

DEDICATION

STATE OF ARIZONA )  
 ) ss.  
COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENTS:  
THAT MCDOWELL CITRUS 100 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER DOES HEREBY PUBLISH THIS FINAL PLAT FOR "ESTATES AT MANDARIN GROVE", LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 6 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.

MCDOWELL CITRUS 100 LLC, 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.

MCDOWELL CITRUS 100 LLC, HEREBY DEDICATES TO THE CITY OF MESA, NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS FOR PRIVATE STREETS OVER TRACT "A".

EACH OF THE OWNERS, AS TO THE PORTION OF THE PROPERTY OWNED BY THAT OWNER, 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, GUTTERS, 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 MCDOWELL CITRUS 100 LLC, 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 BY MCDOWELL CITRUS 100 LLC, OR THE SUCCESSORS OR ASSIGNS OF MCDOWELL CITRUS 100 LLC, AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY MCDOWELL CITRUS 100 LLC, OR THE SUCCESSORS OR ASSIGNS OF MCDOWELL CITRUS 100 LLC, 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.

MCDOWELL CITRUS 100 LLC, 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 AS "PUBLIC UTILITY EASEMENT" OR "P.U.E." FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

MCDOWELL CITRUS 100 LLC, 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 AS "IRRIGATION EASEMENT" OR "I.E." FOR PURPOSES OF INSTALLATION AND MAINTENANCE OF IRRIGATION FACILITIES. FURTHERMORE, EACH LOT IS SUBJECT TO AN "IRRIGATION EASEMENT" FOR THE BENEFIT OF USING IRRIGATION FACILITIES THAT ARE REASONABLY NECESSARY TO DELIVER IRRIGATION TO EACH BENEFITTED LOT.

MCDOWELL CITRUS 100 LLC, 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 "S.V.E." 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.

MCDOWELL CITRUS 100 LLC, 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 "V.N.A.E." FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO VEHICULAR ACCESS IS PERMITTED.

DRAINAGE COVENANT:  
THE DRAINAGE EASEMENT SHOWN ON THIS PLAT AS TRACT "A" 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.

MCDOWELL CITRUS 100 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT THEY ARE 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 MCDOWELL CITRUS 100 LLC, WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

MCDOWELL CITRUS 100 LLC, 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.

MCDOWELL CITRUS 100 LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY \_\_\_\_\_ ITS \_\_\_\_\_

# ESTATES AT MANDARIN GROVE

A PORTION OF THE NORTHWEST 1/4 OF SECTION 9,  
TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA  
AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA

SUBMITTAL ADDRESS = 3743 E McKELLIPS ROAD

## OWNER/DEVELOPER

MCDOWELL CITRUS 100, L.L.C.  
c/o PAUL DUGAS  
3321 EAST BASELINE ROAD  
GILBERT, ARIZONA 85234  
PHONE No. (480) 892-4492  
FAX No. (480) 892-5106

## SURVEYOR

WOOD, PATEL & ASSOCIATES, INC.  
1640 SOUTH STAPLEY DRIVE - SUITE 243  
MESA, ARIZONA 85204  
(480) 834-3300  
SURVEYOR@WOODPATEL.COM

## SHEET INDEX

1 & 2 - COVER SHEET  
3 - MAP SHEET & TABLES

TOTAL SHEETS - 3

## BASIS OF BEARING

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT) GEODEIC DENSIFICATION AND CADASTRAL SURVEY (GDACS) WEBSITE WWW.MCDOT.MARICOPA.GOV, UNDER THE SURVEY INFORMATION LINK ON OCTOBER 27, 2016. PROJECTION: CENTRAL ZONE, NAD 83, (EPOCH 2010)  
DATUM: GRS-80  
UNITS: INTERNATIONAL FEET  
GEOID MODEL: GEOID 2012A  
CONTROL POINT: 1CK1  
PID: AJ 3676  
LATITUDE: 33°27'49.71967"N  
LONGITUDE: 1H°47'09.71635"W  
ELLIPSOID HEIGHT: 365.784 (METERS)  
DESCRIPTION: STAINLESS STEEL ROD IN CONCRETE SLEEVE  
MODIFIED TO GROUND AT (GRID) N: 891974.303, E: 749814.495, USING A SCALE FACTOR OF 1.0001558217.  
HORIZONTAL ADJUSTMENT: NONE  
HORIZONTAL ROTATION: NONE

## APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

APPROVED BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
MAYOR 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. APPROVED

BY: \_\_\_\_\_  
CITY ENGINEER DATE

## ACKNOWLEDGMENT

STATE OF ARIZONA )  
 ) ss.  
COUNTY OF MARICOPA )

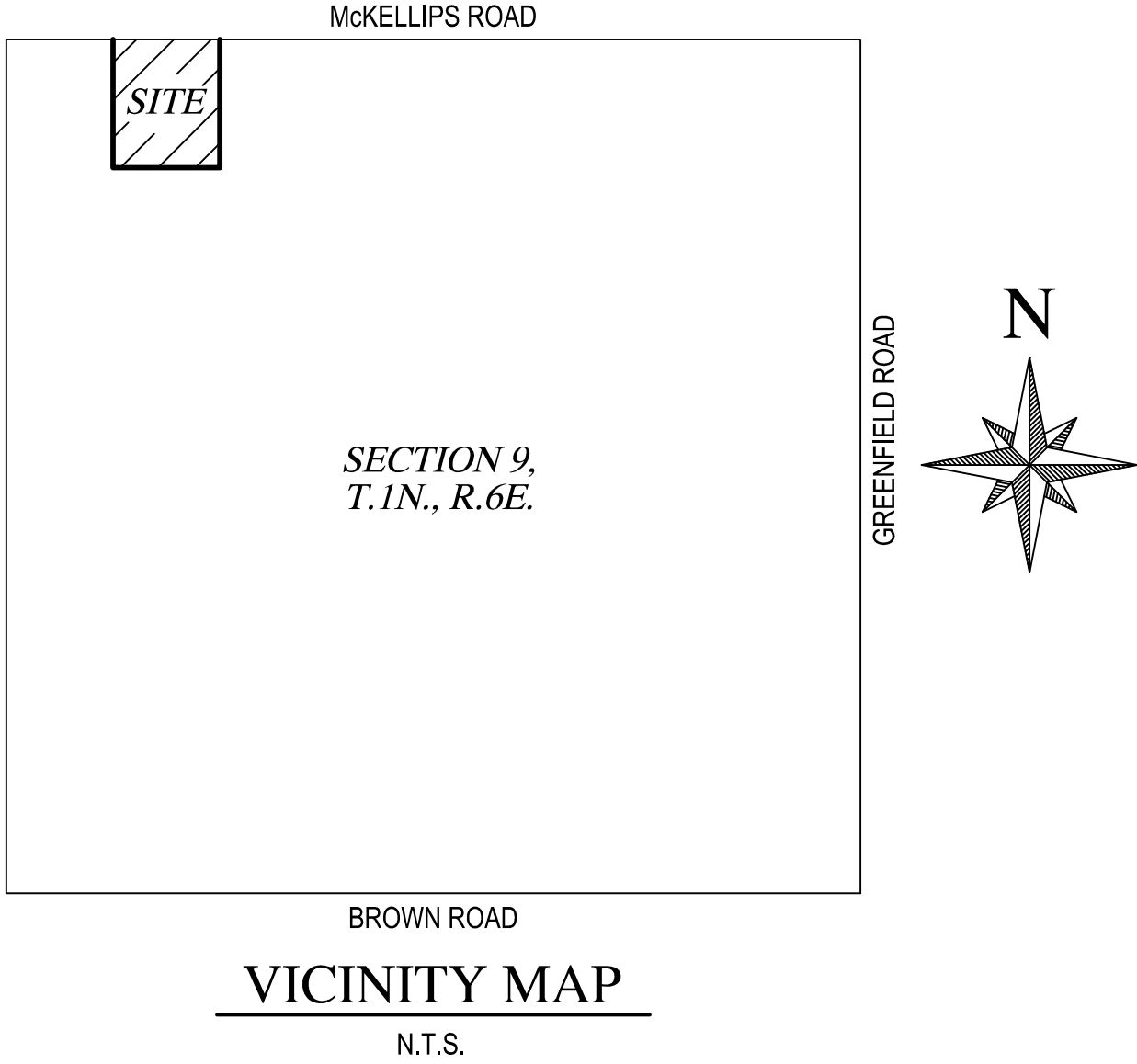
ON THIS, THE \_\_\_\_ DAY OF \_\_\_\_\_, 2018, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,

PERSONALLY APPEARED \_\_\_\_\_, WHO ACKNOWLEDGED

HIMSELF/HERSELF TO BE THE \_\_\_\_\_ OF MCDOWELL CITRUS 100 LLC,  
AN ARIZONA LIMITED LIABILITY COMPANY,  
BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN  
CONTAINED BY SIGNING THEIR NAME AS OFFICER. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND  
OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_



## NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE AND REMOVABLE SECTION TYPE FENCING.
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE FACILITIES, PRIVATE DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THIS PROJECT, OR LANDSCAPING WITHIN THE RIGHT-OF-WAY ALONG MCDOWELL.
- 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 WITH IN 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 HOME OWNER'S ASSOCIATION OR THE PROPERTY OWNER(S).
- 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.
- UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R.(42)33.
- ELECTRICAL LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- COMMUNICATION LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT IS RECORDED WITH THE MARACOPA COUNTY RECORDER. THIS SUBDIVISION IS WITHIN A HALF MILE OF FALCON FIELD AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATIONS.
- THE PROPERTY DEPICTED ON THIS PLAT IS LOCATED WITHIN AN AREA DESIGNATED AS OTHER FLOOD AREA ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAPS NO. 04013C2280 L AND 04013C2260 L WITH A DATE OF OCTOBER 16, 2013.
- NOISE ATTENUATION MEASURES ARE TO BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE BUILDINGS TO ACHIEVE A NOISE LEVEL REDUCTION OF 45 DB AS SPECIFIED IN SECTION 11-19-5 OF THE ZONING ORDINANCE.
- THE MAINTENANCE OF THE LANDSCAPING, PUBLIC AND PRIVATE DRAINAGE AND ASSOCIATED IMPROVEMENTS WITHIN RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION AS SPECIFIED IN THE RECORDED "DEVELOPMENT AGREEMENT".

NOTES CONTINUE ON PAGE 2

## CERTIFICATION

I, GABRIEL S. RIOS, OF WOOD, PATEL & ASSOCIATES, INC. HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT CONSISTING OF THREE (3) SHEETS REPRESENTS A SURVEY PERFORMED DURING THE MONTH OF DECEMBER, 2017; THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS", AND IS TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.

GABRIEL S. RIOS  
REGISTERED LAND SURVEYOR #48932  
WOOD, PATEL & ASSOCIATES, INC.  
1640 STAPLEY DRIVE-SUITE 243  
MESA, ARIZONA 85204  
(480) 834-300  
SURVEYOR@WOODPATEL.COM

WOOD/PATEL  
MISSION: CLIENT SERVICE ®  
(480) 834-3300  
WWW.WOODPATEL.COM

ESTATES AT MANDARIN GROVE

FINAL PLAT



CHECKED BY	GSR
CAD TECHNICIAN	ELF
SCALE	N.T.S.
DATE	06-20-2018
JOB NUMBER	174628
SHEET	1 OF 3

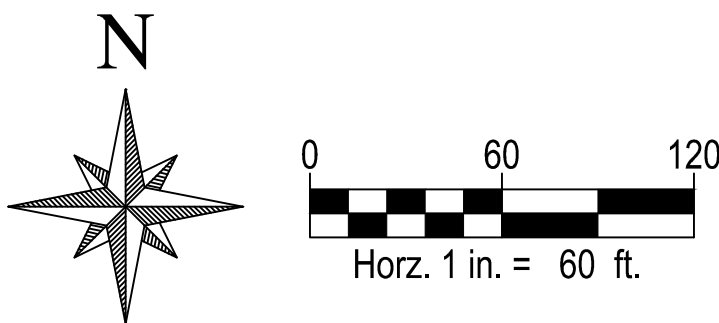
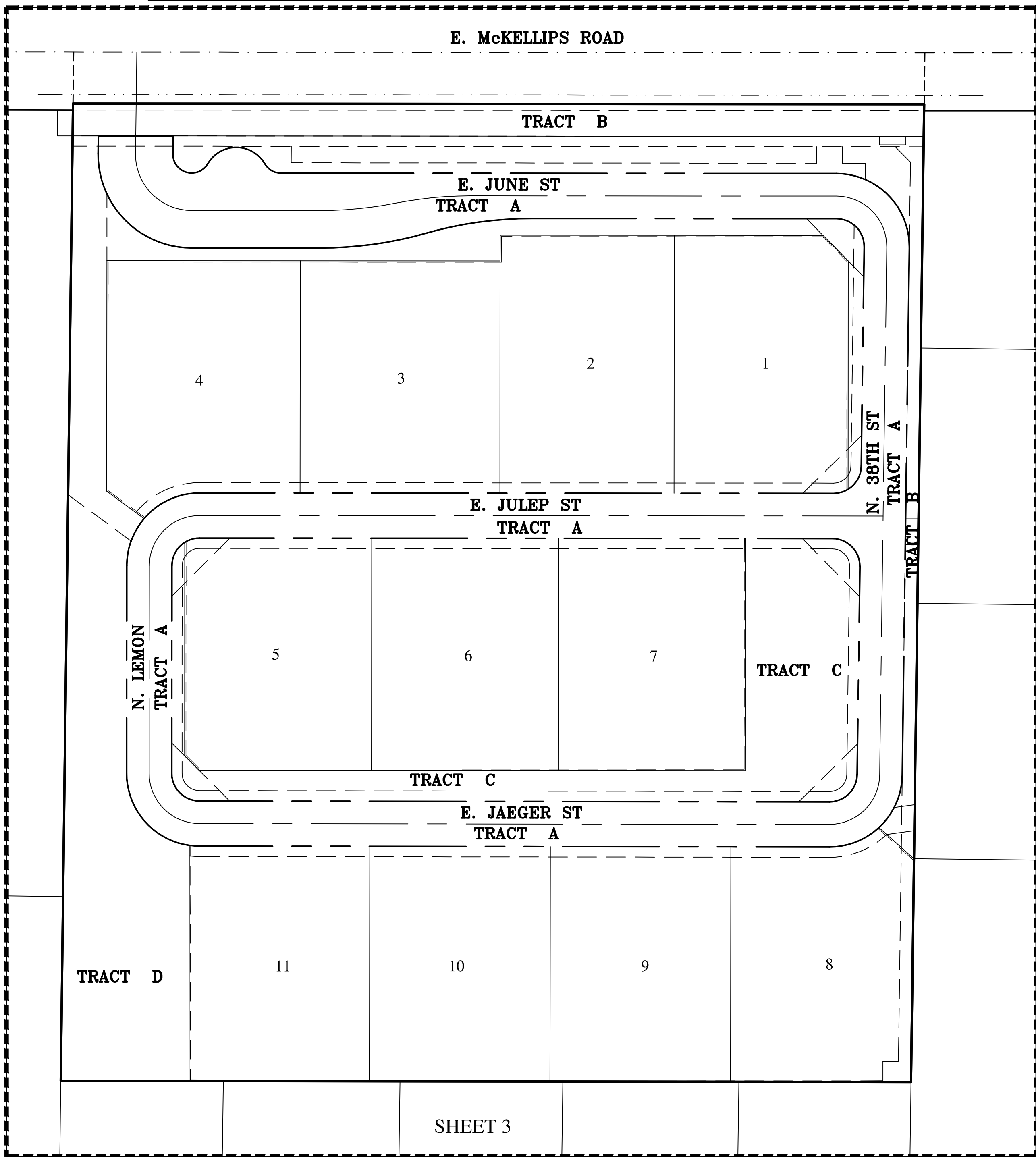
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CHECKED BY GSR  
CAD TECHNICIAN ELF  
SCALE 1" = 60'  
DATE 06-20-2018  
JOB NUMBER 174628  
SHEET 2 OF 3

Z:\2017\174628\Survey\Final\628-511.dwg

INDEX MAP



LEGEND

---	BNDRY	PROJECT BOUNDARY
---	C/L	CENTER LINE
---	T/L	TRACT LINE
---	P.U.E.	PUBLIC UTILITY EASEMENT
---	P.U.F.E.	PUBLIC UTILITY FACILITIES EASEMENT
---	V.N.A.E.	VEHICULAR NON ACCESS EASEMENT
---	M/L	MONUMENT LINE
---	R/W	RIGHT OF WAY
---	P/L	PROPERTY LINE
△	S.V.E.	SURVEY MONUMENT FOUND AS NOTED SIGHT VISIBILITY EASEMENT

LOT TABLE

LOT	LOT SIZE (SF)
1	26,988
2	27,000
3	27,900
4	27,532
5	26,088
6	26,100
7	26,100
8	25,978
9	25,516
10	25,516
11	25,517

ESTATES AT MANDARIN GROVE

LAND USE SUMMARY TABLE

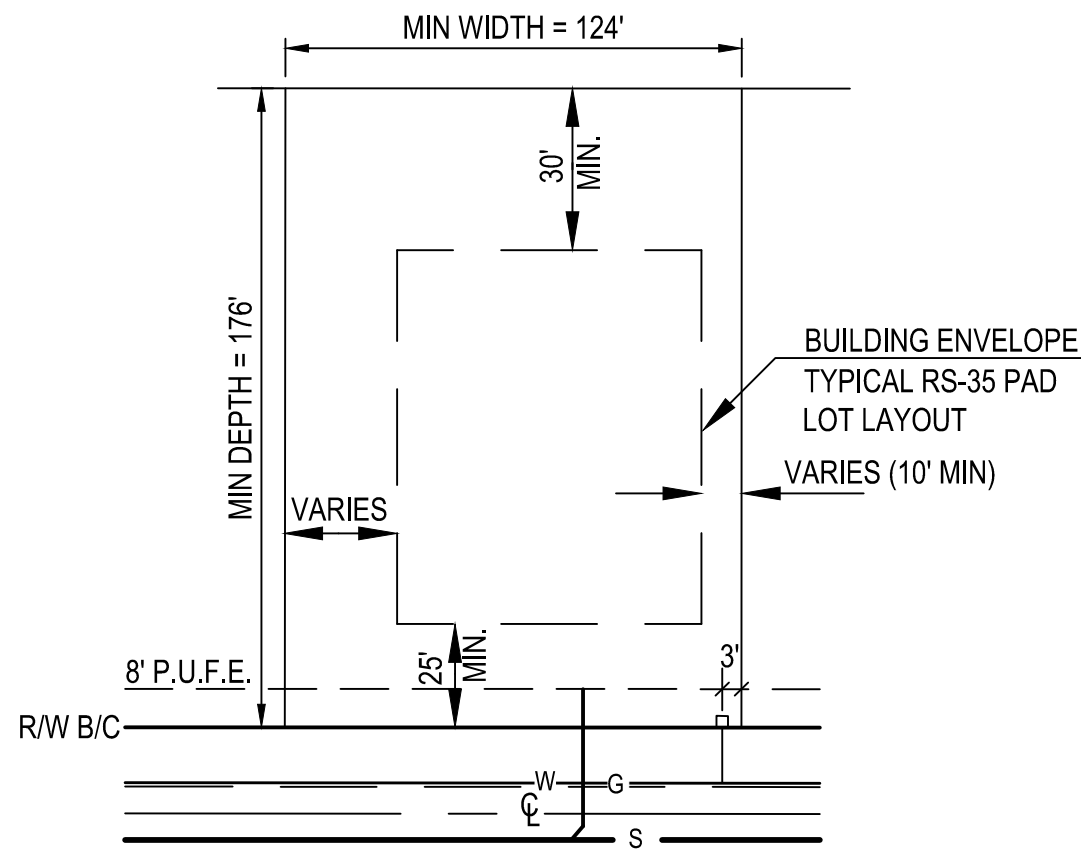
ZONING	RS-35 PAD			
TOTAL NUMBER OF LOTS	11			
TOTAL GROSS AREA	500,200	SQ.FT.	11.48	AC
TOTAL NET AREA	483,697	SQ.FT.	11.10	AC
DENSITY	0.99	DU/NET AC		
OPEN SPACE	102,433	SQ.FT.	2.35	AC
AVERAGE LOT SIZE	26,385	SQ.FT.	0.61	AC
MIN. LOT SIZE	25,516	SQ.FT.	0.59	AC

TRACT TABLE

TRACT NO.	SQ. FT.	ACRES	USE (SEE SHEET 2 FOR LOCATIONS)
A	91,029	2.09	PRIVATE STREETS
B	22,291	0.51	OPEN SPACE, RETENTION, PUFE
C	29,988	0.69	OPEN SPACE, AMENITY, PUFE
D	50,156	1.15	OPEN SPACE, RETENTION, PUFE

NOTES (CONTINUED)

- EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING FOR A TOTAL OF 11 UNITS.
- THIS SUBDIVISION IS SUBJECT TO THE CITY OF MESA RESIDENTIAL DEVELOPMENT GUIDELINES AS WELL AS THE BUILDING FORM STANDARDS ESTABLISHED IN THE CITY OF MESA ZONING ORDINANCE.
- A PROPERTY OWNERS ASSOCIATION SHALL BE ESTABLISHED WITH ALL LOT OWNERS BEING MEMBERS OF THAT ASSOCIATION. THE PROPERTY OWNERS ASSOCIATION SHALL OWN AND MAINTAIN ALL TRACTS.
- 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 AREAS SHOWN ON THIS PLAT.
- THE AREA WITHIN THE SIGHT VISIBILITY EASEMENT, NOTED ON THIS PLAT AS S.V.E. (VISIBILITY TRIANGLE EASEMENT), IS TO BE CLEAR OF LANDSCAPING, SIGNS, FENCES OR OTHER ITEMS HIGHER THAN 36" ABOVE STREET GRADES.
- PUBLIC UTILITY AND FACILITY EASEMENTS WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS FOR THE RELOCATION OF SRP 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).
- SURROUNDING PROPERTY OWNER'S ASSOCIATION WILL HAVE ACCESS TO THE IRRIGATION VALVES LOCATED ON THE WEST SIDE OF THE DEVELOPMENT
- LOT OWNERS OF LOTS 5-7 MUST PLACE TRASH CONTAINERS ON NORTH SIDE OF EAST JULEP STREET FOR PICK UP.
- FIRE HYDRANT SPACING:  
THIS SUBDIVISION HAS FIVE HYDRANTS SPACED AT AN AVERAGE SPACING OF 500 FEET. THIS ALLOWS THE LARGEST HOME ON THE LOTS TO BE A MAXIMUM OF 4,800 SQUARE FEET WITHOUT FIRE SUPPRESSION SPRINKLER SYSTEMS AND 18,000 SQUARE FEET WITH FIRE SUPPRESSION SPRINKLER SYSTEMS UNDER ROOF. CONSTRUCTION PER THE MESA BUILDING CODE OF AT LEAST TYPE VB CONSTRUCTION.



TYPICAL BUILDING SET BACK

BUILDING SET BACKS

MIN. LOT SIZE	MINIMUM FRONT SET BACK	MAXIMUM SIDE SETBACK	MINIMUM REAR SETBACK	MAXIMUM LOT COVERAGE
25,516 S.F. MINIMUM WIDTH 124' MINIMUM DEPTH 176' MAXIMUM HEIGHT 30'	25'- PORCHES/LIVABLE AREA & GARAGE WALL 25'-45' TO ACCESSORY STRUCTURES AND RV GARAGES	10'- MINIMUM- AGGREGATE OF 30'	30' TO LIVABLE, 15' TO ACCESSORY STRUCTURES AND RV GARAGES	40%

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CHORD BEARING
C1	90°40'22"	43.50'	68.84'	S44°37'14.48"E
C2	11°14'09"	300.00'	58.83'	N84°25'32.55"E
C3	11°14'09"	300.00'	58.83'	S84°25'32.55"W
C4	90°43'25"	39.00'	61.75'	N44°35'40.12"W
C5	89°18'39"	39.00'	60.79'	N45°25'22.06"E
C6	89°57'56"	39.00'	61.24'	S44°56'20.69"E
C7	90°00'00"	39.00'	61.26'	S45°02'37.13"W
C8	150°40'19"	14.50'	38.13'	S74°37'13.21"E
C9	90°40'22"	72.50'	114.73'	S44°37'14.48"E
C10	120°00'00"	25.50'	53.41'	N89°57'22.87"W
C11	60°00'00"	14.50'	15.18'	S59°57'22.87"E
C12	15°54'56"	300.00'	83.33'	N82°05'09.04"E
C13	15°54'56"	300.00'	83.33'	S82°05'09.04"W
C14	90°43'26"	21.50'	34.04'	N44°35'40.12"W
C15	90°43'25"	56.50'	89.46'	N44°35'40.12"W
C16	89°16'35"	21.50'	33.50'	N45°24'19.88"E
C17	90°43'25"	21.50'	34.04'	N44°35'40.12"W
C18	89°18'39"	21.50'	33.51'	N45°25'22.06"E
C19	89°18'39"	56.50'	88.07'	N45°25'22.06"E
C20	89°57'56"	56.50'	88.72'	S44°56'20.69"E
C21	89°57'56"	21.50'	33.76'	S44°56'20.69"E
C22	90°00'00"	21.50'	33.77'	S45°02'37.13"W
C23	90°00'00"	56.50'	88.75'	S45°02'37.13"W

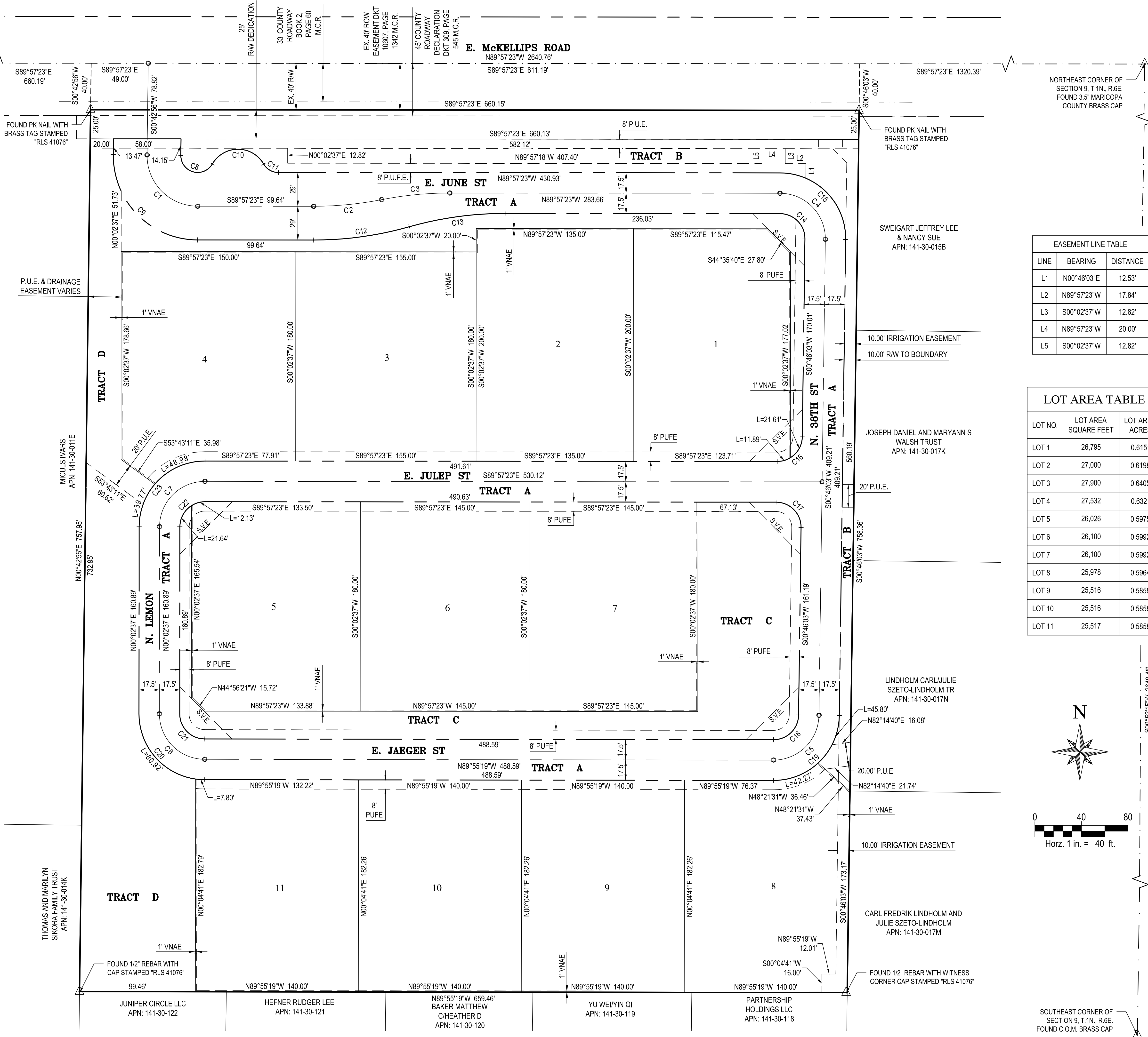
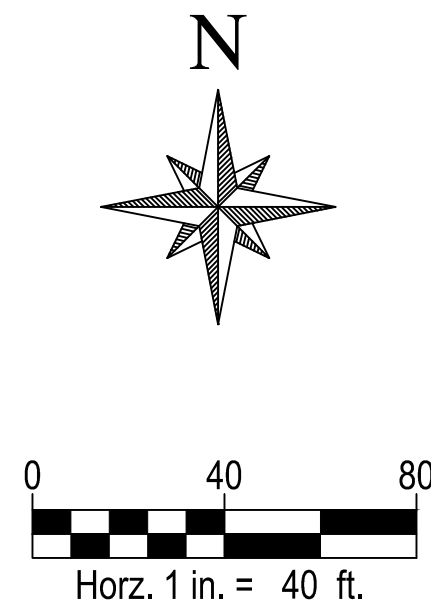
TRACT AREA TABLE		
TRACT NO.	TRACT AREA SQUARE FEET	TRACT AREA ACRES
TRACT A	91,029	2.0897
TRACT D	50,350	1.1559
TRACT B	22,291	0.5117
TRACT C	30,047	0.6898

#### LEGEND

BNDRY	PROJECT BOUNDARY
C/L	CENTER LINE
T/L	TRACT LINE
P.U.E.	PUBLIC UTILITY EASEMENT
P.U.F.E.	PUBLIC UTILITY FACILITIES EASEMENT
V.N.A.E.	VEHICULAR NON ACCESS EASEMENT
M/L	MONUMENT LINE
R/W	RIGHT OF WAY
P/L	PROPERTY LINE
S.V.E.	SURVEY MONUMENT FOUND AS NOTED SIGHT VISIBILITY EASEMENT

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°46'03"E	12.53'
L2	N89°57'23"W	17.84'
L3	S00°02'37"W	12.82'
L4	N89°57'23"W	20.00'
L5	S00°02'37"W	12.82'

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 1	26,795	0.6151
LOT 2	27,000	0.6198
LOT 3	27,900	0.6405
LOT 4	27,532	0.6321
LOT 5	26,026	0.5975
LOT 6	26,100	0.5992
LOT 7	26,100	0.5992
LOT 8	25,978	0.5964
LOT 9	25,516	0.5858
LOT 10	25,516	0.5858
LOT 11	25,517	0.5858



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## ESTATES AT MANDARIN GROVE

FINAL PLAT



CHECKED BY	GSR
CAD TECHNICIAN	ELF
SCALE	1" = 40'
DATE	06-20-2018
JOB NUMBER	174628
SHEET	3 OF 3