

DEDICATION

STATE OF ARIZONA }  
COUNTY OF MARICOPA }SS

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, PARCEL 8-9" SITUATED WITHIN A PORTION THE OF THE EAST HALF OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT SAID MAP SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS, CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER AND NAME GIVEN TO EACH RESPECTIVELY ON SAID MAP.

TRACT "PS" IS HEREBY DECLARED AS PRIVATE STREET FOR THE USE OF THE ESTATES AT EASTMARK COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION AND ITS ASSIGNS, AND IS NOT DEDICATED TO THE PUBLIC FOR ITS USE EXCEPT FOR EASEMENTS AS SHOWN AND DESCRIBED HEREON.

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 TRACT "PS", AS SHOWN ON THIS PLAT, FOR PURPOSES OF PUBLIC UTILITIES AND FACILITIES AND ACCESS RELATED THERETO, REFUSE COLLECTION AND INGRESS AND EGRESS BY CITY OF MESA EMERGENCY AND SERVICE VEHICLES.

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 FACILITY 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 PURPOSE 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 THE 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 OBLIGATIONS 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 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 "PS" AND TRACTS "A" THROUGH "F", INCLUSIVE, SHALL BE OWNED AND MAINTAINED BY THE ESTATES AT EASTMARK COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION.

DRAINAGE COVENANTS:

THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT AS TRACTS "D", "E" AND "PS" ARE HEREBY RESERVED AS A DRAINAGE FACILITIES AND RETENTION BASIN FOR THE INCLUSIVE CONVEYANCE OF DRAINAGE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND TRACT PS 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 TRACT PS 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 AN 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.

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: \_\_\_\_\_

ACKNOWLEDGMENT

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: \_\_\_\_\_

Final Plat  
The Estates at Eastmark, Parcel 8-9

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:

COMMENCING AT AN ALUMINUM CAP AT THE EAST QUARTER CORNER OF SAID SECTION 26, FROM WHICH GLO BRASS CAP AT THE SOUTHEAST CORNER OF SAID SECTION 26 BEARS SOUTH 0 DEGREES 24 MINUTES 59 SECONDS EAST (AN ASSUMED BEARING) AT A DISTANCE OF 2624.83 FEET; THENCE SOUTH 0 DEGREES 24 MINUTES 59 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, 623.34 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 39 SECONDS WEST, 284.93 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 35 MINUTES 39 SECONDS WEST, 301.62 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 814.50 FEET; THENCE NORTHWESTERLY 705.62 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 49 DEGREES 38 MINUTES 12 SECONDS; THENCE NORTH 40 DEGREES 46 MINUTES 10 SECONDS WEST, 447.18 FEET; THENCE NORTH 49 DEGREES 13 MINUTES 50 SECONDS EAST, 181.32 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 2 DEGREES 06 MINUTES 48 SECONDS EAST A DISTANCE OF 37.00 FEET; THENCE NORTHEASTERLY 41.37 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 64 DEGREES 03 MINUTES 56 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 37.00 FEET; THENCE NORTHEASTERLY 13.68 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 21 DEGREES 10 MINUTES 58 SECONDS; THENCE NORTH 49 DEGREES 13 MINUTES 50 SECONDS EAST, 38.39 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 20.00 FEET; THENCE EASTERLY 30.50 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 87 DEGREES 23 MINUTES 18 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 516.00 FEET; THENCE SOUTHEASTERLY 39.64 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 4 DEGREES 24 MINUTES 04 SECONDS; THENCE SOUTH 47 DEGREES 46 MINUTES 56 SECONDS EAST, 90.77 FEET; THENCE NORTH 42 DEGREES 13 MINUTES 04 SECONDS EAST, 32.00 FEET; THENCE SOUTH 47 DEGREES 46 MINUTES 56 SECONDS EAST, 2.35 FEET; THENCE NORTH 41 DEGREES 54 MINUTES 49 SECONDS EAST, 76.99 FEET; THENCE NORTH 35 DEGREES 07 MINUTES 24 SECONDS EAST, 62.05 FEET; THENCE NORTH 25 DEGREES 00 MINUTES 00 SECONDS EAST, 482.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH 20 DEGREES 28 MINUTES 44 SECONDS EAST A DISTANCE OF 1316.00 FEET; THENCE SOUTHEASTERLY 0.62 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 0 DEGREES 01 MINUTES 39 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY 30.72 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 88 DEGREES 00 MINUTES 19 SECONDS; THENCE ON A NON-TANGENT LINE SOUTH 71 DEGREES 32 MINUTES 34 SECONDS EAST, 53.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 71 DEGREES 32 MINUTES 34 SECONDS EAST A DISTANCE OF 20.00 FEET; THENCE NORTHEASTERLY 30.72 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 88 DEGREES 00 MINUTES 19 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 1316.00 FEET; THENCE SOUTHEASTERLY 124.60 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 5 DEGREES 25 MINUTES 29 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY 32.80 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 93 DEGREES 58 MINUTES 26 SECONDS; THENCE ON A NON-TANGENT LINE SOUTH 74 DEGREES 59 MINUTES 18 SECONDS EAST, 32.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 74 DEGREES 59 MINUTES 18 SECONDS WEST A DISTANCE OF 416.00 FEET; THENCE NORTHEASTERLY 6.64 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 0 DEGREES 54 MINUTES 52 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY 29.27 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 83 DEGREES 50 MINUTES 25 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 1316.00 FEET; THENCE EASTERLY 181.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 7 DEGREES 53 MINUTES 31 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 37.00 FEET; THENCE SOUTHEASTERLY 12.56 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20 DEGREES 40 MINUTES 17 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 37.00 FEET; THENCE NORTHEASTERLY 55.28 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 85 DEGREES 36 MINUTES 22 SECONDS; THENCE ON A NON-TANGENT LINE SOUTH 64 DEGREES 53 MINUTES 20 SECONDS EAST, 36.42 FEET; THENCE SOUTH 0 DEGREES 43 MINUTES 45 SECONDS EAST, 175.16 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 39 SECONDS WEST, 57.06 FEET; THENCE SOUTH 0 DEGREES 24 MINUTES 21 SECONDS EAST, 170.78 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 12 DEGREES 17 MINUTES 41 SECONDS WEST A DISTANCE OF 37.00 FEET; THENCE SOUTHEASTERLY 12.56 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19 DEGREES 27 MINUTES 13 SECONDS; THENCE ON A NON-TANGENT LINE NORTH 31 DEGREES 44 MINUTES 54 SECONDS EAST, 23.13 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 39 SECONDS EAST, 140.00 FEET; THENCE SOUTH 0 DEGREES 24 MINUTES 21 SECONDS EAST, 729.42 FEET; THENCE SOUTH 44 DEGREES 35 MINUTES 39 SECONDS WEST, 139.28 FEET; THENCE SOUTH 0 DEGREES 24 MINUTES 21 SECONDS EAST, 29.50 FEET TO THE POINT OF BEGINNING.

RATIFICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE ESTATES AT EASTMARK COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS PLAT FOR "THE ESTATES AT EASTMARK, PARCEL 8-9" 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 ESTATES AT EASTMARK COMMUNITY ASSOCIATION, INC.,  
AN ARIZONA NON-PROFIT CORPORATION

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

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

ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA }SS

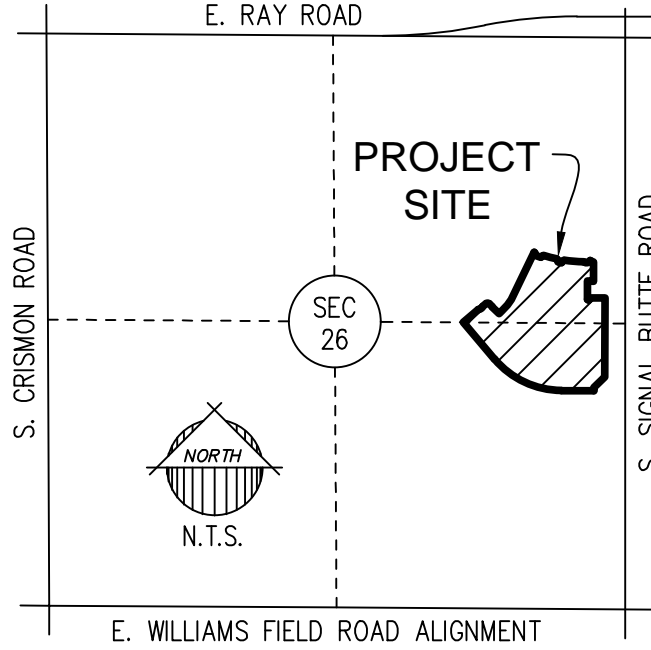
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

\_\_\_\_\_  
NOTARY PUBLIC DATE \_\_\_\_\_  
\_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

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 AUTHORIZATION OF THE CITY OF MESA.
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R(42)33.
4. ELECTRICAL LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
5. COMMUNICATION LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
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 HOMEOWNERS ASSOCIATION OR THE PROPERTY OWNER(S).
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 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 PLAT WHICH LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER, AND THE MAINTENANCE OF EASEMENT PREMISES SHOWN ON THE PLAT WHICH LIE WITHIN THE BOUNDARIES OF A TRACT IS THE RESPONSIBILITY OF THE TRACT OWNER.
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 REQUIREMENTS. OTHER GUIDELINES MAY BE APPROVED AT THE DUP, SITE PLAN OR SUBDIVISION LEVEL PROCESSES BY THE CITY TRAFFIC ENGINEER.
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. THE USE AND MAINTENANCE OF ALL AREAS SHOWN ON THE PLAT SHALL BE GOVERNED BY THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR "THE ESTATES AT EASTMARK" WHICH SHALL BE RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.
13. THIS SUBDIVISION IS LOCATED IN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
14. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE MESA PROVING GROUNDS COMMUNITY PLAN APPROVED ON NOVEMBER 3, 2008 AND AS MAY BE AMENDED FROM TIME TO TIME.
15. ALL TRACTS SHOWN ON THE PLAT, AFTER THE COMPLETION OF CONSTRUCTION OF IMPROVEMENTS THEREON, WILL BE CONVEYED TO THE ESTATES AT EASTMARK COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION, AND SHALL THEREAFTER BE OWNED AND MAINTAINED BY THE ASSOCIATION.
16. NOISE ATTENUATION MEASURES ARE TO BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF HOMES IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 4.4A OF THE COMMUNITY MASTER PLAN.
17. 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 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 APPEARS ON THIS PLAT, A SEPARATE RESULTS-OF-SURVEY DRAWING FOR THESE INTERIOR CORNERS WILL NEED TO BE RECORDED.
18. PER CITY OF MESA SUBDIVISION DESIGN PRINCIPLES AND STANDARDS, ALL SIDE LOT LINES ARE RADIAL TO CURVED RIGHT-OF-WAY LINES UNLESS OTHERWISE NOTED (SECTION 9-6-3-E.3).
19. ALL CURVES ARE TANGENT, COMPOUND OR REVERSE UNLESS NOTED OTHERWISE.
20. UNDER THE ESTATES DECLARATION, (I) OWNER HAS GRANTED TO THE ESTATES AT EASTMARK COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION, AN EASEMENT COVERING THE AREA LYING WITHIN THE "PUFE" AREA WITHIN EACH LOT SHOWN ON THIS PLAT, FOR PURPOSES OF MAINTENANCE OF THE LANDSCAPING LOCATED WITHIN SUCH PUFE AREA, AND (II) THE ASSOCIATION IS REQUIRED TO MAINTAIN THE TREES AND ASSOCIATED IRRIGATION FACILITIES (BUT NO OTHER LANDSCAPING OR OTHER IRRIGATION FACILITIES) THAT ARE TO BE INSTALLED WITHIN SUCH PUFE AREAS.



VICINITY MAP

OWNER

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

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| 3 | FINAL PLAT PLAN SHEET  |

AREA SUMMARY TABLE		
DESCRIPTION	AREA (SF)	AREA (ACRES)
LOTS 1 - 65	732,884	16.8247
TRACTS A - F	207,004	4.7522
PRIVATE STREETS (TRACT PS)	163,673	3.7574
GROSS AREA	1,103,561	25.3343

SEE SHEET 2 FOR LOT & TRACT AREA TABLE

BASIS OF BEARING

THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 7 EAST. ASSUMED BEARING SOUTH 0 DEGREES 24 MINUTES 59 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.

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: \_\_\_\_\_

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 RETRACED.

2045 S. Vineyard Ave., Suite 101  
Mesa, AZ 85210  
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www.eps-groupinc.com

**EPS**  
GROUP

The Estates at Eastmark  
Parcel 8-9  
MESA, ARIZONA

Final Plat

Project:

Revisions:

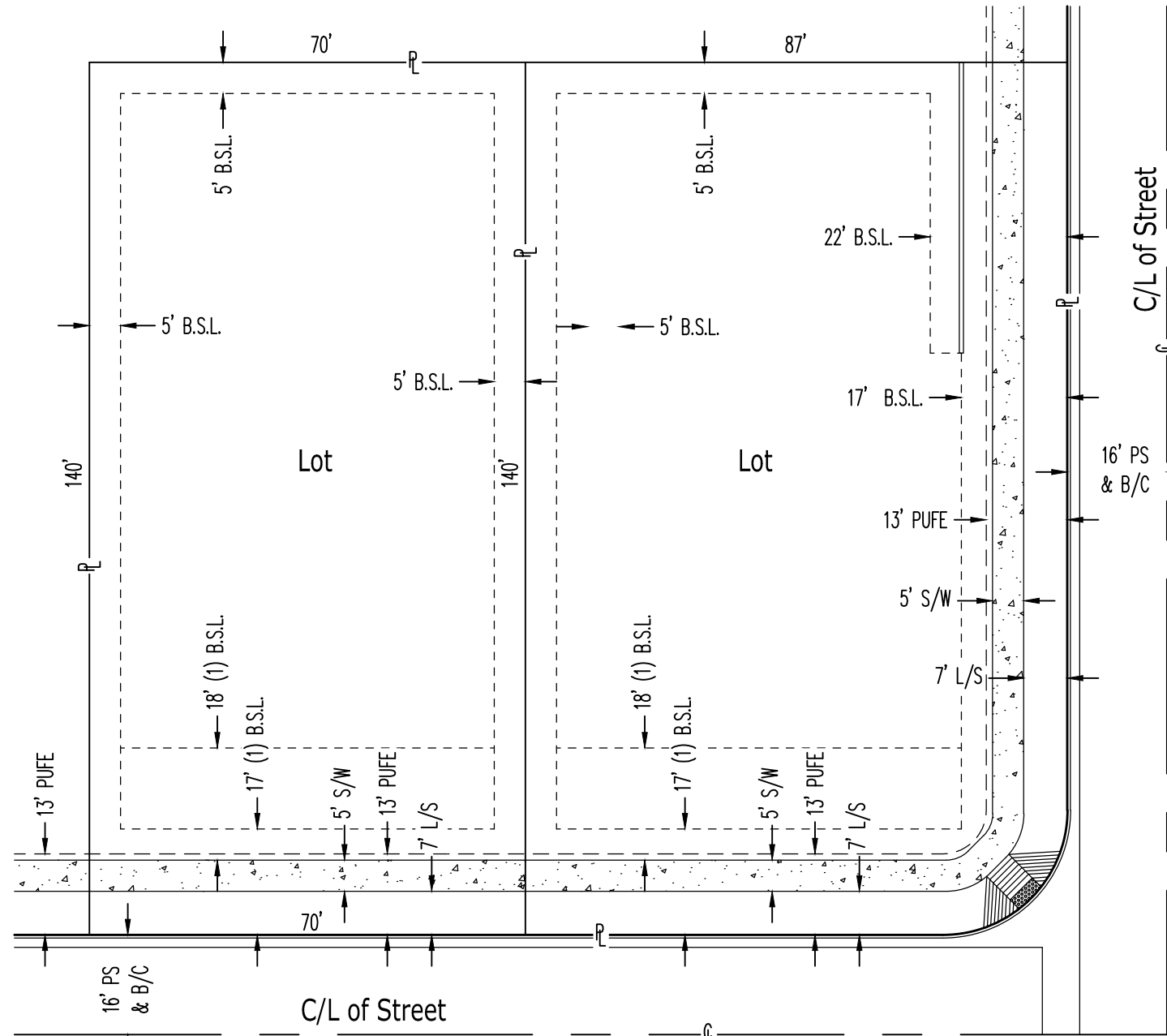
Call at least two full working days before you begin excavation  
**ARIZONA**  
REGISTERED LAND SURVEYOR  
Equal 6-11-11 1480 (2011) ARS 12-2049  
in Maricopa County: (602)263-1100

Designer: AG  
Drawn by: RSM

RECEIVED  
53160  
RAYMOND S.  
MUNOZ III  
Signed 7/18  
ARIZONA, U.S.A.  
Expires 3/31/18

Job No.  
**17-415**  
FP01  
Sheet No.  
**1**  
of 3





Typical 70' Estates Lot Setbacks

NOTE:  
(1) FRONT SETBACKS ARE 17' FROM BACK OF CURB TO LIVING SPACE OR SIDE ENTRY GARAGE AND 18' FROM BACK OF SIDEWALK TO FACE OF GARAGE.

Typical Building Setbacks  
N.T.S.

LEGEND

PUFE	PUBLIC UTILITIES & FACILITIES EASEMENT
B.S.L.	BUILDING SETBACK LINE
B/C	BACK OF CURB
S/W	SIDEWALK
P/L	PROPERTY LINE
C/L	CENTERLINE
L/S	LANDSCAPE
PS	PRIVATE STREET

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT A	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY & FACILITIES EASEMENT, SIDEWALK AND DRAINAGE	30,637	0.7033
TRACT B	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY & FACILITIES EASEMENT AND SIDEWALK	14,261	0.3274
TRACT C	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY & FACILITIES EASEMENT AND SIDEWALK	13,398	0.3076
TRACT D	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY & FACILITIES EASEMENT AND SIDEWALK, PRIVATE DRAINAGE EASEMENT, SALT RIVER PROJECT POWER DISTRIBUTION EASEMENT	76,358	1.7529
TRACT E	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY & FACILITIES EASEMENT AND SIDEWALK, PRIVATE DRAINAGE EASEMENT, SALT RIVER PROJECT POWER DISTRIBUTION EASEMENT	50,862	1.1676
TRACT F	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY & FACILITIES EASEMENT, SIDEWALK AND DRAINAGE	21,487	0.4933
TRACT PS	PRIVATE STREET, PUBLIC INGRESS & EGRESS FOR REFUSE & EMERGENCY VEHICLES, PUBLIC UTILITY & FACILITIES EASEMENT, PRIVATE DRAINAGE EASEMENT	163,673	3.7574

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	705.62'	814.50'	49°38'12"	376.67'	683.76'
C2	41.37'	37.00'	64°03'56"	23.15'	39.25'
C3	13.68'	37.00'	21°10'58"	6.92'	13.60'
C4	30.50'	20.00'	87°23'18"	19.11'	27.63'
C5	39.64'	516.00'	4°24'04"	19.83'	39.63'
C6	0.62'	1316.00'	0°01'38"	0.31'	0.62'
C7	30.72'	20.00'	88°00'19"	19.32'	27.79'
C8	30.72'	20.00'	88°00'19"	19.32'	27.79'
C9	124.60'	1316.00'	5°25'29"	62.35'	124.55'
C10	32.80'	20.00'	93°58'26"	21.44'	28.28'
C11	6.64'	416.00'	0°54'52"	3.32'	6.64'
C12	29.27'	20.00'	83°50'25"	17.96'	26.72'
C13	181.27'	1316.00'	7°53'31"	90.78'	181.12'
C14	13.35'	37.00'	20°40'17"	6.75'	13.28'
C15	55.28'	37.00'	85°36'22"	34.27'	50.28'
C16	12.56'	37.00'	19°27'13"	6.34'	12.50'
C17	31.42'	20.00'	90°00'00"	20.00'	28.28'
C18	31.42'	20.00'	90°00'00"	20.00'	28.28'
C19	29.48'	20.00'	84°27'10"	18.15'	26.88'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C20	31.97'	20.00'	91°35'48"	20.57'	28.68'
C21	15.71'	15.00'	60°00'00"	8.66'	15.00'
C22	52.36'	25.00'	120°00'00"	43.30'	43.30'
C23	15.71'	15.00'	60°00'00"	8.66'	15.00'
C24	30.80'	20.00'	88°14'51"	19.40'	27.85'
C25	33.54'	20.00'	96°05'25"	22.25'	29.75'
C26	57.19'	1000.00'	3°16'36"	28.60'	57.18'
C27	479.91'	1000.00'	27°29'48"	244.67'	475.31'
C28	50.56'	500.00'	5°47'39"	25.30'	50.54'
C29	31.84'	20.00'	91°13'07"	20.43'	28.58'
C30	32.24'	20.00'	92°21'43"	20.84'	28.86'
C31	19.69'	400.00'	2°49'14"	9.85'	19.69'
C32	31.05'	20.00'	88°57'24"	19.64'	28.03'
C33	30.65'	20.00'	87°49'05"	19.25'	27.74'
C34	100.96'	300.00'	19°16'53"	50.96'	100.48'
C35	31.42'	20.00'	90°00'00"	20.00'	28.28'
C36	13.68'	37.00'	21°10'58"	6.92'	13.60'
C37	19.35'	909.50'	1°13'07"	9.67'	19.34'
C38	172.81'	909.50'	10°53'11"	86.66'	172.55'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C39	479.07'	909.50'	30°10'47"	245.23'	473.55'
C40	309.04'	909.50'	19°28'08"	156.03'	307.56'
C41	16.56'	909.50'	1°02'36"	8.28'	16.56'
C42	13.68'	37.00'	21°10'58"	6.92'	13.60'
C43	85.48'	37.00'	132°21'56"	83.82'	67.70'
C44	30.65'	20.00'	87°49'05"	19.25'	27.74'
C45	30.65'	20.00'	87°49'05"	19.25'	27.74'
C46	206.28'	305.00'	38°45'01"	107.26'	202.37'
C47	31.42'	20.00'	90°00'00"	20.00'	28.28'
C48	31.42'	20.00'	90°00'00"	20.00'	28.28'
C49	31.42'	20.00'	90°00'00"	20.00'	28.28'
C50	13.68'	37.00'	21°10'58"	6.92'	13.60'
C51	85.48'	37.00'	132°21'56"	83.82'	67.70'
C52	13.68'	37.00'	21°10'58"	6.92'	13.60'
C53	556.90'	624.00'	51°08'06"	298.54'	538.60'
C54	12.93'	37.00'	20°01'15"	6.53'	12.86'
C55	32.09'	20.00'	91°55'06"	20.68'	28.75'
C56	13.68'	37.00'	21°10'58"	6.92'	13.60'
C57	86.25'	37.00'	133°33'42"	86.25'	68.01'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S49°13'50"W	38.39'
L2	N47°46'56"W	90.77'
L3	N42°13'04"E	32.00'
L4	S47°46'56"E	2.35'
L5	S41°54'49"W	76.99'
L6	N35°07'24"E	62.05'

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	10,472	0.2404
2	10,472	0.2404
3	10,472	0.2404
4	10,472	0.2404
5	10,472	0.2404
6	9,907	0.2274
7	9,800	0.2250
8	9,800	0.2250
9	12,690	0.2913
10	16,390	0.3763
11	12,959	0.2975
12	12,788	0.2936
13	12,519	0.2874

LINE TABLE		
LINE	BEARING	LENGTH
L7	N71°32'34"W	53.00'
L8	S74°59'18"E	32.00'
L9	N64°53'20"W	36.42'
L10	N89°35'39"E	57.06'
L11	S31°44'54"W	23.13'
L12	S00°24'21"E	29.50'

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
14	12,136	0.2786
15	14,487	0.3326
16	10,824	0.2485
17	13,242	0.3040
18	10,920	0.2507
19	11,225	0.2577
20	12,660	0.2906
21	12,108	0.2780
22	12,094	0.2776
23	9,800	0.2250
24	10,354	0.2377
25	15,808	0.3629
26	12,881	0.2957

LINE TABLE		
LINE	BEARING	LENGTH
L13	S47°46'56"E	2.58'
L14	S47°46'56"E	49.76'
L15	N89°35'39"E	73.40'
L16	N87°28'13"E	14.70'
L17	S42°13'04"W	16.00'
L18	S42°13'04"W	16.00'

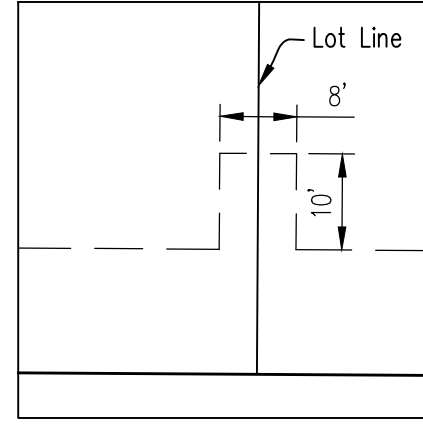
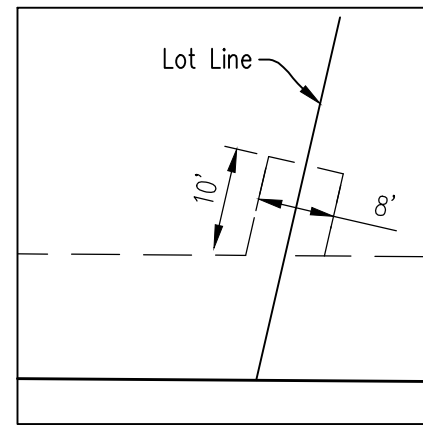
LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
27	10,765	0.2471
28	11,952	0.2744
29	11,934	0.2740
30	11,927	0.2738
31	10,360	0.2378
32	10,360	0.2378
33	12,790	0.2936
34	12,094	0.2776
35	9,800	0.2250
36	9,800	0.2250
37	11,314	0.2597
38	11,338	0.2603
39	11,338	0.2603

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
40	11,338	0.2603
41	11,338	0.2603
42	9,859	0.2263
43	9,798	0.2249
44	9,800	0.2250
45	9,800	0.2250
46	9,800	0.2250
47	9,800	0.2250
48	9,800	0.2250
49	9,800	0.2250
50	9,799	0.2250
51	14,911	0.3423
52	16,251	0.3731

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
53	10,150	0.2330
54	10,150	0.2330
55	10,150	0.2330
56	10,997	0.2525
57	10,901	0.2503
58	10,901	0.2503
59	10,901	0.2503
60	10,901	0.2503
61	10,901	0.2503
62	10,901	0.2503
63	10,850	0.2491
64	9,764	0.2242
65	9,800	0.2250

LEGEND

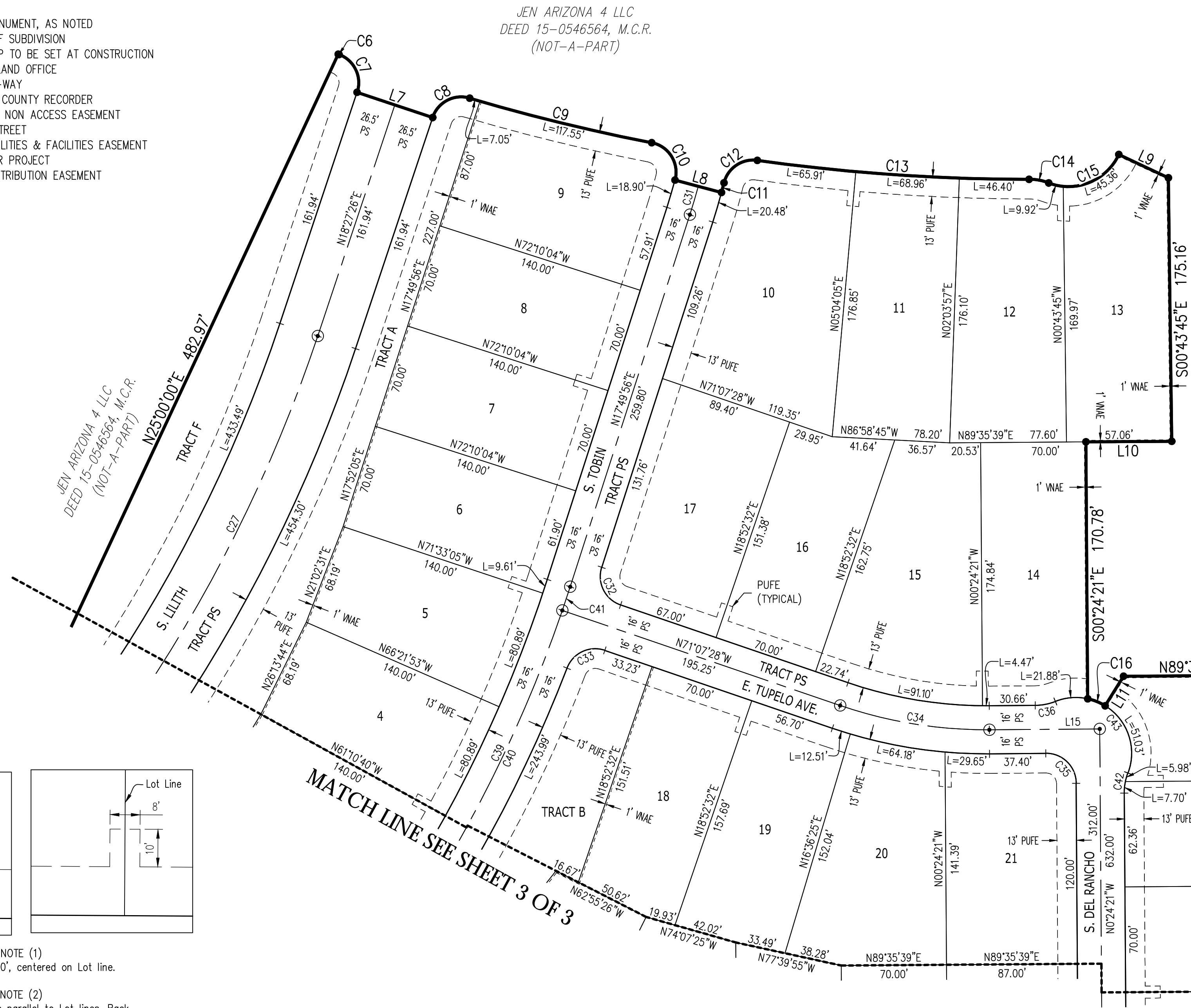
●	FOUND MONUMENT, AS NOTED
○	CORNER OF SUBDIVISION
○	BRASS CAP TO BE SET AT CONSTRUCTION
○	GENERAL LAND OFFICE
○	RIGHT-OF-WAY
○	MARICOPA COUNTY RECORDER
○	VEHICULAR NON ACCESS EASEMENT
○	PRIVATE STREET
○	PUBLIC UTILITIES & FACILITIES EASEMENT
○	SALT RIVER PROJECT
○	POWER DISTRIBUTION EASEMENT



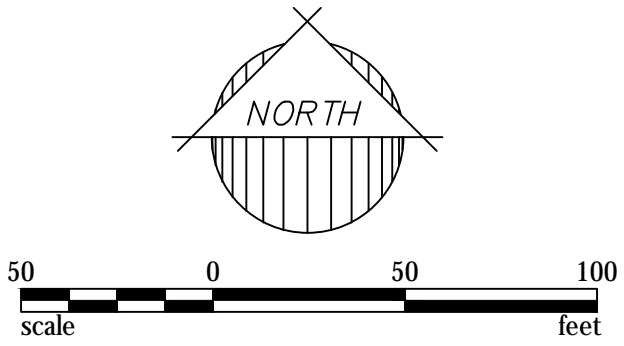
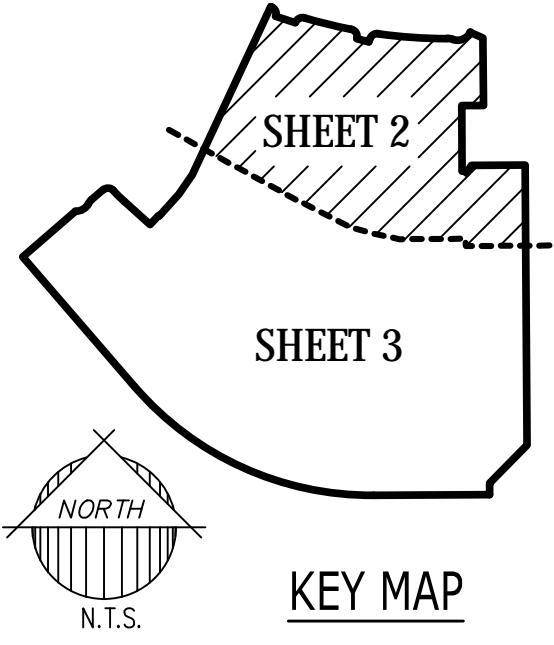
NOTE (1)  
Notch is 8' x 10', centered on Lot line.

NOTE (2)  
Sides of notch are parallel to Lot lines. Back of notch opposite the R/W is parallel to R/W.

PUFE Notch Detail  
N.T.S.



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



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

**EPS GROUP**

The Estates at Eastmark  
Parcel 8-9  
MESA, ARIZONA

**Final Plat**

Project:

Revisions:

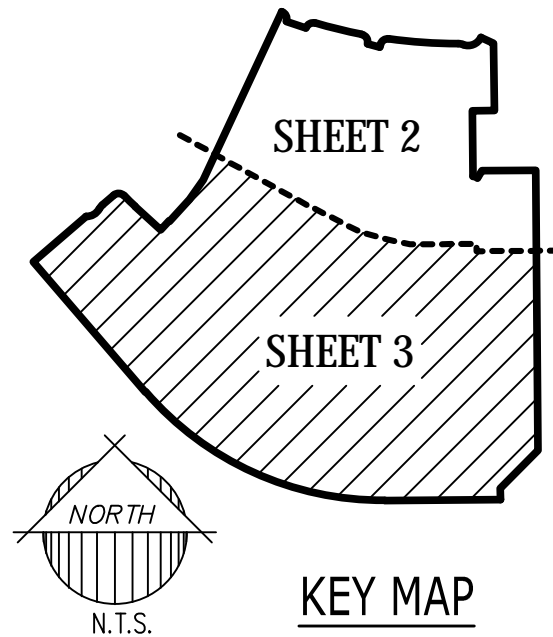
Call at least two full working days before you begin excavation.

**ARIZONA**

DESIGNED BY: AG  
DRAWN BY: RSM

53100  
RAYMOND S.  
RAYMOND III  
Signed: U.S.A.  
Expires: 3/31/18

Job No.  
**17-415**  
FP02  
Sheet No.  
**2**  
of 3



## LEGEND

■	FOUND MONUMENT, AS NOTED
●	CORNER OF SUBDIVISION
⊙	BRASS CAP TO BE SET AT CONSTRUCTION
G.L.O.	GENERAL LAND OFFICE
R/W	RIGHT-OF-WAY
M.C.R.	MARICOPA COUNTY RECORDER
VNAE	VEHICULAR NON ACCESS EASEMENT
PS	PRIVATE STREET
PUE	PUBLIC UTILITIES & FACILITIES EASEMENT
SRP PDE	SALT RIVER PROJECT
	POWER DISTRIBUTION EASEMENT