

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS.

KNOW ALL MEN BY THESE PRESENTS:

THAT CADENCE PJB2 LAND GROUP, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "PARCEL J AT PPGN", A REPLAT OF PARCEL J OF CADENCE PARKWAY, BOOK 1315, PAGE 25, MARICOPA COUNTY RECORDS, SITUATED IN A PORTION OF THE WEST HALF 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.

CADENCE PJB2 LAND GROUP, LLC 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 CADENCE PJB2 LAND GROUP, LLC 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 CADENCE PJB2 LAND GROUP, LLC OR THE SUCCESSORS OR ASSIGNS OF CADENCE PJB2 LAND GROUP, LLC AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY CADENCE PJB2 LAND GROUP, LLC OR THE SUCCESSORS OR ASSIGNS OF CADENCE PJB2 LAND GROUP, LLC WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF MESA. THE RIGHTS AND OBLIGATIONS OF THE CITY OF MESA SHALL BE CONSTRUED BROADLY AND CONSISTENT WITH THE PERFORMANCE OF ITS OBLIGATIONS TO PROVIDE UTILITY SERVICE TO ITS CUSTOMERS.

CADENCE PJB2 LAND GROUP, LLC 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.

CADENCE PJB2 LAND GROUP, LLC 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 "1A" THROUGH "2F", 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 TRACTS "1A" AND "1N" ARE 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.

CADENCE PJB2 LAND GROUP, LLC 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 CADENCE PJB2 LAND GROUP, LLC WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

IN WITNESS THEREOF: CADENCE PJB2 LAND GROUP, LLC, 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 2019.

CADENCE PJB2 LAND GROUP, LLC, AN ARIZONA LIMITED LIABILITY COMPANY,

BY: ASPEN PEAK INVESTMENTS, LLC

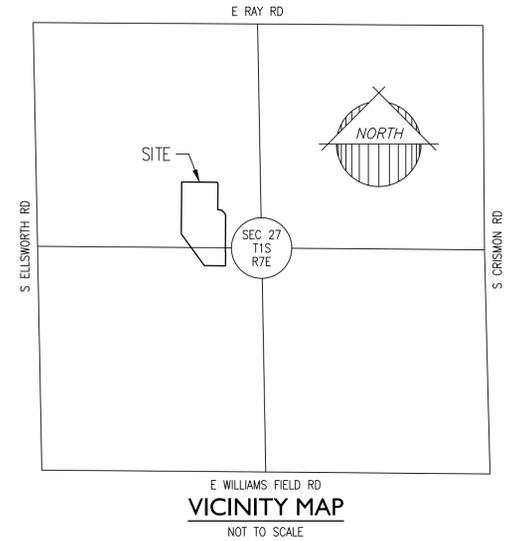
BY: DARRYN LANE, MANAGER

BY: _____

FINAL PLAT

"Parcel J at PPGN"

A REPLAT OF PARCEL J OF CADENCE PARKWAY, BOOK 1315, PAGE 25, MARICOPA COUNTY RECORDS SITUATED IN A PORTION OF THE WEST HALF OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 2019, BY ASPEN PEAK INVESTMENTS, LLC BY DARRYN LANE, MANAGER OF CADENCE PJB2 LAND GROUP, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.

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

BY: _____ DATE: _____
MY COMMISSION EXPIRES:

LEGAL DESCRIPTION

PARCEL J, CADENCE PARKWAY, BOOK 1315, PAGE 25, M.C.R., SITUATED IN A PORTION OF THE WEST HALF 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 BRASS CAP IN A HAND HOLE AT THE NORTHWEST CORNER OF SAID SECTION 27, FROM WHICH AN ALUMINUM CAP AT THE NORTH QUARTER CORNER OF SAID SECTION 27, BEARS SOUTH 89 DEGREES 38 MINUTES 24 SECONDS EAST (AN ASSUMED BEARING) AT A DISTANCE OF 2,647.20 FEET;

THENCE SOUTH 89 DEGREES 38 MINUTES 24 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, 1764.12 FEET;

THENCE SOUTH 0 DEGREES 21 MINUTES 36 SECONDS WEST, 1861.04 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 88 DEGREES 16 MINUTES 15 SECONDS EAST, 10.67 FEET;

THENCE SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST, 396.89 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHEASTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, 302.07 FEET;

THENCE SOUTH 82 DEGREES 19 MINUTES 44 SECONDS EAST, 54.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST A DISTANCE OF 20.00 FEET;

THENCE SOUTHEASTERLY 22.54 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 64 DEGREES 34 MINUTES 09 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 50.00 FEET;

THENCE SOUTHEASTERLY 56.35 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 64 DEGREES 34 MINUTES 09 SECONDS;

THENCE SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, 426.49 FEET;

THENCE EAST, 3.30 FEET;

THENCE SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, 161.31 FEET;

THENCE NORTH 89 DEGREES 25 MINUTES 07 SECONDS WEST, 249.66 FEET;

THENCE NORTH 36 DEGREES 12 MINUTES 34 SECONDS WEST, 460.17 FEET;

THENCE NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST, 610.92 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 J AT PPGN 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:

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.

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).

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 TWO (2) 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 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 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 COMERS WILL NEED TO BE RECORDED.

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

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.

OWNER

CADENCE PJB2 LAND GROUP, LLC
1242 EAST JACKSON STREET
PHOENIX, AZ 85034
(480) 840-4064

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, BEING SOUTH 89 DEGREES 38 MINUTES 24 SECONDS EAST 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: _____ 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: _____

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 NOVEMBER, 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.
1130 N ALMA SCHOOL RD
SUITE 120
MESA, AZ 85201

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Parcel J at PPGN
MESA, ARIZONA
FINAL PLAT

Table with 2 columns: Revisions, Project. Contains revision history and project details.

Designer: RSM
Drawn by: AG



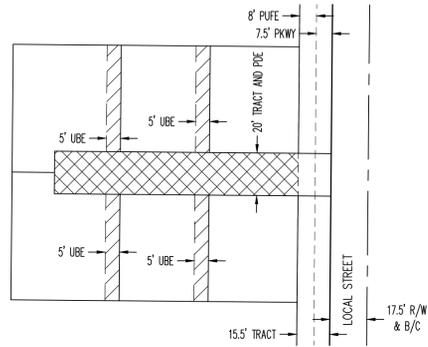
Job No. 18-283

FP01

Sheet No. 1 of 4

18-283

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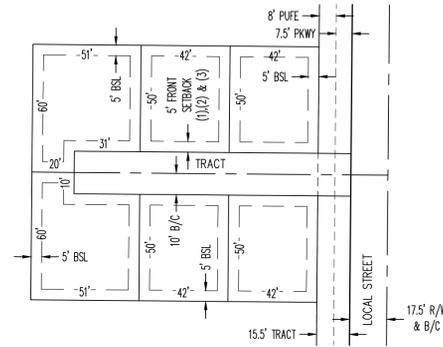
USE AND BENEFIT EASEMENT

NOTES:

- LOTS 1-82 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.
- 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.
- FRONT AND SIDE YARD RETURN WALLS SHALL HAVE GATES FOR THE FIRE ACCESS AND THE MINIMUM GATE WIDTH OF THREE (3) FEET.
- MAINTENANCE AND REPAIR OF THE EASEMENT AREA SHALL BE THE SOLE RESPONSIBILITY AND COST OF THE LOT OWNER.
- 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.
- 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.
- 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.

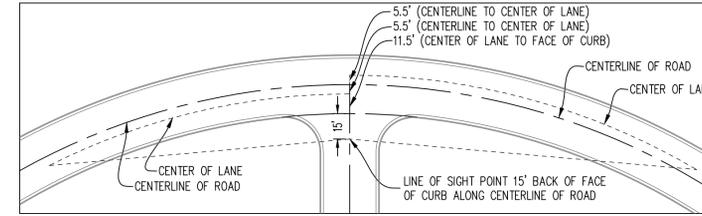
LEGEND

- ◻ 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
- P.U.F.E. PUBLIC UTILITIES AND FACILITIES EASEMENT
- R/W RIGHT-OF-WAY
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- B/C BACK OF CURB
- B.S.L. BUILDING SETBACK
- UBE USE AND BENEFIT EASEMENT
- P.D.E. PRIVATE DRIVE EASEMENT



TYPICAL LOT AUTOCOURT DETAIL

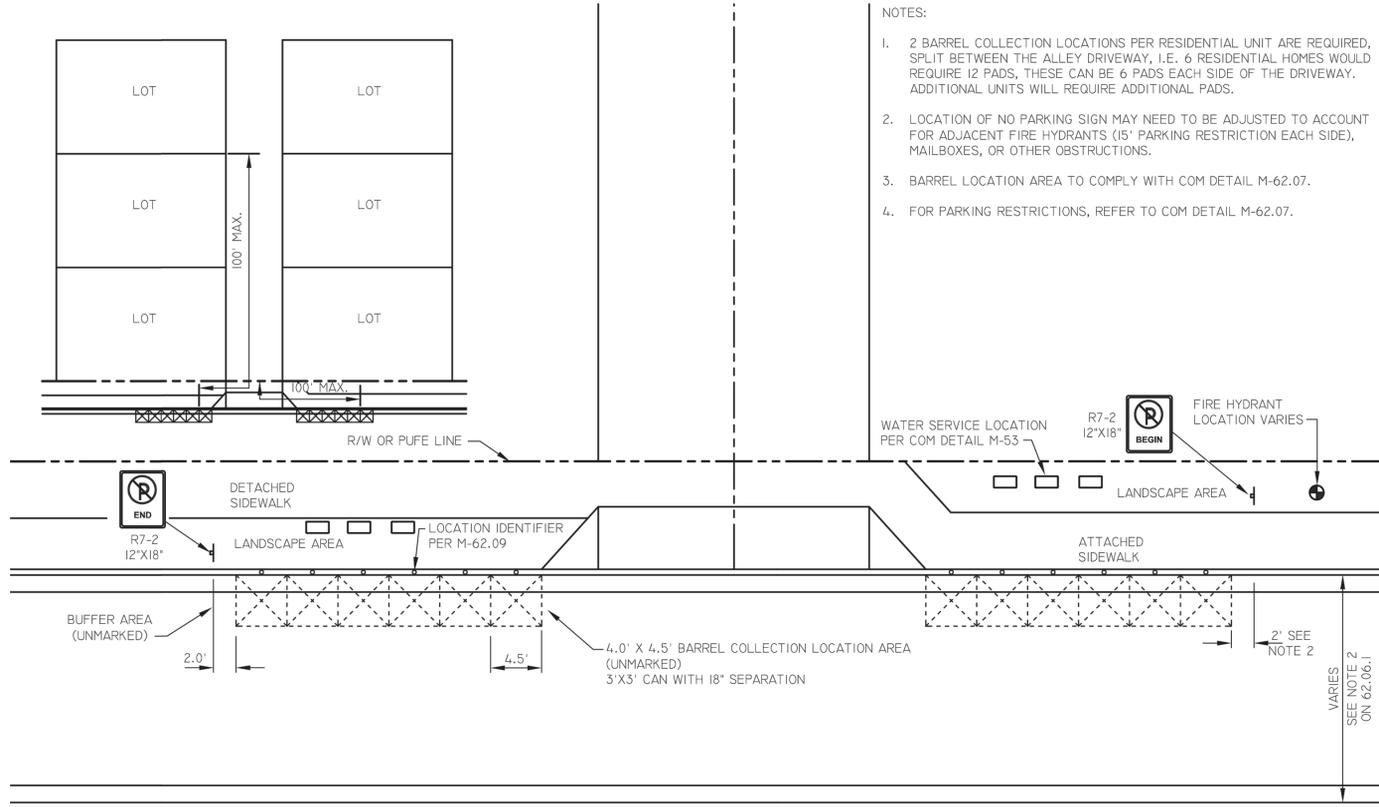
- 5' FROM PROPERTY LINE (BACK OF CURB) TO LIVING AREA
- LOT MINIMUM WIDTH WILL BE ESTABLISHED AT 5' FROM BACK OF CURB
- IF A DRIVEWAY IS PROVIDED THE SETBACK TO FACE OF GARAGE DOOR SHALL BE 18'



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 MANEUVER 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.



NOTES:

- 2 BARREL COLLECTION LOCATIONS PER RESIDENTIAL UNIT ARE REQUIRED, SPLIT BETWEEN THE ALLEY DRIVEWAY, I.E. 6 RESIDENTIAL HOMES WOULD REQUIRE 12 PADS, THESE CAN BE 6 PADS EACH SIDE OF THE DRIVEWAY. ADDITIONAL UNITS WILL REQUIRE ADDITIONAL PADS.
- LOCATION OF NO PARKING SIGN MAY NEED TO BE ADJUSTED TO ACCOUNT FOR ADJACENT FIRE HYDRANTS (15' PARKING RESTRICTION EACH SIDE), MAILBOXES, OR OTHER OBSTRUCTIONS.
- BARREL LOCATION AREA TO COMPLY WITH COM DETAIL M-62.07.
- FOR PARKING RESTRICTIONS, REFER TO COM DETAIL M-62.07.



Parcel J at PPGN
MESA, ARIZONA
FINAL PLAT

Project: _____

Revisions:

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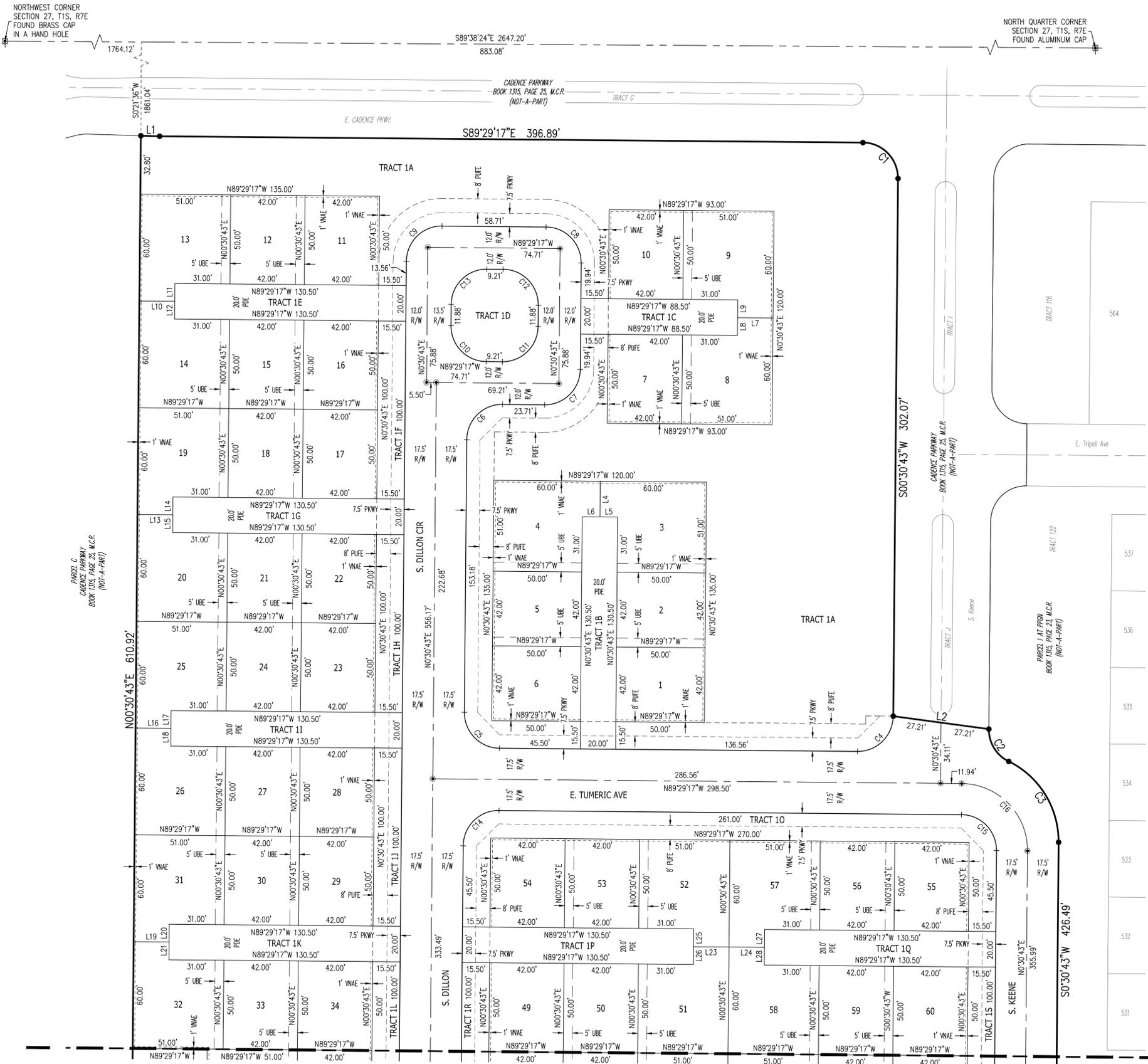
Designer: RSM
Drawn by: AG



Job No.
18-283

FP02

Sheet No.
2
of 4



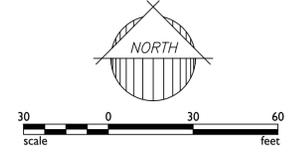
MATCH LINE SEE SHEET 4

| TRACT USE TABLE | | | |
|-----------------|--------------------------------------------------------------------------------------------------|-----------|-----------|
| TRACT | USE | AREA (SF) | AREA (AC) |
| TRACT 1A | LANDSCAPE, OPEN SPACE, RETENTION AND DRAINAGE EASEMENT, PUBLIC UTILITIES AND FACILITIES EASEMENT | 55,766 | 1.2802 |
| TRACT 1B | PRIVATE DRIVE EASEMENT, PUBLIC UTILITIES AND FACILITIES EASEMENT | 2,610 | 0.0599 |
| TRACT 1C | PRIVATE DRIVE EASEMENT, PUBLIC UTILITIES AND FACILITIES EASEMENT | 1,770 | 0.0406 |
| TRACT 1D | LANDSCAPE AND OPEN SPACE | 2,210 | 0.0507 |
| TRACT 1E | PRIVATE DRIVE EASEMENT, PUBLIC UTILITIES AND FACILITIES EASEMENT | 2,610 | 0.0599 |
| TRACT 1F | LANDSCAPE AND OPEN SPACE, PUBLIC UTILITIES AND FACILITIES EASEMENT | 1,550 | 0.0356 |
| TRACT 1G | PRIVATE DRIVE EASEMENT, PUBLIC UTILITIES AND FACILITIES EASEMENT | 2,610 | 0.0599 |
| TRACT 1H | LANDSCAPE AND OPEN SPACE, PUBLIC UTILITIES AND FACILITIES EASEMENT | 1,550 | 0.0356 |
| TRACT 1I | PRIVATE DRIVE EASEMENT, PUBLIC UTILITIES AND FACILITIES EASEMENT | 2,610 | 0.0599 |
| TRACT 1J | LANDSCAPE AND OPEN SPACE, PUBLIC UTILITIES AND FACILITIES EASEMENT | 1,550 | 0.0356 |
| TRACT 1K | PRIVATE DRIVE EASEMENT, PUBLIC UTILITIES AND FACILITIES EASEMENT | 2,610 | 0.0599 |
| TRACT 1L | LANDSCAPE AND OPEN SPACE, PUBLIC UTILITIES AND FACILITIES EASEMENT | 1,550 | 0.0356 |
| TRACT 1M | PRIVATE DRIVE EASEMENT, PUBLIC UTILITIES AND FACILITIES EASEMENT | 1,610 | 0.0370 |
| TRACT 1N | LANDSCAPE, OPEN SPACE, RETENTION AND DRAINAGE EASEMENT, PUBLIC UTILITIES AND FACILITIES EASEMENT | 46,705 | 1.0722 |
| TRACT 1O | LANDSCAPE AND OPEN SPACE, PUBLIC UTILITIES AND FACILITIES EASEMENT | 6,044 | 0.1387 |
| TRACT 1P | PRIVATE DRIVE EASEMENT, PUBLIC UTILITIES AND FACILITIES EASEMENT | 2,610 | 0.0599 |
| TRACT 1Q | PRIVATE DRIVE EASEMENT, PUBLIC UTILITIES AND FACILITIES EASEMENT | 2,610 | 0.0599 |
| TRACT 1R | LANDSCAPE AND OPEN SPACE, PUBLIC UTILITIES AND FACILITIES EASEMENT | 1,550 | 0.0356 |
| TRACT 1S | LANDSCAPE AND OPEN SPACE, PUBLIC UTILITIES AND FACILITIES EASEMENT | 1,550 | 0.0356 |
| TRACT 1T | PRIVATE DRIVE EASEMENT, PUBLIC UTILITIES AND FACILITIES EASEMENT | 2,610 | 0.0599 |
| TRACT 1U | PRIVATE DRIVE EASEMENT, PUBLIC UTILITIES AND FACILITIES EASEMENT | 2,610 | 0.0599 |
| TRACT 1V | LANDSCAPE AND OPEN SPACE, PUBLIC UTILITIES AND FACILITIES EASEMENT | 1,550 | 0.0356 |
| TRACT 1W | LANDSCAPE AND OPEN SPACE, PUBLIC UTILITIES AND FACILITIES EASEMENT | 1,550 | 0.0356 |
| TRACT 1X | PRIVATE DRIVE EASEMENT, PUBLIC UTILITIES AND FACILITIES EASEMENT | 2,608 | 0.0599 |
| TRACT 1Y | PRIVATE DRIVE EASEMENT, PUBLIC UTILITIES AND FACILITIES EASEMENT | 2,610 | 0.0599 |
| TRACT 1Z | LANDSCAPE AND OPEN SPACE, PUBLIC UTILITIES AND FACILITIES EASEMENT | 8,361 | 0.1919 |
| TRACT 2A | LANDSCAPE AND OPEN SPACE | 54 | 0.0012 |
| TRACT 2B | FIRE DEPARTMENT ACCESS EASEMENT, PUBLIC UTILITIES AND FACILITIES EASEMENT | 270 | 0.0062 |
| TRACT 2C | LANDSCAPE AND OPEN SPACE, PUBLIC UTILITIES AND FACILITIES EASEMENT | 1,064 | 0.0244 |
| TRACT 2D | PRIVATE DRIVE EASEMENT | 2,612 | 0.0600 |
| TRACT 2E | LANDSCAPE AND OPEN SPACE, PUBLIC UTILITIES AND FACILITIES EASEMENT | 1,550 | 0.0356 |
| TRACT 2F | PRIVATE DRIVE EASEMENT, PUBLIC UTILITIES AND FACILITIES EASEMENT | 1,770 | 0.0406 |

| 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 | 2,100 | 0.0482 | 22 | 2,100 | 0.0482 | 43 | 2,100 | 0.0482 | 64 | 2,750 | 0.0631 |
| 2 | 2,100 | 0.0482 | 23 | 2,100 | 0.0482 | 44 | 2,100 | 0.0482 | 65 | 2,100 | 0.0482 |
| 3 | 2,750 | 0.0631 | 24 | 2,100 | 0.0482 | 45 | 2,750 | 0.0631 | 66 | 2,100 | 0.0482 |
| 4 | 2,750 | 0.0631 | 25 | 2,750 | 0.0631 | 46 | 2,750 | 0.0631 | 67 | 2,100 | 0.0482 |
| 5 | 2,100 | 0.0482 | 26 | 2,750 | 0.0631 | 47 | 2,100 | 0.0482 | 68 | 2,100 | 0.0482 |
| 6 | 2,100 | 0.0482 | 27 | 2,100 | 0.0482 | 48 | 2,100 | 0.0482 | 69 | 2,750 | 0.0631 |
| 7 | 2,100 | 0.0482 | 28 | 2,100 | 0.0482 | 49 | 2,100 | 0.0482 | 70 | 2,750 | 0.0631 |
| 8 | 2,750 | 0.0631 | 29 | 2,100 | 0.0482 | 50 | 2,100 | 0.0482 | 71 | 2,100 | 0.0482 |
| 9 | 2,750 | 0.0631 | 30 | 2,100 | 0.0482 | 51 | 2,750 | 0.0631 | 72 | 2,100 | 0.0482 |
| 10 | 2,100 | 0.0482 | 31 | 2,750 | 0.0631 | 52 | 2,750 | 0.0631 | 73 | 2,100 | 0.0482 |
| 11 | 2,100 | 0.0482 | 32 | 2,750 | 0.0631 | 53 | 2,100 | 0.0482 | 74 | 2,100 | 0.0482 |
| 12 | 2,100 | 0.0482 | 33 | 2,100 | 0.0482 | 54 | 2,100 | 0.0482 | 75 | 2,750 | 0.0631 |
| 13 | 2,750 | 0.0631 | 34 | 2,100 | 0.0482 | 55 | 2,100 | 0.0482 | 76 | 2,750 | 0.0631 |
| 14 | 2,750 | 0.0631 | 35 | 2,100 | 0.0482 | 56 | 2,100 | 0.0482 | 77 | 2,100 | 0.0482 |
| 15 | 2,100 | 0.0482 | 36 | 2,550 | 0.0585 | 57 | 2,750 | 0.0631 | 78 | 2,100 | 0.0482 |
| 16 | 2,100 | 0.0482 | 37 | 2,550 | 0.0585 | 58 | 2,750 | 0.0631 | 79 | 2,100 | 0.0482 |
| 17 | 2,100 | 0.0482 | 38 | 2,100 | 0.0482 | 59 | 2,100 | 0.0482 | 80 | 2,750 | 0.0631 |
| 18 | 2,100 | 0.0482 | 39 | 2,750 | 0.0631 | 60 | 2,100 | 0.0482 | 81 | 2,750 | 0.0631 |
| 19 | 2,750 | 0.0631 | 40 | 2,750 | 0.0631 | 61 | 2,100 | 0.0482 | 82 | 2,100 | 0.0482 |
| 20 | 2,750 | 0.0631 | 41 | 2,100 | 0.0482 | 62 | 2,100 | 0.0482 | | | |
| 21 | 2,100 | 0.0482 | 42 | 2,100 | 0.0482 | 63 | 2,750 | 0.0631 | | | |

AREA SUMMARY

| | | |
|-------------------|-------------|------------|
| LOTS AREA | 191,300 SF± | 4.3916 AC± |
| TRACTS AREA | 170,894 SF± | 3.9232 AC± |
| NET AREA | 362,194 SF± | 8.3148 AC± |
| RIGHT-OF-WAY AREA | 66,641 SF± | 1.5299 AC± |
| GROSS AREA | 428,835 SF± | 9.8447 AC± |



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EPS GROUP

Parcel J at PPGN
MESA, ARIZONA
FINAL PLAT

Project: _____
Revisions: _____

Designer: RSM
Drawn by: AG

53160 RAYMOND S. MUNOZ III
SIGNED: 1/28/21
EXPIRES: 3/31/21

Job No. **18-283**
FP03
Sheet No. **3** of 4

