

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT PPGN-CORE, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR CADENCE AT GATEWAY PHASE 2 SITUATED IN A PORTIONS OF SECTIONS26, 27 AND 34, 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-CORE, 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-CORE, 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-CORE, 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-CORE, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP OR THE SUCCESSORS OR ASSIGNS OF PPGN-CORE, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY PPGN-CORE, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP OR THE SUCCESSORS OR ASSIGNS OF PPGN-CORE, 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-CORE, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP HEREBY DEDICATES 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 ESM"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, 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 EASEMENT PROPERTY FOR ALL USES AND FACILITIES ALLOWED HEREIN. UNLESS APPROVED OTHERWISE BY THE CITY OF MESA, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

TRACTS "A" THROUGH "M", 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 TRACT "A" IS 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-CORE, 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-CORE, 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-CORE, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS THEREOF: PPGN-CORE, 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-CORE, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP,
BY: PPGN-QH, INC., A DELAWARE CORPORATION,
ITS: GENERAL PARTNER

BY: _____
NAME: TIMOTHY P. BRISLIN
TITLE: VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

BEFORE ME THIS ____ DAY OF _____, 2019, TIMOTHY P. BRISLIN PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE THE VICE PRESIDENT OF PPGN-QH, INC., A DELAWARE CORPORATION, THE GENERAL PARTNER OF PPGN-CORE, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, THE OWNER AND ACKNOWLEDGED THAT HE, AS VICE PRESIDENT OF THE GENERAL PARTNER OF OWNER, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

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

FINAL PLAT
CADENCE AT GATEWAY PHASE 2
PORTIONS OF SECTIONS 26, 27 AND 34,
TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

PORTIONS OF SECTIONS 26, 27 AND 34, 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 89 DEGREES 29 MINUTES 18 SECONDS WEST, ALONG THEE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, 75.22 FEET; THENCE NORTH 0 DEGREES 30 MINUTES 42 SECONDS EAST, 93.95 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST, 20.79 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, 489.67 FEET; THENCE NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST, 3.01 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, 303.83 FEET; THENCE SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, 151.96 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 18 DEGREES 06 MINUTES 54 SECONDS EAST A DISTANCE OF 1861.15 FEET; THENCE SOUTHWESTERLY 20.33 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 0 DEGREES 37 MINUTES 34 SECONDS; THENCE SOUTH 71 DEGREES 15 MINUTES 33 SECONDS WEST, 131.23 FEET; THENCE SOUTH 63 DEGREES 49 MINUTES 21 SECONDS WEST, 125.85 FEET; THENCE NORTH 80 DEGREES 12 MINUTES 55 SECONDS WEST, 39.16 FEET; THENCE NORTH 41 DEGREES 45 MINUTES 30 SECONDS WEST, 2702.98 FEET; THENCE NORTH 36 DEGREES 12 MINUTES 34 SECONDS WEST, 686.90 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 07 SECONDS EAST, 249.66 FEET; THENCE NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST, 10.77 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST, 315.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH 55 DEGREES 35 MINUTES 09 SECONDS EAST A DISTANCE OF 65.50 FEET; THENCE SOUTHEASTERLY 62.96 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 55 DEGREES 04 MINUTES 26 SECONDS; THENCE SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST, 220.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 65.50 FEET; THENCE NORTHEASTERLY 62.96 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 55 DEGREES 04 MINUTES 26 SECONDS; THENCE ON A NON-TANGENT LINE SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST, 11.79 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES 39 SECONDS EAST, 412.96 FEET; THENCE SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, 912.42 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST, 933.38 FEET; THENCE NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST, 738.98 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, 1.00 FEET; THENCE NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST, 16.54 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST, 549.73 FEET; THENCE SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, 187.07 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST, 646.00 FEET; THENCE NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST, 882.00 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST, 0.73 FEET; THENCE NORTH 0 DEGREES 0 DEGREES 43 SECONDS EAST, 362.05 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST, 18.41 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 21 SECONDS EAST, 130.00 FEET; THENCE SOUTH 0 DEGREES 23 MINUTES 39 SECONDS WEST, 3241.25 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 21 SECONDS WEST, 158.00 FEET; THENCE NORTH 68 DEGREES 34 MINUTES 28 SECONDS WEST, 17.79 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, 110.00 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 "CADENCE AT GATEWAY PHASE 2" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS MAP.

IN WITNESS WHEREOF, TIMOTHY P. BRISLIN HAS CAUSED HIS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS ____ DAY OF _____, 2019.

CADENCE HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

BY: _____
NAME: TIMOTHY P. BRISLIN
TITLE: PRESIDENT

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

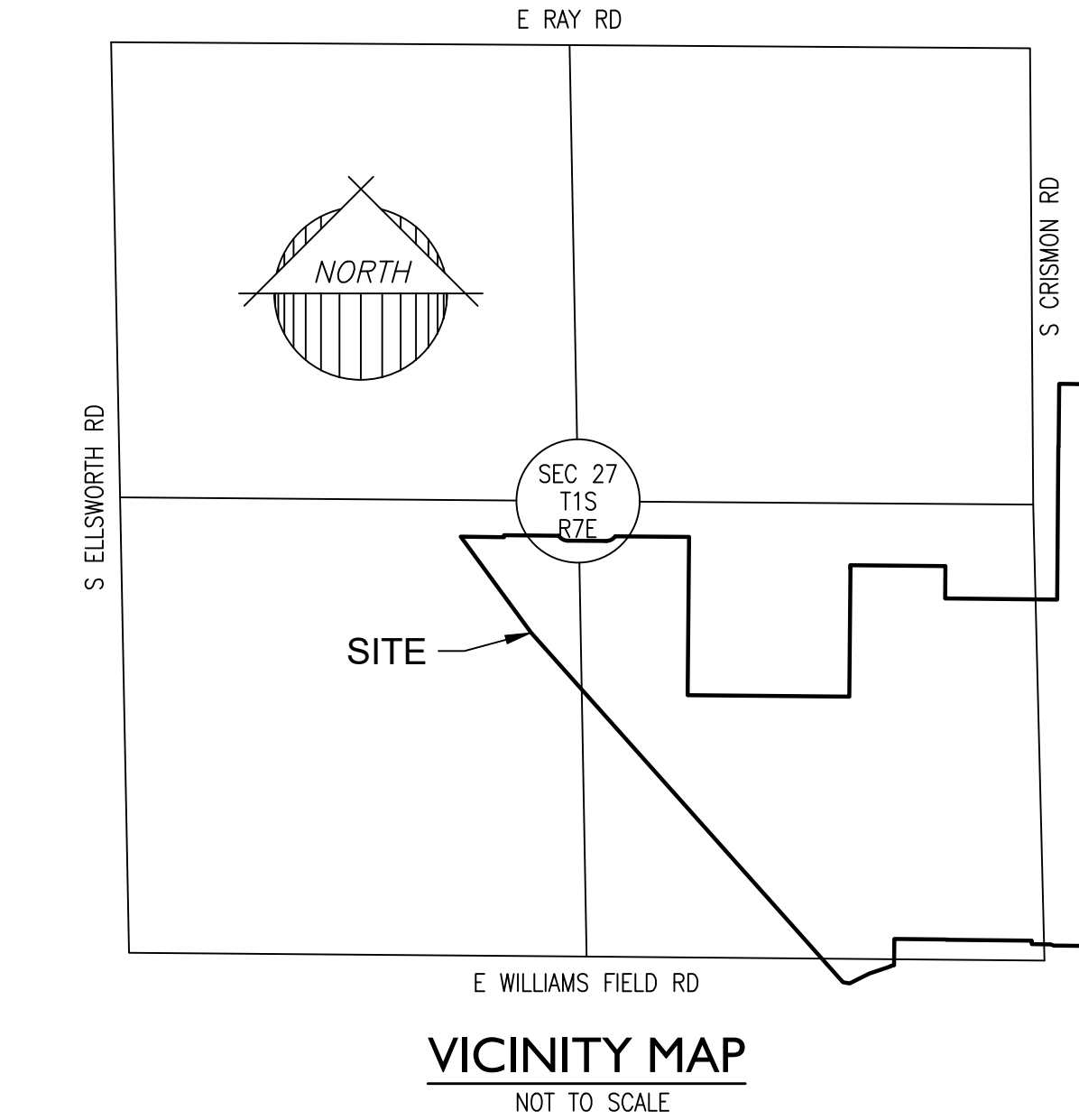
BEFORE ME THIS ____ DAY OF _____, 2019, TIMOTHY P. BRISLIN PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF CADENCE HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION AND ACKNOWLEDGED THAT HE, AS PRESIDENT OF CADENCE HOMEOWNERS ASSOCIATION, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

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

GENERAL NOTES

- PUBLIC UTILITY AND FACILITY EASEMENTS AND PARKWAY 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 AND PARKWAY EASEMENTS ON THIS PLAT. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. § 9-1-1 INCLUDES THE PUFES AND PARKWAY EASEMENTS ON THIS PLAT. THE TERM "PUBLIC EASEMENT" IN M.C.C. § 9-1-5(A) INCLUDES PUFES AND PARKWAY EASEMENTS, AND PUFES AND PARKWAY EASEMENTS ON THIS PLAT ARE SUBJECT TO M.C.C. § 9-1-5(A).
- 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.
- 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 PROJECTS 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).
- 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.



OWNER

PPGN-CORE, LLLP
17700 N PACESETTER WAY, SUITE 100
SCOTTSDALE, AZ 85255

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 9 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH SEPTEMBER 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:480.503.2350 | F:480.503.2358
www.epsgroupinc.com

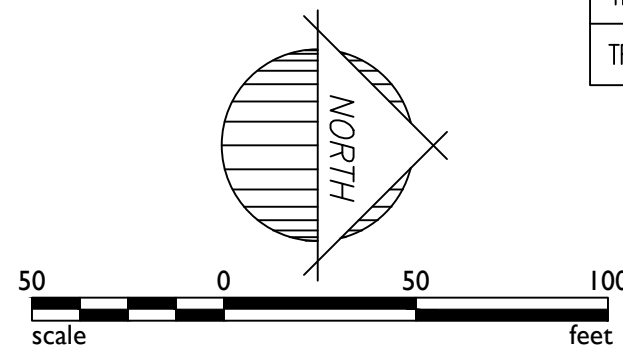
CADENCE AT GATEWAY PHASE 2
MESA, ARIZONA
FINAL PLAT

Project:
Revisions:

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Designer: RSM
Drawn by: RSM

Job No.
18-106
FP01
Sheet No.
1
of 9



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°30'43"E	20.79'
L2	N00°30'43"E	3.01'
L3	N80°12'55"W	39.16'
L4	N00°30'43"E	10.77'
L5	S89°29'17"E	11.79'
L6	N89°29'17"W	1.00'
L7	N00°30'43"E	18.54'
L8	S89°29'17"E	0.73'
L9	S89°29'17"E	18.41'
L10	N68°34'28"W	17.79'
L11	N89°29'17"W	110.00'
L12	N45°23'39"E	21.21'
L13	S44°36'21"E	21.21'
L14	N89°38'25"W	10.00'
L15	N89°38'25"W	10.00'
L16	N00°30'43"E	17.50'
L17	N00°30'43"E	17.50'
L18	S00°30'43"W	17.50'
L19	S00°30'43"W	17.50'
L20	N08°05'59"E	35.31'
L21	N01°53'34"W	15.51'
L22	N44°29'17"W	5.44'
L23	S00°30'43"W	17.50'
L24	S00°30'43"W	17.50'
L25	N08°05'59"E	17.65'
L26	N08°05'59"E	17.65'
L27	S29°53'11"W	17.43'
L28	S01°43'46"W	35.00'
L29	N03°35'36"E	35.00'
L30	N86°24'24"W	14.94'
L31	N00°30'43"E	35.00'
L32	N88°23'18"W	4.97'

LINE TABLE		
LINE	BEARING	LENGTH
L33	N88°23'18"W	4.97'
L34	N89°10'37"E	25.24'
L35	N89°10'37"E	25.24'
L36	N88°38'28"W	22.36'
L37	N00°42'19"W	21.70'
L38	S01°43'45"W	21.70'
L39	S01°39'54"W	22.36'
L40	S89°29'17"E	20.98'
L41	S89°29'17"E	20.98'
L42	N74°09'47"E	56.50'
L43	S89°29'17"E	24.03'
L44	S89°49'47"E	44.59'
L45	S89°29'17"E	59.29'
L46	N89°29'17"W	52.24'
L47	N89°29'17"W	58.96'
L48	S00°30'43"W	35.00'
L49	N89°29'17"W	42.02'
L50	N00°30'43"E	142.50'
L51	N00°30'43"E	35.00'
L52	N00°30'43"E	35.00'
L53	N00°30'43"E	27.00'
L54	S89°17'41"W	5.61'
L55	N89°29'17"W	5.62'
L56	S89°29'17"E	54.50'
L57	S00°30'43"W	35.00'
L58	N89°29'17"W	54.50'
L59	N89°29'17"W	25.84'
L60	N89°29'17"W	16.18'
L61	S00°30'43"W	17.50'
L62	S00°30'43"W	17.50'
L63	N00°30'43"E	82.66'
L64	N00°30'43"E	89.18'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	20.33'	1861.15'	0°37'34"	20.33'	S71°34'20"W
C2	62.96'	65.50'	55°04'26"	60.56'	S61°57'04"E
C3	62.96'	65.50'	55°04'26"	60.56'	N62°58'30"E
C4	18.85'	6.00'	180°00'00"	12.00'	S00°23'39"W
C5	18.85'	6.00'	180°00'00"	12.00'	S00°23'39"W
C6	18.85'	6.00'	180°00'00"	12.00'	N89°36'21"E
C7	18.85'	6.00'	180°00'00"	12.00'	S89°36'21"E
C8	18.85'	6.00'	180°00'00"	12.00'	N00°23'39"E
C9	31.42'	20.00'	90°00'00"	28.28'	S45°23'39"W
C10	31.42'	20.00'	90°00'00"	28.28'	S44°36'21"E
C11	31.42'	20.00'	90°00'00"	28.28'	N45°23'39"E
C12	31.42'	20.00'	90°00'00"	28.28'	N44°36'21"E
C13	18.85'	6.00'	180°00'00"	12.00'	N89°36'21"W
C14	18.85'	6.00'	180°00'00"	12.00'	S89°36'21"E
C15	31.37'	20.00'	89°52'56"	28.26'	S44°32'49"E
C16	31.46'	20.00'	90°07'04"	28.31'	N45°27'11"E
C17	31.46'	20.00'	90°07'04"	28.31'	S45°27'11"E
C18	31.37'	20.00'	89°52'56"	28.26'	N44°32'49"W
C19	95.11'	70.50'	77°17'57"	88.06'	S38°08'16"E
C20	29.38'	1382.50'	1°13'03"	29.38'	N88°52'46"W
C21	25.95'	482.50'	3°04'53"	25.95'	N87°56'50"W
C22	31.42'	20.00'	90°00'00"	28.28'	S44°29'17"E
C23	37.12'	20.00'	106°20'56"	32.02'	N52°39'45"W
C24	15.76'	217.50'	4°09'07"	15.76'	S76°14'20"E
C25	62.06'	217.50'	16°20'56"	61.85'	N82°20'15"E
C26	52.08'	182.50'	16°20'56"	51.90'	N82°20'15"E
C27	125.51'	150.00'	47°56'31"	121.88'	S67°38'26"W
C28	87.89'	107.50'	46°50'39"	85.46'	N67°05'30"E
C29	126.83'	107.50'	67°35'54"	119.60'	S55°41'14"E
C30	30.11'	106.50'	16°11'52"	30.01'	S14°37'28"E
C31	72.40'	50.00'	82°57'45"	66.24'	N48°00'24"W
C32	2.19'	150.00'	0°50'06"	2.19'	N22°18'20"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C33	17.13'	71.00'	13°49'16"	17.09'	N502°43'37"W
C34	6.18'	2.50'	141°39'11"	4.72'	S133°30'21"W
C35	20.02'	121.00'	9°28'49"	20.00'	N79°35'32"E
C36	5.78'	2.50'	132°33'16"	4.58'	N38°52'15"W
C37	15.94'	111.50'	8°11'37"	15.93'	S23°18'35"W
C38	5.12'	2.50'	117°17'15"	4.27'	N47°15'24"E
C39	32.30'	1520.50'	11°3'02"	32.30'	S88°59'50"E
C40	31.86'	1499.50'	11°3'02"	31.86'	S88°59'50"E
C41	31.86'	1499.50'	11°3'02"	31.86'	S89°47'08"W
C42	32.30'	1520.50'	11°3'02"	32.30'	S89°47'08"W
C43	12.91'	46.00'	16°04'34"	12.86'	S82°47'06"E
C44	7.01'	25.00'	16°04'34"	6.99'	S82°47'06"E
C45	84.41'	171.00'	28°17'00"	83.56'	S77°128'12"W
C46	52.85'	212.00'	14°17'04"	52.72'	S67°36'17"E
C47	1.13'	0.50'	12°90'26"	0.90'	S52°00'16"E
C48	49.96'	111.50'	25°40'26"	49.55'	N00°10'26"W
C49	1.16'	0.50'	132°32'54"	0.92'	S53°15'48"W
C50	203.25'	191.00'	60°58'10"	193.79'	S41°15'44"E
C51	6.74'	25.00'	15°26'34"	6.72'	S06°03'23"E
C52	12.92'	47.50'	15°34'58"	12.88'	S06°03'44"E
C53	12.92'	47.50'	15°34'58"	12.88'	N07°05'10"E
C54	6.74'	25.00'	15°26'34"	6.72'	N07°04'49"E
C55	54.24'	212.00'	14°39'37"	54.10'	S21°11'01"E
C56	49.90'	111.50'	13°29'12"	49.79'	N21°37'14"E
C57	46.63'	191.00'	13°59'13"	46.51'	N21°37'14"E
C58	1.16'	0.50'	132°32'54"	0.92'	N37°45'38"E
C59	48.32'	111.50'	24°49'41"	47.94'	N88°22'45"W
C60	5.64'	2.50'	12°90'26"	4.52'	S36°12'53"E
C61	107.73'	100.00'	61°43'25"	102.59'	N59°39'01"W
C62	4.54'	20.00'	13°00'10"	4.53'	S84°40'38"E
C63	4.54'	20.00'	13°00'10"	4.53'	S82°59'12"E
C64	3.00'	55.00'	30°7'36"	3.00'	S87°55'29"E

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT A	LANDSCAPE, OPEN SPACE, RETENTION, DRAINAGE EASEMENT AND PUBLIC UTILITIES & FACILITIES EASEMENT	79,612	1.8276
TRACT B	LANDSCAPE AND OPEN SPACE	6,422	0.1474
TRACT C	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITIES & FACILITIES EASEMENT	40,469	0.9290
TRACT D	LANDSCAPE AND OPEN SPACE	1,535	0.0352
TRACT E	LANDSCAPE AND OPEN SPACE	1,341	0.0308
TRACT F	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITIES AND FACILITIES EASEMENT	50,019	1.1483
TRACT G	LANDSCAPE AND OPEN SPACE	6,884	0.1580
TRACT H	LANDSCAPE, OPEN SPACE, SEWER EASEMENT AND PUBLIC UTILITIES AND FACILITIES EASEMENT	43,923	1.0083
TRACT I	LANDSCAPE AND OPEN SPACE	1,848	0.0424
TRACT J	LANDSCAPE AND OPEN SPACE	21,904	0.5028
TRACT K	LANDSCAPE AND OPEN SPACE	15,842	0.3637
TRACT L	LANDSCAPE AND OPEN SPACE	279	0.0064
TRACT M	LANDSCAPE AND OPEN SPACE	19,419	0.4458

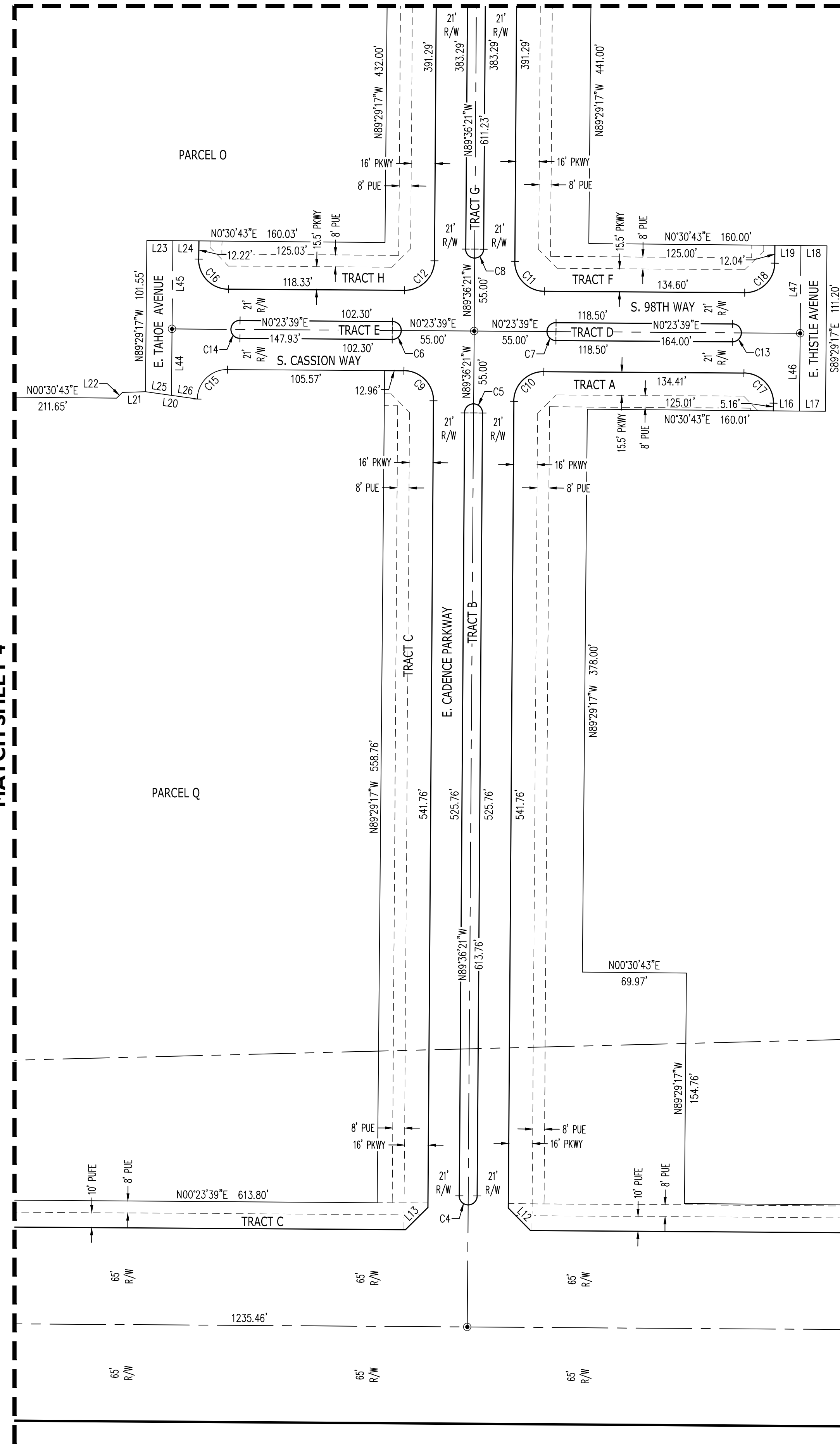
PARCEL AREA TABLE		
PARCEL	AREA (SF)	AREA (AC)
PARCEL K	676,639	15.5335
PARCEL L	794,511	18.2395
PARCEL N	744,494	17.0912
PARCEL O	581,115	13.3406
PARCEL Q	686,717	15.7649
PARCEL R	878,506	20.1677

AREA SUMMARY		
PARCELS AREA	4,361,982 SF±	100.1373 AC±
TRACTS AREA	289,496 SF±	6.6459 AC±
NET AREA	4,651,478 SF±	106.7832 AC±
RIGHT-OF-WAY AREA	504,264 SF±	11.5763 AC±
GROSS AREA	5,155,742 SF±	118.3595 AC±

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

MATCH SHEET 4

MATCH SHEET 5

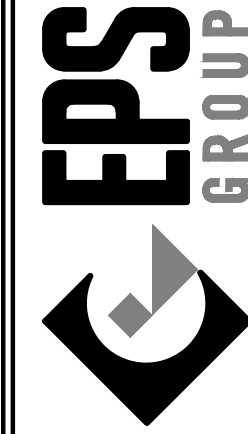
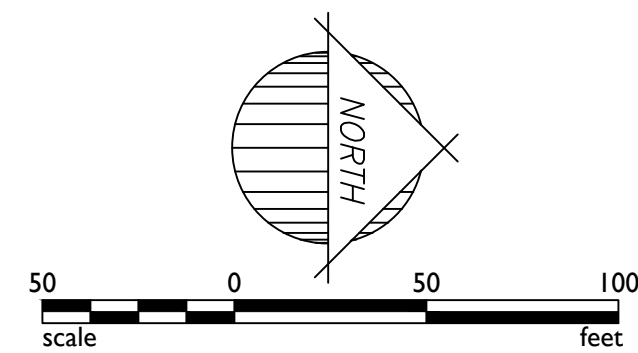


MATCH SHEET 2

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 |
| MCR | MARICOPA COUNTY RECORDS |
| PKWY | PARKWAY EASEMENT |
| PUEF | PUBLIC UTILITIES AND FACILITIES EASEMENT |
| PUE | PUBLIC UTILITIES EASEMENT |
| R/W | RIGHT-OF-WAY |

PARCEL R



CADENCE AT GATEWAY PHASE 2

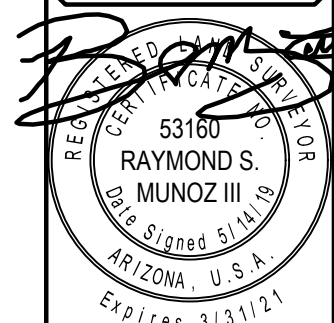
MESA, ARIZONA

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Project:

Revisions:

Designer: RSM
Drawn by: RSM



Job No.

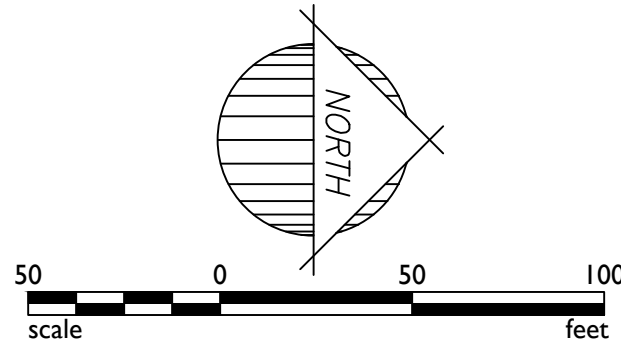
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FP03

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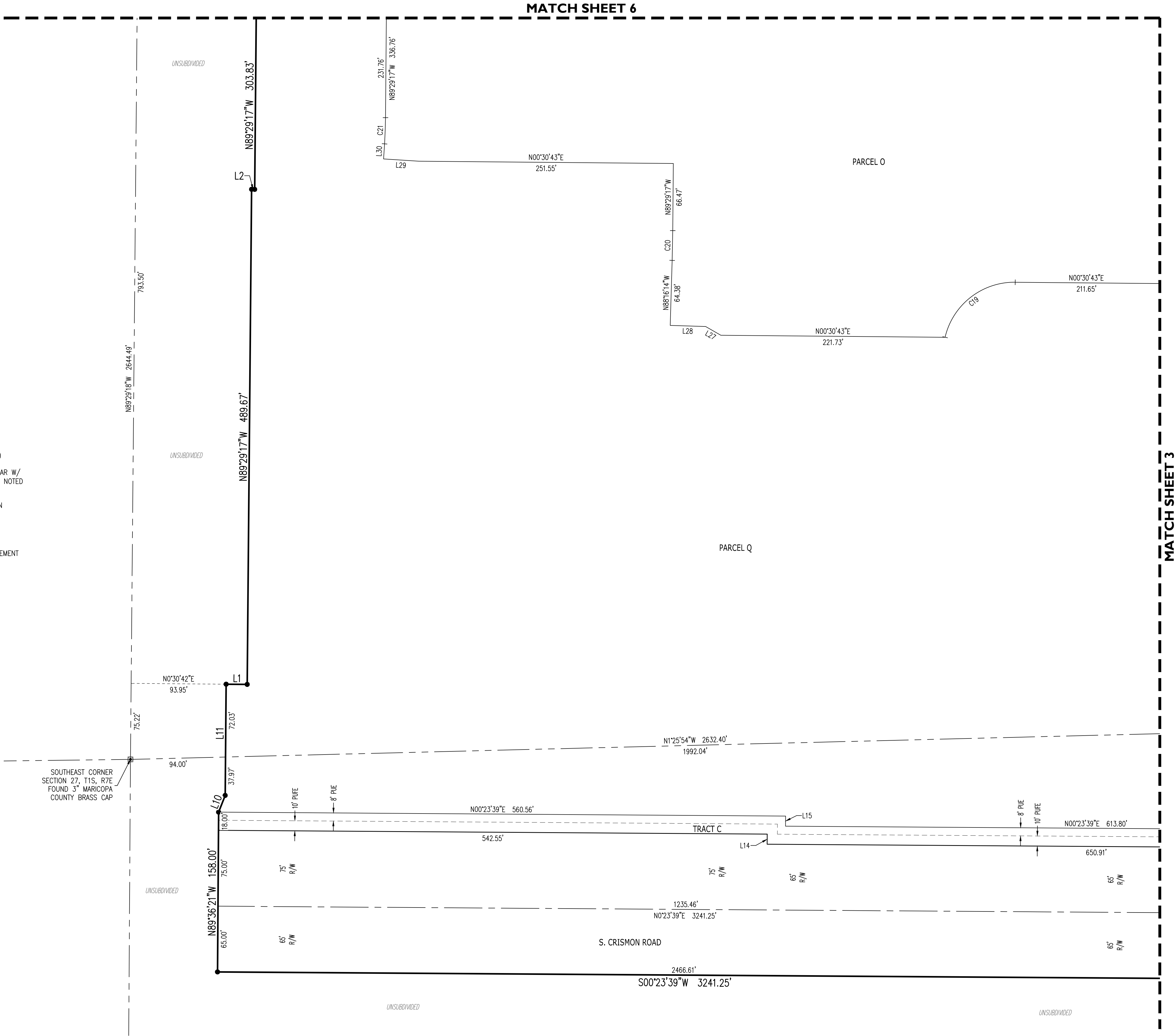
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- PUE PUBLIC UTILITIES EASEMENT
- R/W RIGHT-OF-WAY



Project:

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Revisions:

Designer:

RSM

Drawn by:

RSM

Job No.

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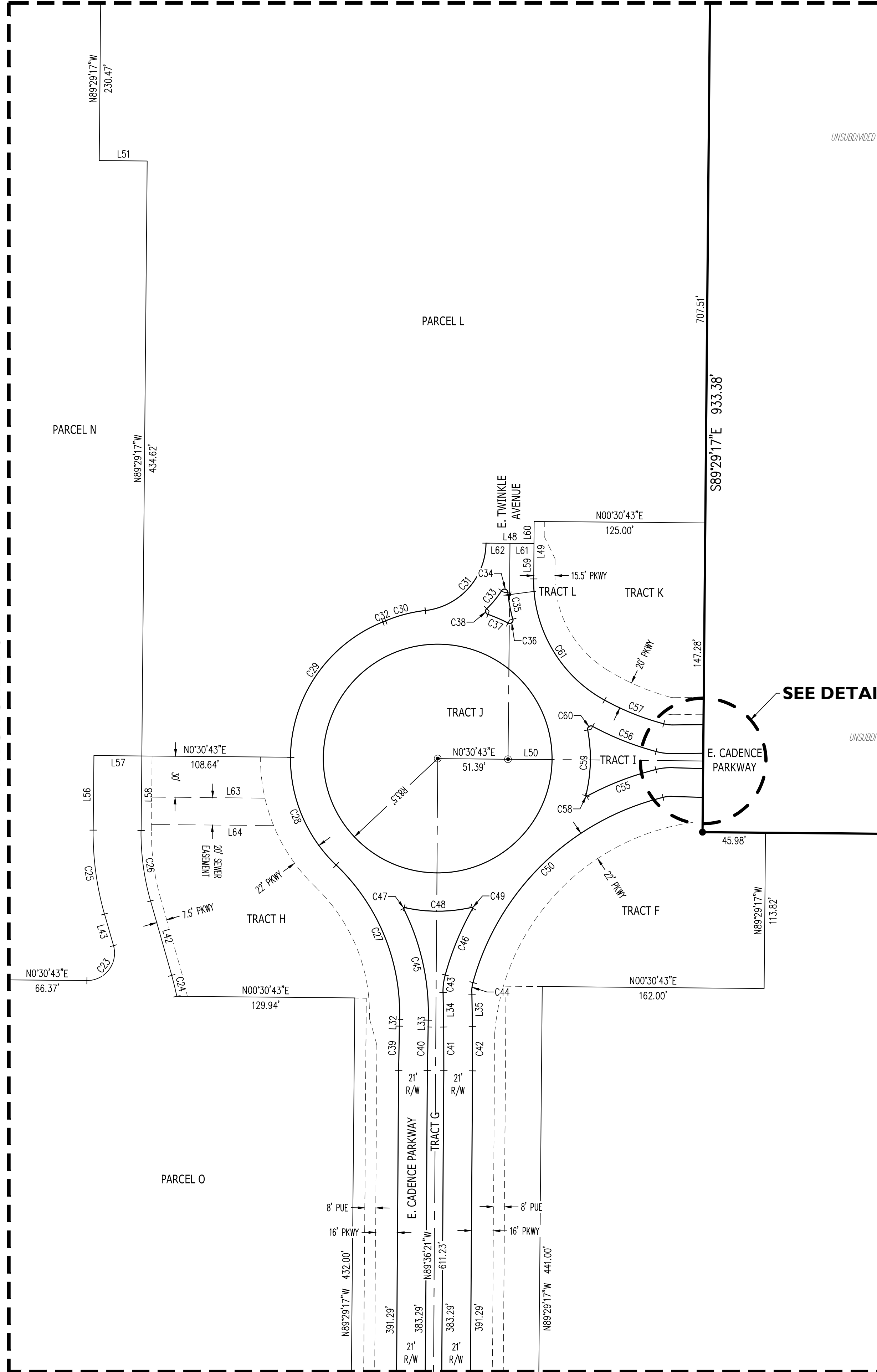
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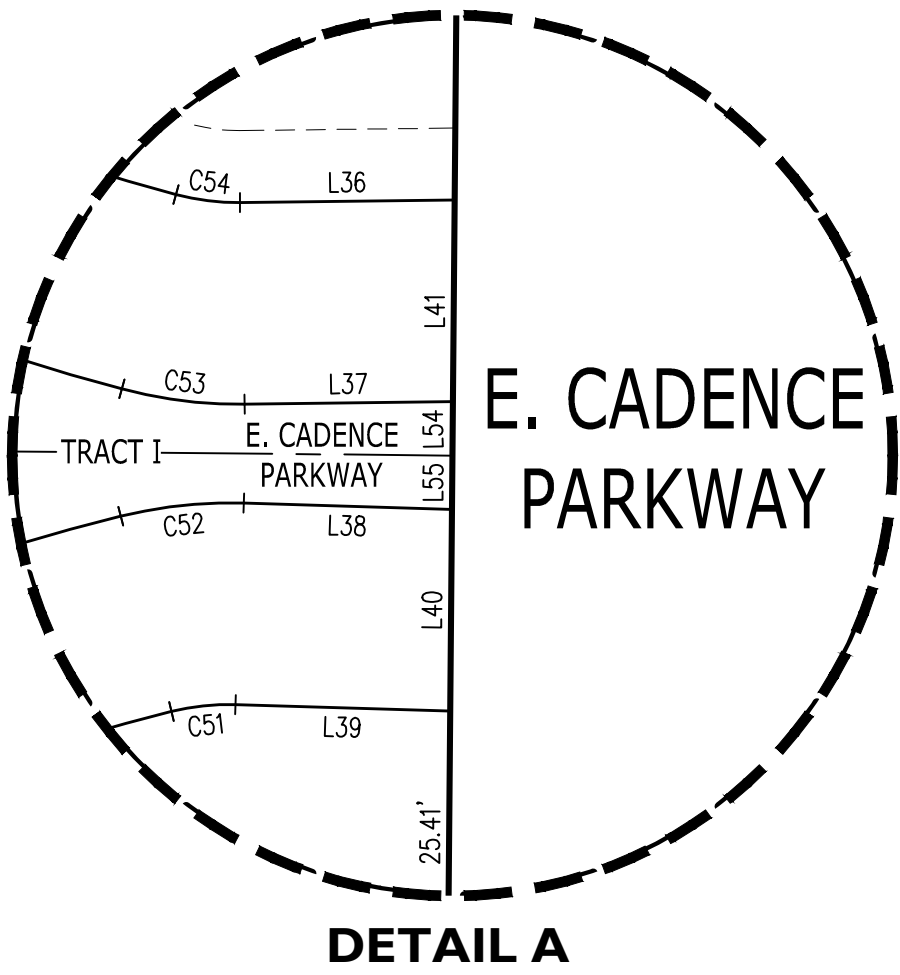
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MATCH SHEET 6



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- PKWY PARKWAY EASEMENT
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- PUE PUBLIC UTILITIES EASEMENT
- R/W RIGHT-OF-WAY



Project:

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Revisions:

Designer:

RSM

Drawn by:

RSM

53160
RAYMOND S.
MUNOZ III
Signed 5/14/19
ARIZONA, U.S.A.
Expires 3/31/21

Job No.

18-106

FP05

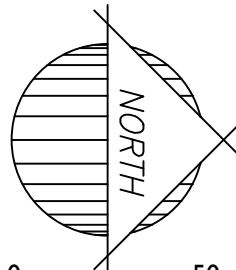
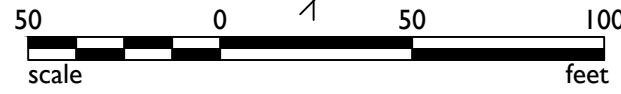
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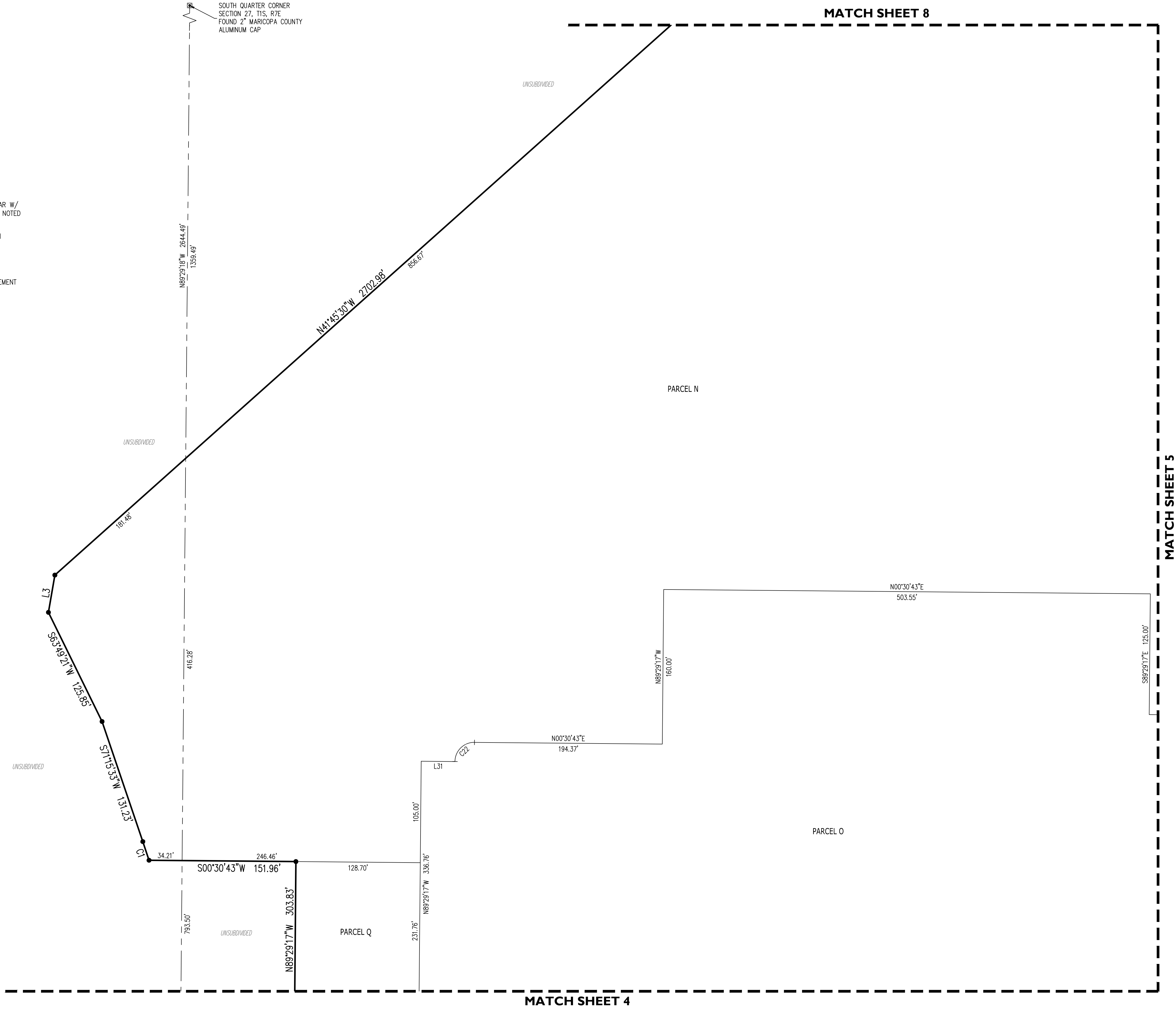
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- PUE PUBLIC UTILITIES EASEMENT
- R/W RIGHT-OF-WAY



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Project: CADENCE AT GATEWAY PHASE 2
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Revisions:

Designer: RSM
Drawn by: RSM

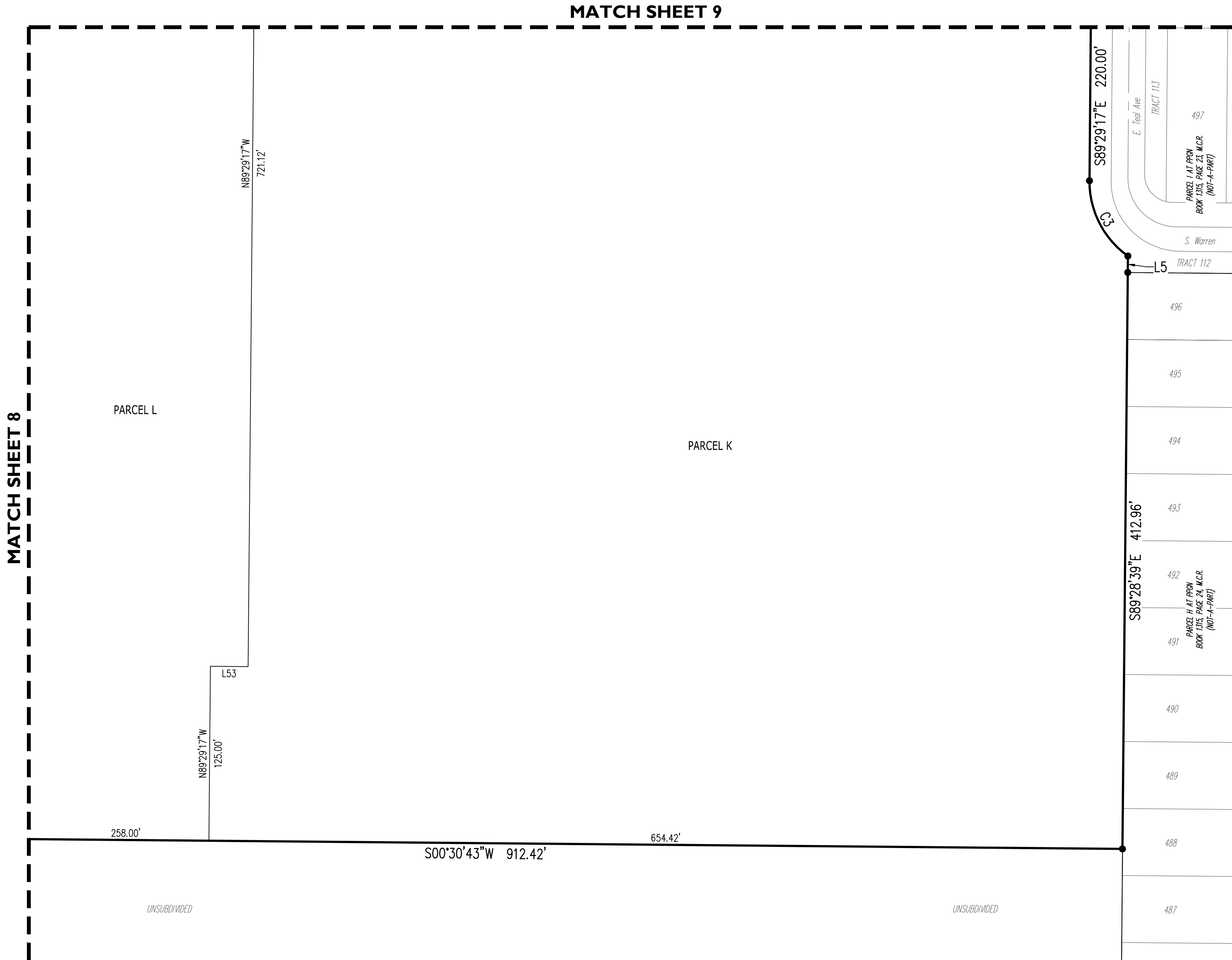
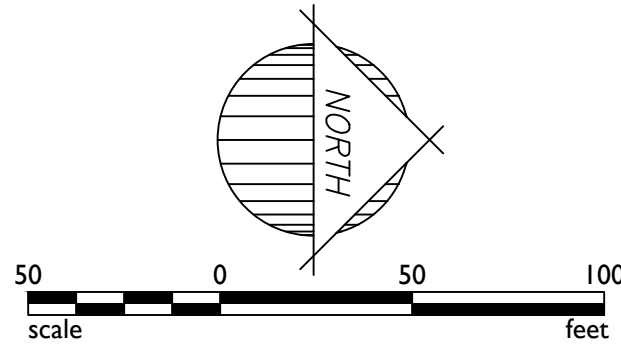
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6
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FINAL PLAT



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- PUE PUBLIC UTILITIES EASEMENT
- R/W RIGHT-OF-WAY

Project:

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Revisions:

Designer:

RSM

Drawn by:

RSM

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ARIZONA, U.S.A.
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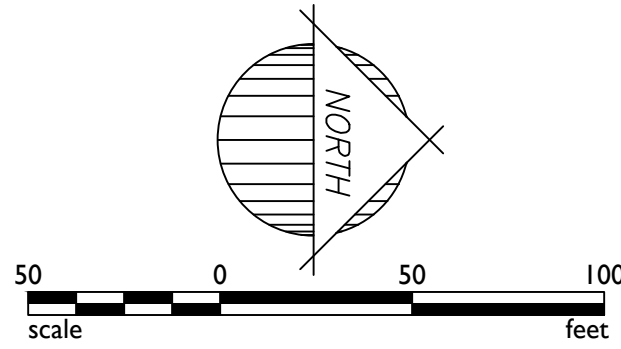
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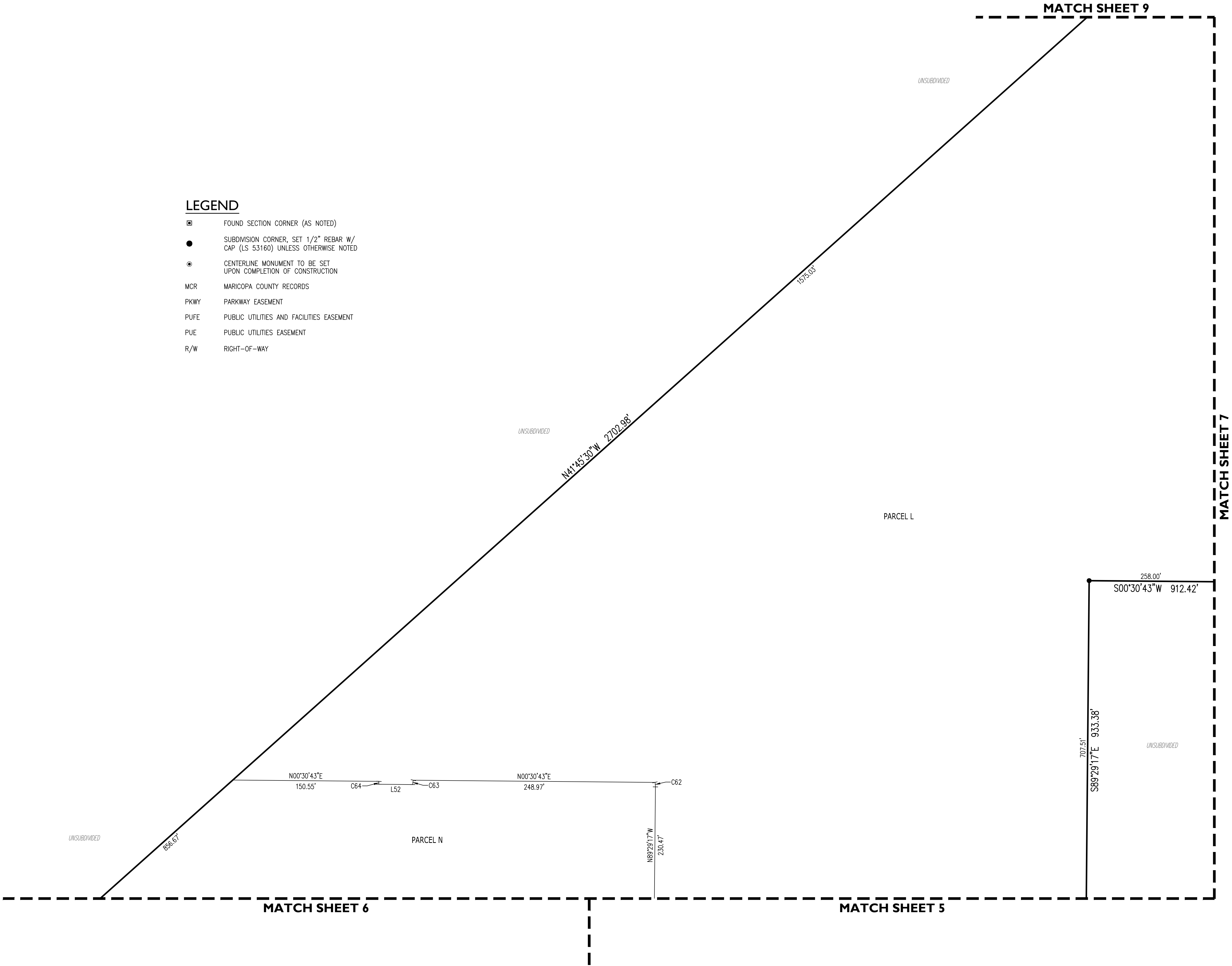
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- PUE PUBLIC UTILITIES EASEMENT
- R/W RIGHT-OF-WAY



Project:

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Signed 5/14/19
Expire 3/31/21

Job No.

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FP08

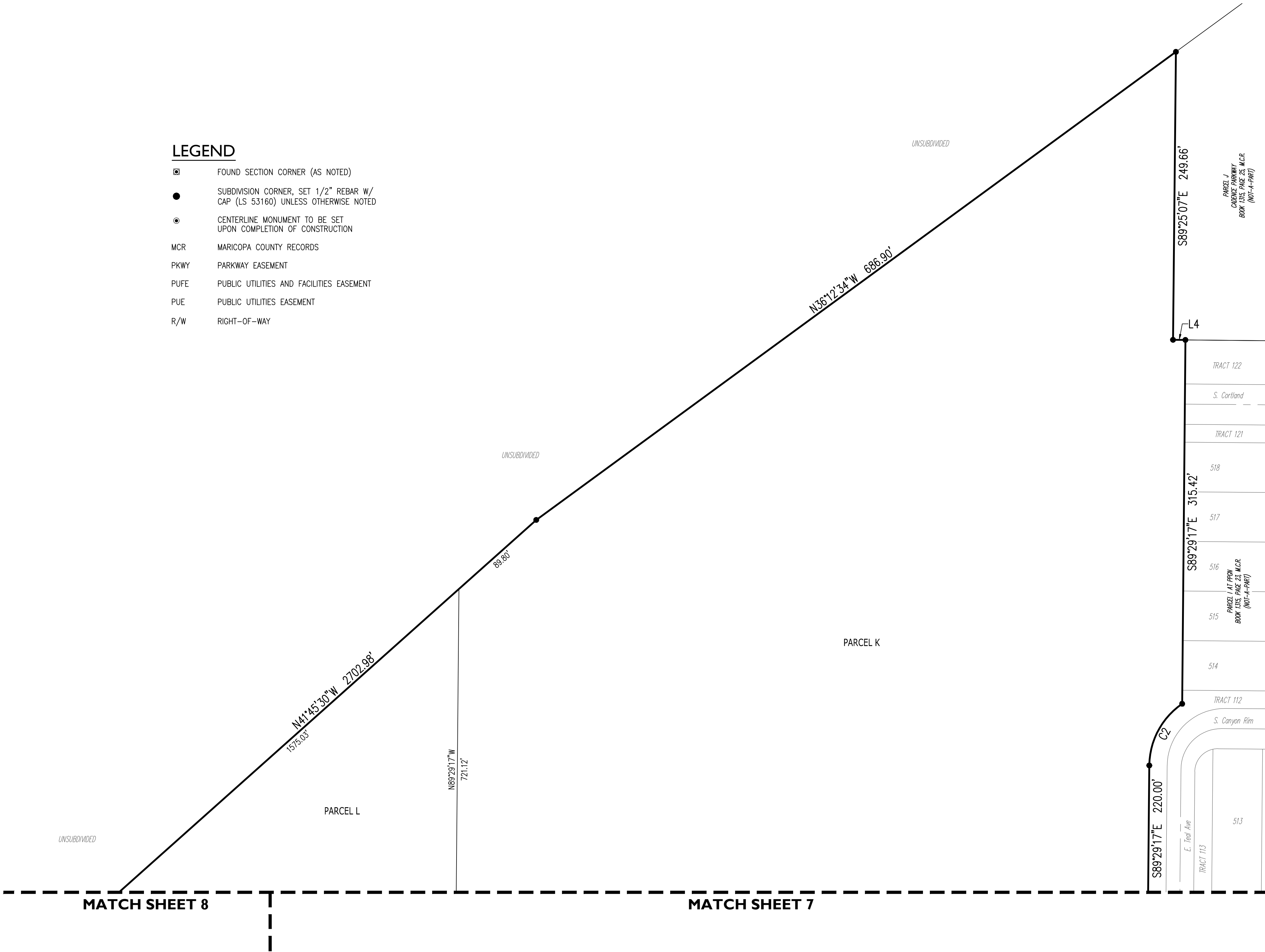
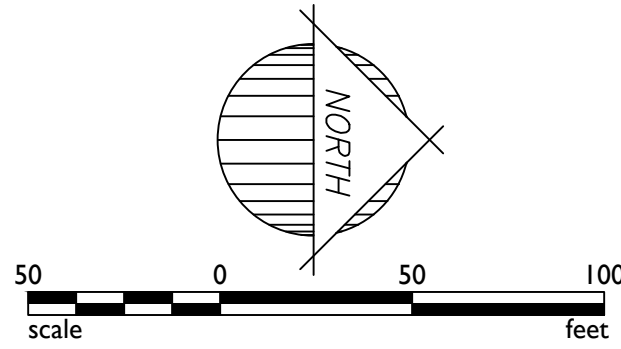
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CADENCE AT GATEWAY PHASE 2

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