

FINAL PLAT LEHI CROSSING PHASE 6

A GATED COMMUNITY
PORTIONS OF THE NORTH HALF OF THE NORTHEAST QUARTER, THE NORTHWEST QUARTER
AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH,
RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

GENERAL NOTES

- ALL UTILITIES WILL BE LOCATED UNDERGROUND.
- CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS, EXCEPT BY HOMEOWNERS, UTILITY COMPANIES AND EXCEPT TRACT A SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
- THIS PROJECT IS LOCATED WITHIN TWO (2) MILES OF FALCON FIELD AIRPORT. INFORMATION PERTAINING TO AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT MAY BE OBTAINED BY CONTACTING THE FALCON FIELD ADMINISTRATION OFFICE, AN AVIATION EASEMENT AND RELEASE FOR THIS PLAT IS RECORDED WITH THE MARICOPA COUNTY RECORDER.
- NOISE ATTENUATION MEASURES ARE TO BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE HOMES TO ACHIEVE A NOISE LEVEL REDUCTION OF 25 DECIBELS.
- THIS SUBDIVISION IS WITHIN ONE MILE OF THE RED MOUNTAIN (SR202) FREEWAY ALIGNMENT.
- A COMMUNITY ASSOCIATION INCLUDING ALL PROPERTY OWNERS WITHIN THE SUBDIVISION HAS BEEN FORMED AND WILL HAVE RESPONSIBILITY FOR OWNING AND MAINTAINING ALL COMMON AREAS NOTED AS TRACTS.
- ALL INDIVIDUAL LOT PROPERTY CORNERS SHALL BE SET WITH 1/2" REBAR AND CAP BEARING THE REGISTRATION NUMBER OF THE SURVEYOR UPON RECORDED OF THIS PLAT.
- THE FOLLOWING CRITERIA APPLIES TO VISIBILITY EASEMENTS: GROUND COVER, FLOWERS, AND GRANITE LESS THAN 2' (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN 8" ABOVE GROUND ARE ALLOWED WITHIN THIS AREA. TREES SHALL NOT BE SPACED LESS THAN 8' APART.
- THIS SUBDIVISION IS SUBJECT TO THE CITY OF MESA RESIDENTIAL DEVELOPMENT GUIDELINES.
- THE MAINTENANCE OF THE LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, PARKS, BENCHES OF WALKS AND THE 15' BUFFER SEPARATING THE PROJECT FROM THE SAND AND GRAVEL OPERATION SHALL BE THE RESPONSIBILITY OF THE COMMUNITY ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.
- THIS SUBDIVISION IS WITHIN ONE (1) MILE OF SAND AND GRAVEL OPERATIONS, WHICH MAY GENERATE NOISE THAT WILL BE OF CONCERN TO SOME INDIVIDUALS.
- THESE PROPERTIES, DUE TO THEIR PROXIMITY TO FALCON FIELD AIRPORT, ARE LIKELY TO EXPERIENCE AIR CRAFT OVER FLIGHTS, WHICH COULD GENERATE NOISE LEVELS THAT MAY BE OF CONCERN TO SOME INDIVIDUALS.
- THE CITY OF MESA WILL NOT BE RESPONSIBLE FOR ANY SPECIAL PAVEMENT NOTED WITHIN THIS DEVELOPMENT, SHOULD REMOVAL OF SPECIAL PAVEMENT BE REQUIRED BY THE CITY OF MESA FOR MAINTENANCE OF THE UTILITY LINES, THE CITY WILL ONLY BE REQUIRED TO BACKFILL AND PROVIDE TEMPORARY ASPHALT PAVEMENT OVER THE UTILITY. RECONSTRUCTION OF THE SPECIAL PAVEMENT SHALL BE THE RESPONSIBILITY OF THE COMMUNITY ASSOCIATION.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED, OR ANY VEGETATION PLANTED, NOR BE ALLOWED TO GROW WITHIN DRAINAGE AREAS (TRACTS, EASEMENTS, ETC.) WHICH WOULD IMPERE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE DRAINAGE AREAS.
- A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (C.C.& R.'S) HAS BEEN RECORDED FOR THIS SUBDIVISION WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL AREAS SHOWN THIS PLAT.
- OWNER HAS CONSTRUCTED ELECTRONICALLY ACTIVATED ACCESS GATES AT VARIOUS ENTRANCES TO THE SUBDIVISION. THE ACCESS GATES SHALL BE PART OF THE COMMON AREAS AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE COMMUNITY ASSOCIATION. THE GATED ENTRANCES WILL NOT GUARANTEE THE SAFETY OR SECURITY OF HOMEOWNERS, RESIDENTS OR LESSEES AND MAY RESTRICT OR DELAY ENTRY INTO OR ACCESS WITHIN CERTAIN AREAS OF THE SUBDIVISION BY POLICE, FIRE DEPARTMENT AND OTHER EMERGENCY SERVICE VEHICLES OR PERSONNEL. THE HOURS WHEN ONE OR MORE OF THE ACCESS GATES WILL BE OPEN SHALL BE SPECIFIED IN THE RULES AND GUIDELINES OF THE COMMUNITY ASSOCIATION.
- FOR LOT SIZE SETBACKS AND LOT PIN DETAILS SEE SHEET 12.
- PUBLIC UTILITY AND FACILITY EASEMENTS (PUFE) WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS OF SRP FACILITIES IN PUFE'S ON THIS PLAT.

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }
KNOW ALL MEN BY THESE PRESENTS:

THAT WILLIAM LYON HOMES, INC., A CALIFORNIA CORPORATION, HERINAFTER ("OWNER"), HEREBY PUBLISH THIS FINAL PLAT OF "LEHI CROSSING PHASE 6", A GATED COMMUNITY, LOCATED WITHIN PORTIONS OF THE NORTHEAST QUARTER AND THE WEST HALF OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF MESA, MARICOPA COUNTY, ARIZONA AND HEREBY DECLARES THAT THIS FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS AND PRIVATE STREETS CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND PRIVATE STREET SHALL BE KNOWN BY THE NUMBER, LETTER AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON SAID FINAL PLAT.

ALL TRACTS PLATTED HEREON ARE DECLARED TO BE EASEMENTS FOR INGRESS/EGRESS, DRAINAGE, RETENTION, LANDSCAPING, PEDESTRIAN ACCESS, AND RECREATION FACILITIES PURPOSES AS NOTED IN THE TRACT TABLE ON THIS PLAT AND SHALL BE OWNED AND MAINTAINED BY THE LEHI CROSSING COMMUNITY (HOMEOWNERS) ASSOCIATION (HOA). ALL LANDSCAPE MEDANS ARE TO BE MAINTAINED BY THE HOA. THERE HAS BEEN OR IS BEING RECORDED HERETHIN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) FOR "LEHI CROSSING PHASE 6".

TRACT A IS HEREBY DESIGNATED AS A PRIVATE STREET WITH AN EASEMENT FOR INGRESS AND EGRESS FOR REFUSE AND EMERGENCY TYPE VEHICLES, DRAINAGE PURPOSES AND ALL PUBLIC UTILITIES. A PUBLIC UTILITY EASEMENT OVER TRACT A IS HEREBY DEDICATED TO THE CITY OF MESA (THE CITY).

OWNER HEREBY GRANTS TO THE CITY OF MESA, A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PUBLIC UTILITIES AND IS LOCATED WHERE SHOWN, IN, OVER, UNDER, UPON AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS (PUFE) AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACING AND UTILIZING PUBLIC UTILITIES TOGETHER WITH THE RIGHT TO RELOCATE OR REMOVE, IN WHOLE OR PART, ANY ENCROACHMENT OR IMPROVEMENT IN THE PUFE WITHOUT COMPENSATION TO OWNER OR HOA, FURTHER, ANY INCREASE COSTS INCURRED BY CITY DUE TO THE NEED TO REMOVE OR RELOCATE ANY SUCH ENCROACHMENT OR IMPROVEMENT FOR A CITY PROJECT SHOWN OR REIMBURSED BY HOA TO CITY, AND HOA SHALL BE RESPONSIBLE FOR THE REPLACEMENT, IF NECESSARY, OF ANY REMOVED ENCROACHMENT OR IMPROVEMENT. PUBLIC UTILITIES LOCATING UTILITY FACILITIES IN THE PUFE SHALL COMPLY WITH THE CODES AND REGULATIONS OF THE CITY, SUCH PUBLIC UTILITIES SHALL BE AND REMAIN RESPONSIBLE OF THE CONSTRUCTION, OPERATION AND MAINTENANCE AND REPAIR OF THEIR UTILITY FACILITIES.

NOTHING CONTAINED HEREIN SHALL BE DEEMED TO DEDICATE ANY PORTION OF THE TRACTS FOR PUBLIC USE OTHER THAN FOR EASEMENTS SPECIFICALLY GRANTED TO THE PUBLIC HEREON.

THE VEHICULAR NON ACCESS EASEMENTS (VNAC) ARE HEREBY DEDICATED TO THE HOA, ITS SUCCESSORS AND ASSIGNS AND IS INTENDED TO PREVENT VEHICULAR TRAFFIC BETWEEN TRACTS AND LOTS WITH THE EXCEPTION OF PUBLIC UTILITY USES. SAID VNAC AS DEDICATED HEREON WILL CROSS PUBLIC UTILITY EASEMENTS (PUFE) ALSO GRANTED HEREON, IN MULTIPLE LOCATIONS. THESE VNAC ARE NOT INTENDED TO PREVENT AUTHORIZED AGENTS OF THE PUBLIC UTILITY COMPANIES FROM CROSSING SAID VNAC DURING THE COURSE OF INSTALLATION, USE, MAINTENANCE AND REPAIR OF THE UTILITIES LOCATED IN SAID PUFE.

OWNER WARRANTS AND REPRESENTS TO THE CITY TO BE THE SOLE OWNER OF THE PROPERTY COVERED HEREBY AND THAT EVERY LENDER, EASEMENT HOLDER, OR OTHER PERSON, OR ENTITY, HAVING ANY INTEREST IN THE LAND ADVERSE TO OR INCONSISTENT WITH THE DEDICATION, COVENANTS, OR 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 OWNERS WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

THE UNDERSIGNED OWNER AGREES AS FOLLOWS:

THAT THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED AS DRAINAGE FACILITIES AND RETENTION BASINS FOR THE INCLUSIVE CONVEYANCE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO MAINTAIN SAID DRAINAGE FACILITIES AND RETENTION AREAS;

THAT THE DRAINAGE FACILITIES AND RETENTION AREAS SHALL BE MAINTAINED BY THE HOA, ITS 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 PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY;

THAT THE AGREEMENTS CONTAINED HEREIN SHALL BE A COVENANT RUNNING WITH THE LAND, AND UPON RECORDING SHALL BE BINDING UPON ANY SUBSEQUENT PURCHASER OR OCCUPYER OF SAID PARCEL; AND

THAT THIS COVENANT CAN BE ENFORCED OR REMOVED BY THE CITY, 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 OR THE CITY 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.

IN WITNESS WHEREOF:

WILLIAM LYON HOMES, INC., A CALIFORNIA CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED BY ITS DULY ELECTED OFFICER, ON THIS _____ DAY OF _____, 2013.

WILLIAM LYON HOMES, INC., A CALIFORNIA CORPORATION

BY _____ ITS SR. VICE PRESIDENT
W. THOMAS HICKOX

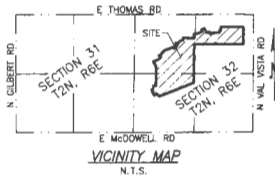
NOTARY ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }

BEFORE ME THIS _____ DAY OF _____, 2013, W. THOMAS HICKOX PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO THE SR. VICE PRESIDENT OF WILLIAM LYON HOMES, INC., A LEGAL OWNER OF THE PROPERTY PLATTED HEREON, AND ACKNOWLEDGED THAT HE, AS SR. VICE PRESIDENT, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

BY _____ MY COMMISSION EXPIRES _____ DATE
NOTARY PUBLIC



OWNER/DEVELOPER

WILLIAM LYON HOMES, INC.
8840 EAST CHAPARRAL RD., STE 200
SCOTTSDALE, ARIZONA 85250
ATTENTION: GARRETT CALDWELL
PHONE: 480-883-1000
FAX: 480-850-3746

CONSULTANT

ATWELL, LLC
4700 EAST SOUTHERN AVE.,
MESA, ARIZONA 85206
ATTENTION: MARK J. PANGUS RLS, CF&S
PHONE: 480-218-8831
FAX: 480-830-4888

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 6 EAST BEARING SOUTH 89 DEGREES 53 MINUTES 08 SECONDS EAST BASED ON THE MONUMENTS LISTED ON THIS PLAT.

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1
LOT AREA CALCULATIONS AND TRACT TABLE	12
LEGAL DESCRIPTION	2
BOUNDARY SHEET & KEY MAP	3
PLAT SHEETS	4-12

AREA CALCULATIONS

TRACTS	1,958.562 SQ.FT.
LOTS	2,448.402 SQ.FT.
TOTAL	4,406.964 SQ.FT.

LEHI CROSSING COMMUNITY ASSOCIATION RATIFICATION

BY THIS RATIFICATION, KAREN BEACOM, DULY ELECTED PRESIDENT OF THE LEHI CROSSING COMMUNITY ASSOCIATION, ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREON.

BY _____ ITS _____

NOTARY ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }

ON THIS _____ DAY OF _____, 2013, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED KAREN BEACOM, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY _____ MY COMMISSION EXPIRES _____ DATE
NOTARY PUBLIC

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL, OF THE CITY OF MESA, ARIZONA, ON THIS _____ DAY OF _____, 2013

APPROVED BY: _____ MAYOR

ATTEST: _____ CLERK

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

APPROVED BY: _____ CITY ENGINEER DATE _____

NOTE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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Know what's below.
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Land Development & Real Estate
Power & Energy
Infrastructure
Water & Wastewater
Transportation & Road Works
Water & Natural Resources

ATWELL
60500 LEE
MESA, ARIZONA 85206
OFFICES IN NORTH AMERICA AND AUSTRIA
TEL: 480-218-8831
FAX: 480-218-8831



COUNTY: MARICOPA
SECTION: 32
TOWNSHIP: 2 NORTH
RANGE: 6 EAST

FINAL PLAT
LEHI CROSSING PHASE 6
SOUTHWEST OF THOMAS ROAD AND VAL VISTA ROAD
MESA, ARIZONA

PROJECT:
DATE: JANUARY 2013

REVISIONS

SCALE
1" = 40 FEET

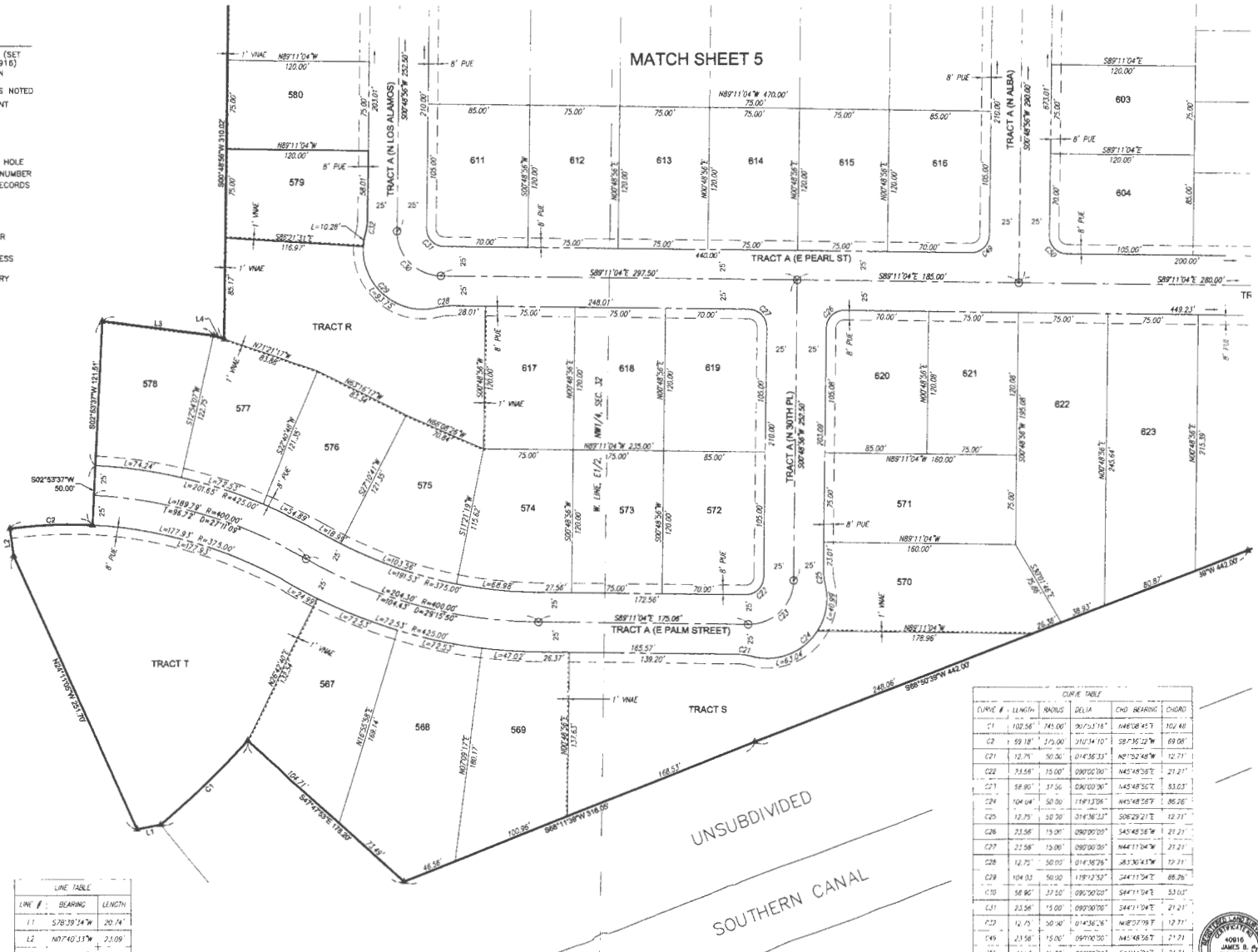
DATE: 01-15-13
BY: J. RICHARDS
JOB: FINAL PLAT 6
JOB: 0902082
SHEET NO: 1 OF 12

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LEGEND

- ▲ SUBMISSION CORNER (SET 1/2" REAR RLS 40916)
- FOUND BRASS CAP IN HAND HOLE
- FOUND MONUMENT AS NOTED
- CENTERLINE MONUMENT (BRASS CAP)
- PUE PUBLIC UTILITY
- FND FOUND
- BCF BRASS CAP FLUSH
- BCHH BRASS CAP IN HAND HOLE
- APN ASSESSOR'S PARCEL NUMBER
- MCR MARICOPA COUNTY RECORDS
- (C) CALCULATED
- Δ DELTA
- R/W RIGHT-OF-WAY
- C1 CURVE TABLE NUMBER
- L1 LINE TABLE NUMBER
- VNAE VEHICULAR NON-ACCESS EASEMENT
- SUBMISSION BOUNDARY
- - - RIGHT OF WAY LINE
- - - CENTERLINE
- - - EASEMENT LINE
- - - SECTION LINE

LEHI CROSSING PHASES 1-3
PER BOOK 1085 PAGE 42



LINE TABLE

LINE #	BEARING	LENGTH
L1	S78°39'34"W	20.74'
L2	N07°40'13"W	23.09'
L3	S82°50'29"E	85.46'
L4	S71°21'17"E	9.38'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHORD
C1	102.56'	745.00'	207°53'16"	N48°58'43"E	102.46'
C2	59.18'	270.00'	210°34'10"	S87°36'12"W	69.08'
C21	12.79'	30.30'	014°36'33"	N0°52'48"W	12.71'
C22	23.58'	15.00'	090°00'00"	N45°48'58"E	21.21'
C23	58.90'	37.50'	040°00'00"	N45°48'58"E	53.03'
C24	104.04'	50.00'	114°13'06"	N45°48'58"E	86.26'
C25	12.75'	30.30'	014°36'33"	S06°29'21"E	12.71'
C26	23.58'	15.00'	090°00'00"	S45°48'58"W	21.21'
C27	23.58'	15.00'	090°00'00"	N44°11'04"W	21.21'
C28	12.75'	30.30'	014°36'28"	S81°30'43"W	12.71'
C29	104.03'	50.00'	114°12'57"	S44°11'04"E	86.26'
C30	58.90'	37.50'	090°00'00"	S44°11'04"E	53.03'
C31	23.58'	15.00'	090°00'00"	S44°11'04"E	21.21'
C32	12.75'	30.30'	014°36'28"	N42°27'09"E	12.71'
C33	23.58'	15.00'	090°00'00"	N45°48'58"E	21.21'
C34	23.58'	15.00'	090°00'00"	S44°11'04"E	21.21'

811 Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
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Lead Development & Red Line
Power & Energy
Telecommunications
Manufacturing & Transportation
Offices in NORTH AMERICA AND AROUND THE WORLD
4100 ALBUQUERQUE AVENUE
SUITE 200
DENVER, CO 80202



COUNTY: MARICOPA
SECTION: 32
TOWNSHIP: 2 NORTH
RANGE: 6 EAST

FINAL PLAT
LEHI CROSSING PHASE 6
SOUTHWEST OF THOMAS ROAD & VAL VESTER ROAD
MCD, ARIZONA

DATE: JANUARY 2013



SCALE: 1" = 40 FEET
DR. D.P. LON, JR.
P.M. RICHARDS
CAD FILE: FP_P16
JOB: 09002082
SHEET NO: 4 OF 12

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150000525 (Auto) 1/24/13 10:41 AM Job: 09002082 - 7/29/2013 1:59 PM Plotted: 2/22/2013 8:14 PM

LINE #	BEARING	LENGTH
L1	S68°23'02"W	15.21'
L2	N44°36'22"E	R=88'
L3	N44°26'57"E	37.85'
L4	N21°27'27"W	14.80'
L5	N37°18'52"W	4.18'

CHWA #	CHW1	CHW2	CHW3	CHW4	CHW5
1	44.24'	42.50'	94°17'58"	58°05'37.2"	42.94'
2	100.23'	44.64'	88°35'44"	44°25'39.2"	50.22'
3	58.74'	82.20'	04°12'22"	52°47'42.2"	63.59'
4	22.11'	13.00'	08°44'52"	58°49'49.2"	27.22'
5	25.17'	11.00'	04°43'53"	40°55'17.2"	22.22'
6	18.41'	20.00'	01°48'17"	45°15'29.2"	18.34'
7	108.11'	50.00'	124°24'22"	57°44'38.9"	89.66'
8	41.80'	37.50'	090°10'16"	30°41'38.7"	53.01'
9	23.56'	15.00'	06°03'00"	50°41'38.7"	21.21'
10	9.91'	36.70'	01°12'54"	68°43'14.7"	9.83'

- LEGEND**
- ▲ SUBDIVISION CORNER (SET 1/2" REBAR RLS 40918)
 - FOUND BRASS CAP IN HAND HOLE
 - FOUND MONUMENT AS NOTED
 - ⊙ CENTERLINE MONUMENT (BRASS CAP)
 - PUBLIC UTILITY EASEMENT
 - FOUND
 - BRASS CAP FLUSH
 - BRASS CAP IN HAND HOLE
 - APN
 - MCR
 - (C) CALCULATED
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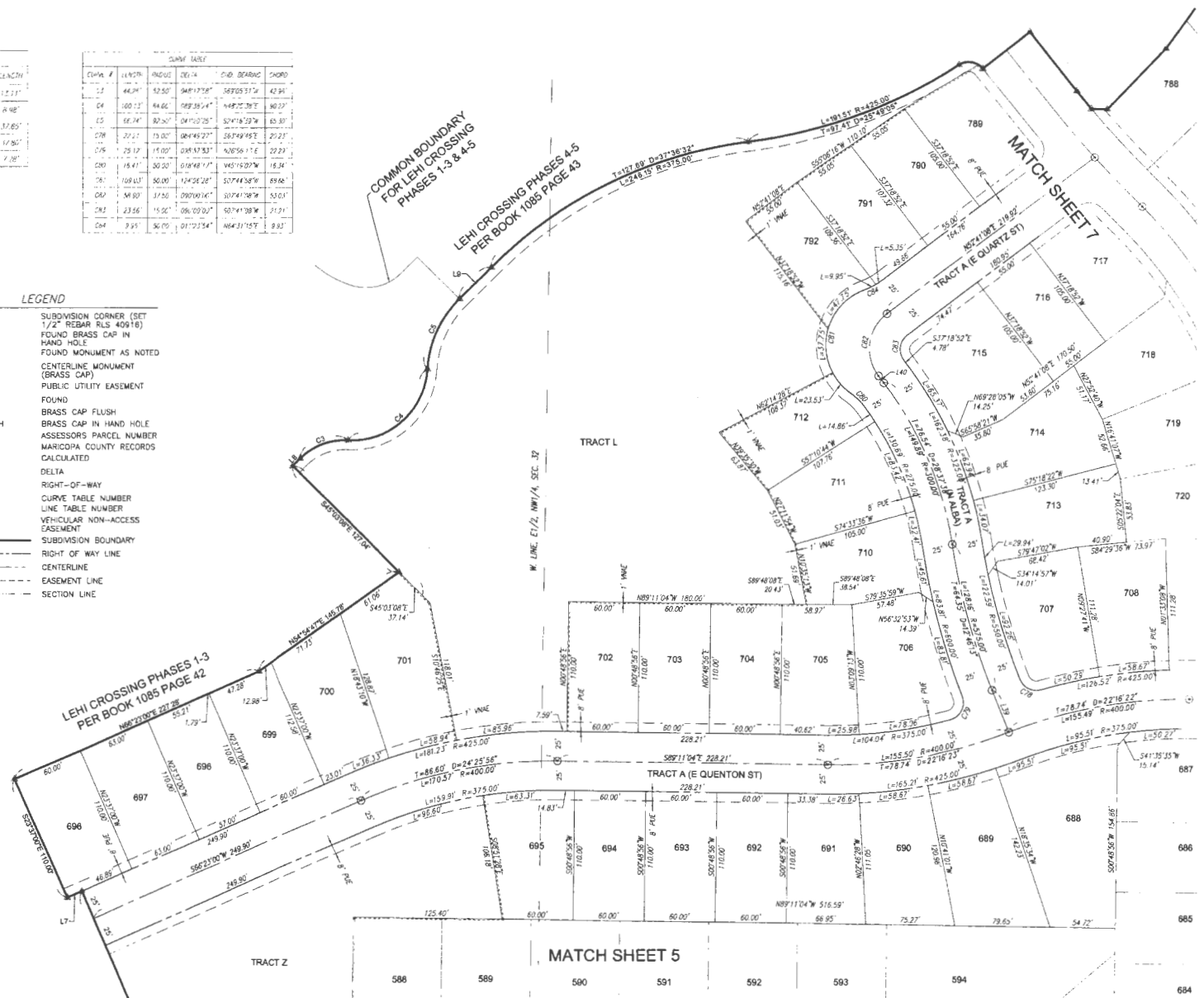


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MATCH SHEET 8

Final Development & Red Zone
Final Plat
Information
Infrastructure & Transportation
Subdivision & Solid Waste
Water & Wastewater Resources

ATWELL
ATWELL ENGINEERS & ARCHITECTS
OFFICES IN NORTH ARIZONA AND AWA
4700 W. SOUTH AVENUE
SUITE 200
MESA, AZ 85206

COUNTY: MARICOPA
SECTION: 30
TOWNSHIP: 2 NORTH
RANGE: 6 EAST

FINAL PLAT
PROJECT: LEHI CROSSING PHASE 6
SOUTHWEST OF THOMAS ROAD & VAL VISTA ROAD
MESA, ARIZONA

DATE: JANUARY 2013

REVISIONS

ATWELL
SCALE: 0" = 40 FEET
DR. D.P. TORO, J.R.
P.M. J. RICHARDS
CAD FILE: P1P.P1G
JOB: 09002082
SHEET NO: 6 OF 12

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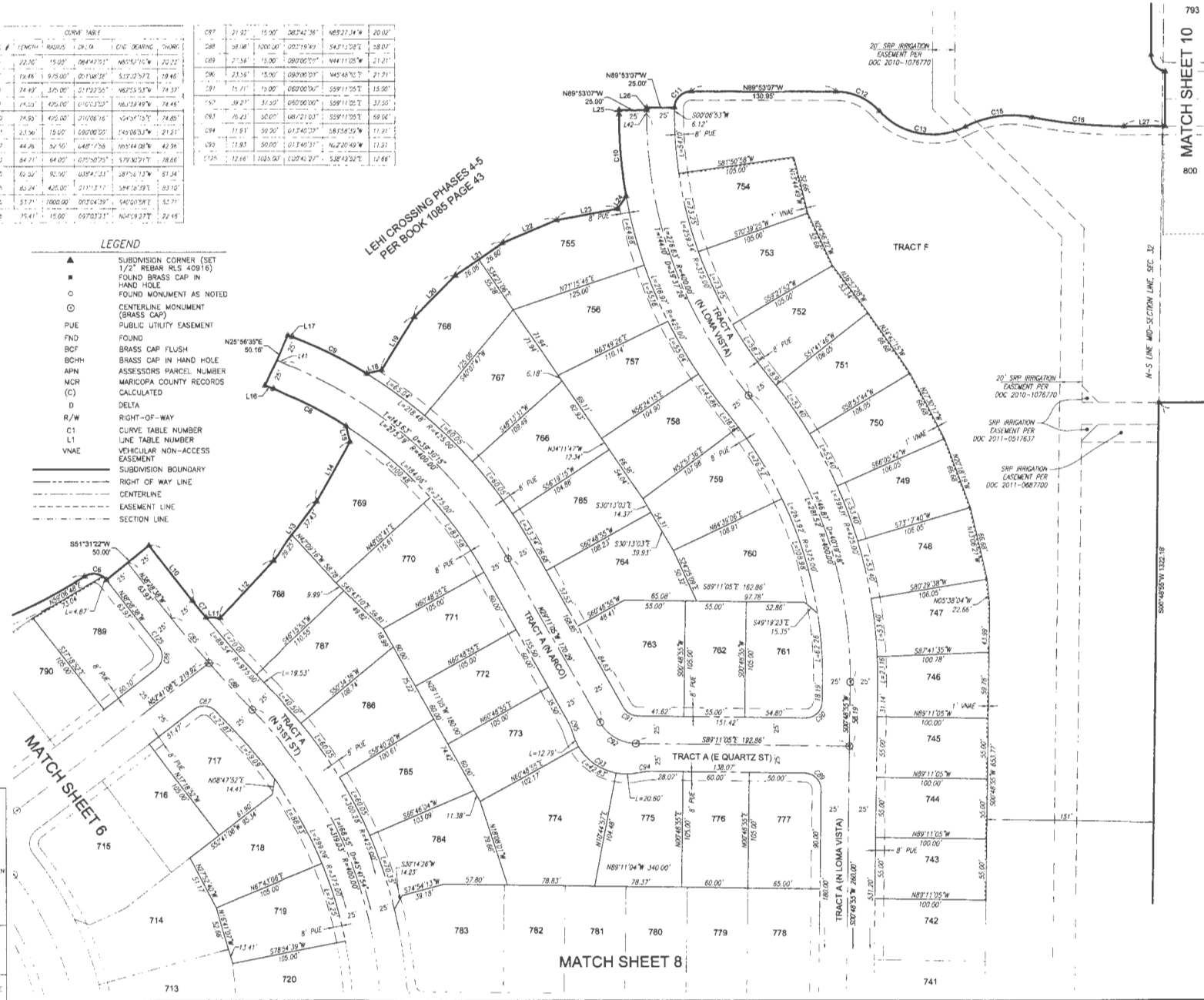
CURVA	LENGTH	RADIUS	CHORD	CHORD BEARING	CHORD
C0	42.50	15.00'	084°47'51"	N45°11'10"W	20.25'
C1	19.48	9.750'	02°13'48"	S12°25'47"E	19.48'
C2	24.18	12.09'	3°12'23"	N62°53'30"W	12.09'
C3	24.23	12.115'	0°10'23"	N63°34'48"W	12.115'
C10	74.93	493.00'	3°10'06"16"	N54°51'15"E	74.93'
C11	23.50	15.00'	08°00'00"	N49°00'31"W	21.21'
C12	44.20	22.10'	4°48'17"58"	N45°08'44"E	42.38'
C13	84.71	54.00'	0°12'50"25"	S79°30'21"E	78.66'
C14	62.50	31.250'	0°38'41"21"	S81°54'13"W	61.34'
C15	42.50	21.250'	0°11'13"12"	S84°16'59"E	41.70'
C16	57.71	28.855'	0°03'43"39"	S40°00'58"E	52.71'
C17	75.41	37.705'	0°07'03"21"	N61°29'27"E	72.49'

C18	21.21	15.00'	08°24'23"	N65°27'34"W	20.02'
C19	38.08	25.385'	0°07'19"49"	S47°13'52"E	38.07'
C20	21.58	15.00'	08°00'00"	N44°11'05"W	21.21'
C21	23.54	15.00'	08°00'00"	N45°46'50"E	21.21'
C22	15.71	15.00'	08°00'00"	S59°11'25"E	15.00'
C23	39.27	31.500'	08°00'00"	S59°11'25"E	31.50'
C24	76.23	63.000'	08°00'00"	S59°11'25"E	63.00'
C25	11.61	9.000'	01°34'02"	S87°58'59"W	11.61'
C26	11.83	9.000'	01°34'02"	N42°20'49"W	11.83'
C27	12.66	10.250'	0°07'42"27"	S38°43'52"E	12.66'

LINE #	BEARING	LENGTH
L10	S26°29'36"E	52.93'
L11	S88°29'27"E	11.52'
L12	N43°36'12"E	71.29'
L13	N32°25'28"E	66.65'
L14	N89°13'05"E	62.14'
L15	N13°59'45"W	14.66'
L16	N68°47'02"W	8.34'
L17	S88°41'27"E	4.29'
L18	N18°58'54"E	14.13'
L19	S17°54'51"E	18.53'
L20	N44°33'44"E	17.68'
L21	N55°42'47"E	17.84'
L22	N61°56'27"E	52.65'
L23	N19°45'09"E	50.97'
L24	N14°29'32"E	14.11'
L25	N02°06'51"E	1.85'
L26	N61°06'51"E	2.21'
L27	S68°25'17"E	17.52'
L28	N88°41'20"W	8.31'
L29	S50°54'37"E	2.81'

- LEGEND**
- ▲ SUBMISSION CORNER (SET 1/2" REBAR RLS 40916)
 - FOUND BRASS CAP IN HAND HOLE
 - FOUND MONUMENT AS NOTED
 - CENTERLINE MONUMENT (BRASS CAP)
 - PUBLIC UTILITY EASEMENT
 - FOUND
 - BOF BRASS CAP FLUSH
 - BOCH BRASS CAP IN HAND HOLE
 - APN ASSESSORS PARCEL NUMBER
 - MCR MARICOPA COUNTY RECORDS CALCULATED
 - (C)
 - D DELTA
 - R/W RIGHT-OF-WAY
 - C1 CURVE TABLE NUMBER
 - L1 LINE TABLE NUMBER
 - VNAE VEHICULAR NON-ACCESS EASEMENT
 - SUBDIVISION BOUNDARY
 - RIGHT OF WAY LINE
 - CENTERLINE
 - EASEMENT LINE
 - SECTION LINE

LEHI CROSSING PHASES 4-5
PER BOOK 1085 PAGE 43



811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PREPARE ANY AND ALL UNDERGROUND UTILITIES.

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Land Development & Real Estate
Professional Surveying
Subdivision
Informational & Transportation
Engineering & Road Work
Water & Natural Resources



COUNTY: MARICOPA
SECTION: 32
TOWNSHIP: 2 NORTH
RANGE: 6 EAST

FINAL PLAT
LEHI CROSSING PHASE 6
SOUTHWEST OF THOMAS ROAD & VAL VISTA ROAD

DATE: JANUARY 2013



SCALE: 1" = 40 FEET
DR: D.P. CH. JR.
P.M. J. RICHARDS
CAD FILE: FP Ph6
JOB: 09002082
SHEET NO: 7 OF 12

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LEGEND

- ▲ SUBDIVISION CORNER (SET 1/2" REBAR PLS 40916)
- FOUND BRASS CAP IN HAND HOLE
- FOUND MONUMENT AS NOTED
- ⊙ CENTERLINE MONUMENT (BRASS CAP)
- PUE PUBLIC UTILITY EASEMENT
- FND FOUND
- BCF BRASS CAP FLUSH
- BCHM BRASS CAP IN HAND HOLE
- APHN ASSESSORS PARCEL NUMBER
- MCR MARICOPA COUNTY RECORDS CALCULATED
- D DELTA
- R/W RIGHT-OF-WAY
- C1 CURVE TABLE NUMBER
- L1 LINE TABLE NUMBER
- VNAE VEHICULAR NON-ACCESS EASEMENT
- SUBDIVISION BOUNDARY
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- SECTION LINE

ONE TABLE

1.9'	8.0000'	11.0000'
3.7'	58.91104°	16.31'

CURVE DATA

CURVE #	PLN (IN)	RADIUS	DELTA	CHG. BEARING	CHORD
C51	23.20	15.00'	99.9200°	N45°56'56"E	7.12'
C52	44.58	15.00'	99.1437°	S46°05'42"W	21.51'
C53	26.57	100.00'	92.9347°	N89°34'16"E	29.67'
C54	62.09	15.00'	99.0700°	S45°48'36"W	21.21'
C55	10.09	15.00'	99.0700°	S41°11'04"E	21.41'
C56	21.76	15.00'	96.5074°	N43°45'43"W	21.12'
C57	22.15	15.00'	66.7079°	N49°16'56"E	21.21'



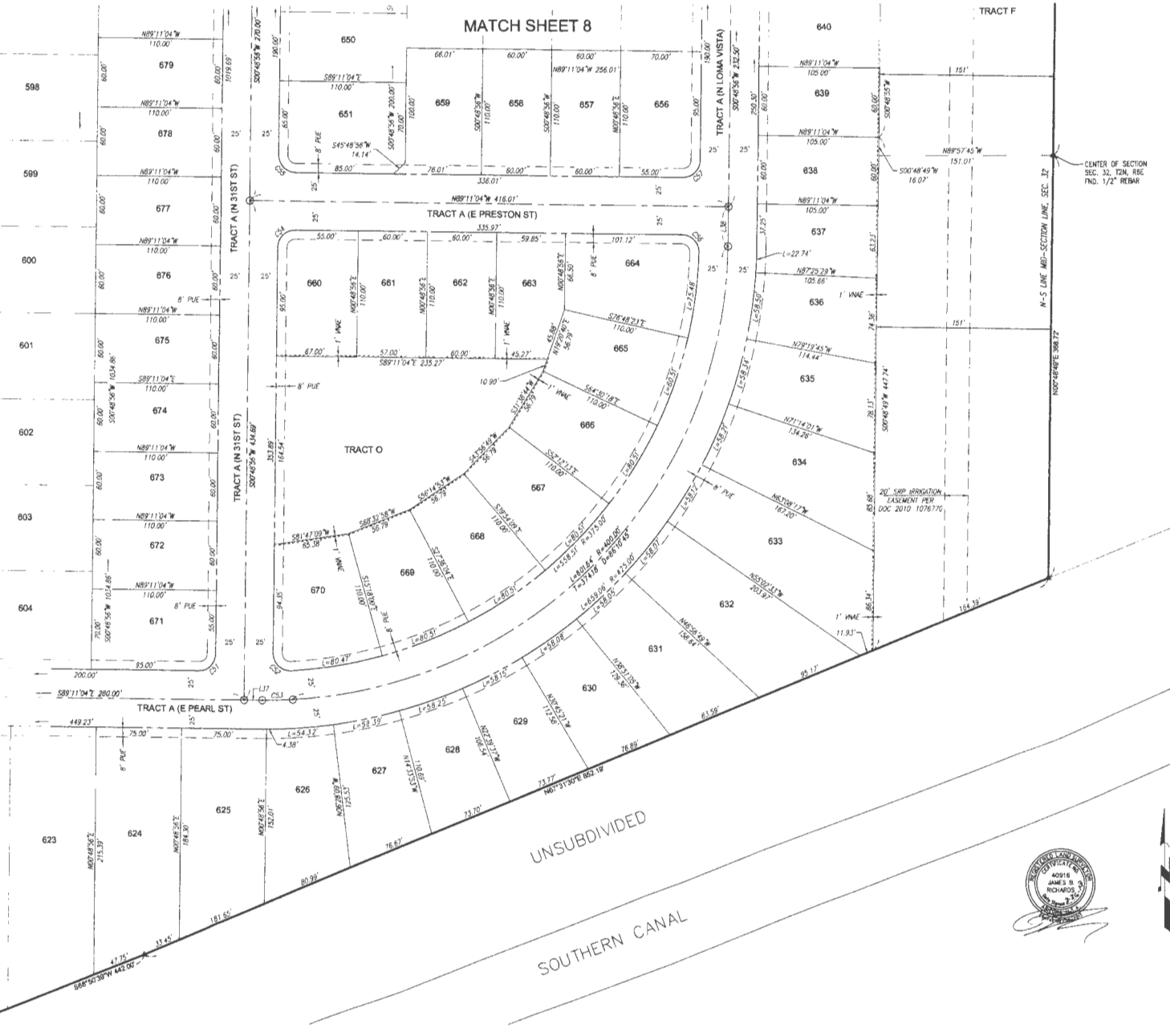
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MATCH SHEET 5

MATCH SHEET 4



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COUNTY: MARICOPA
SECTION: 32
TOWNSHIP: 2 NORTH
RANGE: 6 EAST

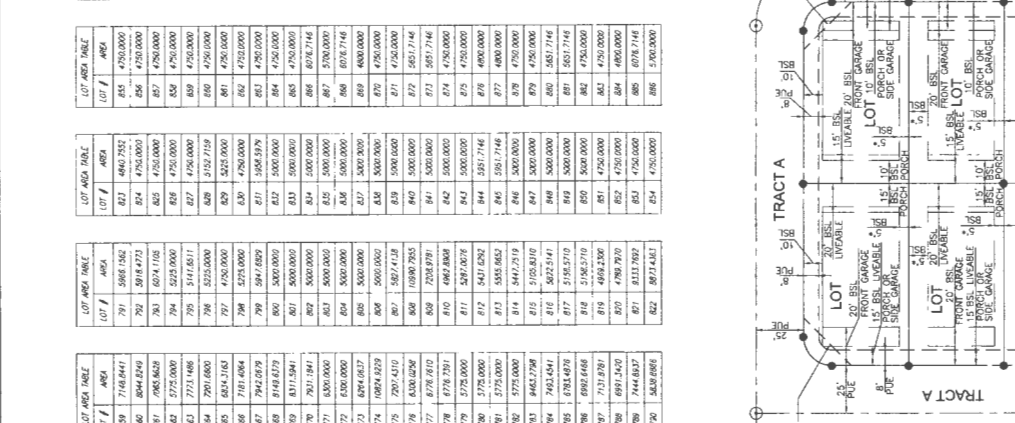
FINAL PLAT
LEHI CROSSING PHASE 6
SOUTHWEST OF THOMAS ROAD & VAL VISTA ROAD
MESA, ARIZONA

DATE: JANUARY 2013

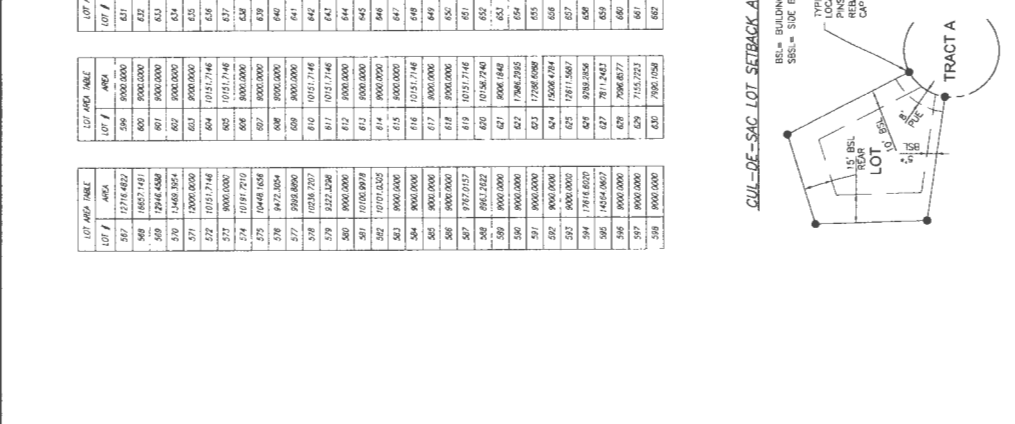


SCALE: 1" = 40 FEET
DW: D. J. RICHARDS, JR.
C40 FILE: FP Ph6
JOB: 09002082
SHEET NO: 9 OF 12

LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA
586	9000.0000	603	6000.0000	710	6000.0000	717	6000.0000	824	6000.0000	831	6000.0000	938	6000.0000	945	6000.0000
587	9000.0000	604	6000.0000	711	6000.0000	718	6000.0000	825	6000.0000	832	6000.0000	939	6000.0000	946	6000.0000
588	9000.0000	605	6000.0000	712	6000.0000	719	6000.0000	826	6000.0000	833	6000.0000	940	6000.0000	947	6000.0000
589	9000.0000	606	6000.0000	713	6000.0000	720	6000.0000	827	6000.0000	834	6000.0000	941	6000.0000	948	6000.0000
590	9000.0000	607	6000.0000	714	6000.0000	721	6000.0000	828	6000.0000	835	6000.0000	942	6000.0000	949	6000.0000
591	9000.0000	608	6000.0000	715	6000.0000	722	6000.0000	829	6000.0000	836	6000.0000	943	6000.0000	950	6000.0000
592	9000.0000	609	6000.0000	716	6000.0000	723	6000.0000	830	6000.0000	837	6000.0000	944	6000.0000	951	6000.0000
593	9000.0000	610	6000.0000	717	6000.0000	724	6000.0000	831	6000.0000	838	6000.0000	945	6000.0000	952	6000.0000
594	9000.0000	611	6000.0000	718	6000.0000	725	6000.0000	832	6000.0000	839	6000.0000	946	6000.0000	953	6000.0000
595	9000.0000	612	6000.0000	719	6000.0000	726	6000.0000	833	6000.0000	840	6000.0000	947	6000.0000	954	6000.0000
596	9000.0000	613	6000.0000	720	6000.0000	727	6000.0000	834	6000.0000	841	6000.0000	948	6000.0000	955	6000.0000
597	9000.0000	614	6000.0000	721	6000.0000	728	6000.0000	835	6000.0000	842	6000.0000	949	6000.0000	956	6000.0000
598	9000.0000	615	6000.0000	722	6000.0000	729	6000.0000	836	6000.0000	843	6000.0000	950	6000.0000	957	6000.0000
599	9000.0000	616	6000.0000	723	6000.0000	730	6000.0000	837	6000.0000	844	6000.0000	951	6000.0000	958	6000.0000
600	9000.0000	617	6000.0000	724	6000.0000	731	6000.0000	838	6000.0000	845	6000.0000	952	6000.0000	959	6000.0000
601	9000.0000	618	6000.0000	725	6000.0000	732	6000.0000	839	6000.0000	846	6000.0000	953	6000.0000	960	6000.0000
602	9000.0000	619	6000.0000	726	6000.0000	733	6000.0000	840	6000.0000	847	6000.0000	954	6000.0000	961	6000.0000
603	9000.0000	620	6000.0000	727	6000.0000	734	6000.0000	841	6000.0000	848	6000.0000	955	6000.0000	962	6000.0000
604	9000.0000	621	6000.0000	728	6000.0000	735	6000.0000	842	6000.0000	849	6000.0000	956	6000.0000	963	6000.0000
605	9000.0000	622	6000.0000	729	6000.0000	736	6000.0000	843	6000.0000	850	6000.0000	957	6000.0000	964	6000.0000
606	9000.0000	623	6000.0000	730	6000.0000	737	6000.0000	844	6000.0000	851	6000.0000	958	6000.0000	965	6000.0000
607	9000.0000	624	6000.0000	731	6000.0000	738	6000.0000	845	6000.0000	852	6000.0000	959	6000.0000	966	6000.0000
608	9000.0000	625	6000.0000	732	6000.0000	739	6000.0000	846	6000.0000	853	6000.0000	960	6000.0000	967	6000.0000
609	9000.0000	626	6000.0000	733	6000.0000	740	6000.0000	847	6000.0000	854	6000.0000	961	6000.0000	968	6000.0000
610	9000.0000	627	6000.0000	734	6000.0000	741	6000.0000	848	6000.0000	855	6000.0000	962	6000.0000	969	6000.0000
611	9000.0000	628	6000.0000	735	6000.0000	742	6000.0000	849	6000.0000	856	6000.0000	963	6000.0000	970	6000.0000
612	9000.0000	629	6000.0000	736	6000.0000	743	6000.0000	850	6000.0000	857	6000.0000	964	6000.0000	971	6000.0000
613	9000.0000	630	6000.0000	737	6000.0000	744	6000.0000	851	6000.0000	858	6000.0000	965	6000.0000	972	6000.0000
614	9000.0000	631	6000.0000	738	6000.0000	745	6000.0000	852	6000.0000	859	6000.0000	966	6000.0000	973	6000.0000
615	9000.0000	632	6000.0000	739	6000.0000	746	6000.0000	853	6000.0000	860	6000.0000	967	6000.0000	974	6000.0000
616	9000.0000	633	6000.0000	740	6000.0000	747	6000.0000	854	6000.0000	861	6000.0000	968	6000.0000	975	6000.0000
617	9000.0000	634	6000.0000	741	6000.0000	748	6000.0000	855	6000.0000	862	6000.0000	969	6000.0000	976	6000.0000
618	9000.0000	635	6000.0000	742	6000.0000	749	6000.0000	856	6000.0000	863	6000.0000	970	6000.0000	977	6000.0000
619	9000.0000	636	6000.0000	743	6000.0000	750	6000.0000	857	6000.0000	864	6000.0000	971	6000.0000	978	6000.0000
620	9000.0000	637	6000.0000	744	6000.0000	751	6000.0000	858	6000.0000	865	6000.0000	972	6000.0000	979	6000.0000
621	9000.0000	638	6000.0000	745	6000.0000	752	6000.0000	859	6000.0000	866	6000.0000	973	6000.0000	980	6000.0000
622	9000.0000	639	6000.0000	746	6000.0000	753	6000.0000	860	6000.0000	867	6000.0000	974	6000.0000	981	6000.0000
623	9000.0000	640	6000.0000	747	6000.0000	754	6000.0000	861	6000.0000	868	6000.0000	975	6000.0000	982	6000.0000
624	9000.0000	641	6000.0000	748	6000.0000	755	6000.0000	862	6000.0000	869	6000.0000	976	6000.0000	983	6000.0000
625	9000.0000	642	6000.0000	749	6000.0000	756	6000.0000	863	6000.0000	870	6000.0000	977	6000.0000	984	6000.0000
626	9000.0000	643	6000.0000	750	6000.0000	757	6000.0000	864	6000.0000	871	6000.0000	978	6000.0000	985	6000.0000
627	9000.0000	644	6000.0000	751	6000.0000	758	6000.0000	865	6000.0000	872	6000.0000	979	6000.0000	986	6000.0000
628	9000.0000	645	6000.0000	752	6000.0000	759	6000.0000	866	6000.0000	873	6000.0000	980	6000.0000	987	6000.0000
629	9000.0000	646	6000.0000	753	6000.0000	760	6000.0000	867	6000.0000	874	6000.0000	981	6000.0000	988	6000.0000
630	9000.0000	647	6000.0000	754	6000.0000	761	6000.0000	868	6000.0000	875	6000.0000	982	6000.0000	989	6000.0000
631	9000.0000	648	6000.0000	755	6000.0000	762	6000.0000	869	6000.0000	876	6000.0000	983	6000.0000	990	6000.0000
632	9000.0000	649	6000.0000	756	6000.0000	763	6000.0000	870	6000.0000	877	6000.0000	984	6000.0000	991	6000.0000
633	9000.0000	650	6000.0000	757	6000.0000	764	6000.0000	871	6000.0000	878	6000.0000	985	6000.0000	992	6000.0000
634	9000.0000	651	6000.0000	758	6000.0000	765	6000.0000	872	6000.0000	879	6000.0000	986	6000.0000	993	6000.0000
635	9000.0000	652	6000.0000	759	6000.0000	766	6000.0000	873	6000.0000	880	6000.0000	987	6000.0000	994	6000.0000
636	9000.0000	653	6000.0000	760	6000.0000	767	6000.0000	874	6000.0000	881	6000.0000	988	6000.0000	995	6000.0000
637	9000.0000	654	6000.0000	761	6000.0000	768	6000.0000	875	6000.0000	882	6000.0000	989	6000.0000	996	6000.0000
638	9000.0000	655	6000.0000	762	6000.0000	769	6000.0000	876	6000.0000	883	6000.0000	990	6000.0000	997	6000.0000
639	9000.0000	656	6000.0000	763	6000.0000	770	6000.0000	877	6000.0000	884	6000.0000	991	6000.0000	998	6000.0000
640	9000.0000	657	6000.0000	764	6000.0000	771	6000.0000	878	6000.0000	885	6000.0000	992	6000.0000	999	6000.0000
641	9000.0000	658	6000.0000	765	6000.0000	772	6000.0000	879	6000.0000	886	6000.0000	993	6000.0000	1000	6000.0000



TRACT	SQUARE FEET	USAGE
A	801,701	PRIVATE STREET; INGRESS/EGRESS FOR REFUSE AND EMERGENCY VEHICLES; DRAINAGE AND PUE
B	34,910	OPEN SPACE; DRAINAGE, RECREATION, COMMUNITY AMENITIES AND PUE
C	101,777	OPEN SPACE; DRAINAGE, RECREATION, COMMUNITY AMENITIES AND PUE
D	710,884	OPEN SPACE; DRAINAGE, RECREATION, COMMUNITY AMENITIES AND PUE
E	125,970	OPEN SPACE; DRAINAGE, RECREATION, COMMUNITY AMENITIES AND PUE
F	29,515	OPEN SPACE; DRAINAGE, RECREATION, COMMUNITY AMENITIES AND PUE
G	21,415	OPEN SPACE; DRAINAGE AND PUE
H	27,374	OPEN SPACE; DRAINAGE, RECREATION, COMMUNITY AMENITIES AND PUE
I	26,134	OPEN SPACE; DRAINAGE AND PUE
J	38,786	OPEN SPACE; DRAINAGE AND PUE
K	39,195	OPEN SPACE; DRAINAGE AND PUE
L	1,926,582	TOTAL



TRACT	SQUARE FEET	USAGE
A	801,701	PRIVATE STREET; INGRESS/EGRESS FOR REFUSE AND EMERGENCY VEHICLES; DRAINAGE AND PUE
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811
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