

FINAL PLAT FOR
CHRISTOPHER TODD COMMUNITIES ON ELLSWORTH
A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

COUNTY RECORDER

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS
KNOW ALL MEN BY THESE PRESENTS:

THAT CHRISTOPHER TODD ELLSWORTH LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR CHRISTOPHER TODD COMMUNITIES ON ELLSWORTH, LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, 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, TRACTS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

CHRISTOPHER TODD ELLSWORTH 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 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 CHRISTOPHER TODD ELLSWORTH 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 CHRISTOPHER TODD ELLSWORTH LLC OR THE SUCCESSORS OR ASSIGNS OF CHRISTOPHER TODD ELLSWORTH LLC AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY CHRISTOPHER TODD ELLSWORTH LLC OR THE SUCCESSORS OR ASSIGNS OF CHRISTOPHER TODD ELLSWORTH 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.

CHRISTOPHER TODD ELLSWORTH 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.

CHRISTOPHER TODD ELLSWORTH 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.

DRAINAGE COVENANTS:

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT 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.

CHRISTOPHER TODD ELLSWORTH 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 CHRISTOPHER TODD ELLSWORTH LLC WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

THAT CHRISTOPHER TODD ELLSWORTH 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 _____, 2019.

CHRISTOPHER TODD ELLSWORTH LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

NOTES

- 1) CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO PAVING, UTILITIES, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
- 2) UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R (42) 33.
- 3) ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- 4) THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THE PROJECT OR LANDSCAPING WITHIN THE RIGHT OF WAY ALONG N. ELLSWORTH ROAD.
- 5) 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).

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF MESA, ARIZONA THIS _____ DAY OF _____, 2019.

BY: _____ MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

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.

BY: _____ CITY ENGINEER _____ DATE _____

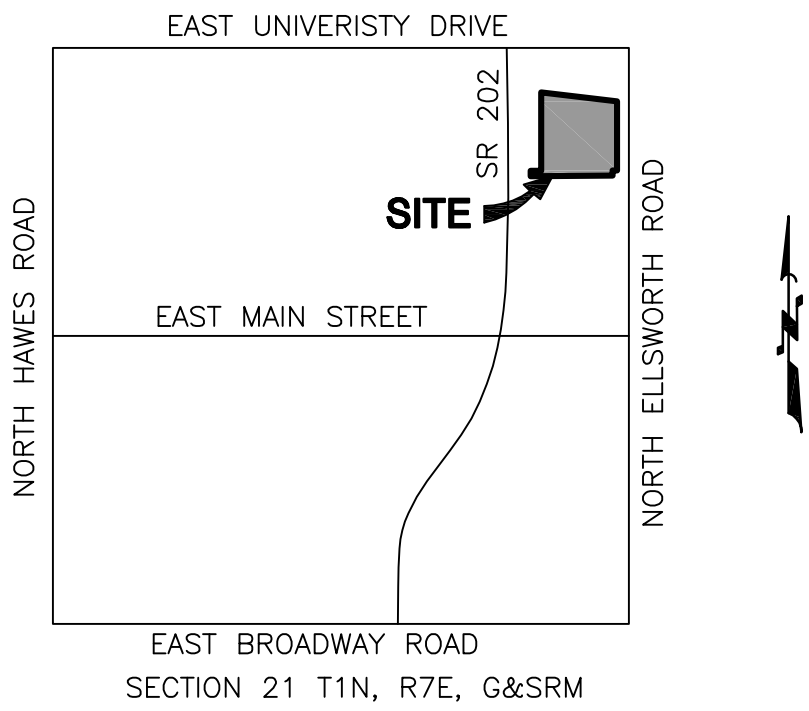
ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

BEFORE ME THIS _____ DAY OF _____, 2019
_____, PERSONALLY APPEARED BEFORE ME,
THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED
HIMSELF/HERSELF TO BE THE _____ OF
CHRISTOPHER TODD ELLSWORTH LLC AS OWNER, AND
ACKNOWLEDGED THAT HE/SHE, AS MEMBER REPRESENTATIVE FOR
CHRISTOPHER TODD ELLSWORTH LLC, EXECUTED THIS INSTRUMENT
FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC MY COMMISSION EXPIRES



VICINITY MAP

OWNER

CHRISTOPHER TODD ELLSWORTH LLC
2600 N. 44TH STREET STE. A 200
PHOENIX, AZ 85008
866-398-9007

SURVEYOR

WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS, INC.
3630 E. WIER AVENUE
PHOENIX, ARIZONA 85040
602-733-6000

AREA

GROSS AREA = 549,808 SQUARE FEET OR 12.622 ACRES
NET AREA (LOT 1) = 526,692 SQUARE FEET OR 12.091 ACRES

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21 T1N, R7E, G&SRM, WHICH BEARS S00°03'12"W ACCORDING TO "UNIVERSITY & ELLSWORTH LAND SPLIT" RECORDED AT BOOK 1380 OF MAPS, PAGE 49, MCR.

FLOOD PLAIN STATEMENT

SUBJECT PROPERTY IS LOCATED IN AN AREA HAVING AN "OTHER FLOOD AREAS ZONE X" DESIGNATION BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 04013C2170M WITH A DATE OF 11/04/2015 IN THE CITY OF MESA, IN MARICOPA COUNTY, ARIZONA. BEING 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 FLOOD CHANCE.

LEGAL DESCRIPTION

LOT 2, OF UNIVERSITY & ELLSWORTH LAND SPLIT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1380 OF MAPS, PAGE 49.

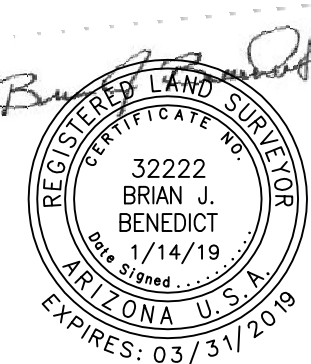
AND;

THE NORTH 25.00 FEET OF TRACT D, APACHE MANOR, ACCORDING TO BOOK 577 OF MAPS, PAGE 25, RECORDS OF MARICOPA COUNTY, ARIZONA.

CERTIFICATION

I, BRIAN J. BENEDICT, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA AND THAT THIS PLAT, CONSISTING OF TWO SHEETS, WAS PREPARED UNDER MY SUPERVISION DURING THE MONTH OF AUGUST 2018, AND THAT TO THE BEST OF MY KNOWLEDGE IS TRUE AND COMPLETE. THAT ALL MONUMENTS SHOWN ACTUALLY EXIST, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE PLAT TO BE RETACED.

Brian J. Benedict
BRIAN J. BENEDICT, RLS 32222 1/14/19
DATE



Wood Environment & Infrastructure Solutions, Inc.

4600 EAST WASHINGTON STREET
SUITE 600
PHOENIX, ARIZONA 85034-1917
PHONE (602) 733-6000
FAX (602) 733-6100

wood.

FINAL PLAT

CHRISTOPHER TODD COMMUNITIES
ON ELLSWORTH
MESA, ARIZONA

DRAWN BY: BJB
REVIEWED BY: KC

PROJECT NO.
2420187009

SHEET NO.
1 OF 2

COUNTY RECORDER

STATE ROUTE 202 (RED MOUNTAIN FREEWAY)

EAST UNIVERSITY DRIVE

LOT 1
UNIVERSITY & ELLSWORTH
LAND SPLIT
BK 1380, PG 49, MCR
(NOT A PART)

LOT 1

EAST MAIN STREET (APACHE TRAIL)

NORTHEAST CORNER SECTION 21,
T1N, R7E, G&SRM.
FOUND 3" BRASS CAP IN HAND
HOLE, STAMPING ILLEGIBLE.

FOUND PK NAIL IN
ASPHALT W/TAG RLS
33851

FOUND 1/2" REBAR
W/CAP RLS 33851

C.O.M.
M.C.

110' DESIGNATED
COUNTY ROAD
DKT 5919, PG 189, MCR

65' DESIGNATED
COUNTY ROAD
DKT 1425, PG 895, MCR

NORTH ELLSWORTH ROAD

32' PUBLIC RIGHT OF WAY
DEDICATED HEREON

33' EXISTING
RIGHT OF WAY

FOUND 3" ALUMINUM CAP STAMPED
"ADOT ROW 2008 RAM 600-8-804
3539 1320+_ LS 35870"

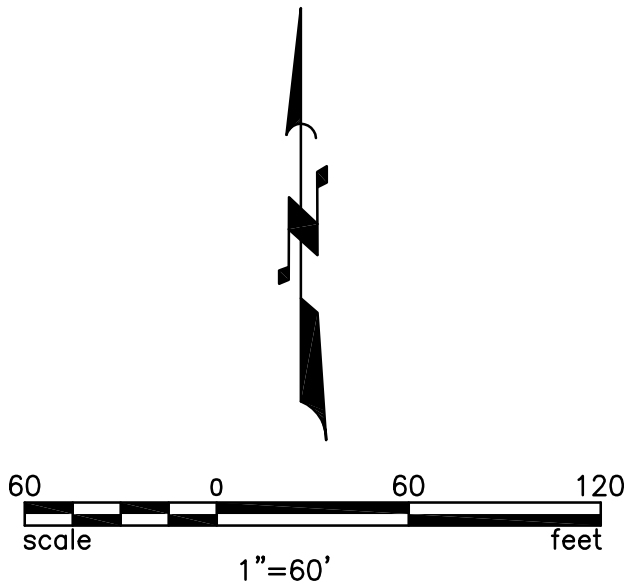
SET 1/2" REBAR W/CAP
RLS 32222 1.00' EAST
OF PROPERTY CORNER

APACHE MANOR
BK 577, PG 25, MCR

TRACT D

FOUND PK NAIL IN
ASPHALT - NO ID

EAST QUARTER CORNER SECTION 21
T1N, R7E, G&SRM FOUND
3" ALUMINUM CAP IN HAND HOLE

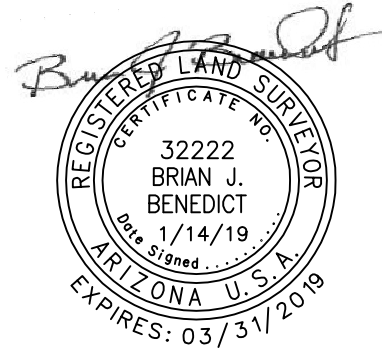


Area Table		
	Square feet	Acres
Lot 1	526,692	12.091
Ellsworth Road R/W	23,116	0.531
Total Area	549,808	12.622

Line Table		
Line #	Length	Direction
L1	33.24	S83° 04' 48"E
L2	32.23	S83° 04' 48"E
L3	33.00	S89° 56' 37"W
L4	32.00	N89° 56' 37"E
L5	65.00	S89° 56' 37"W
L6	25.00	S0° 03' 12"W
L7	25.00	N0° 04' 45"E
L8	40.00	N89° 56' 37"E

LEGEND

BK	BOOK OF MAPS
DOC	DOCUMENT #
DKT	DOCKET
PG	PAGE
R/W	RIGHT OF WAY
MCR	MARICOPA COUNTY RECORDS
G&SRM	GILA AND SALT RIVER MERIDIAN
VNAE	VEHICULAR NON ACCESS EASEMENT
DE	DRAINAGE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
C.O.M.	CITY OF MESA
M.C.	MARICOPA COUNTY
▣	FOUND SURVEY MONUMENT AS NOTED
▴	SUBDIVISION CORNER -SET 1/2" REBAR WITH CAP RLS 32222 UNLESS NOTED OTHERWISE
---	MUNICIPAL BOUNDARY LINE
---	SECTION LINE
---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	EASEMENT LINE
---	LOT LINE



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MESA, ARIZONA

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1 OF 2