

ENGINEER

D & M ENGINEERING
ATTN: DURAN THOMPSON
1020 EAST GILBERT DRIVE, SUITE D
TEMPE, AZ 85281
(480) 350-9590

OWNER

DESERT GOLD LAND HOLDINGS, LLC
ATTN: LADELL CALL
8680 EAST WATERFORD CIRCLE
MESA, AZ 85212
PHONE: (602) 691-8204
EMAIL: ALCBUILDERS86@gmail.com

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 FINAL PLAT

NOTES

- 1. PUBLIC UTILITY AND FACILITY EASEMENTS (PUFE) WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS...
2. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES...
3. CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES...
4. UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION...
5. ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION...
6. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES...
7. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL IMPROVEMENTS, OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES...
8. THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
9. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
10. ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
11. THE PASADENA PARK HOME OWNERS ASSOCIATION WILL HAVE THE RESPONSIBILITY FOR MAINTAINING THE "COMMON AREAS" TO BE NOTED AS TRACTS OR EASEMENTS INCLUDING LANDSCAPING AND DRAINAGE FACILITIES...
12. WHENEVER DRAINAGE EASEMENTS ARE GREATER THAN THE STANDARD SETBACKS, THE EASEMENT LINE WILL BECOME THE NEW REQUIRED BUILDING SET BACK.
13. 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.
14. 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...
15. A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) HAS BEEN OR WILL BE RECORDED FOR THIS SUBDIVISION...
16. TRACT A IS HEREBY DEDICATED AS AN EASEMENT FOR INGRESS/EGRESS FOR REFUSE AND EMERGENCY VEHICLES, PUBLIC UTILITIES AND FACILITIES AND DRAINAGE PURPOSES...
17. 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.
18. 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.

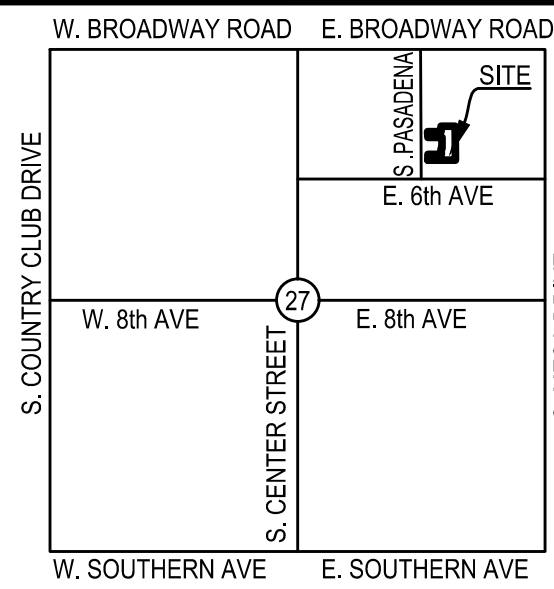
LEGAL DESCRIPTION

PARCEL NO. 1: LOT NINE (9), BLOCK FOUR (4), ALMOND PLACE, ACCORDING TO BOOK 23 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA...
PARCEL NO. 2: THE EAST 130 FEET OF LOT 8, BLOCK 4, OF ALMOND PLACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA...
PARCEL NO. 3: THE NORTHEAST 1/4 OF LOT 7, BLOCK 4, ALMOND PLACE, ACCORDING TO BOOK 23 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA...
PARCEL NO. 4: THE SOUTH 1/2 OF LOT 7, BLOCK 4, ALMOND PLACE, ACCORDING TO BOOK 23 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA...

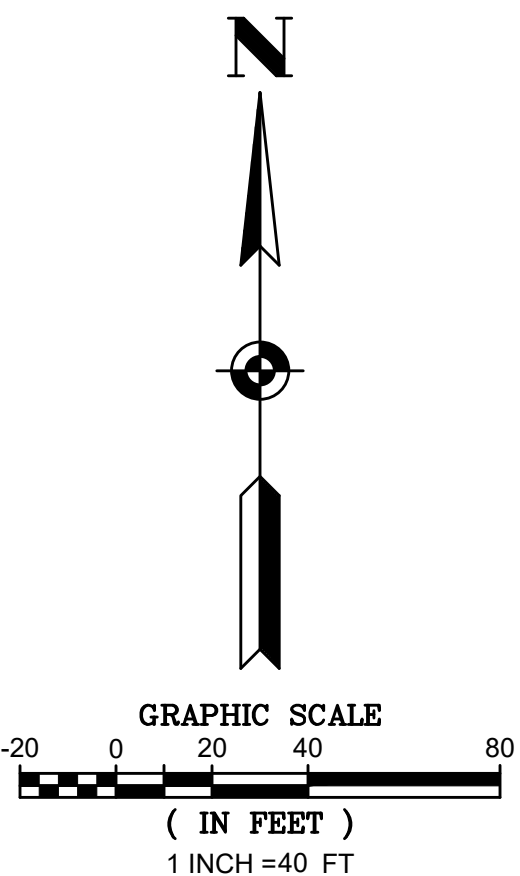
ASSESSOR'S PARCEL NUMBERS: 139-36-065A, 139-36-065C, 139-36-067, 139-36-069

SITE DATA

GROSS: 72,679 SF, 1.67 AC
NET: 69,113 SF, 1.58 AC
NUMBER OF UNITS PROPOSED: 16
OPEN SPACE: 28,309 SF
ZONING: RM-2 W/ BONUS INTENSITY ZONE OVERLAY (B2)



VICINITY MAP N.T.S.



LOT TABLE with columns: LOT #, AREA (SF), AREA (AC.). Rows include LOT 101 through LOT 116.

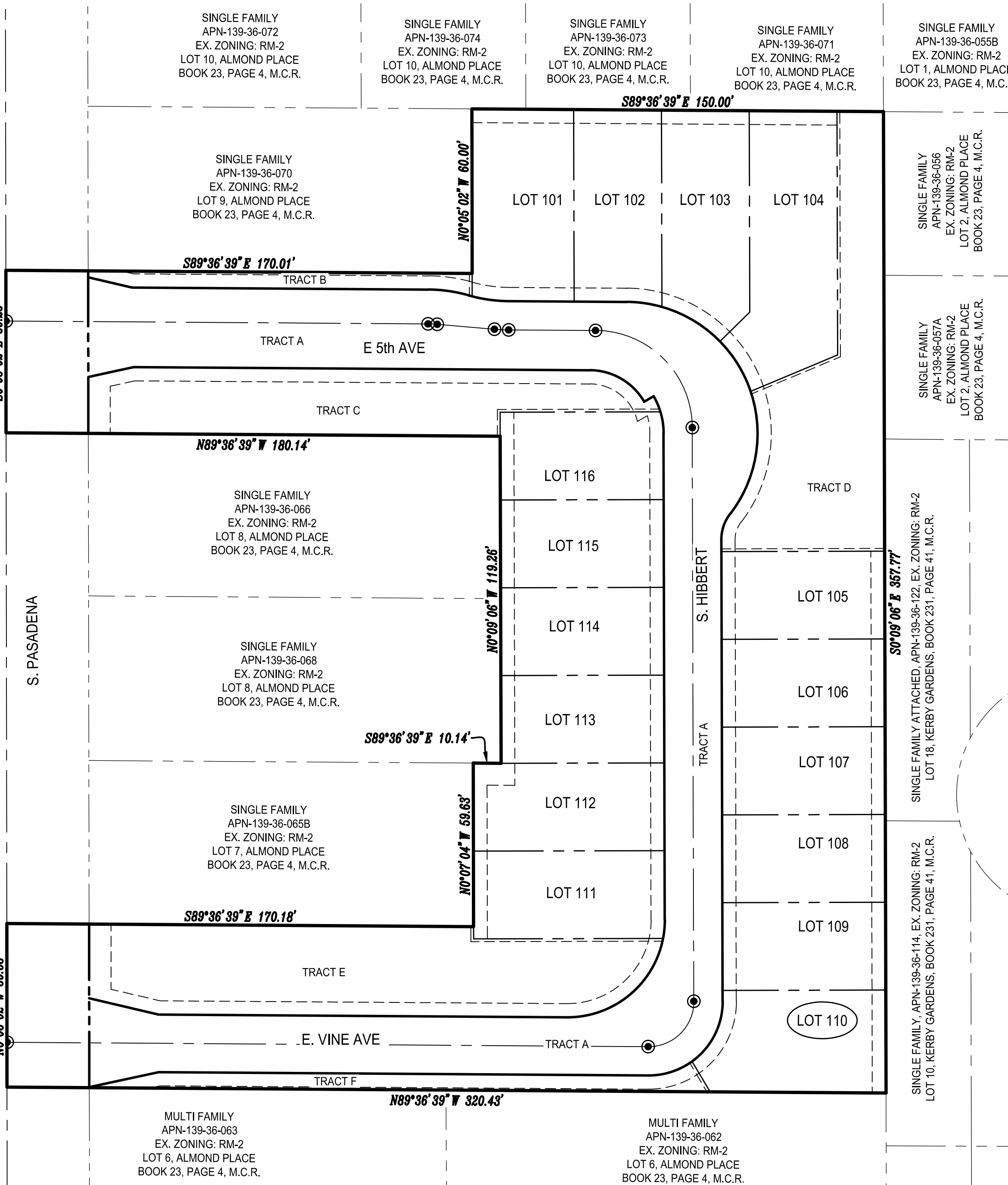
TRACT TABLE with columns: TRACT, AREA (SF), AREA (AC.), DESCRIPTION. Rows include TRACT A through TRACT F.



NOTE: THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF D & M ENGINEERING. ANY UNAUTHORIZED REPRODUCTIONS, REVISIONS, ADDITIONS, OR ALTERATIONS OF THESE DRAWINGS IS STRICTLY PROHIBITED...

FINAL PLAT FOR PASADENA PARK

LOCATED IN A PORTION OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.



DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT DESERT GOLD LAND HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR PASADENA PARK, LOCATED IN A PORTION OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 5 EAST, 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.

DESERT GOLD LAND HOLDINGS, LLC 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...

IT IS AGREED THAT DESERT GOLD LAND HOLDINGS, LLC OR ITS SUCCESSORS OR ASSIGNS SHALL HAVE FULL USE OF THE EASEMENT EXCEPT FOR THE PURPOSE FOR WHICH THE SAME IS HEREBY 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...

DESERT GOLD LAND HOLDINGS, 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 FEWER THAN 8 FEET APART.

DESERT GOLD LAND HOLDINGS, 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 TRACTS A, B, C, D, E AND F 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-OR-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA...

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...

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...

DESERT GOLD LAND HOLDINGS, 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...

IN WITNESS WHEREOF:

DESERT GOLD LAND HOLDINGS, 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 \_\_\_, 2021.

DESERT GOLD LAND HOLDINGS, LLC AN ARIZONA LIMITED LIABILITY COMPANY

BY: LADELL CALL, MEMBER

DATE

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS \_\_\_ DAY OF \_\_\_, 2021, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED LADELL CALL, WHO ACKNOWLEDGED HIMSELF TO BE MEMBER OF DESERT GOLD LAND HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY PLATTED HEREON AND THAT HE AS OWNER, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREBY SET MY HAND AND OFFICIAL SEAL.

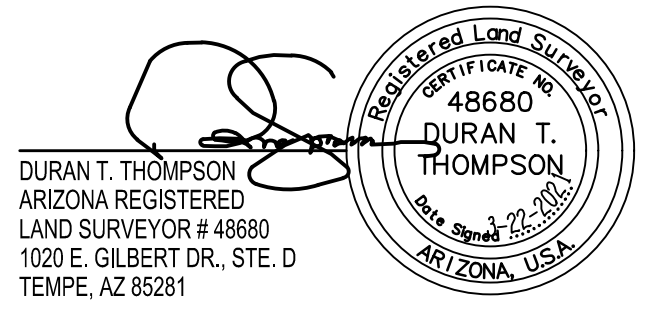
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

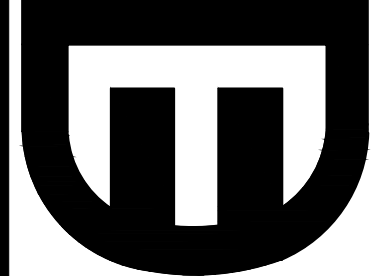
DATE

CERTIFICATE OF SURVEY

"I, DURAN T. THOMPSON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CONSISTING OF 2 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING MONTH OF FEBRUARY 2021; 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."



D&M Engineering, LLC
Duran Thompson, P.E.
1020 East Gilbert Drive, Suite D
Tempe, AZ 85281
Ph: (480) 350-9590, Fax: (480) 350-9486
E-Mail: engineer@dmeingineer.com

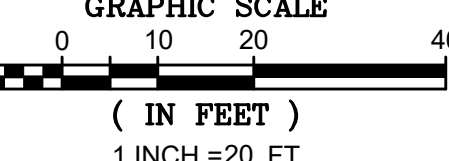
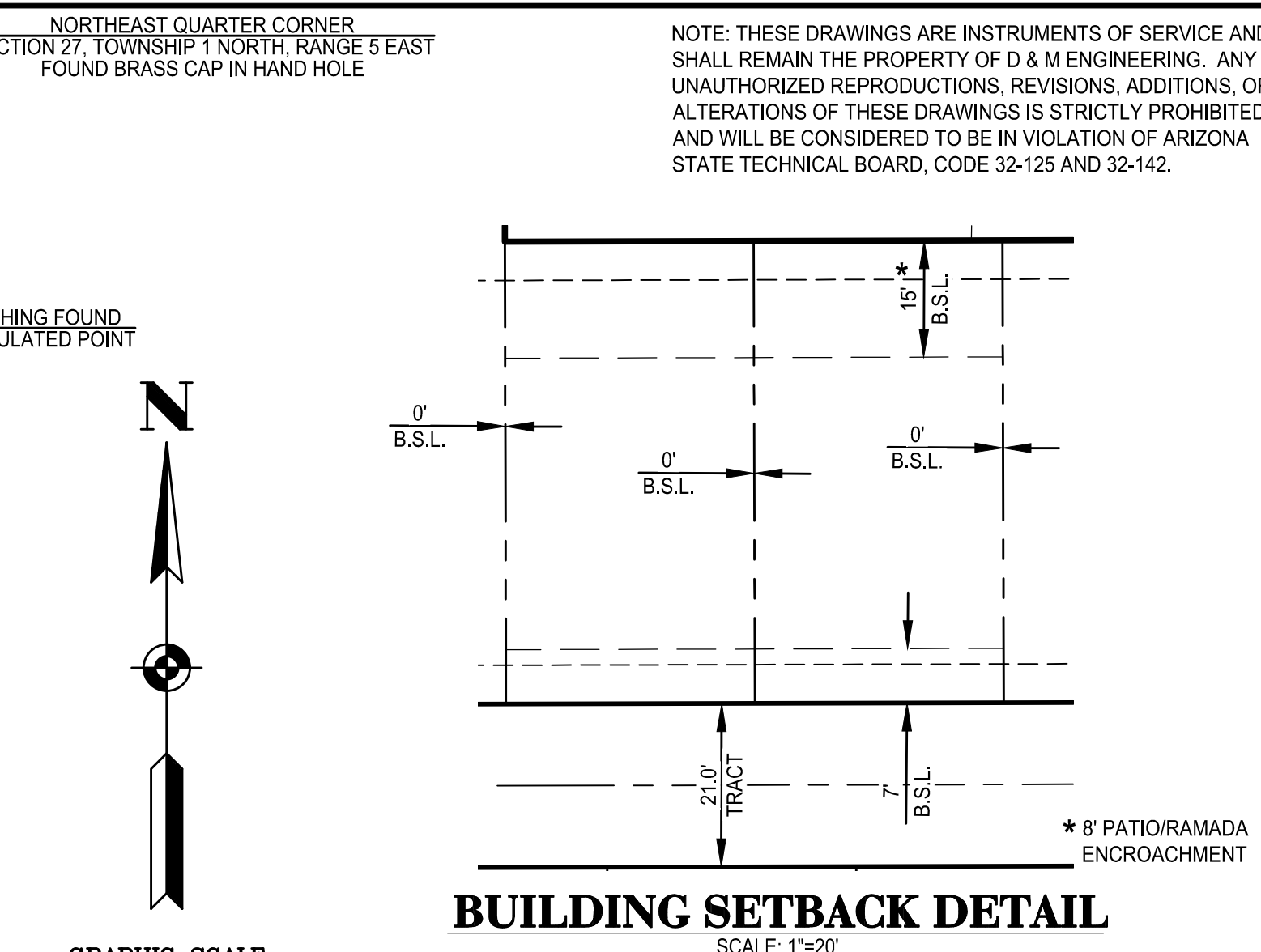
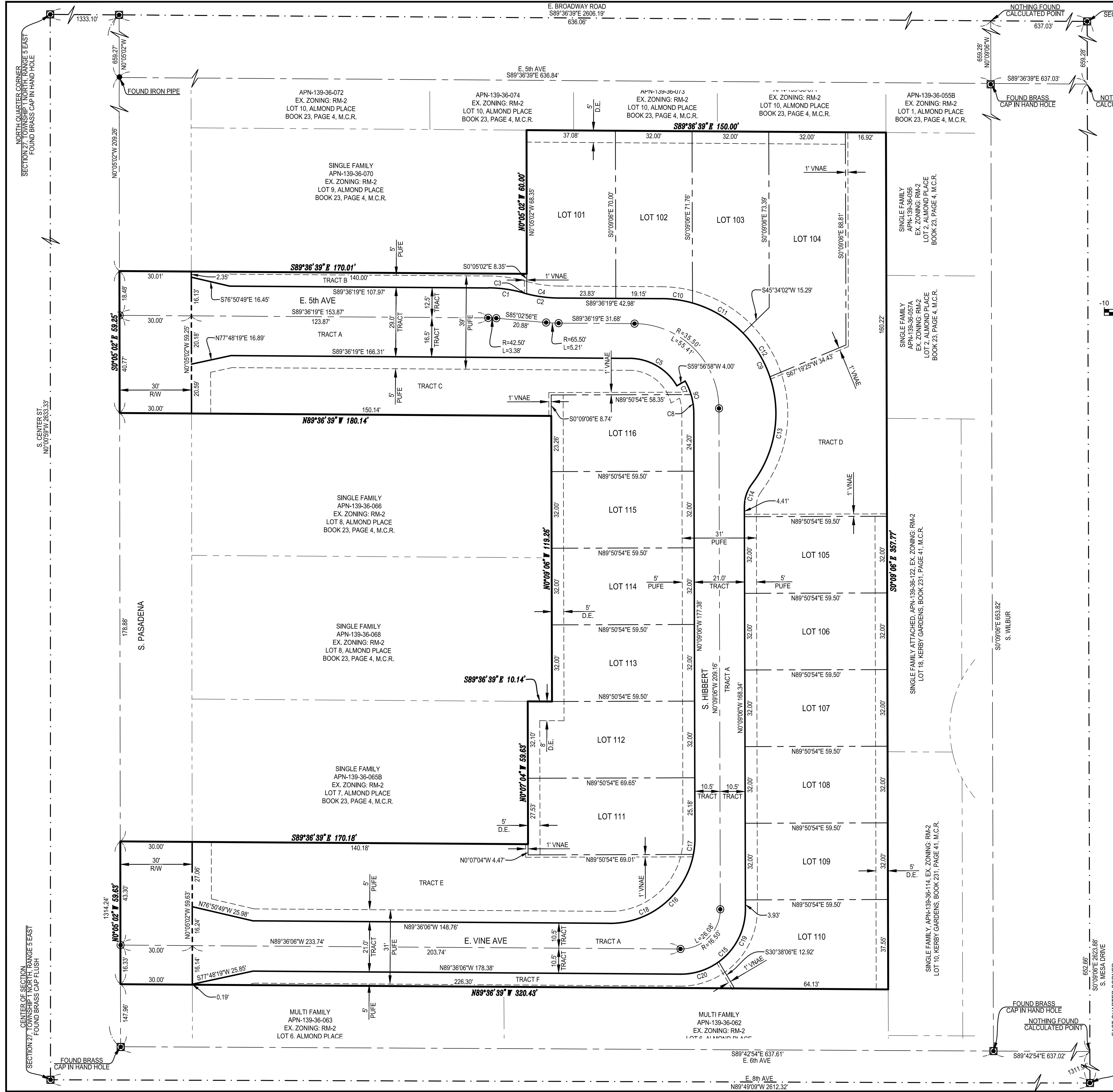


PASADENA PARK
523 S PASADENA
MESA, ARIZONA
FINAL PLAT

Table with columns: NO., DATE, REVISIONS, DESCRIPTION, APP., DATE. Includes a grid for tracking revisions.

Table with columns: DESIGNED, CHECKED, DRAWN, DATE, SCALE, PROJECT, FILE NAME. Includes project details and sheet number 1 OF 2.

F:\2019\190111--Pasadena Estates-Ladell Call\SURVEY\dwg\190111--Final Plat-Pasadena Estates-Ladell Call.dwg, 3/23/2021 9:27:16 AM, Arcelli Yazzie



LOT TABLE

LOT #	AREA (SF)	AREA (AC.)
LOT 101	2,591 S.F.	0.059 AC.
LOT 102	2,248 S.F.	0.052 AC.
LOT 103	2,478 S.F.	0.057 AC.
LOT 104	3,198 S.F.	0.073 AC.
LOT 105	1,904 S.F.	0.044 AC.
LOT 106	1,904 S.F.	0.044 AC.
LOT 107	1,904 S.F.	0.044 AC.
LOT 108	1,904 S.F.	0.044 AC.
LOT 109	1,904 S.F.	0.044 AC.
LOT 110	2,379 S.F.	0.055 AC.
LOT 111	2,228 S.F.	0.051 AC.
LOT 112	2,229 S.F.	0.051 AC.
LOT 113	1,904 S.F.	0.044 AC.
LOT 114	1,904 S.F.	0.044 AC.
LOT 115	1,904 S.F.	0.044 AC.
LOT 116	1,901 S.F.	0.044 AC.

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA
C1	55.0'	14.88'	15°29'55"
C2	55.0'	14.88'	15°29'55"
C3	55.0'	1.40'	1°27'24"
C4	55.0'	13.48'	14°02'32"
C5	23.00'	23.91'	59°33'17"
C6	27.00'	14.09'	29°53'56"
C7	27.00'	6.17'	13°06'04"
C8	27.00'	7.92'	16°47'52"
C9	48.00'	106.68'	127°20'15"
C10	48.00'	13.03'	15°33'12"
C11	48.00'	24.81'	29°37'09"
C12	48.00'	21.55'	25°43'33"
C13	48.00'	47.28'	56°26'22"
C14	15.00'	9.92'	37°53'02"
C15	27.00'	42.67'	90°33'00"
C16	35.50'	56.10'	90°33'00"
C17	35.50'	6.87'	11°04'48"
C18	35.50'	49.24'	79°28'12"
C19	27.00'	25.51'	54°07'35"
C20	27.00'	17.16'	36°25'25"

TRACT TABLE

TRACT	AREA (SF)	AREA (AC.)	DESCRIPTION
TRACT A	17,048 S.F.	0.391 AC.	PRIVATE STREETS, PUBLIC UTILITY AND FACILITY EASEMENT AND UNDERGROUND STORM DRAIN PIPES
TRACT B	822 S.F.	0.019 AC.	LANDSCAPING AND OPENSACE
TRACT C	4,370 S.F.	0.100 AC.	RETENTION, LANDSCAPING AND OPEN SPACE, PUBLIC UTILITIES AND PUBLIC DRAINAGE EASEMENT
TRACT D	4,911 S.F.	0.113 AC.	RETENTION, LANDSCAPING AND OPEN SPACE, PUBLIC UTILITIES AND PUBLIC DRAINAGE EASEMENT
TRACT E	6,250 S.F.	0.143 AC.	RETENTION, LANDSCAPING AND OPEN SPACE, PUBLIC UTILITIES AND PUBLIC DRAINAGE EASEMENT
TRACT F	1,269 S.F.	0.029 AC.	LANDSCAPING, DRAINAGE AND OPEN SPACE

**LEGEND**

- BOUNDARY LINE
- SECTION LINE
- PROPERTY LINE
- RIGHT OF WAY
- PROPOSED TRACT LINE
- CENTERLINE
- EASEMENT LINE, AS NOTED
- ADJACENT RIGHT-OF-WAY
- ADJACENT PROPERTY LINE
- STREET CL MONUMENT (SET BRASS CAP MAG STD. DTL. 120-1 TYPE "B") TAGGED R.L.S. No. 48680, UNLESS NOTED AS FOUND
- FOUND BRASS CAP IN HAND HOLE
- SET 1/2" REBAR, R.L.S. #48680
- RIGHT OF WAY
- ASSESSOR'S PARCEL NUMBER
- VEHICULAR NON-ACCESS EASEMENT
- DOCUMENT
- DOCKET
- BOOK
- PAGE
- R.L.S.
- M.C.R.
- ESMT.
- M.A.G.
- P.U.F.E.
- S.F.
- AC.
- D.E.

REGISTERED LAND SURVEYOR  
MARIKOPE COUNTY RECORDER  
EASEMENT  
MARIKOPE ASSOCIATION OF GOVERNMENTS  
PUBLIC UTILITY AND FACILITY EASEMENT  
SQUARE FEET  
ACRES  
DRAINAGE EASEMENT

Call at least two full working days before you begin excavation.  
**ARIZONA 811**  
Arizona One Stop, Inc.  
Dial 8-1-1 or 1-800-STAKE-IT (732-8348)  
In Maricopa County: (602) 263-1100

**D&M Engineering, LLC**  
Duran Thompson, P.E.  
1020 East Gilbert Drive, Suite D  
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Ph: (480) 350-9590, Fax: (480) 350-9486  
E-Mail: engineer@dmeengineering.com

**PASADENA PARK**  
523 S PASADENA  
MESA, ARIZONA

**FINAL PLAT**

CLIENT/PROJECT: PASADENA PARK  
NO. DATE: [ ] [ ]  
APP. DESCRIPTION: [ ] [ ]  
REVISIONS: [ ] [ ]  
DESIGNED: DTT  
DRAWN: AGY  
CHECKED: DTT  
DATE: 3-22-2021  
SCALE: 1" = 20'  
PROJECT: 190111  
FILE NAME: Final Plat

**SHEET 2 OF 2**