

FINAL PLAT

# SPRINGS AT RED MOUNTAIN

A PORTION OF THE NORTHWEST QUARTER OF SECTION 6,  
TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT  
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

## DEDICATION

STATE OF ARIZONA        )  
                                  ) SS  
COUNTY OF MARICOPA    )

KNOW ALL MEN BY THESE PRESENTS:

THAT AQUILA LAS SENDAS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "SPRINGS AT RED MOUNTAIN", LOCATED IN OF THE NORTHWEST QUARTER OF SECTION 6, 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 THE BOUNDARY, AND THAT THE BOUNDARY SHALL BE KNOWN BY THE NUMBER GIVEN TO IT RESPECTIVELY.

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.

AQUILA LAS SENDAS 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 AQUILA LAS SENDAS LLC WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

AQUILA LAS SENDAS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAVE EXECUTED THIS FINAL PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

AQUILA LAS SENDAS LLC, AN ARIZONA LIMITED LIABILITY COMPANY

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

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

## ACKNOWLEDGMENT

STATE OF ARIZONA        )  
                                  ) SS  
COUNTY OF MARICOPA    )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, BEFORE ME, PERSONALLY APPEARED, \_\_\_\_\_, WHO ACKNOWLEDGED HIM/HERSELF TO BE THE \_\_\_\_\_ OF AQUILA LAS SENDAS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND BEING DULY AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

## NOTES

1. 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.
2. UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33.
3. ELECTRICAL LINES ARE TO BE CONSTRUCTED AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
4. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES, OR LANDSCAPED AREAS WITHIN THE PROJECT.
5. THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
6. AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT FOR FALCON FIELD AIRPORT IS RECORDED WITHIN THE MARICOPA COUNTY RECORDER. THE SUBDIVISION IS WITHIN FIVE MILES OF FALCON FIELD AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE. THESE PROPERTIES, DUE TO THEIR PROXIMITY TO FALCON FIELD AIRPORT, ARE LIKELY TO EXPERIENCE AIRCRAFT OVER FLIGHTS THAT GENERATE NOISE LEVELS WHICH WILL BE OF CONCERN TO SOME INDIVIDUALS.
7. 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).

## FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2285 L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

## BENCHMARK

FOUND BRASS TAG ON TOP OF CURB AT THE SOUTHWEST CORNER OF POWER ROAD AND MCDOWELL ROAD.

CITY OF MESA DATA  
NAVD88 DATUM  
ELEVATION = 1552.83'

## LIEN HOLDER RATIFICATION

STATE OF ARIZONA        )  
COUNTY OF MARICOPA    ) SS

KNOW ALL MEN BY THESE PRESENTS: \_\_\_\_\_, AS BENEFICIARY OR THAT CERTAIN DEED OF TRUST RECORDED AS DOCUMENT \_\_\_\_\_, RECORDS OF MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS PLAT AND ALL DEDICATIONS CONTAINED HEREIN.  
IN WITNESS WHEREOF, \_\_\_\_\_, AS BENEFICIARY, HAS HEREUNDER CAUSED ITS NAME TO SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF \_\_\_\_\_, ITS \_\_\_\_\_ THEREUNTO

DULY AUTHORIZED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

BY: \_\_\_\_\_  
ITS: BENEFICIARY / AUTHORIZED SIGNER

## ACKNOWLEDGMENT

STATE OF ARIZONA        )  
                                  ) SS  
COUNTY OF MARICOPA    )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, BEFORE ME, PERSONALLY APPEARED, \_\_\_\_\_, WHO ACKNOWLEDGED HIM/HERSELF TO BE THE \_\_\_\_\_ OF AQUILA LAS SENDAS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND BEING DULY AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

## OWNER

AQUILA LAS SENDAS LLC  
9339 E. PARAISO, SUITE 18  
SCOTTSDALE, ARIZONA 85255  
CONTACT: RICHARD LLOYD  
PHONE: (480) 585-2466  
FAX: (480) 585-0088

## CIVIL ENGINEER

MANHARD CONSULTING, LTD  
7600 E. ORCHARD ROAD, SUITE 350-S  
GREENWOOD VILLAGE, CO 80111  
CONTACT: CHRIS SHANDOR  
PHONE: (303) 531-3232

## AREA

SUBJECT PROPERTY CONTAINS 454,380 SQUARE FEET OR 10.431 ACRES, MORE OR LESS.

## BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6, AS SHOWN IN BOOK 915, PAGE 28, MARICOPA COUNTY RECORDS. SAID LINE BEARS SOUTH 00 DEGREES 36 MINUTES 50 SECONDS WEST.

## SURVEYORS CERTIFICATION

I, JASON SEGNERI, HEREBY CERTIFY, THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT, CONSISTING OF TWO (2) SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY DIRECTION DURING THE MONTH OF MAY, 2018; THAT THE SURVEY IS A 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.

JS 7/6/19  
JASON SEGNERI                      RLS NO. 35833                      DATE  
SURVEY INNOVATION GROUP, INC.  
22425 N. 16TH STREET, SUITE 1  
PHOENIX, ARIZONA 85024

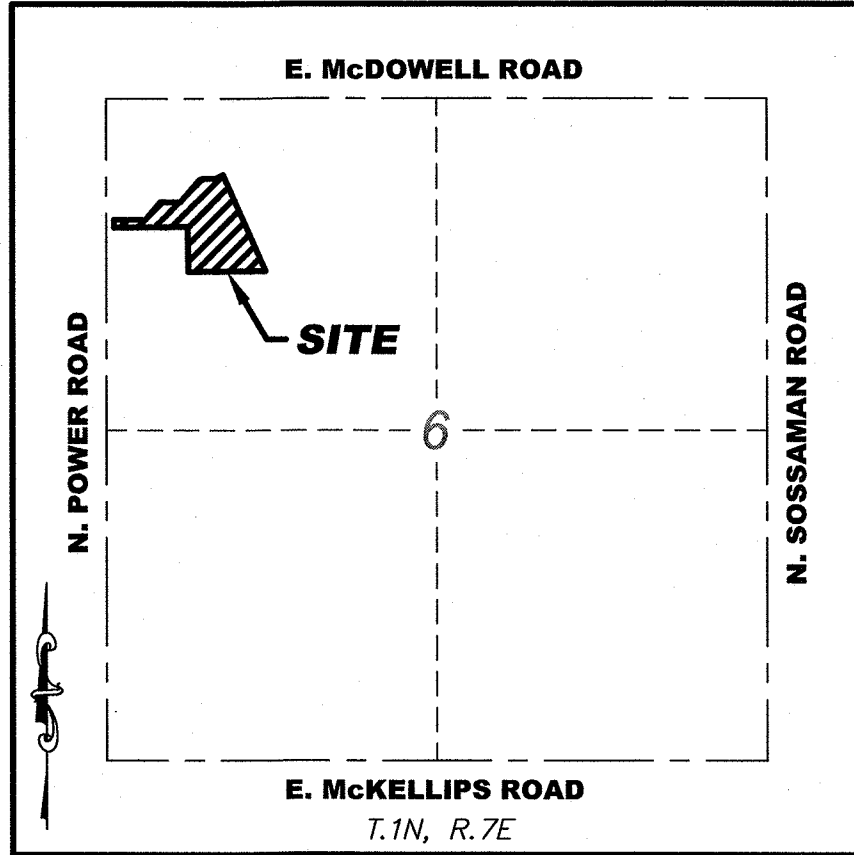
## APPROVALS

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

APPROVED BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
MAYOR    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 IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH A.R.S. 45-576.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER    DATE



**VICINITY MAP**  
N.T.S.

FINAL PLAT  
SPRINGS AT RED MOUNTAIN  
MESA, ARIZONA



REVISIONS:

△

△

△

DRAWING NAME:

PLAT

JOB NO. 18-199

DRAWN: TS

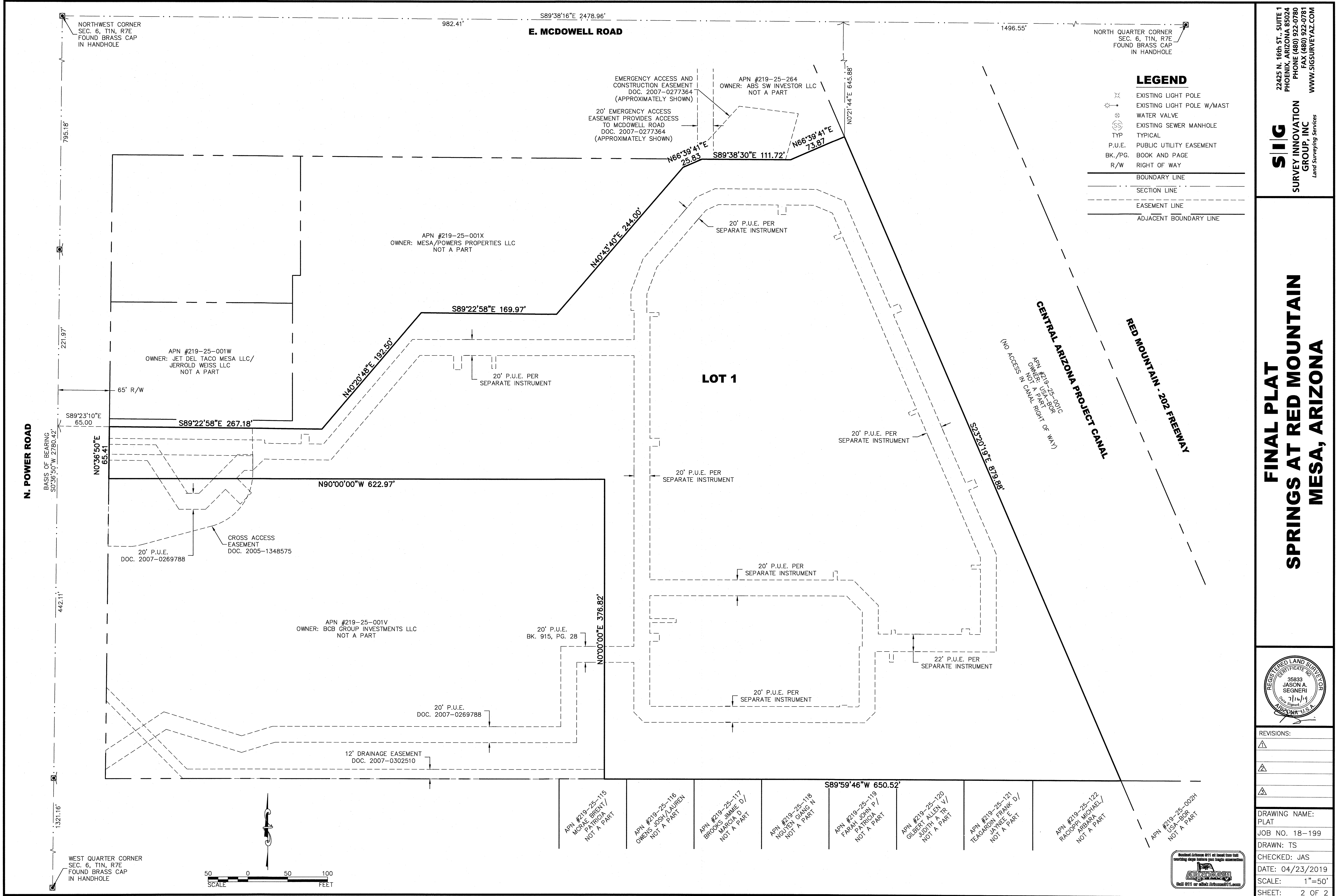
CHECKED: JAS

DATE: 04/23/2019

SCALE: N.T.S.

SHEET: 1 OF 2

**SIG**  
SURVEY INNOVATION  
GROUP, INC  
Land Surveying Services  
22425 N. 16th ST., SUITE 1  
PHOENIX, ARIZONA 85024  
PHONE (480) 922-0780  
FAX (480) 922-0781  
WWW.SIGSURVEYAZ.COM



**FINAL PLAT**  
**SPRINGS AT RED MOUNTAIN**  
**MESA, ARIZONA**



REVISIONS:
△
△
△
DRAWING NAME: PLAT
JOB NO. 18-199
DRAWN: TS
CHECKED: JAS
DATE: 04/23/2019
SCALE: 1"=50'
SHEET: 2 OF 2

**SIG**  
**SURVEY INNOVATION**  
**GROUP, INC.**  
*Land Surveying Services*  
22425 N. 16th ST., SUITE 1  
PHOENIX, ARIZONA 85024  
PHONE (480) 922-0780  
FAX (480) 922-0781  
WWW.SIGSURVEYAZ.COM