

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT ASHTON WOODS ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR DESTINATION AT GATEWAY EAST – PHASE I LOCATED IN THE NORTH HALF OF SECTION 36, TOWNSHIP 1 SOUTH, 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.

ASHTON WOODS ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY 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 ASHTON WOODS ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY 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 ASHTON WOODS ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF ASHTON WOODS ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY ASHTON WOODS ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF ASHTON WOODS ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY 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.

ASHTON WOODS ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY 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.

ASHTON WOODS ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY HERBY 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 TRACTS "A", "M", "AM", "BB", "CC" AND "EE" 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 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.

ASHTON WOODS ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY 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 ASHTON WOODS ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

ASHTON WOODS ARIZONA, 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 _____, 2020.

ASHTON WOODS ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY,

BY: _____

TITLE: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

BEFORE ME THIS ____ DAY OF _____, 2020, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE THE ____ OF ASHTON WOODS ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

BY: _____ DATE: _____

MY COMMISSION EXPIRES:

LEGAL DESCRIPTION

A PORTION OF THE NORTH HALF OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 36, BEING MARKED BY A 3" MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 36, BEING MARKED BY A 3" MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION ALUMINUM CAP, BEARS SOUTH 0 DEGREES 28 MINUTES 53 SECONDS EAST, 2644.03 FEET;

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36, SOUTH 0 DEGREES 28 MINUTES 53 SECONDS EAST, 88.82 FEET;

THENCE SOUTH 89 DEGREES 31 MINUTES 07 SECONDS WEST, 65.00 FEET;

THENCE NORTH 44 DEGREES 57 MINUTES 16 SECONDS WEST, 21.41 FEET;

THENCE NORTH 89 DEGREES 25 MINUTES 39 SECONDS WEST, 550.10 FEET;

THENCE NORTH 0 DEGREES 34 MINUTES 21 SECONDS EAST, 10.00 FEET;

THENCE NORTH 89 DEGREES 25 MINUTES 39 SECONDS WEST, 557.01 FEET;

THENCE SOUTH 0 DEGREES 34 MINUTES 21 SECONDS WEST, 165.00 FEET;

THENCE SOUTH 89 DEGREES 25 MINUTES 39 SECONDS EAST, 13.73 FEET;

THENCE SOUTH 0 DEGREES 34 MINUTES 21 SECONDS WEST, 25.00 FEET;

THENCE SOUTH 89 DEGREES 25 MINUTES 39 SECONDS EAST, 2.90 FEET;

THENCE SOUTH 0 DEGREES 34 MINUTES 21 SECONDS WEST, 240.00 FEET;

THENCE NORTH 89 DEGREES 25 MINUTES 39 SECONDS WEST, 2.90 FEET;

THENCE SOUTH 0 DEGREES 34 MINUTES 21 SECONDS WEST, 50.00 FEET;

THENCE SOUTH 45 DEGREES 34 MINUTES 21 SECONDS WEST, 21.21 FEET;

THENCE SOUTH 89 DEGREES 25 MINUTES 39 SECONDS EAST, 120.00 FEET;

THENCE SOUTH 0 DEGREES 34 MINUTES 21 SECONDS WEST, 500.00 FEET;

THENCE NORTH 89 DEGREES 25 MINUTES 39 SECONDS WEST, 120.00 FEET;

THENCE SOUTH 44 DEGREES 25 MINUTES 39 SECONDS EAST, 21.21 FEET;

THENCE SOUTH 0 DEGREES 34 MINUTES 21 SECONDS WEST, 25.00 FEET;

THENCE SOUTH 89 DEGREES 25 MINUTES 39 SECONDS EAST, 4.00 FEET;

THENCE SOUTH 0 DEGREES 34 MINUTES 21 SECONDS WEST, 145.00 FEET;

THENCE SOUTH 2 DEGREES 03 MINUTES 57 SECONDS EAST, 76.03 FEET;

THENCE ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 36, SOUTH 89 DEGREES 23 MINUTES 31 SECONDS EAST, 90.03 FEET;

THENCE SOUTH 0 DEGREES 28 MINUTES 49 SECONDS EAST, 991.41 FEET;

THENCE NORTH 89 DEGREES 24 MINUTES 43 SECONDS WEST, 1754.35 FEET;

THENCE ALONG THE CENTERLINE OF THAT 110 FOOT WIDE COUNTY ROAD EASEMENT DEDICATED BY DOCUMENT NO. 1990-286929 OF MARICOPA COUNTY RECORDS, NORTH 0 DEGREES 23 MINUTES 11 SECONDS WEST, 2.27 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 1430.75 FEET;

THENCE CONTINUING ALONG SAID CENTERLINE, NORTHEASTERLY 513.63 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20 DEGREES 34 MINUTES 08 SECONDS;

THENCE CONTINUING ALONG SAID CENTERLINE, NORTH 20 DEGREES 10 MINUTES 57 SECONDS EAST, 104.76 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 1431.03 FEET;

THENCE CONTINUING ALONG SAID CENTERLINE, NORTHEASTERLY 396.08 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 15 DEGREES 51 MINUTES 30 SECONDS;

THENCE ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 36, ON A NON-TANGENT LINE SOUTH 89 DEGREES 23 MINUTES 39 SECONDS EAST, 4.83 FEET;

THENCE ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 36, SOUTH 89 DEGREES 23 MINUTES 31 SECONDS EAST, 50.28 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, FROM WHICH THE RADIUS POINT BEARS NORTH 85 DEGREES 48 MINUTES 48 SECONDS WEST A DISTANCE OF 1486.03 FEET;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF THAT 110 FOOT WIDE RIGHT-OF-WAY DEDICATED BY DOCUMENT NO. 1991-205306 AND DOCUMENT NO. 1991-424307 OF MARICOPA COUNTY RECORDS, NORTHERLY 118.60 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 4 DEGREES 34 MINUTES 23 SECONDS;

THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 0 DEGREES 23 MINUTES 11 SECONDS WEST, 1201.72 FEET;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36, SOUTH 89 DEGREES 25 MINUTES 39 SECONDS EAST, 2575.02 FEET TO THE POINT OF BEGINNING.

CONTAINS 3,616,501 SQUARE FEET OR 83.0234 ACRES, MORE OR LESS.

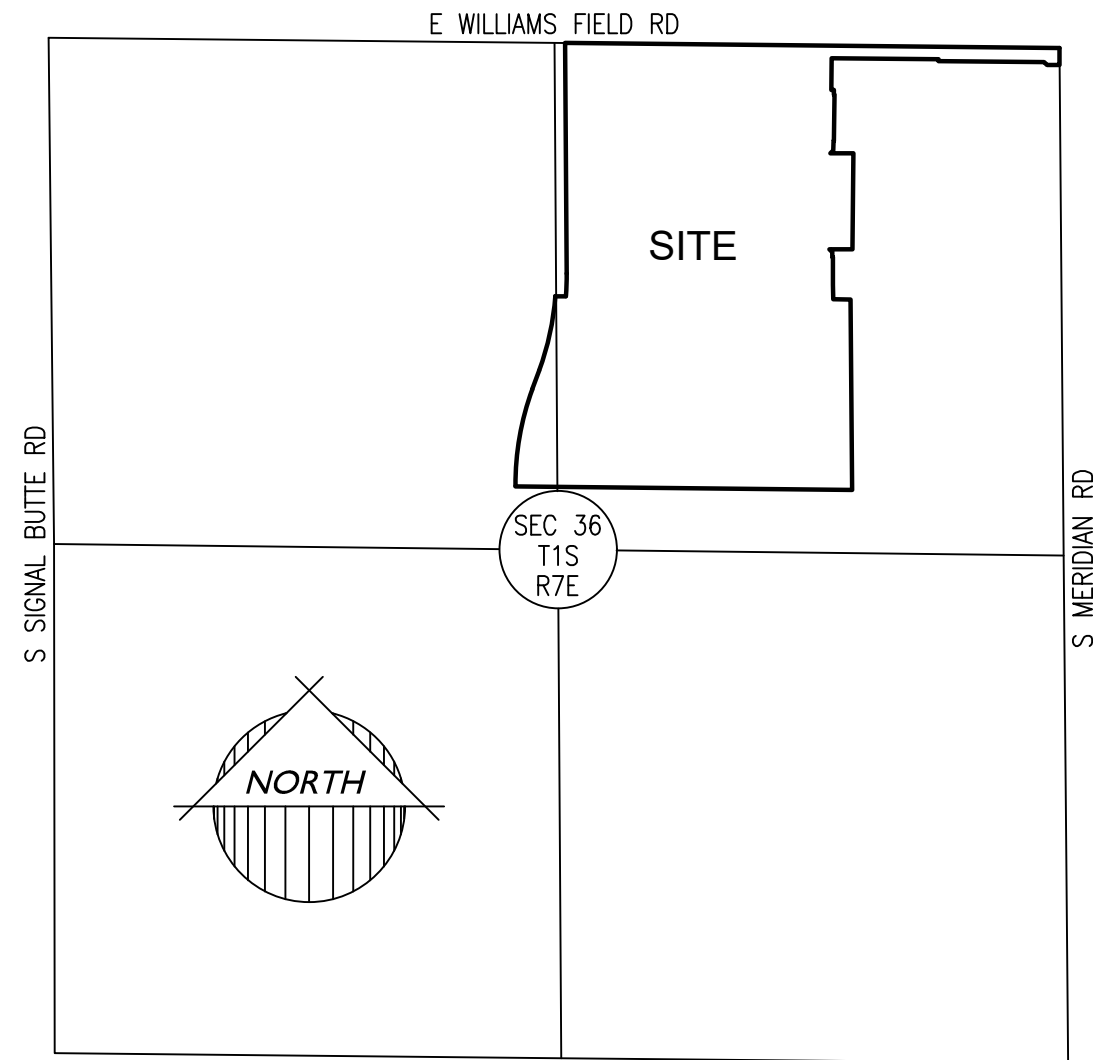
FINAL PLAT

"DESTINATION AT GATEWAY EAST - PHASE I"

LOCATED IN THE NORTH HALF OF SECTION 36,
TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

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 DESTINATION AT GATEWAY HOMEOWNERS ASSOCIATION HAS BEEN ESTABLISHED WITH ALL PROPERTY OWNERS IN THE DEVELOPMENT BEING MEMBERS OF THAT ASSOCIATION. THE DESTINATION AT GATEWAY 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. _____). 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 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 PROJECT OR LANDSCAPING WITHIN THE RIGHT-OF-WAY ALONG WILLIAMS FIELD ROAD, MOUNTAIN ROAD AND MERIDIAN ROAD SHOWN 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.
- 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.



VICINITY MAP
NOT TO SCALE

OWNER

ASHTON WOODS ARIZONA, LLC
6991 E CAMELBACK RD
SCOTTSDALE, AZ 85251

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, BEING SOUTH 89 DEGREES 25 MINUTES 39 SECONDS EAST AS MEASURED AND AS SHOWN ON THAT SURVEY RECORDED IN BOOK 1494, PAGE 30 OF MARICOPA COUNTY RECORDS.

FEMA FLOOD ZONE DELINEATION

THIS SITE IS LOCATED WITHIN "ZONE X", 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AS SHOWN ON FLOOD INSURANCE RATE MAP 04013C2790L.

AREA TABLE

LOTS (1-278)	1782207 SF±	40.9138 AC±
TRACTS (A-Z & AA-EE)	917,828 SF±	21.0704 AC±
RIGHT-OF-WAY	916,462 SF±	21.0391 AC±
TOTAL	3,616,501 SF±	83.0234 AC±

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA, ON THIS ____ DAY OF _____, 2020.

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.

DATE: _____
CITY ENGINEER

CERTIFICATION

I, RAYMOND MUNOZ, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS FINAL PLAT CONSISTING OF 8 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH MARCH, 2020; 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
1130 N ALMA SCHOOL ROAD, STE. 120
MESA, ARIZONA 85201
PHONE: (480) 503-2250
FAX: (480) 503-2258

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS GROUP

Project: Destination at Gateway East - Phase I

Revisions:

53160
RAYMOND S. MUNOZ III
Signed 7/17/2020
ARIZONA, U.S.A.
Expires 3/31/2021

Job No.
17-199

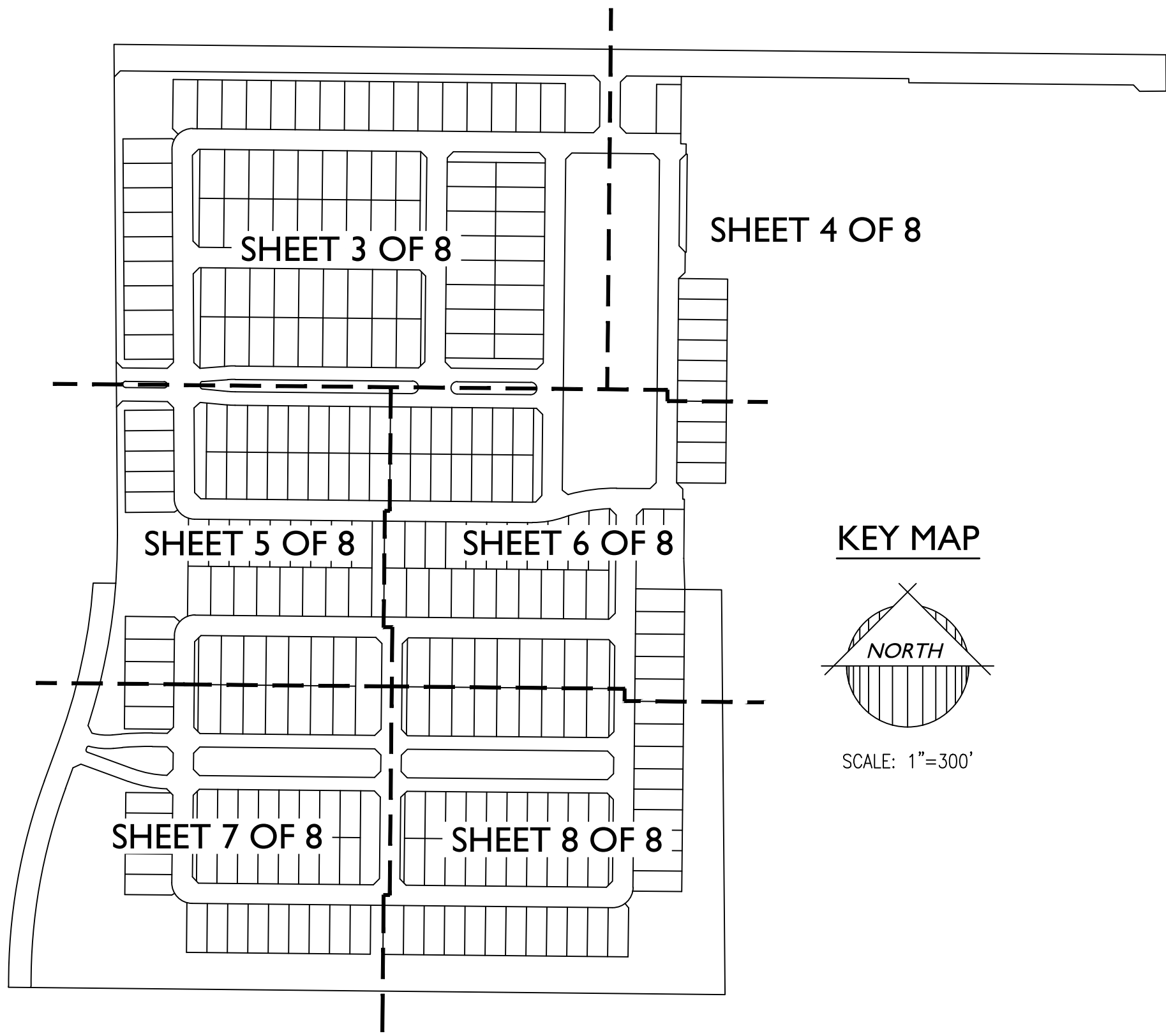
FP01

Sheet No.
1
of 8

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S00°28'53"E	88.82'	L31	S43°41'00"E	19.81'	L61	S43°06'53"W	22.10'
L2	S89°31'07"W	65.00'	L32	S62°40'01"E	6.48'	L62	N44°54'25"W	21.39'
L3	N44°57'16"W	21.41'	L33	S45°05'35"W	21.03'	L63	N45°05'35"E	21.03'
L4	N00°34'21"E	10.00'	L34	N44°25'39"W	21.21'	L64	S44°54'25"E	21.39'
L5	S89°25'39"E	13.73'	L35	N45°34'21"E	21.21'	L65	N45°00'02"W	21.00'
L6	S00°34'21"W	25.00'	L36	S44°54'25"E	21.39'	L66	N45°34'21"E	21.21'
L7	S89°25'39"E	2.90'	L37	S45°34'21"W	21.21'	L67	N45°34'21"E	21.21'
L8	N89°25'39"W	2.90'	L38	N44°25'39"W	21.21'	L68	S89°25'39"E	36.77'
L9	S00°34'21"W	50.00'	L39	N45°34'21"E	21.21'	L69	N85°28'46"E	22.55'
L10	S45°34'21"W	21.21'	L40	S44°25'39"E	21.21'	L70	S27°11'53"E	21.07'
L11	S89°25'39"E	120.00'	L41	S45°05'35"W	21.03'	L71	N56°41'25"E	9.57'
L12	N89°25'39"W	120.00'	L42	N44°25'39"W	21.21'	L72	S47°22'15"E	17.34'
L13	S44°25'39"E	21.21'	L43	N45°34'21"E	21.21'	L73	N00°23'11"W	3.20'
L14	S00°34'21"W	25.00'	L44	S85°51'15"W	65.55'	L74	N20°10'57"E	54.11'
L15	S89°25'39"E	4.00'	L45	S47°15'58"E	20.51'	L75	N65°05'55"E	21.24'
L16	S02°03'57"E	76.03'	L46	N45°34'21"E	21.21'	L76	S44°19'17"E	21.25'
L17	S89°23'31"E	90.03'	L47	S44°25'39"E	21.21'	L77	N45°34'21"E	21.21'
L18	N00°23'11"W	2.27'	L48	S45°34'21"W	21.21'	L78	N38°05'14"W	14.03'
L19	N20°10'57"E	104.76'	L49	S89°25'39"E	82.50'	L79	N59°30'58"E	8.37'
L20	S89°23'39"E	4.83'	L50	N52°59'13"W	17.82'	L80	S19°42'00"W	5.01'
L21	S89°23'31"E	50.28'	L51	S45°34'21"W	21.21'	L81	N85°28'46"E	22.55'
L22	S89°25'39"E	40.00'	L52	S44°25'39"E	21.21'	L82	S89°25'39"E	36.77'
L23	S69°59'07"E	70.90'	L53	S89°25'39"E	93.83'	L83	N44°25'39"W	21.21'
L24	N45°05'35"E	21.03'	L54	S89°25'39"E	93.83'	L84	N00°34'21"E	40.00'
L25	S44°25'39"E	21.21'	L55	S00°34'21"W	8.17'	L85	S45°41'30"W	21.17'
L26	S45°34'21"W	21.21'	L56	S85°51'15"W	62.31'	L86	S00°34'21"W	40.00'
L27	N45°05'35"E	21.03'	L57	S84°37'41"E	62.00'	L87	N45°34'21"E	21.21'
L28	N44°54'25"W	21.39'	L58	N47°29'34"E	20.12'	L88	N44°25'39"W	21.21'
L29	N45°34'21"E	21.21'	L59	N84°37'41"W	63.83'	L89	S00°34'21"W	40.00'
L30	N44°25'39"W	21.21'	L60	S44°25'39"E	21.21'	L90	N45°34'21"E	21.21'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	513.63'	1430.75'	20°34'08"	259.61'	510.88'	N09°53'53"E
C2	396.08'	1431.03'	15°51'30"	199.31'	394.81'	N12°15'12"E
C3	118.60'	1486.03'	4°34'23"	59.33'	118.57'	N01°54'00"E
C4	69.63'	200.00'	19°56'54"	35.17'	69.28'	N80°35'54"E
C5	139.27'	400.00'	19°56'54"	70.35'	138.56'	S80°35'54"W
C6	164.58'	485.00'	19°26'32"	83.09'	163.79'	S79°42'23"E
C7	79.38'	50.00'	90°57'32"	50.84'	71.30'	S45°05'35"W
C8	21.25'	258.00'	4°43'06"	10.63'	21.24'	S88°12'48"W
C9	119.48'	425.00'	16°06'28"	60.14'	119.09'	S82°31'07"W
C10	23.56'	7.50'	180°00'00"	INFINITY'	15.00'	N00°34'21"E
C11	23.56'	7.50'	180°00'00"	INFINITY'	15.00'	S00°34'21"W
C12	7.44'	5.00'	85°16'54"	4.60'	6.77'	S43°12'48"W
C13	18.53'	225.00'	4°43'06"	9.27'	18.52'	S88°12'48"W
C14	47.12'	15.00'	180°00'00"	INFINITY'	30.00'	N00°34'21"E
C15	18.85'	225.00'	4°47'58"	9.43'	18.84'	S87°01'40"E
C16	7.44'	5.00'	85°12'02"	4.60'	6.77'	S42°01'40"E
C17	47.12'	15.00'	180°00'00"	INFINITY'	30.00'	S00°34'21"W
C18	47.12'	15.00'	180°00'00"	INFINITY'	30.00'	N00°34'21"E
C19	21.61'	258.00'	4°47'58"	10.81'	21.60'	S87°01'40"E
C20	7.51'	175.00'	2°27'34"	3.76'	7.51'	N89°20'34"E
C21	77.70'	50.00'	89°02'28"	49.17'	70.12'	S44°54'25"E
C22	78.34'	225.00'	19°56'54"	39.57'	77.94'	N80°35'54"E
C23	115.56'	375.00'	17°39'23"	58.24'	115.10'	S79°27'08"W
C24	78.54'	50.00'	90°00'00"	50.00'	70.71'	S45°34'21"W
C25	75.56'	850.00'	5°05'35"	37.80'	75.53'	S88°01'34"W
C26	49.96'	150.00'	19°04'56"	25.21'	49.73'	S84°58'46"E
C27	355.52'	1486.03'	13°42'26"	178.61'	354.67'	N11°02'25"E
C28	493.89'	1375.75'	20°34'08"	249.63'	491.24'	S09°53'53"W
C29	96.02'	300.00'	18°20'21"	48.43'	95.61'	S79°09'18"E
C30	78.54'	50.00'	90°00'00"	50.00'	70.71'	S44°25'39"E
C31	78.54'	50.00'	90°00'00"	50.00'	70.71'	N45°34'21"E
C32	7.36'	5.00'	84°22'22"	4.53'	6.72'	S61°53'11"W
C33	59.39'	183.00'	18°35'36"	29.96'	59.13'	S85°13'26"E
C34	72.62'	817.00'	5°05'35"	36.34'	72.60'	S88°01'34"W
C35	84.83'	267.00'	18°12'10"	42.77'	84.47'	S79°05'12"E
C36	7.83'	5.00'	89°41'07"	4.97'	7.05'	S25°08'34"E

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L91	S44°25'39"E	21.21'	L121	N45°34'21"E	21.21'	L151	S45°34'21"W	21.21'
L92	S00°34'21"W	40.00'	L122	N44°25'39"W	21.21'	L152	S44°25'39"E	21.21'
L93	N45°34'21"E	21.21'	L123	N45°34'21"E	21.21'	L153	S89°25'39"E	93.83'
L94	N44°25'39"W	21.21'	L124	N45°34'21"E	21.21'	L154	S89°25'39"E	93.83'
L95	S00°34'21"W	40.00'	L125	N45°34'21"E	21.21'	L155	S00°34'21"W	8.17'
L96	N45°34'21"E	21.21'	L126	N45°34'21"E	21.21'	L156	S85°51'15"W	62.31'
L97	S45°34'21"W	21.21'	L127	N45°34'21"E	21.21'	L157	S84°37'41"E	62.00'
L98	N44°25'39"W	21.21'	L128	N45°34'21"E	21.21'	L158	N47°29'34"E	20.12'
L99	N45°34'21"E	21.21'	L129	N45°34'21"E	21.21'	L159	N84°37'41"W	63.83'
L100	S44°25'39"E	21.21'	L130	N45°34'21"E	21.21'	L160	S44°25'39"E	21.21'
L101	N45°34'21"E	21.21'	L131	N45°34'21"E	21.21'			
L102	N44°25'39"W	21.21'	L132	N45°34'21"E	21.21'			
L103	N45°34'21"E	21.21'	L133	N45°34'21"E	21.21'			
L104	S44°25'39"E	21.21'	L134	N45°34'21"E	21.21'			
L105	N45°34'21"E	21.21'	L135	N45°34'21"E	21.21'			
L106	N44°25'39"W	21.21'	L136	N45°34'21"E	21.21'			
L107	N45°34'21"E	21.21'	L137	N45°34'21"E	21.21'			
L108	N44°25'39"W	21.21'	L138	N45°34'21"E	21.21'			
L109	S45°34'21"W	21.21'	L139	N45°34'21"E	21.21'			
L110	S44°25'39"E	21.21'	L140	N45°34'21"E	21.21'			
L111	S45°34'21"W	21.21'	L141	N45°34'21"E	21.21'			
L112	N44°25'39"W	21.21'	L142	N45°34'21"E	21.21'			
L113	N13°14'19"E	33.82'	L143	N45°34'21"E	21.21'			
L114	S09°45'07"E	33.16'	L144	N45°34'21"E	21.21'			
L115	S25°00'59"W	36.25'	L145	N45°34'21"E	21.21'			



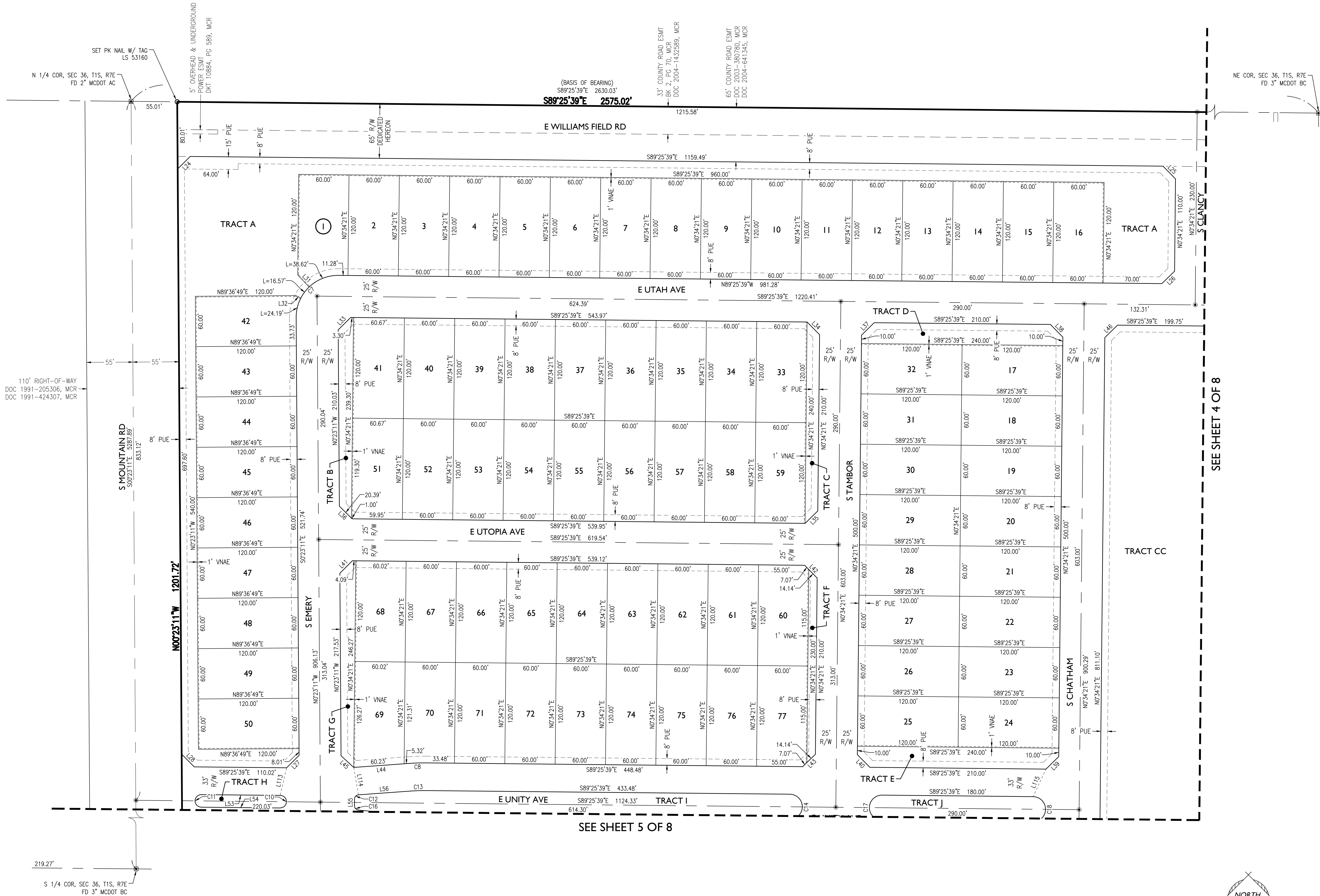
LEGEND

- FOUND SECTION CORNER (AS NOTED)
- FOUND BOUNDARY MONUMENT (AS NOTED)
- SET 1/2" REBAR W/ CAP LS 53160 UNLESS OTHERWISE NOTED
- CENTERLINE MONUMENT TO BE SET UPON COMPLETION OF CONSTRUCTION
- AC ALUMINUM CAP
- BC BRASS CAP
- BK BOOK
- DKT DOCKET
- DOC DOCUMENT
- ESMT EASEMENT
- MCDOT MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION
- MCR MARICOPA COUNTY RECORDS
- PG PAGE
- PUE PUBLIC UTILITIES EASEMENT
- R/W RIGHT-OF-WAY
- VNAE VEHICULAR NON-ACCESS EASEMENT
- BOUNDARY LINE
- SECTION LINE / CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- LOT LINE

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE, OPEN SPACE, DRAINAGE	68,317	1.5683
AA	LANDSCAPE, OPEN SPACE, DRAINAGE, CHANNEL	373,486	8.5741
B	LANDSCAPE, OPEN SPACE	3,686	0.0846
BB	LANDSCAPE, OPEN SPACE, DRAINAGE	10,844	0.2490
C	LANDSCAPE, OPEN SPACE	3,375	0.0775
CC	LANDSCAPE, OPEN SPACE, DRAINAGE, AMENITY	188,871	4.3359
D	LANDSCAPE, OPEN SPACE	5,775	0.1326
DD	LANDSCAPE, OPEN SPACE	4,071	0.0935
E	LANDSCAPE, OPEN SPACE	5,775	0.1326
EE	LANDSCAPE, OPEN SPACE, DRAINAGE	13,394	0.3075
F	LANDSCAPE, OPEN SPACE	2,200	0.0505
G	LANDSCAPE, OPEN SPACE	3,979	0.0913
H	LANDSCAPE MEDIAN	1,584	0.0364
I	LANDSCAPE MEDIAN	15,423	0.3541
J	LANDSCAPE MEDIAN	6,107	0.1402
K	LANDSCAPE, OPEN SPACE	6,664	0.1530

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
L	LANDSCAPE, OPEN SPACE	4,928	0.1131
M	LANDSCAPE, OPEN SPACE, DRAINAGE	70,919	1.6281
N	LANDSCAPE, OPEN SPACE	7,050	0.1618
O	LANDSCAPE, OPEN SPACE	4,244	0.0974
P	LANDSCAPE, OPEN SPACE	2,781	0.0638
Q	LANDSCAPE, OPEN SPACE	2,781	0.0638
R	LANDSCAPE, OPEN SPACE	14,933	0.3428
S	LANDSCAPE, OPEN SPACE	2,200	0.0505
T	LANDSCAPE MEDIAN	9,694	0.2226
U	LANDSCAPE MEDIAN, AMENITY	31,637	0.7263
V	LANDSCAPE MEDIAN, AMENITY	35,958	0.8255
W	LANDSCAPE, OPEN SPACE	2,100	0.0482
X	LANDSCAPE, OPEN SPACE	2,100	0.0482
Y	LANDSCAPE, OPEN SPACE	10,852	0.2491
Z	LANDSCAPE, OPEN SPACE	2,100	0.0482

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	7,452	0.1711
2	7,200	0.1653
3	7,200	0.1653
4	7,200	0.1653
5	7,200	0.1653
6	7,200	0.1653
7	7,200	0.1653
8	7,200	0.1653
9	7,200	0.1653
10	7,200	0.1653
11	7,200	0.1653
12	7,200	0.1653
13	7,200	0.1653
14	7,200	0.1653
15	7,200	0.1653
16	7,200	0.1653
17	7,200	0.1653
18	7,200	0.1653
19	7,200	0.1653
20	7,200	0.1653
21	7,200	0.1653
22	7,200	0.1653
23	7,200	0.1653
24	7,200	0.1653
25	7,200	0.1653
26	7,200	0.1653
27	7,200	0.1653
28	7,200	0.1653
29	7,200	0.1653
30	7,200	0.1653
31	7,200	0.1653
32	7,200	0.1653
33	7,200	0.1653
34	7,200	0.1653
35	7,200	0.1653
36	7,200	0.1653
37	7,200	0.1653
38	7,200	0.1653
39	7,200	0.1653
40	7,200	0.1653
41	7,280	0.1671
42	7,252	0.1665
43	7,200	0.1653
44	7,200	0.1653
45	7,200	0.1653
46	7,200	0.1653
47	7,200	0.1653
48	7,200	0.1653
49	7,200	0.1653
50	7,200	0.1653
51	7,280	0.1671
52	7,200	0.1653
53	7,200	0.1653
54	7,200	0.1653
55	7,200	0.1653
56	7,200	0.1653
57	7,200	0.1653
58	7,200	0.1653
59	7,200	0.1653
60	7,187	0.1650



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Mesa, AZ 85201
T:480.503.2250 F:480.503.2258
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Mesa, Arizona

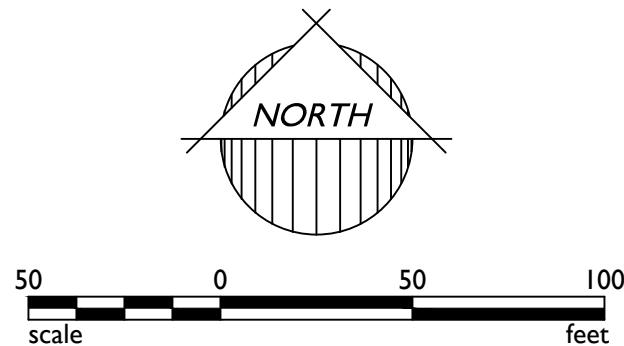
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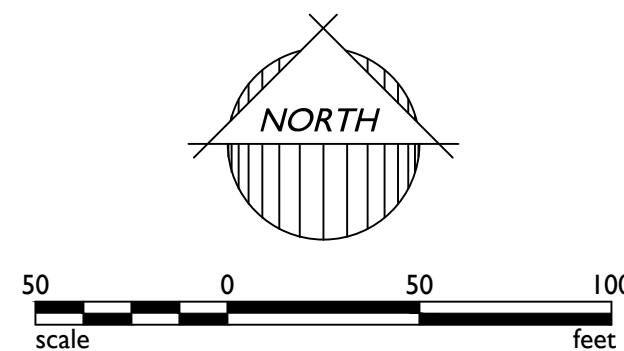
No.	Description	By	Date

Designer: RSM
Drawn by: RSM

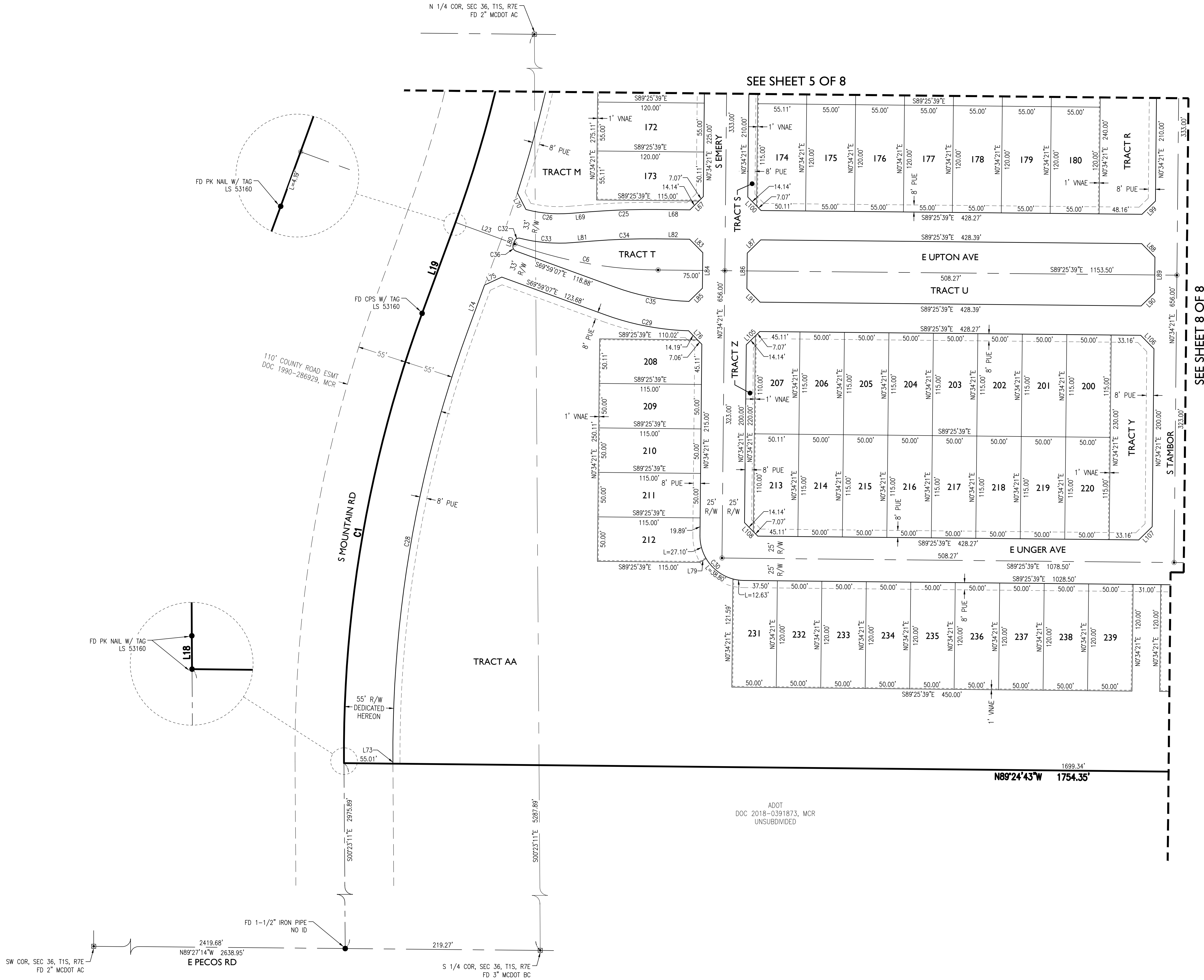
53160
RAYMOND S. MUNOZ III
Signed 7/17/2021
Arizona State Seal
Expire 3/31/2021

Job No.
17-199
FP01
Sheet No.
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of 8



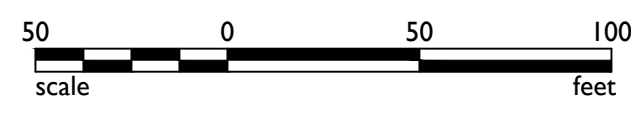






SEE SHEET 8 OF 8

SEE SHEET 5 OF 8



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EPS GROUP

Project:
Destination at Gateway East - Phase I
Mesa, Arizona

Revisions:

Designer: RSM
Drawn by: RSM

Call at least two full working days
before site begins excavation.

ARIZONA
Equal to or better than 90% STARS (70% - 90%)
in Maricopa County. (800)263-1100

RAYMOND S. MUNOZ III
Signed 7/17/2021
Notary Public
Arizona, U.S.A.
Expires 3/31/2021

Job No.
17-199
FP01
Sheet No.
7
of 8

