

DEDICATION

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS.

KNOW ALL MEN BY THESE PRESENTS:

THAT PPGN – RAY, LLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "PARCEL R", A RE-PLAT OF PARCEL R OF CADENCE AT GATEWAY PHASE 2, BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, MARICOPA COUNTY RECORDS, SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26 AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, 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, TRACTS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

PPGN – RAY, LLP 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.

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, PARKWAY EASEMENT 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: THE DEDICATION OF REAL PROPERTY MARKED AS PARKWAY EASEMENT IS A DEDICATION OF A PARKWAY 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 PARKWAY EASEMENT AND 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 PPGN – RAY, LLP 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 PPGN – RAY, LLP OR THE SUCCESSORS OR ASSIGNS OF PPGN – RAY, LLP AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY PPGN – RAY, LLP OR THE SUCCESSORS OR ASSIGNS OF PPGN – RAY, LLP 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.

PPGN – RAY, LLP 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.

PPGN – RAY, LLP 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 "M", INCLUSIVE, ARE HEREBY DECLARED FOR THE SPECIFIC USES IDENTIFIED ON THE TRACT TABLE PROVIDED HEREIN. SAID TRACTS SHALL BE OWNED AND MAINTAINED BY THE CADENCE HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.

DRAINAGE COVENANTS:

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT AS TRACT "H" 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.

PPGN – RAY, LLP 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 PPGN – RAY, LLP WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

PPGN – RAY, LLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, 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 \_\_\_\_\_, 2019.

PPGN – RAY, LLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP

BY: PPGN-GH, INC., ITS GENERAL PARTNER

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

ACKNOWLEDGEMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019, BY \_\_\_\_\_ OF PPGN-GH, INC., ITS GENERAL PARTNER OF PPGN – RAY, LLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, FOR AND ON BEHALF THEREOF.

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

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26 AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3" MARICOPA COUNTY BRASS CAP AT THE SOUTHEAST CORNER OF SAID SECTION 27, FROM WHICH A 2 1/2" GLO BRASS CAP AT THE EAST QUARTER CORNER OF SAID SECTION 27, BEARS NORTH 1 DEGREES 25 MINUTES 54 SECONDS WEST (AN ASSUMED BEARING) AT A DISTANCE OF 2,632.40 FEET;

THENCE NORTH 1 DEGREES 25 MINUTES 54 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 1400.87 FEET; THENCE SOUTH 88 DEGREES 34 MINUTES 06 SECONDS WEST, 49.63 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, 378.00 FEET; THENCE NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST, 160.01 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, 111.20 FEET; THENCE SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, 160.00 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, 441.00 FEET; THENCE NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST, 162.00 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, 113.82 FEET; THENCE NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST, 693.00 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, 1.00 FEET; THENCE NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST, 18.54 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST, 549.73 FEET; THENCE SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, 187.07 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST, 649.69 FEET; THENCE SOUTH 0 DEGREES 30 MINUTES 39 SECONDS WEST, 175.50 FEET; THENCE SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, 441.00 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, 154.76 FEET; THENCE SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, 69.97 FEET TO THE POINT OF BEGINNING.

RATIFICATION AND APPROVAL OF PLAT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT CADENCE HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS FINAL PLAT FOR "PARCEL R" 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 \_\_\_\_\_, 2019.

CADENCE HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

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

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

ACKNOWLEDGEMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019, BY \_\_\_\_\_ OF CADENCE HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, FOR AND ON BEHALF THEREOF.

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

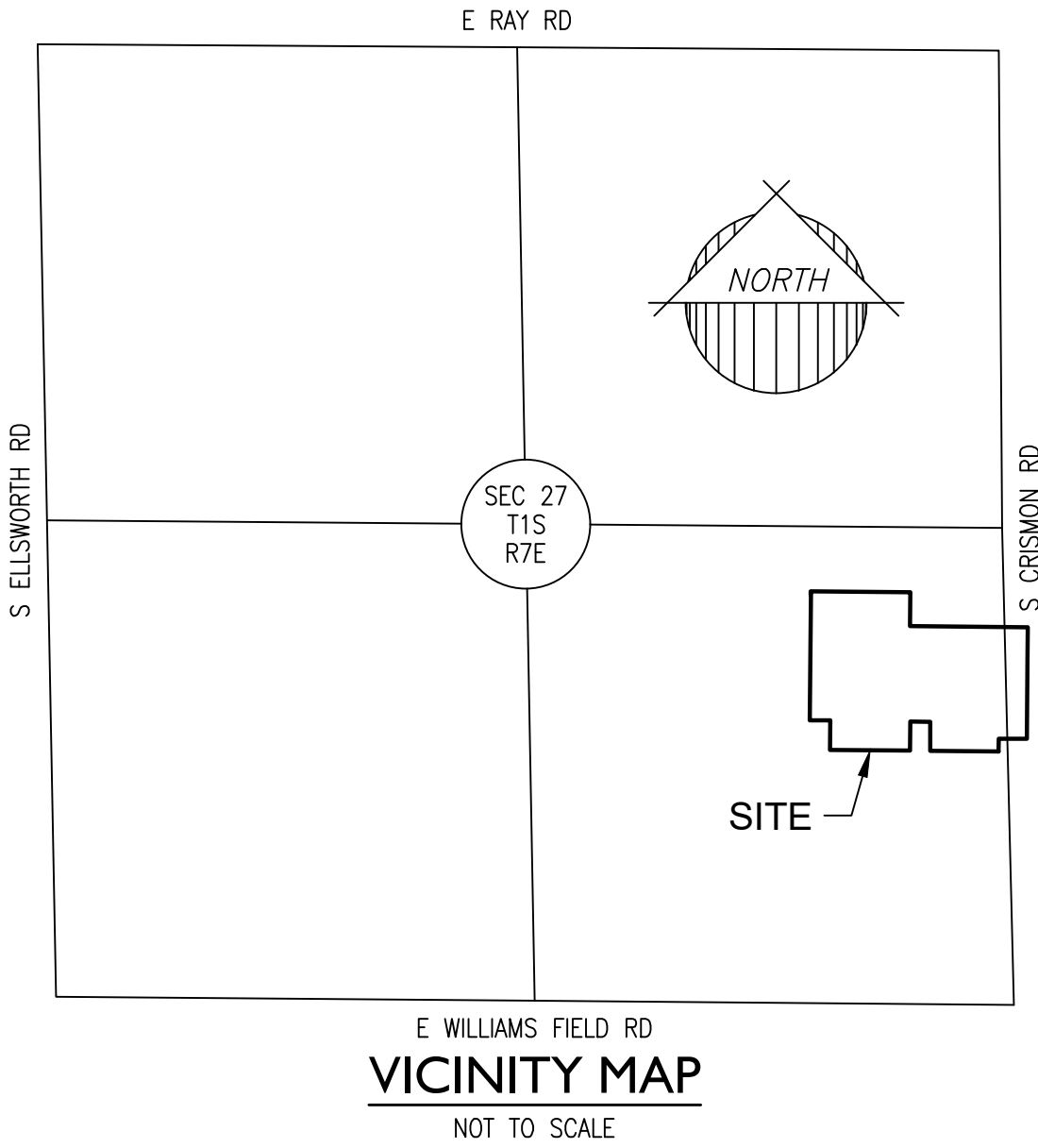
BY: \_\_\_\_\_ DATE \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

FINAL PLAT  
"Parcel R"

A RE-PLAT OF PARCEL R OF CADENCE AT GATEWAY PHASE 2,  
BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, MARICOPA COUNTY RECORDS,  
SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26 AND  
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27,  
TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA

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.
- 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.
- 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.
- 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).
- AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT HAS BEEN RECORDED WITH MARICOPA COUNTY RECORDER (MARICOPA COUNTY RECORDING NO. \_\_\_\_\_). 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
- 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.
- 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.
- THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE BUILDING FORM STANDARDS ESTABLISHED IN THE ZONING ORDINANCE AS WELL AS COMPLIANCE WITH THE RESIDENTIAL DEVELOPMENT GUIDELINES.
- 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 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
- 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.
- NOISE ATTENUATION MEASURES ARE TO BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE BUILDINGS TO ACHIEVE A NOISE LEVEL REDUCTION OF 25DB.
- THIS SUBDIVISION IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA DEVELOPMENT AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- A COMMUNITY MAINTENANCE AGREEMENT FOR THIS PLAT HAS BEEN RECORDED WITH MARICOPA COUNTY RECORDER (MARICOPA COUNTY RECORDING NO. \_\_\_\_\_).
- A DEVELOPMENT, FINANCING PARTICIPATION, WAIVER AND INTERGOVERNMENTAL AGREEMENT FOR THE CADENCE COMMUNITY FACILITIES DISTRICT FOR THIS PLAT HAS BEEN RECORDED WITH THE MARICOPA COUNTY RECORDER (MARICOPA COUNTY RECORDING NO. \_\_\_\_\_).
- 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.
- 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 CORNERS WILL NEED TO BE RECORDED.
- ALL CURVES ARE TANGENT, COMPOUND, OR REVERSE UNLESS NOTED OTHERWISE.



OWNER

PPGN – RAY, LLP  
17700 N PACESETTER WAY, SUITE 100  
SCOTTSDALE, AZ 85225

BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, BEING NORTH 01 DEGREES 25 MINUTES 54 SECONDS WEST AS MEASURED AND AS SHOWN ON THAT PLAT RECORDED IN BOOK 1315, PAGE 25 OF MARICOPA COUNTY RECORDS.

FEMA FLOOD ZONE DELINEATION

THIS SITE IS LOCATED WITHIN "ZONE X SHADED" AND "ZONE D" AS SHOWN ON FLOOD INSURANCE RATE MAPS 04013C22790L AND 04013C22780L

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

BY: \_\_\_\_\_ MAYOR ATTEST: \_\_\_\_\_ CITY CLERK

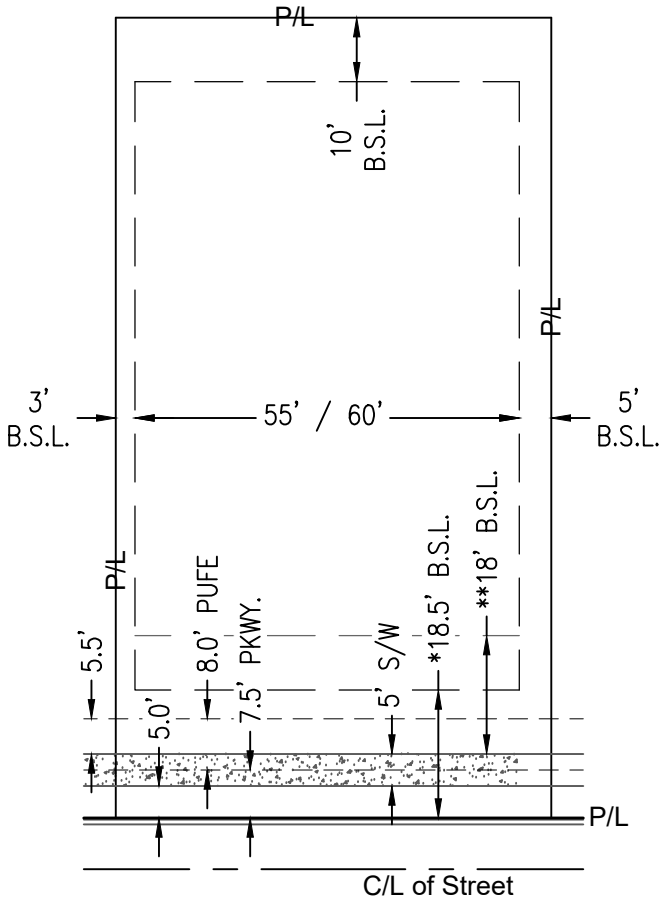
THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576.

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

CERTIFICATION

I, RAYMOND MUNOZ, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS FINAL PLAT CONSISTING OF 3 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OCTOBER OF 2018; THAT THE 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.

RAYMOND S MUNOZ III, RLS NO. 53160  
EPS GROUP, INC.  
2045 S. VINEYARD  
SUITE 101  
MESA, AZ 85210



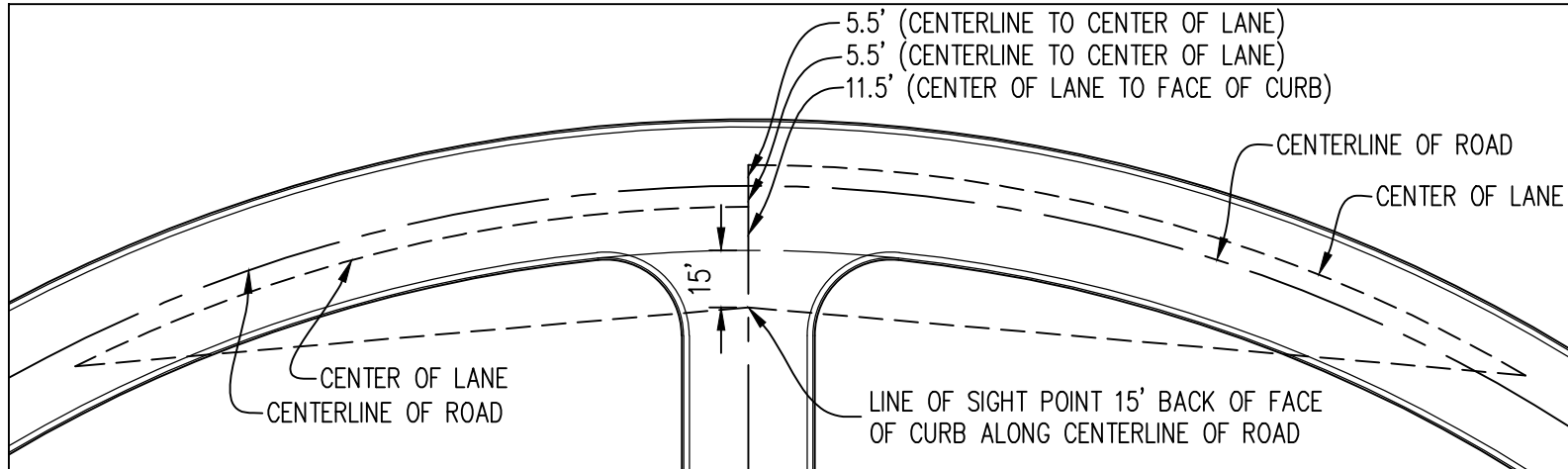
TYPICAL LOT SETBACK

LEGEND

S/W B.S.L. SIDEWALK  
B.S.L. BUILDING SETBACK  
ESMT. EASEMENT  
P.U.F.E. PUBLIC UTILITIES AND FACILITIES ESMT.  
P.K.W.Y. PARKWAY ESMT.  
P/L PROPERTY LINE

NOTES

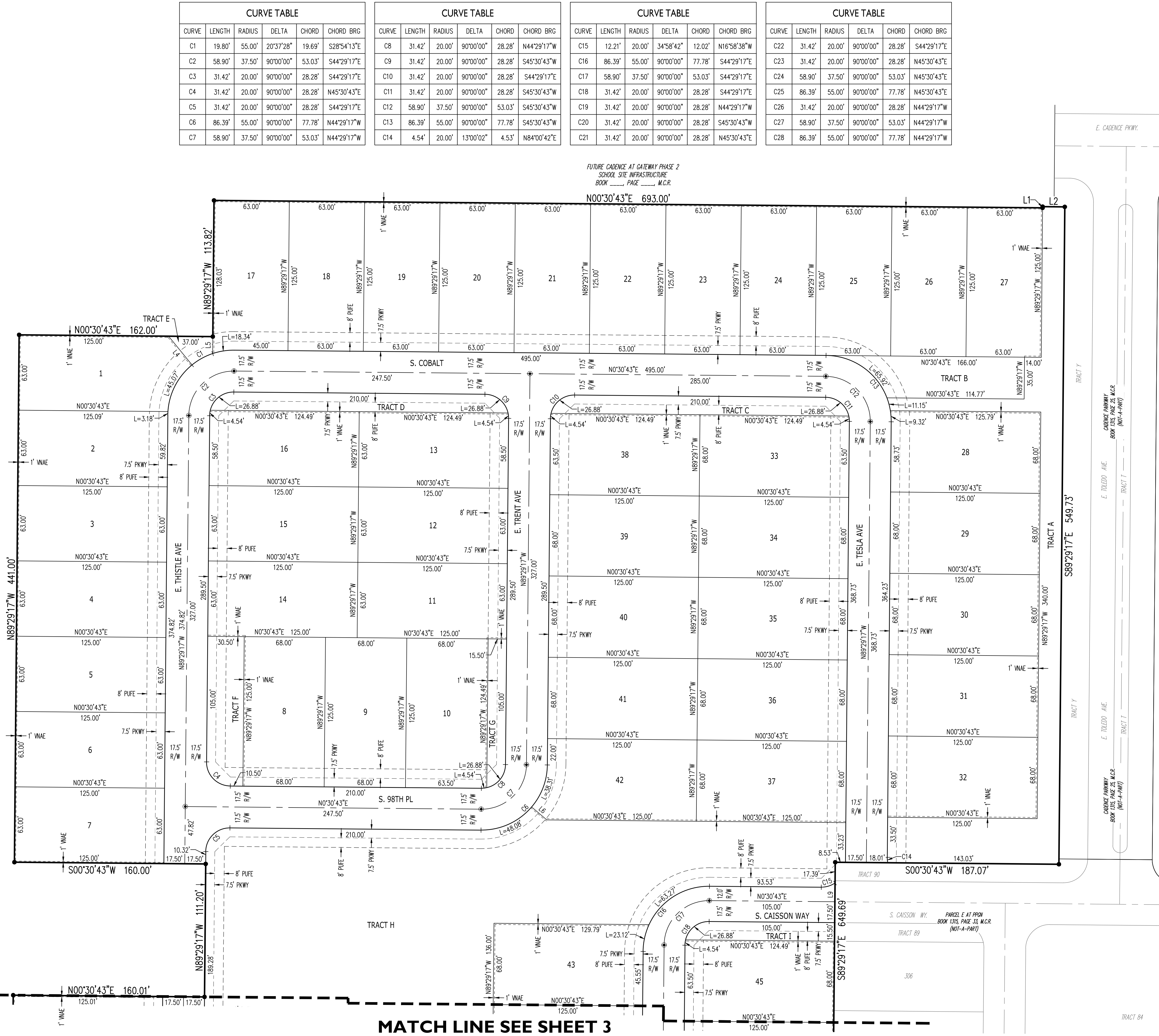
- \* BUILDING SETBACK FROM BACK OF CURB TO SIDE TURN GARAGE, PORCH, OR LIVABLE AREA
- \*\* BUILDING SETBACK FROM BACK OF SIDEWALK TO FACE OF GARAGE



TYPICAL SIGHT VISIBILITY EASEMENT

- NOTES:
- 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.
  - SIGHT VISIBILITY EASEMENT SHOWN ON CORRESPONDING PARCEL FINAL PLAT, IMPROVEMENT PLANS, MASS GRADING AND LANDSCAPE ARCHITECTURE PLANS.
  - ☐ 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.

FUTURE CADENCE AT GATEWAY PHASE 2  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ M.C.R.



FUTURE CADENCE AT GATEWAY PHASE 2  
SCHOOL SITE INFRASTRUCTURE  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ M.C.R.

E. CADENCE PKWY.

E. TOLEDO AVE

E. TOLEDO AVE

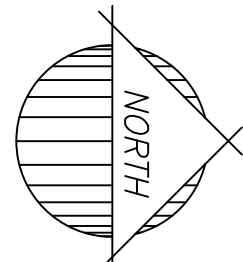
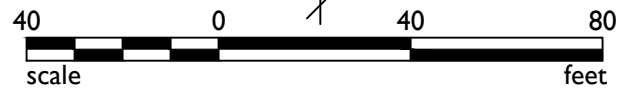
CADENCE PARKWAY  
BOOK 1315, PAGE 23, M.C.R.  
(NOT-A-PART)

TRACT 84

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°29'17"W	1.00'
L2	N00°30'43"E	18.54'
L3	S00°30'43"W	69.97'
L4	N50°47'03"E	31.05'
L5	N89°29'17"W	14.21'
L6	S40°25'11"W	16.70'
L7	N24°08'03"W	5.52'
L8	N48°57'07"W	17.37'
L9	N89°29'17"W	15.61'

LEGEND

- FOUND SECTION CORNER (AS NOTED)
- SUBDIVISION CORNER, SET 1/2" REBAR W/ CAP (LS 53160) UNLESS OTHERWISE NOTED
- CENTERLINE MONUMENT TO BE SET UPON COMPLETION OF CONSTRUCTION
- M.C.R. MARICOPA COUNTY RECORDS
- PKWY PARKWAY EASEMENT
- PUFE PUBLIC UTILITIES AND FACILITIES EASEMENT
- R/W RIGHT-OF-WAY
- VNAE VEHICULAR NON-ACCESS EASEMENT





TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT A	LANDSCAPE AND OPEN SPACE	16,794	0.3855
TRACT B	PRIVATE DRIVE EASEMENT	4,509	0.1035
TRACT C	LANDSCAPE AND OPEN SPACE	3,705	0.0851
TRACT D	LANDSCAPE AND OPEN SPACE	3,705	0.0851
TRACT E	LANDSCAPE AND OPEN SPACE	552	0.0127
TRACT F	LANDSCAPE AND OPEN SPACE	3,727	0.0856
TRACT G	LANDSCAPE AND OPEN SPACE	1,852	0.0425
TRACT H	LANDSCAPE, OPEN SPACE, RETENTION AND DRAINAGE EASEMENT	77,499	1.7791
TRACT I	LANDSCAPE AND OPEN SPACE	1,852	0.0425
TRACT J	LANDSCAPE AND OPEN SPACE	3,821	0.0877
TRACT K	LANDSCAPE AND OPEN SPACE	3,705	0.0851
TRACT L	PRIVATE DRIVE EASEMENT	3,913	0.0898
TRACT M	LANDSCAPE AND OPEN SPACE	8,024	0.1842

\* All tract uses listed are blanket in nature unless specifically defined as shown on the plan view.

AREA SUMMARY

LOTS AREA	616,167 SF±	14.1452 AC±
TRACTS AREA	133,658 SF±	3.0684 AC±
NET AREA	749,825 SF±	17.2136 AC±
RIGHT-OF-WAY AREA	128,681 SF±	2.9541 AC±
GROSS AREA	878,506 SF±	20.1677 AC±

PARCEL AREA TABLE		
PARCEL	AREA (SF)	AREA (AC)
Lot 1	8,368	0.1921
Lot 2	7,875	0.1808
Lot 3	7,875	0.1808
Lot 4	7,875	0.1808
Lot 5	7,875	0.1808
Lot 6	7,875	0.1808
Lot 7	7,875	0.1808
Lot 8	8,500	0.1951
Lot 9	8,500	0.1951
Lot 10	8,499	0.1951
Lot 11	7,875	0.1808
Lot 12	7,875	0.1808
Lot 13	7,874	0.1808
Lot 14	7,875	0.1808
Lot 15	7,875	0.1808

PARCEL AREA TABLE		
PARCEL	AREA (SF)	AREA (AC)
Lot 16	7,874	0.1808
Lot 17	7,893	0.1812
Lot 18	7,875	0.1808
Lot 19	7,875	0.1808
Lot 20	7,875	0.1808
Lot 21	7,875	0.1808
Lot 22	7,875	0.1808
Lot 23	7,875	0.1808
Lot 24	7,875	0.1808
Lot 25	7,875	0.1808
Lot 26	7,875	0.1808
Lot 27	7,875	0.1808
Lot 28	8,502	0.1952
Lot 29	8,500	0.1951
Lot 30	8,500	0.1951

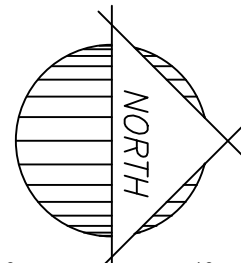
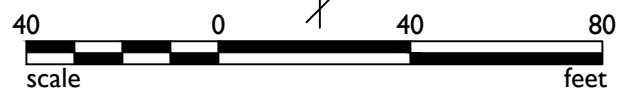
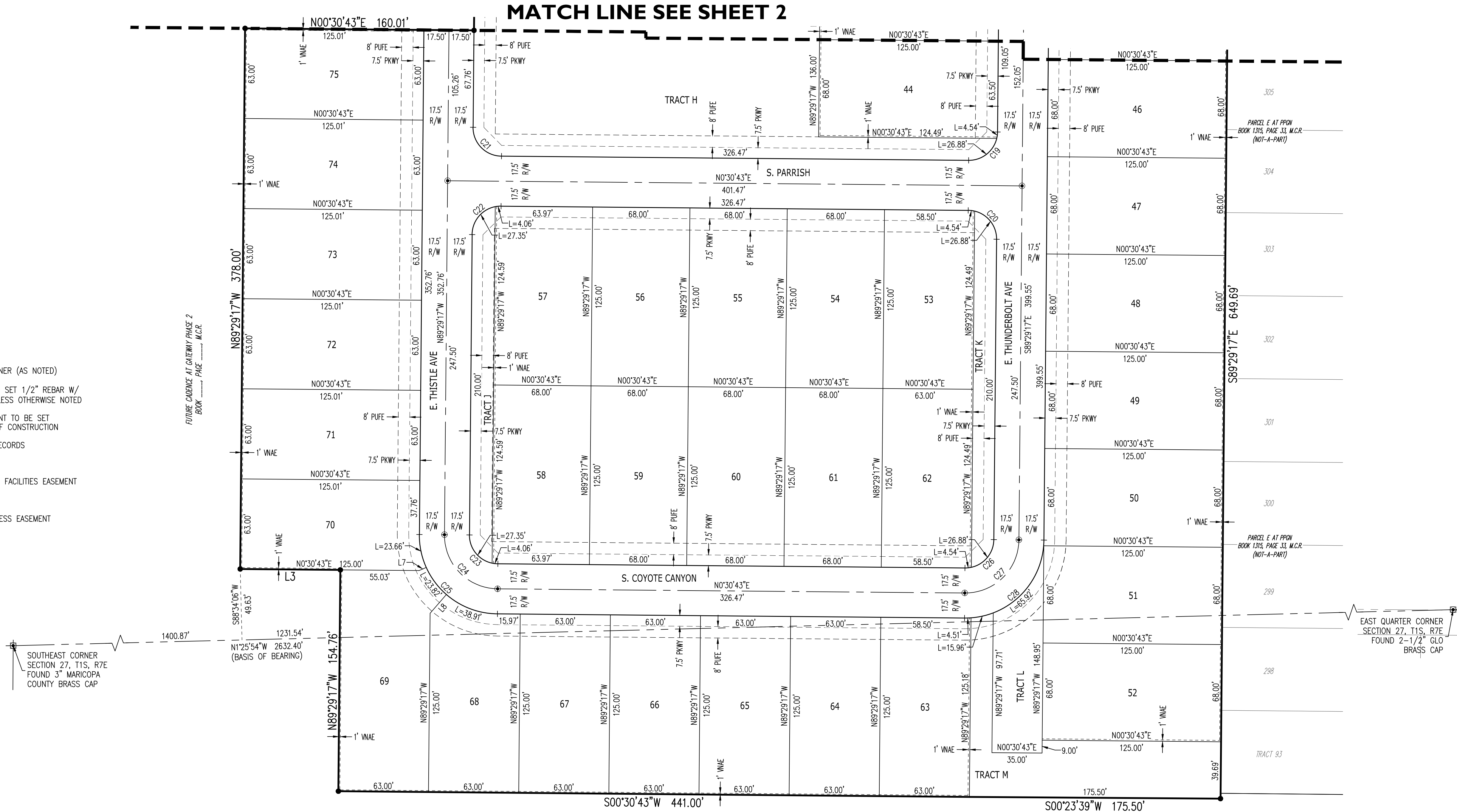
PARCEL AREA TABLE		
PARCEL	AREA (SF)	AREA (AC)
Lot 31	8,500	0.1951
Lot 32	8,500	0.1951
Lot 33	8,499	0.1951
Lot 34	8,500	0.1951
Lot 35	8,500	0.1951
Lot 36	8,500	0.1951
Lot 37	8,500	0.1951
Lot 38	8,499	0.1951
Lot 39	8,500	0.1951
Lot 40	8,500	0.1951
Lot 41	8,500	0.1951
Lot 42	8,712	0.2000
Lot 43	8,535	0.1959
Lot 44	8,499	0.1951
Lot 45	8,499	0.1951

PARCEL AREA TABLE		
PARCEL	AREA (SF)	AREA (AC)
Lot 46	8,500	0.1951
Lot 47	8,500	0.1951
Lot 48	8,500	0.1951
Lot 49	8,500	0.1951
Lot 50	8,500	0.1951
Lot 51	8,500	0.1951
Lot 52	8,500	0.1951
Lot 53	7,874	0.1808
Lot 54	8,500	0.1951
Lot 55	8,500	0.1951
Lot 56	8,500	0.1951
Lot 57	8,499	0.1951
Lot 58	8,499	0.1951
Lot 59	8,500	0.1951
Lot 60	8,500	0.1951

PARCEL AREA TABLE		
PARCEL	AREA (SF)	AREA (AC)
Lot 61	8,500	0.1951
Lot 62	7,874	0.1808
Lot 63	7,875	0.1808
Lot 64	7,875	0.1808
Lot 65	7,875	0.1808
Lot 66	7,875	0.1808
Lot 67	7,875	0.1808
Lot 68	8,098	0.1859
Lot 69	9,895	0.2272
Lot 70	7,919	0.1818
Lot 71	7,875	0.1808
Lot 72	7,875	0.1808
Lot 73	7,875	0.1808
Lot 74	7,875	0.1808
Lot 75	7,875	0.1808

LEGEND

- FOUND SECTION CORNER (AS NOTED)
- SUBDIVISION CORNER, SET 1/2" REBAR W/ CAP (LS 53160) UNLESS OTHERWISE NOTED
- CENTERLINE MONUMENT TO BE SET UPON COMPLETION OF CONSTRUCTION
- M.C.R. MARICOPA COUNTY RECORDS
- PKWY PARKWAY EASEMENT
- PUFE PUBLIC UTILITIES AND FACILITIES EASEMENT
- R/W RIGHT-OF-WAY
- VNAE VEHICULAR NON-ACCESS EASEMENT



CADENCE AT GATEWAY PHASE 2

PARCEL R

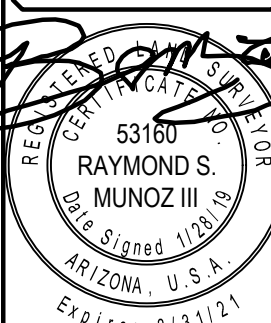
MESA, ARIZONA

FINAL PLAT

Project:

Revisions:

Designer: RSM  
Drawn by: RSM



Job No.  
18-106

FP03

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3  
of 3

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