

# SWC CRISMON ROAD & HAMPTON AVENUE

## FINAL PLAT

A PORTION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 7 EAST  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

### DEDICATION

STATE OF ARIZONA }  
COUNTY OF MARICOPA }SS

KNOW ALL MEN BY THESE PRESENTS:

THAT VIRTUA MESA CRISMON OWNER LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "SWC CRISMON ROAD & HAMPTON AVENUE", LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, 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.

VIRTUA MESA CRISMON OWNER LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY DEDICATES AND CONVEYS TO THE CITY OF MESA, IN FEE, ALL REAL PROPERTY DESIGNATED ON THIS PLAT AS "RIGHT-OF-WAY" OR "R/W" FOR USE AS PUBLIC RIGHT-OF-WAY.

EACH OF THE OWNERS, AS TO THE PORTION OF THE PROPERTY OWNED BY THAT OWNER, HEREBY DEDICATES TO THE CITY OF MESA FOR USE AS SUCH THE VEHICULAR NON-ACCESS EASEMENTS AND PUBLIC UTILITY AND FACILITY EASEMENTS, AS SHOWN ON THE SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. THE DEDICATION OF REAL PROPERTY MARKED AS 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 VIRTUA MESA CRISMON OWNER LLC, AN ARIZONA LIMITED LIABILITY COMPANY, 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 VIRTUA MESA CRISMON OWNER LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF VIRTUA MESA CRISMON OWNER LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY VIRTUA MESA CRISMON OWNER LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF VIRTUA MESA CRISMON OWNER LLC, AN ARIZONA LIMITED LIABILITY COMPANY WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF MESA. THE RIGHTS AND OBLIGATIONS OF THE CITY OF MESA SHALL BE CONSTRUED BROADLY AND CONSISTENT WITH THE PERFORMANCE OF ITS OBLIGATIONS TO PROVIDE UTILITY SERVICE TO ITS CUSTOMERS.

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

VIRTUA MESA CRISMON OWNER LLC, AN ARIZONA LIMITED LIABILITY COMPANY HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "VEHICULAR NON-ACCESS EASEMENT" OR "VNAE" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO VEHICULAR ACCESS IS PERMITTED.

DRAINAGE COVENANTS:

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT, IS HEREBY RESERVED AS A DRAINAGE FACILITY AND RETENTION BASIN FOR THE INCLUSIVE CONVEYANCE OF DRAINAGE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND/OR 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.

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

IN WITNESS WHEREOF:

VIRTUA MESA CRISMON OWNER LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

VIRTUA MESA CRISMON OWNER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: VIRTUA MESA CRISMON MEMBER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY,  
ITS SOLE MANAGING MEMBER

BY: VIRTUA MESA CRISMON HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY,  
ITS SOLE MANAGING MEMBER

BY: QUYP DEVELOPMENT SERVICES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY,  
ITS MANAGER

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_  
ITS: MANAGER

### LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOCATED WITHIN A PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 34, BEING MARKED BY AN ARIZONA DEPARTMENT OF TRANSPORTATION BRASS CAP FLUSH, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 34, BEING MARKED BY A MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN A HANDHOLE, BEARS NORTH 0 DEGREES 13 MINUTES 4 SECONDS WEST, A DISTANCE OF 2,363.52 FEET

THENCE NORTH 0 DEGREES 13 MINUTES 4 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 1,093.04 FEET;

THENCE SOUTH 89 DEGREES 47 MINUTES 22 SECONDS WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF CRISMON ROAD, AS SHOWN IN RECORD OF SURVEY RECORDED IN BOOK 946, PAGE 34, MARICOPA COUNTY RECORDS, ARIZONA, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 0 DEGREES 13 MINUTES 4 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 243.09 FEET TO A POINT ON THE RIGHT OF WAY LINE FOR THE US 60, AS DESCRIBED IN DOCKET 11254, PAGE 274, MARICOPA COUNTY RECORDS, ARIZONA;

THENCE SOUTH 89 DEGREES 43 MINUTES 55 SECONDS WEST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 15.19 FEET;

THENCE SOUTH 5 DEGREES 27 MINUTES 42 SECONDS WEST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 251.05 FEET;

THENCE SOUTH 89 DEGREES 54 MINUTES 21 SECONDS WEST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 812.82 FEET;

THENCE NORTH 0 DEGREES 9 MINUTES 13 SECONDS WEST, DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 718.54 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34;

THENCE NORTH 89 DEGREES 55 MINUTES 15 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 852.05 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF CRISMON ROAD, AS SHOWN IN RECORD OF SURVEY RECORDED IN BOOK 946, PAGE 34, MARICOPA COUNTY RECORDS, ARIZONA;

THENCE SOUTH 0 DEGREES 13 MINUTES 04 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 225.31 FEET TO THE POINT OF BEGINNING.

EXCEPT:

A PARCEL OF LAND BEING LOCATED WITHIN A PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 34, BEING MARKED BY AN ARIZONA DEPARTMENT OF TRANSPORTATION BRASS CAP FLUSH, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 34, BEING MARKED BY A MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN A HANDHOLE, BEARS NORTH 0 DEGREES 13 MINUTES 4 SECONDS WEST, A DISTANCE OF 2,363.52 FEET

THENCE NORTH 0 DEGREES 13 MINUTES 4 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 1,093.04 FEET;

THENCE SOUTH 89 DEGREES 47 MINUTES 22 SECONDS WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 47 MINUTES 22 SECONDS WEST, A DISTANCE OF 274.86 FEET;

THENCE NORTH 0 DEGREES 12 MINUTES 38 SECONDS WEST, A DISTANCE OF 171.00 FEET;

THENCE NORTH 89 DEGREES 55 MINUTES 15 SECONDS EAST, A DISTANCE OF 254.84 FEET;

THENCE SOUTH 45 DEGREES 8 MINUTES 55 SECONDS EAST, A DISTANCE OF 28.32 FEET;

THENCE SOUTH 0 DEGREES 13 MINUTES 4 SECONDS EAST, A DISTANCE OF 150.37 FEET TO THE POINT OF BEGINNING.

### NOTES

- ALL COMMUNICATION AND ELECTRIC LINES TO BE INSTALLED UNDERGROUND PER ARIZONA CORP. COMMISSION GENERAL ORDER U-48.
- ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES, PRIVATE DRIVES, LANDSCAPED AREAS WITHIN THIS PROJECT.
- CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL ANY OTHER IMPROVEMENTS OR ALTERNATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION FROM THE CITY OF MESA.
- THE CITY OF MESA WILL NOT BE RESPONSIBLE FOR ANY SPECIAL TYPE OF SURFACE MATERIAL SUCH AS BUT NOT LIMITED TO PAVEMENT, CONCRETE, COLORED STAMPED PAVEMENT OR CONCRETE, OR BRICKS, AS NOTED WITHIN THE PROJECT'S CONSTRUCTION DOCUMENTS. SHOULD REMOVAL OF THE SPECIAL TYPE OF SURFACE MATERIAL BE REQUIRED BY THE CITY OF MESA FOR MAINTENANCE OF THE CITY'S FACILITIES SUCH AS THE CITY'S UTILITY SYSTEMS, THE CITY WILL ONLY BE REQUIRED TO BACKFILL AND PROVIDE CITY OF MESA ACCEPTED TEMPORARY SURFACE MATERIAL OVER THE SAID UTILITY OR OTHER AREA DISTURBED. RECONSTRUCTION OF THE SPECIAL TYPE OF SURFACE MATERIAL SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S).
- 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).

### ACKNOWLEDGEMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA }SS

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED \_\_\_\_\_, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE \_\_\_\_\_ OF CITY OF MESA, AN ARIZONA MUNICIPAL CORPORATION, AND ACKNOWLEDGED THAT HE/SHE, AS SUCH OFFICER, BEING AUTHORIZED TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED IN WITNESS THEREOF. I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC

### OWNER

VIRTUA MESA CRISMON OWNER LLC  
17470 N. PACESETTER WAY, SUITE 205  
SCOTTSDALE, ARIZONA 85255  
CONTACT: JONATHON STANSEL, P.E.  
PHONE: (602) 300-3513

### CIVIL ENGINEER

LAND DEVELOPMENT ENGINEERING  
3420 E. SHEA BOULEVARD, SUITE 156  
PHOENIX, AZ 85028  
CONTACT: JONATHON STANSEL, P.E.  
PHONE: (602) 300-3513

### SURVEYOR

SURVEY INNOVATION GROUP, INC.  
22425 N. 16TH STREET, SUITE 1  
PHOENIX, ARIZONA 85024  
CONTACT: JASON SEGNERI  
PHONE: (480) 922-0780

### BENCHMARK

FOUND NAIL W/BRASS TAG ON THE NORTHEAST CORNER CURB RETURN AT THE INTERSECTION OF CRISMON AND SOUTHERN

NAV88 DATUM  
ELEVATION = 1511.33'

### BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 34, AS MEASURED BETWEEN FOUND MONUMENTS AT THE NORTHEAST CORNER AND THE EAST QUARTER CORNE OF SECTION 34. SAID LINE BEARS NORTH 0 DEGREES 13 MINUTES 4 SECONDS WEST.

### FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2315 L, 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.

### AREA

SUBJECT PROPERTY CONTAINS 558,813 SQUARE FEET OR 12.829 ACRES, MORE OR LESS

### APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
MAYOR CLERK

### ASSURED WATER SUPPLY

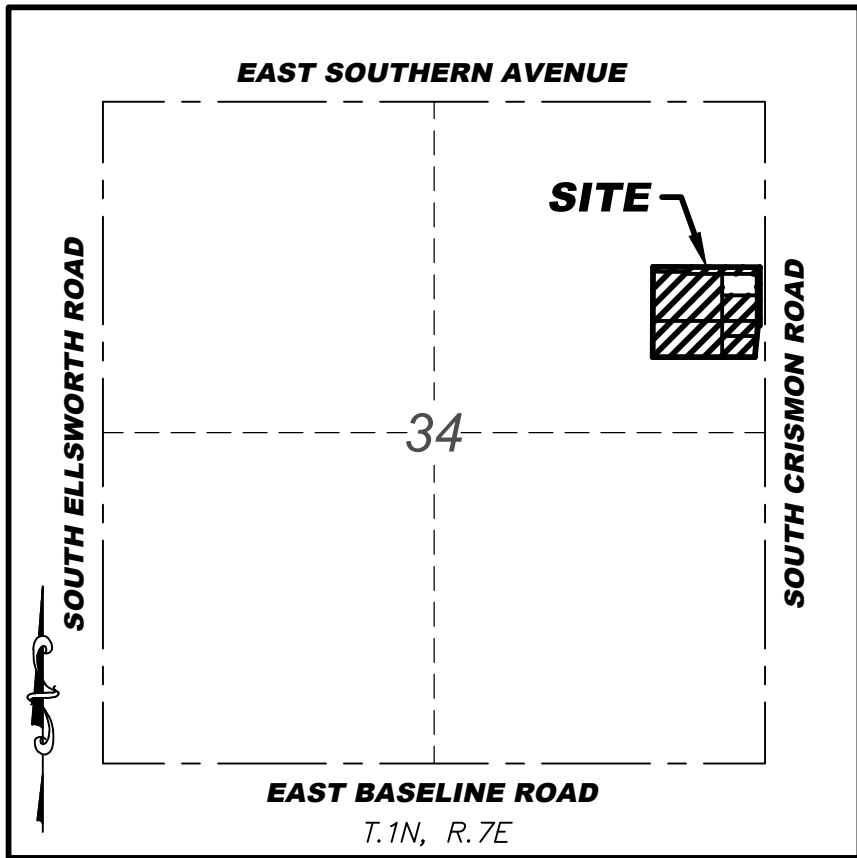
THIS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576.

BY: \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

### SURVEYOR'S CERTIFICATION

I JASON SEGNERI, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT CONSISTING OF 3 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF MARCH 2019; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; THAT THE CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT THE TIME OF CONSTRUCTION.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
JASON SEGNERI, REGISTERED LAND SURVEYOR  
ARIZONA REGISTRATION NO. 35833  
22425 N. 16TH STREET, SUITE 1  
PHOENIX, ARIZONA 85024



### VICINITY MAP

N.T.S.

### SHEET INDEX

NO.	DESCRIPTION
1	PLAT COVER SHEET
2	PLAT AND EXISTING EASEMENTS
3	DEDICATED EASEMENTS

22425 N. 16th ST., SUITE 1  
PHOENIX, ARIZONA 85024  
PHONE (480) 922-0780  
FAX (480) 922-0781  
WWW.SIG5SURVEYAZ.COM

**SIG**  
SURVEY INNOVATION  
GROUP, INC  
Land Surveying Services

**FINAL PLAT**  
**SWC CRISMON ROAD & HAMPTON AVENUE**  
**MESA, ARIZONA**



REVISIONS:

△
△
△

DRAWING NAME:

FINAL PLAT-M&R

JOB NO. 2018-113

DRAWN: TS

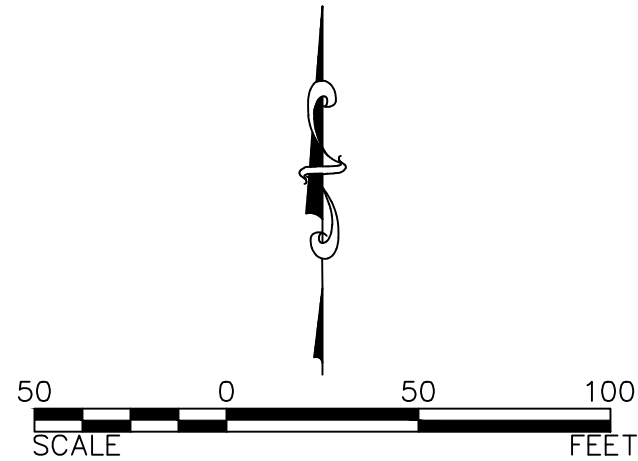
CHECKED: JAS

DATE: 09/19/2019

SCALE: N.T.S.

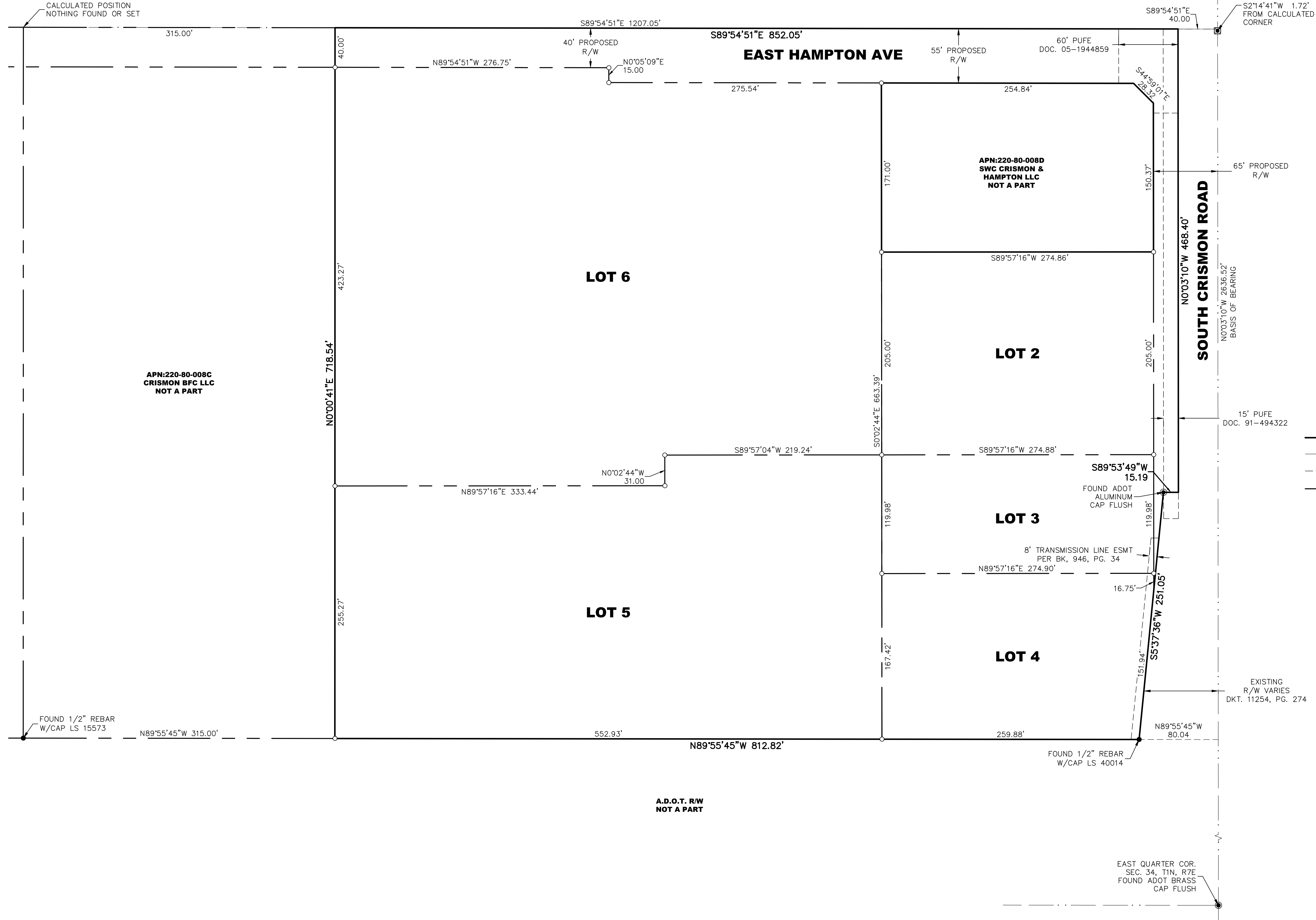
SHEET: 1 OF 3





LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
2	56,347	1.294
3	32,981	0.757
4	44,966	1.032
5	148,221	3.403
6	222,565	5.109
TOTAL	505,080	11.595

R/W TABLE		
STREET	AREA (SF)	AREA (AC)
RW	53,733	1.234



**LEGEND**

◻	FOUND BRASS CAP IN HANDHOLE
●	FOUND BRASS CAP FLUSH
•	FOUND 1/2" REBAR
○	SET 1/2" REBAR W/CAP LS 35833
TCE	TEMPORARY CONSTRUCTION EASEMENT
TDE	TEMPORARY RETENTION EASEMENT
DKT.	DOCKET
DOC.	DOCUMENT
PUFE	PUBLIC UTILITIES/FACILITIES EASEMENT
BK./PG.	BOOK AND PAGE
R/W	RIGHT OF WAY
DE	DRAINAGE EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
—	BOUNDARY LINE
- - -	SECTION LINE
- - - - -	EASEMENT LINE
- - - - -	ADJACENT BOUNDARY LINE

**SIG**

22425 N. 16th ST., SUITE 1  
PHOENIX, ARIZONA 85024  
PHONE (480) 922-0780  
FAX (480) 922-0781  
WWW.SIGSURVEYAZ.COM

**SURVEY INNOVATION  
GROUP, INC**  
Land Surveying Services

**FINAL PLAT**

**SWC CRISMON ROAD & HAMPTON AVENUE**

**MESA, ARIZONA**

REGISTERED LAND SURVEYOR

35833  
JASON A  
SEGNERI  
3/23/20  
Signed

REVISIONS:

△

△

△

DRAWING NAME:  
FINAL PLAT-M&R

JOB NO. 2018-113

DRAWN: TS

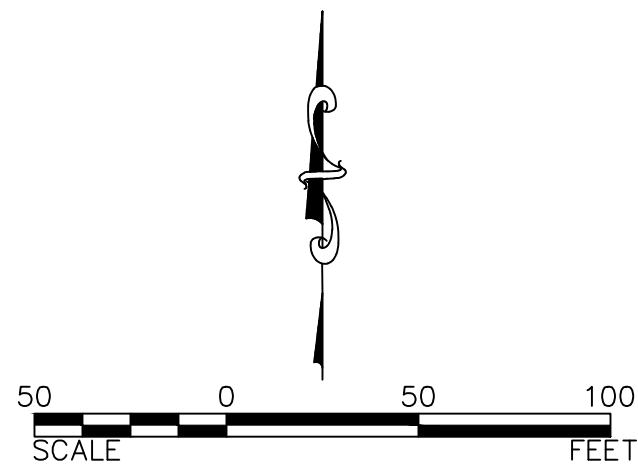
CHECKED: JAS

DATE: 09/19/2019

SCALE: 1"=50'

SHEET: 2 OF 3





DRAINAGE LINE TABLE		
LINE	DIRECTION	LENGTH
D47	N89°57'16"E	70.21'
D48	S0°00'00"E	21.50'
D49	N90°00'00"W	45.00'
D50	S0°00'00"E	35.00'
D51	N90°00'00"E	27.00'
D52	S0°00'00"E	154.09'
D53	N89°59'36"E	18.00'
D54	S0°00'00"E	18.00'
D55	N90°00'00"E	226.00'
D56	N0°00'00"W	19.50'
D57	N90°00'00"E	1.50'
D59	S0°02'43"E	21.42'
D61	S89°59'10"E	39.47'
D62	N0°00'00"W	10.69'
D63	N90°00'00"E	12.00'
D64	N0°00'00"W	7.32'
D65	N90°00'00"E	109.00'
D66	S0°00'00"E	18.00'
D67	N90°00'00"E	5.50'
D69	N0°02'44"W	2.90'

DRAINAGE LINE TABLE		
LINE	DIRECTION	LENGTH
D75	N90°00'00"E	7.37'
D76	N0°31'52"W	22.52'
D77	N89°57'11"E	34.67'
D78	N0°02'47"W	4.00'
D79	N89°58'00"E	14.67'
D80	S0°02'43"E	7.06'
D81	N90°00'00"E	36.04'
D82	S0°00'00"E	19.50'
D83	N90°00'00"E	1.50'
D89	S89°54'51"E	105.00'
D90	S0°00'41"W	95.00'
D91	N89°59'19"W	105.00'
D92	N0°00'42"E	95.14'
D110	N89°56'50"E	100.00'
D111	S0°03'10"E	82.00'
D112	S89°56'50"W	100.00'
D113	N0°03'10"W	82.00'
D114	N0°03'10"W	29.49'

DRAINAGE CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
DC38	25°06'05"	41.50'	18.18'	S38°42'07"E 18.04'

PUFE LINE TABLE		
LINE	DIRECTION	LENGTH
P1	S89°57'11"W	217.23'
P2	S0°02'44"E	172.82'
P3	S0°02'08"E	27.00'
P4	N0°02'44"W	168.82'
P5	S89°57'13"W	129.31'
P6	N81°37'05"W	27.29'
P7	N89°57'13"E	129.31'
P8	N0°02'44"W	318.37'
P9	S0°03'10"E	120.73'
P10	S5°37'36"W	152.42'
P12	N90°00'00"W	94.04'
P15	N90°00'00"W	46.00'
P18	N90°00'00"W	196.00'
P20	N0°00'00"W	126.09'
P22	N90°00'00"E	199.00'
P24	S81°37'05"E	24.26'
P25	S0°02'43"E	15.42'
P27	N90°00'00"W	205.02'
P29	S0°00'00"E	106.09'
P31	N90°00'00"E	186.00'
P34	N90°00'00"E	46.00'
P37	N90°00'00"E	88.18'
P39	S0°02'44"E	19.26'
P41	N89°57'04"E	342.75'
P42	N89°57'04"E	321.81'
P43	N0°02'43"W	26.36'
P44	N89°57'17"E	20.00'
P45	S0°02'43"E	21.45'
P70	N0°00'00"E	9.00'
P71	N90°00'00"E	10.00'
P72	S0°00'00"E	9.00'

PUFE LINE TABLE		
LINE	DIRECTION	LENGTH
P73	N90°00'00"W	10.00'
P85	N89°57'16"E	7.01'
P86	S0°00'00"E	21.00'
P87	S89°57'16"W	7.00'
P88	N0°02'44"W	21.00'
P93	N0°00'00"W	6.86'
P94	N90°00'00"E	10.00'
P95	S0°00'00"E	9.00'
P96	N90°00'00"W	2.00'
P98	N89°57'11"E	217.22'
P102	S0°02'44"E	117.33'
P104	S89°57'16"W	244.86'
P105	N0°02'44"W	30.00'
P106	S89°57'11"W	22.00'
P107	N0°03'10"W	12.00'
P108	N89°57'11"E	12.00'
P115	S0°00'00"E	14.95'
P116	N90°00'00"W	8.00'
P117	N0°00'00"E	14.77'
P119	N90°00'00"E	5.63'
P120	S89°57'16"W	8.00'
P121	N0°02'44"W	8.00'
P122	N89°57'16"E	8.00'
P123	S0°02'44"E	8.00'
P124	S0°02'44"E	13.00'
P125	S89°57'16"W	14.00'
P126	N0°02'44"W	13.00'
P127	N89°57'16"E	14.00'
P128	S89°57'16"W	14.00'
P129	N0°02'44"W	13.01'
P130	N89°57'16"E	14.00'

PUFE LINE TABLE		
LINE	DIRECTION	LENGTH
P131	S0°02'44"E	13.01'
P132	S89°57'16"W	12.00'
P133	N0°02'44"W	14.00'
P134	N89°57'16"E	12.00'
P135	S0°02'44"E	14.00'
P136	S89°57'16"W	12.00'
P137	N0°02'44"W	14.00'
P138	N89°57'16"E	12.00'
P139	S0°02'44"E	14.00'
P140	S89°57'16"W	12.00'
P141	N0°02'44"W	14.00'
P142	N89°57'16"E	12.00'
P143	S0°02'44"E	14.00'
P144	S89°57'16"W	12.00'
P145	N0°02'44"W	8.00'
P146	N89°57'16"E	12.00'
P147	S0°02'44"E	8.00'

PUFE CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
PC1	62°30'23"	14.50'	15.82'	S58°41'59"W 15.05'
PC2	35°01'18"	50.50'	30.87'	S44°57'26"W 30.39'
PC3	62°30'49"	14.50'	15.82'	S31°12'41"W 15.05'
PC4	89°59'35"	10.50'	16.49'	S45°02'31"E 14.85'
PC5	89°59'31"	41.50'	65.18'	N45°02'37"W 58.68'
PC6	62°30'49"	14.50'	15.82'	N31°18'08"W 15.05'
PC7	35°01'07"	50.50'	30.87'	N45°02'59"W 30.39'
PC8	62°30'23"	14.50'	15.82'	N58°47'37"W 15.05'
PC9	89°59'47"	23.50'	36.91'	S44°57'11"W 33.23'
PC10	89°59'47"	50.50'	79.32'	N44°57'11"E 71.42'
PC11	62°31'15"	14.50'	15.82'	N58°41'34"E 15.05'
PC12	35°02'09"	50.50'	30.88'	N44°57'01"E 30.40'
PC13	62°30'49"	14.50'	15.82'	N31°12'41"E 15.05'
PC15	37°46'50"	21.00'	13.85'	N71°41'51"W 13.60'
PC16	39°09'13"	24.00'	16.40'	S70°25'24"W 16.08'
PC17	39°09'13"	48.00'	32.80'	S70°25'24"W 32.17'
PC18	39°09'13"	48.00'	32.80'	N70°25'24"W 32.17'
PC19	39°09'13"	24.00'	16.40'	N70°25'24"W 16.08'
PC20	90°00'00"	30.00'	47.12'	N45°00'00"W 42.43'

PUFE CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
PC21	90°00'00"	30.00'	47.12'	N45°00'00"E 42.43'
PC22	90°02'43"	16.00'	25.15'	N44°58'39"E 22.64'
PC23	90°02'43"	24.00'	37.72'	S44°58'39"W 33.95'
PC24	90°00'00"	16.00'	25.13'	S45°00'00"W 22.63'
PC25	90°00'00"	16.00'	25.13'	S45°00'00"E 22.63'
PC26	39°09'13"	48.00'	32.80'	S70°25'24"E 32.17'
PC27	39°09'13"	24.00'	16.40'	S70°25'24"E 16.08'
PC28	39°09'13"	24.00'	16.40'	N70°25'24"E 16.08'
PC29	39°09'13"	48.00'	32.80'	N70°25'24"E 32.17'
PC30	65°02'15"	16.00'	18.16'	N57°28'52"E 17.20'
PC31	26°06'33"	41.49'	18.91'	S13°06'02"E 18.74'
PC32	33°20'15"	50.50'	29.38'	S46°17'34"W 28.97'
PC33	23°31'48"	50.50'	20.74'	S76°09'46"W 20.59'
PC42	30°00'00"	16.00'	8.38'	N75°00'00"W 8.28'
PC43	62°31'15"	14.50'	15.82'	S58°47'12"E 15.05'
PC44	35°01'58"	50.50'	30.88'	S45°02'34"E 30.40'
PC45	62°30'49"	14.50'	15.82'	S31°18'08"E 15.05'
PC46	90°00'00"	14.50'	22.78'	S44°57'16"W 20.51'
PC47	8°30'33"	16.00'	2.38'	N85°44'43"E 2.37'

