

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

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.

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.

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 PLAN 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 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.

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 COSTS.

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

BY: _____

ITS: _____

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

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: _____

KNOW ALL MEN BY THESE PRESENTS: THAT THE EASTMARK 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 BE AFFIXED
BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS ____ DAY
OF _____, 2018.

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

BY: _____

ITS: _____

[illegible]

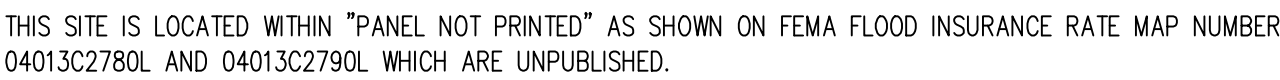
ON THIS ____ DAY OF _____, 2018 BEFORE ME, THE
UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED
HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN,
AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT A	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY & FACILITIES EASEMENT AND SIDEWALK, SALT RIVER PROJECT POWER DISTRIBUTION EASEMENT, MONUMENT AND A PERMANENT EASEMENT FOR FLOOD CONTROL PURPOSES, PRIVATE DRAINAGE EASEMENT	421,046	9.6659



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

BY: _____ MAYOR

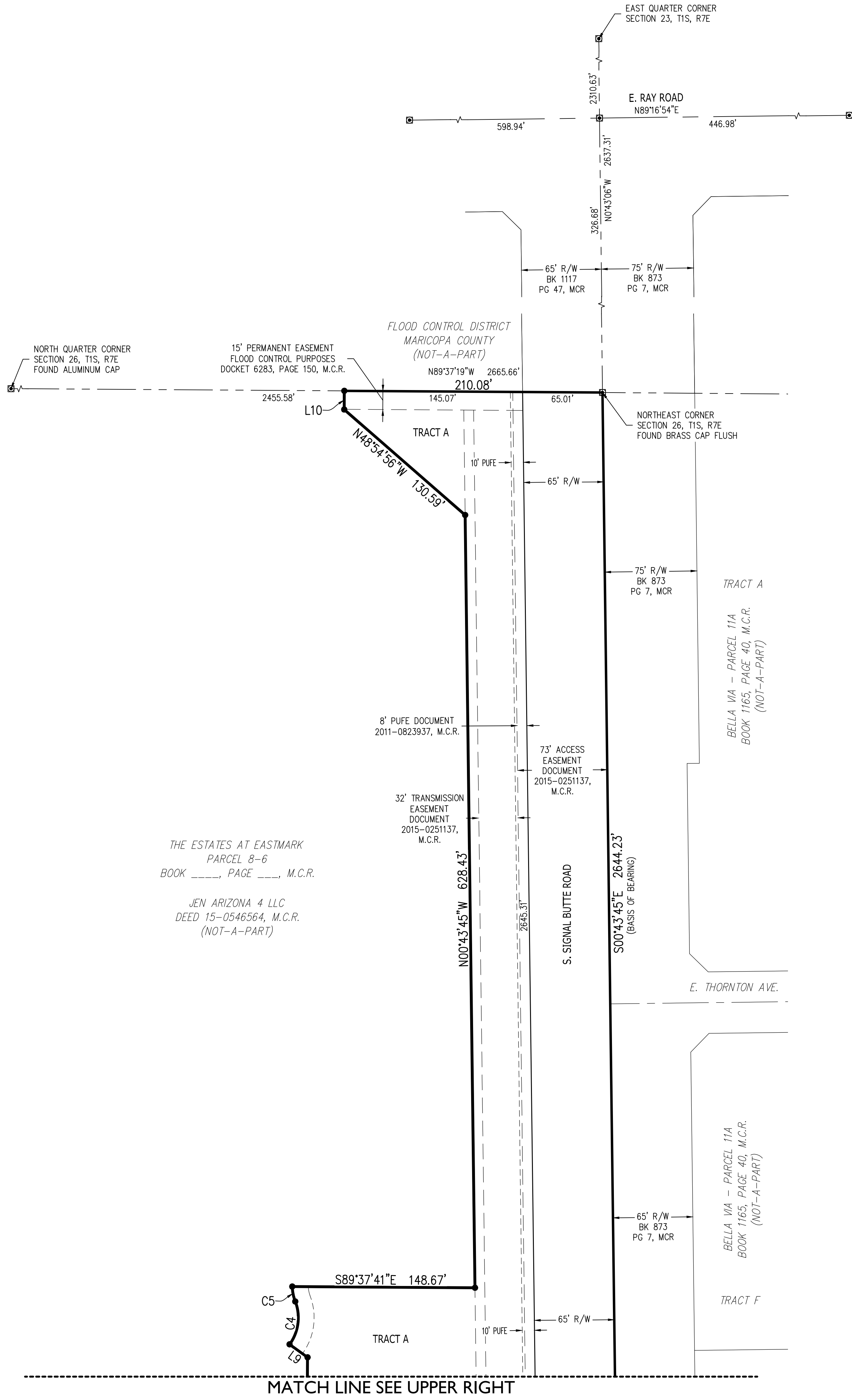
ATTEST: _____ CITY CLERK

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: _____

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 RETRACED.



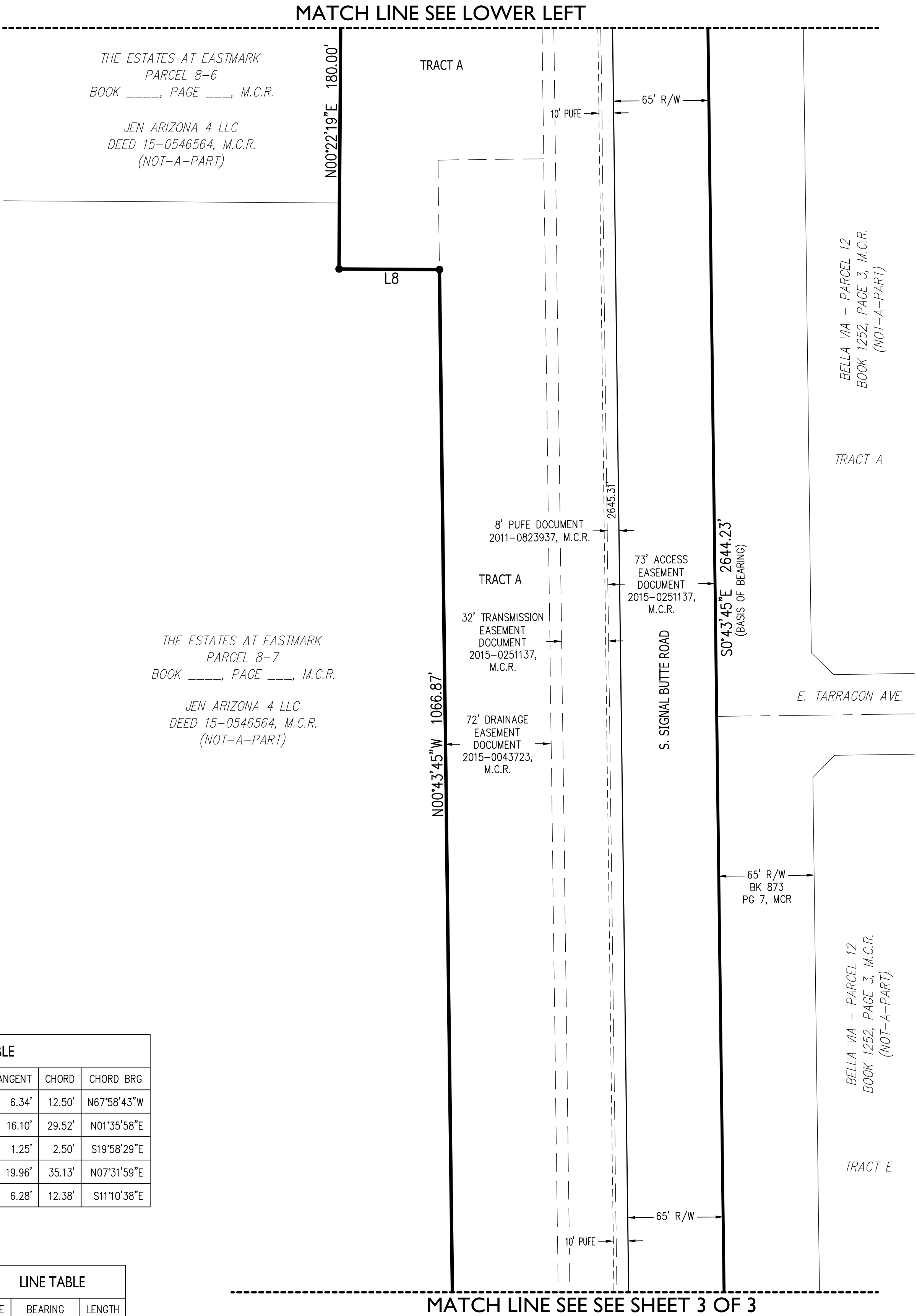
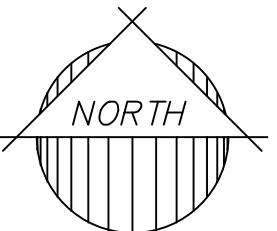
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	12.56'	37.00'	19°27'13"	6.34'	12.50'	N67°58'43"W
C2	30.37'	37.00'	47°01'23"	16.10'	29.52'	N01°35'58"E
C3	2.50'	37.00'	3°52'29"	1.25'	2.50'	S19°58'29"E
C4	36.61'	37.00'	56°41'15"	19.96'	35.13'	N07°31'59"E
C5	12.44'	37.00'	19°16'02"	6.28'	12.38'	S11°10'38"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°35'01"W	65.00'
L2	S00°24'59"E	12.02'
L3	S44°35'20"W	21.21'
L4	N00°24'21"W	29.50'
L5	S31°44'54"W	23.13'

LINE TABLE		
LINE	BEARING	LENGTH
L6	N89°35'39"E	57.06'
L7	N64°53'20"W	36.42'
L8	N89°37'41"W	68.39'
L9	N54°07'24"W	18.10'
L10	N00°22'41"E	15.18'

LEGEND

- FOUND MONUMENT, AS NOTED
- CORNER OF SUBDIVISION
- BRASS CAP TO BE SET AT CONSTRUCTION
- GENERAL LAND OFFICE
- RIGHT-OF-WAY
- MARICOPA COUNTY RECORDER
- VEHICULAR NON ACCESS EASEMENT
- PRIVATE STREET
- PUBLIC UTILITIES & FACILITIES EASEMENT
- SALT RIVER PROJECT
- POWER DISTRIBUTION EASEMENT



2045 S. Vineyard Ave., Suite 101
Mesa, AZ 85210
T:480.503.2350 | F:480.503.2358
www.epsgroupinc.com

The Estates at Eastmark
Signal Butte Road
MESA, ARIZONA

Final Plat

Project:

Revisions:

Call at least two full working days before you begin excavation.

800 871-8000 (TOLL FREE) (T: 480-503-2350) in Maricopa County: (602)263-1100

Designer: AG
Drawn by: RSM

Job No.
17-415

FP02

Sheet No.
2
of 3

TRACT 8

E. EASTMARK PARKWAY

SOUTHEAST CORNER
SECTION 26, T1S, R7E
FOUND G.L.O. BRASS CAP

EAST QUARTER CORNER
— SECTION 26, T1S, R7E
FOUND ALUMINUM CAP

MATCH LINE SEE LOWER LEFT

WEST QUARTER CORNER
SECTION 26, T1S, R7E
FOUND G.L.O. BRASS CAP

EAST QUARTER CORNER
SECTION 26, T1S, R7E
FOUND ALUMINUM CAP

THE ESTATES AT EASTMARK
PARCEL 8-9
BOOK _____, PAGE _____, M.C.R.

JEN ARIZONA 4 LLC
DEED 15-0546564, M.C.R.
(NOT-A-PART)

TRACT A

SIGNAL BUTTE ROAD

AV HOMES OF ARIZONA LLC
DEED 13-0947219, M.C.R.
(NOT-A-PART)

Bearings and Distances:
N00°24'21"W 729.42'
N44°35'39"E 139.28'
S89°35'39"W 204.93'
N07°24'59"W 2624.83'
S59°31' 596.31'

Easements:
8' PUE DOCUMENT 2011-0823937, M.C.R.
72' DRAINAGE EASEMENT DOCUMENT 2015-0043723, M.C.R.
32' TRANSMISSION EASEMENT DOCUMENT 2015-0251137, M.C.R.
73' ACCESS EASEMENT DOCUMENT 2015-0251137, M.C.R.

Other Features:
10' PUE
17' PUE
8' 3RD PUE TO BE DEDICATED BY SEPARATE INSTRUMENT
L1, L2, L3, L4 points
65' R/W (Right-of-Way)
EASTMARK PARKWAY
E. EASTMARK PARKWAY
TRACT A

3
of 3