

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 O," A RE-PLAT OF PARCEL O OF CADENCE AT GATEWAY PHASE 2, BOOK _____, PAGE _____, MARICOPA COUNTY RECORDS, SITUATED IN 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 GRASS 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 "G", 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 "A" IS HEREBY RESERVED AS A DRAINAGE FACILITY AND FORTIFICATION 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: _____ NOTARY PUBLIC DATE _____
MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION

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, 1280.62 FEET; THENCE SOUTH 88 DEGREES 34 MINUTES 06 SECONDS WEST, 542.65 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, 160.03 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST, 101.55 FEET; THENCE SOUTH 1 DEGREES 53 MINUTES 34 SECONDS EAST, 15.51 FEET; THENCE SOUTH 44 DEGREES 29 MINUTES 17 SECONDS EAST, 5.44 FEET; THENCE SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, 211.65 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 70.50 FEET; THENCE SOUTHEASTERLY 95.11 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 77 DEGREES 17 MINUTES 57 SECONDS; THENCE ON A NON-TANGENT LINE SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, 221.73 FEET; THENCE SOUTH 29 DEGREES 53 MINUTES 11 SECONDS WEST, 17.43 FEET; THENCE SOUTH 1 DEGREES 43 MINUTES 46 SECONDS WEST, 35.00 FEET; THENCE NORTH 88 DEGREES 16 MINUTES 14 SECONDS WEST, 64.38 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1382.50 FEET; THENCE WESTERLY 29.38 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 1 DEGREES 13 MINUTES 03 SECONDS; THENCE NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, 66.47 FEET; THENCE SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, 251.55 FEET; THENCE SOUTH 3 DEGREES 35 MINUTES 36 SECONDS WEST, 35.00 FEET; THENCE NORTH 86 DEGREES 24 MINUTES 24 SECONDS WEST, 14.94 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 482.50 FEET; THENCE WESTERLY 25.95 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 3 DEGREES 04 MINUTES 53 SECONDS; THENCE NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, 336.76 FEET; THENCE NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST, 35.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST A DISTANCE OF 20.00 FEET; THENCE NORTHWESTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS; THENCE NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST, 194.37 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, 160.00 FEET; THENCE NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST, 455.55 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST, 125.00 FEET; THENCE NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST, 114.37 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY 37.12 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 106 DEGREES 20 MINUTES 56 SECONDS; THENCE SOUTH 74 DEGREES 09 MINUTES 47 SECONDS WEST, 24.03 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 217.50 FEET; THENCE SOUTHWESTERLY 62.06 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16 DEGREES 20 MINUTES 56 SECONDS; THENCE NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, 54.50 FEET; THENCE NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST, 35.00 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST, 54.50 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 182.50 FEET; THENCE NORTHEASTERLY 52.08 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16 DEGREES 20 MINUTES 56 SECONDS; THENCE NORTH 74 DEGREES 09 MINUTES 47 SECONDS EAST, 56.50 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 217.50 FEET; THENCE NORTHEASTERLY 15.76 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 4 DEGREES 09 MINUTES 07 SECONDS; THENCE ON A NON-TANGENT LINE NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST, 129.94 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST, 432.00 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 O" 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.

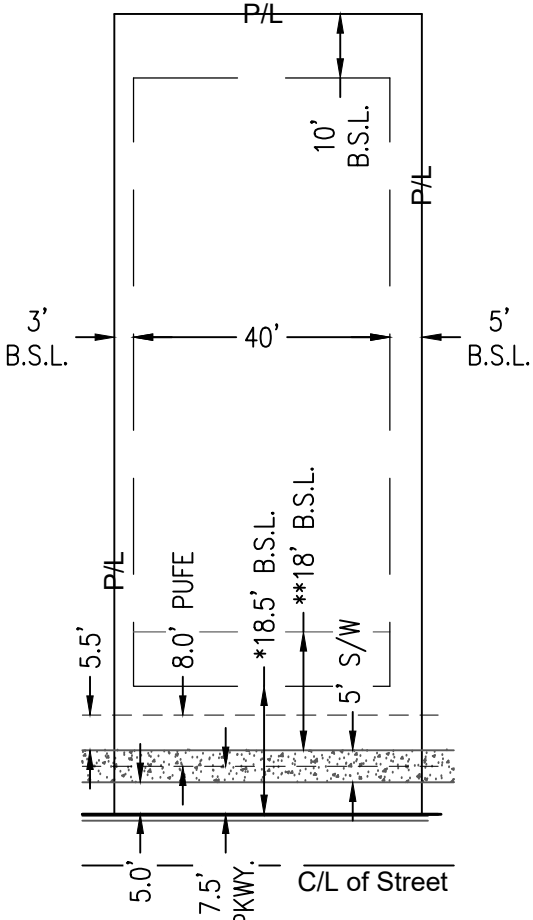
BY: _____ NOTARY PUBLIC DATE _____
MY COMMISSION EXPIRES: _____

FINAL PLAT
"Parcel O"

A RE-PLAT OF PARCEL O OF CADENCE AT GATEWAY PHASE 2,
BOOK _____, PAGE _____, MARICOPA COUNTY RECORDS,
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.



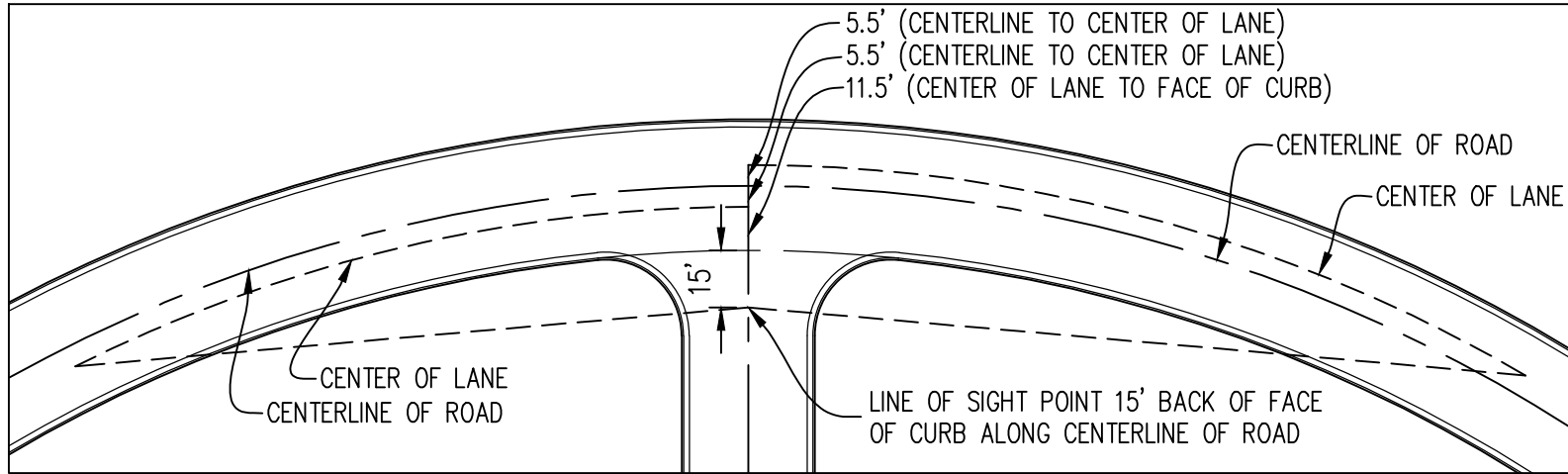
TYPICAL LOT SETBACK

LEGEND

- | | |
|----------|---------------------------------------|
| S/W | SIDEWALK |
| B.S.L. | BUILDING SETBACK |
| ESMT. | EASEMENT |
| P.U.F.E. | PUBLIC UTILITIES AND FACILITIES ESMT. |
| PKWY | 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

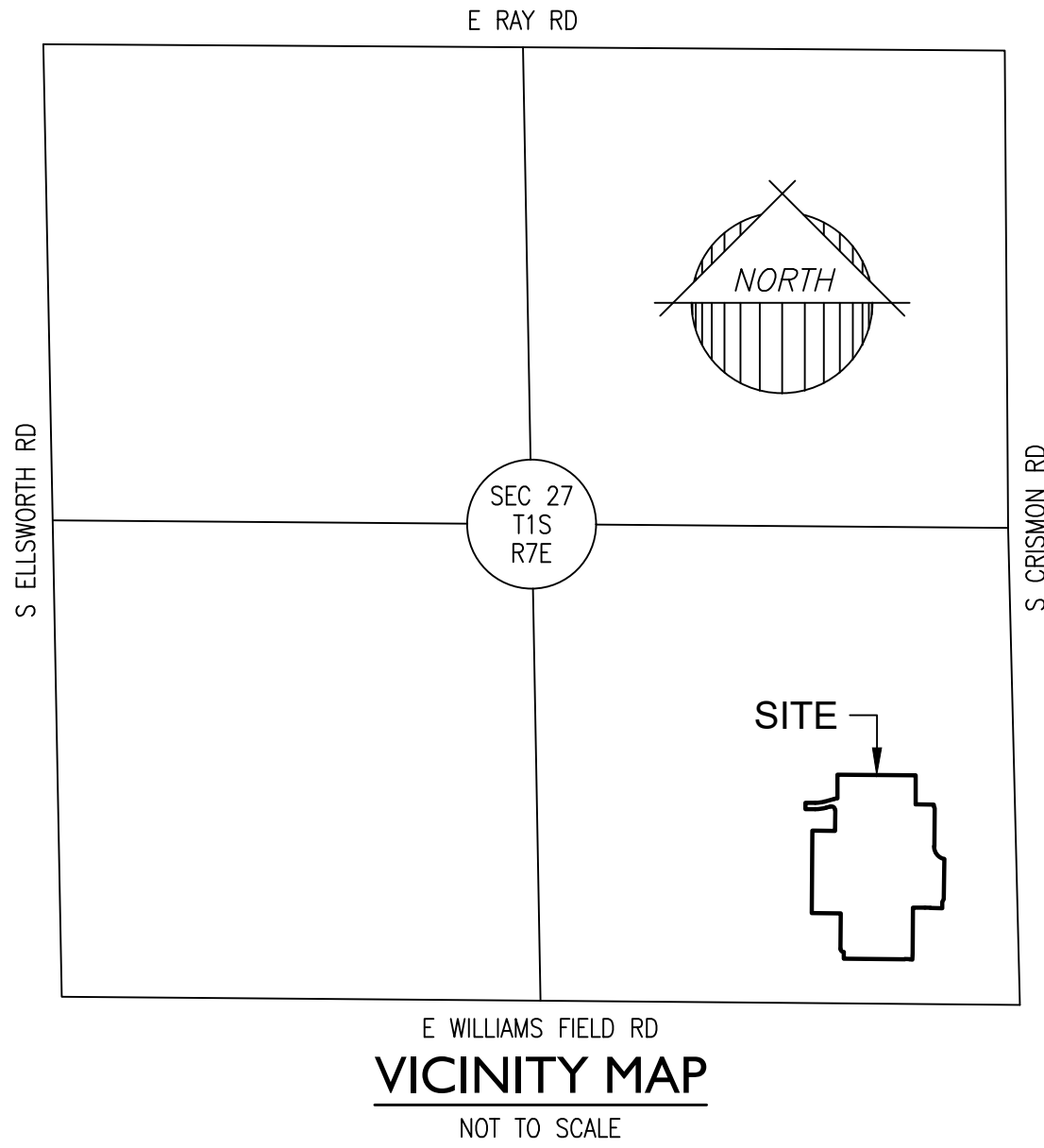


TYPICAL SIGHT VISIBILITY EASEMENT

N.T.S.

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.



VICINITY MAP

NOT TO SCALE

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.

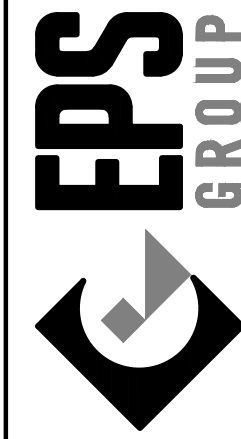
CITY ENGINEER _____ DATE: _____

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

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



CADENCE AT GATEWAY PHASE 2

PARCEL O

MESA, ARIZONA

FINAL PLAT

Project:

Revisions:

Designer: RSM
Drawn by: RSM



Job No.
18-106

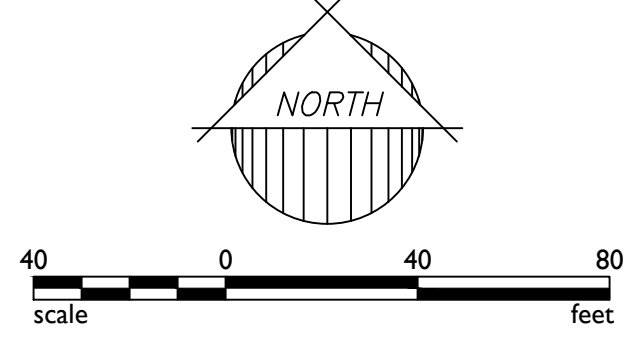
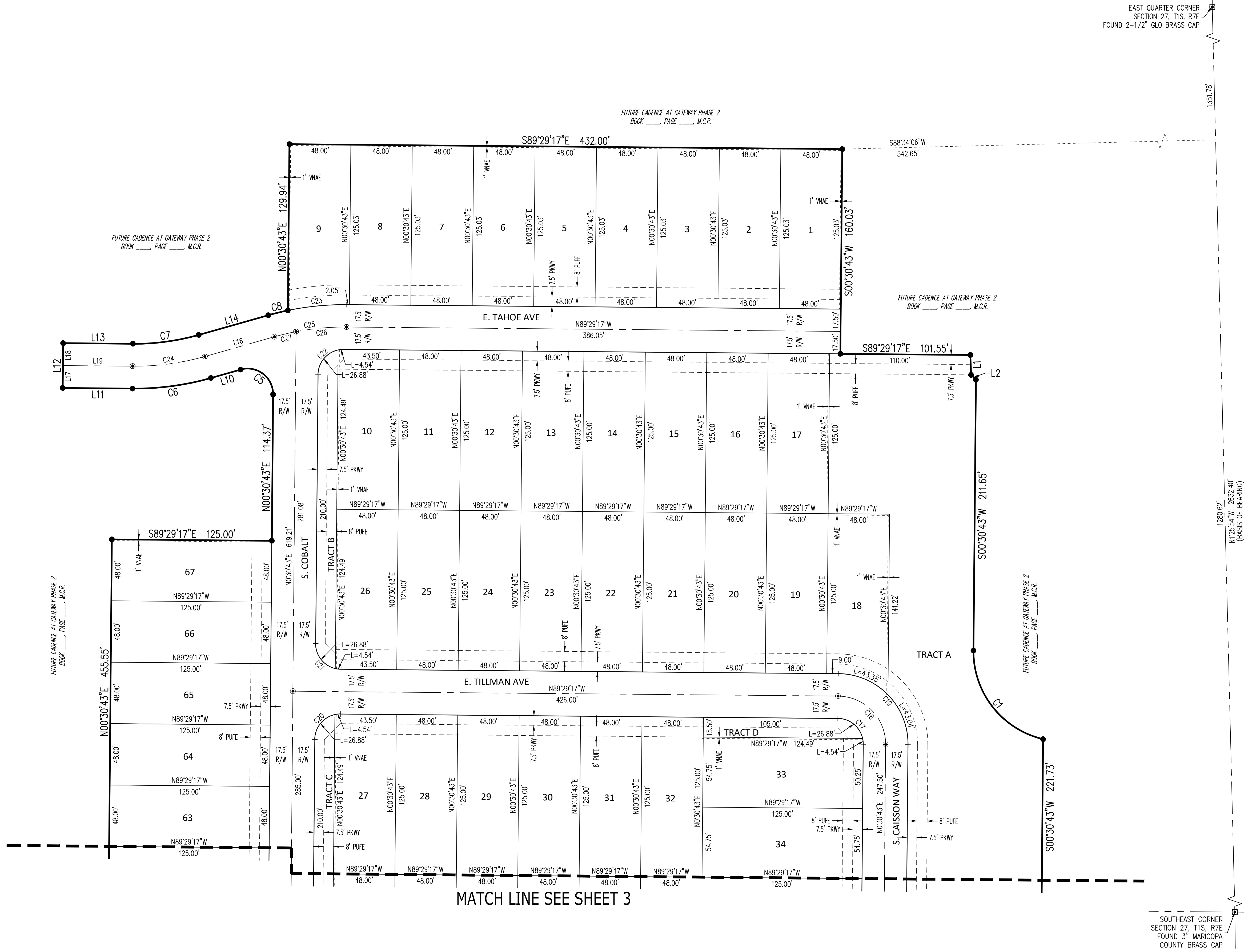
FP01

Sheet No.

1
of 3

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



Project: CADENCE AT GATEWAY PHASE 2
PARCEL O
MESA, ARIZONA

Revisions:

Designer: RSM
Drawn by: RSM

53160
RAYMOND S.
MUNOZ
SIGNED 1/28/19
ARIZONA, U.S.A.
Expires 3/31/21

Job No.
18-106

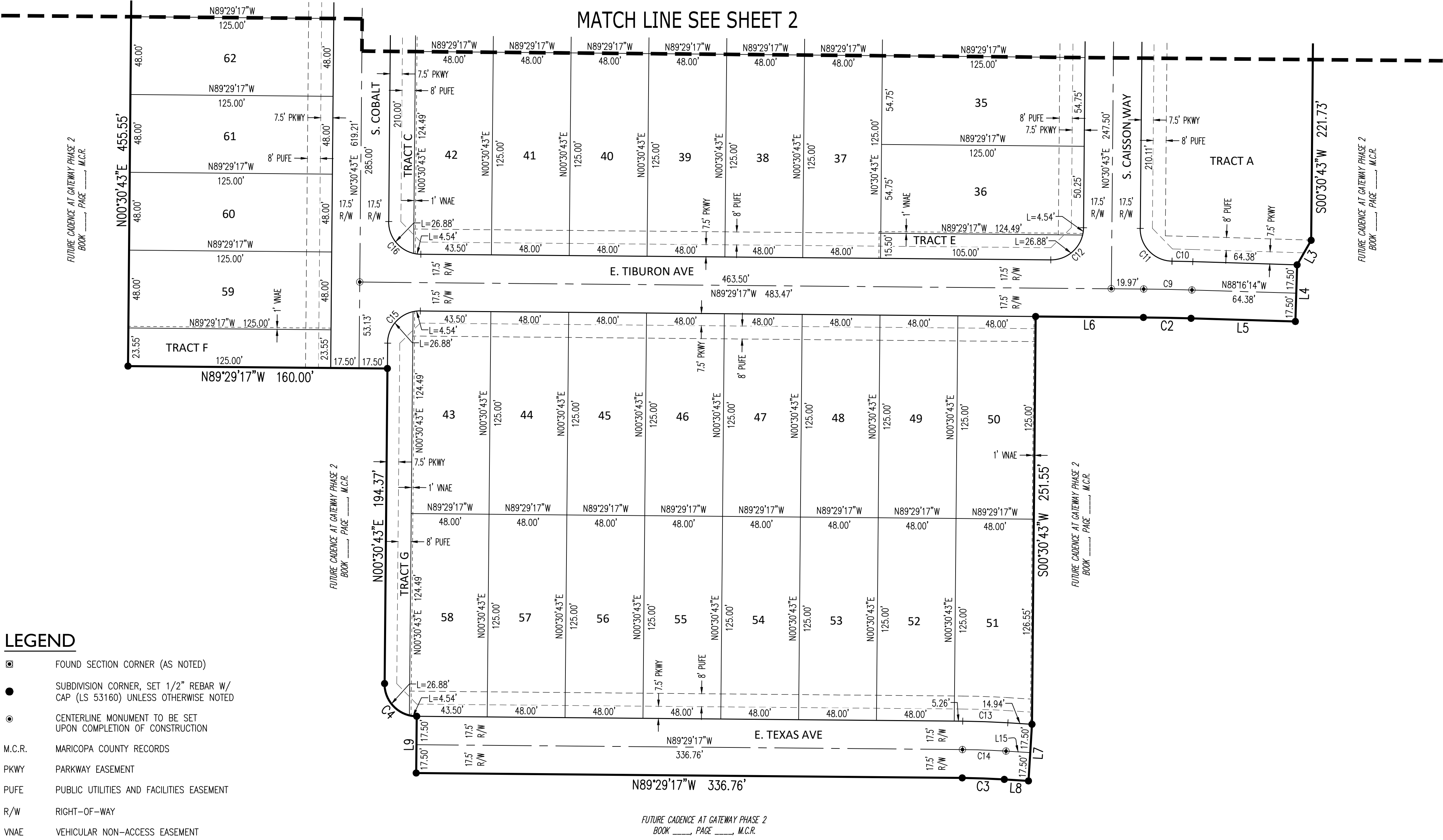
FP02

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of 3

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EPS
GROUP

- LEGEND**
- FOUND SECTION CORNER (AS NOTED)
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TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT A	LANDSCAPE, OPEN SPACE, RETENTION AND DRAINAGE EASEMENT	51,231	1.1761
TRACT B	LANDSCAPE AND OPEN SPACE	3,705	0.0851
TRACT C	LANDSCAPE AND OPEN SPACE	3,705	0.0851
TRACT D	LANDSCAPE AND OPEN SPACE	1,852	0.0425
TRACT E	LANDSCAPE AND OPEN SPACE	1,852	0.0425
TRACT F	LANDSCAPE AND OPEN SPACE	2,944	0.0676
TRACT G	LANDSCAPE AND OPEN SPACE	3,705	0.0851

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	S01°53'34"E	15.51'
L2	S44°29'17"E	5.44'
L3	S29°53'11"W	17.43'
L4	S01°43'46"W	35.00'
L5	N88°16'14"W	64.38'
L6	N89°29'17"W	66.47'
L7	S03°35'36"W	35.00'
L8	N86°24'24"W	14.94'
L9	N00°30'43"E	35.00'
L10	S74°09'47"W	24.03'

LINE TABLE		
LINE	BEARING	LENGTH
L11	N89°29'17"W	54.50'
L12	N00°30'43"E	35.00'
L13	S89°29'17"E	54.50'
L14	N74°09'47"E	56.50'
L15	S86°24'24"E	14.94'
L16	N74°09'47"E	56.50'
L17	S00°30'43"W	17.50'
L18	S00°30'43"W	17.50'
L19	N89°29'17"W	54.50'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	95.11'	70.50'	77°17'57"	56.38'	88.06'	S38°08'16"E
C2	29.38'	1382.50'	1°13'03"	14.69'	29.38'	N88°52'46"W
C3	25.95'	482.50'	3°04'53"	12.98'	25.95'	N87°56'50"W
C4	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°29'17"W
C5	37.12'	20.00'	106°20'56"	26.71'	32.02'	N52°39'45"W
C6	62.06'	217.50'	16°20'56"	31.24'	61.85'	S82°20'15"W
C7	52.08'	182.50'	16°20'56"	26.22'	51.90'	N82°20'15"E
C8	15.76'	217.50'	4°09'07"	7.88'	15.76'	N76°14'20"E
C9	29.75'	1400.00'	1°13'03"	14.87'	29.75'	N88°52'46"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C10	12.83'	1417.50'	0°31'07"	6.42'	12.83'	N88°31'48"W
C11	31.17'	20.00'	89°18'04"	19.76'	28.11'	S44°08'19"E
C12	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°30'43"E
C13	27.83'	517.50'	3°04'53"	13.92'	27.83'	N87°56'50"W
C14	26.89'	500.00'	3°04'53"	13.45'	26.89'	N87°56'50"W
C15	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°30'43"W
C16	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°29'17"E
C17	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°29'17"W
C18	58.90'	37.50'	90°00'00"	37.50'	53.03'	N44°29'17"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C19	86.39'	55.00'	90°00'00"	55.00'	77.78'	N44°29'17"W
C20	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°30'43"W
C21	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°29'17"E
C22	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°30'43"W
C23	46.30'	217.50'	12°11'49"	23.24'	46.21'	S84°24'49"W
C24	57.07'	200.00'	16°20'56"	28.73'	56.88'	N82°20'15"E
C25	57.07'	200.00'	16°20'56"	28.73'	56.88'	S82°20'15"W
C26	39.66'	200.00'	11°21'40"	19.89'	39.59'	S84°49'53"W
C27	17.41'	200.00'	4°59'16"	8.71'	17.41'	S76°39'25"W

PARCEL AREA TABLE		
PARCEL	AREA (SF)	AREA (AC)
Lot 1	6,001	0.1378
Lot 2	6,001	0.1378
Lot 3	6,001	0.1378
Lot 4	6,001	0.1378
Lot 5	6,001	0.1378
Lot 6	6,001	0.1378
Lot 7	6,001	0.1378
Lot 8	6,001	0.1378
Lot 9	6,076	0.1395
Lot 10	5,999	0.1377
Lot 11	6,000	0.1377
Lot 12	6,000	0.1377
Lot 13	6,000	0.1377
Lot 14	6,000	0.1377
Lot 15	6,000	0.1377
Lot 16	6,000	0.1377
Lot 17	6,000	0.1377
Lot 18	6,197	0.1423
Lot 19	6,000	0.1377
Lot 20	6,000	0.1377
Lot 21	6,000	0.1377
Lot 22	6,000	0.1377
Lot 23	6,000	0.1377
Lot 24	6,000	0.1377
Lot 25	6,000	0.1377
Lot 26	5,999	0.1377
Lot 27	5,999	0.1377
Lot 28	6,000	0.1377
Lot 29	6,000	0.1377
Lot 30	6,000	0.1377
Lot 31	6,000	0.1377
Lot 32	6,000	0.1377
Lot 33	6,843	0.1571
Lot 34	6,844	0.1571

PARCEL AREA TABLE		
PARCEL	AREA (SF)	AREA (AC)
Lot 35	6,844	0.1571
Lot 36	6,843	0.1571
Lot 37	6,000	0.1377
Lot 38	6,000	0.1377
Lot 39	6,000	0.1377
Lot 40	6,000	0.1377
Lot 41	6,000	0.1377
Lot 42	5,999	0.1377
Lot 43	5,999	0.1377
Lot 44	6,000	0.1377
Lot 45	6,000	0.1377
Lot 46	6,000	0.1377
Lot 47	6,000	0.1377
Lot 48	6,000	0.1377
Lot 49	6,000	0.1377
Lot 50	6,000	0.1377
Lot 51	6,024	0.1383
Lot 52	6,000	0.1377
Lot 53	6,000	0.1377
Lot 54	6,000	0.1377
Lot 55	6,000	0.1377
Lot 56	6,000	0.1377
Lot 57	6,000	0.1377
Lot 58	5,999	0.1377
Lot 59	6,000	0.1377
Lot 60	6,000	0.1377
Lot 61	6,000	0.1377
Lot 62	6,000	0.1377
Lot 63	6,000	0.1377
Lot 64	6,000	0.1377
Lot 65	6,000	0.1377
Lot 66	6,000	0.1377
Lot 67	6,000	0.1377

AREA SUMMARY

LOTS AREA	405,678 SF±	9.3131 AC±
TRACTS AREA	68,994 SF±	1.5839 AC±
NET AREA	474,672 SF±	10.8970 AC±
RIGHT-OF-WAY AREA	100,443 SF±	2.3058 AC±
GROSS AREA	575,115 SF±	13.2028 AC±

