

DEDICATION

STATE OF ARIZONA }  
COUNTY OF MARICOPA } ss

KNOW ALL MEN BY THESE PRESENTS:

THAT WOODSIDE HOMES SALES AZ, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR HERITAGE CROSSING II", A REPLAT OF TRACT FF, HERITAGE CROSSING, ACCORDING TO BOOK 1403 PAGE 37, MARICOPA COUNTY RECORDS AND A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 7 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, AND TRACTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

WOODSIDE HOMES SALES AZ, 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.

WOODSIDE HOMES SALES AZ, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, 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 WOODSIDE HOMES SALES AZ, 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 WOODSIDE HOMES SALES AZ, LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF WOODSIDE HOMES SALES AZ, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY WOODSIDE HOMES SALES AZ, LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF WOODSIDE HOMES SALES AZ, LLC, 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.

WOODSIDE HOMES SALES AZ, 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 "SVE" 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.

WOODSIDE HOMES SALES AZ, 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 "VNAE" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO VEHICULAR ACCESS IS PERMITTED.

TRACTS "A" THROUGH "E", INCLUSIVE, ARE HEREBY DECLARED FOR THE SPECIFIC USES IDENTIFIED ON THE TRACT TABLE PROVIDED HEREIN. SAID TRACTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION.

DRAINAGE COVENANTS:

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.

WOODSIDE HOMES SALES AZ, LLC, AN ARIZONA LIMITED LIABILITY COMPANY WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED BY THIS PLAT, AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON OR ENTITY HAVING ANY INTEREST THAT IS ADVERSE TO OR INCONSISTENT WITH THE FOREGOING DEDICATION, OR ANY OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT, HAS CONSENTED TO OR JOINED IN THIS PLAT AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH WOODSIDE HOMES SALES AZ, LLC, AN ARIZONA LIMITED LIABILITY COMPANY WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

WOODSIDE HOMES SALES AZ, 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.

WOODSIDE HOMES SALES AZ, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

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

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

ACKNOWLEDGEMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_ OF WOODSIDE HOMES SALES AZ, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.

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

BY: \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_

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

RATIFICATION AND APPROVAL OF PLAT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } ss

KNOW ALL MEN BY THESE PRESENTS:

THAT HERITAGE CROSSING HOMEOWNERS ASSOCIATION AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS FINAL PLAT FOR HERITAGE CROSSING AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS MAP.

IN WITNESS WHEREOF, \_\_\_\_\_ HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

HERITAGE CROSSING HOMEOWNERS ASSOCIATION AN ARIZONA NON-PROFIT CORPORATION

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

ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_ OF HERITAGE CROSSING HOMEOWNERS ASSOCIATION AN ARIZONA NON-PROFIT CORPORATION,, FOR AND ON BEHALF THEREOF.

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

BY: \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_

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

Final Plat of  
Heritage Crossing II

A REPLAT OF TRACT FF, HERITAGE CROSSING, ACCORDING TO BOOK 1403 PAGE 37, MARICOPA COUNTY RECORDS AND A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP I NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP FLUSH AT THE SOUTHEAST CORNER OF SAID SECTION 32, FROM WHICH THE CALCULATED EAST QUARTER-CORNER OF SAID SECTION 32 BEARS NORTH 0 DEGREES 08 MINUTES 00 SECONDS EAST, 2518.65 FEET;

THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, NORTH 0 DEGREES 08 MINUTES 00 SECONDS EAST, 1308.77 FEET;

THENCE NORTH 89 DEGREES 52 MINUTES 00 SECONDS WEST, 710.60 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 36 MINUTES 34 SECONDS WEST, 615.72 FEET;

THENCE NORTH 0 DEGREES 01 MINUTES 05 SECONDS EAST, 107.43 FEET;

THENCE SOUTH 89 DEGREES 35 MINUTES 21 SECONDS EAST, 114.32 FEET;

THENCE NORTH 0 DEGREES 23 MINUTES 26 SECONDS EAST, 4.61 FEET;

THENCE NORTH 36 DEGREES 40 MINUTES 11 SECONDS EAST, 12.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH 36 DEGREES 40 MINUTES 11 SECONDS EAST A DISTANCE OF 50.00 FEET;

THENCE SOUTHEASTERLY 31.66 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 36 DEGREES 16 MINUTES 45 SECONDS;

THENCE SOUTH 89 DEGREES 36 MINUTES 34 SECONDS EAST, 323.99 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 275.00 FEET;

THENCE EASTERLY 11.57 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 2 DEGREES 24 MINUTES 37 SECONDS;

THENCE SOUTH 87 DEGREES 11 MINUTES 57 SECONDS EAST, 101.15 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 325.00 FEET;

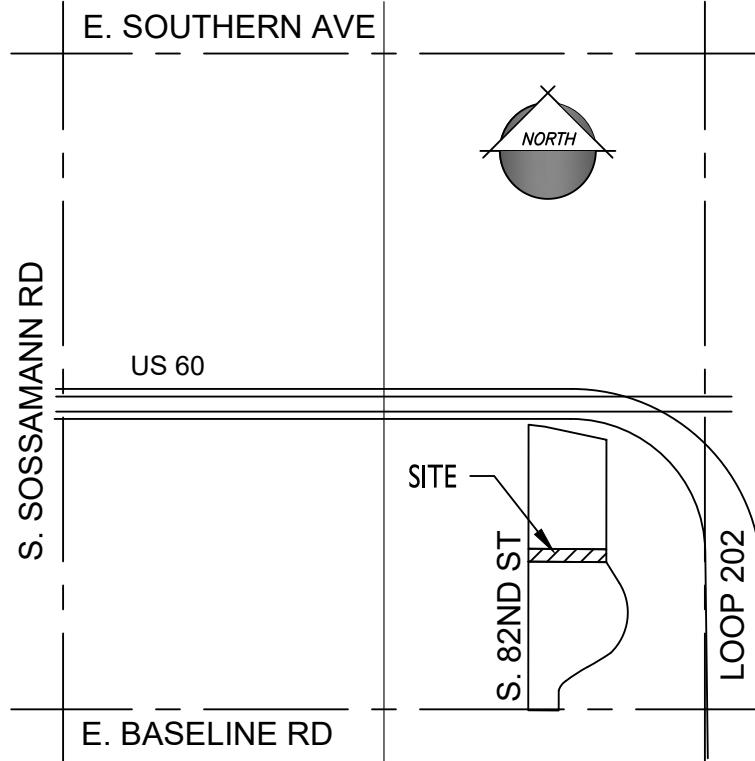
THENCE EASTERLY 13.56 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 2 DEGREES 23 MINUTES 26 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 44 DEGREES 35 MINUTES 41 SECONDS EAST, 21.22 FEET;

THENCE SOUTH 0 DEGREES 23 MINUTES 55 SECONDS WEST, 81.89 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 229.00 FEET;

THENCE SOUTHERLY 10.32 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 2 DEGREES 34 MINUTES 54 SECONDS TO THE POINT OF BEGINNING.

CONTAINS 1.5631 ACRES, MORE OR LESS.



VICINITY MAP  
SECTION 32, T.1N, R.7E  
(NOT TO SCALE)

OWNER

WOODSIDE HOMES SALES AZ, LLC  
1811 S. ALMA SCHOOL ROAD, SUITE 190  
MESA, AZ 85210

SHEET INDEX

- 1 COVER, DEDICATION, SITE DATA, BASIS OF BEARING, AREA TABLES, CERTIFICATIONS
- 2 FINAL PLAT PLAN SHEET, CURVE TABLE
- 3 NOTES AND DETAILS

AREA SUMMARY TABLE

DESCRIPTION	AREA (SF)	AREA (ACRES)
LOTS 1-18	47,160	1.0826
TRACTS A THROUGH E	20,930	0.4805
OVERALL AREA	68,090	1.5631

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN;

BEARING: NORTH 89 DEGREES 35 MINUTES 46 SECONDS WEST.

FEMA FLOOD ZONE DELINEATION

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2295L, DATED OCTOBER 16, 2013 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X": AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

CERTIFICATION

I, JESSE BOYD, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THIS FINAL PLAT REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF JANUARY 2018; AND THIS SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; THAT THE CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT TIME OF CONSTRUCTION.

JESSE BOYD REGISTRATION NO. 42937  
EPS GROUP INC.  
2045 S. VINEYARD AVE. SUITE 101  
MESA, ARIZONA 85210  
(480) 503-2250

APPROVALS

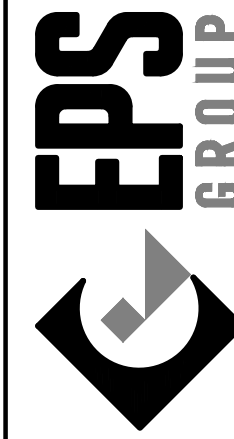
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
MAYOR 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: \_\_\_\_\_

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

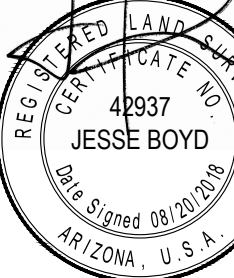


Heritage Crossing II  
Mesa, Arizona  
Final Plat

Project:

Revisions:

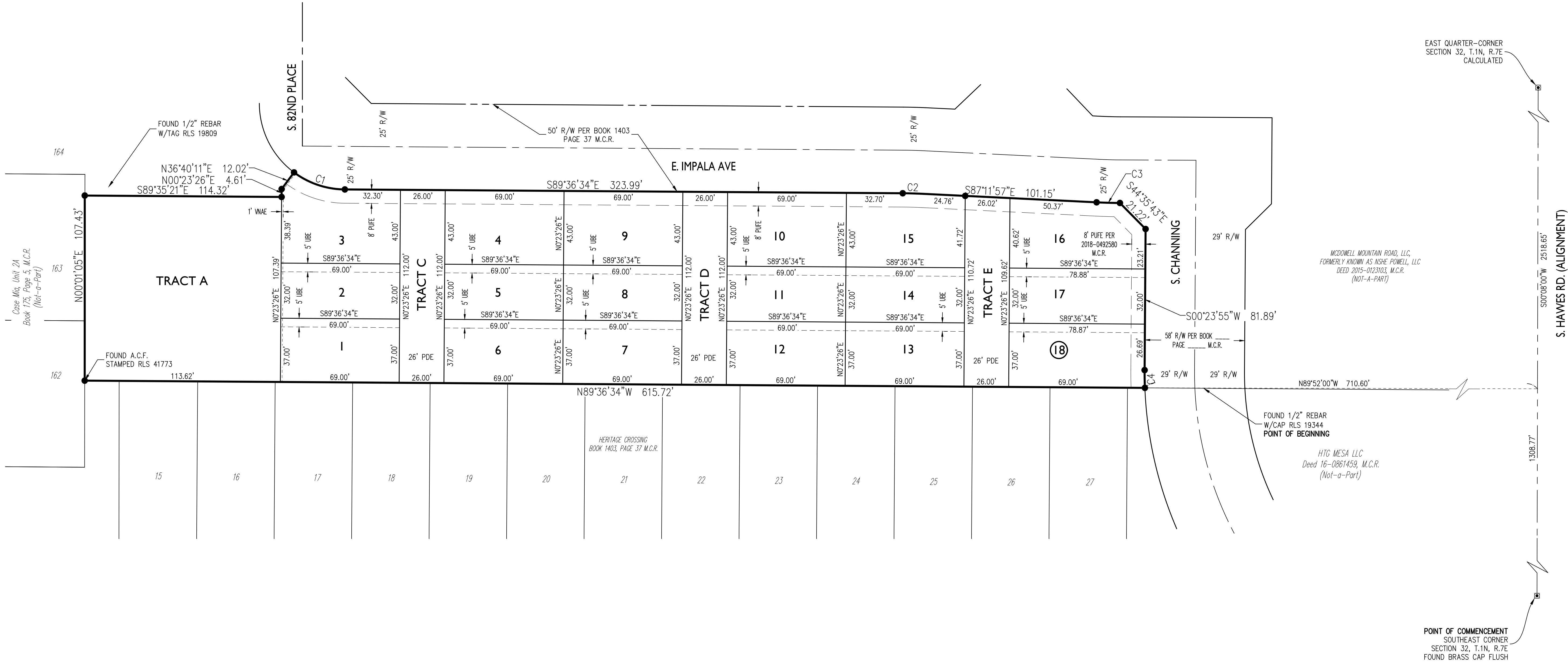
Designer: A.S.  
Drawn by: A.G.



Job No.  
17-293

FP01

Sheet No.  
1  
of 3



LEGEND

- FOUND MONUMENT, AS NOTED
- CORNER OF SUBDIVISION
- ⊙ BRASS CAP TO BE SET AT CONSTRUCTION
- BSL BUILDING SETBACK LINE
- PDE PRIVATE DRIVE EASEMENT
- UBE USE AND BENEFIT EASEMENT
- LS LAND SURVEYOR
- M.C.R. MARICOPA COUNTY RECORDER
- PL PROPERTY LINE
- PUE PUBLIC UTILITY EASEMENT
- PUE PUBLIC UTILITY AND FACILITIES EASEMENT
- RLS REGISTERED LAND SURVEYOR
- R/W RIGHT-OF-WAY
- SVE SIGHT VISIBILITY EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT

Project: Heritage Crossing II  
Mesa, Arizona

Final Plat

Revisions:


Designer: A.S.  
Drawn by: A.G.

REG. LAND SURVEYOR  
JESSE BOYD  
No. 4937  
State of Arizona  
Expires 08/20/2018

Job No.  
17-293

FP01

Sheet No.  
2  
of 3

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EPS GROUP

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.

A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED WITH ALL LOT OWNERS BEING MEMBERS OF THAT ASSOCIATION, THE HOMEOWNERS ASSOCIATION SHALL OWN AND MAINTAIN ALL COMMON AREA TRACTS.
3.

ALL UTILITIES SHALL BE INSTALLED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R(42)33.
4.

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).
5.

ELECTRICAL LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
6.

COMMUNICATION LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
7.

AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT HAS BEEN RECORDED WITH MARICOPA COUNTY RECORDER (MARICOPA COUNTY RECORDING NO. 2016-0075035). THIS SUBDIVISION IS WITHIN FOUR (4) MILES OF PHOENIX-MESA GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE
8.

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 COMMON AREA TRACTS SHOWN ON THIS PLAT. A PROPERTY OWNERS' ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, HAS BEEN OR WILL BE FORMED WHICH SHALL OWN AND MAINTAIN ALL COMMON AREA TRACTS SHOWN ON THIS PLAT.
9.

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.
10.

THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE BASELINE MIXED USE PLANNED AREA DEVELOPMENT DESIGN BOOKLET, PER ZON17-00326.
11.

HERITAGE CROSSING HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE EMERGENCY ACCESS DRIVE, ASSOCIATED GATE, AND LANDSCAPING PROVIDED ON LOT 282 OF CASA MIA SUBDIVISION.
12.

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).
13.

THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT THE MAINTENANCE OF ANY DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THE TRACTS SHOW ON THIS PLAT OR LANDSCAPING WITHIN THE RIGHT-OF-WAY ALONG THE ROADS SHOW 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 TRACT IS THE RESPONSIBILITY OF THE TRACT OWNER
14.

THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT THE MAINTENANCE OF ANY PRIVATE DRIVES, PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THIS PROJECT.
15.

NOISE ATTENUATION MEASURES ARE TO BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE BUILDINGS TO ACHIEVE A NOISE LEVEL REDUCTION OF 25DB.
16.

THIS SUBDIVISION IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA DEVELOPMENT AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY,
17.

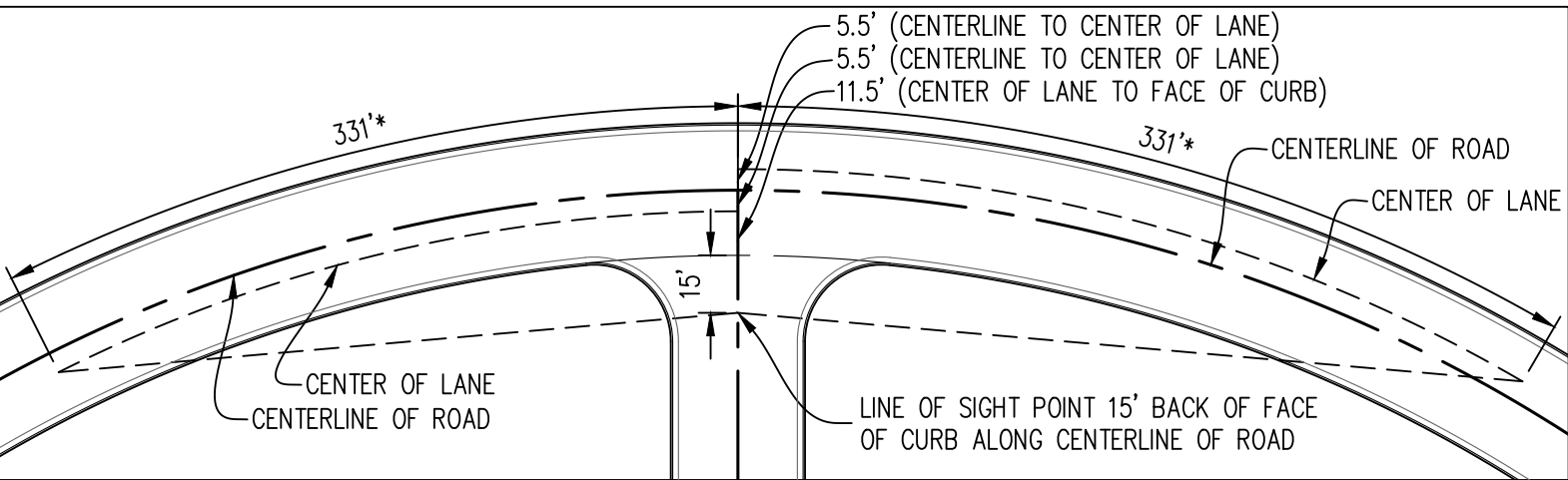
A COMMUNITY MAINTENANCE AGREEMENT FOR THIS PLAT HAS BEEN RECORDED WITH MARICOPA COUNTY RECORDER (MARICOPA COUNTY RECORDING NO. 2018-0422504).
18.

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.
19.

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 THE CITY HAVE AGREED THAT ALL BOUNDARY AND TRACT 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 COMERS WILL NEED TO BE RECORDED.
20.

ALL CURVES ARE TANGENT, COMPOUND, OR REVERSE UNLESS NOTED OTHERWISE.
21.

SOLID WASTE AND RECYCLE BINS SHALL BE PLACED IN PREDETERMINED LOCATIONS FOR EACH UNIT. SPECIFIC LOCATIONS ARE IDENTIFIED WITH A MARKER PER CITY OF MESA DETAILS M-62.08 AND M62.09.



TYPICAL SIGHT VISIBILITY EASEMENT  
N.T.S.

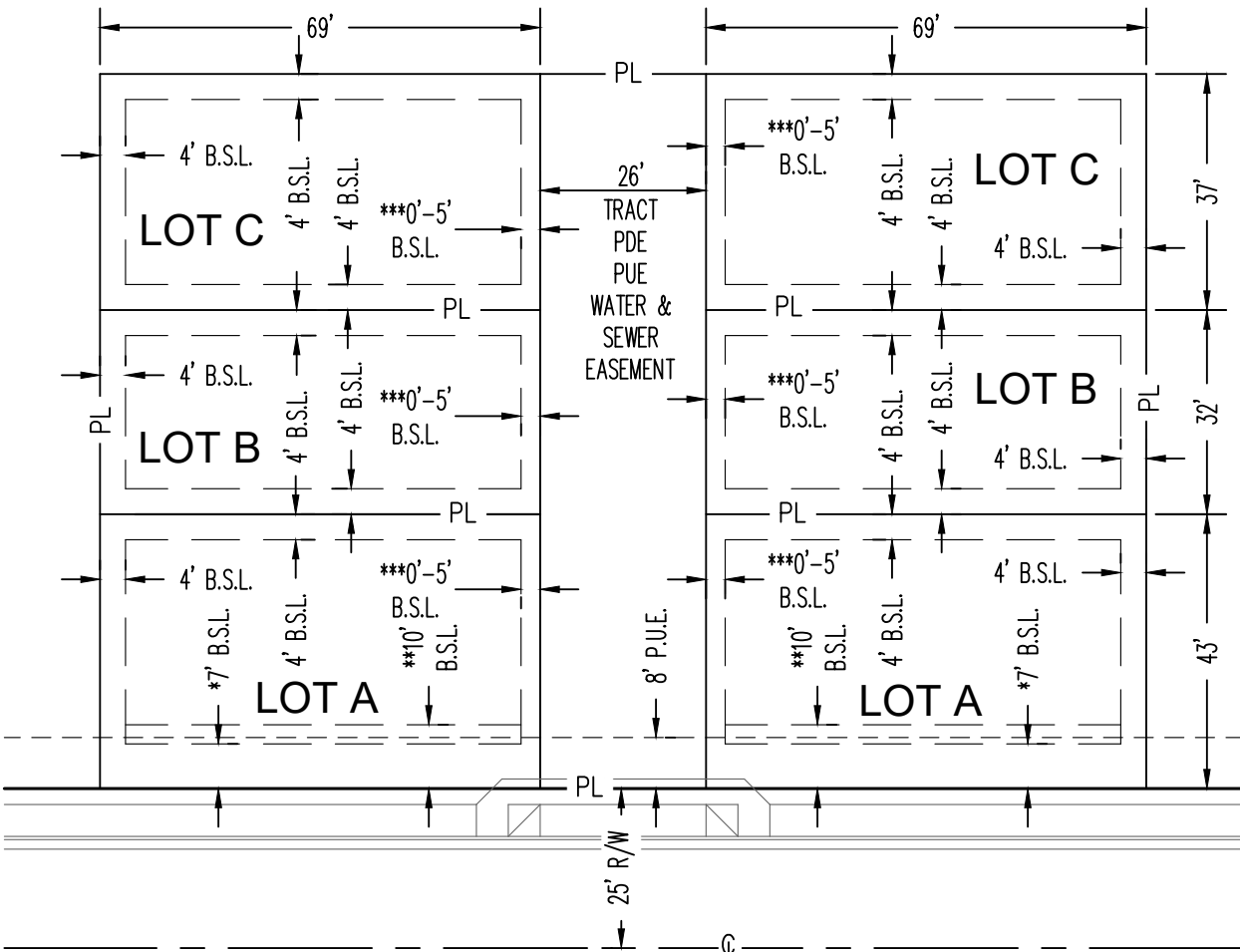
- NOTES:
1.

SIGHT VISIBILITY EASEMENT BASED ON CITY OF MESA DESIGN GUIDELINES FOR SIGHT TRIANGLES (IN FEET) ON STRAIGHT SECTIONS OF ROAD. LEFT TURN MANUEVER FROM STOP. REVISED 10/20/2004. DESIGN SPEED = 30 MILES PER HOUR.
2.

SIGHT VISIBILITY EASEMENT SHOWN ON CORRESPONDING PARCEL FINAL PLAT, IMPROVEMENT PLANS, MASS GRADING AND LANDSCAPE ARCHITECTURE PLANS.
3.

NO FENCE, WALL, SHRUBBERY, SIGN OR OTHER OBSTRUCTION TO VISION BETWEEN A HEIGHT OF THREE FEET (3') AND EIGHT

FEET (8') ABOVE THE CENTERLINE GRADES OF THE INTERSECTING STREETS WITHIN THE SIGHT VISIBILITY EASEMENTS.



TYPICAL BUILDING SETBACKS

SCALE: 1" = 30'

- NOTES:
1.

THE DETAIL SHOWN ABOVE IS AN EXAMPLE OF ONE OF THE LOT VARIATIONS IN PARCEL 2. THE DETAIL DEMONSTRATES THE RELATION BETWEEN LOT SIZES, SIDEWALKS, ACCESS EASEMENT AND RIGHT OF WAY.
2.

A VARIATION OF LOTS A, B, C ARE JOINED TOGETHER IN 4-PACKS, 6-PACKS, AND 10-PACKS BLOCKS.
3.

LOT A MINIMUM DIMENSION:

LOT B MINIMUM DIMENSION:

LOT C MINIMUM DIMENSION:

43' X 69'

32' X 69'

37' X 69'
- \* ADJACENT STREET TO FRONT PORCH:

\*\* ADJACENT STREET TO LIVABLE E:

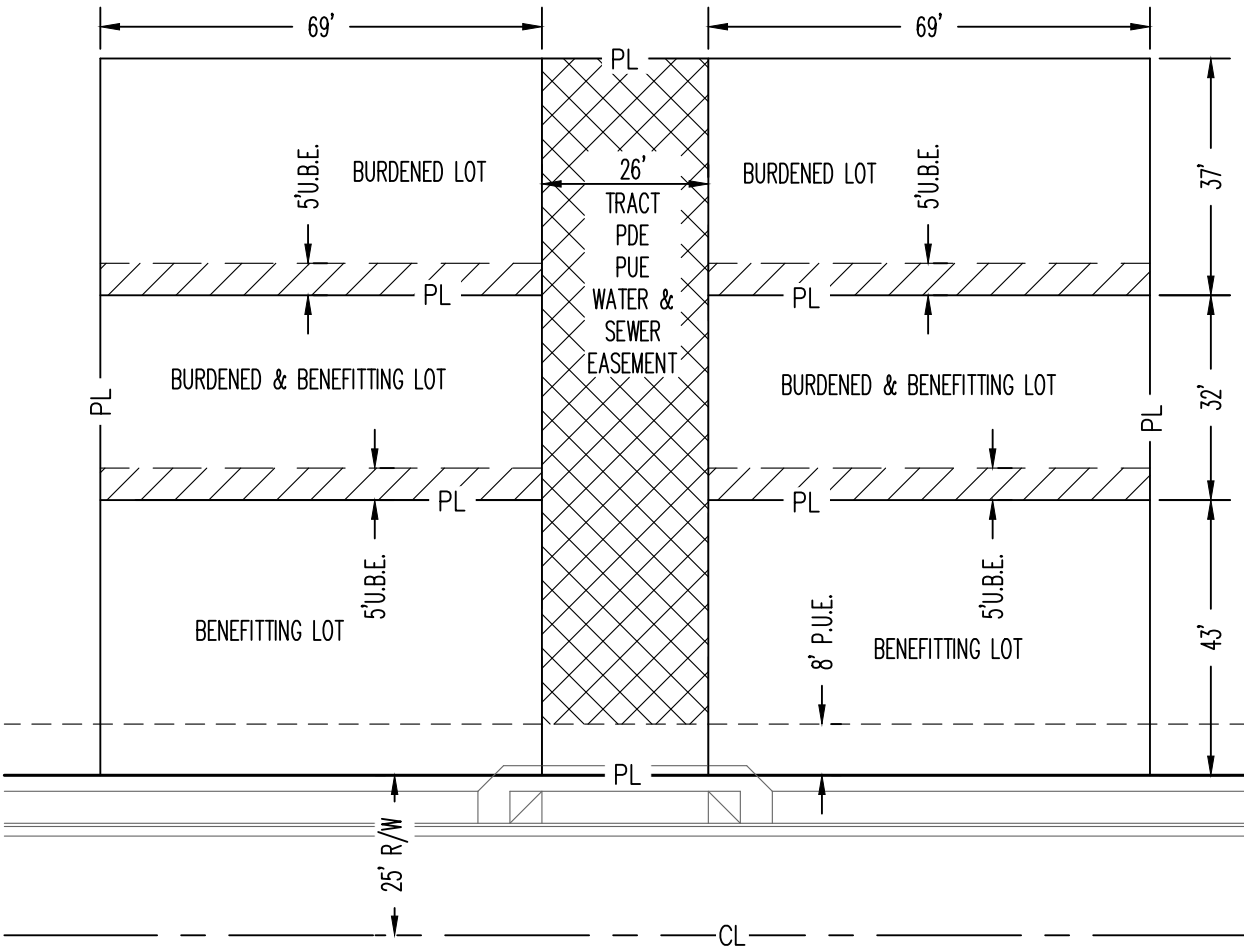
\*\*\* SETBACK FOR GARAGE:

SIDE SETBACK:
- 7'

10'

0'-5'

4'



USE AND BENEFIT EASEMENT

SCALE: 1" = 30'

- NOTES:
1.

LOTS 1-2, 5-8, 11-14 AND 17-18 AS SHOWN ON SAID PLAT SHALL HAVE PRIVATE USE AND BENEFIT EASEMENT (UBE) OF NOT LESS THAN FIVE (5) FEET IN WIDTH (MEASURED FROM THE COMMON PROPERTY LINE OF THE BURDENED AND BENEFITED LOTS TO THE EXTERIOR BUILDING STEM WALL OF THE BURDENED LOT). THE LENGTH OF THE UBE SHALL RUN THE ENTIRE LINE LENGTH OF THE LOTS AS ILLUSTRATED ON THE USE AND BENEFIT EASEMENT DETAIL ON THIS SHEET.
2.

THE U.B.E. MAY BE USED BY THE BENEFITED LOT FOR MAINTENANCE PURPOSES AND BY THE BURDENED LOT FOR DRAINAGE CONVEYANCE AND FOR MAINTENANCE OF THE SIDE YARD RETURN WALLS AND THE EXTERIOR PORTION OF THE RESIDENCE AND GARAGE.
3.

FRONT AND SIDE YARD RETURN WALLS SHALL HAVE GATES FOR THE FIRE ACCESS AND THE MINIMUM GATE WIDTH OF THREE (3) FEET.
4.

MAINTENANCE AND REPAIR OF THE EASEMENT AREA SHALL BE THE SOLE RESPONSIBILITY AND COST OF THE LOT OWNER.
5.

ALLOWED AND PROHIBITED ENCROACHMENTS WITHIN THE UBE:  
ALLOWED TO ENCROACH: LANDSCAPING, SIDE YARD RETURN WALLS, AND BUILDING PROJECTIONS SUCH AS EAVES, POPOUTS AND SIMILAR ARCHITECTURAL FEATURES THAT HAVE BEEN BUILT IN CONFORMANCE WITH THE LATEST EDITIONS OF THE CITY'S BUILDING CONSTRUCTION AND CODE REGULATIONS.  
PROHIBITED TO ENCROACH: HARDSCAPE STRUCTURES INCLUDING POOLS, SPAS, BARBEQUE STRUCTURES, A/C UNITS AND FENCES, AND SIMILAR STRUCTURES, EXCEPT SIDE YARD RETURN WALLS.
6.

ADDITIONAL USE, TERMS AND CONDITIONS GOVERNING THE UBE'S ARE SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS TO BE RECORDED FOR THE PLAT.
7.

ALLOWED AND PROHIBITED ENCROACHMENTS WITHIN THE PRIVATE DRIVE EASEMENTS (PDE):  
ALLOWED TO ENCROACH: PUBLIC UTILITIES, DRAINAGE CONVEYANCE, LANDSCAPING AND MAINTENANCE, ACCESS OR EMERGENCY ACCESS, NO OTHER ENCROACHMENTS PERMITTED FROM GROUND LEVEL TO SKY.  
PROHIBITED: BUILDINGS, COVERED PATIOS, STRUCTURES, WALLS AND PARKING.

Project:

Revisions:

Designer:

Drawn by:

4937

JESSE BOYD

08/20/2018

ARIZONA, U.S.A.

Job No.

17-293

FP01

Sheet No.

3

of 3

Heritage Crossing II

Mesa, Arizona

Final Plat

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