# **DEDICATION**

STATE OF ARIZONA

SS. COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

THAT NUSASH INVESTMENTS, LLC, AN ARIZONA CORPORATION, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR DEROCHE ESTATES, LOCATED IN A PORTION OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND 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.

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. A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR REFUSE AND EMERGENCY VEHICLES ARE HEREBY DEDICATED TO THE CITY OF MESA OVER TRACT "E". 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 NUSASH INVESTMENTS. 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 ESTATES AT VALENCIA CORP OR THE SUCCESSORS OR ASSIGNS OF NUSASH INVESTMENTS, LLC AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY NUSASH INVESTMENTS, LLC OR THE SUCCESSORS OR ASSIGNS OF NUSASH INVESTMENTS, 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.

NUSASH INVESTMENTS, 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.

NUSASH INVESTMENTS, 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.

#### DRAINAGE COVENANTS:

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT AS TRACT A AND TRACT B ARE 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.

NUSASH INVESTMENTS, 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 ESTATES AT VALENCIA CORP WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

### IN WITNESS WHEREOF:

NUSASH INVESTMENTS, LLC, AN ARIZONA CORPORATION, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATIESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS \_\_\_\_ DAY \_\_\_\_\_, 2019.

ERIC DEROCHE, OWNER

### ACKNOWLEDGMENT

STATE OF ARIZONA

COUNTY OF MARICOPA)

\_, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED <u>ERIC DEROCHE</u>, WHO ACKNOWLEDGED HIMSELF TO BE PAUL DUGAS AND ACKNOWLEDGED THAT HE, AS SUCH BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES:

# FLOOD CERTIFICATION

THIS SITE LIES IN FLOOD ZONE "X" AS STATED IN FEMA MAP NO. <u>04013C2260L</u>, DATED <u>OCTOBER 16, 2013</u>. ALL HOMES ARE ABOVE THE 100 YEAR FLOOD ELEVATION IF CONSTRUCTED BY THESE PLANS.

### NOTE

SOLID WASTE CONTAINERS WILL BE STORED IN GARAGE AND PICKED UP BY CITY OF MESA.

# PRELIMINARY PLAT OF DEROCHE ESTATES

A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

### **NOTES**

- 1. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
- 2. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THIS PROJECT AND LANDSCAPING WITHIN THE RIGHT OF WAY ALONG GREENFIELD ROAD.
- 3. THIS SUBDIVISION IS SUBJECT TO THE CITY OF MESA RESIDENTIAL DEVELOPMENT GUIDELINES AS WELL AS THE BUILDING FORM STANDARDS ESTABLISHED IN THE CITY OF MESA ZONING ORDINANCE.
- 4. THE RETENTION BASIN IS TO MAINTAIN 6:1 SIDE SLOPE ADJACENT TO THE PUBLIC RIGHT OF WAY OR PEDESTRIAN WALKWAYS. BASINS SHOULD BE IRREGULAR IN SHAPE SO AS NOT TO APPEAR LIKE A
- 5. 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 AREAS SHOWN ON THIS PLAT.
- 6. THIS SUBDIVISION SHALL COMPLY WITH ORDINANCE 5323, Z16-009.
- 7. UTILITY LINES ARE TO BE CONSTRUCTED UNDER GROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33. 8. ELECTRICAL LINES TO BE CONSTRUCTED UNDER GROUND AS REQUIRED BY THE ARIZONA
- CORPORATION COMMISSION GENERAL ORDER R-14-2-133. 9. 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. 10. COMPLIANCE WITH ALL REQUIREMENTS OF CASE Z16-009.
- 11. 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.
- 12. THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 13. NOISE ATTENUATION MEASURES ARE TO BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE BUILDINGS TO ACHIEVE A NOISE LEVEL REDUCTION OF 25 db.
- 14. THESE PROPERTIES, DUE TO THEIR PROXIMITY TO FALCON FIELD AIRPORT, ARE LIKELY TO EXPERIENCE AIRCRAFT OVERFLIGHTS. WHICH COULD GENERATE NOISE LEVELS THAT MAY BE OF
- CONCERN TO SOME INDIVIDUALS. 15. OWNER GRANTING AN AVIGATION EASEMENT AND RELEASE TO THE CITY, PERTAINING TO THE FALCON
- FIELD AIRPORT, WHICH WILL BE PREPARED AND RECORDED BY THE CITY. 16. WRITTEN NOTICE BE PROVIDED TO THE FUTURE RESIDENTS. AND ACKNOWLEDGEMENT RECEIVED THAT THE PROJECT IS WITHIN TWO (2) MILES TO THE FALCON FIELD AIRPORT.
- 17. LOTS 48 THROUGH 53 ARE LIMITED TO SINGLE STORY HOMES.
- 18. THE RETENTION/RECREATION, OPEN SPACE AREAS, LANDSCAPE MEDIANS, AND PRIVATE STREETS SHALL BE SHOWN AS TRACTS ON EACH FINAL PLAT. THESE TRACTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. CONSTRUCTION OF THE AMENITIES WITHIN THE RECREATION AREA MUST OCCUR WITH THE INITIAL ONSITE CONSTRUCTION. PROVIDE A TRACT TABLE IDENTIFYING USES AND AREAS ON THE FINAL PLAT.
- 19. VIEW FENCES THAT ARE SHOWN SHALL COMPLY WITH THE CITY OF MESA POOL FENCE BARRIER
- 20. THE PROJECT SHALL BE WALLED BY A 6' HIGH MASONRY DECORATIVE PERIMETER THEME WALL ADJACENT TO GREENFIELD ROAD THAT IS CONSISTENT WITH THE APPROVED DESIGN FOR THE ADJACENT ESTATES AT VALENCIA SUBDIVISION. THIS WALL IS TO HAVE VERTICAL OR HORIZONTAL VARIATION EVERY 250 LINEAR FEET AND BE DETAILED IN COMPLIANCE WITH THE RESIDENTIAL DEVELOPMENT GUIDELINES.
- 21. PARALLEL WALLS ARE NOT PERMITTED ALONG THE PROJECT'S EXTERIOR PROPERTY LINES. TO
- MODIFY EXISTING WALLS YOU MUST HAVE THE OWNER'S AGREEMENT. 22. ALL PERIMETER STREET IMPROVEMENTS AND PERIMETER LANDSCAPING ARE REQUIRED TO BE
- INSTALLED IN THE FIRST PHASE OF CONSTRUCTION. 23. 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.  $\S 9-1-5(A)$
- INCLUDES PUFES, AND PUFES ON THIS PLAT ARE SUBJECT TO M.C.C.  $\S 9-1-5(A)$ . 24. THERE SHALL BE A ONE-FOOT VEHICULAR NON-ACCESS EASEMENT (1' VNAE) SHOWN ON THE FINAL PLATS WHERE LOTS BACK OR SIDE TO THE GREENFIELD ROAD FRONTAGES EXCEPT AT THE APPROVED DRIVEWAY LOCATIONS.
- 25. THIS SUBDIVISION WILL BE INCORPORATED INTO THE ADJACENT ESTATES AT VALENCIA HOA.

### **APPROVALS**

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF MESA, ARIZONA.

ON THE \_\_\_\_\_\_, 2019. CITY CLERK

### ASSURED WATER SUPPLY

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

"I, ANTHONY N. ZAUGG, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA: THIS PLAT CONSISTING OF 2 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF JANUARY 2019; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS, CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED."

ANTHONY N. ZAUGG, R.L.S. 41076

# PARENT LEGAL DESCRIPTION

THE SOUTH 245.37 FEET OF THE WEST 238.57 FEET OF THE SOUTHWEST QUARTER OF SECTION THIRTY-THREE (33), TOWNSHIP TWO (2) NORTH, RANGE SIX (6) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPÁ COUNTY, ARIZONA.

# LEGAL DESCRIPTION - LOT 1

A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. MARICOPA COUNTY, ARIZONA AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN A HAND HOLE AT THE NORTHWEST CORNER OF SAID SECTION 4. TOWNSHIP 1 NORTH. RANGE 6 EAST NORTH 00 DEGREES 02 MINUTES 20 SECONDS EAST, A DISTANCE OF 2,641.78' FROM A FOUND BRASS CAP IN HAND HOLE MARKING THE WEST QUARTER CORNER OF SAID SECTION 4. TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN:

THENCE ALONG THE WESTERLY LINE OF SAID SECTION 4, SOUTH 00 DEGREES 02 MINUTES 20 SECONDS WEST, 1,981.14 FEET;

THENCE NORTH 89 DEGREES 49 MINUTES 15 SECONDS EAST, 65.00 FEET TO THE POINT OF BEGINNING:

THENCE CONTINUING NORTH 89 DEGREES 49 MINUTES 15 SECONDS EAST, 315.66 FEET TO A 1 REBAR LS #41076;

THENCE SOUTH 00 DEGREES 02 MINUTES 20 SECONDS WEST, 123.20 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 42.00 FEET AND A CENTRAL ANGLE OF 52 DEGREES 35 MINUTES 09 SECONDS;

THENCE SOUTHWESTERLY ALONG SAID CURVE 38.55 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 52 DEGREES 23 MINUTES 00 SECONDS:

THENCE SOUTHWESTERLY ALONG SAID CURVE 32.00 FEET TO A POINT OF

THENCE SOUTH 89 DEGREES 49 MINUTES 15 SECONDS WEST, 197.16 FEET TO AND A CENTRAL ANGLE OF 54 DEGREES 56 MINUTES 15 SECONDS;

THENCE NORTHEASTERLY ALONG SAID CURVE 14.38 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 32.00 FEET AND A CENTRAL ANGLE OF 91 DEGREES 14 MINUTES 48 SECONDS:

THENCE ALONG SAID CURVE 50.96 FEET;

THENCE NORTH 00 DEGREES 02 MINUTES 20 SECONDS EAST. 139.42 FEET TO THE POINT OF BEGINNING.

## LEGAL DESCRIPTION - LOT 3

A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN A HAND HOLE AT THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 6 EAST NORTH 00 DEGREES 02 MINUTES 20 SECONDS EAST, 2, 2,641.78' FROM A FOUND BRASS CAP IN HAND HOLE MARKING THE WEST QUARTER CORNER OF SECTION 4. TOWNSHIP 1 NORTH. RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN:

THENCE ALONG THE WESTERLY LINE OF SECTION 4, SOUTH 00 DEGREES 02 MINUTES 20 SECONDS WEST, 1,981.14 FEET;

THENCE SOUTH 89 DEGREES 49 MINUTES 15 SECONDS EAST, 65.00 FEET;

THENCE NORTH 89 DEGREES 49 MINUTES 15 SECONDS EAST, 315.66 FEET TO A 3" REBAR LS #41076 AND THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 49 MINUTES 15 SECONDS EAST, 280.06 FEET;

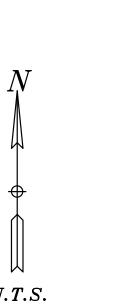
THENCE SOUTH OO DEGREES O2 MINUTES 54 SECONDS WEST, 330.40 FEET;

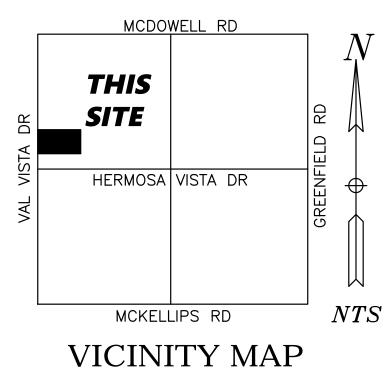
THENCE NORTH 00 DEGREES 02 MINUTES 20 SECONDS EAST, 123.20 TO A POINT ON A CURVE CONCAVE WESTERLY WITH A RADIUS OF 42.00 FEET AND A CENTRAL ANGLE OF 180 DEGREES 01 MINUTES 53 SECONDS;

THENCE SOUTH 89 DEGREES 49 MINUTES 15 SECONDS WEST, 280.00 FEET;

THENCE ALONG SAID CURVE 131.97 FEET TO A POINT OF TANGENCY;

THENCE NORTH 00 DEGREES 02 MINUTES 20 SECONDS EAST 123.20 FEET TO A 3" REBAR LS #41076 AND THE POINT OF BEGINNING.





# LEGAL DESCRIPTION - LOT 2

A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY. ARIZONA AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN A HAND HOLE AT THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 6 EAST NORTH 00 DEGREES 02 MINUTES 20 SECONDS EAST, 2, 2,641.78' FROM A FOUND BRASS CAP IN HAND HOLE MARKING THE WEST QUARTER CORNER OF SECTION 4. TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN:

THENCE ALONG THE WESTERLY LINE OF SECTION 4. SOUTH 00 DEGREES 02 MINUTES 20 SECONDS WEST. 2.311.73 FEET:

THENCE SOUTH 89 DEGREES 49 MINUTES 15 SECONDS EAST, 65.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 02 MINUTES 20 SECONDS EAST, 139.56 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 32.00 FEET AND A CENTRAL ANGLE OF 91 DEGREES 40 MINUTES 59 SECONDS:

THENCE NORTHEASTERLY ALONG SAID CURVE 51.21 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 54 DEGREES 56 MINUTES 15 SECONDS;

THENCE ALONG SAID CURVE 14.38 FEET;

THENCE NORTH 89 DEGREES 49 MINUTES 15 SECONDS EAST 197.16 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 52 DEGREES 22 MINUTES 52 SECONDS:

THENCE SOUTHEASTERLY ALONG SAID CURVE 32.00 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 42.00 FEET AND A CENTRAL ANGLE OF 52 DEGREES 08 MINUTES 50 SECONDS;

THENCE ALONG SAID CURVE 38.23 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 00 DEGREES 02 MINUTES 20 SECONDS WEST, 123.20 FEET TO A ½" REBAR LS #41076;

THENCE SOUTH 89 DEGREES 49 MINUTES 15 SECONDS WEST, 315.66 FEET TO THE POINT OF BEGINNING.

# **ENGINEER**

JOSEPH P. BURKE ALLEN CONSULTING ENGINEERS, INC. 4111 E. VALLEY AUTO DRIVE MESA. ARIZONA 85206 PHONE: 480-844-1666 EMAIL: ace@allenconsultengr.com

# SITE DATA

APN: 141-27-001S GROSS AREA: 218,236 S.F. 5.0100 ACRES **NET AREA:** 201,772 S.F.

4.632 ACRES

ZONING: RS-35

### BASIS OF BEARINGS

THE CENTERLINE OF THOMAS ROAD BEARS NORTH 89°53'07" WEST AS SHOWN HEREON.



# **BENCHMARK**

FOUND BRASS CAP TOP OF CURB AT THE SOUTHEAST CORNER OF VAL VISTA DRIVE AND MCDOWELL ROAD. ELEVATION = 1339.33

# RETENTION NOTE

ON LOT RETENTION APPROVED FOR LOTS ON OCTOBER 31, 2019 BY ROBERT APODACA VIA EMAIL. EACH LOT WHEN DEVELOPED IS REQUIRED TO PROVIDE RETENTION FOR THE HALF STREET FRONTAGE FOR THE 100 YEAR, 2 HOUR STORM EVENT.







4111 E. VALLEY AUTO DRIVE #103 MESA, ARIZONA 85206 PHONE (480) 844-1666 E-MAIL: ace@allenconsultengr.com

DATE

DEROCHE ESTATES 2451 N. VAL VISTA DRIVE MESA, ARIZONA 85213

PRELIMINARY PLAT 96116 SHEET 1 OF 2 PRELIMINARY PLANS

JOB NUMBER DRAWING CHECKED BY DRAFTSMAN **DATE** 11-05-19

