# **DEDICATION**

STATE OF ARIZONA

COUNTY OF MARICOPA .

KNOW ALL MEN BY THESE PRESENTS: THAT JEN ARIZONA 4 L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DO HEREBY PUBLISH THIS FINAL PLAT OF "THE ESTATES AT EASTMARK, 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 GRANT 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 DEDICATE 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, 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, AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY 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 "D", 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 "B" 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 THEY ARE THE SOLE OWNERS 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

# 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:

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

Final Plat

The Estates at Eastmark, Parcel 8-8

### 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 WEST QUARTER CORNER OF SAID SECTION 26 BEARS NORTH 89 DEGREES 31 MINUTES 49 SECONDS WEST (AN ASSUMED BEARING) AT A DISTANCE OF 5346.45 FEET; THENCE NORTH 89 DEGREES 31 MINUTES 49 SECONDS WEST, ALONG THE EAST - WEST MID - SECTION LINE OF SAID SECTION 26, 1652.43 FEET; THENCE NORTH O DEGREES 28 MINUTES 11 SECONDS EAST, 159.35 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 49 DEGREES 13 MINUTES 50 SECONDS EAST, 25.00 FEET; THENCE NORTH 40 DEGREES 46 MINUTES 10 SECONDS WEST, 226.46 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 2102.50 FEET; THENCE NORTHWESTERLY 343.08 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 9 DEGREES 20 MINUTES 57 SECONDS; THENCE ON A NON-TANGENT LINE NORTH 39 DEGREES 52 MINUTES 53 SECONDS EAST, 147.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE SOUTHERLY, FROM WHICH THE RADIUS POINT BEARS SOUTH 14 DEGREES 56 MINUTES 25 SECONDS WEST A DISTANCE OF 20.00 FEET; THENCE WESTERLY 19.08 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 54 DEGREES 38 MINUTES 47 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 40.50 FEET: THENCE WESTERLY 182.57 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 101 DEGREES 43 MINUTES 01 SECONDS TO A POINT OF COMPOUND CURVATURE OF A CURVE HAVING A RADIUS OF 2284.00 FEET THENCE SOUTHEASTERLY 16.10 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 0 DEGREES 24 MINUTES 14 SECONDS; THENCE ON A NON-TANGENT LINE NORTH 38 DEGREES 58 MINUTES 51 SECONDS EAST, 140.00 FEET; THENCE SOUTH 49 DEGREES 54 MINUTES 00 SECONDS EAST, 60.91 FEET; THENCE NORTH 25 DEGREES 00 MINUTES 00 SECONDS EAST, 180.44 FEET: THENCE SOUTH 65 DEGREES 00 MINUTES 00 SECONDS EAST. 140.00 FEET: THENCE NORTH 25 DEGREES 00 MINUTES 00 SECONDS EAST, 27.23 FEET; THENCE SOUTH 65 DEGREES 00 MINUTES 00 SECONDS EAST, 32.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 65 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 20.00 FEET; THENCE NORTHEASTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS; THENCE SOUTH 65 DEGREES 00 MINUTES 00 SECONDS EAST, 240.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS; THENCE ON A NON-TANGENT LINE SOUTH 65 DEGREES 00 MINUTES 00 SECONDS EAST, 32.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 65 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 20.00 FEET; THENCE NORTHEASTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90 DEGREES OO MINUTES OO SECONDS; THENCE SOUTH 65 DEGREES OO MINUTES OO SECONDS EAST, 240.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90 DEGREES OO MINUTES OO SECONDS; THENCE ON A NON-TANGENT LINE SOUTH 65 DEGREES 00 MINUTES 00 SECONDS EAST, 32.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 65 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 20.00 FEET THENCE NORTHEASTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS; THENCE SOUTH 65 DEGREES 00 MINUTES 00 SECONDS EAST, 21.27 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 1316.00 FEET; THENCE SOUTHEASTERLY 103.84 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 4 DEGREES 31 MINUTES 16 SECONDS; THENCE ON A NON-TANGENT LINE SOUTH 25 DEGREES 00 MINUTES 00 SECONDS WEST, 482.97 FEET; THENCE SOUTH 35 DEGREES 07 MINUTES 24 SECONDS WEST, 62.05 FEET; THENCE SOUTH 41 DEGREES 54 MINUTES 49 SECONDS WEST, 76.99 FEET; THENCE NORTH 47 DEGREES 46 MINUTES 56 SECONDS WEST, 2.35 FEET; THENCE SOUTH 42 DEGREES 13 MINUTES 04 SECONDS WEST, 32.00 FEET; THENCE NORTH 47 DEGREES 46 MINUTES 56 SECONDS WEST, 90.77 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 516.00 FEET; THENCE NORTHWESTERLY 39.64 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 4 DEGREES 24 MINUTES 04 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 20.00 FEET; THENCE WESTERLY 30.50 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 87 DEGREES 23 MINUTES 18 SECONDS: THENCE SOUTH 49 DEGREES 13 MINUTES 50 SECONDS WEST, 38.39 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 37.00 FEET; THENCE SOUTHWESTERLY 13.68 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21 DEGREES 10 MINUTES 58 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 37.00 FEET; THENCE SOUTHWESTERLY 41.37 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 64 DEGREES 03 MINUTES 56 SECONDS: THENCE ON A NON-TANGENT LINE SOUTH 49 DEGREES 13 MINUTES 50 SECONDS WEST. 181.32 FEET: THENCE NORTH 40 DEGREES 46 MINUTES 10 SECONDS WEST, 236.49 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 8-8" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS PLAT.

WITNESS WHEREOF,	HAS CAUSED	ITS NAME	TO BE	AFFIXED E	BY THE	UNDERSIGNED,	DULY	AUTHORIZED
FICER THIS DAY OF,	2018.							

AN ARIZONA NON-PROFIT CORPORATION

THE ESTATES AT EASTMARK COMMUNITY ASSOCIATION, INC.,

RA:	 	 
ITS:	 	 

# **ACKNOWLEDGMENT**

STATE OF ARIZONA ) SS 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

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

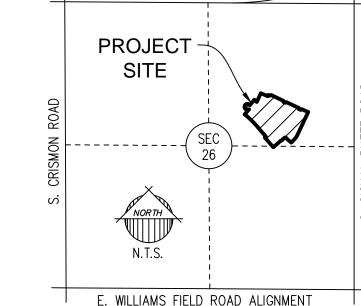
WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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.
- 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.



#### **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

- 1 COVER, NOTES, DEDICATION, SITE DATA, BASIS OF BEARING AND CERTIFICATIONS
- 2 LOT AREA TABLE, TRACT AREA & USAGE TABLE, CURVE TABLE, LINE TABLE AND DETAILS
- 3 FINAL PLAT PLAN SHEETS

AREA SUMMARY TABLE						
DESCRIPTION	AREA (SF)	AREA (ACRES)				
LOTS 1 - 39	544,949	12.5103				
TRACTS A - D	36,066	0.8280				
PRIVATE STREETS (TRACT PS)	88,323	2.0276				
GROSS AREA	669,338	15.3659				

SEE SHEET 2 FOR LOT & TRACT AREA TABLE

#### BASIS OF BEARING

THE BASIS OF BEARING IS THE EAST - WEST MID - SECTION LINE OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 7 EAST. ASSUMED BEARING NORTH 89 DEGREES 31 MINUTES 49 SECONDS

# 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.

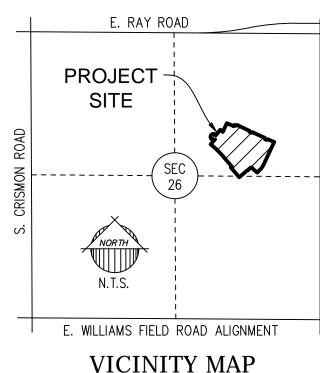
BY:		ATTEST:	
	MAYOR	CITY C	LERK

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.

	DATE:	
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 RETRACED.





.. 고

Eastma

inal Plat s at 1

Revisions:

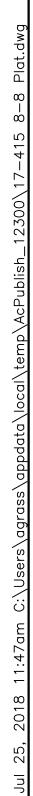
ll at least two full workin ARÍZONA 811. Arizona Bino Staha, Inc.

Designer: Drawn by:



Job No. 17-415 **FP01** 

Sheet No.

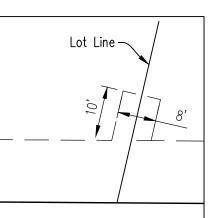


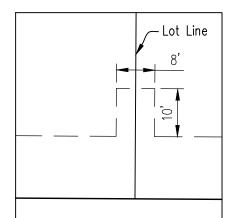
(1) FRONT SETBACKS ARE 17' FROM BACK OF CURB TO LIVING SPACE OR SIDE ENTRY GARAGE AND 18' FROM BACK OF SIDEWALK TO FACE OF GARAGE. Typical Building Setbacks

#### **LEGEND**

PUBLIC UTILITIES & FACILITIES EASEMENT

SIDEWALK PROPERTY LINE CENTERLINE LANDSCAPE





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.

	C14	41.37'	37.00'	64 <b>°</b> 03'56"	39.25	N60°04'50"E		C29	
	C15	421.72'	2268.00'	10°39'13"	421.11'	N46°05'46"W			
TRACT USE TABLE									
TRACT			USE			AREA (SF)	AR	EA (AC)	
TRACT A  LANDSCAPE, OPEN SPACE, PUBLIC UTILITY & FACILITIES EASEMENT AND SIDEWALK				2,717	C	).0624			
TRACT B  LANDSCAPE, OPEN SPACE, PUBLIC UTILITY & FACILITIES EASEMENT AND SIDEWALK, PRIVATE DRAINAGE EASEMENT					23,212	(	0.5329		
TRACT C  LANDSCAPE, OPEN SPACE, PUBLIC UTILITY & FACILITIES EASEMENT, SIDEWALK, SALT RIVER PROJECT POWER DISTRIBUTION EASEMENT AND PRIVATE DRAINAGE EASEMENT				9,430	(	0.2165			
TRACT	TRACT D LANDSCAPE, OPEN SPACE				707	(	0.0162		
TRACT F	s   F0	R REFUSE	& EMERGEN	C INGRESS & ICY VEHICLES	, PUBLIC	88,323		2.0276	

DRAINAGE EASEMENT

LOT AREA TABLE

LOT # AREA (SF) AREA (AC)

11 13,050

12 | 13,050

13 | 12,947

14 | 16,294

15 | 14,000

16 14,310

17 | 18,567

18 | 18,591

19 | 13,041

20 | 12,600

0°24'14" | 16.10' | N51°13'16"W

90°00'00" | 28.28' | N70°00'00"E

90°00'00" | 28.28' | N20°00'00"W

**CURVE TABLE** 

CURVE | LENGTH | RADIUS | DELTA | CHORD | CHORD BRG |

C1 | 343.08' | 2102.50' | 9°20'57" | 342.70' | N45°26'38"W |

C2 | 19.08' | 20.00' | 54°38'47" | 18.36' | S77°37'02"W |

C3 | 182.57' | 40.50' | 258\*16'59" | 62.82' | S00\*33'52"E |

31.42' | 20.00' | 90°00'00" | 28.28' | S70°00'00"W

C8 | 31.42' | 20.00' | 90°00'00" | 28.28' | N20°00'00"W |

C9 | 31.42' | 20.00' | 90°00'00" | 28.28' | S70°00'00"W |

C10 | 103.84' | 1316.00' | 4'31'16" | 103.82' | S67'15'38"E |

C11 39.64' 516.00' 4°24'04" 39.63' S45°34'54"E

C12 | 30.50' | 20.00' | 87°23'18" | 27.63' | N87°04'31"W |

0.2996

0.2996

0.2972

0.3741

0.3214

0.3285

0.4262

0.4268

0.2994

0.2893

LOT AREA TABLE

LOT # AREA (SF) AREA (AC)

0.2893

0.3514

0.3965

0.3105

0.3075

0.3076

0.3076

0.3065

0.2996

0.2996

C4 | 16.10' | 2284.00' |

31.42' 20.00'

12,600

15,306

17,270

13,525

13,396

13,401

13,401

13,353

13,050

10 13,050

LOT AREA TABLE

LOT # AREA (SF) AREA (AC)

21 12,600

22 | 14,894

23 14,894

24 12,600

25 12,600

26 12,600

27 14,796

28 | 14,291

29 | 14,452

30 | 12,600

C16 31.62'

C20 31.42'

C21 31.42'

C22 | 126.87' |

C13 | 13.68' | 37.00' | 21°10'58" | 13.60' | S38'38'21"W | C28 | 251.00' | 2268.00' | 6°20'28" | 250.87' | N48°15'09"W

0.2893

0.3419

0.3419

0.2893

0.2893

0.2893

0.3397

0.3281

0.3318

0.2893

**CURVE TABLE** 

CURVE | LENGTH | RADIUS | DELTA | CHORD | CHORD BRG

C17 | 30.70' | 20.00' | 87°56'36" | 27.77' | S00°13'00"E

C18 | 104.29' | 300.00' | 19°55'04" | 103.77' | N34°57'32"E

C19 | 126.87' | 300.00' | 24°13'50" | 125.93' | N37°06'55"E

C23 31.42' 20.00' 90°00'00" 28.28' S85°46'10"E

C24 | 13.68' | 37.00' | 2110'58" | 13.60' | N3010'41"W

C25 | 85.48' | 37.00' | 132°21'56" | 67.70' | S85°46'10"E

C26 | 170.72' | 2268.00' | 4°18'46" | 170.68' | N42°55'32"W

C27 31.33' 20.00' 89°45'00" 28.22' S01°09'11"W

61.20' 500.00' 7°00'46" 61.16' S44°16'33"E

LOT AREA TABLE

LOT # AREA (SF) AREA (AC)

31 12,600

32 12,600

33 14,894

34 | 15,571

35 13,050

36 13,050

37 13,050

38 13,797

39 15,208

20.00' | 90°34'56" | 28.43' | N88°43'46"E

20.00' | 90°00'00" | 28.28' | S85°46'10"E

20.00' | 90°00'00" | 28.28' | S04°13'50"W

300.00' | 24°13'50" | 125.93' | N37°06'55"E

0.2893

0.2893

0.3419

0.3575

0.2996

0.2996

0.2996

0.3167

0.3491

LINE TABLE				LINE TABLE			
LINE	BEARING	LENGTH		LINE	BEARING	LENGTH	
L1	N49°13'50"E	25.00'		L11	N42°13'04"E	32.00'	
L2	S49°54'00"E	60.91		L12	N47°46'56"W	90.77	
L3	N25°00'00"E	27.23'		L13	S49°13'50"W	38.39	
L4	S65°00'00"E	32.00'		L14	N49°13'50"E	17.84	
L5	N65°00'00"W	32.00'		L15	N38°34'37"E	24.50'	
L6	N65°00'00"W	32.00'		L16	N44°55'05"E	28.90'	
L7	N65°00'00"W	21.27		L17	N49°13'50"E	67.44	
L8	N35°07'24"E	62.05'		L18	N49°13'50"E	134.42'	
L9	S41°54'49"W	76.99'		L19	N40°46'10"W	11.58'	
L10	S47°46'56"E	2.35'					

	90'		<b>↓</b> 107'	
	5, B.S.L.		5, B.S.L.	treet
-	<del>~</del> 5' B.S.L.	5' B.S.L.	B.S.L.	22' B.S.L. — C/L of Street
140'	Lot	1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Lot	17' B.S.L. — 16' PS & B/C
-	– 18' (1) B.S.L. .S.L.		— 18' (1) B.S.L. 3.S.L.	5' S/W 1 1 1 4 4 7 7 L/S
13' PUFE				
S	90'			
16, F	Short Street C/L of Street	- <u> </u>		
		Typical 90' Estates		
		NO <sup>-</sup>	ΓE:	

N.T.S.

Vineyard Ave, Su 2 85210 3.2250 | F:480.5 9 psgroupine

Estates at Eastmark
Parcel 8-8
MESA, ARIZONA

Revisions:

53160 RAYMOND S.

S MUNOZ III 🤅

Job No.

17-415

Sheet No.

Final Plat

BUILDING SETBACK LINE BACK OF CURB

S/W PRIVATE STREET

