

ENGINEER

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

OWNER

AVTAR C / SATYA VERMA
5474 E DESERT JEWEL DR
PARADISE VALLEY AZ 85253

SITE DATA

NET AREA: 6.88 AC(TO PROPOSED RIGHT OF WAY)
PROPOSED LOTS: 96
EXISTING ZONING: LC
PROPOSED ZONING: RM-4 PAD
APN: 218-13-005G & 005F

SHEET INDEX

Table with 2 columns: SHEET # and COVER SHEET. Rows include SHEET 1, SHEET 2, and SHEETS 3-7.

BASIS OF BEARING

THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 7 EAST, MARICOPA COUNTY, ARIZONA, SAID LINE BEARS N00°20'30"E PER DOCUMENT 2011-0120883, M.C.R.

LEGAL DESCRIPTION

PARCEL NO. 1: THE EAST 278.27 FEET AS MEASURED ALONG THE SOUTH LINE OF THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 19; THENCE NORTH 00 DEGREES 20 MINUTES 30 SECONDS EAST ALONG THE MID-SECTION OF SAID SECTION 19, A DISTANCE OF 153.73 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 10 SECONDS WEST, A DISTANCE OF 57.09 FEET, TO THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF NORTH SUNVALLEY BOULEVARD WITH THE NORTH RIGHT-OF-WAY LINE OF EAST MAIN STREET, SAID POINT OF INTERSECTION BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 86 DEGREES 24 MINUTES 10 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF EAST MAIN STREET, A DISTANCE OF 556.54 FEET; THENCE NORTH 00 DEGREES 22 MINUTES 07 SECONDS EAST, A DISTANCE OF 14.81 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 243.00 FEET, A CENTRAL ANGLE OF 19 DEGREES 21 MINUTES 45 SECONDS AND AN ARC LENGTH OF 82.12 FEET TO THE POINT OF TANGENCY; THENCE NORTH 19 DEGREES 43 MINUTES 52 SECONDS EAST, A DISTANCE OF 101.00 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 282.00 FEET, A CENTRAL ANGLE OF 51 DEGREES 51 MINUTES 45 SECONDS, AND AN ARC LENGTH OF 255.26 FEET TO THE POINT OF TANGENCY; THENCE NORTH 32 DEGREES 07 MINUTES 53 SECONDS WEST, A DISTANCE OF 26.64 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 35 DEGREES 29 MINUTES 02 SECONDS AND AN ARC LENGTH OF 92.90 FEET TO THE POINT OF NON-TANGENCY; THENCE SOUTH 89 DEGREES 39 MINUTES 30 SECONDS EAST, A DISTANCE OF 492.22 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH SUNVALLEY BOULEVARD; THENCE SOUTH 00 DEGREES 20 MINUTES, 30 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF NORTH SUNVALLEY BOULEVARD, A DISTANCE OF 560.00, TO THE POINT OF BEGINNING.

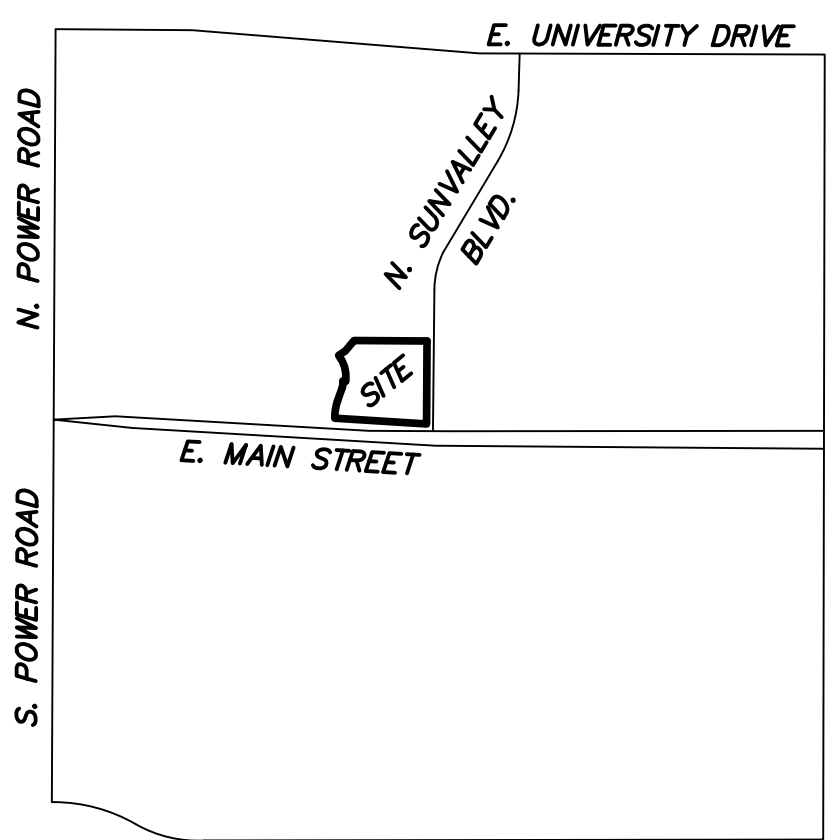
PARCEL NO. 2: THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 19; THENCE NORTH 00 DEGREES 20 MINUTES 30 SECONDS EAST ALONG THE MID-SECTION OF SAID SECTION 19, A DISTANCE OF 153.73 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 10 SECONDS WEST, A DISTANCE OF 57.09 FEET, TO THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF NORTH SUNVALLEY BOULEVARD WITH THE NORTH RIGHT-OF-WAY LINE OF EAST MAIN STREET, SAID POINT OF INTERSECTION BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 86 DEGREES 24 MINUTES 10 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF EAST MAIN STREET, A DISTANCE OF 556.54 FEET; THENCE NORTH 00 DEGREES 22 MINUTES 07 SECONDS EAST, A DISTANCE OF 14.81 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 243.00 FEET, A CENTRAL ANGLE OF 19 DEGREES 21 MINUTES 45 SECONDS AND AN ARC LENGTH OF 82.12 FEET TO THE POINT OF TANGENCY; THENCE NORTH 19 DEGREES 43 MINUTES 52 SECONDS EAST, A DISTANCE OF 101.00 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 282.00 FEET, A CENTRAL ANGLE OF 51 DEGREES 51 MINUTES 45 SECONDS, AND AN ARC LENGTH OF 255.26 FEET TO THE POINT OF TANGENCY; THENCE NORTH 32 DEGREES 07 MINUTES 53 SECONDS WEST, A DISTANCE OF 26.64 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 35 DEGREES 29 MINUTES 02 SECONDS AND AN ARC LENGTH OF 92.90 FEET TO THE POINT OF NON-TANGENCY; THENCE SOUTH 89 DEGREES 39 MINUTES 30 SECONDS EAST, A DISTANCE OF 492.22 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH SUNVALLEY BOULEVARD; THENCE SOUTH 00 DEGREES 20 MINUTES, 30 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF NORTH SUNVALLEY BOULEVARD, A DISTANCE OF 560.00, TO THE POINT OF BEGINNING; EXCEPT THE EAST 278.27 FEET AS MEASURED ALONG THE SOUTH LINE THEREOF.

NOTES

- 1. THIS SUBDIVISION IS LOCATED IN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. ALL UTILITIES NEW OR RELOCATED ARE TO BE PLACED UNDERGROUND.
3. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED WITHIN A DRAINAGE EASEMENT OR TRACT WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT.
4. AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS TRACTS OR EASEMENTS, INCLUDING PRIVATE STREETS, LANDSCAPED AREAS, AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
5. THIS SITE LIES WITHIN A FLOOD AREA DESIGNATED AS "ZONE X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 04013C2260L, DATED OCTOBER 16, 2013. "ZONE X" IS DESIGNATED AS "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."
6. THE CITY OF MESA IS NOT RESPONSIBLE FOR & WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE DRAINAGE FACILITIES, PRIVATE STREETS, LANDSCAPED AREAS, WITHIN THIS PROJECT OR LANDSCAPING WITHIN THE RIGHT OF WAY ALONG E. MAIN STREET AND N. SUNVALLEY BLVD.
7. CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
8. THE CITY OF MESA WILL NOT BE RESPONSIBLE FOR ANY SPECIAL PAVEMENT NOTED WITHIN THIS PROJECT. SHOULD REMOVAL OF SPECIAL PAVEMENT BE REQUIRED BY THE CITY OF MESA FOR MAINTENANCE OF THE UTILITY LINES, THE CITY OF MESA WILL ONLY BE REQUIRED TO BACKFILL AND PROVIDE TEMPORARY PAVEMENT OVER SAID UTILITY. RECONSTRUCTION OF THE SPECIAL PAVEMENT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
9. ALL LOTS AND TRACTS WILL HAVE MONUMENTATION SET AT EACH CORNER AND AT EACH LOCATION(1/2" REBAR (S. #48680), AS SHOWN HEREON AT THE COMPLETION OF MASS GRADING.
10. ALL PROPOSED DWELLINGS SHALL BE SINGLE FAMILY RESIDENCE, DETACHED.
11. 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 AREAS SHOWN ON THIS PLAT.
12. IF THE DEVELOPMENT IN THE FUTURE REQUESTS A GATED ACCESS THEN IT SHALL COMPLY WITH M-42.01 OR 02 AND BE APPROVED BY CITY OF MESA TRAFFIC ENGINEER.
13. PUBLIC UTILITY AND FACILITY EASEMENTS WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS FOR THE RELOCATION OF SRP AND SOUTHWEST GAS FACILITIES IN PUFES ON THIS PLAT. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. § 9-1-1 INCLUDES THE PUFES ON THIS PLAT. THE TERM "PUBLIC EASEMENT" IN M.C.C. § 9-1-5(A) INCLUDES PUFES, AND PUFES ON THIS PLAT ARE SUBJECT TO M.C.C. § 9-1-5(A).
14. 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.
15. UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33.
16. ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
17. LOTS 5, 11, 17, 23 AND 29 ADJACENT TO THE NORTH PROPERTY LINE, SHALL ONLY BE A ONE OR TWO STORY BUILDING PER ORDINANCE 5428.
18. TRACT A 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.

FINAL PLAT FOR SUNVALLEY VILLAGE TOWNHOMES

A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA 7100 EAST MAIN STREET / 44 NORTH SUNVALLEY BOULEVARD MESA, ARIZONA



VICINITY MAP N.T.S.

LEGEND

- BOUNDARY LINE
SECTION LINE
PROPERTY LINE
RIGHT OF WAY
CENTERLINE
PROPOSED EASEMENT LINE, AS NOTED
EXISTING EASEMENT LINE, AS NOTED
ADJACENT PROPERTY LINE
STREET CL MONUMENT (SET BRASS CAP MAG STD. DTL. 120-1 TYPE "B") TAGGED R.L.S. No. 46680, UNLESS NOTED AS FOLLOWS
RW
APN
VNAE
DVN
DCT
DOCKET
BK
PG
R.L.S.
M.C.R.
ESMT.
M.A.G.
P.U.F.E
S.F.
AC.
VNAE
R1

Table with 3 columns: LOT TABLE, LOT TABLE, LOT TABLE. Each column contains lot numbers, areas, and bearings.

TRACT TABLE with columns: TRACT, AREA (SF), AREA(AC.), DESCRIPTION. Lists tracts A through J with their respective areas and descriptions.

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, AND WILL BE CONSIDERED TO BE IN VIOLATION OF ARIZONA STATE TECHNICAL BOARD, CODE 32-125 AND 32-142.

APPROVALS

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF MESA, ARIZONA THIS DAY OF 2024.
MAYOR
CITY CLERK
THIS IS TO CERTIFY 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 A.R.S. 45-576.
CITY ENGINEER DATE

DEDICATION

STATE OF ARIZONA }
} SS.
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT AVTAR C AND SATYA VERMA, HUSBAND AND WIFE, AS OWNERS, DOES HEREBY PUBLISH THIS FINAL PLAT FOR SUNVALLEY VILLAGE, LOCATED IN A PORTION OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 7 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.

AVTAR C AND SATYA VERMA, HUSBAND AND WIFE HEREBY DEDICATES AND CONVEYS TO THE CITY OF MESA, IN FEE, ALL REAL PROPERTY DESIGNATED ON THIS PLAT AS "RIGHT-OF-WAY" OR "RW" 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 AVTAR C AND SATYA VERMA, HUSBAND AND WIFE 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 AVTAR C AND SATYA VERMA, HUSBAND AND WIFE OR THE SUCCESSORS OR ASSIGNS OF AVTAR C AND SATYA VERMA, HUSBAND AND WIFE AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY AVTAR C AND SATYA VERMA, HUSBAND AND WIFE OR THE SUCCESSORS OR ASSIGNS OF AVTAR C AND SATYA VERMA, HUSBAND AND WIFE 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.

AVTAR C AND SATYA VERMA, HUSBAND AND WIFE 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.

AVTAR C AND SATYA VERMA, HUSBAND AND WIFE 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 E, H AND J 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.

AVTAR C AND SATYA VERMA, HUSBAND AND WIFE 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 AVTAR C AND SATYA VERMA, HUSBAND AND WIFE WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

AVTAR C AND SATYA VERMA, HUSBAND AND WIFE, 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 2024.

AVTAR C AND SATYA VERMA, HUSBAND AND WIFE

BY: AVTAR C VERMA, OWNER DATE

SATYA VERMA, OWNER DATE

ACKNOWLEDGMENT

STATE OF ARIZONA }
} SS.
COUNTY OF MARICOPA }

ON THIS DAY OF 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED AVTAR C AND SATYA VERMA, HUSBAND AND WIFE, WHO ACKNOWLEDGED THEMSELVES TO BE OWNER OF THE PROPERTY PLATTED HEREON AND THAT HE AS OWNER, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

MY COMMISSION EXPIRES:

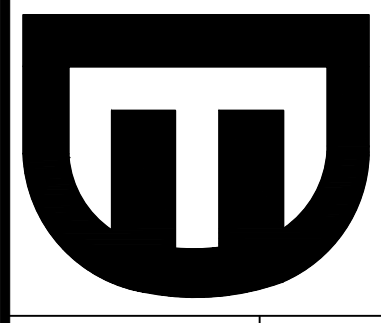
BY: NOTARY PUBLIC DATE

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 2024; 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."

DURAN T. THOMPSON
ARIZONA REGISTERED
LAND SURVEYOR # 48680
1020 E. GILBERT DR., STE. D
TEMPE, AZ 85281

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



SUNVALLEY VILLAGE TOWNHOMES
7100 EAST MAIN STREET / 44 NORTH SUNVALLEY BOULEVARD
MESA, ARIZONA
FINAL PLAT

Table with columns: CLIENT/PROJECT, REVISIONS, APP, DATE, DESCRIPTION, NO.

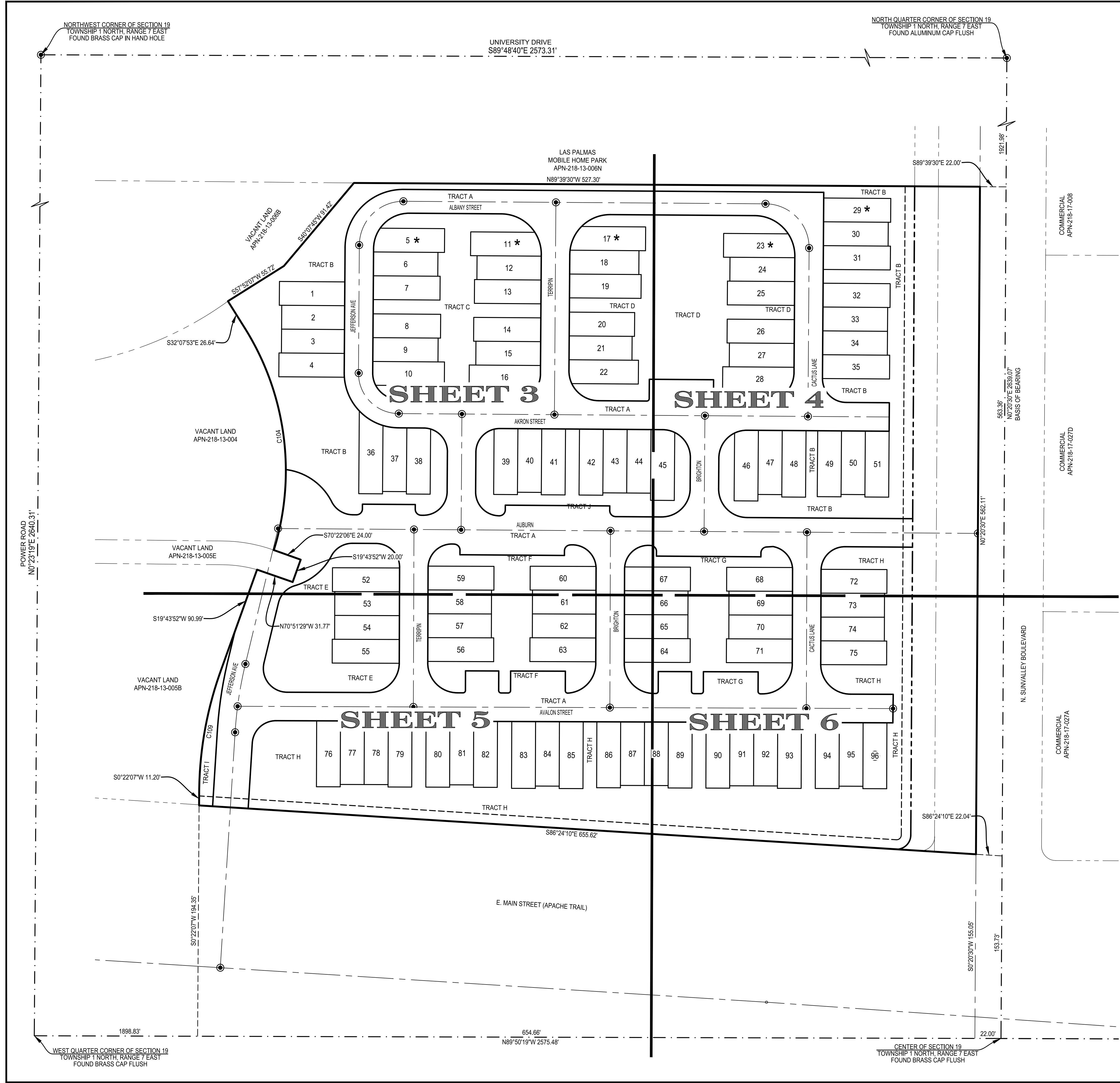


Table with columns: DESIGNED, DRAWN, CHECKED, DATE, SCALE, PROJECT, FILE NAME.

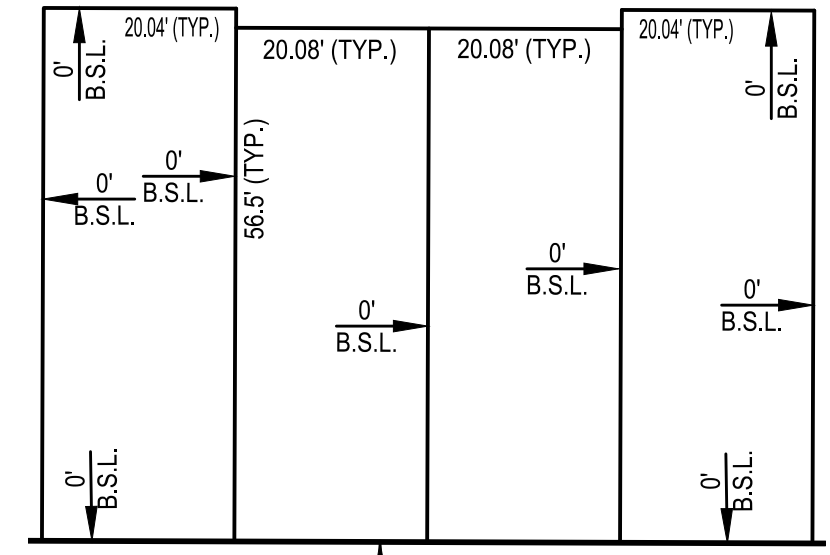
SHEET 1 OF 6

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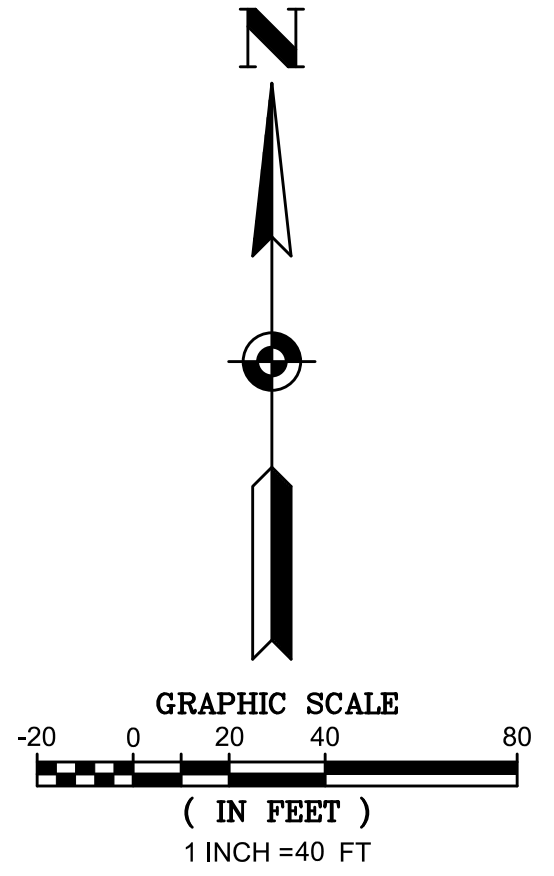
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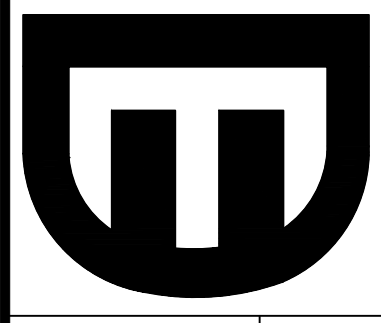
* LOTS 5, 11, 17, 23 AND 29 ADJACENT TO THE NORTH PROPERTY LINE, SHALL ONLY BE A ONE OR TWO STORY BUILDING PER ORDINANCE 5428.



TYPICAL SETBACK DETAIL
SCALE: 1"=20'

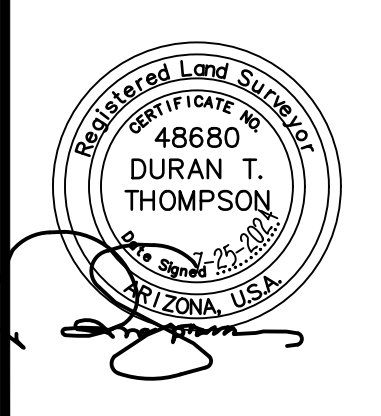


D&M Engineering, LLC
Duran Thompson, P.E.
1020 East Gilbert Drive, Suite D
Tempe, AZ 85281
Ph: (480) 350-9590, Fax: (480) 350-9486
E-Mail: engineer@dmengineer.com



SUNVALLEY VILLAGE TOWNHOMES
7100 EAST MAIN STREET / 44 NORTH SUNVALLEY BOULEVARD
MESA, ARIZONA

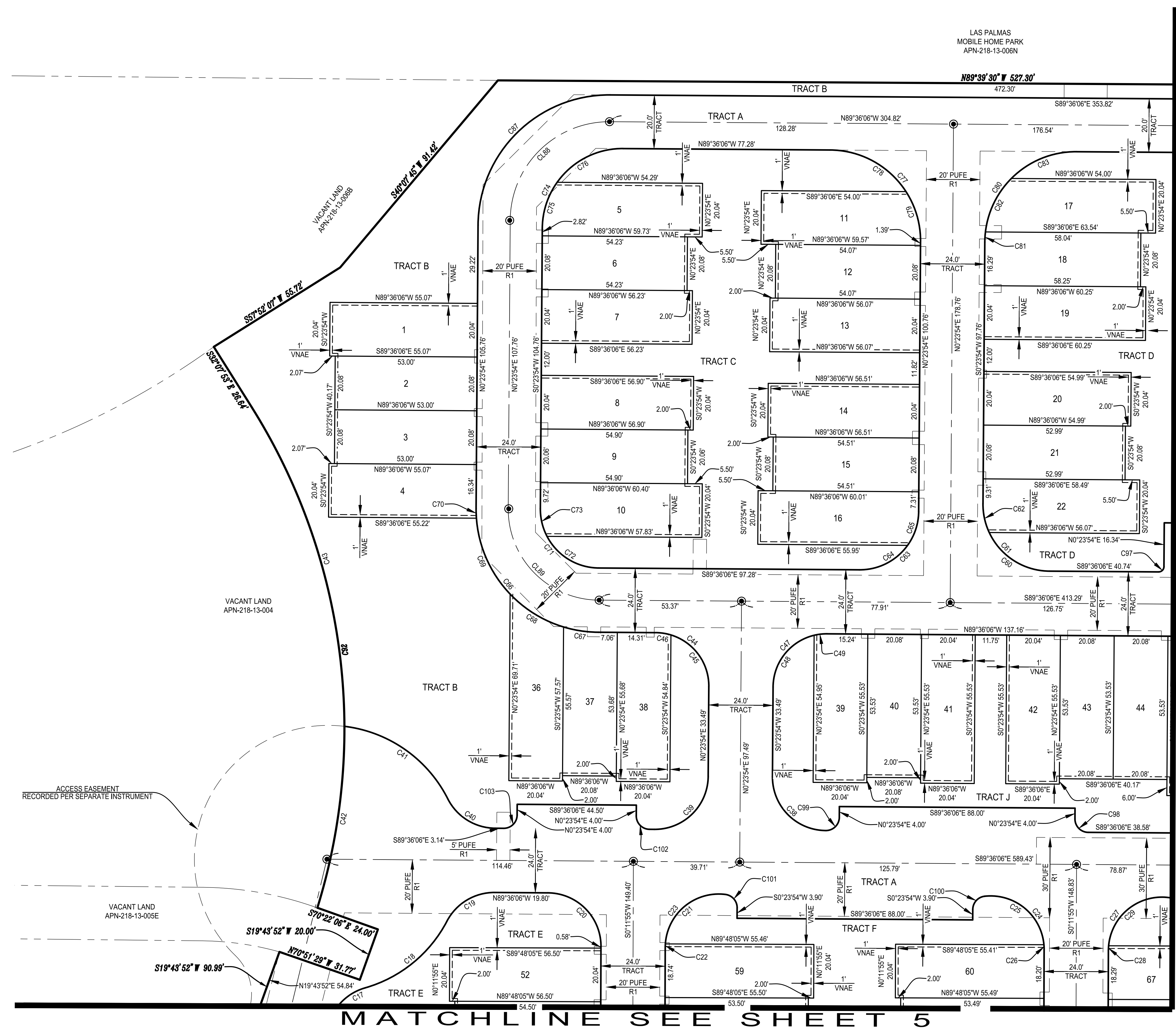
NO.	DATE	APP.	DESCRIPTION



DESIGNED	DTT
DRAWN	AGY
CHECKED	DTT
DATE	7-25-2024
SCALE	1" = 40'
PROJECT	230404
FILE NAME	Final Plat

SHEET
2 OF 6

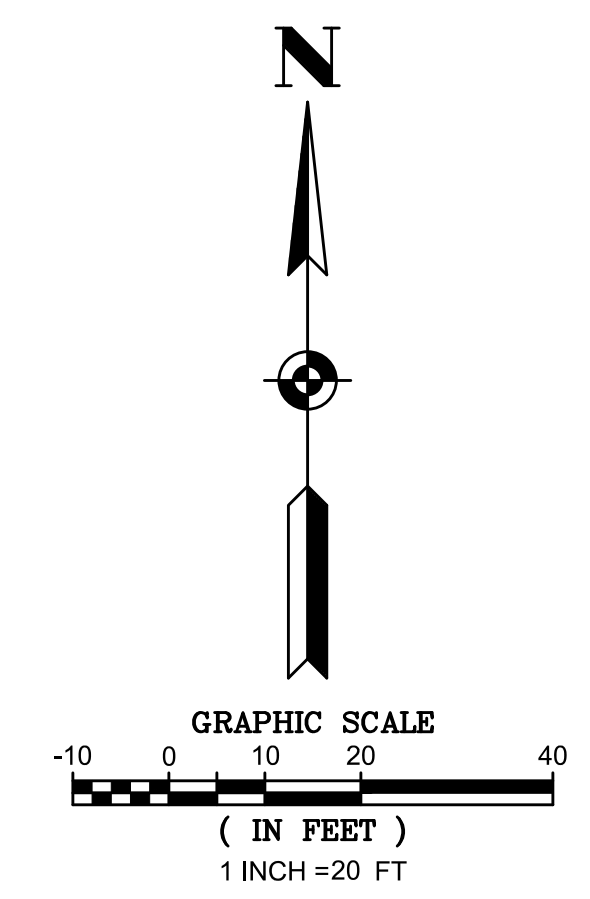
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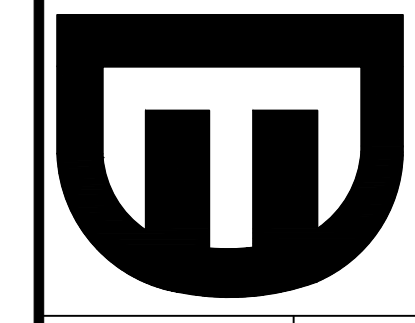
MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 5

CURVE TABLE			CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	CURVE #	RADIUS	LENGTH	DELTA
C17	20.00'	21.11'	60°28'22"	C66	46.00'	72.26'	90°00'00"
C18	50.00'	40.52'	46°25'54"	C67	46.00'	13.21'	16°27'01"
C19	20.00'	21.92'	62°47'50"	C68	46.00'	23.69'	29°30'40"
C20	20.00'	31.35'	89°48'01"	C69	46.00'	31.65'	39°25'08"
C21	20.00'	32.53'	93°10'58"	C70	46.00'	3.71'	4°37'11"
C22	20.00'	1.30'	3°43'05"	C71	22.00'	34.56'	90°00'00"
C23	20.00'	33.82'	96°54'03"	C72	22.00'	23.82'	62°01'58"
C24	20.00'	33.69'	96°30'04"	C73	22.00'	10.74'	27°58'02"
C25	20.00'	31.84'	91°12'47"	C74	30.00'	47.12'	90°00'00"
C26	20.00'	1.85'	5°17'17"	C75	30.00'	18.34'	35°02'06"
C27	20.00'	33.82'	96°54'03"	C76	30.00'	28.78'	54°57'54"
C28	20.00'	1.75'	5°01'13"	C77	34.00'	53.41'	90°00'00"
C29	20.00'	29.73'	85°10'46"	C78	34.00'	33.66'	56°43'38"
C30	20.00'	31.52'	90°17'16"	C79	34.00'	19.74'	33°16'22"
C31	20.00'	31.42'	90°00'00"	C80	34.00'	53.41'	90°00'00"
C32	20.00'	21.92'	62°47'50"	C81	34.00'	3.80'	6°24'14"
C33	50.00'	49.10'	56°16'11"	C82	34.00'	22.61'	38°06'11"
C34	226.00'	68.80'	17°26'32"	C83	34.00'	27.00'	45°29'35"
C35	226.00'	125.77'	31°53'08"	C84	49.00'	76.97'	90°00'00"
C36	20.00'	31.42'	90°00'00"	C85	226.00'	194.57'	49°19'39"
C37	20.00'	25.60'	73°21'07"	C86	5.00'	7.27'	83°17'57"
C38	20.00'	5.81'	16°38'53"	C87	2.00'	3.14'	90°00'00"
C39	20.00'	31.42'	90°00'00"	C88	5.00'	7.85'	90°00'00"
C40	20.00'	26.57'	76°06'30"	C89	5.00'	7.83'	89°42'44"
C41	20.00'	4.85'	13°53'30"	C90	5.00'	7.27'	83°17'57"
C42	25.00'	39.27'	90°00'00"	C91	5.00'	7.27'	83°17'57"
C43	25.00'	28.17'	64°34'13"	C92	5.00'	7.85'	90°00'00"
C44	25.00'	11.10'	25°25'47"	C93	5.00'	7.85'	90°00'00"
C45	22.00'	34.56'	90°00'00"	C94	226.00'	194.57'	49°19'39"
C46	22.00'	20.98'	54°37'45"	C95	37.00'	58.12'	90°00'00"
C47	22.00'	13.58'	35°22'15"	C96	34.00'	53.41'	90°00'00"



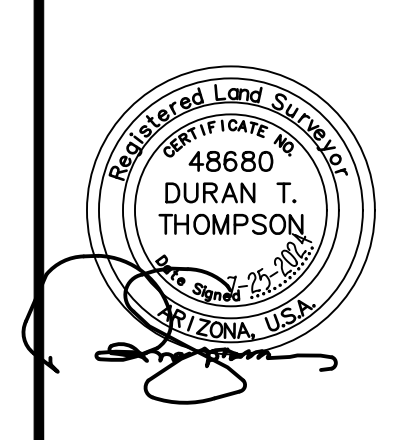
D&M Engineering, LLC
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 1020 East Gilbert Drive, Suite D
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SUNVALLEY VILLAGE TOWNHOMES
 7100 EAST MAIN STREET / 44 NORTH SUNVALLEY BOULEVARD
 MESA, ARIZONA

FINAL PLAT

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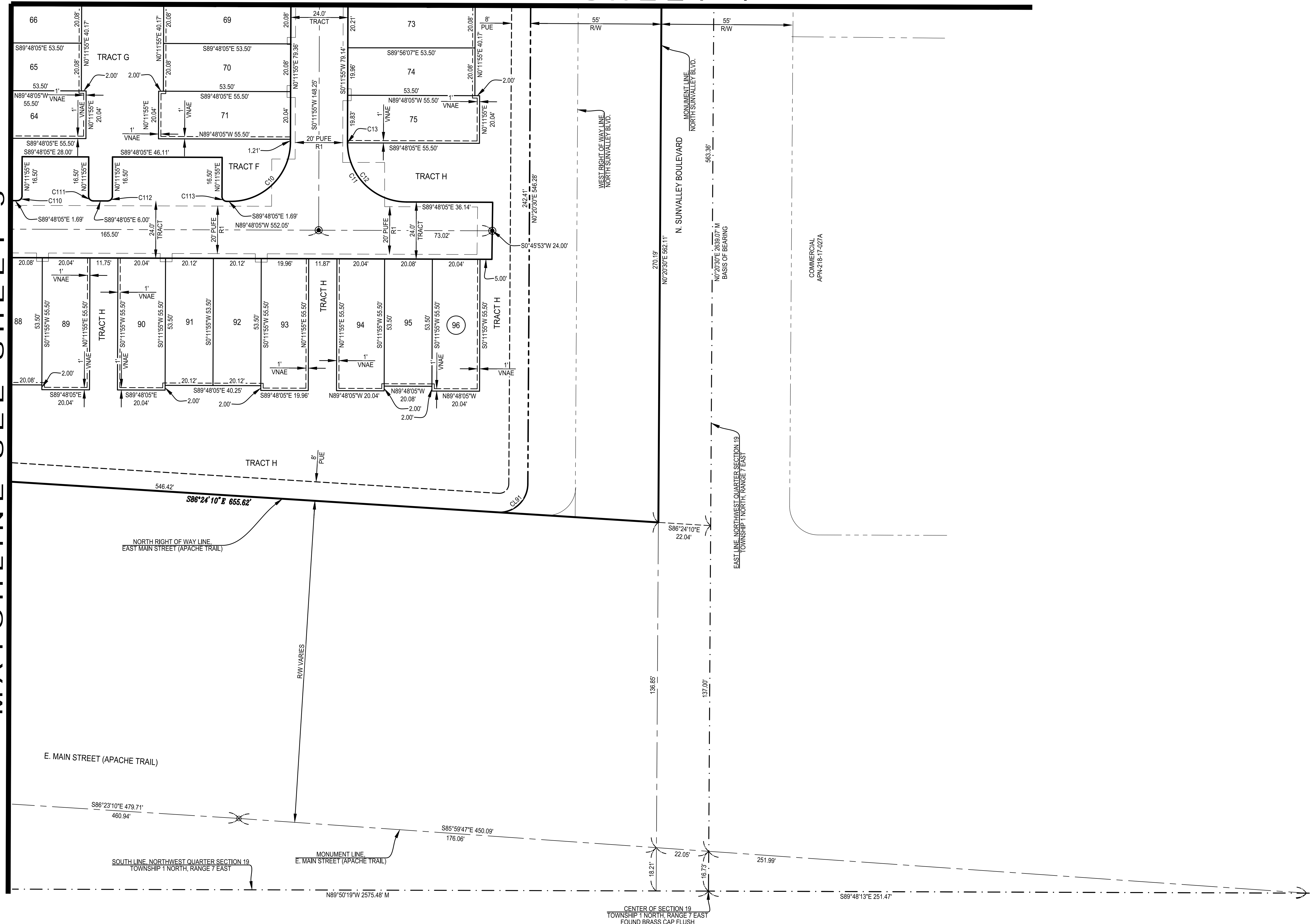
DESIGNED	DTT
DRAWN	AGY
CHECKED	DTT
DATE	7-25-2024
SCALE	1" = 20'
PROJECT	230404
FILE NAME	Final Plat

SHEET
3 OF 6

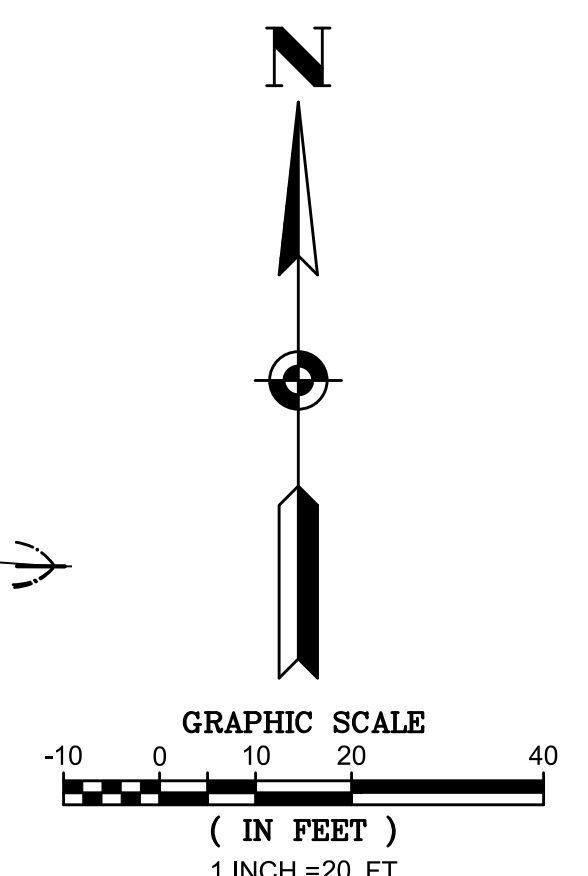
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MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 4



CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C10	25.00'	39.27'	90°00'00"
C11	25.00'	39.27'	90°00'00"
C12	25.00'	39.05'	89°30'25"
C13	25.00'	0.22'	0°29'35"
C110	2.00'	3.14'	90°00'00"
C111	2.00'	3.14'	90°00'00"
C112	2.00'	3.14'	90°00'00"
C113	2.00'	3.14'	90°00'00"
CL91	12.00'	19.53'	93°15'20"



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SHEET
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