

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 "CADENCE AT GATEWAY PHASE 3" SITUATED IN PORTIONS OF SECTIONS 26, 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, PARCELS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE STREETS, PARCELS, 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, 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, CUTTERS, 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 GRANTOR'S 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 "K", 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 "D", "F", "J" AND "K" 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 THEREOF: 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:

FINAL PLAT
CADENCE AT GATEWAY PHASE 3
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

A PORTION OF THE WEST HALF OF SECTION 26, A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27 AND A PORTION ON THE NORTHEAST QUARTER OF SECTION 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 SOUTHWEST CORNER OF SAID SECTION 26, FROM WHICH AN 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 NORTH 89 DEGREES 29 MINUTES 18 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 37, 258.89 FEET; THENCE NORTH 0 DEGREES 34 MINUTES 46 SECONDS EAST, 63.19 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 1 DEGREES 03 MINUTES 19 SECONDS WEST A DISTANCE OF 1861.15 FEET; THENCE SOUTHWESTERLY 622.71 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19 DEGREES 10 MINUTES 13 SECONDS; THENCE ON A NON-TANGENT LINE NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST, 151.96 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST, 303.83 FEET; THENCE SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, 3.01 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST, 489.67 FEET; THENCE SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, 20.79 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST, 110.00 FEET; THENCE SOUTH 68 DEGREES 34 MINUTES 28 SECONDS EAST, 17.79 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 21 SECONDS EAST, 158.00 FEET; THENCE NORTH 0 DEGREES 23 MINUTES 39 SECONDS EAST, 2653.17 FEET; THENCE SOUTH 89 DEGREES 13 MINUTES 27 SECONDS EAST, 1323.82 FEET; THENCE SOUTH 0 DEGREES 28 MINUTES 29 SECONDS WEST, 2730.93 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE NORTH 89 DEGREES 38 MINUTES 25 SECONDS WEST, ALONG SAID SOUTH LINE, 1529.53 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 3 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

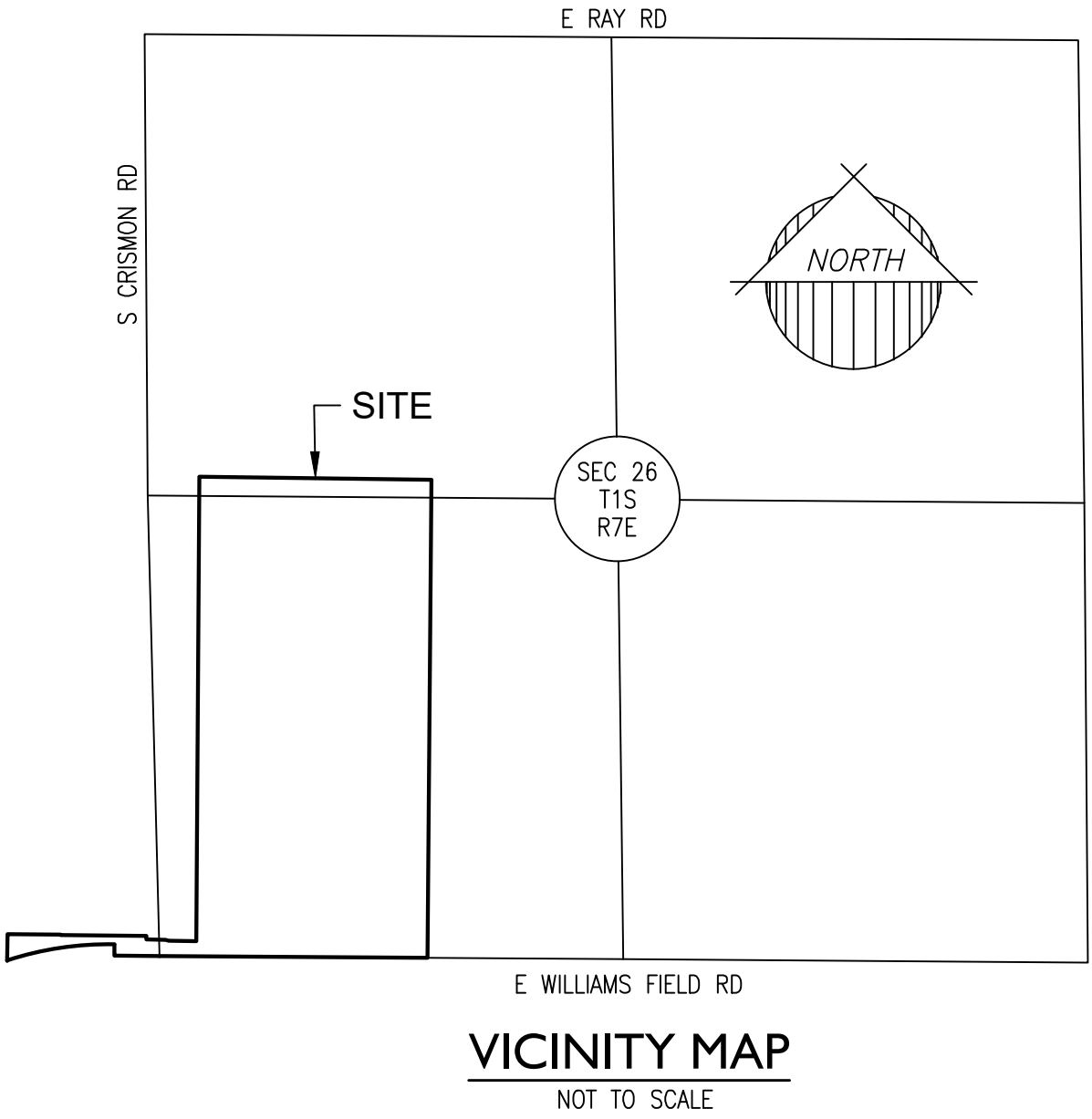
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2019, BY _____ OF CADENCE HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, FOR AND ON BEHALF THEREOF.

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

BY: _____
NOTARY PUBLIC DATE
MY COMMISSION EXPIRES:

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)J33.
- 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).
- 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.



OWNER

PPGN – CRISMON, LLLP
17700 N PACESETTER WAY, SUITE 100
SCOTTSDALE, AZ 85225

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, BEING SOUTH 89 DEGREES 38 MINUTES 25 SECONDS EAST AS MEASURED AND AS SHOWN ON THAT PLAT RECORDED IN BOOK 1241, PAGE 21 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.

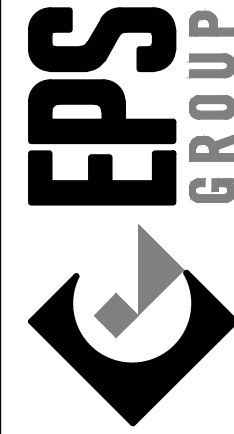
CITY ENGINEER DATE: _____

CERTIFICATION

I, RAYMOND MUNOZ, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS FINAL PLAT CONSISTING OF 5 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH NOVEMBER 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:480.503.2250 | F:480.503.2258
www.epsgroupinc.com



CADENCE AT GATEWAY PHASE 3

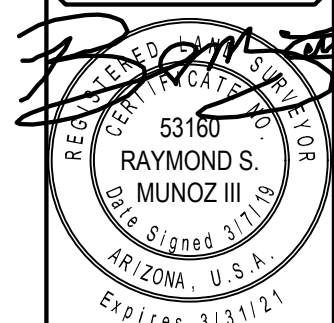
MESA, ARIZONA

FINAL PLAT

Project

Revisions:

Designer: RSM
Drawn by: RSM



Job No.
18-106

FP01

Sheet No.
1
of 5

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	622.71'	1861.15'	19°10'13"	619.81'	S81°28'13"W
C2	31.42'	20.00'	90°00'00"	28.28'	N45°23'39"E
C3	31.42'	20.00'	90°00'00"	28.28'	N44°36'21"W
C4	31.42'	20.00'	90°00'00"	28.28'	N45°23'39"E
C5	31.42'	20.00'	90°00'00"	28.28'	N44°36'21"W
C6	18.85'	6.00'	180°00'00"	12.00'	S00°23'39"W
C7	31.42'	20.00'	90°00'00"	28.28'	N45°23'39"E
C8	31.42'	20.00'	90°00'00"	28.28'	S44°36'21"E
C9	18.85'	6.00'	180°00'00"	12.00'	N00°23'39"E
C10	18.85'	6.00'	180°00'00"	12.00'	S00°23'39"W
C11	31.42'	20.00'	90°00'00"	28.28'	N44°36'21"W
C12	31.42'	20.00'	90°00'00"	28.28'	S45°23'39"W
C13	26.94'	55.00'	28°03'52"	26.67'	N70°41'17"W
C14	88.87'	349.50'	14°34'07"	88.63'	N83°06°36"E
C15	83.19'	370.50'	12°51'52"	83.01'	N83°57'44"E
C16	83.18'	370.50'	12°51'50"	83.01'	N83°10'25"W
C17	88.85'	349.50'	14°33'58"	88.61'	N82°19'22"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°34'46"E	63.19'
L2	S00°30'43"W	3.01'
L3	S00°30'43"W	20.79'
L4	S89°29'17"E	110.00'
L5	S68°34'28"E	17.79'
L6	N44°37'23"W	21.21'

LINE TABLE		
LINE	BEARING	LENGTH
L7	S44°36'21"E	21.21'
L8	N45°23'39"E	21.21'
L9	N89°36'21"W	17.50'
L10	N89°36'21"W	17.50'
L11	N00°23'39"E	63.90'
L12	S89°36'21"E	45.49'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C18	17.33'	34.50'	28°46'35"	17.15'	N61°26'15"E
C19	3.01'	1.50'	115°03'51"	2.53'	N44°56'17"W
C20	27.25'	64.00'	24°23'29"	27.04'	S00°23'54"W
C21	3.01'	1.50'	115°03'20"	2.53'	N45°43'50"E
C22	17.34'	34.50'	28°47'21"	17.15'	N60°38'42"W
C23	4.56'	1.50'	174°03'41"	3.00'	N89°36'21"W
C24	67.20'	349.50'	11°01'01"	67.10'	N08°33'05"E
C25	63.84'	371.00'	9°51'33"	63.76'	N08°17'35"E
C26	63.84'	370.92'	9°51'41"	63.76'	S07°30'20"E
C27	67.21'	349.42'	11°01'12"	67.10'	S07°45'52"E
C28	20.67'	34.50'	34°19'42"	20.36'	N31°13'26"E
C29	2.89'	1.50'	110°32'51"	2.47'	S42°03'04"E
C30	17.25'	64.00'	15°26'21"	17.19'	N89°36'19"W
C31	2.89'	1.50'	110°33'03"	2.47'	N42°50'21"E
C32	20.67'	34.50'	34°19'25"	20.36'	S30°26'11"E
C33	1.50'	64.00'	1°20'20"	1.50'	S47°43'07"W
C34	56.48'	64.00'	50°34'00"	54.67'	N22°18'53"W

LINE TABLE		
LINE	BEARING	LENGTH
L13	S89°36'21"E	45.51'
L14	N00°23'39"E	61.00'
L15	S89°36'21"E	17.50'
L16	S89°36'21"E	17.50'
L17	N89°36'21"W	21.12'
L18	N89°36'21"W	20.33'

LINE TABLE		
LINE	BEARING	LENGTH
L19	N03°02'35"E	37.99'
L20	N00°23'39"E	41.09'
L21	N02°15'16"W	54.99'
L22	N89°36'21"W	233.97'
L23	N00°23'39"E	128.32'
L24	S45°01'16"E	127.63'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C35	52.25'	64.00'	46°46'43"	50.81'	S69°38'23"E
C36	20.68'	34.50'	34°20'58"	20.37'	N75°51'16"W
C37	2.89'	1.50'	110°31'52"	2.47'	S02°34'48"E
C38	17.23'	64.00'	15°25'46"	17.18'	N44°58'14"E
C39	2.89'	1.50'	110°33'03"	2.47'	N87°28'07"W
C40	20.67'	34.50'	34°19'24"	20.36'	S14°11'36"E
C41	59.82'	349.42'	9°48'30"	59.74'	N53°46'32"W
C42	58.10'	370.92'	8°58'28"	58.04'	N53°21'30"W
C43	58.10'	370.92'	8°58'29"	58.04'	S36°40'49"E
C44	59.84'	349.42'	9°48'46"	59.77'	S36°15'41"E
C45	4.51'	1.50'	172°17'47"	2.99'	N44°58'50"E
C46	28.74'	20.00'	82°19'33"	26.33'	N07°42'30"W
C47	28.74'	20.00'	82°19'33"	26.33'	S82°19'50"E
C48	41.67'	167.50'	14°15'10"	41.56'	S26°19'41"W
C49	28.13'	20.00'	80°34'22"	25.86'	N40°40'50"E
C50	71.51'	167.50'	24°27'38"	70.97'	S68°44'12"W

LINE TABLE		
LINE	BEARING	LENGTH
L25	S48°52'17"E	5.08'
L26	S41°10'04"E	5.08'
L27	N48°52'17"W	86.04'
L28	S45°01'16"E	82.32'
L29	N41°10'04"W	86.04'
L30	N44°58'50"E	35.02'

LINE TABLE		
LINE	BEARING	LENGTH
L31	N44°58'50"E	17.50'
L32	N44°58'50"E	17.51'
L33	N00°34'46"E	1.81'
L34	N89°36'21"W	18.00'
L35	N00°23'39"E	7.45'
L36	N45°22'37"E	21.22'

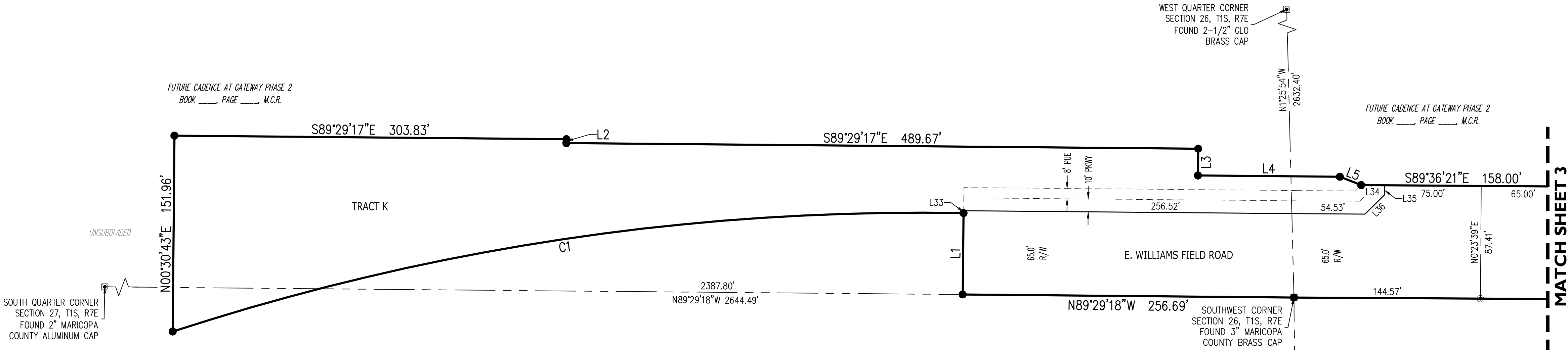
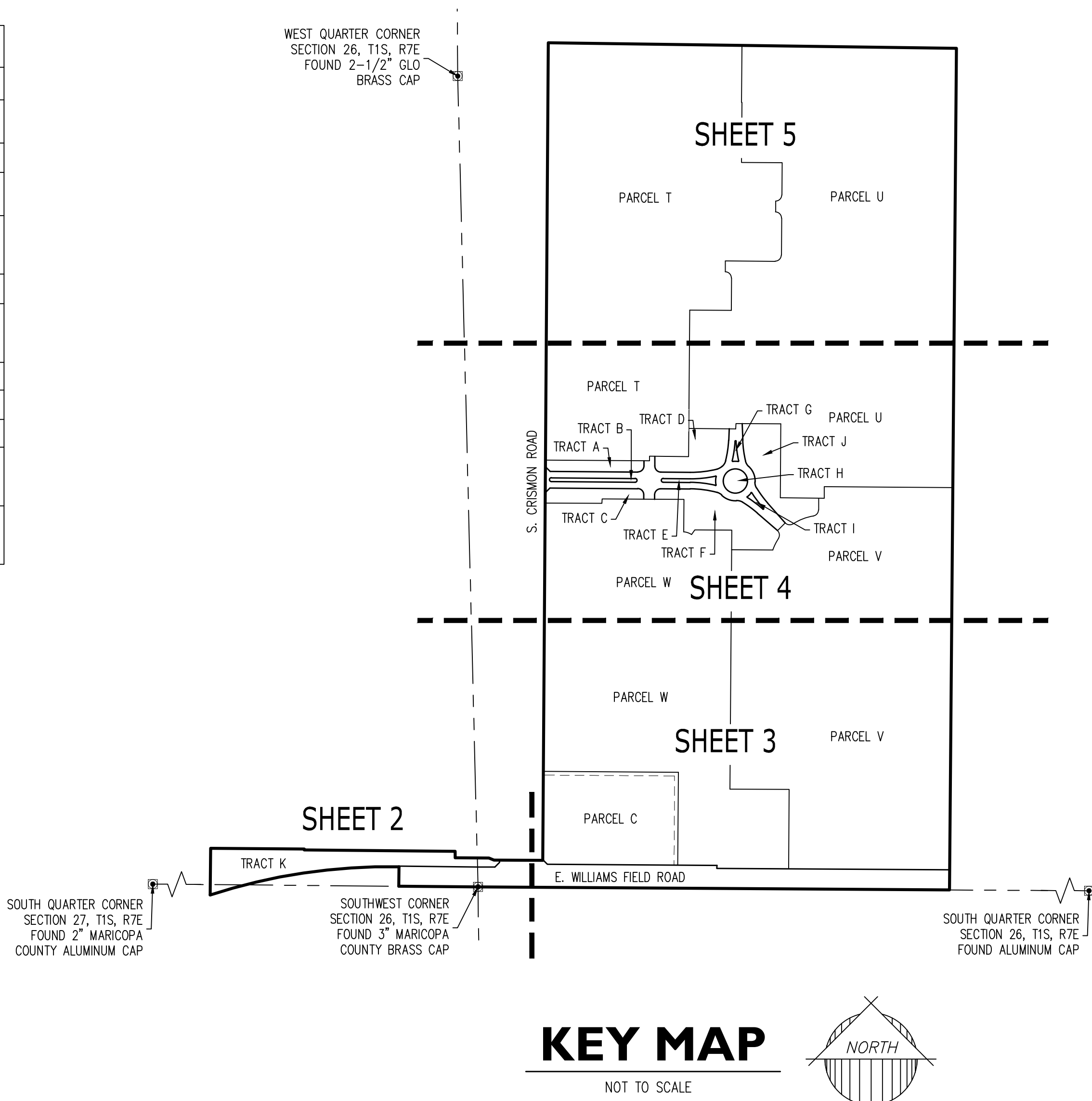
TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT A	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITIES AND FACILITIES EASEMENT	11,596	0.2662
TRACT B	LANDSCAPE AND OPEN SPACE	3,375	0.0775
TRACT C	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITIES AND FACILITIES EASEMENT	13,342	0.3063
TRACT D	LANDSCAPE, OPEN SPACE, RETENTION, DRAINAGE EASEMENT AND PUBLIC UTILITIES & FACILITIES EASEMENT	22,573	0.5182
TRACT E	LANDSCAPE AND OPEN SPACE	2,629	0.0604
TRACT F	LANDSCAPE, OPEN SPACE, RETENTION, DRAINAGE EASEMENT AND PUBLIC UTILITIES & FACILITIES EASEMENT	40,595	0.9319
TRACT G	LANDSCAPE AND OPEN SPACE	659	0.0151
TRACT H	LANDSCAPE AND OPEN SPACE	4,902	0.1125
TRACT I	LANDSCAPE AND OPEN SPACE	656	0.0151
TRACT J	LANDSCAPE, OPEN SPACE, RETENTION, DRAINAGE EASEMENT AND PUBLIC UTILITIES & FACILITIES EASEMENT	35,304	0.8105
TRACT K	LANDSCAPE, OPEN SPACE, RETENTION, DRAINAGE EASEMENT AND PUBLIC UTILITIES & FACILITIES EASEMENT	64,450	1.4796

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

AREA SUMMARY

PARCELS AREA	3,341,587 SF±	76.7123 AC±
TRACTS AREA	200,081 SF±	4.5933 AC±
NET AREA	3,541,668 SF±	81.3056 AC±
RIGHT-OF-WAY AREA	172,643 SF±	3.9633 AC±
GROSS AREA	3,714,311 SF±	85.2689 AC±

PARCEL AREA TABLE		
PARCEL	AREA (SF)	AREA (AC)
PARCEL C	131,780	3.0252
PARCEL T	803,028	18.4350
PARCEL U	996,378	22.8737
PARCEL V	792,090	18.1839
PARCEL W	618,313	14.1945



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CADENCE AT GATEWAY PHASE 3

MESA, ARIZONA

FINAL PLAT

Project

Revisions:

Designer: RSM
Drawn by: RSM

Job No.
18-106

FP02

Sheet No.
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of 5

MATCH SHEET 2

FUTURE CADENCE AT GATEWAY PHASE 2
BOOK 124, PAGE 21, M.C.R.

S. CRISMON ROAD
N0°23'39"E 2653.17'

671.00'

2.63'

75.0'
R/W

12' DRAINAGE EASEMENT

PARCEL C

N89°36'47"W
437.74'

N00°21'35"E
301.13'

12' DRAINAGE EASEMENT

E. WILLIAMS FIELD ROAD

75.0'
R/W

1529.53'
S89°38'25"E 2649.02'

N00°21'35"E
10.00'

65.0'
R/W

1384.96'

232.83'

N89°36'21"W
192.34'

N0°23'39"E 840.50'
776.50'

PARCEL V

522.21'

1119.49'

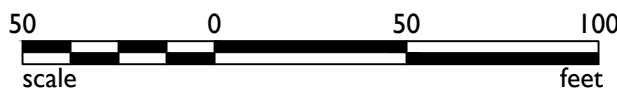
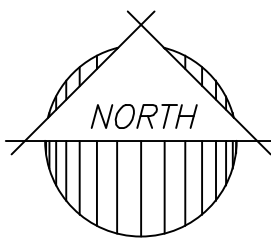
EXISTING 150'
DRAINAGE EASEMENT
DOCUMENT
2015-0043724, M.C.R.

65.0'
R/W

65.00'

EXISTING 65' R/W
BOOK 124,
PAGE 21, M.C.R.

SOUTH QUARTER CORNER
SECTION 26, T1S, R7E
FOUND ALUMINUM CAP



1240.93'

S0°28'29"W 2730.93'

124

123

122

121

120

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118

117

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ENCORE AT EASTWAY PARCEL 9-5
BOOK 124, PAGE 21, M.C.R.
(NOT-A-PART)

S. Wilshire

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
- PUFE PUBLIC UTILITIES AND FACILITIES EASEMENT
- PUE PUBLIC UTILITIES EASEMENT
- R/W RIGHT-OF-WAY

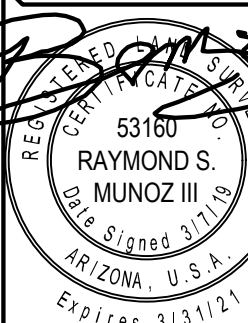
UNSUBDIVIDED

UNSUBDIVIDED

Project:

Revisions:

Designer: RSM
Drawn by: RSM



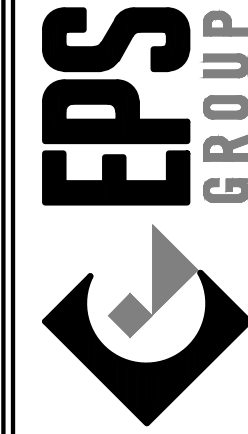
Job No.
18-106

FP03

Sheet No.
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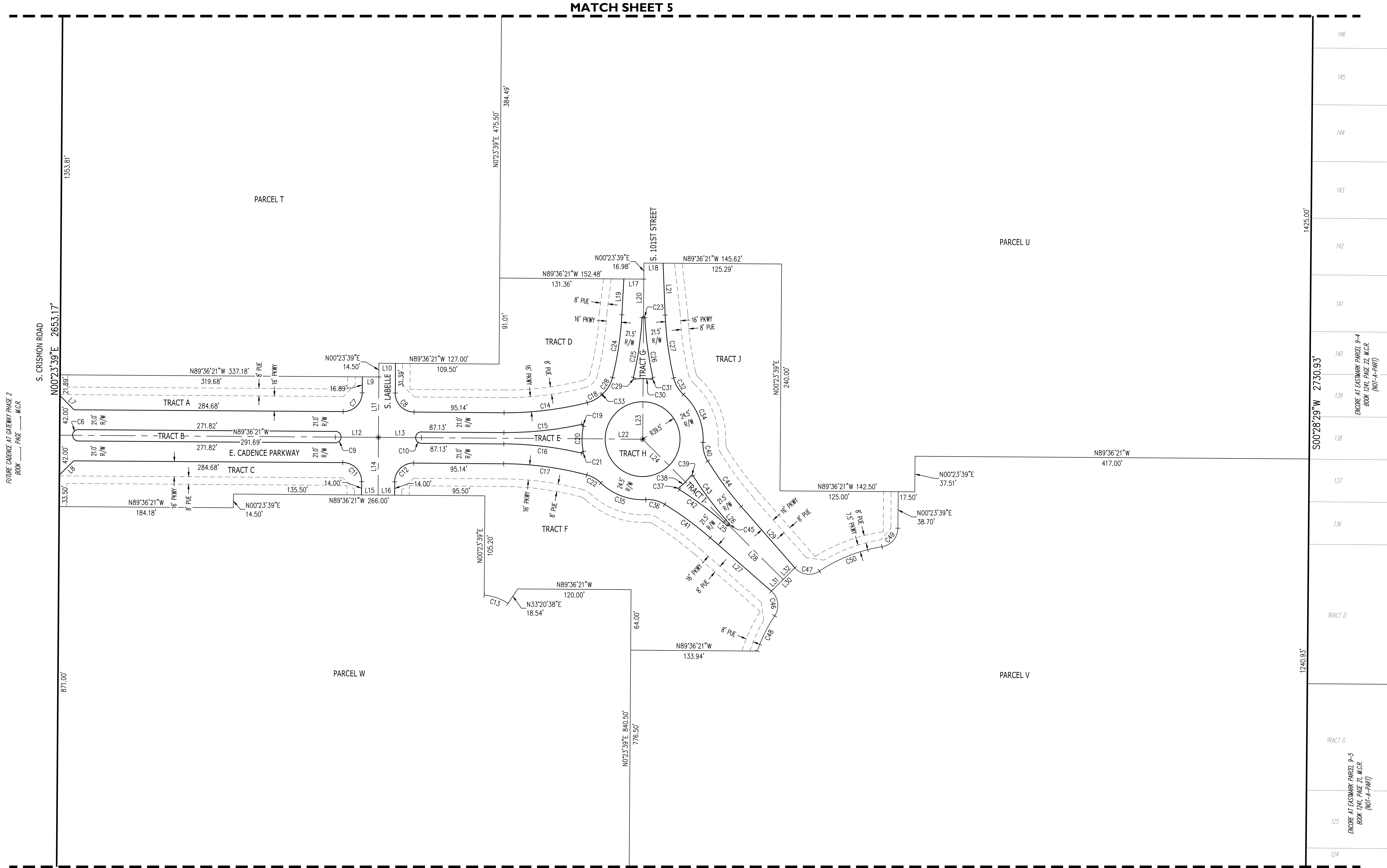
CADENCE AT GATEWAY PHASE 3

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



Project

CADENCE AT GATEWAY PHASE 3

MESA, ARIZONA

FINAL PLAT

Revisions:

Designer:

RSM

Drawn by:

RSM

53160
RAYMOND S.
MUNOZ III
Signed 3/7/19
ARIZONA, U.S.A.
Expires 3/31/21

Job No.
18-106

FP04

Sheet No.
4
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18-106

FUTURE CADENCE AT GATEWAY PHASE 2
BOOK PAGE M.C.R.

S. CRISHON ROAD

N0°23'39"E 2653.17'

1353.81'

Tract L

121

122

123

124

125

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ENCORE AT EASTMARK PARCEL 9-1
BOOK 1179, PAGE 7, M.C.R.
(NOT-A-PART)

S89°13'27"E 1323.82'

N00°23'39"E
184.62'

N89°36'21"W
1.30'

N00°23'39"E
195.01'

N89°36'21"W
131.92'

N00°23'39"E
105.00'

N00°23'39"E
35.00'

N00°23'39"E
120.00'

N89°36'21"W
161.67'

N00°23'39"E
35.00'

N00°23'39"E
105.00'

N89°36'21"W
134.98'

N0°23'39"E 475.50'
384.49'

PARCEL T

PARCEL U

Tract K

ENCORE AT EASTMARK PARCEL 9-1
BOOK 1179, PAGE 7, M.C.R.
(NOT-A-PART)

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153

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150

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ENCORE AT EASTMARK PARCEL 9-4
BOOK 1241, PAGE 22, M.C.R.
(NOT-A-PART)

148

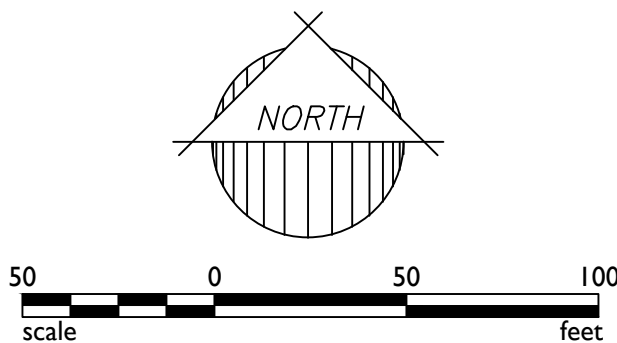
147

TRACT F

146

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



MATCH SHEET 4

CADENCE AT GATEWAY PHASE 3

MESA, ARIZONA
FINAL PLAT

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Revisions:

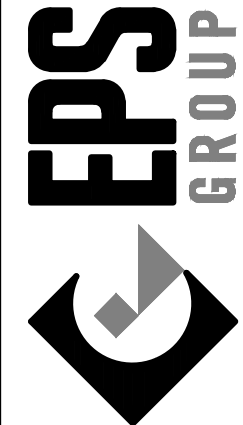
Designer: RSM
Drawn by: RSM



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