

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 8-7" SITUATED WITHIN A PORTION THE OF THE NORTHEAST QUARTER 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 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 E, 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 A, C, 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:

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER 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 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 0 DEGREES 43 MINUTES 45 SECONDS EAST (AN ASSUMED BEARING) AT A DISTANCE OF 2644.23 FEET; THENCE SOUTH 0 DEGREES 43 MINUTES 45 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 966.34 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 41 SECONDS WEST, 185.03 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 0 DEGREES 43 MINUTES 45 SECONDS EAST, 1066.87 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 15 SECONDS WEST, 138.32 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH 71 DEGREES 57 MINUTES 46 SECONDS EAST A DISTANCE OF 37.00 FEET; THENCE SOUTHEASTERLY 2.50 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 3 DEGREES 52 MINUTES 29 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 37.00 FEET; THENCE SOUTHWESTERLY 85.65 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 132 DEGREES 37 MINUTES 45 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 37.00 FEET; THENCE NORTHWESTERLY 13.35 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 20 DEGREES 40 MINUTES 17 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 1316.00 FEET; THENCE WESTERLY 181.27 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 7 DEGREES 53 MINUTES 31 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY 29.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 83 DEGREES 50 MINUTES 25 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 416.00 FEET; THENCE SOUTHWESTERLY 6.64 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 0 DEGREES 54 MINUTES 52 SECONDS; THENCE ON A NON-TANGENT LINE NORTH 74 DEGREES 59 MINUTES 18 SECONDS WEST, 32.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 74 DEGREES 59 MINUTES 18 SECONDS WEST A DISTANCE OF 20.00 FEET; THENCE NORTHWESTERLY 32.80 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 93 DEGREES 58 MINUTES 26 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 1316.00 FEET; THENCE NORTHWESTERLY 124.60 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 5 DEGREES 25 MINUTES 29 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY 30.72 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 88 DEGREES 00 MINUTES 19 SECONDS; THENCE ON A NON-TANGENT LINE NORTH 71 DEGREES 32 MINUTES 34 SECONDS WEST, 53.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 71 DEGREES 32 MINUTES 34 SECONDS WEST A DISTANCE OF 20.00 FEET; THENCE NORTHWESTERLY 30.72 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT 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 NORTHWESTERLY 104.46 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 4 DEGREES 32 MINUTES 53 SECONDS; THENCE NORTH 65 DEGREES 00 MINUTES 00 SECONDS WEST, 21.27 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS; THENCE ON A NON-TANGENT LINE NORTH 65 DEGREES 00 MINUTES 00 SECONDS WEST, 240.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 65 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 20.00 FEET; THENCE NORTHWESTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS; THENCE ON A NON-TANGENT LINE NORTH 65 DEGREES 00 MINUTES 00 SECONDS WEST, 32.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 65 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 20.00 FEET; THENCE NORTHWESTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS; THENCE NORTH 25 DEGREES 00 MINUTES 00 SECONDS EAST, 32.00 FEET; THENCE NORTH 65 DEGREES 00 MINUTES 00 SECONDS WEST, 33.34 FEET; THENCE NORTH 25 DEGREES 00 MINUTES 00 SECONDS EAST, 522.88 FEET; THENCE NORTH 20 DEGREES 03 MINUTES 46 SECONDS EAST, 16.00 FEET; THENCE NORTH 69 DEGREES 56 MINUTES 14 SECONDS WEST, 1.20 FEET; THENCE NORTH 20 DEGREES 03 MINUTES 46 SECONDS EAST, 16.00 FEET; THENCE NORTH 15 DEGREES 25 MINUTES 29 SECONDS EAST, 91.65 FEET; THENCE NORTH 10 DEGREES 05 MINUTES 12 SECONDS EAST, 78.60 FEET; THENCE SOUTH 82 DEGREES 34 MINUTES 57 SECONDS EAST, 140.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 82 DEGREES 34 MINUTES 57 SECONDS WEST A DISTANCE OF 984.00 FEET; THENCE NORTHEASTERLY 77.15 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 4 DEGREES 29 MINUTES 32 SECONDS; THENCE ON A NON-TANGENT LINE SOUTH 89 DEGREES 37 MINUTES 41 SECONDS EAST, 858.15 FEET; THENCE SOUTH 0 DEGREES 22 MINUTES 19 SECONDS WEST, 45.00 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 41 SECONDS EAST, 68.39 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 8-7" 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.

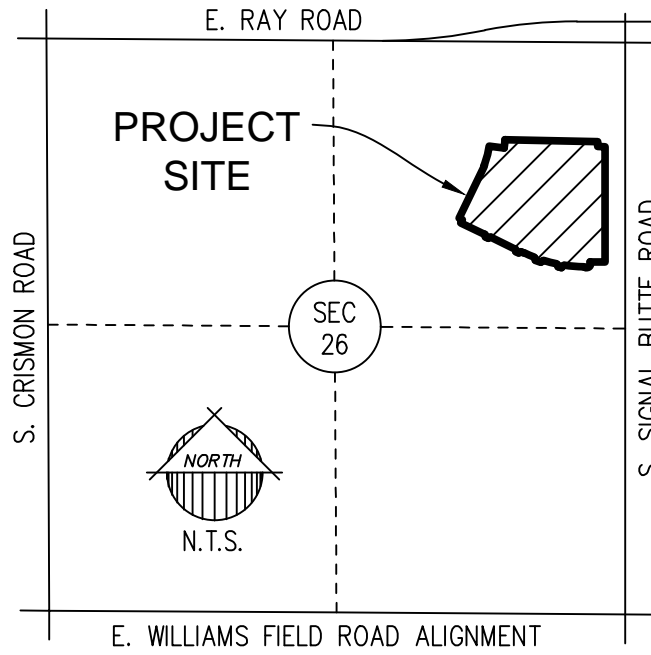
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

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

MY COMMISSION EXPIRES:

GENERAL NOTES

- 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.
- 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.
- ALL UTILITIES SHALL BE INSTALLED 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 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.
- 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).
- 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.
- 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 PUFE'S ON THIS FINAL PLAT.
- 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.
- SUBJECT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR DMB MESA COMMUNITY, RECORDED AS DOCUMENT NO. 2011-0587857, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA (THE "COMMUNITY DECLARATION").
- THE USE AND MAINTENANCE OF ALL AREAS SHOWN ON THE PLAT SHALL BE GOVERNED BY THE ESTATES DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR "THE ESTATES AT EASTMARK" WHICH SHALL BE RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.
- THIS SUBDIVISION IS LOCATED IN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 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.
- 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 ESTATES AT EASTMARK COMMUNITY ASSOCIATION, INC.
- 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.
- 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.
- 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).
- ALL CURVES ARE TANGENT, COMPOUND OR REVERSE UNLESS NOTED OTHERWISE.
- 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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| 2 | FINAL PLAT PLAN SHEET AND DETAILS   |
| 3 | FINAL PLAT PLAN SHEET, LOT AREA TABLE, TRACT AREA & USAGE TABLE, CURVE TABLE AND LINE TABLE |
| 4 | FINAL PLAT PLAN SHEET   |

AREA SUMMARY TABLE		
DESCRIPTION	AREA (SF)	AREA (ACRES)
LOTS 1-73	900,133	20.6642
TRACTS A - E	170,246	3.9083
PRIVATE STREETS (TRACT PS)	186,579	4.2833
GROSS AREA	1,256,958	28.8558

SEE SHEET 3 FOR LOT & TRACT AREA TABLE

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.

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  
T: 480.503.2250 | F: 480.503.2258  
www.epsgroupinc.com

EPS

GROUP

The Estates at Eastmark  
Parcel 8-7  
MESA, ARIZONA

Final Plat

Project:

Revisions:

Call at least two full working days  
before you begin excavation

ARIZONA

801

Valid for 1 year (2017-01-01 to 2018-01-01)  
in Maricopa County (000263-1100)

Designer: AG  
Drawn by: RSM

RAYMOND S. MUNOZ III  
REGISTERED LAND SURVEYOR  
ARIZONA, U.S.A.  
Signed 4/10/18  
Expires 3/31/19

Job No.  
17-415

FP01

Sheet No.  
1  
of 4



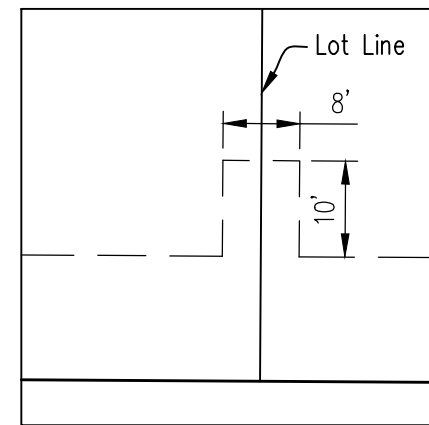
- 
- A horizontal scale bar is shown. It has a black and white checkered pattern on the left half and a solid black pattern on the right half. The word "scale" is written below the left end, and "feet" is written below the right end. Numerical markings are placed above the bar: "50" at the left end, "0" at the midpoint, "50" at the midpoint of the right half, and "100" at the right end.



## Typical Building Setbacks


### LEGEND

- 
- Diagram illustrating a lot line with a width of 10' and an offset of 8'.



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

KEY MAP



# Final Plat

Revisions:

Designer:	AG
Drawn by:	RSM

Job No.  
**17-415**

FP02

Sheet No.

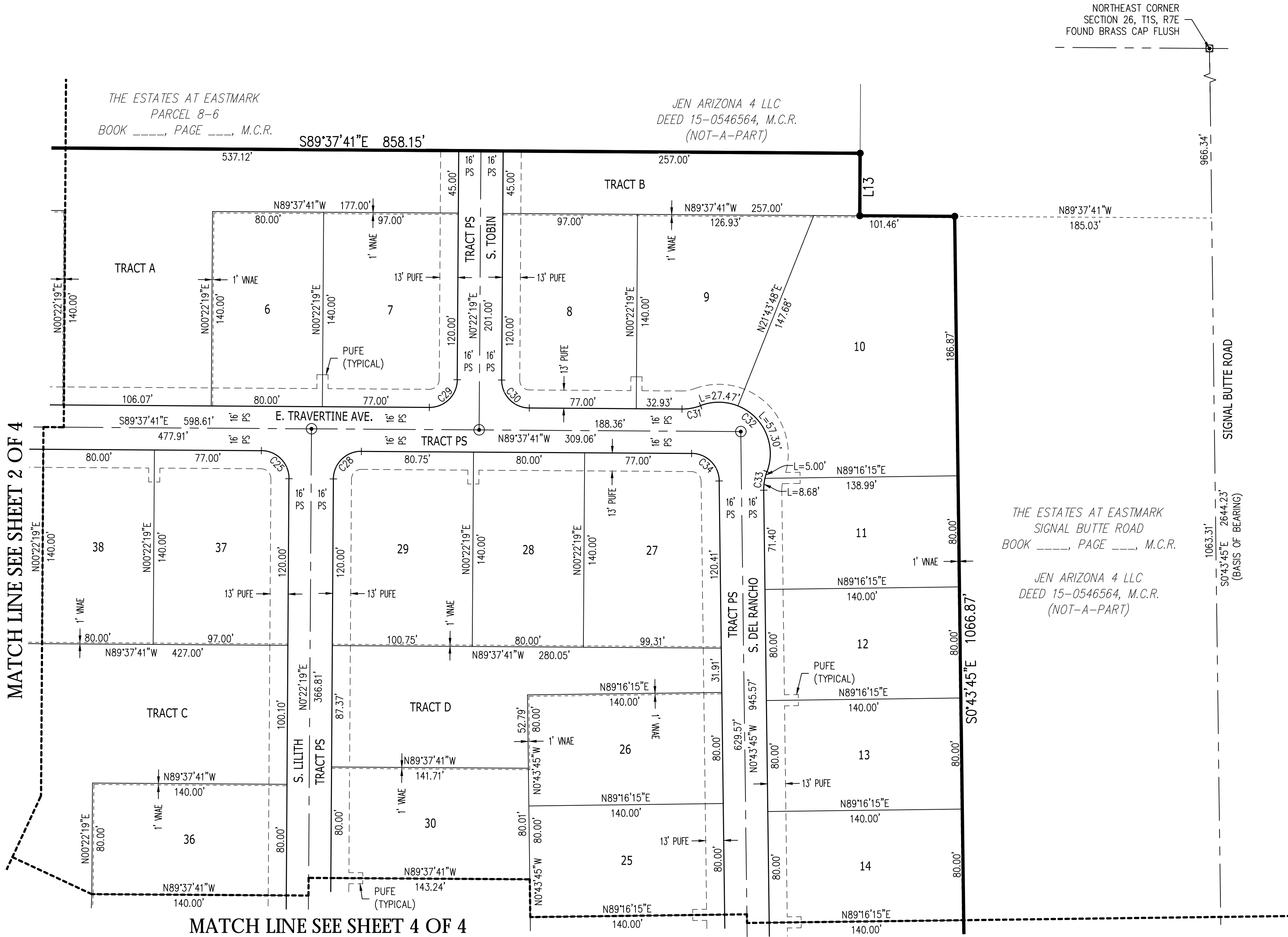
2  
of 4



LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)
1	11,969	0.2748	20	11,200	0.2571	39	11,200	0.2571	58	11,887	0.2729
2	14,030	0.3221	21	11,194	0.2570	40	11,200	0.2571	59	11,885	0.2728
3	14,763	0.3389	22	14,354	0.3295	41	12,600	0.2893	60	11,883	0.2728
4	11,200	0.2571	23	11,200	0.2571	42	13,494	0.3098	61	13,303	0.3054
5	11,200	0.2571	24	11,200	0.2571	43	11,200	0.2571	62	11,360	0.2608
6	11,200	0.2571	25	11,200	0.2571	44	11,200	0.2571	63	11,360	0.2608
7	13,494	0.3098	26	11,200	0.2571	45	11,200	0.2571	64	11,360	0.2608
8	13,494	0.3098	27	13,632	0.3130	46	13,688	0.3142	65	11,360	0.2608
9	13,816	0.3172	28	11,200	0.2571	47	11,360	0.2608	66	11,360	0.2608
10	24,905	0.5717	29	14,018	0.3218	48	11,360	0.2608	67	13,688	0.3142
11	11,197	0.2571	30	11,398	0.2617	49	11,360	0.2608	68	15,522	0.3563
12	11,200	0.2571	31	11,534	0.2648	50	11,360	0.2608	69	11,200	0.2571
13	11,200	0.2571	32	12,062	0.2769	51	11,360	0.2608	70	11,200	0.2571
14	11,200	0.2571	33	18,322	0.4206	52	11,814	0.2712	71	11,200	0.2571
15	11,200	0.2571	34	15,813	0.3630	53	11,879	0.2727	72	11,200	0.2571
16	11,200	0.2571	35	12,010	0.2757	54	11,879	0.2727	73	13,494	0.3098
17	11,200	0.2571	36	11,200	0.2571	55	11,879	0.2727			
18	11,200	0.2571	37	13,494	0.3098	56	14,232	0.3267			
19	11,200	0.2571	38	11,200	0.2571	57	14,305	0.3284			

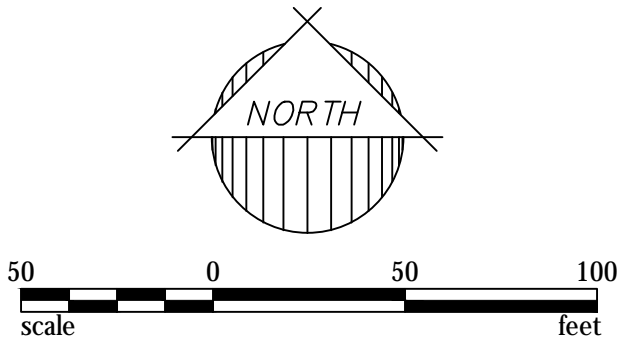
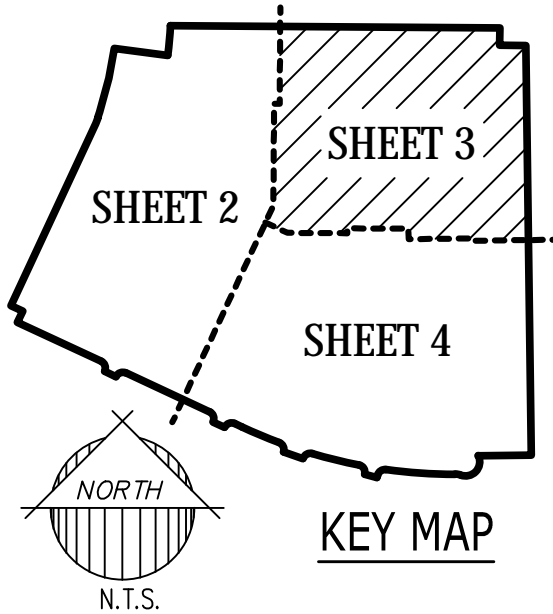
CURVE TABLE							CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG	CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	2.50'	37.00'	3°52'29"	1.25'	2.50'	S19°58'29"E	C25	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°37'41"W
C2	85.65'	37.00'	132°37'45"	84.35'	67.77'	N44°24'09"E	C26	32.77'	20.00'	93°53'34"	21.41'	29.23'	N64°19'23"E
C3	13.35'	37.00'	20°40'17"	6.75'	13.28'	N79°37'07"W	C27	31.64'	20.00'	90°39'21"	20.23'	28.45'	S27°45'25"E
C4	181.27'	1316.00'	7°53'31"	90.78'	181.12'	S86°00'30"E	C28	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°22'19"W
C5	29.27'	20.00'	83°50'25"	17.96'	26.72'	S56°01'03"W	C29	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°22'19"E
C6	6.64'	416.00'	0°54'52"	3.32'	6.64'	N14°33'16"E	C30	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°37'41"E
C7	32.80'	20.00'	93°58'26"	21.44'	29.25'	N31°58'31"W	C31	13.68'	37.00'	21°10'58"	6.92'	13.60'	N79°46'50"E
C8	124.60'	1316.00'	5°25'29"	62.35'	124.55'	S76°14'59"E	C32	84.77'	37.00'	131°15'52"	81.69'	67.41'	N45°10'43"W
C9	30.72'	20.00'	88°00'19"	19.32'	27.79'	S62°27'36"W	C33	13.68'	37.00'	21°10'58"	6.92'	13.60'	S09°51'44"W
C10	30.72'	20.00'	88°00'19"	19.32'	27.79'	N25°32'44"W	C34	31.03'	20.00'	88°53'56"	19.62'	28.01'	N45°10'43"W
C11	104.46'	1316.00'	4°32'53"	52.26'	104.44'	S67°16'27"E	C35	31.42'	20.00'	90°00'00"	20.00'	28.28'	S70°00'00"W
C12	31.42'	20.00'	90°00'00"	20.00'	28.28'	S70°00'00"W	C36	31.42'	20.00'	90°00'00"	20.00'	28.28'	S20°00'00"E
C13	31.42'	20.00'	90°00'00"	20.00'	28.28'	N20°00'00"W	C37	101.70'	984.00'	5°55'19"	50.90'	101.66'	S67°57'39"E
C14	31.42'	20.00'	90°00'00"	20.00'	28.28'	S70°00'00"W	C38	441.87'	984.00'	25°43'45"	224.73'	438.17'	S77°51'53"E
C15	31.42'	20.00'	90°00'00"	20.00'	28.28'	N20°00'00"W	C39	340.17'	984.00'	19°48'26"	171.80'	338.48'	S80°49'32"E
C16	77.15'	984.00'	4°29'32"	38.60'	77.13'	N05°10'17"E	C40	195.89'	600.00'	18°42'22"	98.82'	195.02'	N09°43'30"E
C17	35.48'	20.00'	101°37'46"	24.54'	31.00'	S38°48'48"E	C41	31.42'	20.00'	90°00'00"	20.00'	28.28'	N70°00'00"E
C18	25.93'	20.00'	74°16'18"	15.15'	24.15'	S53°14'10"W	C42	31.42'	20.00'	90°00'00"	20.00'	28.28'	S20°00'00"E
C19	32.16'	20.00'	92°08'25"	20.76'	28.81'	N63°59'33"E	C43	39.04'	400.00'	5°35'30"	19.53'	39.02'	N12°12'57"E
C20	32.16'	20.00'	92°08'25"	20.76'	28.81'	N23°52'02"W	C44	31.59'	20.00'	90°30'34"	20.18'	28.41'	N44°31'32"E
C21	203.50'	1000.00'	11°39'35"	102.10'	203.15'	N08°42'51"E	C45	583.78'	1300.00'	25°43'45"	296.89'	578.88'	S77°51'53"E
C22	299.82'	1000.00'	17°10'42"	151.04'	298.70'	N11°28'25"E	C46	230.27'	1300.00'	10°08'55"	115.43'	229.97'	S85°39'18"E
C23	182.49'	1000.00'	10°27'21"	91.50'	182.24'	N19°46'19"E	C47	205.06'	1300.00'	9°02'16"	102.74'	204.85'	S76°03'42"E
C24	86.17'	1000.00'	4°56'14"	43.11'	86.15'	N22°31'53"E	C48	148.45'	1300.00'	6°32'34"	74.31'	148.37'	S68°16'17"E

TRACT USE TABLE				LINE TABLE			LINE TABLE		
TRACT	USE	AREA (SF)	AREA (AC)	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
TRACT A	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY & FACILITIES EASEMENT AND SIDEWALK, PRIVATE DRAINAGE EASEMENT	39,078	0.8971	L1	S74°59'18"E	32.00'	L11	N15°25'29"E	91.65'
TRACT B	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY & FACILITIES EASEMENT, SIDEWALK AND DRAINAGE	11,565	0.2655	L2	N71°32'34"W	53.00'	L12	N10°05'12"E	78.60'
TRACT C	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY & FACILITIES EASEMENT AND SIDEWALK, PRIVATE DRAINAGE EASEMENT	76,897	1.7653	L3	N65°00'00"W	21.27'	L13	N00°22'19"E	45.00'
TRACT D	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY & FACILITIES EASEMENT AND SIDEWALK, PRIVATE DRAINAGE EASEMENT	16,963	0.3894	L4	S65°00'00"E	32.00'	L14	S19°04'41"W	19.95'
TRACT E	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY & FACILITIES EASEMENT AND SIDEWALK, PRIVATE DRAINAGE EASEMENT	25,742	0.5910	L5	S65°00'00"E	32.00'	L15	N89°16'15"E	24.76'
TRACT PS	PRIVATE STREET, PUBLIC INGRESS & EGRESS FOR REFUSE & EMERGENCY VEHICLES, PUBLIC UTILITIES & FACILITIES EASEMENT, PRIVATE DRAINAGE EASEMENT	186,579	4.2833	L6	N25°00'00"E	32.00'	L16	S25°00'00"W	36.00'
				L7	N65°00'00"W	33.34'	L17	S25°00'00"W	36.00'
				L8	N20°03'46"E	16.00'	L18	S18°27'26"W	35.19'
				L9	N69°56'14"W	1.20'	L19	N89°16'15"E	24.76'
				L10	N20°03'46"E	16.00'			



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: 480.503.2250 | F: 480.503.2258  
www.epsgroupinc.com

**EPS GROUP**

The Estates at Eastmark  
Parcel 8-7  
MESA, ARIZONA

Project:

Revisions:

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

**ARIZONA**  
STATE OF ARIZONA  
COUNTY OF MARICOPA  
Notary Public  
My Comm. Expires 3/31/18

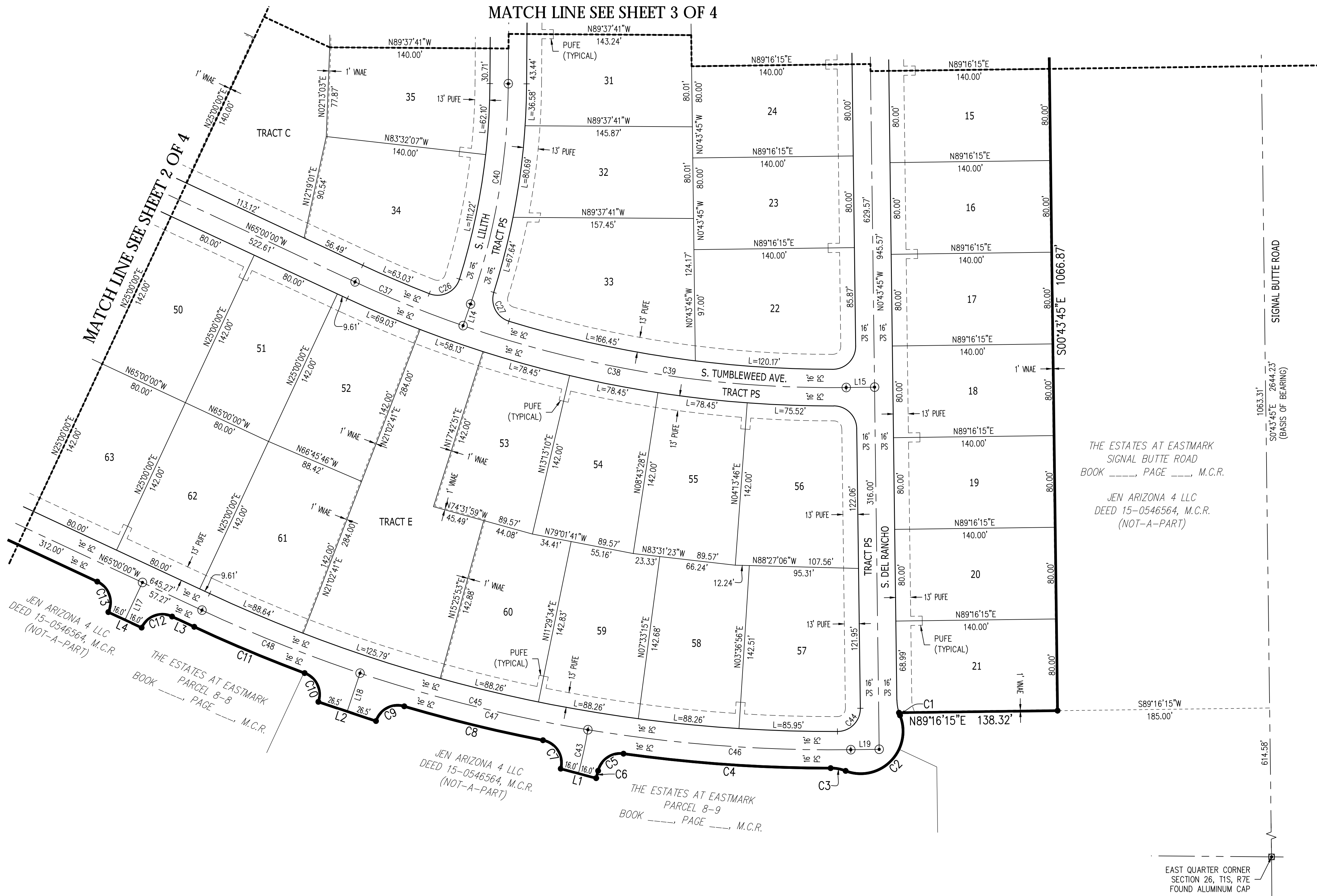
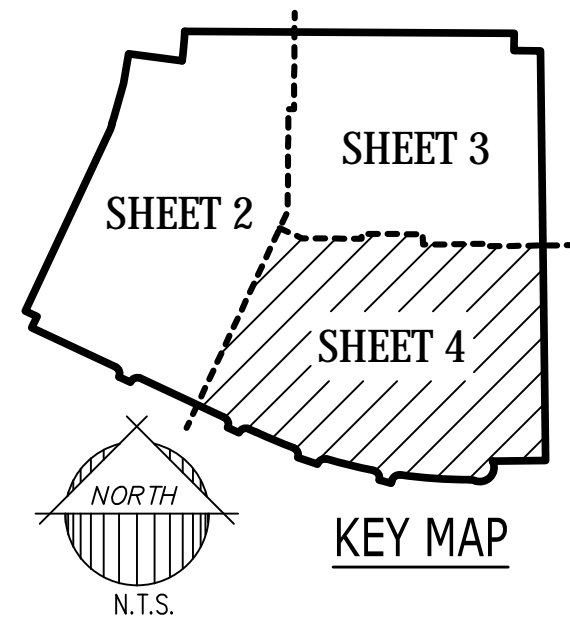
Designer: AG  
Drawn by: RSM

53100  
RAYMOND S.  
MUNOZ III  
Signed 4/10/18  
Notary Public  
ARIZONA, U.S.A.  
Expires 3/31/18

Job No.  
**17-415**

**FP03**

Sheet No.  
**3**  
of 4



THE ESTATES AT EASTMARK  
SIGNAL BUTTE ROAD  
BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, M.C.R.

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

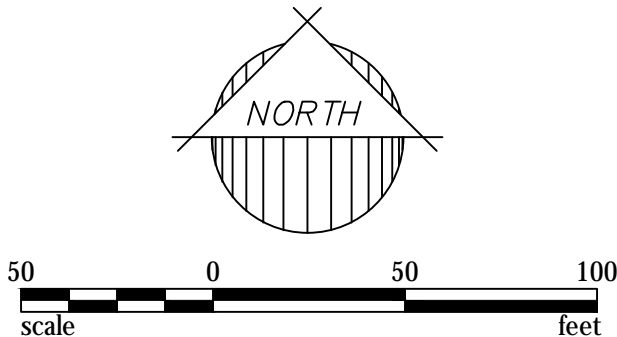
JEN ARIZONA 4 LLC  
DEED 15-0546564, M.C.R.  
(NOT-A-PART)

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

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

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



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Mesa, AZ 85210  
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The Estates at Eastmark  
Parcel 8-7  
MESA, ARIZONA

Final Plat

Project:

Revisions:

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

811 or 1-800-874-8111 (Toll Free)  
in Maricopa County: (602)263-1100

Designer: AG  
Drawn by: RSM

Job No.  
17-415

FP04

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