

FINAL PLAT
FOR
HAWES CROSSING - VILLAGE 1

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH,
RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA
SITE CONTAINS 80.66 ACRES

DEDICATION:

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT **KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY**, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR **"HAWES CROSSING – VILLAGE 1"** LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, 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.

KLLB AIV LLC, A DELAWARE 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 RIGHT OF WAY 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 **KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY** OR ITS SUCCESSORS OR ASSIGNS SHALL HAVE FULL USE OF THE EASEMENTS GRANTED HEREIN 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 **KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY** OR THE SUCCESSORS OR ASSIGNS OF **KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY** AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY **KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY** OR THE SUCCESSORS OR ASSIGNS OF **KLLB AIV LLC, A DELAWARE 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.

KLLB AIV LLC, A DELAWARE 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.

KLLB AIV LLC, A DELAWARE 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 "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 THROUGH Z, TRACTS AA THROUGH ZZ AND TRACTS AAA THROUGH HHH, IS 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.

KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY DEDICATES TO CITY A 26' WATER/SEWER/GAS EASEMENT AS SHOWN HEREON, OVER THE PRIVATE TRACTS BB, KK, EE, OO AND YY, PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA.

KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY DEDICATES TO CITY A 20' WATER/SEWER EASEMENT AS SHOWN HEREON, TOGETHER WITH A PUBLIC USE AND FACILITIES EASEMENT OVER THE PRIVATE TRACT GGG, PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA.

DEDICATION CONTINUED:

KLLB AIV LLC, A DELAWARE 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 **KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY** WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

KLLB AIV LLC, A DELAWARE 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 _____, 2022.

KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
NAME: _____

ITS: _____ AUTHORIZED SIGNATORY

ACKNOWLEDGMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

BEFORE ME THIS ____ DAY OF _____, 2022
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE THE AUTHORIZED SIGNATORY, OF **KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY**, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGED THAT HE, AS AUTHORIZED SIGNATORY EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION

A PORTION OF LAND BEING SITUATED WITHIN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3 INCH MARICOPA COUNTY BRASS CAP FLUSH, DATED 2002, ACCEPTED AS THE EAST QUARTER CORNER OF SAID SECTION 8 FROM WHICH A FOUND 3 INCH BRASS CAP IN HAND HOLE, DOWN 0.5 FEET, ACCEPTED AS THE SOUTHEAST CORNER THEREOF BEARS SOUTH 00°56'51" EAST, 2635.60 FEET;

THENCE NORTH 89°32'27" WEST, 33.01 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER TO THE INTERSECTION OF SAID NORTH LINE AND A LINE THAT IS PARALLEL WITH AND 33.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER, BEING THE **POINT OF BEGINNING**;

THENCE LEAVING SAID NORTH LINE AND ALONG SAID PARALLEL LINE, SOUTH 00°56'51" EAST, 938.12 FEET;

THENCE LEAVING SAID PARALLEL LINE, NORTH 89°33'10" WEST, 1295.34 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID EAST LINE, SOUTH 00°51'17" EAST, 938.37 FEET TO THE NORTH LINE OF THE SOUTH 760.00 FEET OF SAID SOUTHEAST QUARTER;

THENCE NORTH 89°36'06" WEST, 1004.21 FEET ALONG SAID NORTH LINE;

THENCE LEAVING SAID NORTH LINE, NORTH 00°45'43" WEST, 451.03 FEET;

THENCE NORTH 89°36'06" WEST, 292.63 FEET TO THE EAST LINE OF THE WEST 33.00 FEET OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID EAST LINE, NORTH 00°45'43" WEST, 1427.01 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID NORTH LINE, SOUTH 89°32'27" EAST, 2587.66 FEET TO THE **POINT OF BEGINNING**.

FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN, AREAS OF 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) SHEET FLOW FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF BASE FLOOD STREAM FLOODING WITH A CONTRIBUTING DRAINAGE AREA OF LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE BASE FLOOD BY LEVEES, NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C2760L, PANEL NUMBER 2760 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.

NOTES

- PUBLIC UTILITY AND FACILITY EASEMENTS (PUFE) WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS OF SRP AND SOUTHWEST GAS FACILITIES IN PUFE'S 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).
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE FACILITIES, PRIVATE DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THE PROJECT, OR LANDSCAPING WITHIN ADJACENT RIGHT-OF-WAY.
- CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, REMOVABLE SECTION TYPE FENCING.
- UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33.
- ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- 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 OR WITHIN THE PUBLIC RIGHTS-OF-WAY ALONG 80TH STREET, PETERSON AVENUE, PIEDRA, PIEDRA CIRCLE, PRATT AVENUE, PETRA AVENUE, PALOMA AVENUE, BRIDLEWOOD, LILY, PRAIRE AVENUE, LOTUS, 82ND STREET, CHANNING, PRIMROSE, 83RD STREET, 83RD CIRCLE, WOODRUFF AND HAWES ROAD.
- 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 DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- THE **HAWES CROSSING VILLAGE 1 COMMUNITY ASSOCIATION** WILL HAVE THE RESPONSIBILITY FOR MAINTAINING THE "COMMON AREAS" TO BE NOTED AS TRACTS OR EASEMENTS INCLUDING LANDSCAPING AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED CONSTRUCTION DOCUMENTS (PLANS).
- ALL UNITS SHOWN ON THIS PLAT SHALL EACH HAVE A FIRE SPRINKLER SYSTEM. THESE FIRE SPRINKLER SYSTEMS SHALL MEET THE REQUIREMENTS OF THE MESA FIRE CODE.
- THE AREA WITHIN THE SIGHT VISIBILITY EASEMENT AND OR TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, FENCES, OR OTHER ITEMS HIGHER THAN 36-INCH ABOVE STREET GRADES IN THESE AREAS.
- 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, BUSINESS OWNER'S ASSOCIATION, OR THE PROPERTY OWNER(S).
- THIS SUBDIVISION IS SUBJECT TO THE "DEVELOPMENT AGREEMENT" BETWEEN THE CITY OF MESA AND RESPECTIVE LAND OWNERS WITHIN THE HAWES CROSSING PAD, RECORDED IN DOCUMENT NO. 2020-0381318, M.C.R., DATED, APRIL 29, 2020.
- A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) HAS BEEN RECORDED FOR THIS SUBDIVISION, WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL TRACTS SHOWN ON THIS PLAT. RECORDED IN DOCUMENT NO. _____, M.C.R., DATED, _____.
- PROPOSED OR FUTURE LANDSCAPE AND IRRIGATION SYSTEMS THAT ARE TO BE DESIGNED AND INSTALLED WITHIN ANY PUFE OR PUE MUST BE DESIGNED IN ACCORDANCE WITH THE CITY OF MESA PROCEDURE MANUAL FOR LANDSCAPE AND IRRIGATION STANDARDS.
- 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.
- THIS PROPERTY, DUE TO ITS PROXIMITY TO PHOENIX-MESA GATEWAY ARE LIKELY TO EXPERIENCE AIRCRAFT OVERFLIGHTS, WHICH COULD GENERATE NOISE LEVELS THAT MAY BE OF CONCERN TO SOME INDIVIDUALS. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE PHOENIX MESA GATEWAY AIRPORT ADMINISTRATION OFFICE.
- AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT IS RECORDED WITH MARICOPA COUNTY RECORDER. THIS SUBDIVISION IS WITHIN 2.4 MILES OF PHOENIX-MESA GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE. RECORDED IN DOCUMENT NO. _____, M.C.R., DATED, _____.
- NOISE ATTENUATION MEASURES HAVE BEEN, OR ARE TO BE, INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE HOMES TO ACHIEVE A NOISE LEVEL REDUCTION TO 45 DECIBELS.
- TRACTS BB, EE, KK, OO YY, AND GGG ARE HEREBY DESIGNATED AS PRIVATE STREETS WITH AN EASEMENT FOR INGRESS/EGRESS FOR REFUSE AND EMERGENCY VEHICLES, PUBLIC UTILITIES AND FACILITIES AND DRAINAGE PURPOSES. TO THE CITY OF MESA FOR USE AS SUCH THE PUBLIC UTILITY AND FACILITIES EASEMENTS, THE CONTROLLED VEHICULAR ACCESS EASEMENT AND A BLANKET EASEMENT UPON, ACROSS, OVER AND UNDER ALL ACCESS WAYS FOR INGRESS AND EGRESS FOR REFUSE AND EMERGENCY TYPE VEHICLES.
- ALL TRACTS PLATTED HEREON ARE DECLARED TO BE EASEMENTS FOR INGRESS/EGRESS, UTILITIES, DRAINAGE, RETENTION, LANDSCAPING, PEDESTRIAN ACCESS, AND RECREATION FACILITIES PURPOSES AS NOTED IN THE TRACT TABLE OR ON THIS PLAT AND SHALL BE OWNED AND MAINTAINED BY THE **HAWES CROSSING VILLAGE 1 COMMUNITY ASSOCIATION** (HOA). ALL LANDSCAPE MEDIANS ARE TO BE MAINTAINED BY THE HOA. THERE HAS BEEN OR IS BEING RECORDED HEREWITH A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) FOR HAWES CROSSING VILLAGE 1.

APPROVALS:

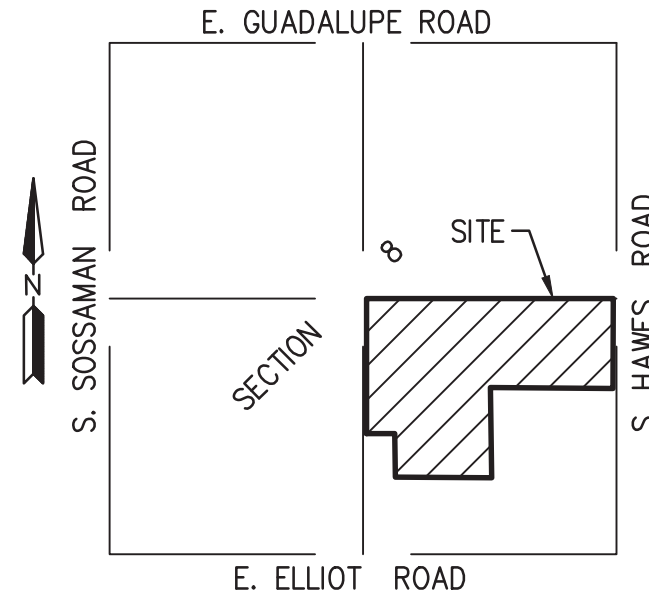
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THIS ____ DAY OF _____, 2022

BY: _____ MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

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

APPROVED: _____ CITY ENGINEER _____ DATE _____



VICINITY MAP
NOT TO SCALE

SHEET INDEX

FP01	COVER SHEET
FP02	TRACT TABLE, KEY MAP
FP03	LOT DETAILS, NOTES
FP04	LOT TABLES
FP05 – FP17	PLAT SHEET

OWNER/CLIENT

KLLB AIV LLC
C/O KENNEDY LEWIS INVESTMENT MANAGEMENT
111 WEST 33RD STREET SUITE 1910
NEW YORK, NY 10120
ATTN: RYAN MOTT (RYAN.MOTT@KLSEVICERS.COM)
PHONE: (917) 438-4942

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
CONTACT: KIRK J. PANGUS, RLS

SITE DATA

TOTAL LOTS:	458
GROSS VILLAGE 1 AREA:	80.66 AC (INCLUSIVE OF ADJACENT 1/2 STREET R/W)
NET VILLAGE 1 AREA:	79.43 AC
ZONING:	RS-6-PAD-PAD, RSL-2.5-PAD-PAD, RM5-PAD-PAD
COMMON AREAS / OPEN SPACE:	20.10 AC (24.9%)
TOTAL PARK AREA:	9.1 AC (45.3% OF OPEN SPACE)
TOTAL URBAN PLAZA AREA:	0.3 AC (1.5% OF OPEN SPACE)

SITE DATA- SINGLE FAMILY

TOTAL LOTS:	355
TYPICAL LOT SIZE:	30'/35' X 97', 46' X 86', 55' X 120'
MINIMUM LOT SIZE:	2,910 SQ. FT.
MAXIMUM LOT SIZE:	8,893 SQ. FT.
AVERAGE LOT SIZE:	4,535 SQ. FT.
GROSS AREA:	72.88 AC (INCLUSIVE OF ADJACENT 1/2 STREET R/W)
NET AREA:	71.64
GROSS PARCEL DENSITY:	4.9 DU/AC
ZONING:	RS-6-PAD-PAD, RSL-2.5-PAD-PAD
COMMON AREAS / OPEN SPACE:	17.8 AC (24.4%)

SITE DATA-TOWNHOMES

TOTAL LOTS:	103
TYPICAL LOT SIZE:	22'/27' X 70'
MINIMUM LOT SIZE:	1,540 SQ. FT.
MAXIMUM LOT SIZE:	1,890 SQ. FT.
AVERAGE LOT SIZE:	1,715 SQ. FT.
GROSS TOWNHOME AREA:	7.78 AC
NET TOWNHOME AREA:	7.78 AC
GROSS PARCEL DENSITY:	13.2 DU/AC
ZONING:	RM-5-PAD-PAD
COMMON AREA / OPEN SPACE:	2.30 AC (29.6%)

BASIS OF BEARING

BASIS OF BEARING IS S00°56'51"E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON. SEE SHEETS FP08 AND FP09

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER 2021; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE EXTERIOR BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

KIRK J. PANGUS
RLS# 19344
HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
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HAWES CROSSING - VILLAGE 1

NORTHWEST CORNER HAWES ROAD & ELLIOT ROAD

MESA, ARIZONA

FINAL PLAT

STATUS:

PROJ. NO.: 1833

DATE: July 2022

SCALE: NONE

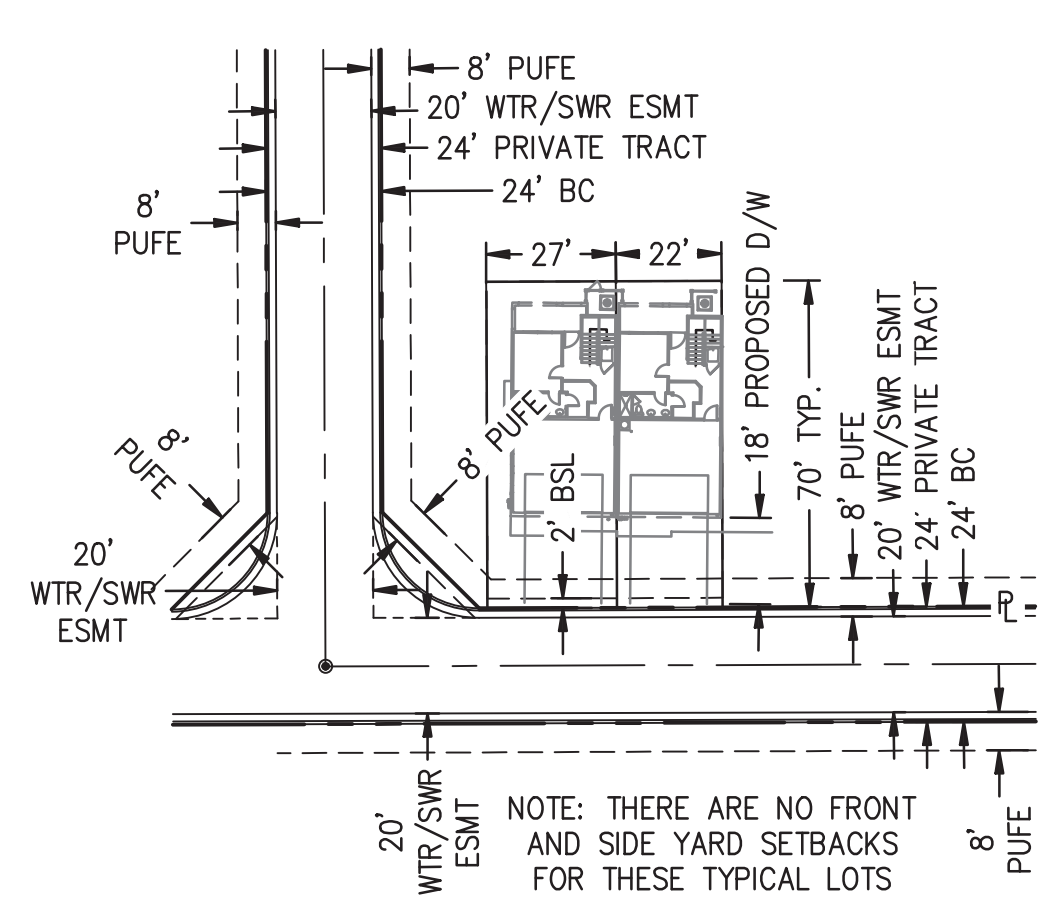
DRAWN: JHYD

APPROVED: KJP

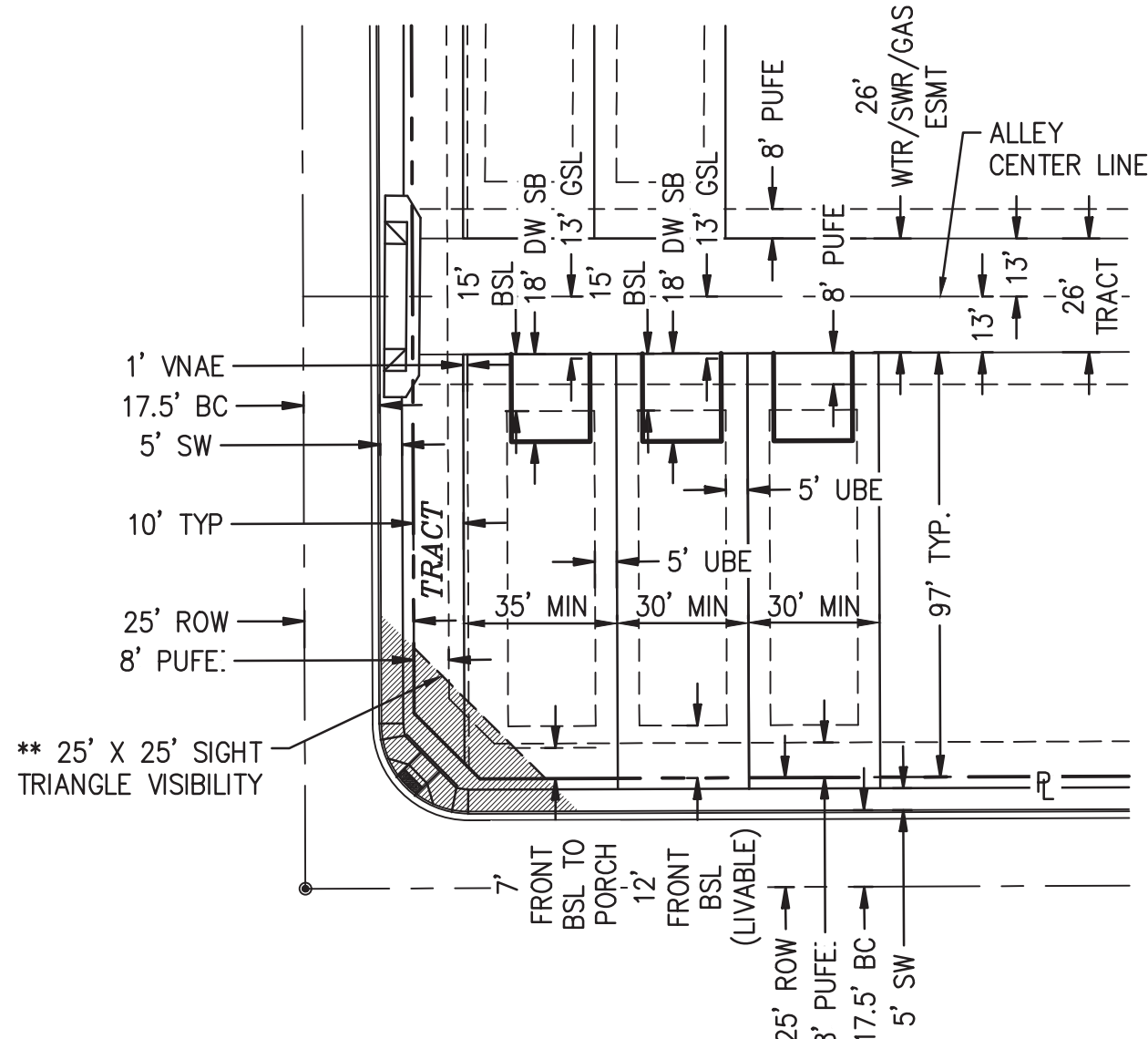
DWG. NO.

FP01

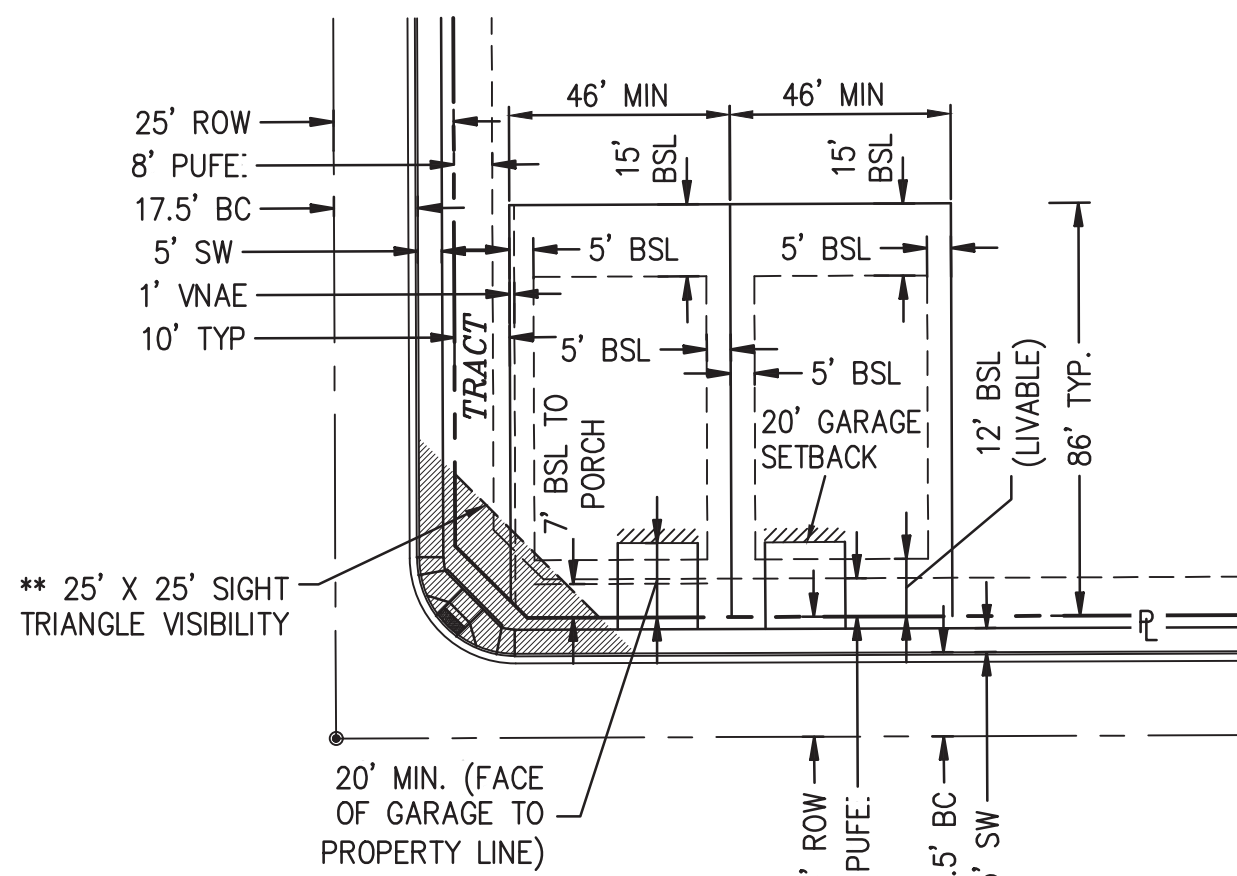
SHT. 1 OF 17



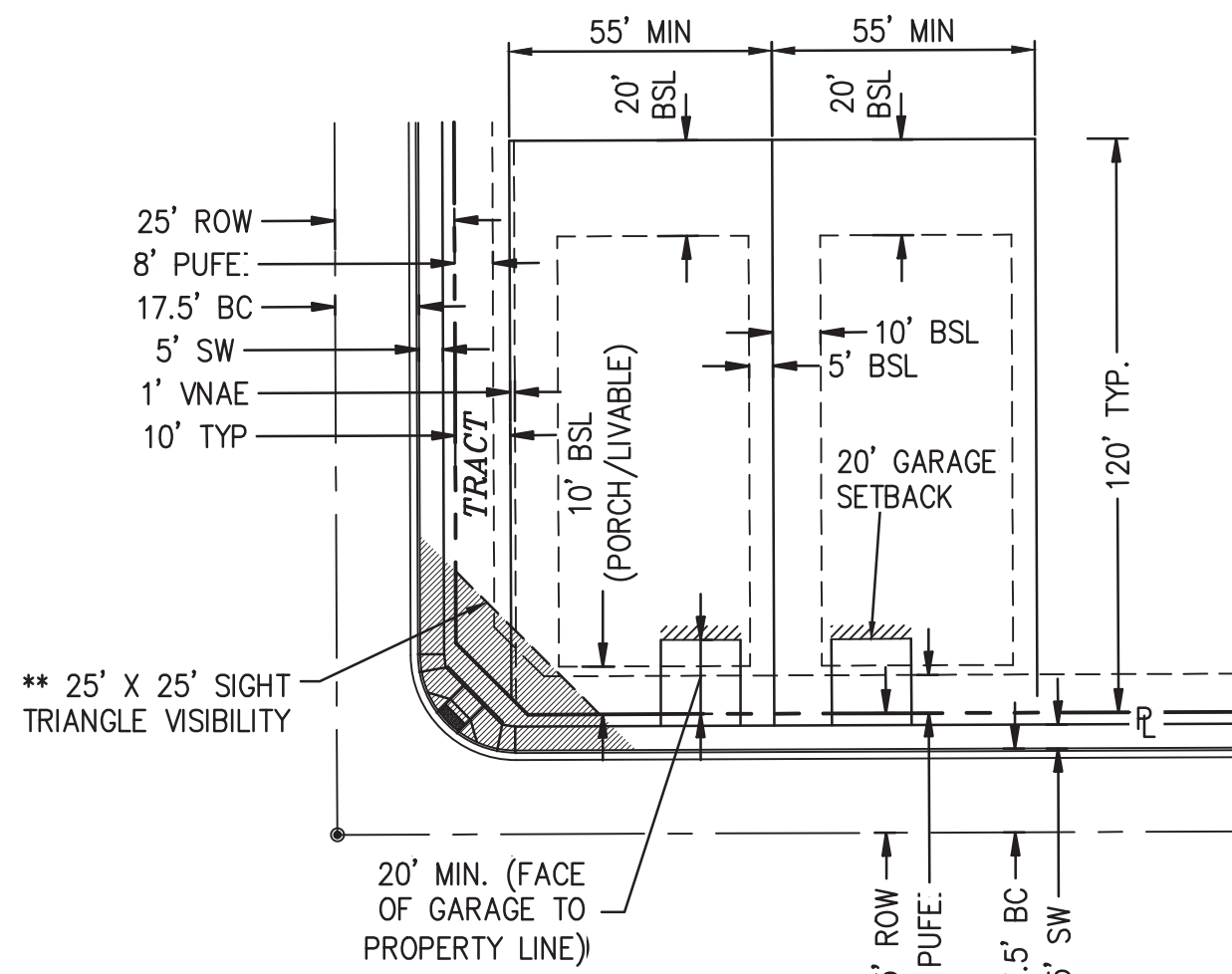
22', 27' x 70' TYPICAL TOWNHOME LOT DETAIL
RM-5-PAD-PAD
N.T.S.



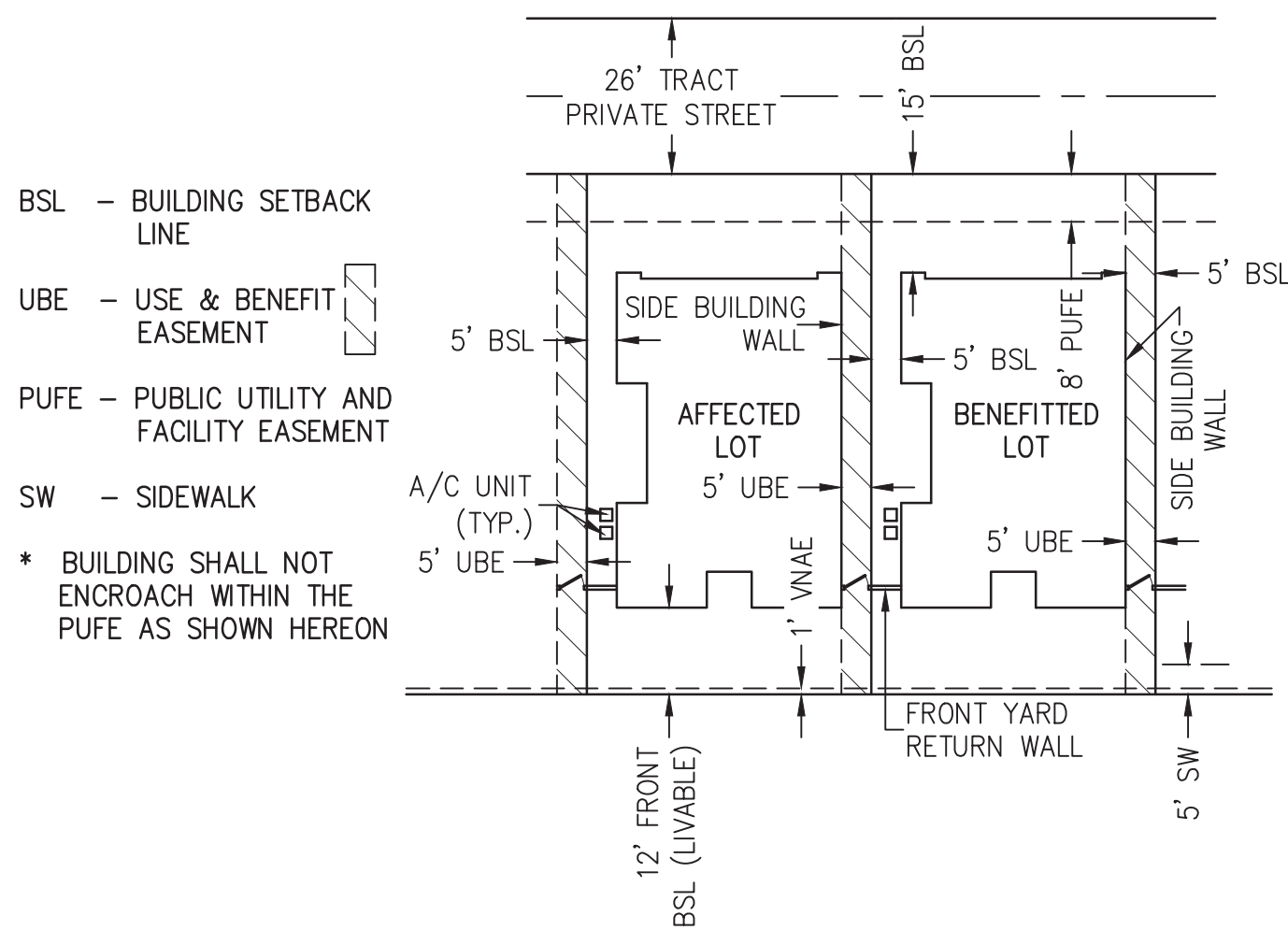
30', 35' x 97' TYPICAL ALLEY-LOADED LOT DETAIL
RSL-2.5-PAD-PAD
N.T.S.



46' x 86' TYPICAL LOT DETAIL
RSL-2.5-PAD-PAD
N.T.S.



55' x 120' TYPICAL LOT DETAIL
RS-6-PAD-PAD
N.T.S.



USE AND BENEFIT EASEMENT (UBE) AND DETAIL
N.T.S.

- LOTS SHOWN ON SAID PLAT SHALL HAVE A PRIVATE USE AND BENEFIT EASEMENT (UBE) OF NOT LESS THAN FIVE (5) FEET IN WIDTH (MEASURED FROM THE COMMON PROPERTY LINE TO THE EXTERIOR BUILDING STEM WALL OF THE AFFECTED LOT) AND EXTENDING FROM THE FRONT STEM WALL OF THE AFFECTED LOT TO THE REAR GARAGE WALL OF THE AFFECTED LOT, AS ILLUSTRATED ON THE USE BENEFIT EASEMENT DETAIL ON THIS SHEET.
- THE U.B.E. MAY BE USED BY THE BENEFITED LOT FOR LANDSCAPING, DRAINAGE CONVEYANCE AND MAINTENANCE PURPOSES AND BY THE AFFECTED LOT FOR DRAINAGE CONVEYANCE AND FOR MAINTENANCE OF THE SIDE YARD RETURN WALLS AND THE EXTERIOR PORTION OF THE RESIDENCE AND GARAGE.
- PERMANENT HARDSCAPE STRUCTURES SUCH AS POOLS, SPAS, BARBECUE STRUCTURES, A/C UNITS AND FENCES (EXCEPT SIDE YARD RETURN WALLS), AND SIMILAR STRUCTURES ARE PROHIBITED WITHIN THE U.B.E.
- ALLOWABLE ENCROACHMENTS INCLUDE LANDSCAPING, PATIOS, PATHWAYS, BAY WINDOWS, CANTILEVERS, EAVES, POPOUTS, AND SIMILAR ARCHITECTURAL FEATURES IN ADDITION TO ANY ARCHITECTURAL ELEMENTS OUTLINED IN THE LAND DEVELOPMENT CODE SECTION 4.101 G, H AND I AS PERMITTED BY THE ZONING CODE AND IN COMPLIANCE WITH THE LATEST EDITIONS OF THE TOWN'S BUILDING AND CONSTRUCTION REGULATIONS.
- FRONT AND REAR SIDE YARD RETURN WALLS SHALL HAVE GATES FOR THE FIRE ACCESS AND THE MINIMUM GATE WIDTH SHALL BE THREE FEET.
- MAINTENANCE AND REPAIR OF THE EASEMENT AREA SHALL BE THE SOLE RESPONSIBILITY AND COST OF THE OWNER OF A BENEFITED LOT ALTHOUGH LOCATED ON THE ADJOINING AFFECTED LOT.
- ADDITIONAL USES, TERMS AND CONDITIONS GOVERNING THE U.B.E.'S ARE SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THIS PLAT.

MINIMUM SETBACK STANDARDS (FT)			
ZONING	RS-6-PAD-PAD	RSL-2.5-PAD-PAD	RM-5-PAD-PAD
FRONT (BUILDING WALL)	10	12	-
FRONT (GARAGE)	20	20	-
FRONT (PORCH)	10	7	-
STREET SIDE	10	10	-
INTERIOR SIDE	5	3	-
INTERIOR SIDE (AGGREGATE OF 2 SIDES)	15	8	-
REAR	20	15	-



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HAWES CROSSING - VILLAGE 1

NORTHWEST CORNER HAWES ROAD & ELLIOT ROAD
MESA, ARIZONA

FINAL PLAT

PROJ. NO.: 1833	STATUS:
DATE: July 2022	MUNICIPAL TRACKING NO:
SCALE: NONE	DRAWN: JHYD
	APPROVED: KJP

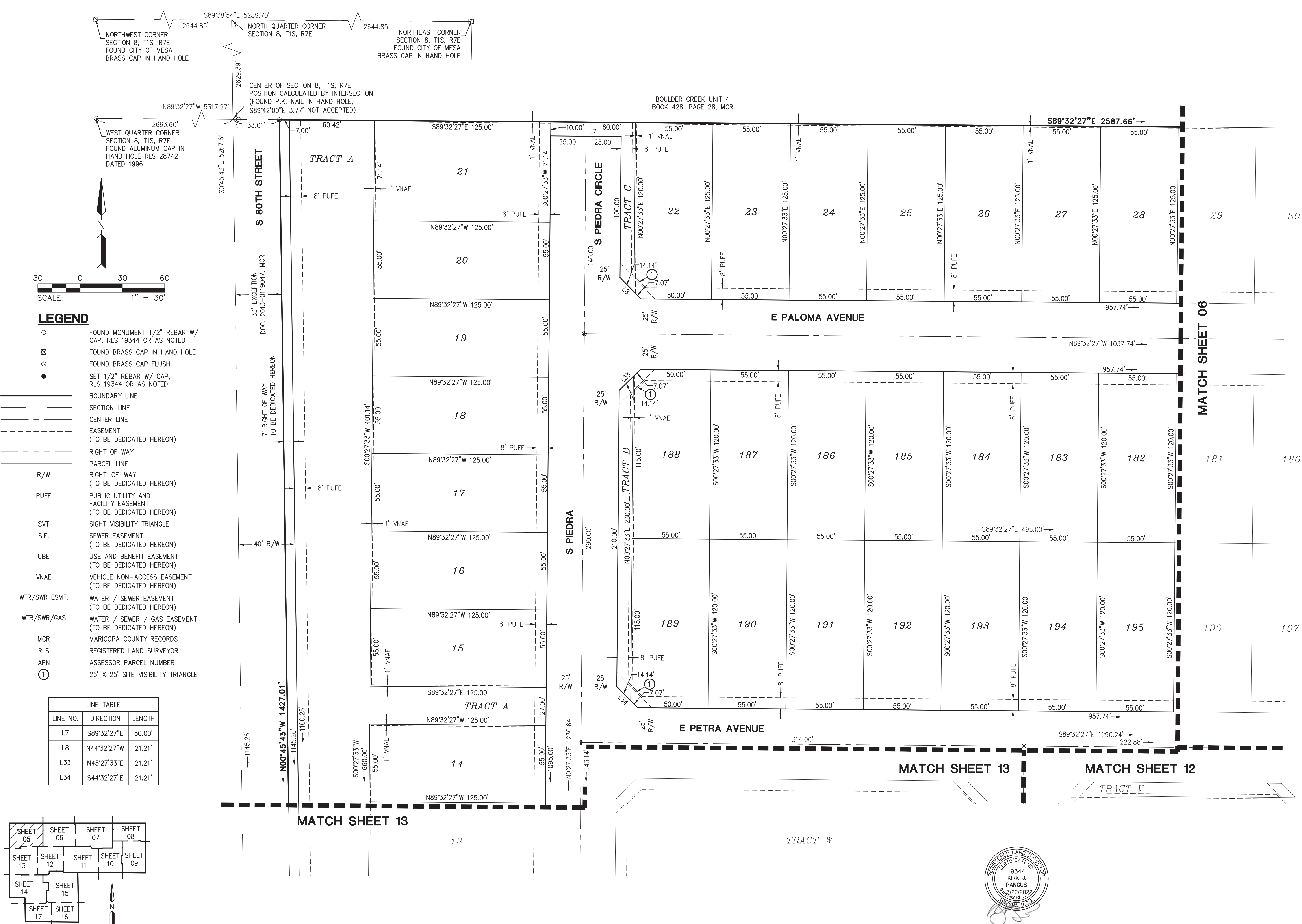
DWG. NO.

FP03

SHT. 3 OF 17

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	6,853	0.157	LOT : 30	6,875	0.158	LOT : 59	3,956	0.091	LOT : 88	2,910	0.067	LOT : 117	2,910	0.067	LOT : 146	3,395	0.078	LOT : 175	6,600	0.152	LOT : 204	6,600	0.152
LOT : 2	6,834	0.157	LOT : 31	6,875	0.158	LOT : 60	3,956	0.091	LOT : 89	2,910	0.067	LOT : 118	2,910	0.067	LOT : 147	2,910	0.067	LOT : 176	6,600	0.152	LOT : 205	6,588	0.151
LOT : 3	6,875	0.158	LOT : 32	6,875	0.158	LOT : 61	3,956	0.091	LOT : 90	2,910	0.067	LOT : 119	2,910	0.067	LOT : 148	2,907	0.067	LOT : 177	6,600	0.152	LOT : 206	3,395	0.078
LOT : 4	6,875	0.158	LOT : 33	6,875	0.158	LOT : 62	3,956	0.091	LOT : 91	2,910	0.067	LOT : 120	3,395	0.078	LOT : 149	6,600	0.152	LOT : 178	6,600	0.152	LOT : 207	2,910	0.067
LOT : 5	6,875	0.158	LOT : 34	6,875	0.158	LOT : 63	3,944	0.091	LOT : 92	2,910	0.067	LOT : 121	2,901	0.067	LOT : 150	6,600	0.152	LOT : 179	6,600	0.152	LOT : 208	2,910	0.067
LOT : 6	6,875	0.158	LOT : 35	6,875	0.158	LOT : 64	3,944	0.091	LOT : 93	2,910	0.067	LOT : 122	2,910	0.067	LOT : 151	6,587	0.151	LOT : 180	6,600	0.152	LOT : 209	2,910	0.067
LOT : 7	6,875	0.158	LOT : 36	6,875	0.158	LOT : 65	3,956	0.091	LOT : 94	2,908	0.067	LOT : 123	2,910	0.067	LOT : 152	6,908	0.159	LOT : 181	6,600	0.152	LOT : 210	2,910	0.067
LOT : 8	6,875	0.158	LOT : 37	6,875	0.158	LOT : 66	3,956	0.091	LOT : 95	3,395	0.078	LOT : 124	2,910	0.067	LOT : 153	6,920	0.159	LOT : 182	6,600	0.152	LOT : 211	2,910	0.067
LOT : 9	6,875	0.158	LOT : 38	6,863	0.158	LOT : 67	3,956	0.091	LOT : 96	2,910	0.067	LOT : 125	2,910	0.067	LOT : 154	7,282	0.167	LOT : 183	6,600	0.152	LOT : 212	2,910	0.067
LOT : 10	6,875	0.158	LOT : 39	7,478	0.172	LOT : 68	3,956	0.091	LOT : 97	2,910	0.067	LOT : 126	2,910	0.067	LOT : 155	7,743	0.178	LOT : 184	6,600	0.152	LOT : 213	2,910	0.067
LOT : 11	6,875	0.158	LOT : 40	7,150	0.164	LOT : 69	3,956	0.091	LOT : 98	2,910	0.067	LOT : 127	2,910	0.067	LOT : 156	4,014	0.092	LOT : 185	6,600	0.152	LOT : 214	2,910	0.067
LOT : 12	6,875	0.158	LOT : 41	7,150	0.164	LOT : 70	3,956	0.091	LOT : 99	2,910	0.067	LOT : 128	2,910	0.067	LOT : 157	4,094	0.094	LOT : 186	6,600	0.152	LOT : 215	2,910	0.067
LOT : 13	6,875	0.158	LOT : 42	4,207	0.097	LOT : 71	3,956	0.091	LOT : 100	2,910	0.067	LOT : 129	3,395	0.078	LOT : 158	3,956	0.091	LOT : 187	6,600	0.152	LOT : 216	2,910	0.067
LOT : 14	6,875	0.158	LOT : 43	4,186	0.096	LOT : 72	3,956	0.091	LOT : 101	2,910	0.067	LOT : 130	2,910	0.067	LOT : 159	3,956	0.091	LOT : 188	6,587	0.151	LOT : 217	3,395	0.078
LOT : 15	6,875	0.158	LOT : 44	4,186	0.096	LOT : 73	3,943	0.091	LOT : 102	2,910	0.067	LOT : 131	2,910	0.067	LOT : 160	6,588	0.151	LOT : 189	6,587	0.151	LOT : 218	3,391	0.078
LOT : 16	6,875	0.158	LOT : 45	4,186	0.096	LOT : 74	3,395	0.078	LOT : 103	2,910	0.067	LOT : 132	2,910	0.067	LOT : 161	6,600	0.152	LOT : 190	6,600	0.152	LOT : 219	2,910	0.067
LOT : 17	6,875	0.158	LOT : 46	4,186	0.096	LOT : 75	2,910	0.067	LOT : 104	2,897	0.067	LOT : 133	2,910	0.067	LOT : 162	6,600	0.152	LOT : 191	6,600	0.152	LOT : 220	2,910	0.067
LOT : 18	6,875	0.158	LOT : 47	4,186	0.096	LOT : 76	2,910	0.067	LOT : 105	2,910	0.067	LOT : 134	2,910	0.067	LOT : 163	6,588	0.151	LOT : 192	6,600	0.152	LOT : 221	2,910	0.067
LOT : 19	6,875	0.158	LOT : 48	4,186	0.096	LOT : 77	2,910	0.067	LOT : 106	2,910	0.067	LOT : 135	2,910	0.067	LOT : 164	6,600	0.152	LOT : 193	6,600	0.152	LOT : 222	2,910	0.067
LOT : 20	6,875	0.158	LOT : 49	4,186	0.096	LOT : 78	2,910	0.067	LOT : 107	2,910	0.067	LOT : 136	2,910	0.067	LOT : 165	6,600	0.152	LOT : 194	6,600	0.152	LOT : 223	2,910	0.067
LOT : 21	8,893	0.204	LOT : 50	4,186	0.096	LOT : 79	2,910	0.067	LOT : 108	2,910	0.067	LOT : 137	3,382	0.078	LOT : 166	6,600	0.152	LOT : 195	6,600	0.152	LOT : 224	2,910	0.067
LOT : 22	6,863	0.158	LOT : 51	4,186	0.096	LOT : 80	3,395	0.078	LOT : 109	2,910	0.067	LOT : 138	3,383	0.078	LOT : 167	6,588	0.151	LOT : 196	6,600	0.152	LOT : 225	2,910	0.067
LOT : 23	6,875	0.158	LOT : 52	4,186	0.096	LOT : 81	2,910	0.067	LOT : 110	2,910	0.067	LOT : 139	2,910	0.067	LOT : 168	6,588	0.151	LOT : 197	6,600	0.152	LOT : 226	2,910	0.067
LOT : 24	6,875	0.158	LOT : 53	4,401	0.101	LOT : 82	2,910	0.067	LOT : 111	2,910	0.067	LOT : 140	2,910	0.067	LOT : 169	6,600	0.152	LOT : 198	6,600	0.152	LOT : 227	2,910	0.067
LOT : 25	6,875	0.158	LOT : 54	3,943	0.091	LOT : 83	2,910	0.067	LOT : 112	3,395	0.078	LOT : 141	2,910	0.067	LOT : 170	6,600	0.152	LOT : 199	6,600	0.152	LOT : 228	2,910	0.067
LOT : 26	6,875	0.158	LOT : 55	3,956	0.091	LOT : 84	2,910	0.067	LOT : 113	2,907	0.067	LOT : 142	2,910	0.067	LOT : 171	6,600	0.152	LOT : 200	6,600	0.152	LOT : 229	2,910	0.067
LOT : 27	6,875	0.158	LOT : 56	3,956	0.091	LOT : 85	2,910	0.067	LOT : 114	2,910	0.067	LOT : 143	2,910	0.067	LOT : 172	6,588	0.151	LOT : 201	6,600	0.152	LOT : 230	2,910	0.067
LOT : 28	6,875	0.158	LOT : 57	3,956	0.091	LOT : 86	2,910	0.067	LOT : 115	2,910	0.067	LOT : 144	2,910	0.067	LOT : 173	6,600	0.152	LOT : 202	6,600	0.152	LOT : 231	2,910	0.067
LOT : 29	6,875	0.158	LOT : 58	3,956	0.091	LOT : 87	3,395	0.078	LOT : 116	2,910	0.067	LOT : 145	2,910	0.067	LOT : 174	6,600	0.152	LOT : 203	6,600	0.152	LOT : 232	2,910	0.067

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 262	2,910	0.067	LOT : 291	3,996	0.092	LOT : 320	6,738	0.155	LOT : 349	3,956	0.091	LOT : 378	1,540	0.035	LOT : 407	1,540	0.035	LOT : 436	1,540	0.035
LOT : 263	2,910	0.067	LOT : 292	3,996	0.092	LOT : 321	6,738	0.155	LOT : 350	3,956	0.091	LOT : 379	1,540	0.035	LOT : 408	1,540	0.035	LOT : 437	1,540	0.035
LOT : 264	2,910	0.067	LOT : 293	3,996	0.092	LOT : 322	6,738	0.155	LOT : 351	3,956	0.091	LOT : 380	1,540	0.035	LOT : 409	1,540	0.035	LOT : 438	1,886	0.043
LOT : 265	2,910	0.067	LOT : 294	3,996	0.092	LOT : 323	6,738	0.155	LOT : 352	3,956	0.091	LOT : 381	1,890	0.043	LOT : 410	1,890	0.043	LOT : 439	1,886	0.043
LOT : 266	2,910	0.067	LOT : 295	3,996	0.092	LOT : 324	6,725	0.154	LOT : 353	3,956	0.091	LOT : 382	1,890	0.043	LOT : 411	1,890	0.043	LOT : 440	1,540	0.035
LOT : 267	2,910	0.067	LOT : 296	3,984	0.091	LOT : 325	6,725	0.154	LOT : 354	3,956	0.091	LOT : 383	1,540	0.035	LOT : 412	1,540	0.035	LOT : 441	1,540	0.035
LOT : 268	2,910	0.067	LOT : 297	3,943	0.091	LOT : 326	6,738	0.155	LOT : 355	3,943	0.091	LOT : 384	1,540	0.035	LOT : 413	1,540	0.035	LOT : 442	1,540	0.035
LOT : 269	2,910	0.067	LOT : 298	3,956	0.091	LOT : 327	6,738	0.155	LOT : 356	1,890	0.043	LOT : 385	1,540	0.035	LOT : 414	1,540	0.035	LOT : 443	1,540	0.035
LOT : 270	2,898	0.067	LOT : 299	3,956	0.091	LOT : 328	6,738	0.155	LOT : 357	1,540	0.035	LOT : 386	1,540	0.035	LOT : 415	1,886	0.043	LOT : 444	1,886	0.043
LOT : 271	3,060	0.070	LOT : 300	3,956	0.091	LOT : 329	6,738	0.155	LOT : 358	1,540	0.035	LOT : 387	1,890	0.043	LOT : 416	1,885	0.043	LOT : 445	1,890	0.043
LOT : 272	3,060	0.070	LOT : 301	3,956	0.091	LOT : 330	6,738	0.155	LOT : 359	1,890	0.043	LOT : 388	1,890	0.043	LOT : 417	1,540	0.035	LOT : 446	1,540	0.035
LOT : 273	3,060	0.070	LOT : 302	3,956	0.091	LOT : 331	6,738	0.155	LOT : 360	1,890	0.043	LOT : 389	1,540	0.035	LOT : 418	1,540	0.035	LOT : 447	1,540	0.035
LOT : 274	3,060	0.070	LOT : 303	3,956	0.091	LOT : 332	6,738	0.155	LOT : 361	1,540	0.035	LOT : 390	1,540	0.035	LOT : 419	1,890	0.043	LOT : 448	1,890	0.043
LOT : 275	3,060	0.070	LOT : 304	3,956	0.091	LOT : 333	6,737	0.155	LOT : 362	1,540	0.035	LOT : 391	1,540	0.035	LOT : 420	1,890	0.043	LOT : 449	1,890	0.043
LOT : 276	3,060	0.070	LOT : 305	3,944	0.091	LOT : 334	3,943	0.091	LOT : 363	1,890	0.043	LOT : 392	1,540	0.035	LOT : 421	1,540	0.035	LOT : 450	1,540	0.035
LOT : 277	3,060	0.070	LOT : 306	7,260	0.167	LOT : 335	3,956	0.091	LOT : 364	1,890	0.043	LOT : 393	1,890	0.043	LOT : 422	1,540	0.035	LOT : 451	1,890	0.043
LOT : 278	3,060	0.070	LOT : 307	7,260	0.167	LOT : 336	3,956	0.091	LOT : 365	1,540	0.035	LOT : 394	1,890	0.043	LOT : 423	1,890	0.043	LOT : 452	1,890	0.043
LOT : 279	3,060	0.070	LOT : 308	7,260	0.167	LOT : 337	3,956	0.091	LOT : 366	1,540	0.035	LOT : 395	1,540	0.035	LOT : 424	1,890	0.043	LOT : 453	1,540	0.035
LOT : 280	3,570	0.082	LOT : 309	7,260	0.167	LOT : 338	3,956	0.091	LOT : 367	1,890	0.043	LOT : 396	1,540	0.035	LOT : 425	1,540	0.035	LOT : 454	1,890	0.043
LOT : 281	3,570	0.082	LOT : 310	7,260	0.167	LOT : 339	3,956	0.091	LOT : 368	1,890	0.043	LOT : 397	1,540	0.035	LOT : 426	1,540	0.035	LOT : 455	1,890	0.043
LOT : 282	3,060	0.070	LOT : 311	7,260	0.167	LOT : 340	3,956	0.091	LOT : 369	1,540	0.035	LOT : 398	1,540	0.035	LOT : 427	1,890	0.043	LOT : 456	1,540	0.035
LOT : 283	3,060	0.070	LOT : 312	6,600	0.152	LOT : 341	3,956	0.091	LOT : 370	1,540	0.035	LOT : 399	1,890	0.043	LOT : 428	1,890	0.043	LOT : 457	1,540	0.035
LOT : 284	3,060	0.070	LOT : 313	6,600	0.152	LOT : 342	3,956	0.091	LOT : 371	1,540	0.035	LOT : 400	1,890	0.043	LOT : 429	1,540	0.035	LOT : 458	1,890	0.043
LOT : 285	3,060	0.070	LOT : 314	6,600	0.152	LOT : 343	3,956	0.091	LOT : 372	1,890	0.043	LOT : 401	1,540	0.035	LOT : 430	1,540	0.035			
LOT : 286	3,060	0.070	LOT : 315	6,600	0.152	LOT : 344	3,956	0.091	LOT : 373	1,890	0.043	LOT : 402	1,540	0.035	LOT : 431	1,540	0.035			
LOT : 287	3,047	0.070	LOT : 316	6,817	0.156	LOT : 345	3,956	0.091	LOT : 374	1,540	0.035	LOT : 403	1,540	0.035	LOT : 432	1,890	0.043			
LOT : 288	3,984	0.091	LOT : 317	6,738	0.155	LOT : 346	3,956	0.091	LOT : 375	1,890	0.043	LOT : 404	1,540	0.035	LOT : 433	1,886	0.043			
LOT : 289	3,996	0.092	LOT : 318	6,738	0.155	LOT : 347	3,956	0.091	LOT : 376	1,890	0.043	LOT : 405	1,890	0.043	LOT : 434	1,540	0.035			
LOT : 290	3,996	0.092	LOT : 319	6,738	0.155	LOT : 348	3,956	0.091	LOT : 377	1,540	0.035	LOT : 406	1,890	0.043	LOT : 435	1,540	0.035			



NORTHWEST CORNER
SECTION 8, T1S, R7E
FOUND CITY OF MESA
BRASS CAP IN HAND HOLE

2644.85' S89°38'54"E 5289.70'

NORTH QUARTER CORNER
SECTION 8, T1S, R7E

2644.85'

NORTHEAST CORNER
SECTION 8, T1S, R7E
FOUND CITY OF MESA
BRASS CAP IN HAND HOLE

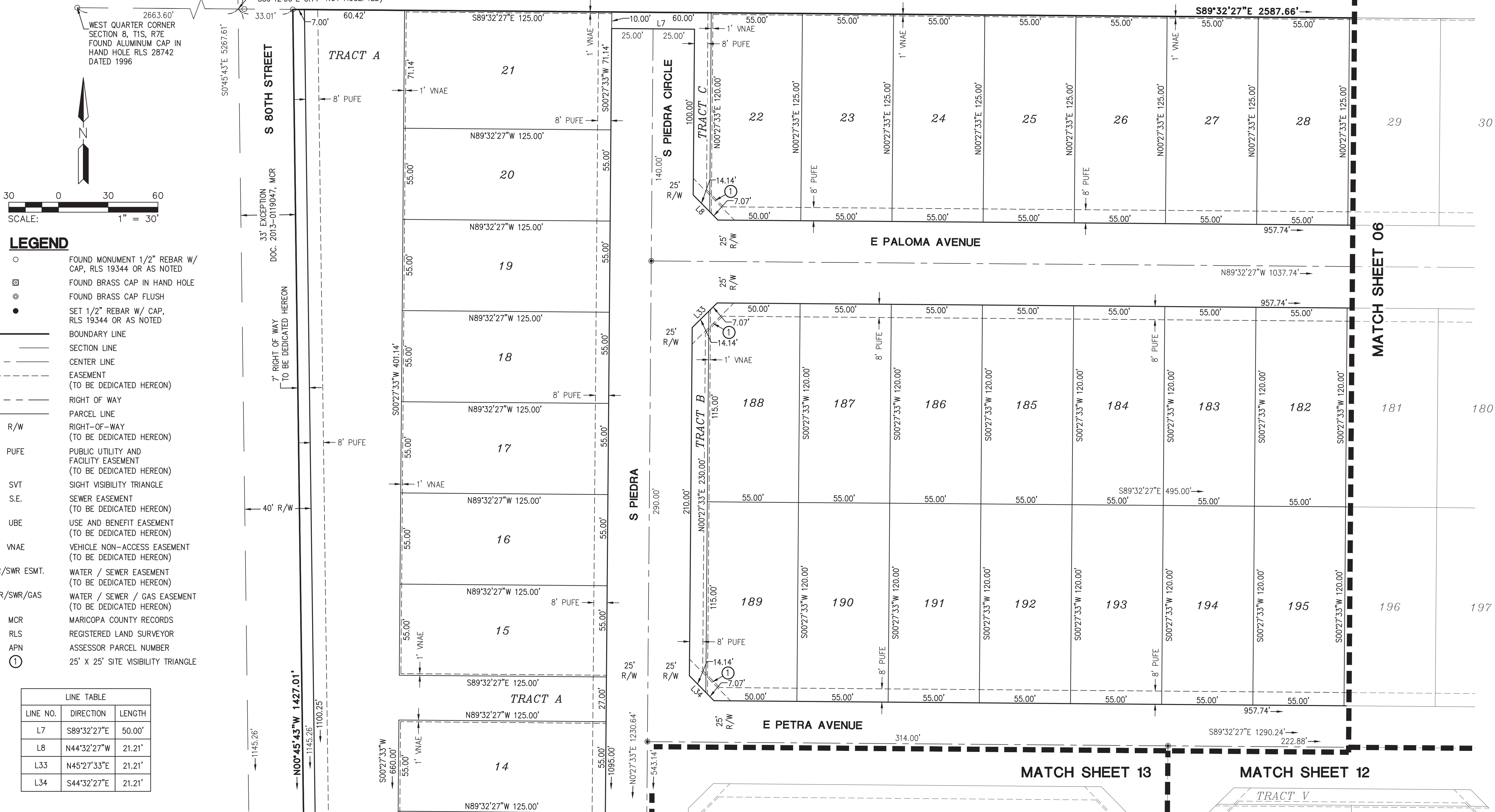
CENTER OF SECTION 8, T1S, R7E
POSITION CALCULATED BY INTERSECTION
(FOUND P.K. NAIL IN HAND HOLE,
S89°42'00"E 3.77' NOT ACCEPTED)

2629.39'

2663.60' N89°32'27"W 5317.27'

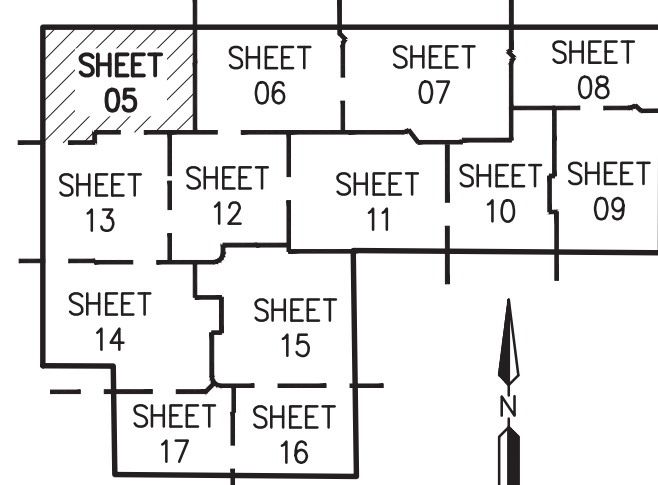
WEST QUARTER CORNER
SECTION 8, T1S, R7E
FOUND ALUMINUM CAP IN
HAND HOLE RLS 28742
DATED 1996

33.01' S0°45'43"E 5267.61'



- LEGEND**
- FOUND MONUMENT 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
 - ⊠ FOUND BRASS CAP IN HAND HOLE
 - ⊙ FOUND BRASS CAP FLUSH
 - SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
 - BOUNDARY LINE
 - SECTION LINE
 - CENTER LINE
 - - - EASEMENT (TO BE DEDICATED HEREON)
 - - - RIGHT OF WAY
 - - - PARCEL LINE
 - R/W RIGHT-OF-WAY (TO BE DEDICATED HEREON)
 - PUFE PUBLIC UTILITY AND FACILITY EASEMENT (TO BE DEDICATED HEREON)
 - SVT SIGHT VISIBILITY TRIANGLE
 - S.E. SEWER EASEMENT (TO BE DEDICATED HEREON)
 - UBE USE AND BENEFIT EASEMENT (TO BE DEDICATED HEREON)
 - VNAE VEHICLE NON-ACCESS EASEMENT (TO BE DEDICATED HEREON)
 - WTR/SWR ESMT. WATER / SEWER EASEMENT (TO BE DEDICATED HEREON)
 - WTR/SWR/GAS WATER / SEWER / GAS EASEMENT (TO BE DEDICATED HEREON)
 - MCR MARICOPA COUNTY RECORDS
 - RLS REGISTERED LAND SURVEYOR
 - APN ASSESSOR PARCEL NUMBER
 - ① 25' X 25' SITE VISIBILITY TRIANGLE

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L7	S89°32'27"E	50.00'
L8	N44°32'27"W	21.21'
L33	N45°27'33"E	21.21'
L34	S44°32'27"E	21.21'



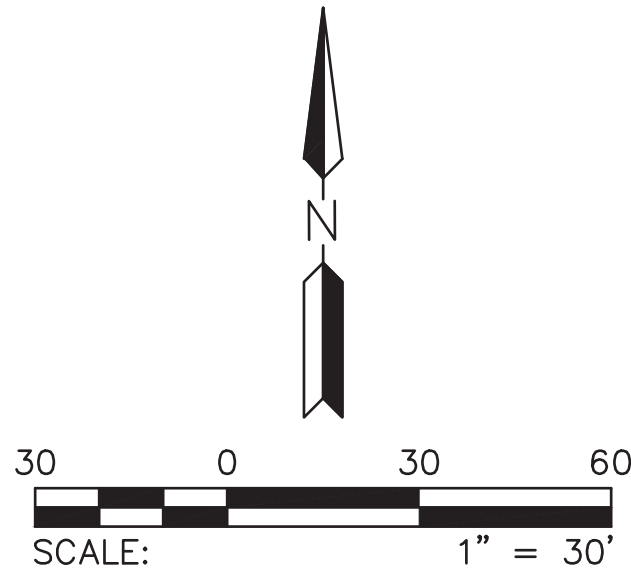
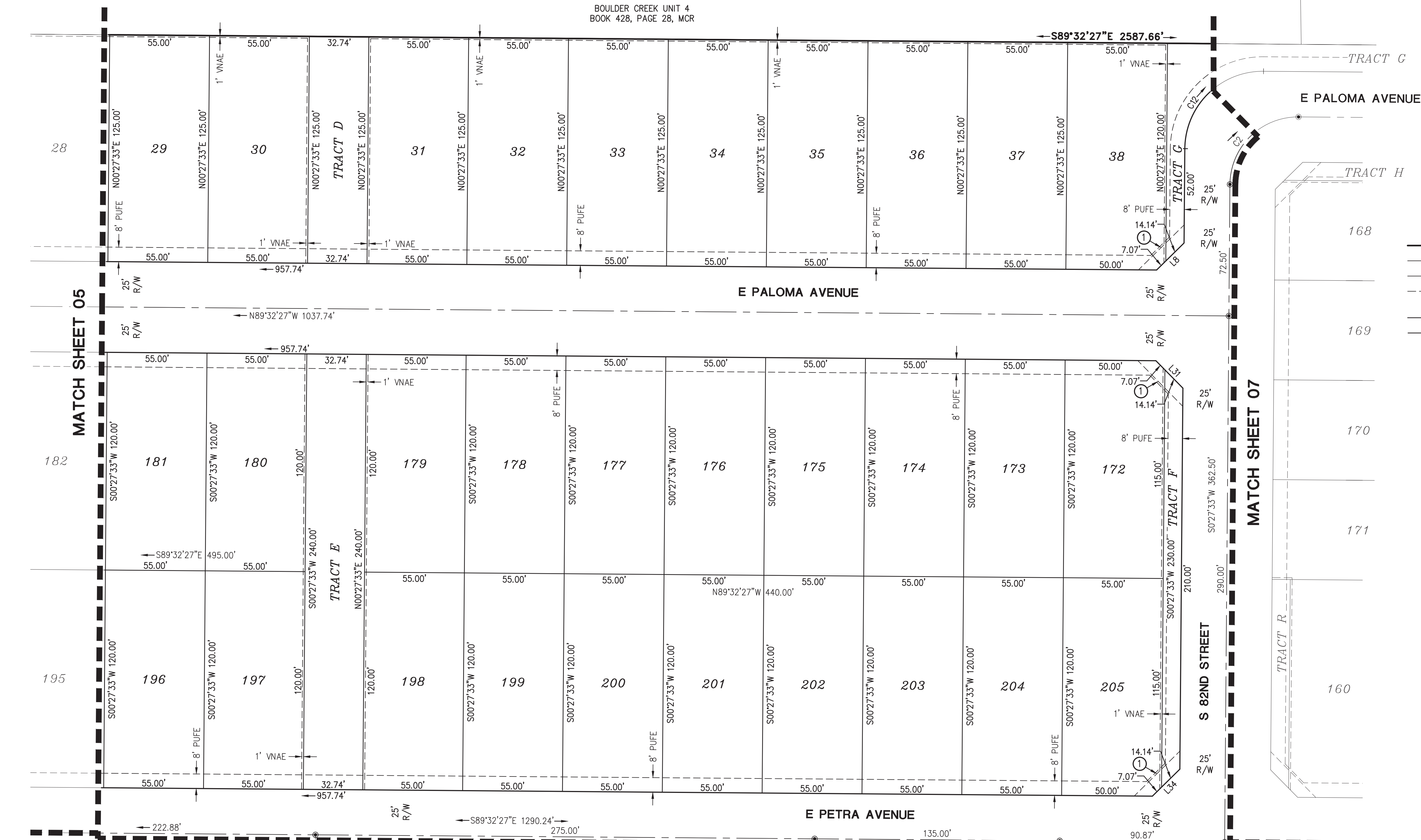
HILGARTWILSON
ENGINEER | PLANNING | SURVEY | MANAGEMENT
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016

HAWES CROSSING - VILLAGE 1
NORTHWEST CORNER HAWES ROAD & ELLIOT ROAD
MESA, ARIZONA

STATUS:
PROJ. NO.: 1833
DATE: July 2022
SCALE: AS SHOWN
DRAWN: JHD
APPROVED: KJP

MUNICIPAL TRACKING NO:

DWG. NO.
FP05
SHT. 5 OF 17

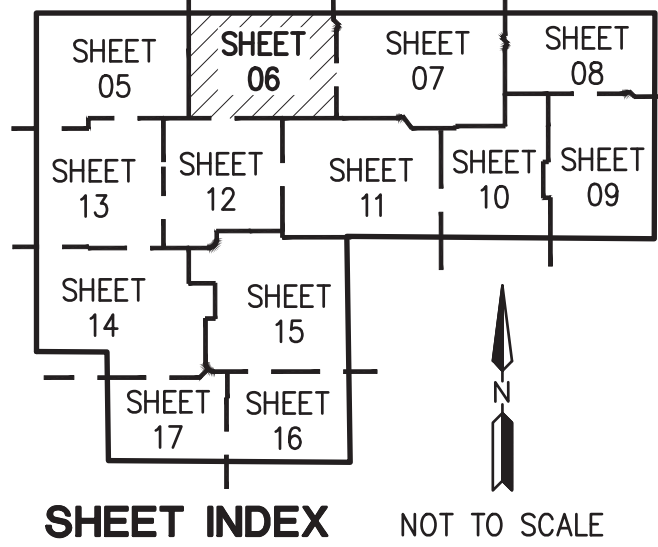
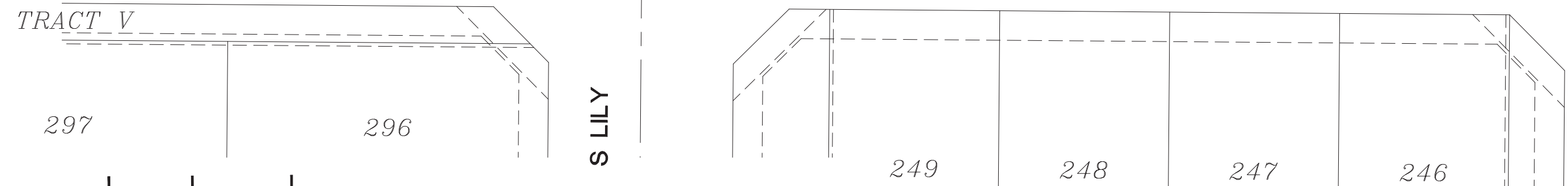


LEGEND

- FOUND MONUMENT 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- - - EASEMENT (TO BE DEDICATED HEREON)
- - - RIGHT OF WAY
- - - PARCEL LINE
- R/W RIGHT-OF-WAY (TO BE DEDICATED HEREON)
- PUFE PUBLIC UTILITY AND FACILITY EASEMENT (TO BE DEDICATED HEREON)
- SVT SIGHT VISIBILITY TRIANGLE
- S.E. SEWER EASEMENT (TO BE DEDICATED HEREON)
- UBE USE AND BENEFIT EASEMENT (TO BE DEDICATED HEREON)
- VNAE VEHICLE NON-ACCESS EASEMENT (TO BE DEDICATED HEREON)
- WTR/SWR ESMT. WATER / SEWER EASEMENT (TO BE DEDICATED HEREON)
- WTR/SWR/GAS WATER / SEWER / GAS EASEMENT (TO BE DEDICATED HEREON)
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- ① 25' X 25' SITE VISIBILITY TRIANGLE

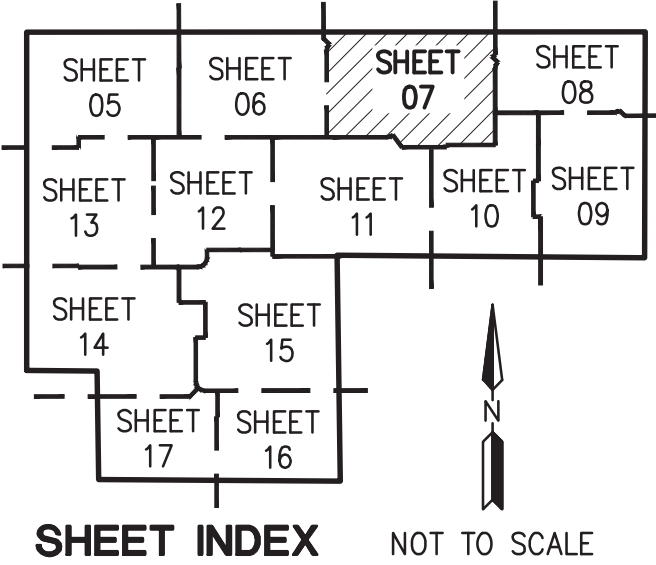
LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L8	N45°27'33"E	21.21'
L31	S44°32'27"E	21.21'
L34	N45°27'33"E	21.21'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C2	37.50'	90°00'00"	58.90'
C12	43.00'	90°00'00"	67.54'



PROJ. NO.: 1833	STATUS:
DATE: July 2022	MUNICIPAL TRACKING NO:
SCALE: AS SHOWN	DRAWN: JHYD
APPROVED: KJP	

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C2	37.50'	90°00'00"	58.90'
C3	37.50'	90°00'00"	58.90'
C4	37.50'	90°00'00"	58.90'
C7	37.50'	90°00'00"	58.90'
C12	43.00'	90°00'00"	67.54'
C13	43.00'	90°00'00"	67.54'
C14	43.00'	90°00'00"	67.54'
C17	37.00'	18°58'35"	12.25'
C18	55.00'	127°57'11"	122.83'



SHEET INDEX NOT TO SCALE

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S89°32'27"E	623.74'
L2	N00°27'33"E	13.00'
L10	N44°32'27"W	21.21'
L11	N45°27'33"E	21.21'
L22	N45°27'33"E	21.21'
L23	S44°32'27"E	21.21'
L24	N45°27'33"E	21.21'
L26	S44°32'27"E	21.21'
L27	N45°27'33"E	21.21'
L28	S44°32'27"E	21.21'
L29	N45°27'33"E	21.21'
L30	S44°32'27"E	21.21'
L31	N45°27'33"E	21.21'
L68	S38°52'38"W	31.03'
L97	S44°32'27"E	14.14'
L98	N36°11'16"W	28.51'



HAWES CROSSING - VILLAGE 1

NORTHWEST CORNER HAWES ROAD & ELLIOT ROAD

MESA, ARIZONA

FINAL PLAT

STATUS:

PROJ. NO.: 1833

DATE: July 2022

MUNICIPAL TRACKING NO:

SCALE: AS SHOWN

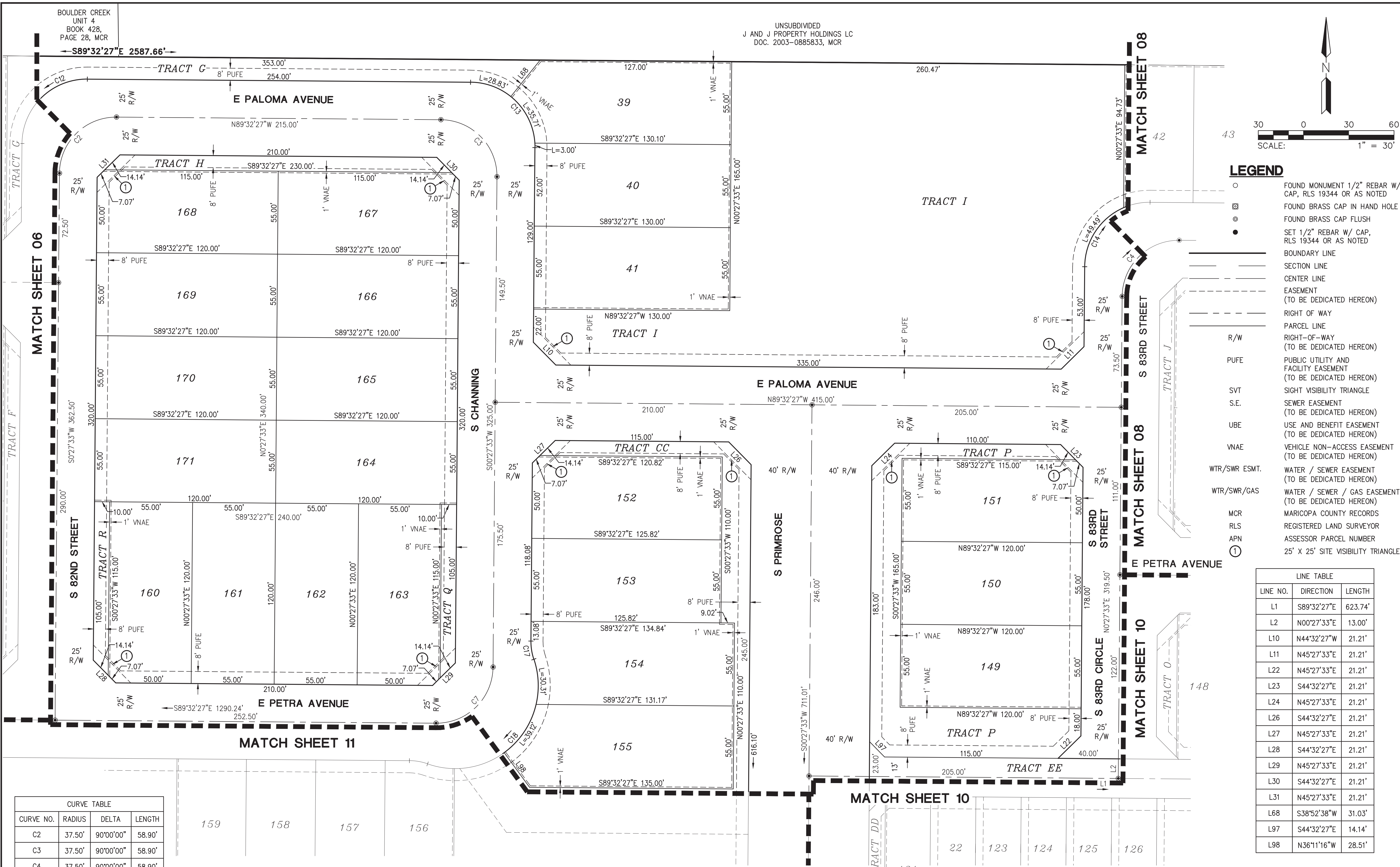
DRAWN: JHD

APPROVED: KJP

DWG. NO.

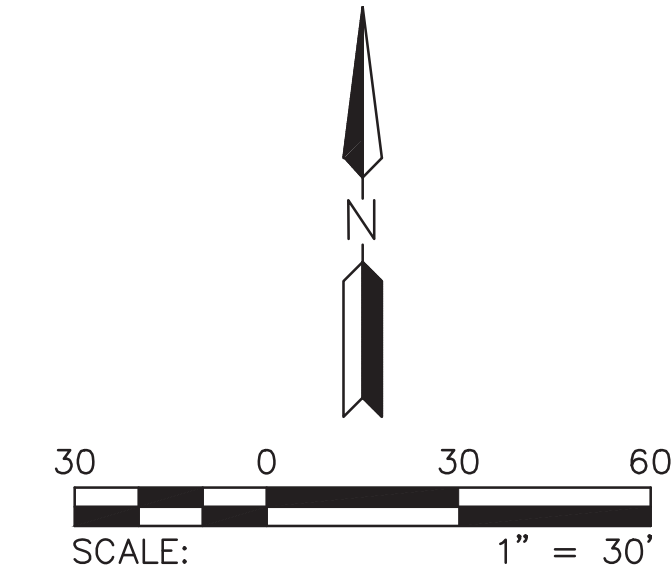
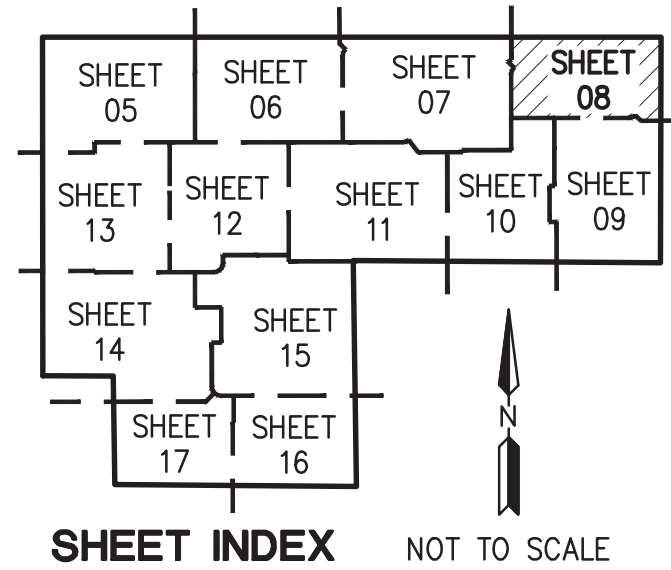
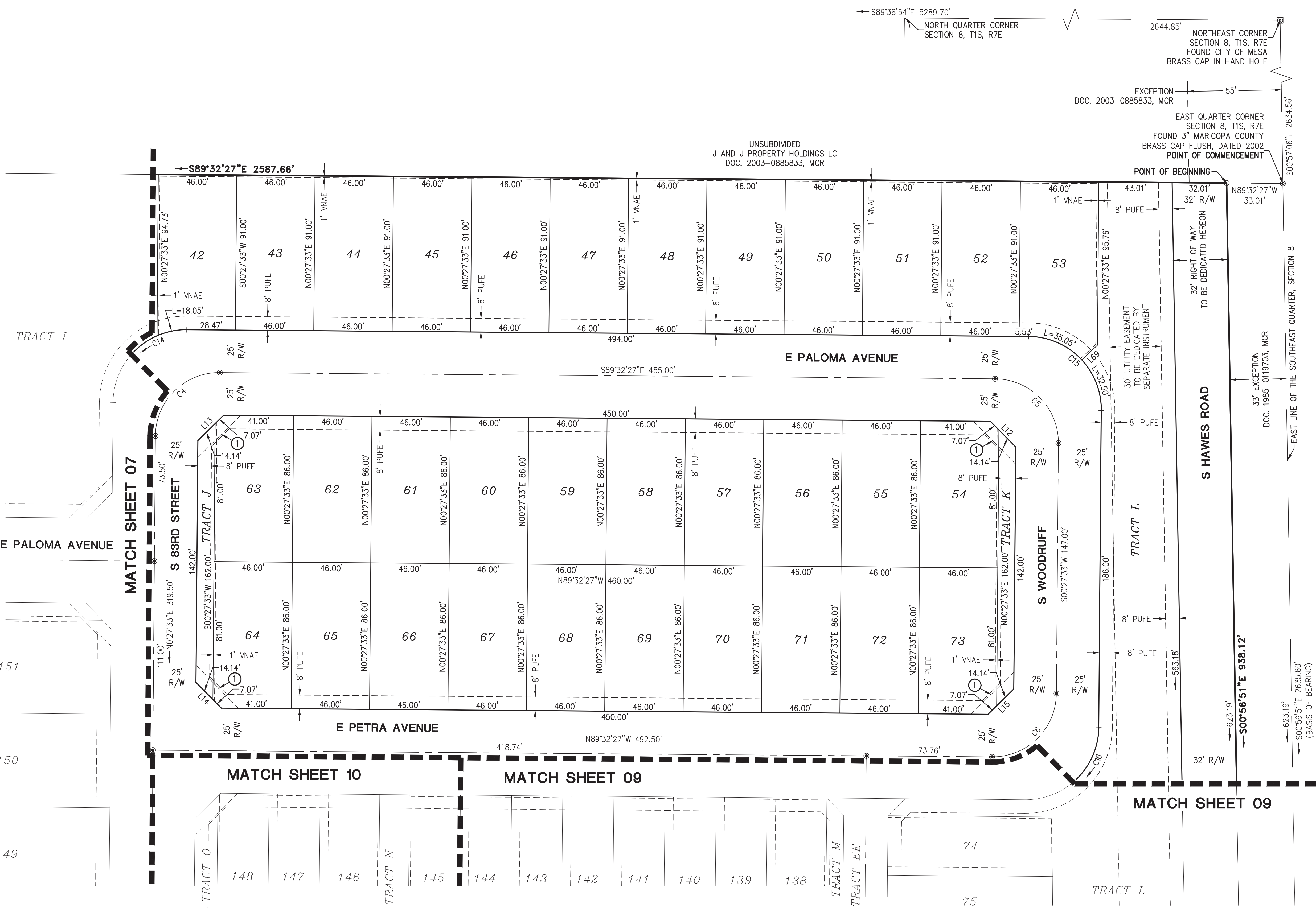
FP07

SHT. 7 OF 17



LEGEND

- FOUND MONUMENT 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
- BOUNDARY LINE
- - - SECTION LINE
- · - CENTER LINE
- · - EASEMENT (TO BE DEDICATED HEREON)
- · - RIGHT OF WAY
- · - PARCEL LINE
- R/W RIGHT-OF-WAY (TO BE DEDICATED HEREON)
- PUFE PUBLIC UTILITY AND FACILITY EASEMENT (TO BE DEDICATED HEREON)
- SVT SIGHT VISIBILITY TRIANGLE
- S.E. SEWER EASEMENT (TO BE DEDICATED HEREON)
- UBE USE AND BENEFIT EASEMENT (TO BE DEDICATED HEREON)
- VNAE VEHICLE NON-ACCESS EASEMENT (TO BE DEDICATED HEREON)
- WTR/SWR ESMT. WATER / SEWER EASEMENT (TO BE DEDICATED HEREON)
- WTR/SWR/GAS WATER / SEWER / GAS EASEMENT (TO BE DEDICATED HEREON)
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- ① 25' X 25' SITE VISIBILITY TRIANGLE

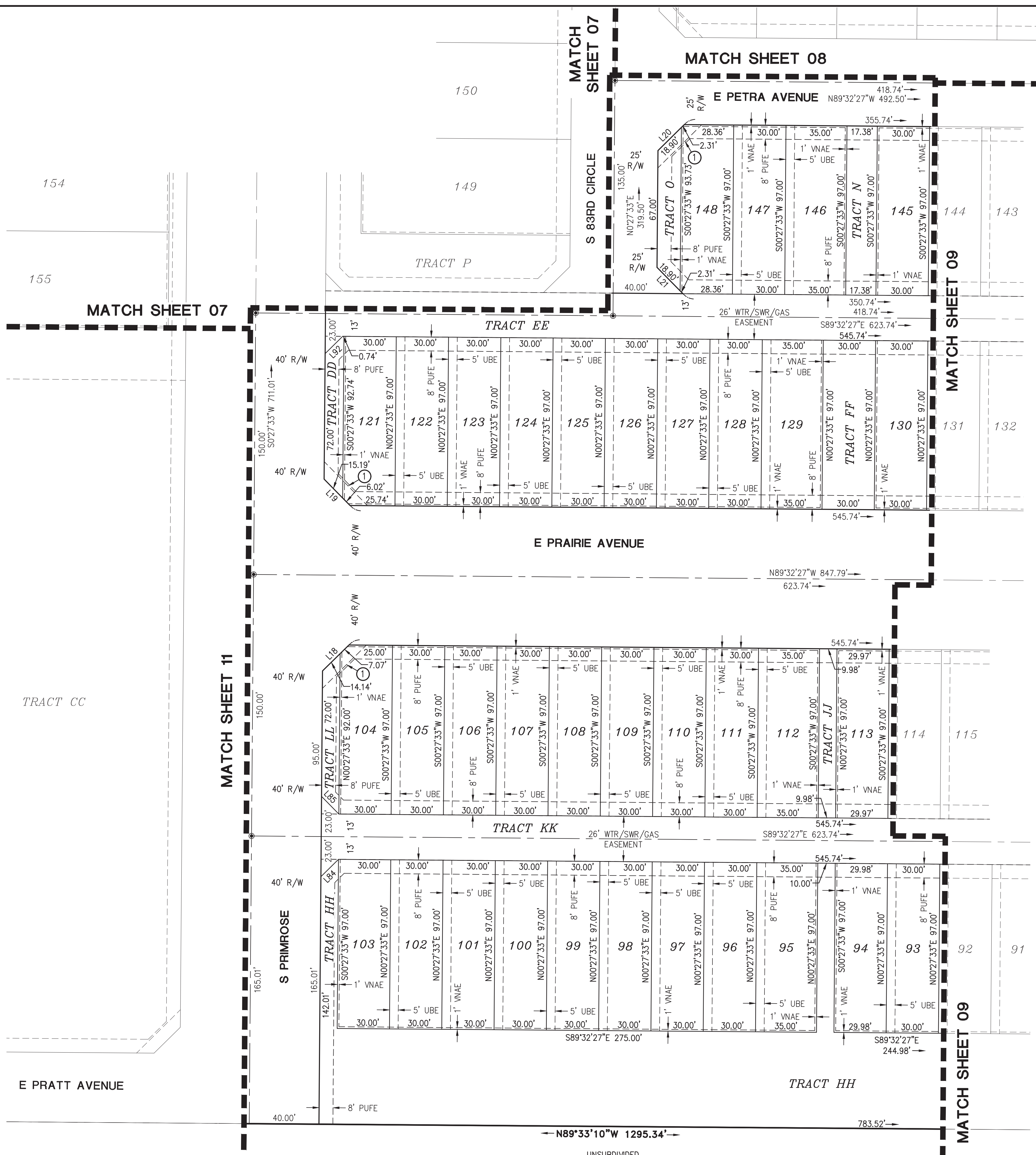


- LEGEND**
- FOUND MONUMENT 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
 - ⊗ FOUND BRASS CAP IN HAND HOLE
 - FOUND BRASS CAP FLUSH
 - SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
 - BOUNDARY LINE
 - SECTION LINE
 - - - CENTER LINE
 - - - EASEMENT (TO BE DEDICATED HEREON)
 - - - RIGHT OF WAY
 - - - PARCEL LINE
 - - - RIGHT-OF-WAY (TO BE DEDICATED HEREON)
 - - - P.U.F.E. PUBLIC UTILITY AND FACILITY EASEMENT (TO BE DEDICATED HEREON)
 - - - S.V.T. SIGHT VISIBILITY TRIANGLE
 - - - S.E. SEWER EASEMENT (TO BE DEDICATED HEREON)
 - - - U.B.E. USE AND BENEFIT EASEMENT (TO BE DEDICATED HEREON)
 - - - V.N.A.E. VEHICLE NON-ACCESS EASEMENT (TO BE DEDICATED HEREON)
 - - - W.T.R./S.W.R. ESMT. WATER / SEWER EASEMENT (TO BE DEDICATED HEREON)
 - - - W.T.R./S.W.R./GAS WATER / SEWER / GAS EASEMENT (TO BE DEDICATED HEREON)
 - - - M.C.R. MARICOPA COUNTY RECORDS
 - - - R.L.S. REGISTERED LAND SURVEYOR
 - - - A.P.N. ASSESSOR PARCEL NUMBER
 - ① 25' X 25' SITE VISIBILITY TRIANGLE

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L12	N44°32'27"W	21.21'
L13	N45°27'33"E	21.21'
L14	S44°32'27"E	21.21'
L15	N45°27'33"E	21.21'
L69	S46°50'31"W	12.68'

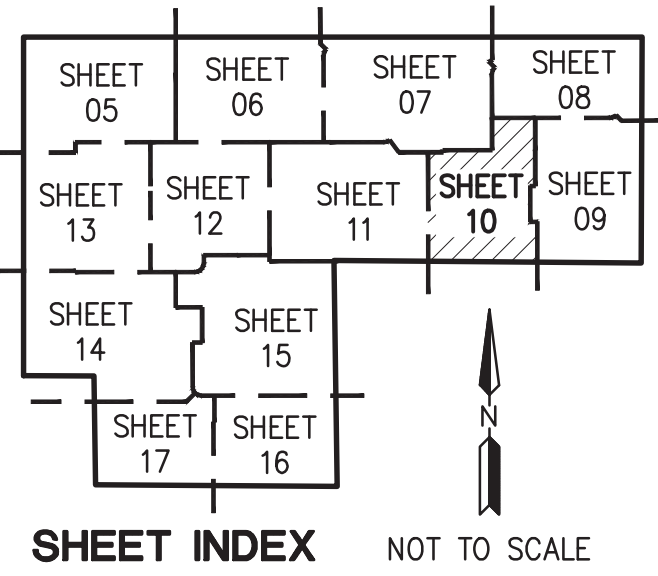
CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C4	37.50'	90°00'00"	58.90'
C5	37.50'	90°00'00"	58.90'
C6	37.50'	90°00'00"	58.90'
C14	43.00'	90°00'00"	67.54'
C15	43.00'	90°00'00"	67.54'
C16	43.00'	90°00'01"	67.54'





- LEGEND**
- FOUND MONUMENT 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
 - ⊠ FOUND BRASS CAP IN HAND HOLE
 - ⊙ FOUND BRASS CAP FLUSH
 - SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
 - BOUNDARY LINE
 - - - SECTION LINE
 - - - CENTER LINE
 - - - EASEMENT (TO BE DEDICATED HEREON)
 - - - RIGHT OF WAY
 - - - PARCEL LINE
 - - - RIGHT-OF-WAY (TO BE DEDICATED HEREON)
 - PUE PUBLIC UTILITY AND FACILITY EASEMENT (TO BE DEDICATED HEREON)
 - SVT SIGHT VISIBILITY TRIANGLE
 - S.E. SEWER EASEMENT (TO BE DEDICATED HEREON)
 - UBE USE AND BENEFIT EASEMENT (TO BE DEDICATED HEREON)
 - VNAE VEHICLE NON-ACCESS EASEMENT (TO BE DEDICATED HEREON)
 - WTR/SWR ESMT. WATER / SEWER EASEMENT (TO BE DEDICATED HEREON)
 - WTR/SWR/GAS WATER / SEWER / GAS EASEMENT (TO BE DEDICATED HEREON)
 - MCR MARICOPA COUNTY RECORDS
 - RLS REGISTERED LAND SURVEYOR
 - APN ASSESSOR PARCEL NUMBER
 - ① 25' X 25' SITE VISIBILITY TRIANGLE

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L18	N45°27'33"E	21.21'
L19	N44°32'27"W	21.21'
L20	S45°27'33"W	21.21'
L21	S44°32'27"E	21.21'
L84	N45°27'33"E	14.14'
L85	S44°32'25"E	14.14'
L92	S45°27'33"W	14.14'



HILGARTWILSON
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PHOENIX, AZ 85016

HAWES CROSSING - VILLAGE 1

NORTHWEST CORNER HAWES ROAD & ELLIOT ROAD

MESA, ARIZONA

FINAL PLAT

STATUS:

PROJ. NO.: 1833

DATE: July 2022

SCALE: AS SHOWN

DRAWN: JHD

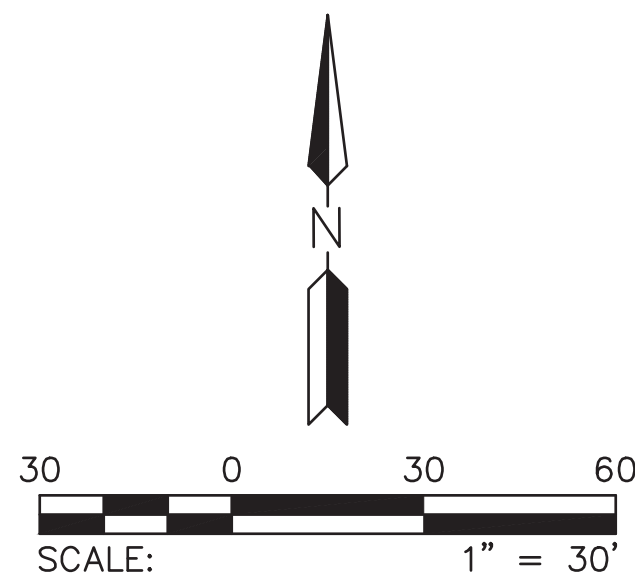
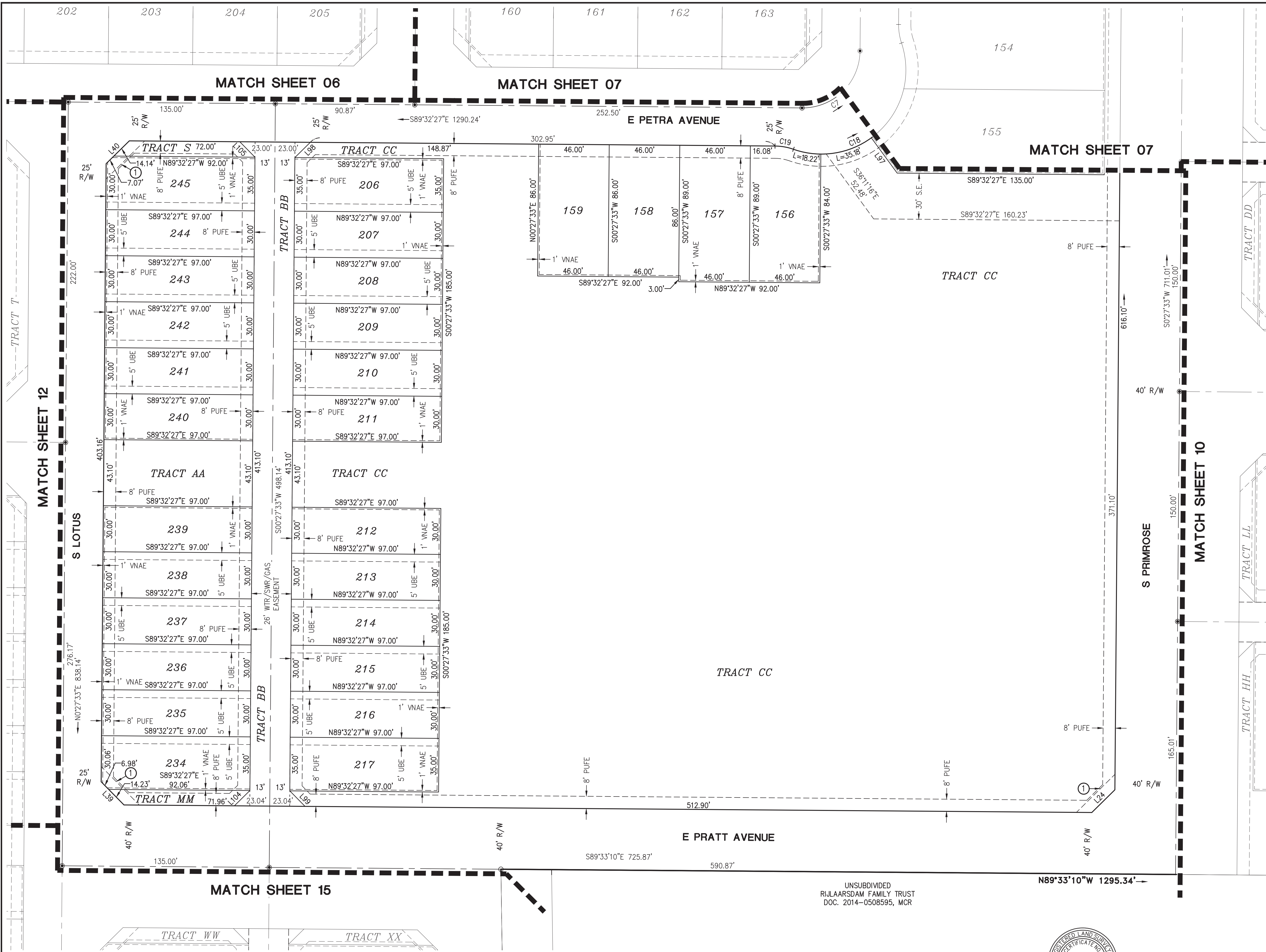
APPROVED: KJP

MUNICIPAL TRACKING NO:

DWG. NO.

FP10

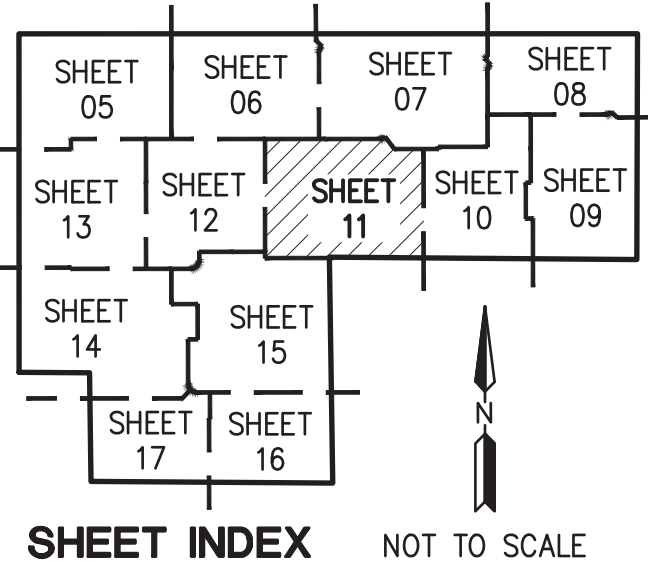
SHT. 10 OF 17



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L24	N45°27'33"E	21.11'
L39	S44°32'48"E	21.21'
L40	N45°27'33"E	21.21'
L97	N36°11'16"W	28.51'
L98	S45°27'33"W	14.14'
L99	S44°32'27"E	14.19'
L104	N45°27'33"E	14.21'
L105	S44°32'27"E	14.14'

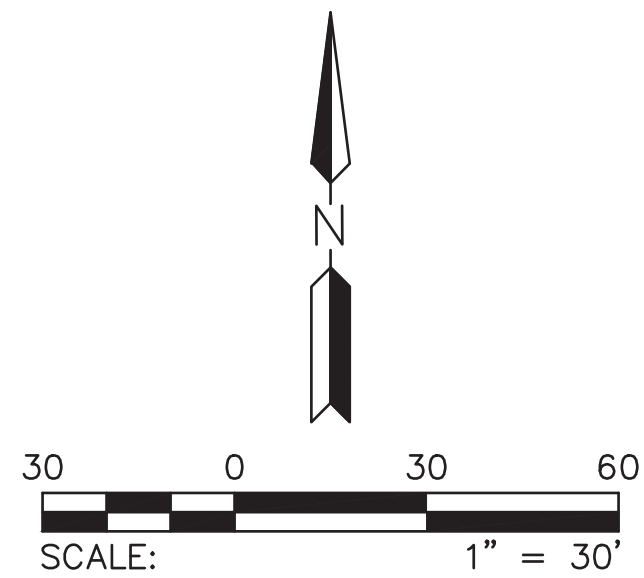
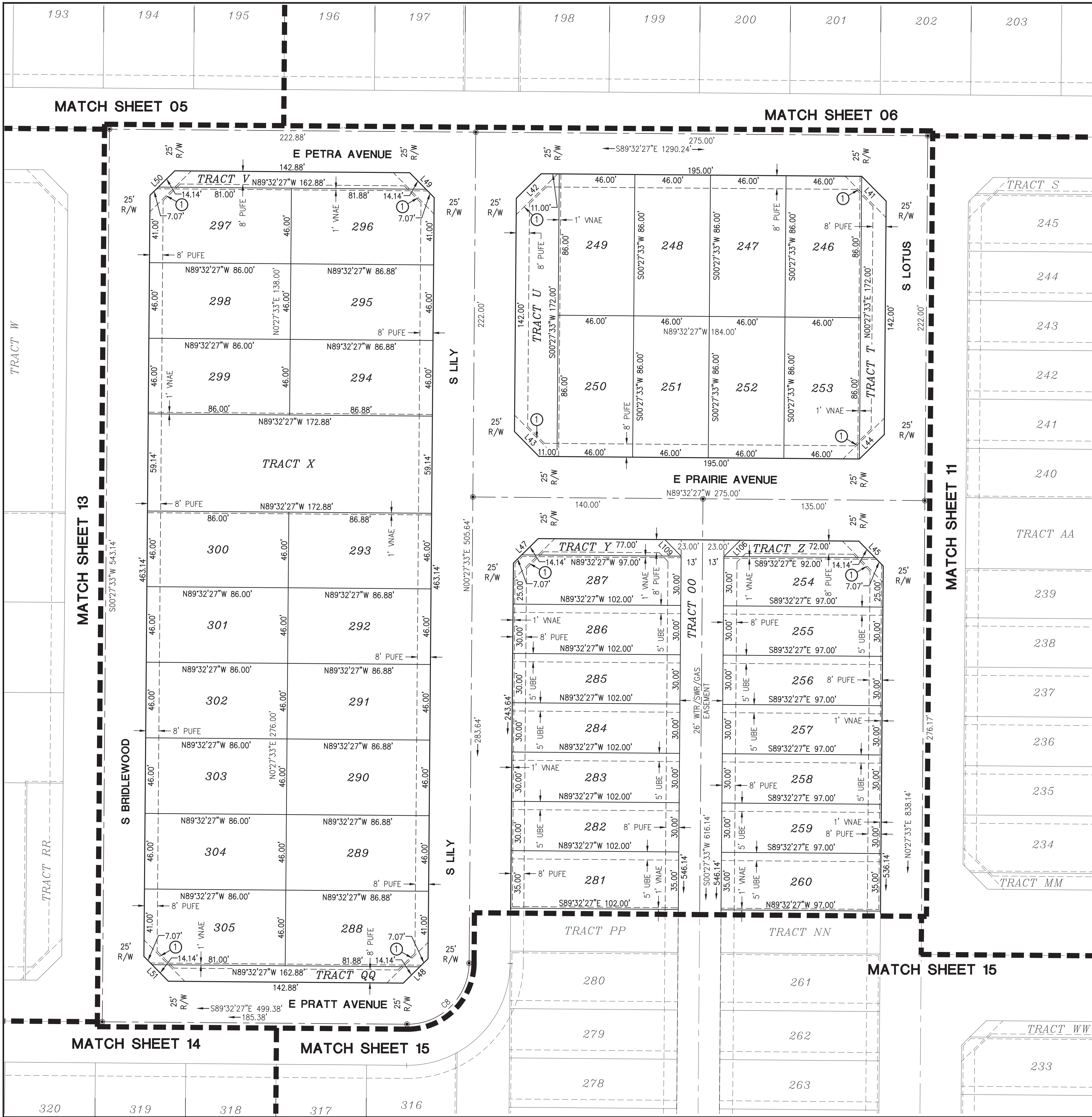
CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C7	37.50'	90°00'00"	58.90'
C18	55.00'	127°57'11"	122.83'
C19	37.00'	18°58'36"	12.25'

SEE SHEET FP10 OR FP12 FOR LEGEND



UNSUBDIVIDED
RIJLAARSDAM FAMILY TRUST
DOC. 2014-0508595, MCR

PROJ. NO.: 1833	STATUS:
DATE: July 2022	
SCALE: AS SHOWN	MUNICIPAL TRACKING NO:
DRAWN: JHYD	
APPROVED: KJP	

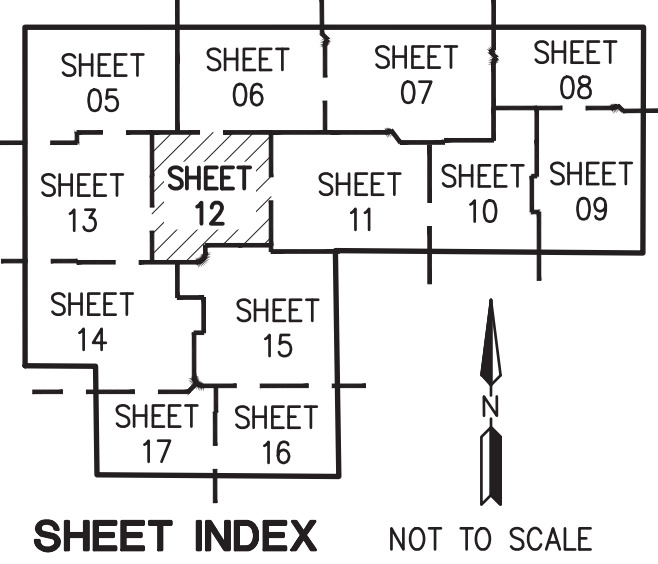


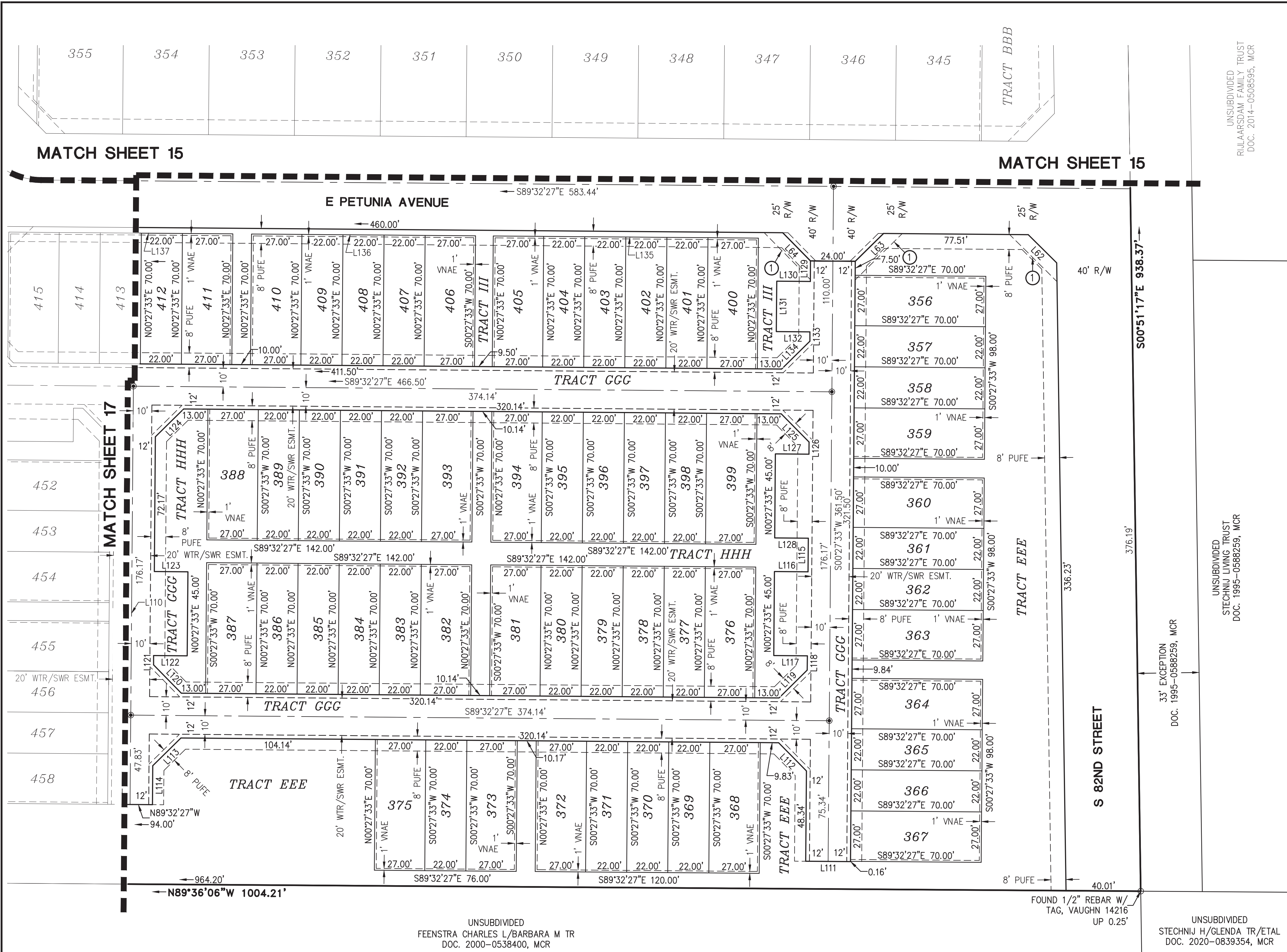
LEGEND

- FOUND MONUMENT 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- - - EASEMENT (TO BE DEDICATED HEREON)
- - - RIGHT OF WAY
- - - PARCEL LINE
- R/W RIGHT-OF-WAY (TO BE DEDICATED HEREON)
- PUFE PUBLIC UTILITY AND FACILITY EASEMENT (TO BE DEDICATED HEREON)
- SVT SIGHT VISIBILITY TRIANGLE
- S.E. SEWER EASEMENT (TO BE DEDICATED HEREON)
- UBE USE AND BENEFIT EASEMENT (TO BE DEDICATED HEREON)
- VNAE VEHICLE NON-ACCESS EASEMENT (TO BE DEDICATED HEREON)
- WTR/SWR ESMT. WATER / SEWER EASEMENT (TO BE DEDICATED HEREON)
- WTR/SWR/GAS WATER / SEWER / GAS EASEMENT (TO BE DEDICATED HEREON)
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- ① 25' X 25' SITE VISIBILITY TRIANGLE

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L41	N44°32'27"W	21.21'
L42	N45°27'33"E	21.21'
L43	S44°32'27"E	21.21'
L44	N45°27'33"E	21.21'
L45	S44°32'27"E	21.21'
L47	N45°27'33"E	21.21'
L48	S45°27'33"W	21.21'
L49	S44°32'27"E	21.21'
L50	S45°27'33"W	21.21'
L51	N44°32'27"W	21.21'
L106	S45°27'33"W	14.14'
L109	S44°32'27"E	14.14'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C8	37.50'	90°00'00"	58.90'



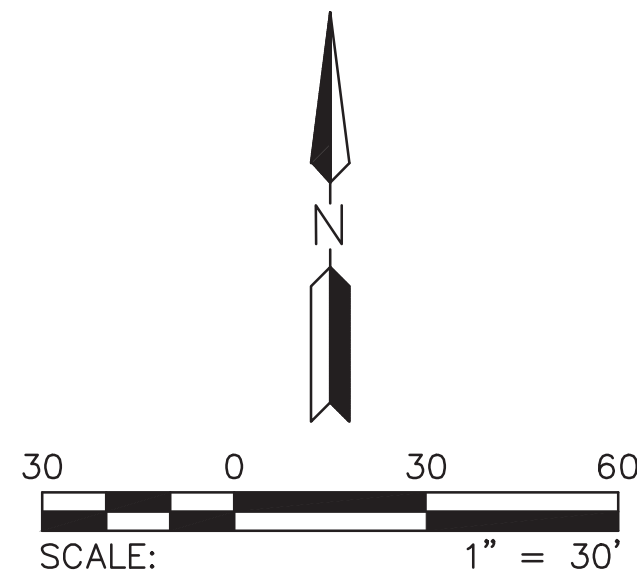


UNSUBDIVIDED
RULAAHSDAM FAMILY TRUST
DOC. 2014-0508595, MCR

UNSUBDIVIDED
STECHNIJ LIVING TRUST
DOC. 1995-0588259, MCR

33' EXCEPTION
DOC. 1995-0588259, MCR

UNSUBDIVIDED
STECHNIJ H/GLENDA TR/ETAL
DOC. 2020-0839354, MCR



LEGEND

- FOUND MONUMENT 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
- ⊠ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
- BOUNDARY LINE
- SECTION LINE
- - - CENTER LINE
- - - EASEMENT (TO BE DEDICATED HEREON)
- - - RIGHT OF WAY
- - - PARCEL LINE
- R/W RIGHT-OF-WAY (TO BE DEDICATED HEREON)
- PUFE PUBLIC UTILITY AND FACILITY EASEMENT (TO BE DEDICATED HEREON)
- SVT SIGHT VISIBILITY TRIANGLE
- S.E. SEWER EASEMENT (TO BE DEDICATED HEREON)
- UBE USE AND BENEFIT EASEMENT (TO BE DEDICATED HEREON)
- VNAE VEHICLE NON-ACCESS EASEMENT (TO BE DEDICATED HEREON)
- WTR/SWR ESMT. WATER / SEWER EASEMENT (TO BE DEDICATED HEREON)
- WTR/SWR/GAS WATER / SEWER / GAS EASEMENT (TO BE DEDICATED HEREON)
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- ① 25' X 25' SITE VISIBILITY TRIANGLE

LINE TABLE			LINE TABLE		
LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH
L62	S45°11'52"E	21.46'	L123	N89°32'27"W	18.00'
L63	S45°27'33"W	21.21'	L124	N45°27'33"E	21.21'
L64	N44°32'27"W	21.21'	L125	S44°32'27"E	21.21'
L110	N00°27'33"E	224.00'	L126	S00°27'33"W	6.50'
L111	N89°32'27"W	24.00'	L127	S89°32'27"E	18.00'
L112	S44°32'27"E	21.21'	L128	N89°32'27"W	18.00'
L113	N45°27'33"E	21.21'	L129	S00°27'33"W	11.00'
L114	N00°27'33"E	20.83'	L130	S89°32'27"E	18.00'
L115	S00°27'33"W	18.00'	L131	N00°27'33"E	27.00'
L116	S89°32'27"E	18.00'	L132	N89°32'25"W	18.00'
L117	N89°32'27"W	18.00'	L133	S00°27'33"W	5.00'
L118	S00°27'33"W	7.67'	L134	N45°27'33"E	21.21'
L119	N45°27'33"E	21.21'	L135	N89°32'27"W	142.00'
L120	N44°32'27"W	21.21'	L136	N89°32'27"W	120.00'
L121	N00°27'33"E	5.00'	L137	N89°32'27"W	120.00'
L122	S89°32'27"E	18.00'			

INTERSECTION DETAILS FOR WATER / SEWER EASEMENT
WITH PUBLIC UTILITY & FACILITY EASEMENT
NOT TO SCALE . . . SEE SHEET FP03; 22', 27' X 70' TYPICAL TOWNHOME LOT DETAIL

