KNOW ALL MEN BY THESE PRESENTS: THAT JEN ARIZONA 4 L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER DOES HEREBY PUBLISH THIS FINAL PLAT OF "THE ESTATES AT EASTMARK, SIGNAL BUTTE ROAD", SITUATED WITHIN A PORTION THE OF THE EAST HALF OF SECTION 26, TOWNSHIP SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE TRACTS, STREETS AND EASEMENTS, CONSTITUTING SAME, AND THAT EACH TRACT AND STREET SHALL BE KNOWN BY THE LETTER AND NAME GIVEN TO EACH RESPECTIVELY ON SAID MAP. ALL EASEMENTS ARE GRANTED FOR THE PURPOSES SHOWN HEREON.

JEN ARIZONA 4 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.

WITHOUT LIMITING IN ANY MANNER THE DEDICATIONS AND RIGHTS CREATED IN FAVOR OF THE CITY OF MESA, ARIZONA BY THIS FINAL PLAT. THE COSTS OF PUBLIC INFRASTRUCTURE CONSTRUCTED OR INSTALLED IN THE RIGHT-OF-WAY OR PUBLIC EASEMENTS OR IN TRACT A, TO THE EXTENT THAT IT IS COMPRISED OF CFD-ELIGIBLE IMPROVEMENTS (AS DEFINED BELOW), MAY BE FINANCED WITH, AND THE DEVELOPER REIMBURSED BY, THE PROCEEDS OF BONDS ISSUED BY THE EASTMARK COMMUNITY FACILITIES DISTRICT NO. 1 (CITY OF MESA, ARIZONA), IN ACCORDANCE WITH THE TERMS OF THE DEVELOPMENT, FINANCING PARTICIPATION AND INTERGOVERNMENTAL AGREEMENT FOR EASTMARK COMMUNITY FACILITIES DISTRICT NO. 1 (CITY OF MESA, ARIZONA), DATED AS OF MAY 11, 2012, RECORDED IN THE OFFICE OF THE MARICOPA COUNTY RECORDER, DOCUMENT NUMBER 20120401237, AND AS AMENDED ON OCTOBER 19, 2015, RECORDED IN THE OFFICE OF THE MARICOPA COUNTY RECORDER, DOCUMENT NUMBER 20150774986, AND AS AMENDED FROM TIME TO TIME.

JEN ARIZONA 4 L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY DEDICATES TO THE CITY OF MESA FOR USE AS SUCH THE PUBLIC UTILITY AND FACILITIES EASEMENTS (PUFE), AS SHOWN ON THE SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. 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 JEN ARIZONA 4 L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, OR ITS SUCCESSORS OR ASSIGNS SHALL HAVE FULL USE OF THE EASEMENT PREMISES EXCEPT FOR THE PURPOSES FOR WHICH THE SAME IS HEREIN CONVEYED TO THE CITY OF MESA, AND EXCEPT FOR USES WHICH INTERFERE WITH THE ENJOYMENT BY JEN ARIZONA 4 L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, OF THE RIGHTS AND SERVITUDE HEREIN CONVEYED TO IT. 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 JEN ARIZONA 4 L.L.C.. AN ARIZONA LIMITED LIABILITY COMPANY. OR THE SUCCESSORS OR ASSIGNS OF JEN ARIZONA 4 L.L.C.. AN ARIZONA LIMITED LIABILITY COMPANY, AND THAT GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY JEN ARIZONA 4 L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, OR THE SUCCESSORS OR ASSIGNS OF JEN ARIZONA 4 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 OBLIGATION TO PROVIDE UTILITY SERVICE TO ITS CUSTOMERS.

JEN ARIZONA 4 L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY GRANTS TO THE CITY OF MESA AND THE EASTMARK COMMUNITY FACILITIES DISTRICT NO. 1 (THE "CFD") A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON THOSE PORTIONS OF TRACT "A" DESIGNATED ON THIS FINAL PLAT THAT ARE IMPROVED WITH CFD-ELIGIBLE IMPROVEMENTS (AS DEFINED BELOW), FOR THE PURPOSE OF PUBLIC USE AND ENJOYMENT; PROVIDED THAT THE CITY OF MESA AND THE CFD SHALL HAVE NO OBLIGATION WHATSOEVER FOR INSTALLING, CONSTRUCTING, MAINTAINING, REPLACING, REPAIRING OR OPERATING SUCH TRACT OR ANY IMPROVEMENTS OR LANDSCAPING WITHIN SUCH TRACT AND SHALL HAVE NO LIABILITY FOR ANY CLAIMS ARISING OUT OF ANY PUBLIC OR PRIVATE USE OF SUCH TRACT; AND FURTHER PROVIDED THAT (I) JEN ARIZONA 4 L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY EXPRESSLY RESERVES FROM THE FOREGOING GRANT OF EASEMENT, TOGETHER WITH THE RIGHT TO TRANSFER THE SAME, THE RIGHT TO ENTER UPON, USE AND IMPROVE SUCH TRACT, INCLUDING THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND REPLACE SUCH IMPROVEMENTS AS IT OR ITS ASSIGNEE MAY FROM TIME TO TIME DEEM NECESSARY OR DESIRABLE, SUBJECT TO ORDINARY APPROVALS BY THE CITY OF MESA, WHICH ENTRY, USE AND /OR IMPROVEMENTS SHALL NOT BE INCONSISTENT WITH, AND SHALL NOT UNREASONABLY INTERFERE WITH, THE FOREGOING EASEMENT, AND (II) ALL PERSONS AND ENTITIES EXERCISING THE FOREGOING EASEMENT RIGHTS SHALL AVOID ANY DAMAGE TO SUCH TRACTS AND ANY IMPROVEMENTS LOCATED AT ANY TIME THEREON, AND THE FOREGOING EASEMENT IS GRANTED ON THE CONDITION THAT ALL PERSONS AND ENTITIES USING SUCH EASEMENT, OTHER THAN THE CITY OF MESA AND THE CFD, SHALL HOLD THE CITY OF MESA AND THE CFD HARMLESS FOR, FROM AND AGAINST ANY AND ALL DAMAGES, CLAIMS, LIABILITIES OR EXPENSES WHICH MAY RESULT FROM THEIR EXERCISE OF THE FOREGOING EASEMENT RIGHTS.

THE TERM "CFD-ELIGIBLE IMPROVEMENTS" AS USED HEREIN, MEANS ANY AND ALL IMPROVEMENTS SHOWN ON THE PLANS ENTITLED "SIGNAL BUTTE ROAD - PHASE 2 IMPROVEMENT DRAWINGS FOR ROADWAY" PREPARED BY EPS GROUP, INC., JOB NO. 17-415, AS FINALLY APPROVED BY THE CITY OF MESA, INCLUDING IMPROVEMENTS SHOWN ON ANY CITY APPROVED CHANGE ORDERS PERTAINING TO SAID PLANS.

JEN ARIZONA 4 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 3-FOOT (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.

TRACT "A" SHALL BE OWNED AND MAINTAINED BY THE EASTMARK COMMUNITY ALLIANCE, INC., AN ARIZONA NON-PROFIT CORPORATION.

DRAINAGE COVENANTS:

TRACT "A" SHOWN ON THIS FINAL PLAT IS HEREBY RESERVED AS PUBLIC DRAINAGE FACILITIES AND RETENTION BASINS FOR THE INCLUSIVE CONVEYANCE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FOR PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO MAINTAIN SAID DRAINAGE FACILITIES AND RETENTION AREAS.

THE DRAINAGE FACILITIES AND RETENTION AREA SHALL BE MAINTAINED BY THE OWNER, ITS 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 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

JEN ARIZONA 4 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 JEN ARIZONA 4 L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS THEREOF:

JEN ARIZONA 4 L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS CAUSED ITS NAME TO BE AFFIXED AND HAVE EXECUTED THIS FINAL PLAT BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED THIS ______ DAY OF ______, 2018.

JEN ARIZONA 4 L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF ARIZONA COUNTY OF MARICOPA

NOTARY PUBLIC

MY COMMISSION EXPIRES:

ON THIS ____ DAY OF _____, 2018 BEFORE ME, THE UNDERSIGNED, PERSONALLY _____, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

Final Plat

The Estates at Eastmark, Signal Butte Road

A portion of the East Half of Section 26, Township 1 South, Range 7 East of the Gila and Salt River Meridian,
Maricopa County, Arizona

LEGAL DESCRIPTION

A PORTION OF THE EAST HALF OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN FLUSH BRASS CAP AT THE NORTHEAST CORNER OF SAID SECTION 26, FROM WHICH AN ALUMINUM CAP AT THE EAST QUARTER CORNER OF SAID SECTION 26 BEARS SOUTH O DEGREES 43 MINUTES 45 SECONDS EAST (AN ASSUMED BEARING) AT A DISTANCE OF 2644.23 FEET; THENCE SOUTH 0 DEGREES 24 MINUTES 59 SECONDS EAST, 596.31 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 01 SECONDS WEST, 65.00 FEET; THENCE SOUTH O DEGREES 24 MINUTES 59 SECONDS EAST, 12.02 FEET; THENCE SOUTH 44 DEGREES 35 MINUTES 20 SECONDS WEST, 21.21 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 39 SECONDS WEST, 204.93 FEET; THENCE NORTH 0 DEGREES 24 MINUTES 21 SECONDS WEST, 29.50 FEET; THENCE NORTH 44 DEGREES 35 MINUTES 39 SECONDS EAST, 139.28 FEET; THENCE NORTH 0 DEGREES 24 MINUTES 21 SECONDS WEST, 729.42 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 39 SECONDS WEST, 140.00 FEET; THENCE SOUTH 31 DEGREES 44 MINUTES 54 SECONDS WEST, 23.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 31 DEGREES 44 MINUTES 54 SECONDS WEST A DISTANCE OF 37.00 FEET; THENCE NORTHWESTERLY 12.56 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19 DEGREES 27 MINUTES 13 SECONDS; THENCE ON A NON-TANGENT LINE NORTH 0 DEGREES 24 MINUTES 21 SECONDS WEST, 170.78 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 39 SECONDS EAST, 57.06 FEET; THENCE NORTH 0 DEGREES 43 MINUTES 45 SECONDS WEST, 175.16 FEET; THENCE NORTH 64 DEGREES 53 MINUTES 20 SECONDS WEST, 36.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, FROM WHICH THE RADIUS POINT BEARS NORTH 64 DEGREES 53 MINUTES 20 SECONDS WEST A DISTANCE OF 37.00 FEET; THENCE NORTHERLY 30.37 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 47 DEGREES 01 MINUTES 23 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 37.00 FEET; THENCE NORTHWESTERLY 2.50 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 3 DEGREES 52 MINUTES 29 SECONDS; THENCE ON A NON-TANGENT LINE NORTH 89 DEGREES 16 MINUTES 15 SECONDS EAST, 138.32 FEET; THENCE NORTH 0 DEGREES 43 MINUTES 45 SECONDS WEST, 1066.87 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 41 SECONDS WEST, 68.39 FEET; THENCE NORTH 0 DEGREES 22 MINUTES 19 SECONDS EAST, 180.00 FEET; THENCE NORTH 54 DEGREES 07 MINUTES 24 SECONDS WEST, 18.10 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 54 DEGREES 07 MINUTES 24 SECONDS WEST A DISTANCE OF 37.00 FEET; THENCE NORTHEASTERLY 36.61 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 56 DEGREES 41 MINUTES 15 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 37.00 FEET; THENCE NORTHWESTERLY 12.44 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19 DEGREES 16 MINUTES 02 SECONDS; THENCE ON A NON-TANGENT LINE SOUTH 89 DEGREES 37 MINUTES 41 SECONDS EAST, 148.67 FEET; THENCE NORTH 0 DEGREES 43 MINUTES 45 SECONDS WEST, 628.43 FEET; THENCE NORTH 48 DEGREES 54 MINUTES 56 SECONDS WEST, 130.59 FEET; THENCE NORTH 0 DEGREES 22 MINUTES 41 SECONDS EAST, 15.18 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 19 SECONDS EAST, 210.08 FEET TO

RATIFICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE FASTMARK COMMUNITY ALLIANCE, INC., AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS PLAT FOR "THE ESTATES AT EASTMARK, SIGNAL BUTTE ROAD" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS PLAT.

IN WITNESS WHEREOF,				HAS	CAUSED	ITS	NAME	TO	ΒE	AFFIXED
BY THE UNDERSIGNED,	DULY	AUTHORIZED	OFFICER	THIS	D.	ΑY				
OF	, 20	18.								

THE EASTMARK COMMUNITY ALLIANCE, INC., AN ARIZONA NON-PROFIT CORPORATION

ΑIN	ARIZONA	NON-PROFII	CORPORATION	
BY:				

ACKNOWLEDGMENT

STATE OF ARIZONA COUNTY OF MARICOPA)

ON THIS ____, DAY OF _____, 2018 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN. AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC	DATE

MY COMMISSION EXPIRES:

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. 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
- COMMISSION GENERAL ORDER R(42)33.
- 4. ELECTRICAL LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION
- 5. COMMUNICATION LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA
- 6. AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT HAS BEEN RECORDED WITH THE MARICOPA COUNTY RECORDER IN DOCUMENT NUMBER 2011-0432679, DATED APRIL 27, 2011. THIS SUBDIVISION IS WITHIN THREE (3) MILES OF PHOENIX-MESA GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.
- 7. 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
- 8. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT THE MAINTENANCE OF ANY PRIVATE PARKS, DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THE SUBDIVISION SHOWN ON THIS FINAL PLAT OR LANDSCAPING WITHIN THE RIGHT-OF-WAY ALONG THE ROADS SHOWN 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 MAP
- 9. 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)...
- 10. AASHTO GUIDELINES SHALL BE USED FOR ROADWAY DESIGN, SIGHT DISTANCE DESIGN AND ASSOCIATED
- 11. SUBJECT TO (A) THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR EASTMARK, RECORDED ON FEBRUARY 6, 2013 AS DOCUMENT NO. 2013 0122018, AND RE-RECORDED ON MARCH 8, 2013 AS DOCUMENT NO. 2013 0217662, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AND (B) THE SUPPLEMENTAL COMMUNITY DECLARATION FOR EASTMARK PARCEL A-NORTH, RECORDED ON NOVEMBER 20, 2012, AS DOCUMENT NO. 2012 1054160, OFFICIAL RECORDS OF MARICOPA COUNTY. ARIZONA.
- 12. THIS FINAL PLAT IS SUBJECT TO THE REQUIREMENTS OF THE MESA PROVING GROUNDS COMMUNITY PLAN APPROVED ON NOVEMBER 3, 2008 AS MAY BE AMENDED FROM TIME TO TIME.
- 13. TRACT "A", AS SHOWN ON THIS PLAT, AFTER THE COMPLETION OF CONSTRUCTION OF IMPROVEMENTS HEREON, WILL BE CONVEYED TO THE EASTMARK COMMUNITY ALLIANCE, INC., AN ARIZONA NON-PROFIT CORPORATION, AND SHALL THEREAFTER BE OWNED AND MAINTAINED BY THE ALLIANCE.
- TECHNICAL REGISTRATION SUBSTANTIVE POLICY STATEMENT #12. AND CITY OF MESA SUBDIVISION PLAT STAKING REQUIREMENTS, THE OWNER AND CITY HAVE AGREED THAT ALL BOUNDARY AND LOT 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 NEED TO BE RECORDED.

- COMMISSION GENERAL ORDER R-14-2-133.
- CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- HOMEOWNERS ASSOCIATION OR THE PROPERTY OWNER(S).
- WHICH LIE WITHIN THE BOUNDARIES OF A TRACT IS THE RESPONSIBILITY OF THE TRACT OWNER.

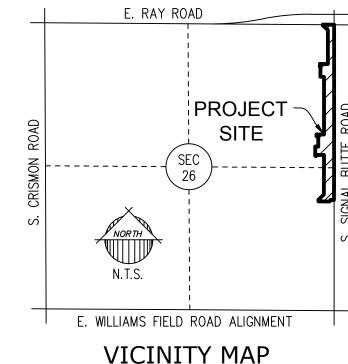
- 15. ALL CURVES ARE TANGENT, COMPOUND OR REVERSE UNLESS NOTED OTHERWISE.

AUTHORIZATION OF THE CITY OF MESA.

- 3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION

- REQUIREMENTS. OTHER GUIDELINES MAY BE APPROVED AT THE DUP, SITE PLAN OR SUBDIVISION LEVEL PROCESSES BY THE CITY TRAFFIC ENGINEER.

- 14. IN ORDER TO COMPLY WITH THE "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS", ARIZONA BOARD OF APPEARS ON THIS PLAT, A SEPARATE RESULTS-OF-SURVEY DRAWING FOR THESE INTERIOR CORNERS WILL
- 16. THIS SUBDIVISION IS LOCATED IN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.



DEVELOPER

JEN ARIZONA 4 L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY 2222 WEST PINNACLE PEAK ROAD SUITE 140 PHOENIX. ARIZONA 85027

PHONE: (602) 679-8013 CONTACT: MICHAEL J. CRONIN

ENGINEER

EPS GROUP, INC. 2045 S. VINEYARD AVE., STE. 101 MESA, ARIZONA 85210 PHONE: (480) 503-2250 FAX: (480) 503-2258 CONTACT: JOHN MCGHEE, P.E.

SHEET INDEX

COVER. NOTES. DEDICATION. SITE DATA. BASIS OF BEARING AND CERTIFICATIONS

2 & 3 FINAL PLAT PLAN SHEET

AREA SUMMARY TABLE					
DESCRIPTION	AREA (SF)	AREA (ACRES)			
TRACT A	421,046	9.6659			
RIGHT OF WAY	210,664	4.8362			
GROSS AREA	631,710	14.502			

BASIS OF BEARING

THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 7 EAST. ASSUMED BEARING SOUTH 00 DEGREES 43 MINUTES 45 SECONDS EAST

FEMA FLOOD NOTE

THIS SITE IS LOCATED WITHIN "PANEL NOT PRINTED" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 04013C2780L AND 04013C2790L WHICH ARE UNPUBLISHED.

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

CERTIFICATION

I, RAYMOND MUNOZ, 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 OCTOBER, 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

503 c.



Plat

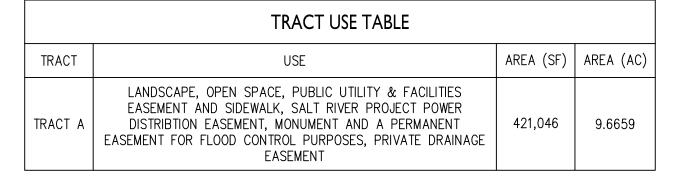
Revisions:

ARIZONA 811 Arizona Bino Stake, Inc.

Drawn by: RAYMOND S. 3 MUNOZ III 🤇

Job No. 17-415 FP0 I

Sheet No.



17-415