

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT PPGN – CRISMON, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "PARCEL V", A RE-PLAT OF PARCEL V OF CADENCE AT GATEWAY PHASE 3, BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, MARICOPA COUNTY RECORDS, SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT SAID MAP 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 – CRISMON, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP 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 RIGHT-OF-WAY.

PPGN – CRISMON, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, 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, ALL OTHER EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN. CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES, SHALL BE LIMITED TO UTILITIES, UNLESS APPROVED OTHERWISE BY THE CITY OF MESA, AND INDICATED HEREON, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NON-EXCLUSIVE EASEMENTS.

IT IS AGREED THAT PPGN – CRISMON, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP OR ITS SUCCESSORS OR ASSIGNS SHALL HAVE FULL USE OF THE EASEMENT PREMISES EXCEPT FOR THE PURPOSES 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, OR ANY PART OF SAME SHALL BE CONSTRUCTED, INSTALLED OR PLACED ON OR OVER SAID EASEMENT OR ANY PART THEREOF BY PPGN – CRISMON, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP OR THE SUCCESSORS OR ASSIGNS OF PPGN – CRISMON, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY PPGN – CRISMON, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP OR THE SUCCESSORS OR ASSIGNS OF PPGN – CRISMON, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP 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 – CRISMON, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP 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 3- 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 – CRISMON, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, 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.

PPGN – CRISMON, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, UNDER, AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "PARKWAY EASEMENT" OR "PKWY ESMT" OR "PKWY" FOR PURPOSES OF ESTABLISHING AREAS FOR CITY USE 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, CONDUCTORS, 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 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 EASEMENT PROPERTY FOR ALL USES AND FACILITIES ALLOWED HEREIN, UNLESS APPROVED OTHERWISE BY THE CITY OF MESA. NEITHER PPGN – CRISMON, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP OR ITS SUCCESSORS AND ASSIGNS WILL GRANT AN EASEMENT TO ANY OTHER PERSON OR ENTITY OVER, UNDER OR UPON ANY AREAS DESIGNATED ON THIS PLAT AS PARKWAY EASEMENT. PPGN – CRISMON, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP RETAINS THE RIGHT TO INSTALL AND MAINTAIN LANDSCAPING WITHIN THE EASEMENT PROPERTY IN A MANNER THAT WILL NOT UNREASONABLY INTERFERE WITH THE RIGHTS OF THE CITY PROVIDED THAT GRANTORS USE OF THE EASEMENT PROPERTY SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CITY OF MESA CODES AND ORDINANCES AS MAY BE AMENDED FROM TIME TO TIME.

TRACTS "A" THROUGH "J", 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.

DRAINAGE COVENANTS:

THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT AS TRACTS "C" AND "J" ARE HEREBY RESERVED AS DRAINAGE FACILITIES AND RETENTION BASINS FOR THE INCLUSIVE CONVEYANCE OR DRAINAGE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FOR THE PUBLIC RIGHT-OF-WAY PER THE IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO MAINTAIN SAID DRAINAGE FACILITY.

THE DRAINAGE FACILITIES AND RETENTION AREAS SHALL BE MAINTAINED BY PPGN – CRISMON, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP OR ITS 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 TO OR THREATENING TO VIOLATE ANY OF THESE COVENANTS, TO PREVENT HIM OR THEM FROM SO DOING, AND TO RECOVER DAMAGES AT LAW OR IN EQUITY HEREUNDER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, A REASONABLE SUM AS AND FOR ATTORNEYS' FEES AND COURT COSTS.

PPGN – CRISMON, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP 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 – CRISMON, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF: PPGN – CRISMON, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, 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.

PPGN – CRISMON, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP

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

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

ACKNOWLEDGEMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019, BY \_\_\_\_\_ OF PPGN – CRISMON, LLLP, 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 SOUTHWEST QUARTER OF SECTION 26, 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 SOUTHWEST CORNER OF SAID SECTION 26, FROM WHICH A ALUMINUM CAP AT THE SOUTH QUARTER CORNER OF SAID SECTION 26, BEARS SOUTH 89 DEGREES 38 MINUTES 25 SECONDS EAST (AN ASSUMED BEARING) AT A DISTANCE OF 2,649.02 FEET;

THENCE SOUTH 89 DEGREES 38 MINUTES 25 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 1007.45 FEET; THENCE NORTH 0 DEGREES 21 MINUTES 35 SECONDS EAST, 65.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 0 DEGREES 23 MINUTES 39 SECONDS EAST, 257.56 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 21 SECONDS WEST, 192.34 FEET; THENCE NORTH 0 DEGREES 23 MINUTES 39 SECONDS EAST, 776.50 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 21 SECONDS EAST, 133.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 70 DEGREES 47 MINUTES 54 SECONDS EAST A DISTANCE OF 167.50 FEET; THENCE NORTHEASTERLY 41.67 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 14 DEGREES 15 MINUTES 10 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY 28.74 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 82 DEGREES 19 MINUTES 33 SECONDS; THENCE ON A NON-TANGENT LINE NORTH 44 DEGREES 58 MINUTES 50 SECONDS EAST, 35.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH 48 DEGREES 49 MINUTES 56 SECONDS EAST A DISTANCE OF 20.00 FEET; THENCE SOUTHEASTERLY 28.74 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 82 DEGREES 19 MINUTES 33 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 167.50 FEET; THENCE NORTHEASTERLY 71.51 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 24 DEGREES 27 MINUTES 38 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY 28.13 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 80 DEGREES 34 MINUTES 22 SECONDS; THENCE NORTH 0 DEGREES 23 MINUTES 39 SECONDS EAST, 38.70 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 21 SECONDS EAST, 17.50 FEET; THENCE NORTH 0 DEGREES 23 MINUTES 39 SECONDS EAST, 37.51 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 21 SECONDS EAST, 417.00 FEET; THENCE SOUTH 0 DEGREES 28 MINUTES 29 SECONDS WEST, 1240.93 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 25 SECONDS WEST, 522.21 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 V" 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:

LEGEND

S/W  
B.S.L.  
ESMT.  
P.U.F.E.

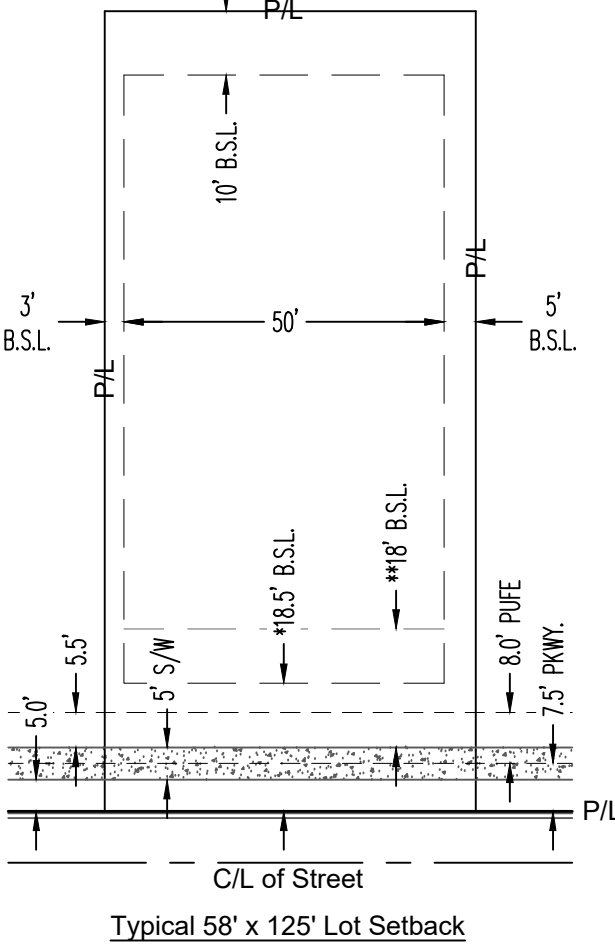
PKWY  
P/L

SIDEWALK  
BUILDING SETBACK  
EASEMENT  
PUBLIC UTILITIES AND  
FACILITIES ESMT.  
PARKWAY ESMT.  
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



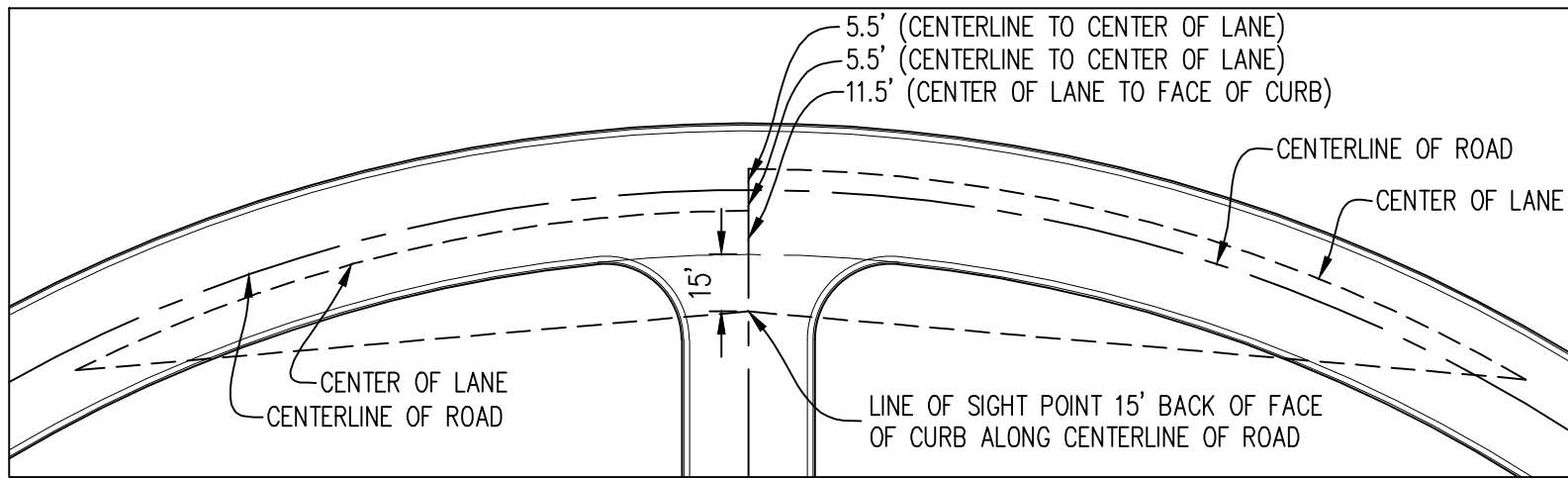
Typical 58' x 125' Lot Setback

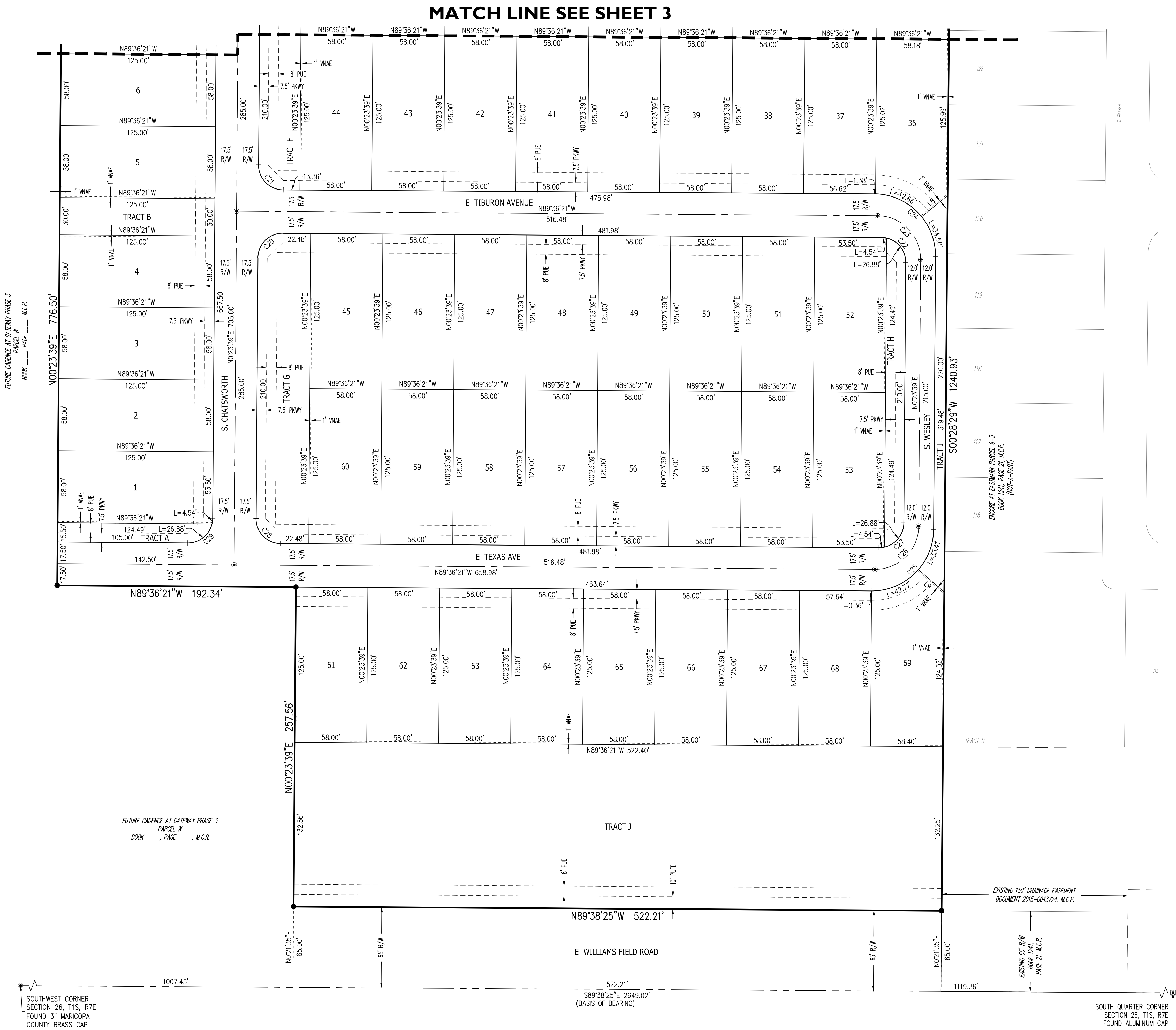
FINAL PLAT  
"Parcel V"

A RE-PLAT OF PARCEL V OF CADENCE AT GATEWAY PHASE 3,  
BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, MARICOPA COUNTY RECORDS,  
SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26,  
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.
- THE CADENCE HOMEOWNERS ASSOCIATION HAS BEEN ESTABLISHED WITH ALL PROPERTY OWNERS IN THE DEVELOPMENT BEING MEMBERS OF THAT ASSOCIATION. THE CADENCE 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. 2016-0075035). THIS SUBDIVISION IS WITHIN THREE (3) MILES OF PHOENIX-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. THE CADENCE HOMEOWNERS ASSOCIATION, WHICH INCLUDES ALL PROPERTY OWNERS IN THE DEVELOPMENT, HAS BEEN FORMED AND 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 MAP OF DEDICATION 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. 2015-0429040).
- 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. 2015-0833434).
- ASHTO 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.





AREA SUMMARY

LOTS AREA	501,722 SF±	11.5180 AC±
TRACTS AREA	166,436 SF±	3.8208 AC±
NET AREA	668,158 SF±	15.3388 AC±
RIGHT-OF-WAY AREA	123,932 SF±	2.8451 AC±
GROSS AREA	792,090 SF±	18.1839 AC±

TRACT USE TABLE

TRACT	USE	AREA (SF)	AREA (AC)
TRACT A	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITIES AND FACILITIES EASEMENT	1,852	0.0425
TRACT B	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITIES AND FACILITIES EASEMENT	3,750	0.0861
TRACT C	LANDSCAPE, OPEN SPACE, RETENTION, DRAINAGE EASEMENT AND PUBLIC UTILITIES & FACILITIES EASEMENT	41,174	0.9452
TRACT D	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITIES AND FACILITIES EASEMENT	21,267	0.4882
TRACT E	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITIES AND FACILITIES EASEMENT	3,705	0.0851
TRACT F	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITIES AND FACILITIES EASEMENT	8,168	0.1875
TRACT G	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITIES AND FACILITIES EASEMENT	10,449	0.2399
TRACT H	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITIES AND FACILITIES EASEMENT	3,705	0.0851
TRACT I	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITIES AND FACILITIES EASEMENT	3,208	0.0737
TRACT J	LANDSCAPE, OPEN SPACE, DRAINAGE EASEMENT AND PUBLIC UTILITIES & FACILITIES EASEMENT	69,157	1.5876

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

LOT AREA TABLE

LOT #	AREA (SF)	AREA (AC)
1	7,249	0.1664
2	7,250	0.1664
3	7,250	0.1664
4	7,250	0.1664
5	7,250	0.1664
6	7,250	0.1664
7	7,250	0.1664
8	7,250	0.1664
9	7,250	0.1664
10	7,250	0.1664
11	7,250	0.1664
12	7,409	0.1701
13	7,250	0.1664
14	7,250	0.1664
15	7,250	0.1664
16	7,250	0.1664
17	7,250	0.1664
18	7,249	0.1664
19	7,249	0.1664
20	7,250	0.1664
21	7,250	0.1664
22	7,250	0.1664
23	7,250	0.1664

LOT AREA TABLE

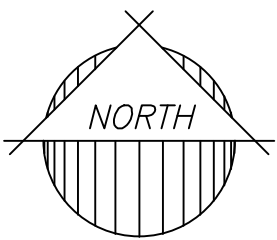
LOT #	AREA (SF)	AREA (AC)
24	7,250	0.1664
25	7,250	0.1664
26	7,250	0.1664
27	7,250	0.1664
28	7,250	0.1664
29	7,250	0.1664
30	7,250	0.1664
31	7,250	0.1664
32	7,250	0.1664
33	7,250	0.1664
34	7,250	0.1664
35	7,701	0.1768
36	7,674	0.1762
37	7,250	0.1664
38	7,250	0.1664
39	7,250	0.1664
40	7,250	0.1664
41	7,250	0.1664
42	7,250	0.1664
43	7,250	0.1664
44	7,250	0.1664
45	7,250	0.1664
46	7,250	0.1664

LOT AREA TABLE

LOT #	AREA (SF)	AREA (AC)
47	7,250	0.1664
48	7,250	0.1664
49	7,250	0.1664
50	7,250	0.1664
51	7,250	0.1664
52	7,249	0.1664
53	7,249	0.1664
54	7,250	0.1664
55	7,250	0.1664
56	7,250	0.1664
57	7,250	0.1664
58	7,250	0.1664
59	7,250	0.1664
60	7,250	0.1664
61	7,250	0.1664
62	7,250	0.1664
63	7,250	0.1664
64	7,250	0.1664
65	7,250	0.1664
66	7,250	0.1664
67	7,250	0.1664
68	7,250	0.1664
69	7,692	0.1766

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
- PUE PUBLIC UTILITIES AND FACILITIES EASEMENT
- R/W RIGHT-OF-WAY
- VNAE VEHICULAR NON-ACCESS EASEMENT



Project

Revisions:

Designer: RSM  
Drawn by: RSM



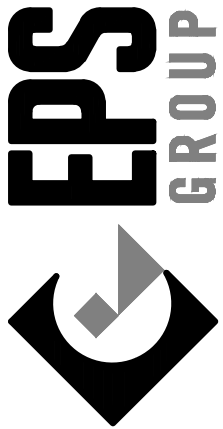
Job No.  
**18-106**  
FP02  
Sheet No.  
**2**  
of 3

CADENCE AT GATEWAY PHASE 3

PARCEL V

MESA, ARIZONA

FINAL PLAT



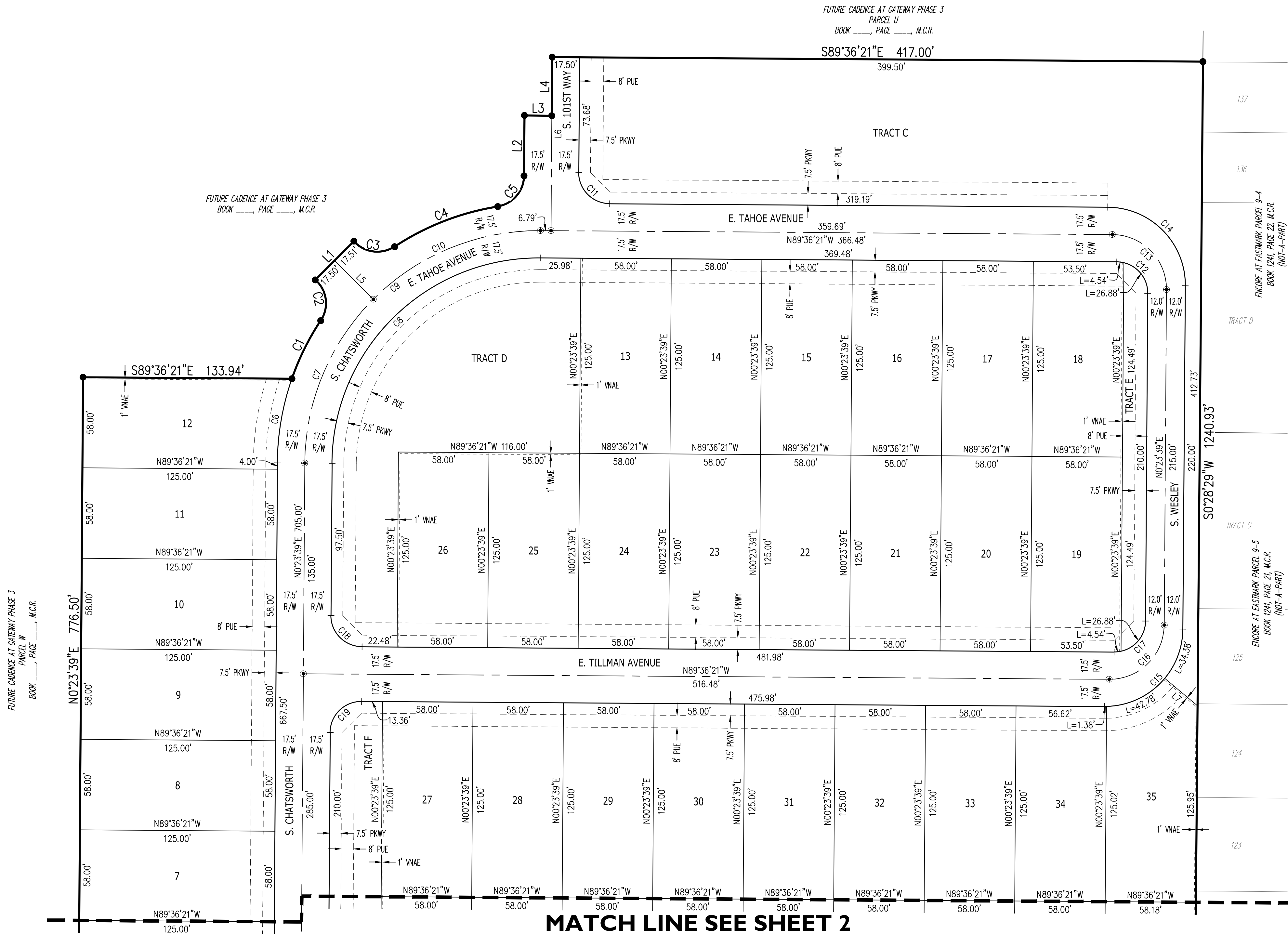
2045 S. Vineyard Ave, Suite 101  
Mesa, AZ 85210  
T: 480.503.2250 | F: 480.503.2258  
www.epsgroupinc.com



18-106

LEGEND

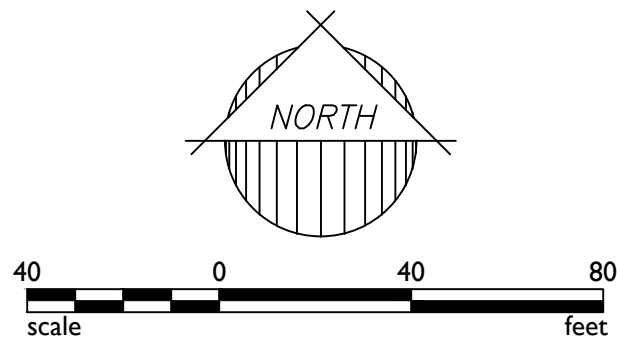
- FOUND SECTION CORNER (AS NOTED)
- SUBDIVISION CORNER, SET 1/2" REBAR W/ CAP (LS 53160) UNLESS OTHERWISE NOTED
- CENTERLINE MONUMENT TO BE SET UPON COMPLETION OF CONSTRUCTION
- M.C.R. MARICOPA COUNTY RECORDS
- PKWY PARKWAY EASEMENT
- PUFE PUBLIC UTILITIES AND FACILITIES EASEMENT
- R/W RIGHT-OF-WAY
-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



LINE TABLE		
LINE	BEARING	LENGTH
L1	N44°58'50"E	35.02'
L2	N00°23'39"E	38.70'
L3	S89°36'21"E	17.50'
L4	N00°23'39"E	37.51'
L5	S45°01'16"E	35.06'
L6	S00°23'39"W	73.67'
L7	N50°12'44"W	27.29'
L8	N50°51'34"E	26.99'
L9	N49°01'25"W	27.59'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	41.67'	167.50'	141°5'10"	41.56'	N26°19'41"E
C2	28.74'	20.00'	82°19'33"	26.33'	N07°42'30"W
C3	28.74'	20.00'	82°19'33"	26.33'	S82°19'50"E
C4	71.51'	167.50'	24°27'38"	70.97'	N68°44'12"E
C5	28.13'	20.00'	80°34'22"	25.86'	N40°40'50"E
C6	54.98'	167.50'	18°48'27"	54.74'	S09°47'53"W
C7	116.72'	150.00'	44°35'05"	113.80'	S22°41'12"W
C8	208.13'	132.50'	90°00'00"	187.38'	S45°23'39"W
C9	235.62'	150.00'	90°00'00"	212.13'	S45°23'39"W
C10	118.90'	150.00'	45°24'55"	115.81'	S67°41'12"W
C11	31.42'	20.00'	90°00'00"	28.28'	S44°36'21"E
C12	31.42'	20.00'	90°00'00"	28.28'	N44°36'21"W
C13	54.98'	35.00'	90°00'00"	49.50'	N44°36'21"W
C14	78.54'	50.00'	90°00'00"	70.71'	N44°36'21"W
C15	78.54'	50.00'	90°00'00"	70.71'	N45°23'39"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C16	54.98'	35.00'	90°00'00"	49.50'	N45°23'39"E
C17	31.42'	20.00'	90°00'00"	28.28'	N45°23'39"E
C18	31.42'	20.00'	90°00'00"	28.28'	S44°36'21"E
C19	31.42'	20.00'	90°00'00"	28.28'	S45°23'39"W
C20	31.42'	20.00'	90°00'00"	28.28'	S45°23'39"W
C21	31.42'	20.00'	90°00'00"	28.28'	S44°36'21"E
C22	31.42'	20.00'	90°00'00"	28.28'	N44°36'21"W
C23	54.98'	35.00'	90°00'00"	49.50'	N44°36'21"W
C24	78.54'	50.00'	90°00'00"	70.71'	N44°36'21"W
C25	78.54'	50.00'	90°00'00"	70.71'	N45°23'39"E
C26	54.98'	35.00'	90°00'00"	49.50'	N45°23'39"E
C27	31.42'	20.00'	90°00'00"	28.28'	N45°23'39"E
C28	31.42'	20.00'	90°00'00"	28.28'	S44°36'21"E
C29	31.42'	20.00'	90°00'00"	28.28'	N45°23'39"E



CADENCE AT GATEWAY PHASE 3

PARCEL V

MESA, ARIZONA

Project

Revisions:

Design by: RSM

Drawn by: RSM

53160

RAYMOND S. MUNOZ III

Professional Engineer

Arizona, U.S.A.

Expires 3/31/21

Job No.

18-106

FP03

Sheet No.

3 of 3

EPS GROUP

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