RETAINED BY THE OWNER.**

DRAINAGE COVENANTS:

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT AS TRACTS "A", "B", "C", "I" AND "K" 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.

BASELINE MESA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY 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 BASELINE MESA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

BASELINE MESA, L.L.C., 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.

BASELINE MESA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____ OF BASELINE MESA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.

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

BY: _____ NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES: _____

RATIFICATION AND APPROVAL OF PLAT

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss

KNOW ALL MEN BY THESE PRESENTS:

THAT HERITAGE CROSSING HOMEOWNERS ASSOCIATION AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS FINAL PLAT FOR HERITAGE CROSSING AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS MAP.

IN WITNESS WHEREOF, _____ HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS ____ DAY OF _____, 20____

HERITAGE CROSSING HOMEOWNERS ASSOCIATION AN ARIZONA NON-PROFIT CORPORATION

BY: _____ ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____ OF CADENCE HOMEOWNERS ASSOCIATION AN ARIZONA NON-PROFIT CORPORATION,, FOR AND ON BEHALF THEREOF.

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

BY: _____ NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES: _____

Final Plat of
Heritage Crossing
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32,
TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA
AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA

NORTH PARCEL LEGAL DESCRIPTION

A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 32, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 32 BEARS NORTH 89 DEGREES 35 MINUTES 46 SECONDS WEST, 2649.85 FEET;

THENCE NORTH 89 DEGREES 35 MINUTES 46 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 32, 1325.22 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 0 DEGREES 24 MINUTES 14 SECONDS EAST, 65.00 FEET;

THENCE NORTH 0 DEGREES 03 MINUTES 50 SECONDS EAST, 1347.71 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 0 DEGREES 04 MINUTES 53 SECONDS EAST, 1035.00 FEET;

THENCE SOUTH 83 DEGREES 05 MINUTES 55 SECONDS EAST, 136.54 FEET;

THENCE SOUTH 77 DEGREES 57 MINUTES 04 SECONDS EAST, 525.70 FEET;

THENCE SOUTH 0 DEGREES 03 MINUTES 59 SECONDS WEST, 863.40 FEET;

THENCE NORTH 89 DEGREES 36 MINUTES 05 SECONDS WEST, 4.64 FEET;

THENCE NORTH 89 DEGREES 44 MINUTES 00 SECONDS WEST, 43.96 FEET;

THENCE SOUTH 0 DEGREES 24 MINUTES 39 SECONDS WEST, 50.00 FEET;

THENCE NORTH 89 DEGREES 35 MINUTES 21 SECONDS WEST, 601.20 FEET TO THE POINT OF BEGINNING.

SOUTH PARCEL LEGAL DESCRIPTION

A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 32, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 32 BEARS NORTH 89 DEGREES 35 MINUTES 46 SECONDS WEST, 2649.85 FEET;

THENCE NORTH 89 DEGREES 35 MINUTES 46 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 32, 1325.22 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 0 DEGREES 24 MINUTES 14 SECONDS EAST, 65.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 0 DEGREES 04 MINUTES 04 SECONDS EAST, 1240.28 FEET;

THENCE SOUTH 89 DEGREES 36 MINUTES 34 SECONDS EAST, 615.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH 87 DEGREES 49 MINUTES 01 SECONDS EAST A DISTANCE OF 229.00 FEET;

THENCE SOUTHEASTERLY 84.32 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21 DEGREES 05 MINUTES 51 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 20 DEGREES 15 MINUTES 01 SECONDS WEST, 21.06 FEET;

THENCE SOUTH 31 DEGREES 16 MINUTES 31 SECONDS EAST, 50.59 FEET;

THENCE SOUTH 74 DEGREES 26 MINUTES 48 SECONDS EAST, 22.33 FEET;

THENCE SOUTH 32 DEGREES 33 MINUTES 04 SECONDS EAST, 59.86 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 409.00 FEET;

THENCE SOUTHEASTERLY 177.06 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 24 DEGREES 48 MINUTES 13 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 41 DEGREES 50 MINUTES 49 SECONDS WEST, 19.86 FEET;

THENCE SOUTH 2 DEGREES 08 MINUTES 17 SECONDS EAST, 50.05 FEET;

THENCE SOUTH 43 DEGREES 35 MINUTES 40 SECONDS EAST, 20.83 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 86 DEGREES 31 MINUTES 44 SECONDS WEST A DISTANCE OF 409.00 FEET;

THENCE SOUTHWESTERLY 311.18 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 43 DEGREES 35 MINUTES 34 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 42 DEGREES 56 MINUTES 10 SECONDS WEST, 11.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 42 DEGREES 56 MINUTES 10 SECONDS WEST A DISTANCE OF 398.00 FEET;

THENCE SOUTHWESTERLY 79.67 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11 DEGREES 28 MINUTES 10 SECONDS; THENCE ON A NON-TANGENT LINE NORTH 74 DEGREES 16 MINUTES 14 SECONDS WEST, 20.80 FEET;

THENCE SOUTH 61 DEGREES 45 MINUTES 12 SECONDS WEST, 50.00 FEET;

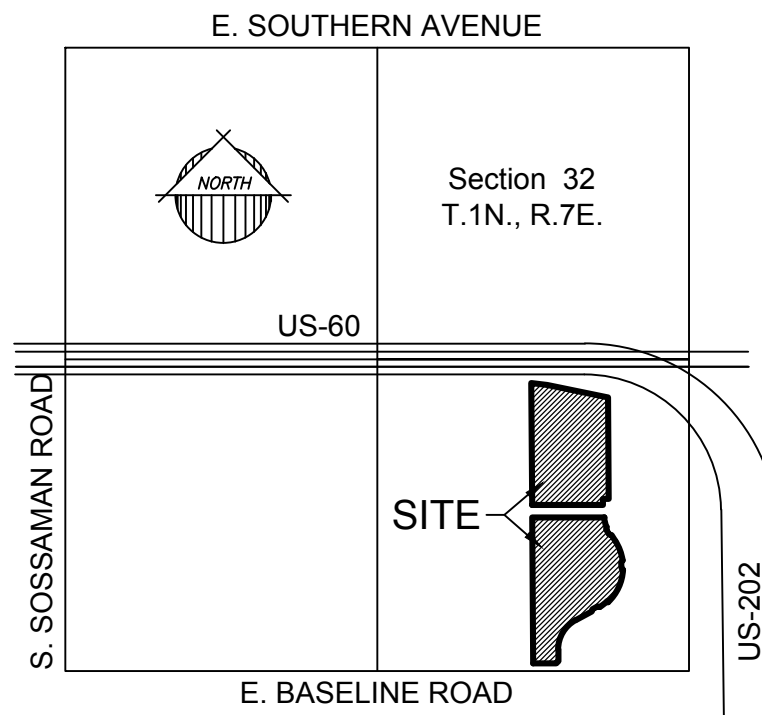
THENCE SOUTH 16 DEGREES 50 MINUTES 44 SECONDS WEST, 21.21 FEET;

THENCE SOUTH 61 DEGREES 50 MINUTES 44 SECONDS WEST, 152.85 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 283.00 FEET;

THENCE SOUTHWESTERLY 303.48 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 61 DEGREES 26 MINUTES 30 SECONDS; THENCE SOUTH 0 DEGREES 24 MINUTES 14 SECONDS WEST, 98.87 FEET;

THENCE SOUTH 45 DEGREES 38 MINUTES 19 SECONDS WEST, 28.40 FEET;

THENCE NORTH 89 DEGREES 35 MINUTES 46 SECONDS WEST, 195.93 FEET TO THE POINT OF BEGINNING.



VICINITY MAP
(NOT TO SCALE)

OWNER

BASELINE MESA LLC
777 41ST STREET, SUITE 400
MIAMI BEACH, FL 33140

SHEET INDEX

- 1 COVER, DEDICATION, SITE DATA, BASIS OF BEARING AND CERTIFICATIONS
- 2 NOTES, LOT AREA TABLE, TRACT USAGE TABLE, LINE AND CURVE TABLES AND SIGHT VISIBILITY DETAIL
- 3 FINAL PLAT PLAN SHEETS AND LOT LAYOUT DETAIL
- 4-6 FINAL PLAT PLAN SHEETS

AREA SUMMARY TABLE		
DESCRIPTION	AREA (SF)	AREA (ACRES)
LOTS 1-197	730,514 S.F.	16.7703 AC.
TRACTS A THROUGH FF	304,591 S.F.	6.9925 AC.
RIGHT-OF-WAY	277,843 S.F.	6.3784 AC.
OVERALL AREA	1,312,948 S.F.	30.1412 AC.

SEE SHEET 2 FOR LOT AREA TABLE
AND TRACT USE TABLE

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN;

BEARING: NORTH 89 DEGREES 35 MINUTES 46 SECONDS WEST.

FEMA FLOOD ZONE DELINEATION

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2295L, DATED OCTOBER 16, 2013 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X": 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.

CERTIFICATION

I, ANTHONY SLATER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THIS FINAL PLAT REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF JANUARY 2018; AND THIS 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; THAT THE CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT TIME OF CONSTRUCTION.

ANTHONY SLATER REGISTRATION NO. 60370
EPS GROUP INC.
2045 S. VINEYARD AVE. SUITE 101
MESA, ARIZONA 85210
(480) 503-2250

APPROVALS

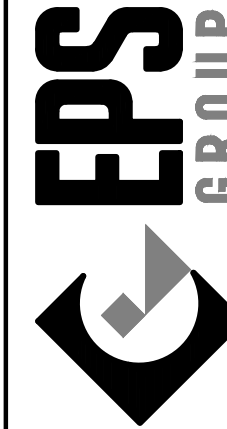
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA, ON THIS _____ DAY OF _____, 20____

BY: _____ MAYOR ATTEST: _____ 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: _____

2045 S. Vineyard Ave., Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com



Heritage Crossing
Mesa, Arizona

Final Plat of

Project:

Revisions:

Designer: A.S.
Drawn by: A.G.



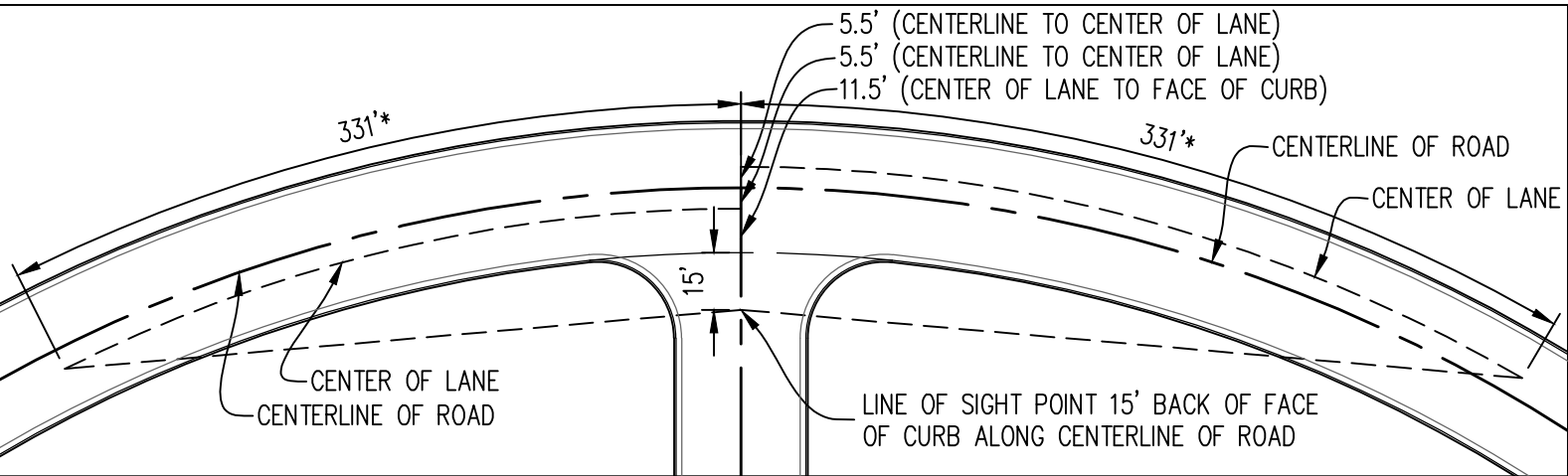
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17-293

FP01

Sheet No.
1
of 6

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. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED WITH ALL LOT OWNERS BEING MEMBERS OF THAT ASSOCIATION, THE HOMEOWNERS 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. 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).
5. ELECTRICAL LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
6. COMMUNICATION LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
7. AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT HAS BEEN RECORDED WITH MARICOPA COUNTY RECORDER (MARICOPA COUNTY RECORDING NO. 2016-0075035). THIS SUBDIVISION IS WITHIN FOUR (4) MILES OF PHOENIX-MESA GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.
8. 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 COMMON AREA TRACTS SHOWN ON THIS PLAT. A PROPERTY OWNERS' ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, HAS BEEN OR WILL BE FORMED WHICH SHALL OWN AND MAINTAIN ALL COMMON AREA TRACTS SHOWN ON THIS PLAT.
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. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE BASELINE MIXED USE PLANNED AREA DEVELOPMENT DESIGN BOOKLET, PER ZON17-00326.
11. HERITAGE CROSSING HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE EMERGENCY ACCESS DRIVE, ASSOCIATED GATE, AND LANDSCAPING PROVIDED ON LOT 282 OF CASA MIA SUBDIVISION.
12. 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 OWNER(S).
13. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT THE MAINTENANCE OF ANY DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THE TRACTS SHOW ON THIS PLAT OR LANDSCAPING WITHIN THE RIGHT-OF-WAY ALONG THE ROADS SHOW HEREON. ALL TRACTS SHALL BE PRIVATELY OWNED AND MAINTAINED, EXCEPT AS EXPRESSLY SET FORTH IN THE DECLARATION WITH REGARD TO MAINTENANCE BY THE ASSOCIATION, THE MAINTENANCE OF EASEMENT PREMISES SHOWN ON THE PLAT WHICH LIE WITHIN THE BOUNDARIES OF A TRACT IS THE RESPONSIBILITY OF THE TRACT OWNER
14. 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.
15. NOISE ATTENUATION MEASURES ARE TO BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE BUILDINGS TO ACHIEVE A NOISE LEVEL REDUCTION OF 25DB.
16. THIS SUBDIVISION IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA DEVELOPMENT AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
17. A COMMUNITY MAINTENANCE AGREEMENT FOR THIS PLAT HAS BEEN RECORDED WITH MARICOPA COUNTY RECORDER (MARICOPA COUNTY RECORDING NO. _____).
18. AASHTO GUIDELINES SHALL BE USED FOR ROADWAY DESIGN, SIGHT DISTANCE DESIGN AND ASSOCIATED REQUIREMENTS. OTHER GUIDELINES MAY BE APPROVED AT THE DUP, SITE PLAN OR SUBDIVISION LEVEL PROCESSES BY THE CITY TRAFFIC ENGINEER.
19. IN ORDER TO COMPLY WITH THE "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS," ARIZONA BOARD OF TECHNICAL REGISTRATION SUBSTANTIVE POLICY STATEMENT #12, AND CITY OF MESA SUBDIVISION PLAT STAKING REQUIREMENTS, THE OWNER AND THE CITY HAVE AGREED THAT ALL BOUNDARY AND TRACT CORNERS WILL BE STAKED PRIOR TO COMPLETION OF PAVING IMPROVEMENTS. IF SUCH CORNERS ARE SET UNDER THE SUPERVISION OF AN ARIZONA REGISTERED LAND SURVEYOR OTHER THAN THE ONE WHOSE NAME APPEARS ON THIS PLAT, A SEPARATE RESULTS-OF-SURVEY DRAWING FOR THESE INTERIOR COMERS WILL NEED TO BE RECORDED.
20. ALL CURVES ARE TANGENT, COMPOUND, OR REVERSE UNLESS NOTED OTHERWISE.



TYPICAL SIGHT VISIBILITY EASEMENT
N.T.S.

- NOTES:
1. SIGHT VISIBILITY EASEMENT BASED ON CITY OF MESA DESIGN GUIDELINES FOR SIGHT TRIANGLES (IN FEET) ON STRAIGHT SECTIONS OF ROAD. LEFT TURN MANUEVER 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. [] 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.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S45°38'19"W	28.40'
L2	N16°50'44"E	21.21'
L3	N61°45'12"E	50.00'
L4	S74°16'14"E	20.80'
L5	S42°56'10"E	11.00'
L6	N43°35'40"W	20.83'
L7	N02°08'17"W	50.05'
L8	N41°50'49"E	19.86'
L9	S32°33'04"E	59.86'
L10	S74°26'48"E	22.33'
L11	N31°16'31"W	50.59'
L12	N20°15'01"E	21.06'
L13	N00°24'39"E	50.00'

LINE TABLE		
LINE	BEARING	LENGTH
L14	S89°44'00"E	43.96'
L15	S89°36'05"E	4.64'
L16	N57°26'56"E	17.55'
L17	N89°40'03"W	88.00'
L18	S59°55'18"E	44.08'
L19	S59°55'18"E	27.52'
L20	N14°13'55"W	15.57'
L21	S89°36'34"E	35.00'
L22	S87°11'57"E	16.33'
L23	S45°23'26"W	21.21'
L24	N44°36'34"W	21.21'
L25	S71°21'57"E	21.86'
L26	N09°01'04"E	23.90'

LINE TABLE		
LINE	BEARING	LENGTH
L27	N45°23'26"E	21.21'
L28	S44°36'34"E	21.21'
L29	N45°23'26"E	21.21'
L30	S44°36'34"E	21.21'
L31	S44°36'34"E	21.21'
L32	N45°23'26"E	21.21'
L33	N39°19'00"W	14.99'
L34	N87°11'57"W	4.76'
L35	N46°24'02"E	20.69'
L36	S43°35'58"E	21.73'
L37	S44°48'17"E	21.29'
L38	N45°00'00"E	21.21'
L39	S45°00'00"E	21.21'

LINE TABLE		
LINE	BEARING	LENGTH
L40	N45°00'00"W	21.21'
L41	N45°00'00"E	21.21'
L42	S24°20'16"E	13.35'
L43	N90°00'00"E	0.73'
L44	N00°00'00"E	15.00'
L45	N90°00'00"E	36.00'
L46	S00°00'00"E	15.00'
L47	N90°00'00"E	50.02'
L48	N90°00'00"E	92.71'
L49	N00°00'00"E	53.32'
L50	S24°20'16"E	7.74'

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT A	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY & FACILITY EASEMENT AND RETENTION	53,289	1.2233
TRACT AA	PRIVATE DRIVE EASEMENT, PUBLIC UTILITY EASEMENT AND WATER & SEWER EASEMENT	2,196	0.0504
TRACT B	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY & FACILITY EASEMENT AND RETENTION	22,277	0.5114
TRACT BB	PRIVATE DRIVE EASEMENT, PUBLIC UTILITY EASEMENT AND WATER & SEWER EASEMENT	2,093	0.0480
TRACT C	LANDSCAPE, OPEN SPACE, SIDEWALK AND PUBLIC UTILITY & FACILITY EASEMENT, RETENTION AND AMENITY	31,120	0.7144
TRACT CC	PRIVATE DRIVE EASEMENT, PUBLIC UTILITY EASEMENT AND WATER & SEWER EASEMENT	2,088	0.0479
TRACT D	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY & FACILITY EASEMENT	1,002	0.0230
TRACT DD	PRIVATE DRIVE EASEMENT, PUBLIC UTILITY EASEMENT AND WATER & SEWER EASEMENT	2,083	0.0478
TRACT E	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY & FACILITY EASEMENT	7,631	0.1752
TRACT EE	PRIVATE DRIVE EASEMENT, PUBLIC UTILITY EASEMENT AND WATER & SEWER EASEMENT	2,078	0.0477
TRACT F	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY & FACILITY EASEMENT	2,000	0.0459
TRACT FF	NOT DEDICATED TO HOMEOWNERS ASSOCIATION, TO BE RETAINED BY OWNER	2,110	0.0484
TRACT G	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY & FACILITY EASEMENT AND AMENITY	13,050	0.2996
TRACT H	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY & FACILITY EASEMENT	1,969	0.0452
TRACT I	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY & FACILITY EASEMENT, SIDEWALK AND RETENTION	42,601	0.9780
TRACT J	LANDSCAPE AND OPEN SPACE	2,673	0.0614

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT K	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY & FACILITY EASEMENT, RETENTION AND AMENITY	45,457	1.0435
TRACT L	LANDSCAPE, OPEN SPACE AND SIDEWALK	2,339	0.0537
TRACT M	LANDSCAPE, OPEN SPACE AND SIDEWALK	2,339	0.0537
TRACT N	LANDSCAPE, OPEN SPACE AND SIDEWALK	2,339	0.0537
TRACT O	LANDSCAPE, OPEN SPACE, SIDEWALK AND PUBLIC UTILITY & FACILITY EASEMENT	3,377	0.0775
TRACT P	PRIVATE DRIVE EASEMENT, PUBLIC UTILITY EASEMENT AND WATER & SEWER EASEMENT	2,080	0.0478
TRACT Q	PRIVATE DRIVE EASEMENT, PUBLIC UTILITY EASEMENT AND WATER & SEWER EASEMENT	2,080	0.0478
TRACT R	PRIVATE DRIVE EASEMENT, PUBLIC UTILITY EASEMENT AND WATER & SEWER EASEMENT	2,080	0.0478
TRACT S	PRIVATE DRIVE EASEMENT, PUBLIC UTILITY EASEMENT AND WATER & SEWER EASEMENT	2,080	0.0478
TRACT T	PRIVATE DRIVE EASEMENT, PUBLIC UTILITY EASEMENT AND WATER & SEWER EASEMENT	6,946	0.1595
TRACT U	PRIVATE DRIVE EASEMENT, PUBLIC UTILITY EASEMENT AND WATER & SEWER EASEMENT	9,593	0.2202
TRACT V	PRIVATE DRIVE EASEMENT, PUBLIC UTILITY EASEMENT AND WATER & SEWER EASEMENT	9,593	0.2202
TRACT W	PRIVATE DRIVE EASEMENT, PUBLIC UTILITY EASEMENT AND WATER & SEWER EASEMENT	9,593	0.2202
TRACT X	PRIVATE DRIVE EASEMENT, PUBLIC UTILITY EASEMENT AND WATER & SEWER EASEMENT	9,593	0.2202
TRACT Y	PRIVATE DRIVE EASEMENT, PUBLIC UTILITY EASEMENT AND WATER & SEWER EASEMENT	2,878	0.0661
TRACT Z	PRIVATE DRIVE EASEMENT, PUBLIC UTILITY EASEMENT AND WATER & SEWER EASEMENT	1,968	0.0452

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	303.48'	283.00'	61°26'30"	168.17'	289.14'	S31°07'29"W
C2	79.67'	398.00'	11°28'10"	39.97'	79.54'	N52°47'55"E
C3	311.18'	409.00'	43°35'34"	163.56'	303.73'	N25°16'03"E
C4	177.06'	409.00'	24°48'13"	89.94'	175.68'	N20°08'57"W
C5	84.32'	229.00'	21°05'51"	42.64'	83.85'	S12°43'55"E
C6	260.58'	243.00'	61°26'30"	144.40'	248.28'	S31°07'29"W
C7	721.62'	438.00'	94°23'48"	472.97'	642.73'	N14°38'50"E
C8	487.81'	438.00'	63°48'43"	272.69'	462.99'	N29°56'23"E
C9	233.81'	438.00'	30°35'05"	119.76'	231.04'	N17°15'31"W
C10	25.93'	150.00'	9°54'19"	13.00'	25.90'	N62°24'06"E
C11	115.02'	200.00'	32°56'58"	59.15'	113.44'	S16°04'35"E
C12	20.20'	283.00'	4°05'20"	10.10'	20.19'	S22°09'52"W
C13	24.44'	63.00'	22°13'47"	12.38'	24.29'	N64°39'11"E

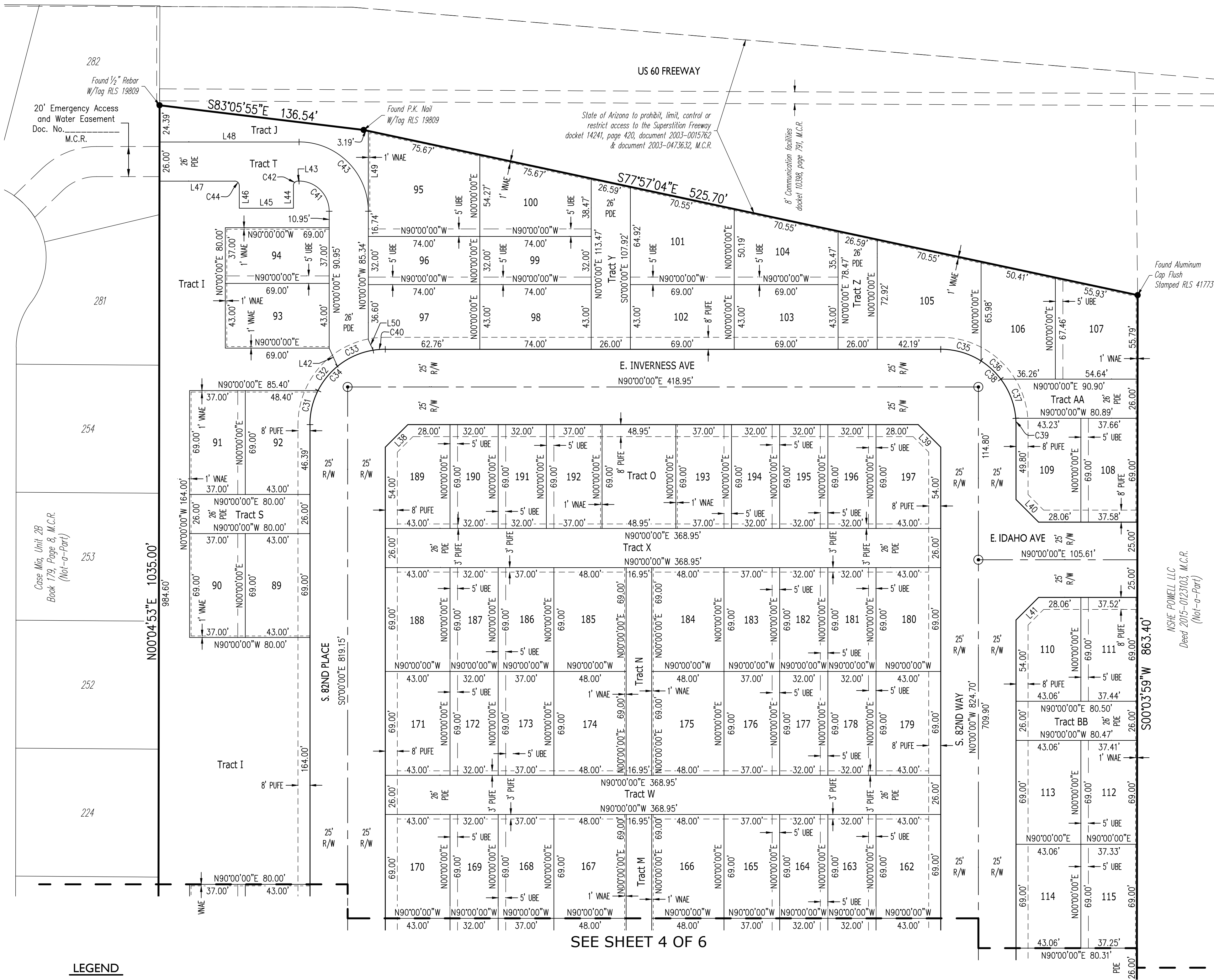
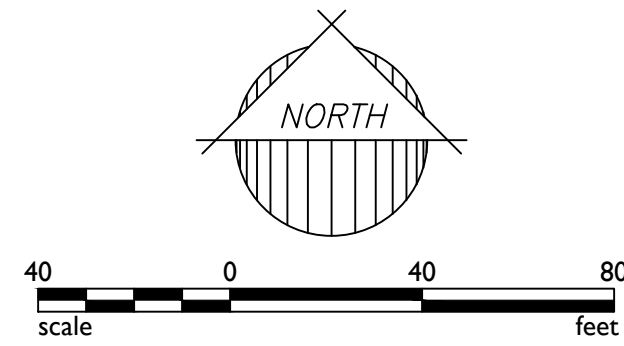
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C14	288.63'	63.00'	262°30'03"	71.84'	94.73'	N62°22'20"E
C15	11.55'	50.00'	13°13'55"	5.80'	11.52'	N07°00'24"E
C16	65.37'	150.00'	24°58'05"	33.21'	64.85'	N77°54'24"E
C17	24.35'	150.00'	9°18'02"	12.20'	24.32'	N60°46'21"E
C18	170.25'	150.00'	65°01'55"	95.62'	161.26'	N32°54'24"E
C19	141.88'	125.00'	65°01'55"	79.68'	134.38'	N32°54'24"E
C20	78.54'	50.00'	90°00'00"	50.00'	70.71'	S44°36'34"E
C21	78.54'	50.00'	90°00'00"	50.00'	70.71'	S45°23'26"W
C22	72.84'	175.00'	23°50'59"	36.96'	72.32'	N78°27'57"E
C23	60.31'	150.00'	23°02'11"	30.57'	59.90'	N78°52'21"E
C24	46.45'	125.00'	21°17'35"	23.50'	46.19'	N79°44'39"E
C25	13.55'	325.00'	2°23'21"	6.78'	13.55'	S88°23'38"E
C26	12.52'	300.00'	2°23'26"	6.26'	12.52'	S88°23'40"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C27	11.47'	275.00'	2°23'27"	5.74'	11.47'	S88°23'40"E
C28	11.57'	275.00'	2°24'37"	5.78'	11.57'	N88°24'15"W
C29	12.62'	300.00'	2°24'37"	6.31'	12.62'	N88°24'15"W
C30	78.20'	50.00'	89°36'34"	49.66'	70.47'	S44°48'17"E
C31	23.46'	50.00'	26°53'03"	11.95'	23.25'	S13°26'31"W
C32	20.69'	50.00'	23°42'29"	10.49'	20.54'	S38°44'18"W
C33	26.30'	50.00'	30°08'24"	13.46'	26.00'	S65°39'44"W
C34	78.54'	50.00'	90°00'00"	50.00'	70.71'	S45°00'00"W
C35	28.30'	50.00'	32°25'36"	14.54'	27.92'	N73°47'12"W
C36	17.82'	50.00'	20°24'55"	9.00'	17.72'	N47°21'57"W
C37	28.22'	50.00'	32°20'19"	14.50'	27.85'	N20°59'19"W
C38	74.33'	50.00'	85°10'50"	45.96'	67.68'	N47°24'35"W
C39	4.21'	50.00'	4°49'10"	2.10'	4.20'	N02°24'35"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C40	8.09'	50.00'	9°16'03"	4.05'	8.08'	S85°21'58"W
C41	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°00'00"W
C42	4.71'	3.00'	90°00'00"	3.00'	4.24'	S45°00'00"W
C43	72.26'	46.00'	90°00'00"	46.00'	65.05'	N45°00'00"W
C44	4.71'	3.00'	90°00'00"	3.00'	4.24'	N45°00'00"W
C45	76.26'	175.00'	24°58'05"	38.75'	75.66'	N77°54'24"E
C46	54.47'	125.00'	24°58'05"	27.68'	54.04'	N77°54'24"E
C47	145.90'	150.00'	55°43'53"	79.31'	140.22'	N28°15'23"E
C48	132.38'	175.00'	43°20'35"	69.54'	129.25'	N22°03'44"E
C49	13.67'	325.00'	2°24'37"	6.84'	13.67'	N88°24'15"W
C50	60.45'	50.00'	69°16'08"	34.54'	56.83'	S34°14'38"E

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	5,254	0.1206
2	9,417	0.2162
3	9,036	0.2074
4	5,400	0.1240
5	5,429	0.1246
6	5,440	0.1249
7	5,451	0.1251
8	5,463	0.1254
9	5,474	0.1257
10	5,486	0.1259
11	5,497	0.1262
12	5,508	0.1265
13	5,520	0.1267
14	5,519	0.1267
15	5,156	0.1184
16	4,950	0.1136
17	4,950	0.1136
18	4,950	0.1136
19	4,950	0.1136
20	4,950	0.1136
21	4,950	0.1136
22	4,950	0.1136

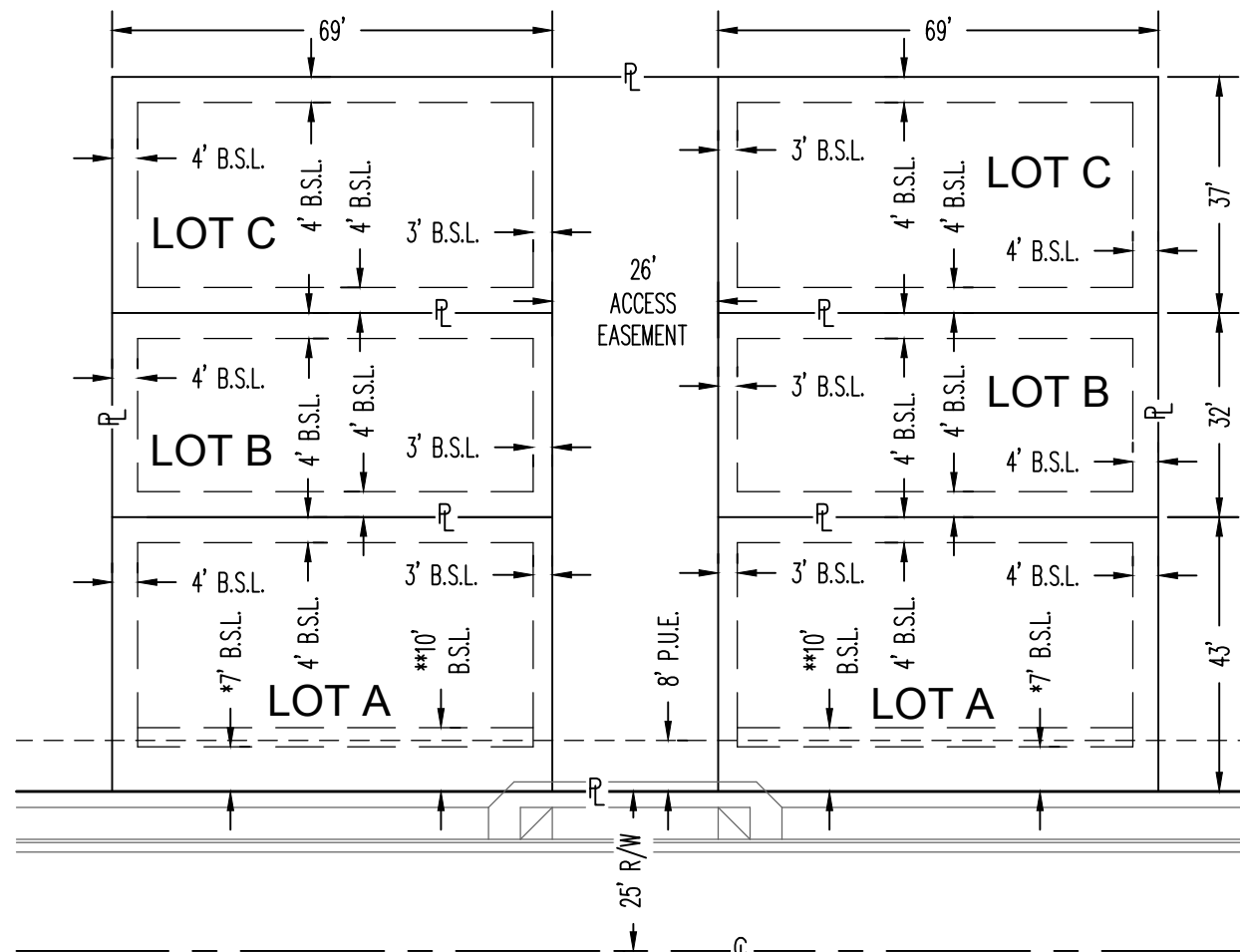
LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
23	4,950	0.1136
24	4,950	0.1136
25	4,950	0.1136
26	4,950	0.1136
27	4,933	0.1132
28	5,313	0.1220
29	4,976	0.1142
30	4,950	0.1136
31	4,950	0.1136
32	4,950	0.1136
33	4,950	0.1136
34	4,950	0.1136
35	4,950	0.1136
36	4,950	0.1136
37	4,950	0.1136
38	4,950	0.1136
39	4,950	0.1136
40	4,937	0.1133
41	4,938	0.1133
42	4,950	0.1136
43	4,950	0.1136
44	4,950	0.1136



SEE SHEET 4 OF 6

LEGEND

- FOUND MONUMENT, AS NOTED
- CORNER OF SUBDIVISION
- BRASS CAP TO BE SET AT CONSTRUCTION
- BSL BUILDING SETBACK LINE
- PDE PRIVATE DRIVE EASEMENT
- UBE USE AND BENEFIT EASEMENT
- LS LAND SURVEYOR
- M.C.R. MARICOPA COUNTY RECORDER
- PUFE PUBLIC UTILITY AND FACILITIES EASEMENT
- RLS REGISTERED LAND SURVEYOR
- R/W RIGHT-OF-WAY
- SVE SIGHT VISIBILITY EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT



TYPICAL BUILDING SETBACKS

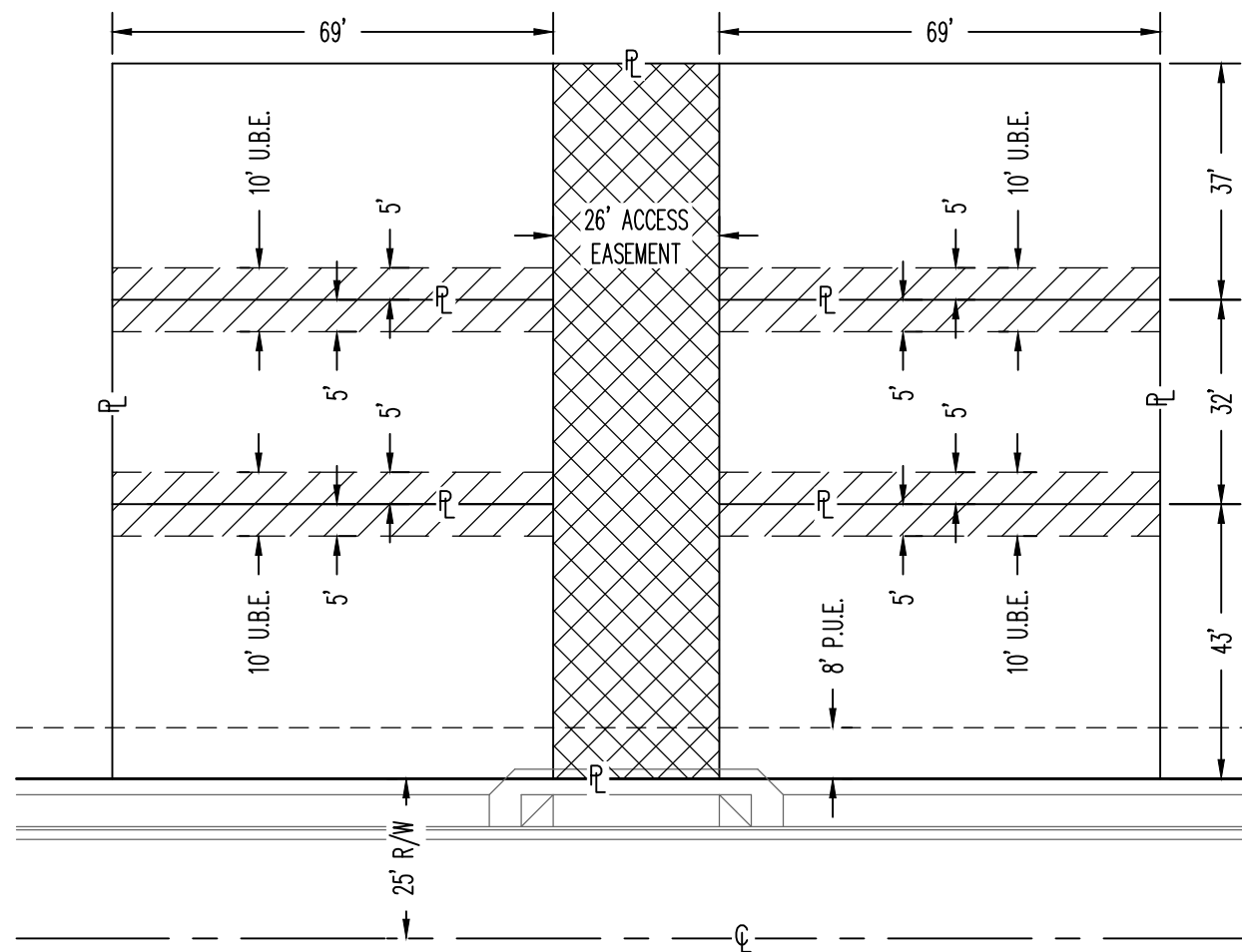
SCALE: 1" = 30'

NOTES:

- THE DETAIL SHOWN ABOVE IS AN EXAMPLE OF ONE OF THE LOT VARIATIONS IN PARCEL 2. THE DETAIL DEMONSTRATES THE RELATION BETWEEN LOT SIZES, SIDEWALKS, ACCESS EASEMENT AND RIGHT OF WAY.
- A VARIATION OF LOTS A, B, C ARE JOINED TOGETHER IN 4-PACKS, 6-PACKS, AND 10-PACKS BLOCKS.

- LOT A MINIMUM DIMENSION: 43' X 69'
- LOT B MINIMUM DIMENSION: 32' X 69'
- LOT C MINIMUM DIMENSION: 37' X 69'

- ADJACENT STREET TO FRONT PORCH: 7'
- ADJACENT STREET TO BUILDING: 10'
- FRONT SETBACK: 3'
- SIDE SETBACK: 4'
- REAR SETBACK: 4'

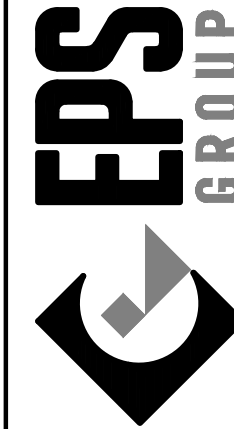


USE AND BENEFIT EASEMENT

SCALE: 1" = 30'


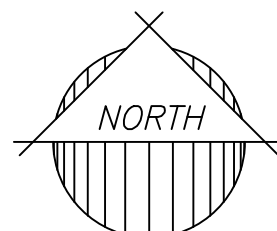
NOTES:

- LOTS 77-197 AS SHOWN ON SAID PLAT SHALL HAVE A PRIVATE USE AND BENEFIT EASEMENT (UBE) OF NOT LESS THAN FIVE (5) FEET IN WIDTH (MEASURED FROM THE COMMON PROPERTY LINE TO THE EXTERIOR BUILDING STEM WALL OF THE BURDENED LOT). THE LENGTH OF THE UBE SHALL RUN THE ENTIRE LENGTH OF THE LOT. AS ILLUSTRATED ON THE USE BENEFIT EASEMENT DETAIL ON THIS SHEET.
- ALLOWED AND PROHIBITED ENCROACHMENTS WITH IN THE UBE:
ALLOWED TO ENCROACH: LANDSCAPING, UNCOVERED PATIOS, PATHWAYS, DRAINAGE FACILITIES.
PROHIBITED: HARDSCAPE STRUCTURES, INCLUDING POOLS, SPAS, BARBECUE STRUCTURES, A/C UNITS, AND FENCES, EXCEPT SIDE YARD RETURN WALLS.
- ADDITIONAL USES, TERMS AND CONDITIONS GOVERNING THE UBE'S ARE SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS TO BE RECORDED FOR THE PLAT.
- ALLOWED AND PROHIBITED ENCROACHMENTS WITHIN THE PRIVATE DRIVE EASEMENTS (PDE):
ALLOWED TO ENCROACH: PUBLIC UTILITIES, DRAINAGE, CONVEYANCE, LANDSCAPING AND MAINTENANCE, ACCESS OR EMERGENCY ACCESS. NO OTHER ENCROACHMENTS PERMITTED FROM GROUND LEVEL TO SKY.
PROHIBITED: BUILDINGS, COVERED PATIOS, STRUCTURES, WALLS AND PARKING.





▣	FOUND MONUMENT, AS NOTED
●	CORNER OF SUBDIVISION
⊙	BRASS CAP TO BE SET AT CONSTRUCTION
BSL	BUILDING SETBACK LINE
PDE	PRIVATE DRIVE EASEMENT
UBE	USE AND BENEFIT EASEMENT
LS	LAND SURVEYOR
M.C.R.	MARICOPA COUNTY RECORDER
PUEF	PUBLIC UTILITY AND FACILITIES EASEMENT
RLS	REGISTERED LAND SURVEYOR
R/W	RIGHT-OF-WAY
SVE	SIGHT VISIBILITY EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT



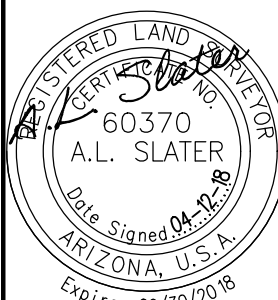
Mesa, Arizona

Final Plat of

Project:

Revisions:

Designer: A.S.
 Drawn by: A.G.



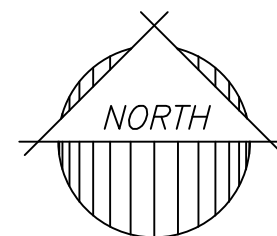
Job No.

FP01

Sheet No

4
of 6

SEE SHEET 6 OF 6



■	FOUND MONUMENT, AS NOTED
●	CORNER OF SUBDIVISION
⊙	BRASS CAP TO BE SET AT CONSTRUCTION
BSL	BUILDING SETBACK LINE
PDE	PRIVATE DRIVE EASEMENT
UBE	USE AND BENEFIT EASEMENT
LS	LAND SURVEYOR
M.C.R.	MARICOPA COUNTY RECORDER
PUEF	PUBLIC UTILITY AND FACILITIES EASEMENT
RLS	REGISTERED LAND SURVEYOR
R/W	RIGHT-OF-WAY
SVE	SIGHT VISIBILITY EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT

Job No.
17-293

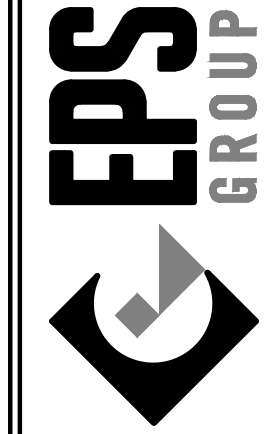
FP01

Sheet No.
5
of 6

Heritage Crossing

Mesa, Arizona

Final Plat of



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www.epsgroupinc.com

LEGEND

FOUND MONUMENT, AS NOTED
CORNER OF SUBDIVISION
BRASS CAP TO BE SET AT CONSTRUCTION
BUILDING SETBACK LINE
PRIVATE DRIVE EASEMENT
USE AND BENEFIT EASEMENT
LAND SURVEYOR
MARICOPA COUNTY RECORDER
PUBLIC UTILITY AND FACILITIES EASEMENT
REGISTERED LAND SURVEYOR
RIGHT-OF-WAY
SIGHT VISIBILITY EASEMENT
VEHICULAR NON-ACCESS EASEMENT

