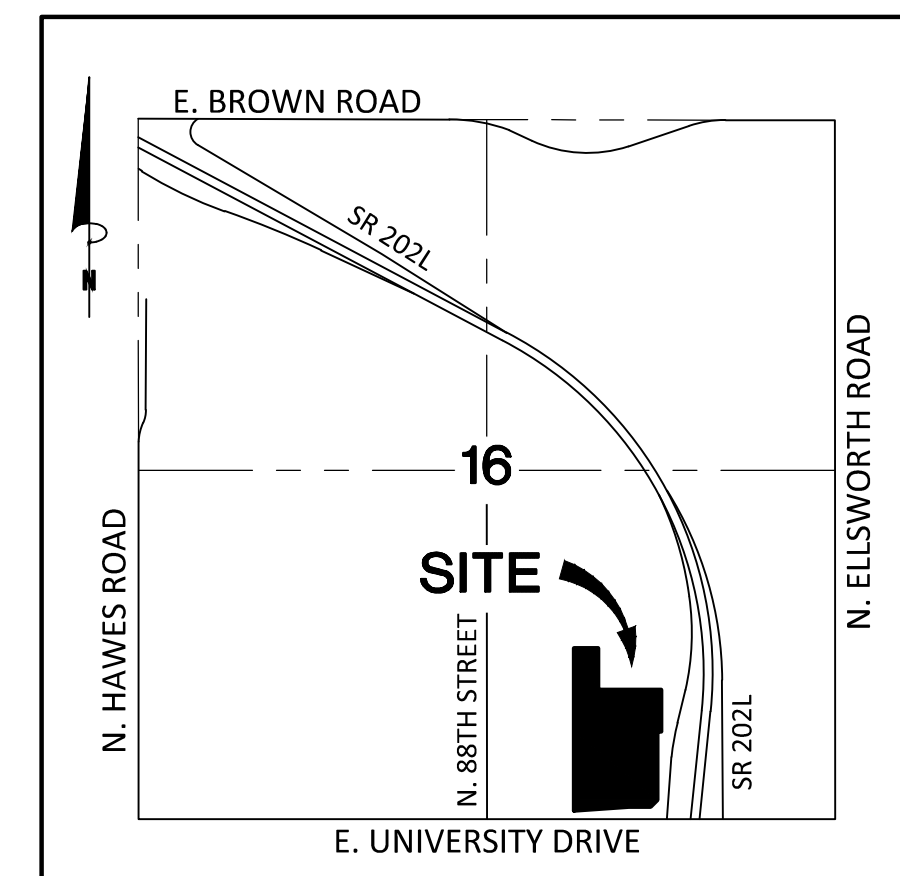


**FINAL PLAT OF
UNIVERSITY & 202**
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.



VICINITY MAP
N.T.S.

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } s.s.

KNOW ALL MEN BY THESE PRESENTS:

THAT ARCADIA CAPITAL GROUP LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "UNIVERSITY & 202", LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH OF THE STREETS, LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE STREETS, LOTS, TRACTS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

ARCADIA CAPITAL GROUP 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. 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 ARCADIA CAPITAL GROUP LLC, OR ITS SUCCESSORS OR ASSIGNS SHALL HAVE FULL USE OF THE EASEMENT EXCEPT FOR THE PURPOSE FOR WHICH THE SAME IS HEREIN CONVEYED TO THE CITY OF MESA, AND PROVIDED ALWAYS THAT NO BUILDING OR STRUCTURE OF ANY NATURE OR KIND WHATSOEVER, INCLUDING WITHOUT LIMITATION FENCES, NOR ANY PART OF SAME, SHALL BE CONSTRUCTED, INSTALLED OR PLACED ON OR OVER SAID EASEMENT OR ANY PART THEREOF BY ARCADIA CAPITAL GROUP LLC, OR THE SUCCESSORS OR ASSIGNS OF ARCADIA CAPITAL GROUP LLC, AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY ARCADIA CAPITAL GROUP LLC, OR THE SUCCESSORS OR ASSIGNS OF ARCADIA CAPITAL GROUP LLC, WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF MESA. THE RIGHTS AND OBLIGATIONS OF THE CITY OF MESA SHALL BE CONSTRUED BROADLY AND CONSISTENT WITH THE PERFORMANCE OF ITS OBLIGATIONS TO PROVIDE UTILITY SERVICE TO ITS CUSTOMERS.

ARCADIA CAPITAL GROUP LLC, HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "SIGHT VISIBILITY EASEMENT" OR "SVE" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO LANDSCAPING OTHER THAN GROUND COVER, FLOWERS AND GRANITE LESS THAN 2- FEET (MATURE) IN HEIGHT, AND/OR TREES WITH BRANCHES NOT LESS THAN 8- FEET ABOVE GROUND, WHICH TREES, IF ANY, MUST BE SPACED NOT LESS THAN 8 FEET APART.

ARCADIA CAPITAL GROUP 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", "I", "J", AND "K" ARE HEREBY RESERVED AS DRAINAGE FACILITIES AND RETENTION BASINS 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 FACILITIES.

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.

ARCADIA CAPITAL GROUP LLC, WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED BY THIS PLAT, AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON OR ENTITY HAVING ANY INTEREST THAT IS ADVERSE TO OR INCONSISTENT WITH THE FOREGOING DEDICATION, OR ANY OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT, HAS CONSENTED TO OR JOINED IN THIS PLAT AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH ARCADIA CAPITAL GROUP LLC, WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

ARCADIA CAPITAL GROUP 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 _____, 2023.

ARCADIA CAPITAL GROUP LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

RATIFICATION AND APPROVAL OF PLAT

STATE OF ARIZONA }
COUNTY OF MARICOPA } s.s.

KNOW ALL MEN BY THESE PRESENTS:

UNIVERSITY & 202 COMMUNITY ASSOCIATION, INC, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS FINAL PLAT FOR "GILBERT & MCKELLIP" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS PLAT.

IN WITNESS WHEREOF:

GILBERT & MCKELLIPS COMMUNITY ASSOCIATION, INC, AN ARIZONA NON-PROFIT CORPORATION, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS _____ DAY OF _____, 2023.

UNIVERSITY & 202 COMMUNITY ASSOCIATION, INC, AN ARIZONA NON-PROFIT CORPORATION

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } s.s.

ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED _____ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE _____ OF _____ AND THAT HE/SHE EXECUTED THIS INSTRUMENT FOR PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } s.s.

ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED _____ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE _____ OF _____ AND THAT HE/SHE EXECUTED THIS INSTRUMENT FOR PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

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 PUFES ON THIS PLAT. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. §9-1-1 INCLUDES THE PUFES ON THIS PLAT, THE TERM "PUBLIC EASEMENT" IN M.C.C. §9-1-5(A) INCLUDES PUFES, AND PUFES ON THIS PLAT ARE SUBJECT TO M.C.C. § 9-1-5(A).
- 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 E. UNIVERSITY DRIVE.
- 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.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
- TRACT "L" IS PRIVATE STREETS AND WILL BE OWNED AND MAINTAINED BY THE UNIVERSITY & 202 COMMUNITY ASSOCIATION, AS AND WHEN PROVIDED UNDER THE SUPPLEMENTAL DECLARATION. NO PARKING IS ALLOWED ON THESE PRIVATE STREETS. MANAGEMENT CONTROLS FOR THE ENFORCEMENT OF THE PARKING PROHIBITIONS ON TRACT "L" MAY BE ALTERED TO BE MORE RESTRICTIVE, BUT NOT LESS RESTRICTIVE, ONLY UPON WRITTEN APPROVAL OF THE CITY OF MESA FIRE MARSHALL.
- THE UNIVERSITY & 202 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).
- 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 WITH IN 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).
- A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) HAS BEEN OR WILL BE RECORDED FOR THIS SUBDIVISION, WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL AREAS SHOWN ON THIS PLAT.
- TRACT "L" IS HEREBY DEDICATED AS 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 ACCESSWAYS FOR INGRESS AND EGRESS FOR REFUSE AND EMERGENCY TYPE VEHICLES.
- 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.

CIVIL ENGINEER

BOWMAN
2420 S. POWER ROAD, #105
MEAS, AZ 85209
PHONE: (480) 605-2400
CONTACT: NATHAN LARSON

OWNER/DEVELOPER

ARCADIA CAPITAL GROUP LLC
7600 E. DOUBLETREE RANCH ROAD, STE 220
SCOTTSDALE, AZ 85258
PHONE: (602) 478-0662
CONTACT: CHRIS BROWN

SHEET INDEX

- COVER, NOTES, DEDICATION, SITE DATA, BASIS OF BEARINGS, CERTIFICATIONS
- LINE TABLE, CURVE TABLE, LOT AREA TABLE, TRACT TABLE, TYPICAL LOT DETAIL
- FINAL PLAT MAP

SITE DATA

ZONING: RS-43
NUMBER OF LOTS: 90
GROSS AREA: 14,5090 ACRES
ZONING CASE NO: ZON21-00593
PRELIMINARY PLAT CASE NO: ZON21-00594
ORDINANCE NO. 5690

BASIS OF BEARINGS

SOUTH 89°58'57" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO REPLAT OF DESERT HEIGHTS IN BOOK 443 OF MAPS, PAGE 14, MARICOPA COUNTY RECORDER

FLOOD ZONE

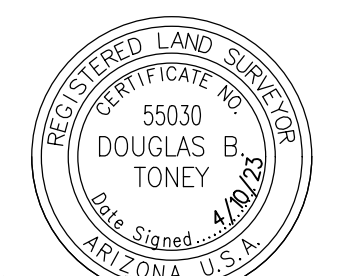
ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2295L, DATED OCTOBER 16, 2013 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"; AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Douglas B. Toney 4/10/23

DOUGLAS B. TONEY
REGISTERED LAND SURVEYOR NO. 55030
BOWMAN
1600 N. DESERT DRIVE, #210
TEMPE, ARIZONA 85281



APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THIS _____ DAY OF _____, 2023.

BY: _____ MAYOR DATE

ATTEST: _____ CITY CLERK DATE

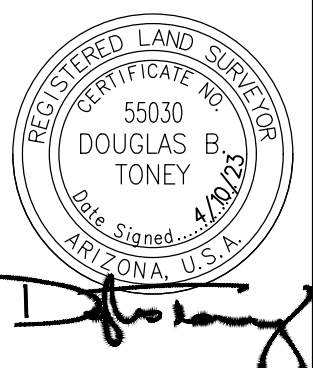
THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576.

APPROVED: _____ CITY ENGINEER DATE

Bowman
Bowman Consulting Group, Ltd.
1600 N Desert Drive, #210
Tempe, AZ 85281
Phone: (480) 628-8830
Fax: (480) 629-8841
www.bowman.com

**FINAL PLAT
UNIVERSITY & 202
MESA, ARIZONA**

DATE: 4/10/23
PROJ NO: 050952-01
TASK NUM: 001
DRAWN BY: TL
CHECKED: DT
QUALITY:
CLIENT NO:
SCALE N.T.S.
1 of 4



FINAL PLAT
UNIVERSITY & 202
MESA, ARIZONA

© Bowman Consulting Group, Ltd.

DATE: 4/10/23
 PROJ NO: 050952-01
 TASK NUM: 001
 DRAWN BY: TL
 CHECKED: DT
 QUALITY:
 CLIENT NO:
 SCALE
 N.T.S.
 2 of 4

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
1	4,250	0.0976
2	3,825	0.0878
3	3,825	0.0878
4	3,825	0.0878
5	3,825	0.0878
6	3,825	0.0878
7	3,825	0.0878
8	3,825	0.0878
9	3,825	0.0878
10	3,825	0.0878
11	3,825	0.0878
12	3,825	0.0878
13	3,825	0.0878
14	3,825	0.0878
15	3,825	0.0878
16	3,825	0.0878
17	3,825	0.0878
18	3,825	0.0878
19	3,825	0.0878
20	3,833	0.0880
21	3,601	0.0827
22	3,600	0.0826
23	3,600	0.0826

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
24	3,600	0.0826
25	3,600	0.0826
26	3,600	0.0826
27	4,585	0.1053
28	9,054	0.2079
29	4,718	0.1083
30	3,618	0.0831
31	3,618	0.0830
32	3,617	0.0830
33	3,617	0.0830
34	3,616	0.0830
35	3,616	0.0830
36	3,616	0.0830
37	3,615	0.0830
38	3,613	0.0829
39	3,611	0.0829
40	3,609	0.0829
41	4,244	0.0974
42	8,266	0.1898
43	4,881	0.1121
44	3,600	0.0826
45	3,600	0.0826
46	3,600	0.0826

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
47	3,600	0.0826
48	3,600	0.0826
49	3,600	0.0826
50	3,600	0.0826
51	3,596	0.0826
52	3,600	0.0826
53	3,600	0.0826
54	3,600	0.0826
55	3,600	0.0826
56	3,600	0.0826
57	3,600	0.0826
58	3,587	0.0824
59	3,588	0.0824
60	3,600	0.0826
61	3,600	0.0826
62	3,600	0.0826
63	3,600	0.0826
64	3,600	0.0826
65	3,600	0.0826
66	3,596	0.0826
67	3,596	0.0826
68	3,600	0.0826
69	3,600	0.0826

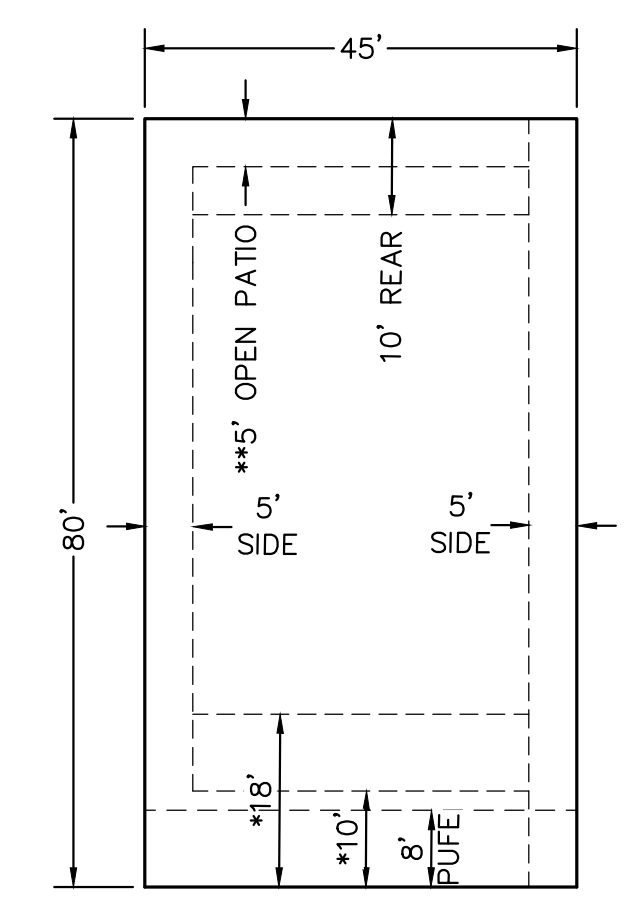
LOT AREA TABLE		
LOT	SQ. FT.	ACRES
70	3,600	0.0826
71	3,600	0.0826
72	3,600	0.0826
73	3,600	0.0826
74	3,588	0.0824
75	3,587	0.0824
76	3,600	0.0826
77	3,600	0.0826
78	3,600	0.0826
79	3,600	0.0826
80	3,600	0.0826
81	3,600	0.0826
82	3,596	0.0826
83	3,600	0.0826
84	3,600	0.0826
85	3,600	0.0826
86	3,588	0.0824
87	3,588	0.0824
88	3,600	0.0826
89	3,600	0.0826
90	3,600	0.0826

TRACT AREA TABLE			
TRACT	SQ. FT.	ACRES	DESCRIPTION
TRACT A	48,009	1.1021	LANDSCAPE, OPEN SPACE, RETENTION
TRACT B	16,865	0.3872	AMENITY, LANDSCAPE, OPEN SPACE, RETENTION
TRACT C	29,260	0.6717	AMENITY, LANDSCAPE, OPEN SPACE, RETENTION
TRACT D	1,400	0.0321	LANDSCAPE, OPEN SPACE
TRACT E	1,729	0.0397	LANDSCAPE, OPEN SPACE
TRACT F	1,400	0.0321	LANDSCAPE, OPEN SPACE
TRACT G	1,729	0.0397	LANDSCAPE, OPEN SPACE
TRACT H	1,400	0.0321	LANDSCAPE, OPEN SPACE
TRACT I	25,707	0.5902	AMENITY, DRAINAGE, LANDSCAPE, OPEN SPACE, RETENTION
TRACT J	5,961	0.1369	LANDSCAPE, OPEN SPACE, RETENTION
TRACT K	9,535	0.2189	LANDSCAPE, OPEN SPACE, PUF, RETENTION
TRACT L	145,405	3.3380	DRAINAGE, EMERGENCY AND MAINTENANCE VEHICLE ACCESS, PRIVATE STREET, PUBLIC WATER AND SEWER, PUF

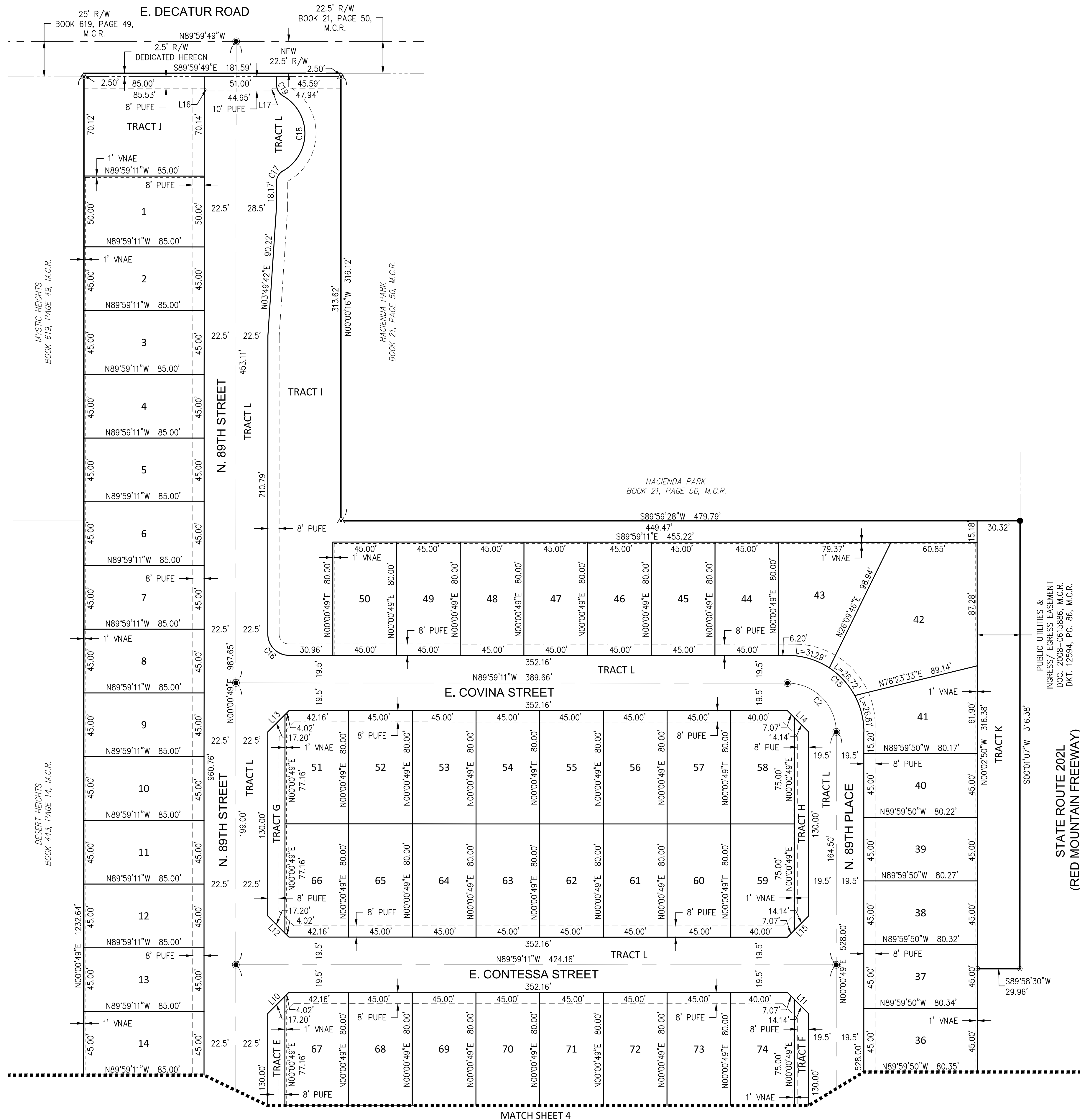
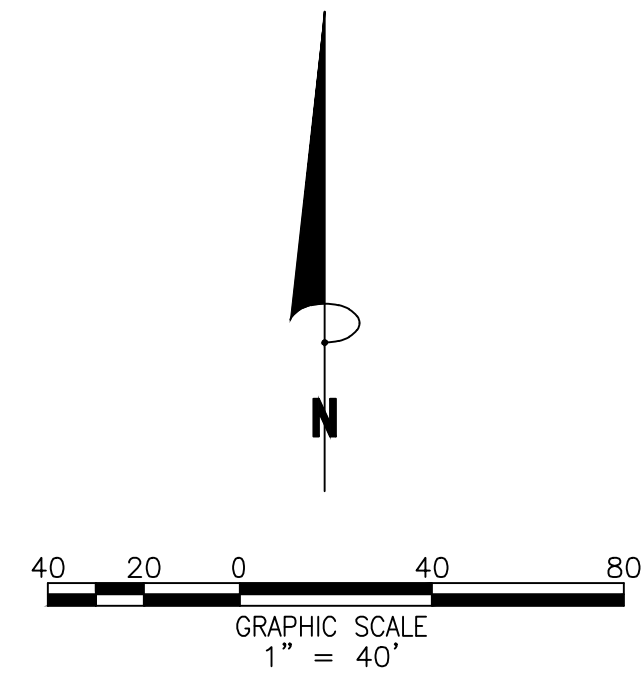
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	17.20'	N07°52'02"W
L2	20.30'	S69°42'14"W
L3	25.59'	N31°26'03"W
L4	21.21'	N45°00'49"E
L5	43.90'	N62°52'55"W
L6	21.21'	N45°00'49"E
L7	21.21'	N44°59'11"W
L8	21.21'	N45°00'49"E
L9	21.21'	N44°59'11"W
L10	21.21'	N45°00'49"E
L11	21.21'	N44°59'11"W
L12	21.21'	N44°59'11"W
L13	21.21'	N45°00'49"E
L14	21.21'	N44°59'11"W
L15	21.21'	N45°00'49"E
L16	2.65'	N40°59'43"W
L17	2.65'	S41°00'43"W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	39.95'	34.50'	066°20'54"
C2	54.19'	34.50'	090°00'00"
C3	54.19'	34.50'	090°00'00"
C4	41.28'	100.00'	023°39'06"
C5	19.36'	20.00'	055°28'17"
C6	57.62'	30.00'	110°02'51"
C7	17.97'	20.00'	051°28'57"
C8	24.52'	60.00'	023°24'40"
C9	9.25'	19.94'	026°35'12"
C10	11.56'	25.00'	026°30'16"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C11	49.18'	126.50'	022°16'34"
C12	44.89'	60.00'	042°51'58"
C13	84.82'	54.00'	090°00'00"
C14	38.08'	80.50'	027°06'15"
C15	84.82'	54.00'	090°00'00"
C16	23.56'	15.00'	090°00'00"
C17	9.95'	9.50'	060°00'00"
C18	63.72'	30.42'	120°00'00"
C19	10.42'	9.95'	060°00'18"

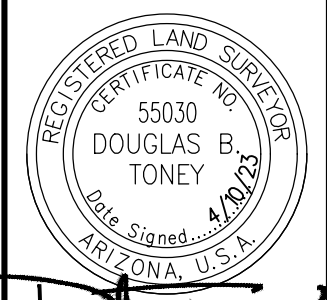


TYPICAL 45' x 80' LOT
 *10' FRONT TO LIVING AREA OR SIDE ENTRY GARAGE AND 18' TO FRONT ENTRY GARAGE
 **5-FEET TO "OPEN PATIO" IN ACCORDANCE WITH ORDINANCE NO. 5690



- LEGEND**
- SECTION MONUMENT AS NOTED
 - ⊙ BRASS CAP TO BE SET PER MAG STANDARDS
 - FOUND REBAR & CAP LS 46643
 - ⊙ FOUND ADOT ALUMINUM CAP
 - ▲ SUBDIVISION CORNER TO BE SET
 - R/W RIGHT OF WAY
 - M.C.R. MARICOPA COUNTY RECORDS
 - RLS REGISTERED LAND SURVEYOR
 - PUFE PUBLIC UTILITY & FACILITIES EASEMENT
 - VNAE VEHICULAR NON ACCESS EASEMENT
 - SUBDIVISION BOUNDARY
 - - - SECTION LINE
 - - - STREET CENTER LINE
 - - - PARCEL LINE
 - - - EASEMENT AS NOTED
 - - - RIGHT-OF-WAY LINE
 - - - LOT/TRACT LINE LINE

File: V:\050952 - University and 202\050952-01-001 (587)Survey\Draw\050952-01-Plan.dwg Printed: Apr 10, 2023



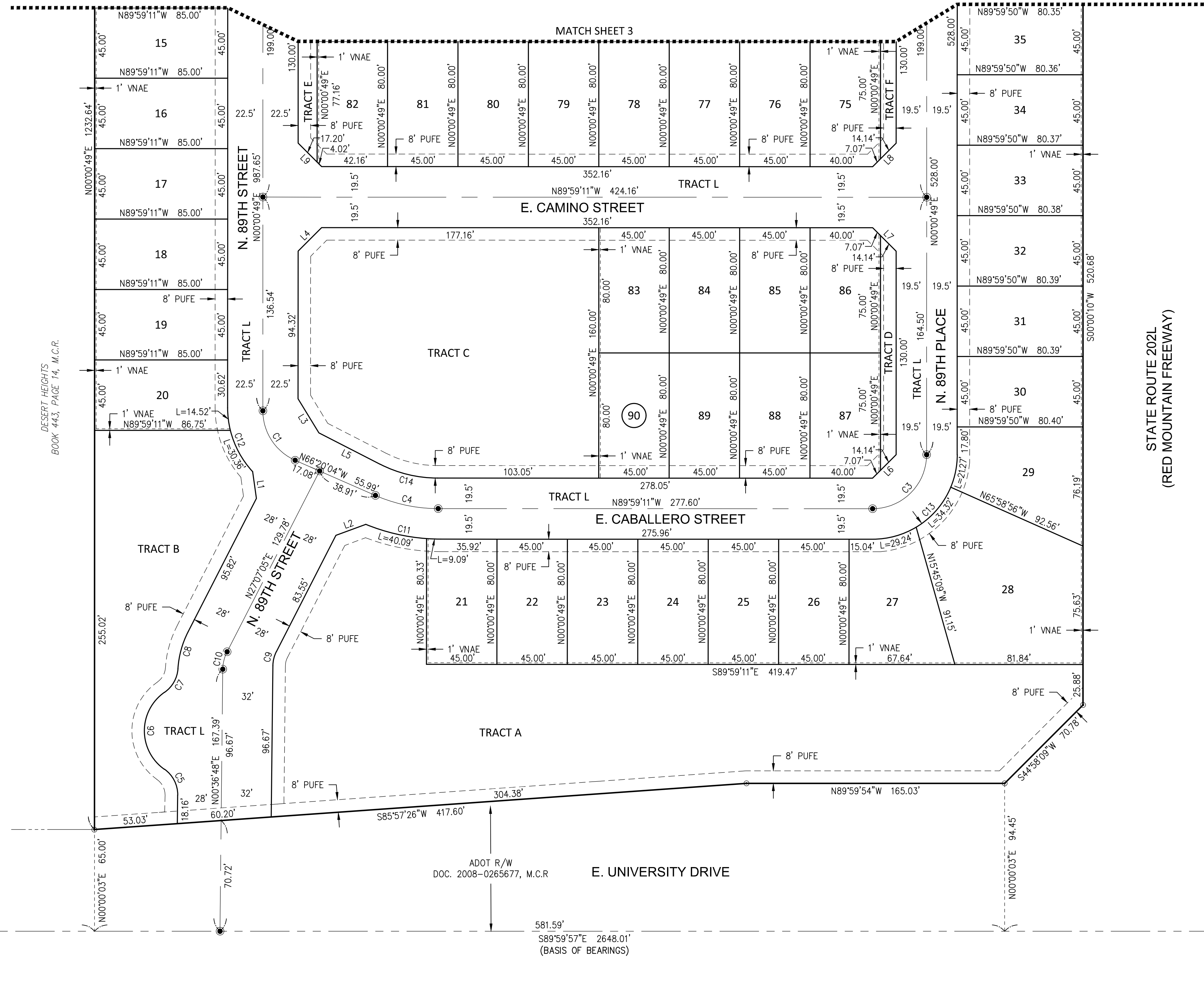
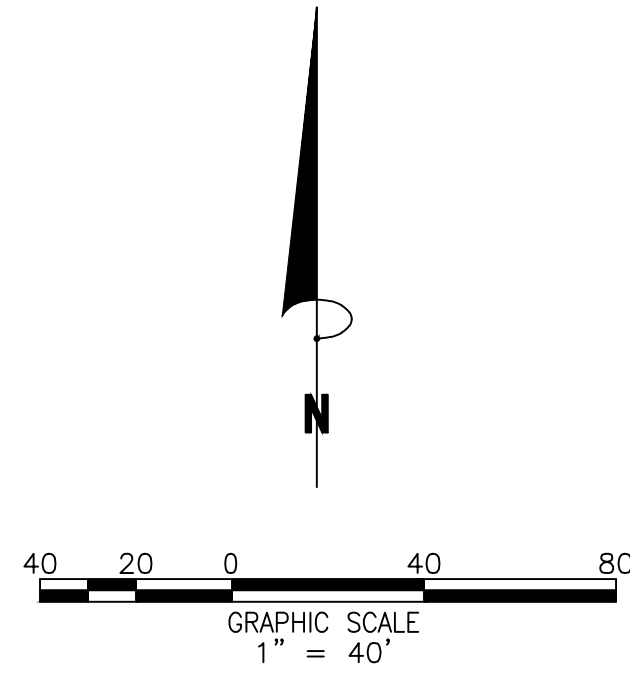
FINAL PLAT
UNIVERSITY & 202
MESA, ARIZONA

PUBLIC UTILITIES &
 INGRESS/EGRESS EASEMENT
 DDC: 2008-0615986, M.C.R.
 DKT. 12594, PG. 86, M.C.R.

STATE ROUTE 202L
 (RED MOUNTAIN FREEWAY)

MATCH SHEET 4

DATE:	4/10/23
PROJ NO:	050952-01
TASK NUM:	001
DRAWN BY:	TL
CHECKED BY:	DT
QUALITY:	
CLIENT NO:	
SCALE:	1" = 40'
3 OF 4	

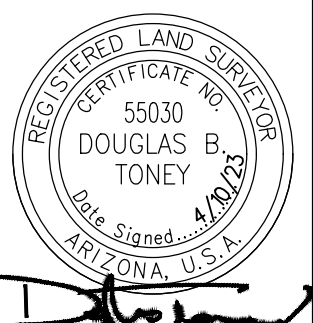


- LEGEND**
- SECTION MONUMENT AS NOTED
 - BRASS CAP TO BE SET PER MAG STANDARDS
 - FOUND REBAR & CAP LS 46643
 - FOUND ADOT ALUMINUM CAP
 - ▲ SUBDIVISION CORNER TO BE SET
 - R/W RIGHT OF WAY
 - M.C.R. MARICOPA COUNTY RECORDS
 - RLS REGISTERED LAND SURVEYOR
 - PUFE PUBLIC UTILITY & FACILITIES EASEMENT
 - VNAE VEHICULAR NON ACCESS EASEMENT
 - SUBDIVISION BOUNDARY
 - SECTION LINE
 - STREET CENTER LINE
 - PARCEL LINE
 - EASEMENT AS NOTED
 - RIGHT-OF-WAY LINE
 - LOT/TRACT LINE LINE

SOUTH QUARTER CORNER,
SECTION 16, T1N, R7E
BRASS CAP IN HANDHOLE

SOUTHEAST CORNER,
SECTION 16, T1N, R7E
BRASS CAP IN HANDHOLE

FINAL PLAT
UNIVERSITY & 202
MESA, ARIZONA



Bowman
Bowman Consulting Group, Ltd.
1800 N Desert Drive, #210
Tempe, AZ 85281
Phone: (480) 628-8830
Fax: (480) 629-8841
www.bowman.com

DATE:	4/10/23
PROJ NO:	050952-01
TASK NUM:	001
DRAWN BY:	TL
CHECKED:	DT
QUALITY:	
CLIENT NO:	
SCALE:	1" = 40'
	4 OF 4

File: V:\050952 - University and 202\050952-01-001 (348) Survey\Drawings\050952-01-Plat.dwg Printed: Apr 10, 2023