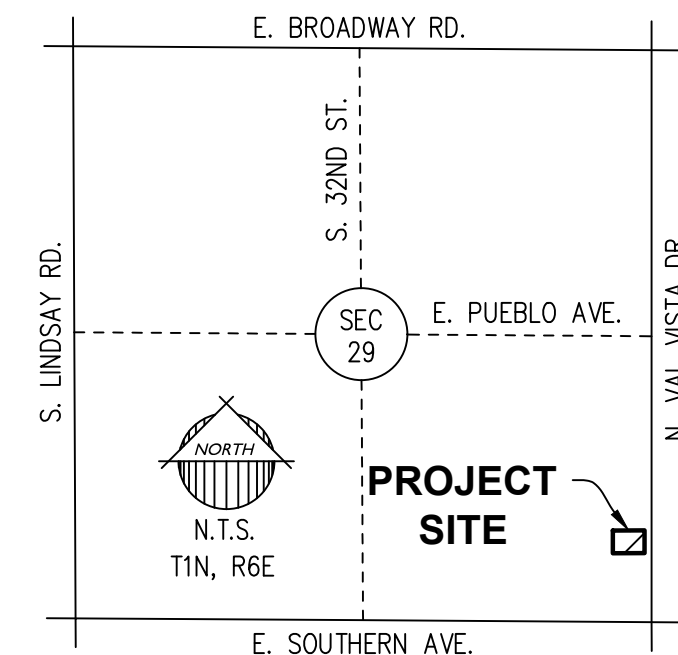


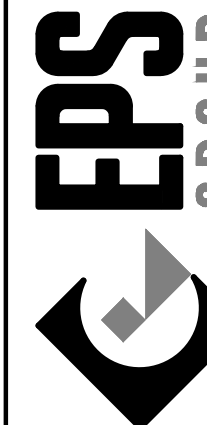
PRELIMINARY PLAT OF VAL VISTA CONDOMINIUMS

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN
CITY OF MESA, MARICOPA COUNTY, ARIZONA



VICINITY MAP

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED MESA, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED AND BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 29;

THENCE NORTH 00 DEGREES 21 MINUTES 25 SECONDS EAST, ALONG THE EAST LINE OF SECTION 29, 640.00 FEET;

THENCE WEST 55.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING WEST 302.40 FEET;

THENCE NORTH 00 DEGREES 21 MINUTES 25 SECONDS EAST 210.00 FEET;

THENCE EAST 302.40 FEET TO A POINT 55.00 FEET WEST OF THE EAST LINE OF SECTION 29;

THENCE SOUTH 00 DEGREES 21 MINUTES 25 SECONDS WEST, ALONG THE LINE PARALLEL WITH AND 55.00 FEET WEST OF THE EAST LINE OF SECTION 29, 210.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE EAST 10 FEET AS CONVEYED TO THE CITY OF MESA IN RECORDING NO. 97-0059833, RECORDS OF MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION PER COMMONWEALTH LAND TITLE INSURANCE COMPANY NCS COMMITMENT FOR TITLE INSURANCE WITH FILE NUMBER 20001816-040-KG, HAVING AN EFFECTIVE DATE OF SEPTEMBER 22.

REFERENCE DOCUMENTS:

- (R1) FINAL PLAT FOR VAL VISTA GREENS, UNIT TWO, AS RECORDED IN BOOK 305 OF MAPS, PAGE 15, RECORDS OF MARICOPA COUNTY, ARIZONA
- (R2) GDACS, ACCORDING TO BOOK 661 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA
- (R3) SPECIAL WARRANTY DEED, AS RECORDED IN DOCUMENT NO. 1993-0244718, RECORDS OF MARICOPA COUNTY, ARIZONA

BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 6 EAST, MCR, ALSO BEING THE MONUMENTED CENTERLINE OF VAL VISTA DRIVE PER FINAL PLAT OF VAL VISTA GREENS, UNIT TWO, AS RECORDED IN BOOK 305 OF MAPS, PAGE 15, MCR

BEARING: N00°21'25"E

FEMA FLOOD ZONE DELINEATION

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "ZONE X SHADED," BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C2269M, WITH A DATE OF IDENTIFICATION OF NOVEMBER 4, 2015, FOR COMMUNITY NO. 040048, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss.

KNOW ALL MEN BY THESE PRESENTS:

THAT THE LESUEUR FAMILY INVESTMENT GROUP, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR VAL VISTA CONDOMINIUMS, LOCATED IN QUARTER SECTION 29, TOWNSHIP ONE NORTH, 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.

THE LESUEUR FAMILY INVESTMENT 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 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 THE LESUEUR FAMILY INVESTMENT 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 THE LESUEUR FAMILY INVESTMENT GROUP, LLC, OR THE SUCCESSORS OR ASSIGNS OF THE LESUEUR FAMILY INVESTMENT GROUP, LLC, AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY [insert full name of owner entity] OR THE SUCCESSORS OR ASSIGNS OF THE LESUEUR FAMILY INVESTMENT 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.

THE LESUEUR FAMILY INVESTMENT 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.

THE LESUEUR FAMILY INVESTMENT 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 TRACT A 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.

THE LESUEUR FAMILY INVESTMENT 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 THE LESUEUR FAMILY INVESTMENT GROUP, LLC, WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

THE LESUEUR FAMILY INVESTMENT GROUP, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAID TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS ____ DAY OF _____, 2021.

THE LESUEUR FAMILY INVESTMENT GROUP, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____
KENT LESEUEUR

ITS: MANAGER

GENERAL NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
- THE VAL VISTA CONDO OWNERS 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).
- 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.
- COMMUNICATION LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- 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.
- 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.
- NOISE ATTENUATION MEASURES HAVE BEEN, OR ARE TO BE, INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE UNITS TO ACHIEVE A NOISE LEVEL REDUCTION TO 45 DECIBELS.
- 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 N. VAL VISTA DRIVE.
- THIS SUBDIVISION IS LOCATED IN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ANY INCREASE IN COSTS INCURRED BY CITY DUE TO THE NEED TO REMOVE OR RELOCATE ANY ENCROACHMENT WITHIN THE PUEF OR UNAUTHORIZED IMPROVEMENT FOR A CITY PROJECT SHALL BE REIMBURSED BY HOA TO CITY, AND HOA SHALL BE RESPONSIBLE FOR THE REPLACEMENT, IF NECESSARY, OF ANY REMOVED ENCROACHMENT OR UNAUTHORIZED IMPROVEMENT.
- 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 PUEF'S ON THIS PLAT. THE DEFINITION OF PUBLIC EASEMENT IN .C.C. §9-1-1 INCLUDES THE PUEF'S ON THIS PLAT, THE TERM "PUBLIC EASEMENT" IN M.C.C. §9-1-5(A) INCLUDES PUEF'S, AND PUEF'S ON THIS PLAT ARE SUBJECT TO M.C.C. § 9-1-5(A)
- THE BOUNDARIES OF EACH UNIT ARE THE INTERIOR UNFINISHED SURFACES OF THE PERIMETER WALLS, FLOOR, EXTERIOR DOORS AND WINDOWS OF THE UNIT AND THE BOTTOM SURFACE OF THE FLOOR SLAB OR ROOF STRUCTURE, AS APPLICABLE, LOCATED ABOVE THE UNIT.
- ALL AREAS SHOWN ON THIS PLAT, OTHER THAN THE AIRSPACE CONTAINED WITHIN THE UNITS ARE COMMON ELEMENTS, OR LIMITED COMMON ELEMENTS.
- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED VALUES UNLESS OTHERWISE NOTED.
- THE COMMON AREAS ARE NOT TO BE CONSTRUED AS BEING DEDICATED TO THE PUBLIC, BUT ARE FOR THE USE AND ENJOYMENT OF ALL OWNERS IN VAL VISTA CONDO AND THEIR INVITEES. MAINTENANCE OF COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE VAL VISTA CONDO OWNERS ASSOCIATION, AS MORE FULLY SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR VAL VISTA CONDO.
- 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.

SURVEYOR

EPS GROUP, INC
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, ARIZONA 85201
TEL: (480) 503-2250
FAX: (480) 503-2258
CONTACT: ROBERT A. JOHNSTON, RLS
robert.johnston@epsgroupinc.com

OWNER

THE LESUEUR FAMILY INVESTMENT GROUP, L.L.C.
1133 N. STAPLEY DRIVE
MESA AZ 85203
CONTACT: KENT LESUEUR

PROJECT DATA

APN:	140-46-001S
EXISTING GENERAL PLAN:	MIXED USE ACTIVITY DISTRICT & NEIGHBORHOOD
EXISTING ZONING:	OC
EXISTING USE:	OFFICE/COMMERCIAL
BUILDING AREA:	
BUILDING 1:	6,311 SF
BUILDING 2:	4,531 SF
TOTAL:	10,842 SF
NET LOT COVERAGE:	17% (10,842 SF / 61,403 SF)
NET OPEN SPACE:	35% (21,409 SF)

AREA SUMMARY TABLE

DESCRIPTION	AREA (SF)	AREA (ACRES)
UNITS 101, 102 & 103 (3 UNITS)	12,213	0.2804
TRACT A	50,560	1.1607
EXISTING 65' RIGHT OF WAY	13,650	0.3134
EXISTING NET AREA	61,403	1.4096
GROSS AREA	75,045	1.7228

VAL VISTA CONDO
MESA, ARIZONA

COVER SHEET

Project

Revisions:

FEBRUARY 1, 2021 - 1ST SUB. PRELIMINARY PLAT
FEBRUARY 22, 2021 - 2ND SUB. PRELIMINARY PLAT
MARCH 12, 2021 - 3RD SUB. PRELIMINARY PLAT



Drawn by: TJP
Reviewed by: RAJ

Preliminary
Not For
Construction
Or
Recording

Job No.
20-1131

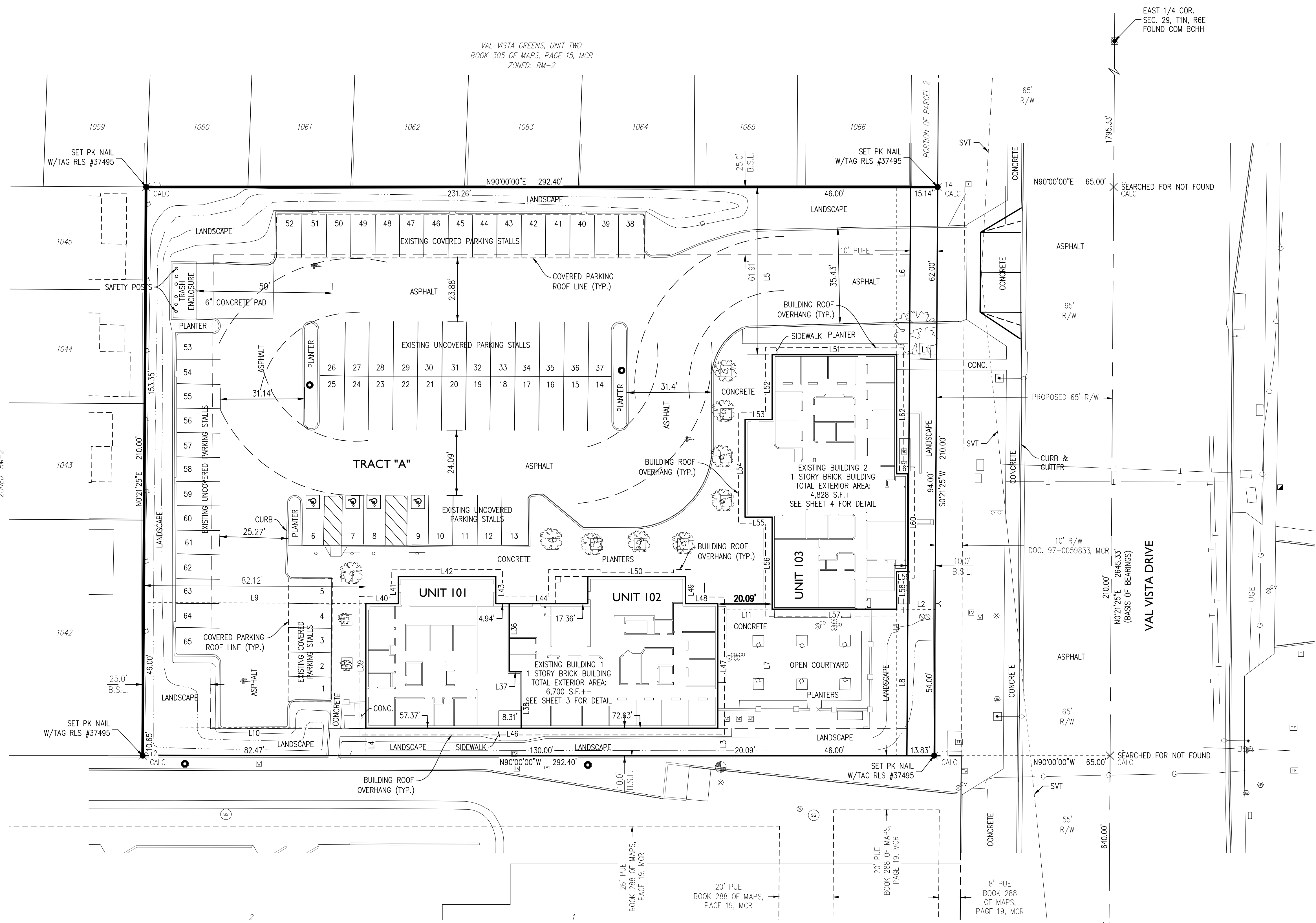
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VAL VISTA GREENS, UNIT TWO
BOOK 305 OF MAPS, PAGE 15, MCR
ZONED: RM-2

VAL VISTA GREENS, UNIT TWO
BOOK 305 OF MAPS, PAGE 15, MCR
ZONED: RM-2

VISTA PLAZA
BOOK 288 OF MAPS, PAGE 19, MCR
ZONED: LC



- ### LEGEND
- SECTION MONUMENT AS NOTED
 - APN PROPERTY CORNER AS NOTED
 - MCR ASSESSOR'S PARCEL NUMBER
 - R/W MARICOPA COUNTY RECORDS
 - BCHH BRASS CAP IN HANDHOLE
 - RLS REGISTERED LAND SURVEYOR
 - COM CITY OF MESA
 - CB CATCH BASIN
 - CO CURB OPENING
 - CONC CONCRETE
 - PUE PUBLIC UTILITY EASEMENT
 - PUEF PUBLIC UTILITIES & FACILITIES EASEMENT
 - DOC. DOCUMENT
 - SEC. SECTION
 - COR. CORNER
 - SVT SIGHT VISIBILITY TRIANGLE, COM B1 (FIG 2.3)
 - 9.22 HT CEILING HEIGHT FROM FINISH FLOOR

- BOUNDARY LINE
- PARCEL LINE
- CENTER LINE ROAD
- EXISTING R/W
- EASEMENT LINE
- ⊗ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊞ TELEPHONE PEDESTAL
- ⊙ SIGN
- ⊚ SIGN
- ⊛ BACK FLOW PREVENTER
- ⊜ POST/BOLLARD
- ⊝ TV PULLBOX
- ⊞ HANDICAPPED PARKING SPACE
- ⊟ TV PEDESTAL
- ⊠ TREE/BUSH/VEGETATION
- ⊡ AIR CONDITIONING UNIT
- ⊢ GATE
- ⊣ JUNCTION BOX
- ⊤ PANEL POINT
- ⊥ STREET LIGHT
- ⊦ LIGHT POLE
- ⊧ SANITARY SEWER MANHOLE
- ⊨ SEWER CLEANOUT
- ⊩ WATER METER
- ⊪ FIRE DEPARTMENT CONNECTION
- ⊫ GAS VALVE

LINE	BEARING	LENGTH
L1	S89°38'35"E	14.76'
L2	S89°38'35"E	14.17'
L3	S00°00'00"E	10.13'
L4	S00°00'00"E	10.13'
L5	N00°00'00"W	61.91'
L6	N00°00'00"W	61.91'
L7	S00°00'00"E	54.09'
L8	S00°00'00"E	54.09'
L9	N89°38'35"W	82.12'
L10	N89°38'35"W	82.41'

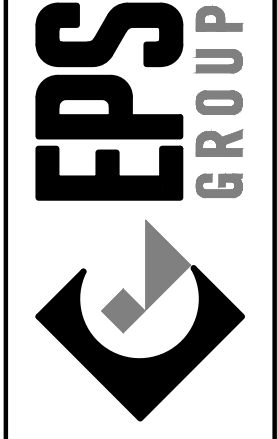
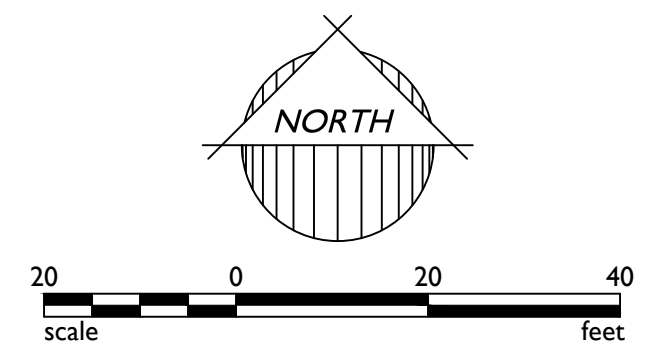
LINE	BEARING	LENGTH
L11	N90°00'00"W	20.09'
L12	N00°00'00"E	46.00'
L13	N90°00'00"W	12.00'
L14	S00°00'00"E	10.00'
L15	N90°00'00"W	36.00'
L16	N00°00'00"E	10.00'
L17	N90°00'00"E	34.00'
L18	N00°00'00"E	10.00'
L19	N90°00'00"E	36.00'
L20	S00°00'00"E	10.00'

LINE	BEARING	LENGTH
L21	N90°00'00"E	12.00'
L22	N00°00'00"E	46.00'
L23	N90°00'00"E	130.00'
L24	N90°00'00"E	46.00'
L25	N00°00'00"E	14.00'
L26	N90°00'00"E	4.00'
L27	N00°00'00"W	34.00'
L28	N90°00'00"W	10.00'
L29	N00°00'00"E	36.00'
L30	N90°00'00"W	4.00'

LINE	BEARING	LENGTH
L31	N00°00'00"E	44.00'
L32	N90°00'00"W	10.00'
L33	S00°00'00"E	36.00'
L34	S00°00'00"E	24.00'
L35	N90°00'00"E	46.00'
L36	N00°00'00"E	25.12'
L37	N90°00'00"W	4.42'
L38	S00°01'43"E	20.88'

TRACT	USE	AREA (SF)	AREA (AC)
TRACT A	PARKING, RETENTION, DRAINAGE, INGRESS, EGRESS, REFUSE, EMERGENCY VEHICLES, PUBLIC UTILITIES AND FACILITIES EASEMENT, COMMON ELEMENTS, LIMITED COMMON ELEMENTS & OPEN SPACE	50,560	1.1607

LOT #	AREA (SF)	AREA (AC)
101	2,687	0.0617
102	3,624	0.0832
103	4,531	0.1040



VAL VISTA CONDO
MESA, ARIZONA
PRELIMINARY PLAT

Project: VAL VISTA CONDO PRELIMINARY PLAT

Revisions:

Date	Description
FEBRUARY 1, 2021	1ST SUB. PRELIMINARY PLAT
FEBRUARY 22, 2021	2ND SUB. PRELIMINARY PLAT
MARCH 12, 2021	3RD SUB. PRELIMINARY PLAT

Call at least two full working days before you begin construction.

ARIZONA
State of Arizona
Mesa, Arizona

Drawn by: TJP
Reviewed by: RAJ

Preliminary
Not For
Construction
Or
Recording

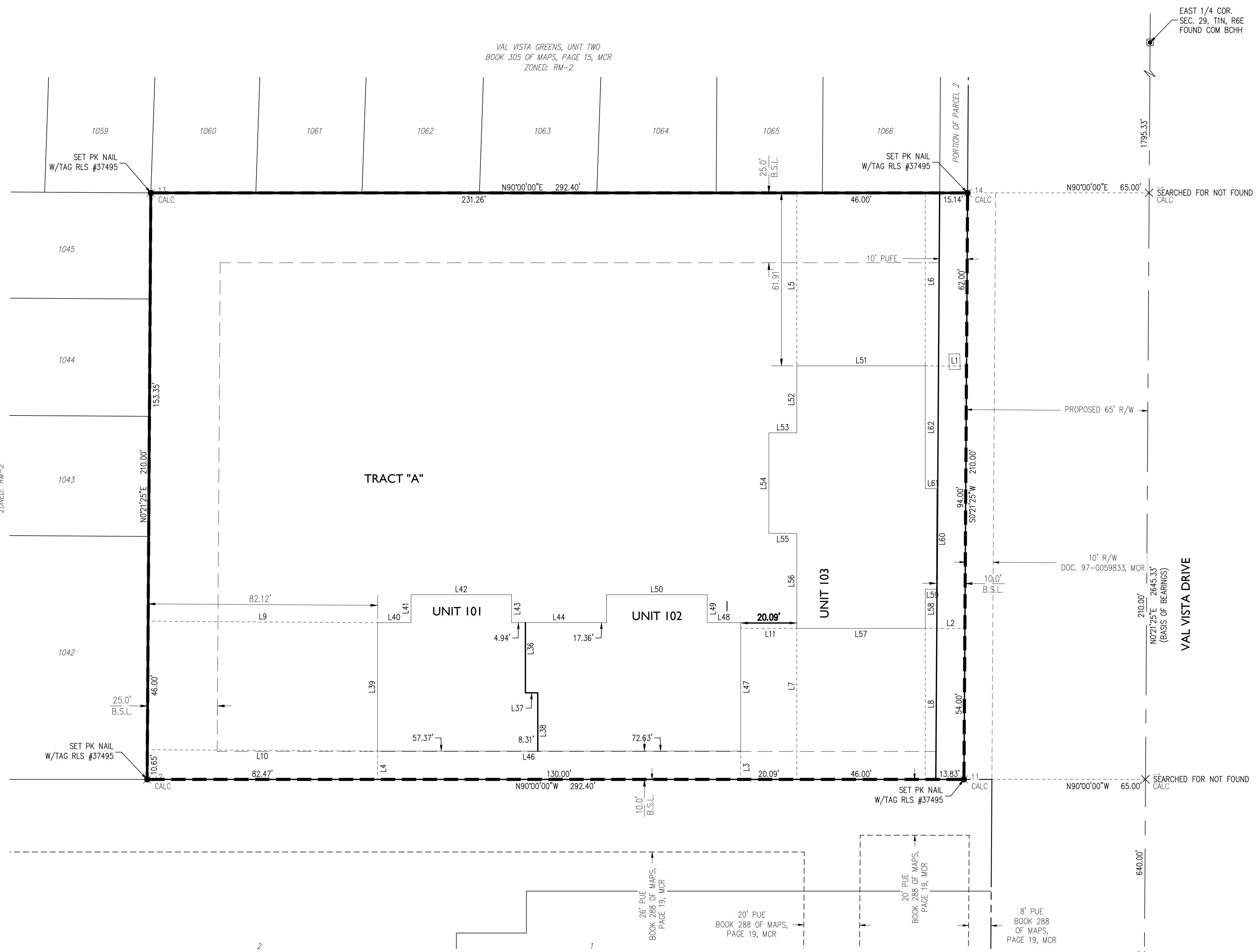
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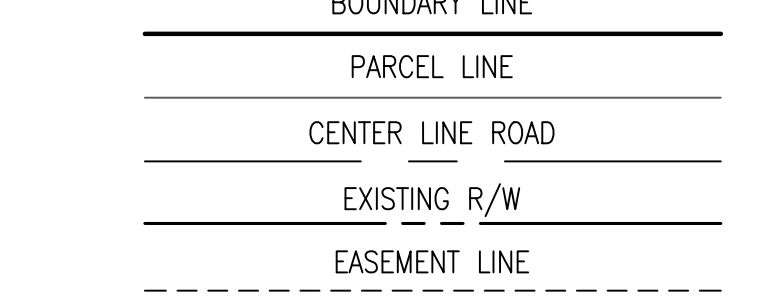
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VAL VISTA GREENS, UNIT TWO
BOOK 305 OF MAPS, PAGE 15, MCR
ZONED: RM-2

VAL VISTA GREENS, UNIT TWO
BOOK 305 OF MAPS, PAGE 15, MCR
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- ### LEGEND
- SECTION MONUMENT AS NOTED
 - PROPERTY CORNER AS NOTED
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 - MCR MARICOPA COUNTY RECORDS
 - R/W RIGHT OF WAY
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 - DOC. DOCUMENT
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 - SVT SIGHT VISIBILITY TRIANGLE, COM B1 (FIG 2.3)
 - 9.22 HT CEILING HEIGHT FROM FINISH FLOOR



- ⊗ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊕ TELEPHONE PEDESTAL
- ⊖ SIGN
- ⊗ SIGN
- ⊙ BACK FLOW PREVENTER
- ⊕ POST/BOLLARD
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- ⊙ GAS VALVE

LINE	BEARING	LENGTH
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L3	S00°00'00"E	10.13'
L4	S00°00'00"E	10.13'
L5	N00°00'00"W	61.91'
L6	N00°00'00"W	61.91'
L7	S00°00'00"E	54.09'
L8	S00°00'00"E	54.09'
L9	N89°38'35"W	82.12'
L10	N89°38'35"W	82.41'

LINE	BEARING	LENGTH
L11	N90°00'00"W	20.09'
L12	N00°00'00"E	46.00'
L13	N90°00'00"W	12.00'
L14	S00°00'00"E	10.00'
L15	N90°00'00"W	36.00'
L16	N00°00'00"E	10.00'
L17	N90°00'00"E	34.00'
L18	N00°00'00"E	10.00'
L19	N90°00'00"E	36.00'
L20	S00°00'00"E	10.00'

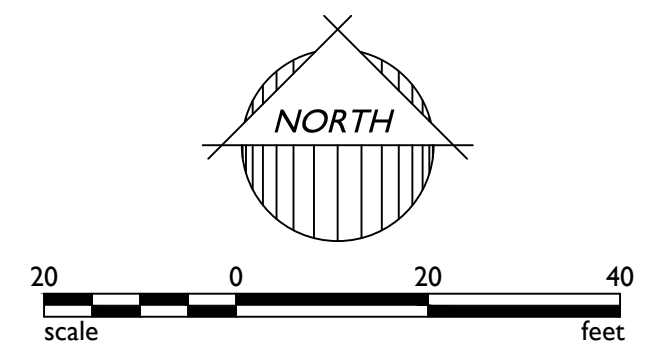
LINE	BEARING	LENGTH
L21	N90°00'00"E	12.00'
L22	N00°00'00"E	46.00'
L23	N90°00'00"E	130.00'
L24	N90°00'00"E	46.00'
L25	N00°00'00"E	14.00'
L26	N90°00'00"E	4.00'
L27	N00°00'00"W	34.00'
L28	N90°00'00"W	10.00'
L29	N00°00'00"E	36.00'
L30	N90°00'00"W	4.00'

LINE	BEARING	LENGTH
L31	N00°00'00"E	44.00'
L32	N90°00'00"W	10.00'
L33	S00°00'00"E	36.00'
L34	S00°00'00"E	24.00'
L35	N90°00'00"E	46.00'
L36	N00°00'00"E	25.12'
L37	N90°00'00"W	4.42'
L38	S00°01'43"E	20.88'

TRACT	USE	AREA (SF)	AREA (AC)
TRACT A	PARKING, RETENTION, DRAINAGE, INGRESS, EGRESS, REFUSE, EMERGENCY VEHICLES, PUBLIC UTILITIES AND FACILITIES EASEMENT, COMMON ELEMENTS, LIMITED COMMON ELEMENTS & OPEN SPACE.	50,560	1.1607

LOT #	AREA (SF)	AREA (AC)
101	2,687	0.0617
102	3,624	0.0832
103	4,531	0.1040

Development Standards	
Lot and Density Standards	
Minimum Lot Area (sq. ft.)	10,000
Minimum Lot Width (ft.)	100
Minimum Lot Depth (ft.)	100
Maximum Lot Coverage (% of lot)	80%
Building Form and Location	
Maximum Height (ft.)	30
Front & Street-Facing Side	10'
Interior Side: Adjacent to RS District / 1-story building	25'
Interior Side: Adjacent to Non-Residential District	10'
Minimum Separation between Buildings on Same Lot (ft.)	20'

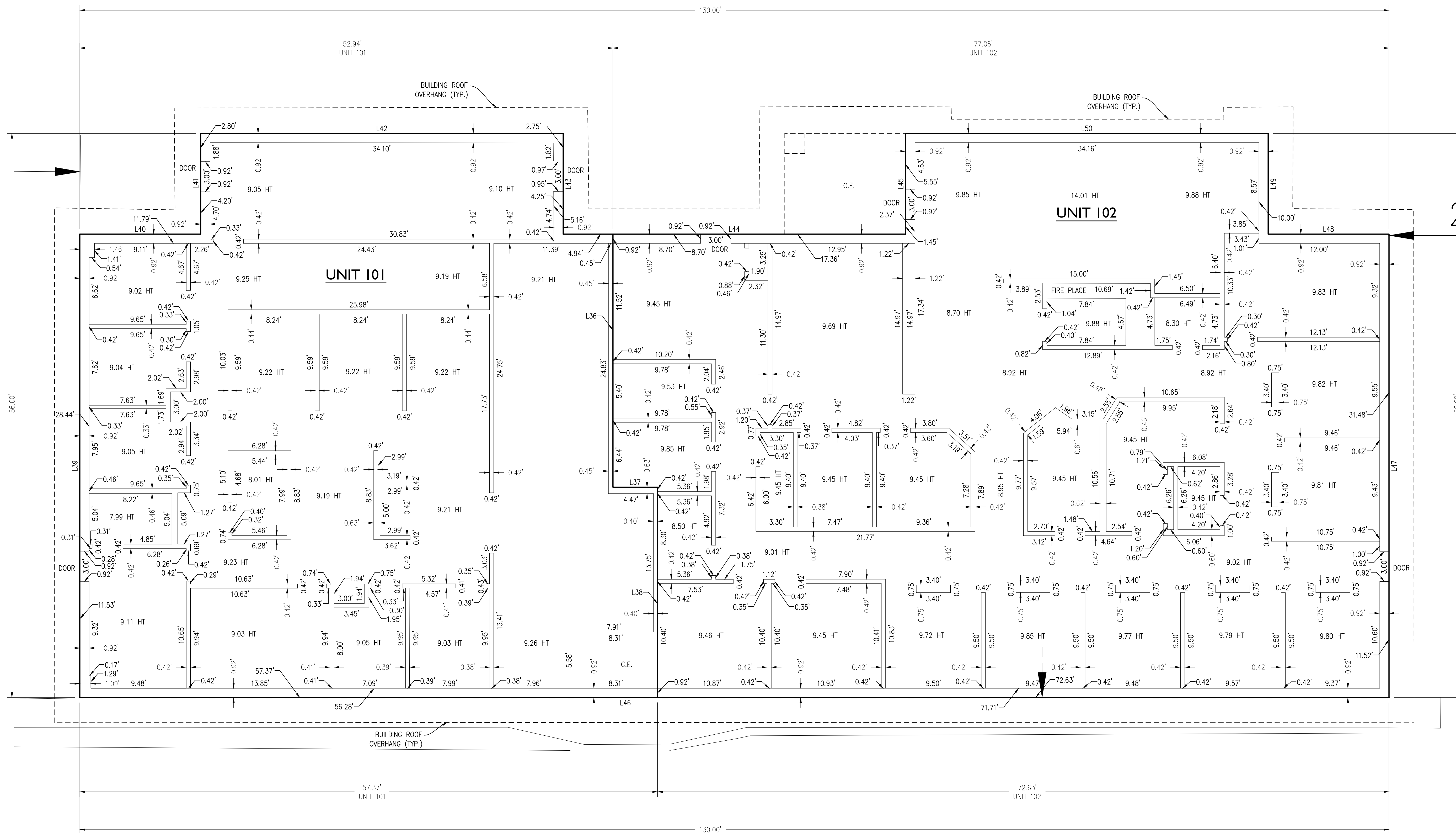


Project

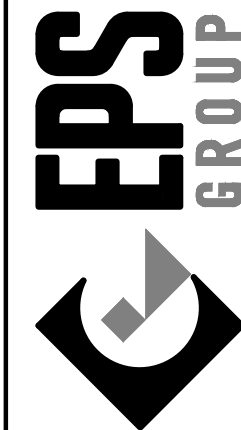
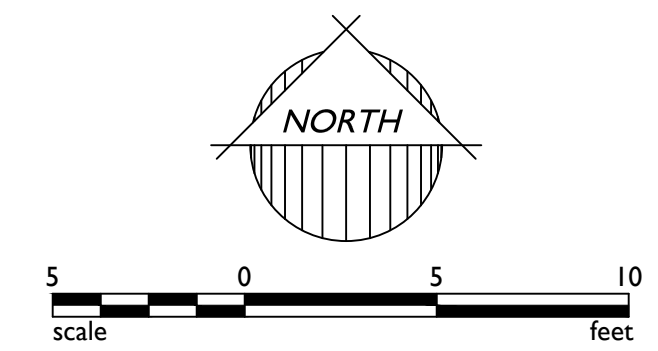
Revisions:
FEBRUARY 1, 2021 - 1ST SUB. PRELIMINARY PLAT
FEBRUARY 22, 2021 - 2ND SUB. PRELIMINARY PLAT
MARCH 12, 2021 - 3RD SUB. PRELIMINARY PLAT

Call at least two full working days before you begin construction.

Drawn by: TJP
Reviewed by: RAJ



BUILDING I



VAL VISTA CONDO
 MESA, ARIZONA

PRELIMINARY PLAT - BUILDING I

Project

Revisions:

- FEBRUARY 1, 2021 - 1ST SUB. PRELIMINARY PLAT
- FEBRUARY 22, 2021 - 2ND SUB. PRELIMINARY PLAT
- MARCH 12, 2021 - 3RD SUB. PRELIMINARY PLAT



Drawn by: TJP
 Reviewed by: RAJ

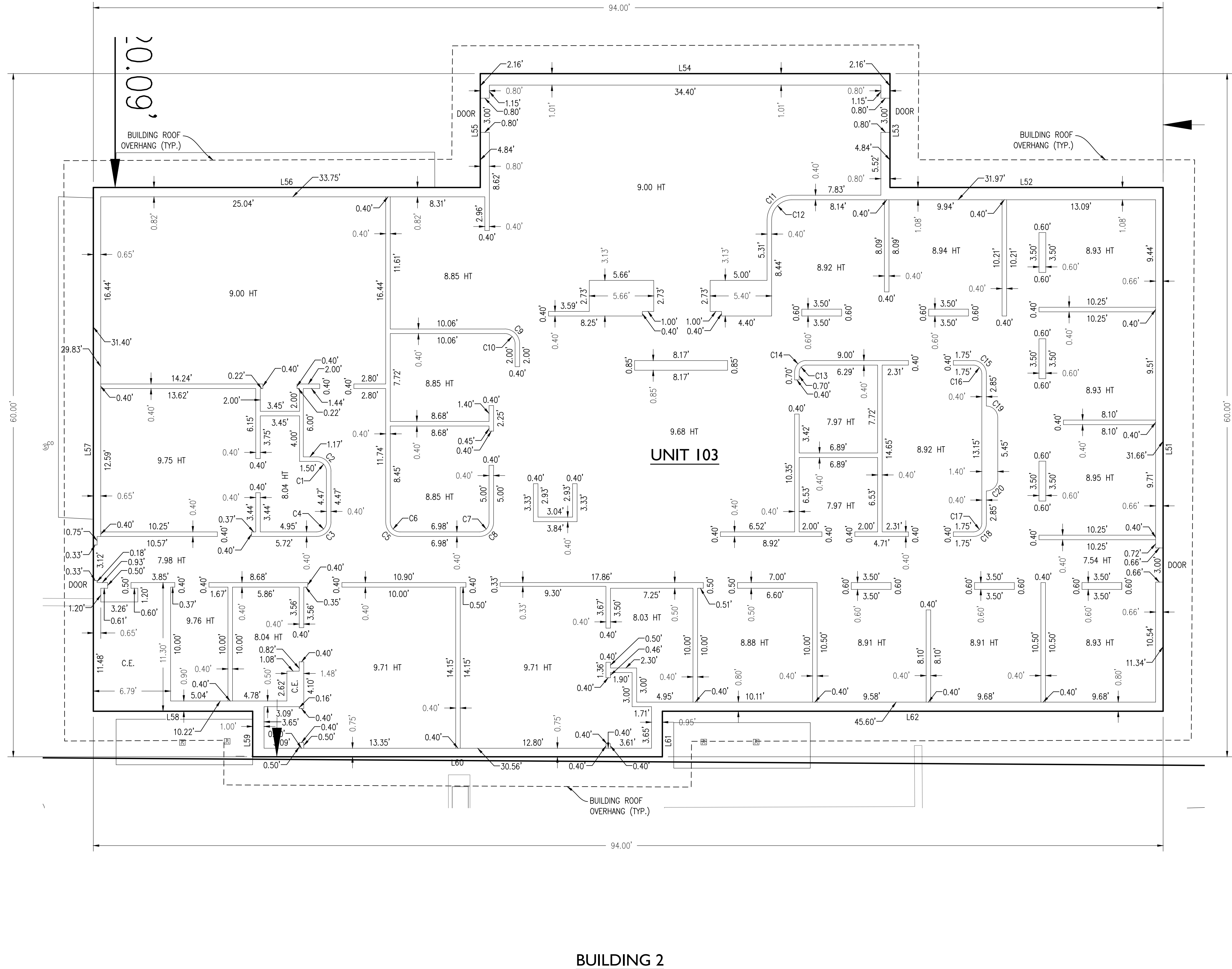
Preliminary
 Not For
 Construction
 Or
 Recording

Job No.
20-1131

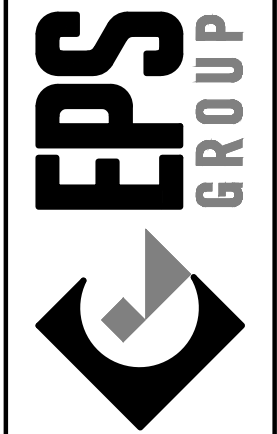
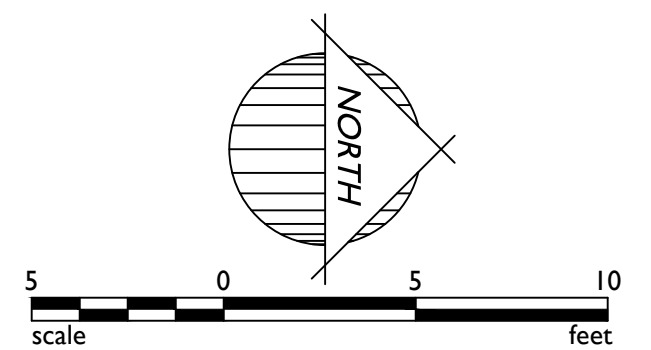
PP02

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4
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CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	1.35'	0.86"	90°00'00"	0.86'	1.22'	S45°00'00"W
C2	1.98'	1.26"	90°00'00"	1.26'	1.78'	S45°00'00"W
C3	1.98'	1.26"	90°00'00"	1.26'	1.78'	N45°00'00"W
C4	1.35'	0.86"	90°00'00"	0.86'	1.22'	N45°00'00"W
C5	1.96'	1.25"	90°00'00"	1.25'	1.77'	N45°00'00"E
C6	1.34'	0.85"	90°00'00"	0.85'	1.20'	N45°00'00"E
C7	1.34'	0.85"	90°00'00"	0.85'	1.20'	N45°00'00"W
C8	1.96'	1.25"	90°00'00"	1.25'	1.77'	N45°00'00"W
C9	2.06'	1.31"	90°00'00"	1.31'	1.85'	S45°00'00"W
C10	1.43'	0.91"	90°00'00"	0.91'	1.29'	S45°00'00"W
C11	3.41'	2.17"	90°00'00"	2.17'	3.07'	S45°00'00"E
C12	2.78'	1.77"	90°00'00"	1.77'	2.50'	S45°00'00"E
C13	0.94'	0.60"	90°00'00"	0.60'	0.85'	S45°00'00"E
C14	1.57'	1.00"	90°00'00"	1.00'	1.41'	S45°00'00"E
C15	1.81'	1.15"	90°00'00"	1.15'	1.63'	S45°00'00"W
C16	1.18'	0.75"	90°00'00"	0.75'	1.06'	S45°00'00"W
C17	1.18'	0.75"	90°00'00"	0.75'	1.06'	N45°00'00"W
C18	1.81'	1.15"	90°00'00"	1.15'	1.63'	N45°00'00"W
C19	1.57'	1.00"	90°00'00"	1.00'	1.41'	S45°00'00"W
C20	1.57'	1.00"	90°00'00"	1.00'	1.41'	N45°00'00"W



BUILDING 2



VAL VISTA CONDO
MESA, ARIZONA
PRELIMINARY PLAT - BUILDING 2

Project

Revisions:
FEBRUARY 1, 2021 - 1ST SUB. PRELIMINARY PLAT
FEBRUARY 22, 2021 - 2ND SUB. PRELIMINARY PLAT
MARCH 12, 2021 - 3RD SUB. PRELIMINARY PLAT



Drawn by: TJP
Reviewed by: RAJ

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20-1131

PP04

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