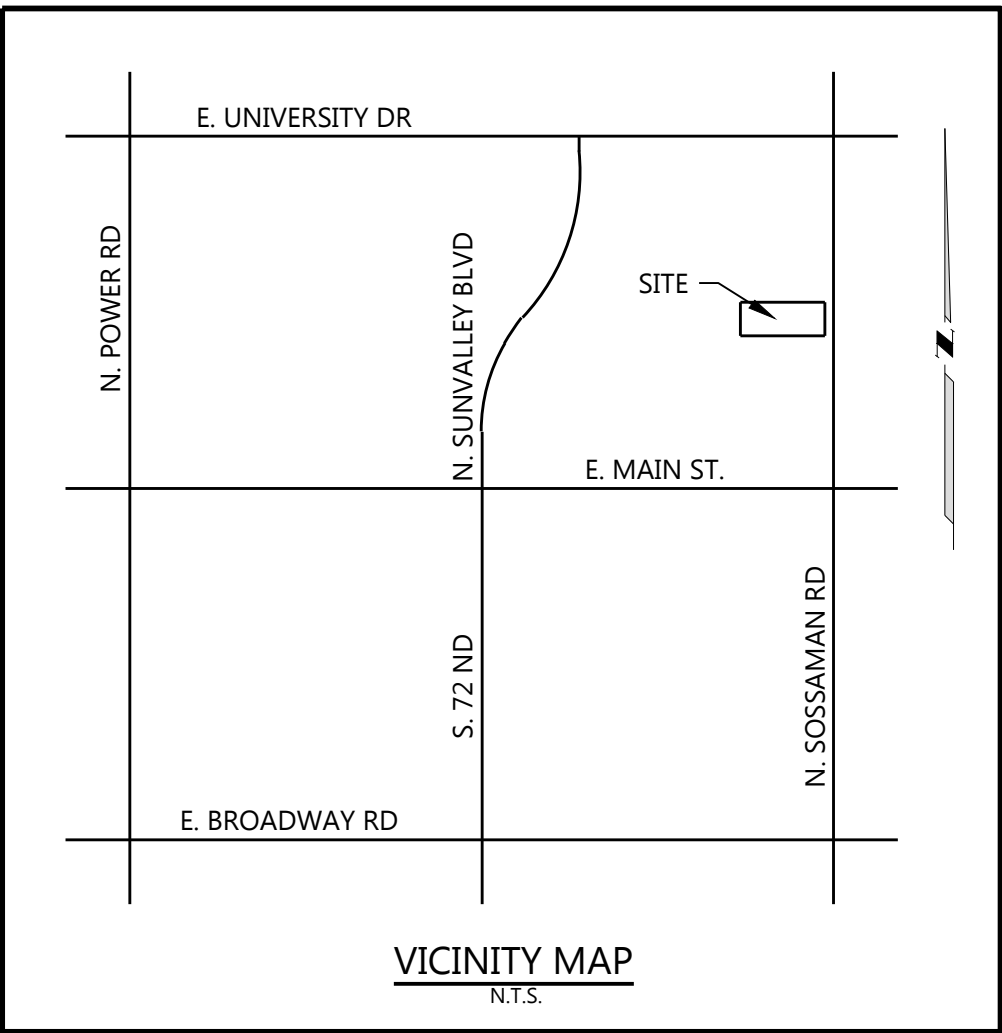


FINAL PLAT FOR ASPIRE AT SUN VALLEY TOWNHOMES

A REPLAT OF "TRACT L" SUNVALLEY RANCH,
ACCORDING TO BOOK 272, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA
BEING A PORTION OF THE NORTH HALF OF SECTION 19, TOWNSHIP 1 NORTH,
RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN ,
MARICOPA COUNTY, ARIZONA



DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:
THAT ASPIRE SUN VALLEY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER,
DOES HEREBY PUBLISH THIS FINAL PLAT FOR ASPIRE AT SUNVALLEY TOWNHOMES,
LOCATED IN THE NORTH HALF OF SECTION 19, 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.

ASPIRE SUN VALLEY, 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 ASPIRE SUN VALLEY, 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 ASPIRE SUN VALLEY, LLC, OR THE SUCCESSORS OR ASSIGNS OF ASPIRE
SUN VALLEY, LLC, AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE
CHANGED BY ASPIRE SUN VALLEY, LLC, OR THE SUCCESSORS OR ASSIGNS OF
ASPIRE SUN VALLEY, 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.

ASPIRE SUN VALLEY, 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.

ASPIRE SUN VALLEY, 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.

DEDICATION (CONTINUED)

DRAINAGE COVENANTS:

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT AS TRACT A, B, C & F, 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.

ASPIRE SUN VALLEY, 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
ASPIRE SUN VALLEY, LLC, WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS
PLAT IS RECORDED.

IN WITNESS WHEREOF:

ASPIRE SUN VALLEY, 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 _____, 2012.

ASPIRE SUN VALLEY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

IN WITNESS WHEREOF:

ASPIRE SUN VALLEY, LLC, AS OWNERS, HAVE HEREUNDER CAUSED ITS NAME TO BE

SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF _____

ITS _____, THEREUNTO DULY AUTHORIZED THIS ____ DAY OF _____, 2019.

OWNER/AUTHORIZED SIGNER

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA

ON ____ DAY OF _____, 2019, BEFORE ME PERSONALLY APPEARED ____

THE _____ OF _____, A(N) _____

ON BEHALF OF THE _____ WHOSE IDENTITY WAS PROVEN TO ME ON THE BASIS
OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO HE/SHE CLAIMS TO BE,
ACKNOWLEDGED THAT HE/SHE

SIGNED THE ABOVE DOCUMENT ON BEHALF OF THE _____.

NOTARY PUBLIC

EXPIRES

NOTES

1. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE
OF ANY PRIVATE DRAINAGE FACILITY DRIVES OR LANDSCAPED AREA WITHIN THIS
PROJECT AND LANDSCAPING WITHIN THE RIGHT OF WAY ALONG SOSSAMAN ROAD.
2. A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) HAS BEEN
OR WILL BE RECORDED FOR THIS SUBDIVISION WHICH WILL GOVERN THE USE AND
MAINTENANCE OF ALL OF THE AREAS SHOWN ON THIS PLAT.
3. THIS SUBDIVISION IS SUBJECT TO CITY OF MESA RESIDENTIAL DEVELOPMENT
GUIDELINES.
4. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER
IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A
PART OF THIS SUBDIVISION WITHOUT WRITTEN AUTHORIZATION BY THE CITY OF
MESA.
5. ALL UTILITIES ARE TO BE CONSTRUCTED UNDERGROUND.
6. ALL COMMUNICATION LINES AND ELECTRIC LINES ARE TO BE CONSTRUCTED
UNDERGROUND.
7. THE CITY OF MESA WILL NOT BE RESPONSIBLE FOR SPECIAL TYPE OF SURFACE
MATERIALS SUCH AS, BUT LIMITED TO, PAVEMENT, CONCRETE, COLORED STAMPED
PAVEMENT OR CONCRETE OR BRICKS, AS NOTED WITHIN THIS PROJECT
CONSTRUCTION DOCUMENTS. SHOULD REMOVAL OF THE SPECIAL SURFACE MATERIAL
BE REQUIRED BY THE CITY FOR MAINTENANCE OF THEIR UTILITIES OR FACILITIES, THE
CITY OF MESA SHALL ONLY BE REQUIRED TO BACKFILL AND PROVIDE TEMPORARY
SURFACE MATERIAL OVER SAID FACILITY, THE PROPERTY OWNER'S ASSOCIATION
SHALL BE REQUIRED TO RECONSTRUCT THE SPECIAL SURFACE MATERIAL.
8. CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND
UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE OR
REMOVABLE SECTION TYPE FENCING.
9. 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).

ZONING

THE AREA PLATTED HEREON LIES WITHIN THE "RM-2" RESIDENTIAL MULTIPLE DWELLING
DISTRICT, MARICOPA ASSESSOR.

APPROVALS

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

APPROVED 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.

APPROVED BY: _____
CITY ENGINEER

DATE

LEGAL DESCRIPTION

TRACT L, SUN VALLEY RANCH, ACCORDING TO BOOK 272 OF MAPS, PAGE 12, RECORDS OF
MARICOPA COUNTY, ARIZONA;

EXCEPT ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS AS RESERVED IN THE PATENT
FROM THE UNITED STATES OF AMERICA.

BASIS OF BEARING

NORTH 00°21'51" EAST ALONG THE EAST LINE OF SECTION 19, TOWNSHIP 1 NORTH, RANGE
7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS
RECORDED ON FINAL PLAT OF "SUNVALLEY RANCH" PER BK. 272, PG. 12, M.C.R.

LEGEND

	PROPERTY LINE
	LOT LINE
	RIGHT OF WAY LINE
	SECTION LINE
	CENTER LINE
	EASEMENT LINE
	SURVEY MONUMENT IN HANDHOLE
	SURVEY MONUMENT FLUSH
	FOUND SURVEY MONUMENT AS NOTED
C.O.M.	CITY OF MESA
BK.	BOOK
PG.	PAGE
R.O.W.	RIGHT OF WAY
M.C.R.	MARICOPA COUNTY RECORDER OFFICE
A.P.N.	ASSESSOR PARCEL NUMBER
P.U.E.	PUBLIC UTILITY EASEMENT
P.U.F.E.	PUBLIC UTILITIES AND FACILITIES EASEMENT
B.S.L.	BUILDING SETBACK LINE
W.L.E.	WATER LINE EASEMENT
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT
	BUILDING NUMBER

OWNER

ASPIRE SUN VALLEY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
4360 E. BROWN ROAD SUITE 108
MESA, ARIZONA 85205
CONTACT: BRYSON BENNETT
TELE: 480-282-5800

SURVEYOR

WESTWOOD PROFESSIONAL SERVICES
6909 EAST GREENWAY PARKWAY, SUITE 250
SCOTTSDALE, AZ 85254
TELE: 480-747-6558
CONTACT: MICHAEL A. BANTA, R.L.S.
EMAIL: MICHAEL.BANTA@WESTWOODPS.COM

SHEET INDEX

SHEET 1 COVER SHEET, DEDICATION, APPROVAL & NOTES
SHEET 2 SHEET MAP, LEGEND AND TABLES

SITE AREA

AREA: 143,879 SQ. FT. OR 3.3030 ACRES MORE OR LESS

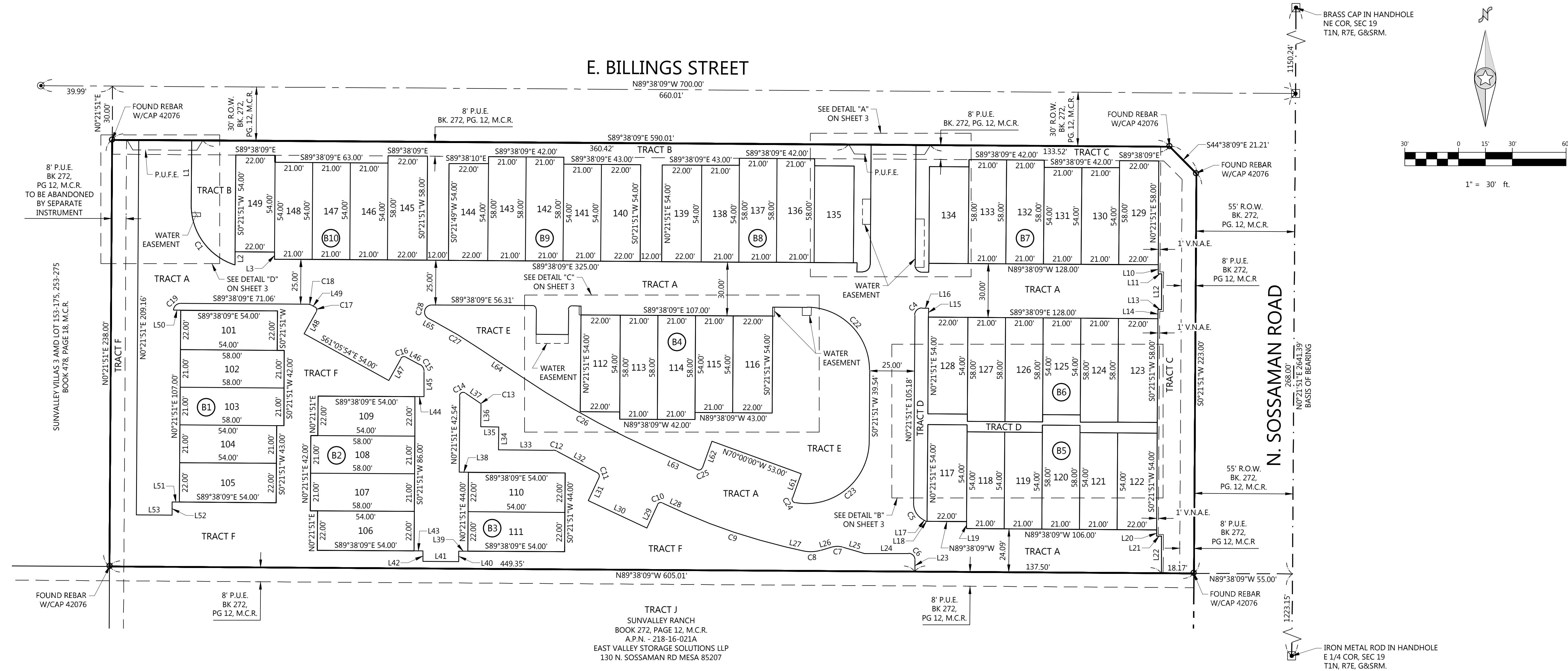
CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND
PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF FEBRUARY,
2019; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS
SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE
CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY
TO BE RETRACED.

REGISTERED LAND SURVEYOR DATE



N:\0014287\00\DWG\SURVEY\BOUNDARY\WORKING\0014287V.FP.DWG



LINE TABLE			LINE TABLE			LINE TABLE		
LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L1	S0°21'51"W	36.00'	L26	S74°06'04"W	6.87'	L51	N89°38'09"W	4.00'
L2	N0°21'51"E	7.42'	L27	N77°08'20"W	10.09'	L52	S0°21'51"W	7.33'
L3	S0°21'51"W	4.00'	L28	N65°50'16"W	13.79'	L53	N89°38'09"W	20.00'
L4	S0°21'51"W	5.00'	L29	S24°59'33"W	14.27'	L54	S0°21'51"W	14.00'
L5	S89°38'09"E	3.43'	L30	N65°00'27"W	36.00'	L55	S89°38'09"E	18.00'
L6	N0°21'51"E	67.00'	L31	N24°59'33"E	14.21'	L56	N0°21'51"E	14.00'
L7	S0°21'51"W	67.00'	L32	N61°54'11"W	25.83'	L57	S89°38'09"E	4.94'
L8	S89°38'09"E	3.61'	L33	N89°38'09"W	30.59'	L58	S0°21'51"W	5.00'
L9	N0°21'51"E	5.00'	L34	N0°21'51"E	12.83'	L59	N0°21'51"E	5.00'
L10	S0°21'51"W	5.00'	L35	N89°38'09"W	10.00'	L60	S89°38'09"E	19.29'
L11	S89°38'09"E	2.00'	L36	N0°21'51"E	12.74'	L61	N20°00'00"E	14.33'
L12	S0°21'51"W	20.00'	L37	N56°03'48"W	10.21'	L62	S20°00'00"W	15.65'
L13	N89°38'09"W	2.00'	L38	S89°38'09"E	5.00'	L63	N65°50'16"W	27.02'
L14	S0°21'51"W	5.00'	L39	N89°38'09"W	5.00'	L64	N56°03'48"W	26.48'
L15	N0°21'48"E	5.00'	L40	S0°21'51"W	5.83'	L65	N62°12'16"W	3.78'
L16	N89°38'08"W	3.60'	L41	N89°38'09"W	20.00'			
L17	S60°32'08"E	2.02'	L42	N0°21'51"E	5.83'			
L18	S89°38'09"E	0.71'	L43	N89°38'09"W	5.00'			
L19	S0°21'51"W	4.00'	L44	S89°38'09"E	5.00'			
L20	S0°21'51"W	3.50'	L45	N0°21'51"E	14.22'			
L21	S89°38'09"E	2.83'	L46	N62°12'16"W	9.13'			
L22	S0°21'51"W	20.59'	L47	S28°54'06"W	13.99'			
L23	N0°00'00"W	6.54'	L48	N28°54'06"E	14.00'			
L24	S90°00'00"W	24.52'	L49	N61°06'22"W	2.21'			
L25	N73°26'19"W	12.81'	L50	S89°38'09"E	4.00'			

CURVE TABLE						CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE	CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	35.00'	44.42'	72°43'20"	S35° 59' 49"E	41.50'	C15	4.00'	4.37'	62°34'07"	N30° 55' 13"W	4.15'
C2	4.00'	6.28'	90°00'00"	N45° 21' 51"E	5.66'	C16	2.00'	3.10'	88°53'38"	S73° 20' 55"W	2.80'
C3	4.00'	6.28'	90°00'00"	S44° 38' 09"E	5.66'	C17	2.00'	3.14'	90°00'28"	N16° 06' 08"W	2.83'
C4	4.00'	6.28'	90°00'11"	S45° 21' 51"W	5.66'	C18	4.00'	1.99'	28°31'47"	N75° 22' 16"W	1.97'
C5	10.00'	10.63'	60°54'03"	S30° 05' 10"E	10.14'	C19	4.00'	6.11'	87°27'32"	S46° 38' 05"W	5.53'
C6	3.50'	5.50'	90°00'00"	N45° 00' 00"W	4.95'	C20	2.00'	3.14'	90°00'00"	S44° 38' 09"E	2.83'
C7	10.00'	5.67'	32°27'37"	N89° 40' 07"W	5.59'	C21	2.00'	3.12'	89°29'06"	N45° 06' 24"E	2.82'
C8	20.00'	10.04'	28°45'36"	S88° 28' 52"W	9.93'	C22	35.00'	54.98'	90°00'03"	S44° 38' 09"E	49.50'
C9	300.00'	59.17'	11°18'04"	N71° 29' 18"W	59.08'	C23	35.00'	61.04'	99°55'49"	S50° 19' 46"W	53.60'
C10	2.00'	3.11'	89°10'11"	S69° 34' 38"W	2.81'	C24	2.00'	3.48'	99°42'20"	N29° 51' 10"W	3.06'
C11	2.00'	3.03'	86°53'44"	N18° 27' 19"W	2.75'	C25	2.00'	3.29'	94°09'44"	S67° 04' 52"W	2.93'
C12	4.00'	1.94'	27°43'58"	N75° 46' 10"W	1.92'	C26	500.00'	85.30'	9°46'29"	N60° 57' 02"W	85.20'
C13	0.50'	0.49'	56°25'39"	N27° 50' 58"W	0.47'	C27	280.00'	30.01'	6°08'29"	N59° 08' 02"W	30.00'
C14	2.00'	4.31'	123°34'21"	S62° 09' 02"W	3.52'	C28	4.00'	10.65'	152°34'13"	N14° 04' 04"E	7.77'

AREA TABLE			
PARCEL	AREA (SQ.FT.)	AREA (ACRES)	DESCRIPTION
TRACT A	43,183	0.9913	STREET (PRIVATE ACCESSWAY), PUBLIC WATER, SEWER AND PUBLIC UTILITY AND FACILITIES EASEMENT, DRAINAGE, REFUSE COLLECTION, EMERGENCY AND SERVICE VEHICLES
TRACT B	7,070	0.1623	LANDSCAPE, OPEN SPACE AND DRAINAGE
TRACT C	6,604	0.1516	LANDSCAPE, OPEN SPACE AND DRAINAGE
TRACT D	1,638	0.0376	LANDSCAPE AND OPEN SPACE, PEDESTRIAN ACCESS
TRACT E	9,597	0.2203	LANDSCAPE AND OPEN SPACE, PEDESTRIAN ACCESS
TRACT F	17,533	0.4025	LANDSCAPE, OPEN SPACE AND DRAINAGE
TOTAL =	85,625	1.9657	

WATERLINE EASEMENT		
LINE	DIRECTION	DISTANCE
L66	S30°36'25"E	6.43'
L67	N31°20'07"E	6.43'
L68	S89°39'07"E	4.89'
L69	S0°21'51"W	2.00'
L70	N89°39'07"W	4.58'
L71	S0°21'51"W	5.00'
L72	S89°45'23"E	18.00'
L73	N0°21'51"E	4.97'
L74	S0°21'51"W	5.00'
L75	S89°38'09"E	1.00'
L76	S89°38'09"E	1.00'
L77	N0°18'01"E	5.00'
L78	S0°20'01"W	4.50'
L79	S89°39'14"E	5.00'
L80	N0°20'01"E	4.43'
L81	N90°00'00"W	4.53'
L82	N0°16'19"E	14.00'
L83	S90°00'00"E	4.55'
L84	S30°32'08"E	6.15'
L85	N31°01'01"E	6.16'
L86	S89°38'09"E	5.00'
L87	S0°21'51"W	26.92'
L88	N90°00'00"W	4.80'

AREA TABLE			AREA TABLE		
PARCEL	AREA (SQ.FT.)	AREA (ACRES)	PARCEL	AREA (SQ.FT.)	AREA (ACRES)
LOT 101	1,188	0.0273	LOT 126	1,218	0.0280
LOT 102	1,218	0.0280	LOT 127	1,218	0.0280
LOT 103	1,218	0.0280	LOT 128	1,188	0.0273
LOT 104	1,134	0.0260	LOT 129	1,276	0.0293
LOT 105	1,188	0.0273	LOT 130	1,134	0.0260
LOT 106	1,188	0.0273	LOT 131	1,134	0.0260
LOT 107	1,218	0.0280	LOT 132	1,218	0.0280
LOT 108	1,218	0.0280	LOT 133	1,218	0.0280
LOT 109	1,188	0.0273	LOT 134	1,188	0.0273
LOT 110	1,188	0.0273	LOT 135	1,188	0.0273
LOT 111	1,188	0.0273	LOT 136	1,218	0.0280
LOT 112	1,188	0.0273	LOT 138	1,134	0.0260
LOT 113	1,218	0.0280	LOT 139	1,188	0.0273
LOT 114	1,218	0.0280	LOT 140	1,188	0.0273
LOT 115	1,134	0.0260	LOT 141	1,134	0.0260
LOT 116	1,188	0.0273	LOT 142	1,218	0.0280
LOT 117	1,188	0.0273	LOT 144	1,188	0.0273
LOT 118	1,134	0.0260	LOT 145	1,276	0.0293
LOT 119	1,134	0.0260	LOT 146	1,134	0.0260
LOT 120	1,218	0.0280	LOT 147	1,134	0.0260
LOT 121	1,134	0.0260	LOT 148	1,134	0.0260
LOT 122	1,188	0.0273	LOT 149	1,188	0.0273
LOT 123	1,276	0.0293	TOTAL =	58,254	1.3373
LOT 124	1,218	0.0280			
LOT 125	1,134	0.0260			

SHEET NUMBER:

2 OF 3

DATE: 02-14-2019

PROJ: 0004287



FINAL PLAT
ASPIRE AT SUN VALLEY TOWNHOMES

MESA, ARIZONA

Westwood

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Mesa, Arizona 85204
(480) 747-6558
(480) 367-8075
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Westwood Professional Services, Inc.

DESIGNED: WPS. NAB. JD.
CHECKED: NAB. JD.
DRAWN: NAB. JD.
FIELD CREW: NAB. JD.
FIELD WORK DATE: NAB. JD.
SCALE: 1" = 30'
SCALE: 1" = N/A

INITIAL ISSUE: ###
REV: ###
REV: ###
REV: ###
REV: ###

