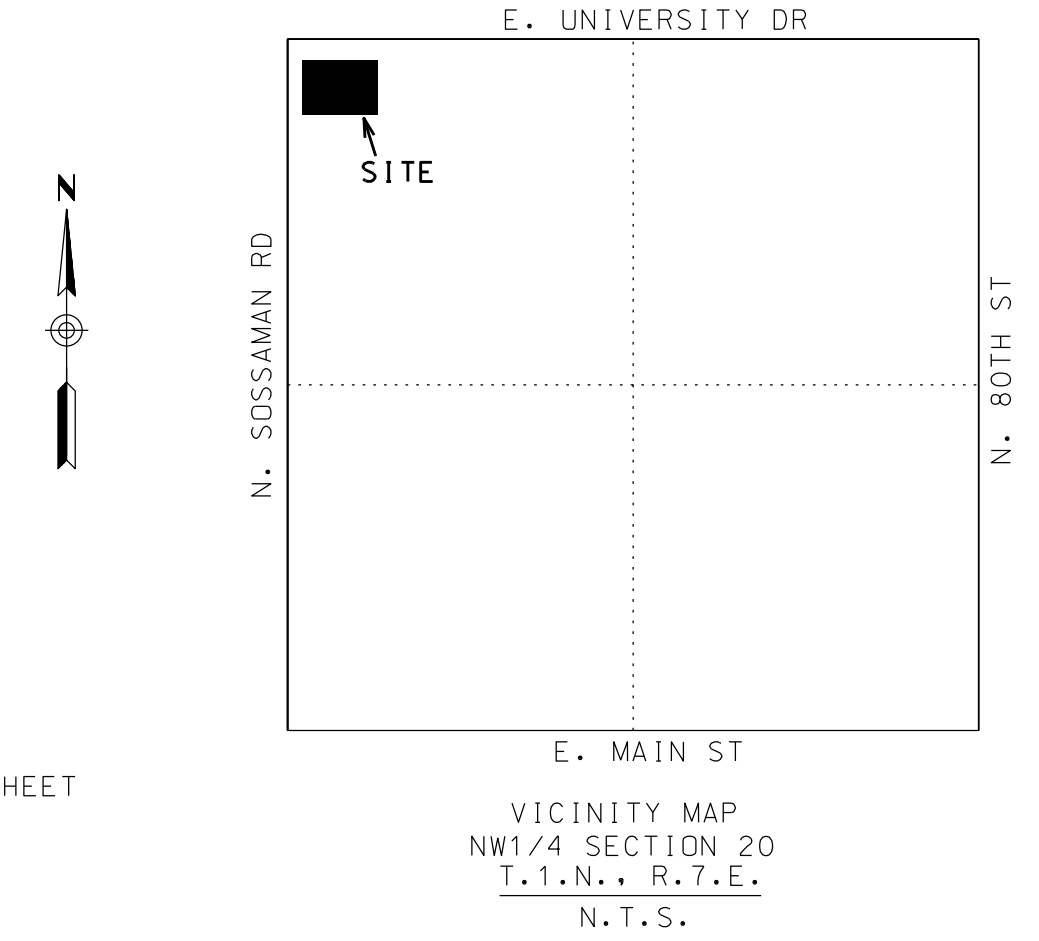


FINAL PLAT

of
"MONTE VILLAGRO"

A PORTION OF THE NORTHWEST QUARTER OF SECTION 20
TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN
MARICOPA COUNTY, ARIZONA



SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	FINAL PLAT SHEET

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT LAVIGNA INVESTMENTS CORPORATION, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "MONTE VILLAGRO" LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREDON, 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.

LAVIGNA INVESTMENTS CORPORATION 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 LAVIGNA INVESTMENTS CORPORATION 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 LAVIGNA INVESTMENTS CORPORATION OR THE SUCCESSORS OR ASSIGNS OF LAVIGNA INVESTMENTS CORPORATION AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY LAVIGNA INVESTMENTS CORPORATION OR THE SUCCESSORS OR ASSIGNS OF LAVIGNA INVESTMENTS CORPORATION 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.

LAVIGNA INVESTMENTS CORPORATION HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NONEXCLUSIVE 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.

LAVIGNA INVESTMENTS CORPORATION HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NONEXCLUSIVE 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 B & C 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.

LAVIGNA INVESTMENTS CORPORATION 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 LAVIGNA INVESTMENTS CORPORATION WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

LAVIGNA INVESTMENTS CORPORATION, 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 _____, 2022.

LAVIGNA INVESTMENTS CORPORATION

By: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

ON THIS ____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ 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 WHEREIN, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ DATE _____

DATE MY COMMISSION EXPIRES _____

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THIS ____ DAY OF _____, 2022.

By: _____ MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

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

APPROVED: _____ CITY ENGINEER _____ DATE _____

GENERAL NOTES:

- Public Utility and Facility Easements (PUFE) will be treated like Public Utility Easements when determining who pays relocation costs of SRP and Southwest Gas Facilities in PUFE's 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).
- Construction within utility easements except by public agencies and utility companies, shall be limited to utilities, paving, and wood, wire, removable section type fencing.
- Utility lines are to be constructed underground as required by the Arizona Corporation Commission General Order R- (42) 33.
- Electrical lines to be constructed underground as required by the Arizona Corporation Commission General Order R-14-2-133.
- The City of Mesa is not responsible for and will not accept maintenance of any private drainage facilities, private utilities, private facilities, or landscaped areas within the project or within the public rights-of-way along University Drive and Sossaman Road.
- No structures shall be constructed in or across, nor shall improvements, or alterations be made to the drainage facilities that are a part of this Development without the written authorization of the City of Mesa.
- This Development is within the City of Mesa Water Supply (Service) area and has been designated as having an Assured Water Supply.
- The Homeowners Association will have the responsibility for maintaining the "Common Areas" to be noted as Tracts or Easements including landscaping and drainage facilities in accordance with approved construction documents (plans).
- The area within the sight visibility easement and or triangle is to be clear of landscaping, signs, fences, or other items higher than 36-inch above street grades in these areas.
- The City of Mesa will not be responsible for any special type of surface material such as but not limited to pavement, concrete, colored stamped pavement or concrete, or bricks, as noted in the project's construction documents. Should removal of the special type of surface material be required by the City of Mesa for maintenance of the City's facilities such as the City's Utility Systems, the City will only be required to backfill and provide City of Mesa accepted temporary surface material over the said utility or other area disturbed. Reconstruction of the special type of surface material shall be the responsibility of the Homeowners Association, Business Owner's Association, or the property owner(s).
- 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.
- Proposed or future landscape and irrigation systems that are to be designed and installed within any PUFE or PUE must be designed in accordance with the City of Mesa Procedure Manual for Landscape and Irrigation Standards.
- This subdivision is subject to the City of Mesa Residential Development Guidelines as well as the building form standards established in the City of Mesa Zoning Ordinance.
- A declaration of Covenants, Conditions and Restrictions (CC&R's) has been or will be recorded for this subdivision, which will govern the use and maintenance of all areas shown on this plat.

REFERENCE DOCUMENTS

FINAL PLAT AMBERLY LANE, BOOK 585 OF MAPS, PAGE 40
WARRANTY DEED RECORDED IN DOC. 2010-0551183

FEMA FLOOD ZONE DELINEATION

THIS PROJECT LIES WITHIN ZONE "X" AS DEPICTED ON FLOOD INSURANCE RATE (FIRM) MAP NUMBER 0413C2295L, REVISED OCTOBER 16, 2013.

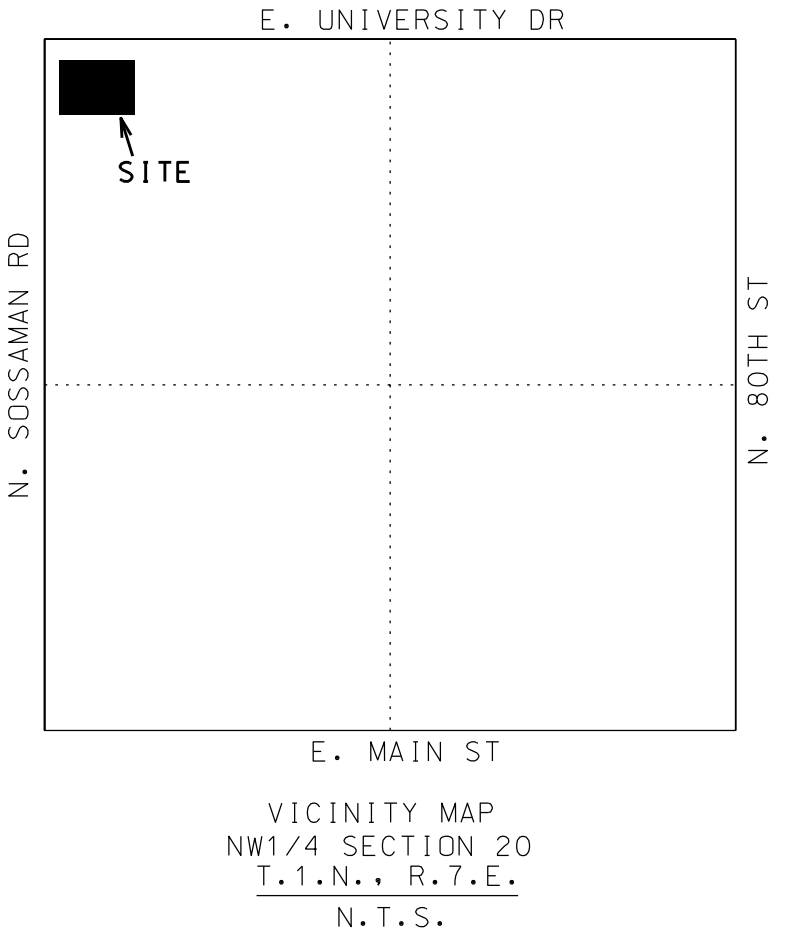
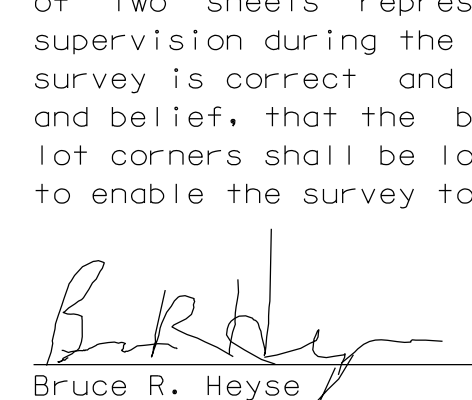
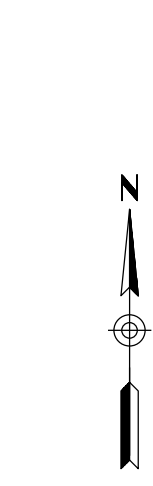
SURVEYORS NOTE

THERE ARE TWO LEGAL DESCRIPTIONS LISTED ON THE WARRANTY DEED IN DOC. 2010-0551183, THE DESCRIPTION OF THE EAST 375 FEET OF THE NORTH 285 FEET IS THE ACCEPTED LEGAL DESCRIPTION BASED ON THE EXCEPTION PARCEL SHOWN ON THE PLAT OF AMBERLY LANE, ACCORDING TOP BOOK 585 OF MAPS, PAGE 40.

SURVEYORS CERTIFICATION

I, Bruce R. Heyse hereby certify I am a registered land surveyor in the State of Arizona, that this plat consisting of two sheets represents a survey performed under my supervision during the month of December, 2020. 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.

Bruce R. Heyse L.S.#23949 Date 6/15/22



LEGAL DESCRIPTION PER TITLE REPORT

THE NORTH 275 FEET OF THE WEST 365 FEET OF THE NORTH 706.60 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 55.00 FEET; AND

EXCEPT THE WEST 55.00 FEET; AND

EXCEPT THAT PORTION CONVEYED TO THE CITY OF MESA IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2010-0646807, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 10 FEET OF THE NORTH 65 FEET OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2010-0551183, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

AND

THE EAST 10 FEET OF THE WEST 65 FEET OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2010-0551183, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

BASIS OF BEARINGS

NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 20 TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
SOUTH 89 DEGREES 54 MINUTES 09 SECONDS EAST

ZONING:

CITY OF MESA RSL-3.0-B1Z

OVERALL SITE ACREAGE:

68.200 SQ. FT. 1.5657 ACRES

BRH Surveying, L.L.C.

BRUCE R. HEYSE, R.L.S.
LAND SURVEYING
1915 E. VELVET DRIVE
TEMPE, ARIZONA 85284
602-206-0963
BHEYSE6565@MSN.COM

FINAL PLAT

MONTE VILLAGRO

NOTES:
APN 218-24-001H

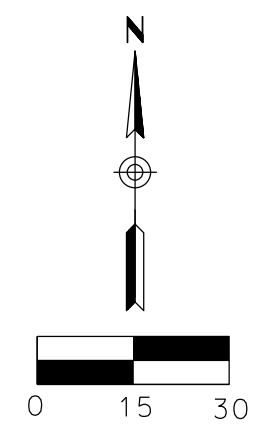
PROJ#: 233-23
DATE: JUNE 15, 2022
SCALE: 1" = 30'
DRAWN: BRH
APPROVED: BRH

DWG. NO

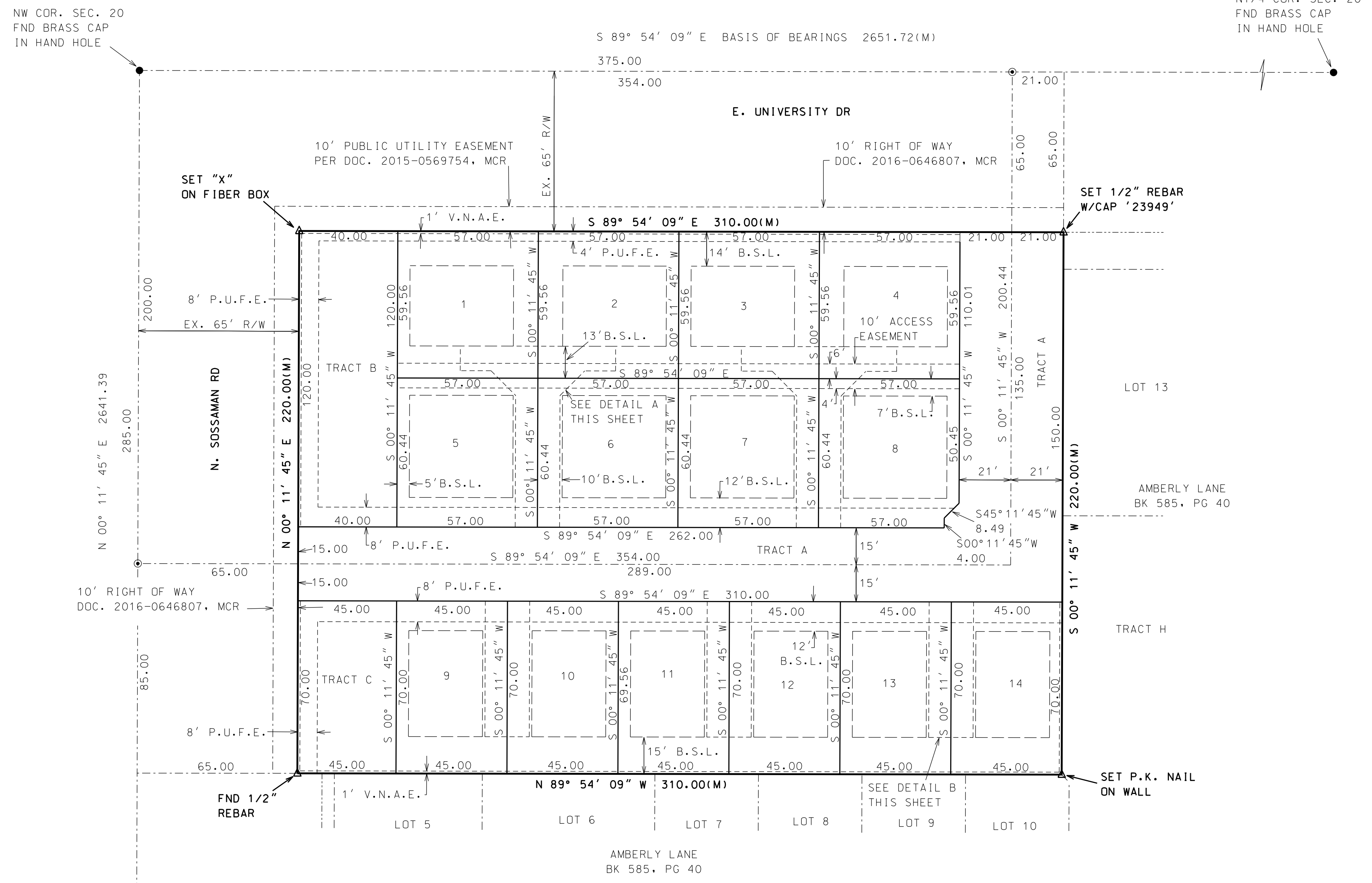
FP1

SHEET 1 OF 2

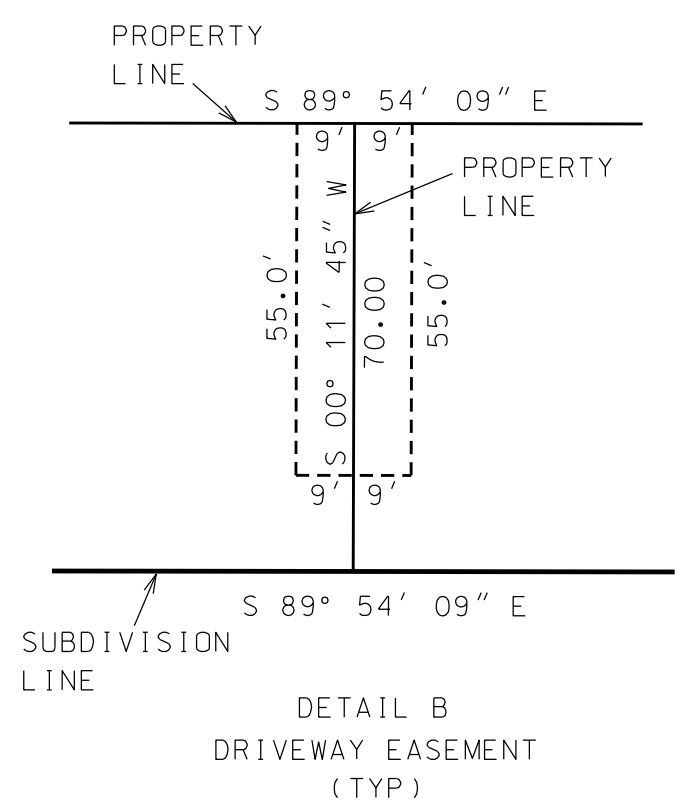
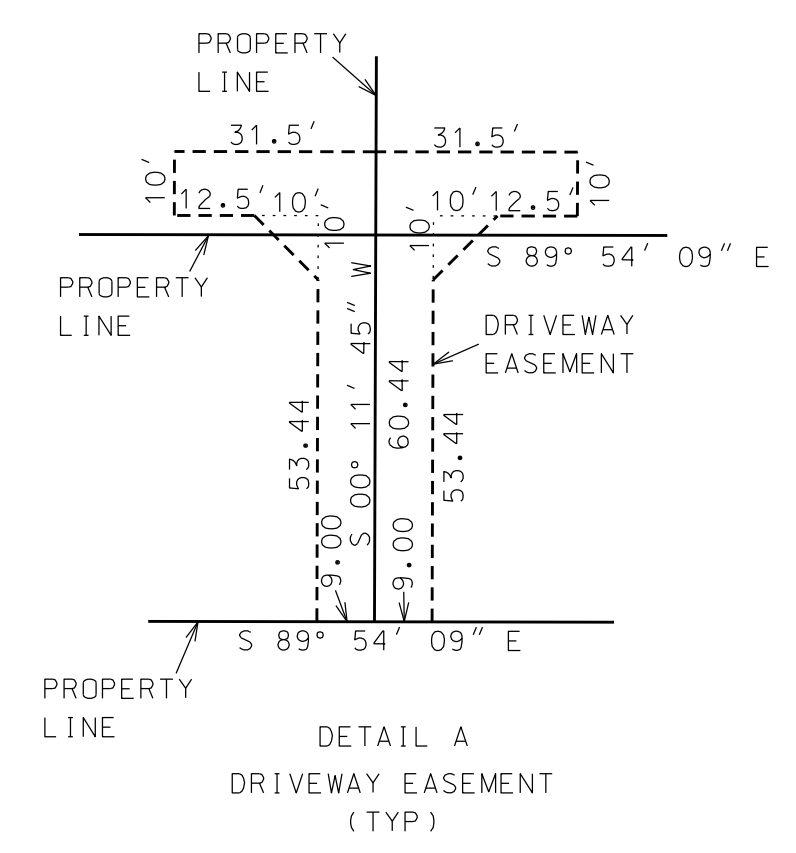
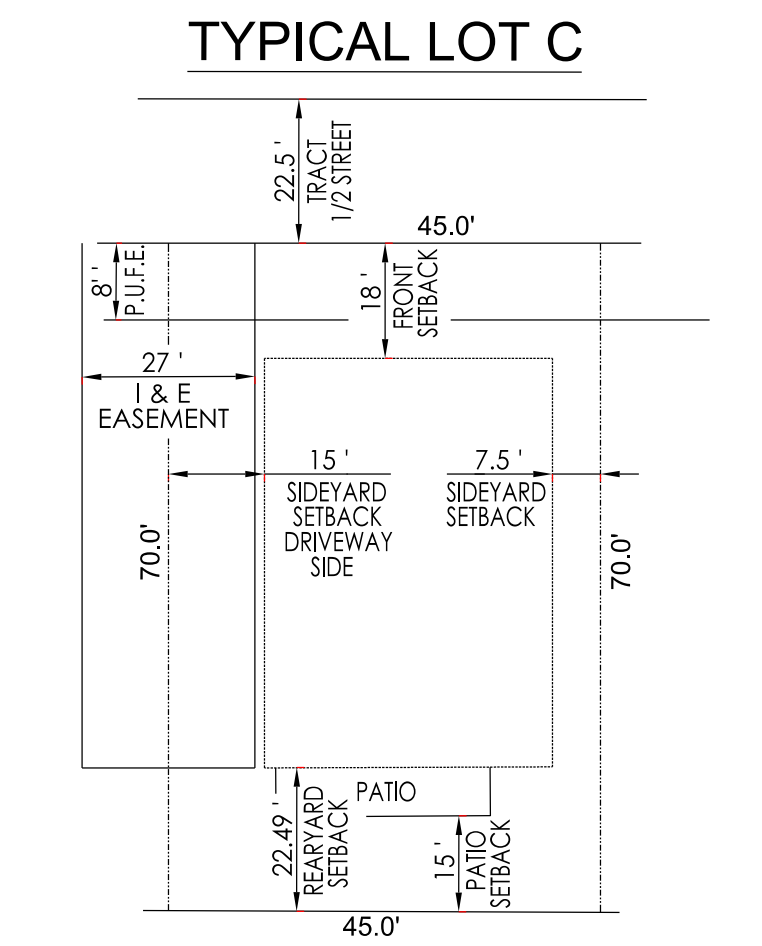
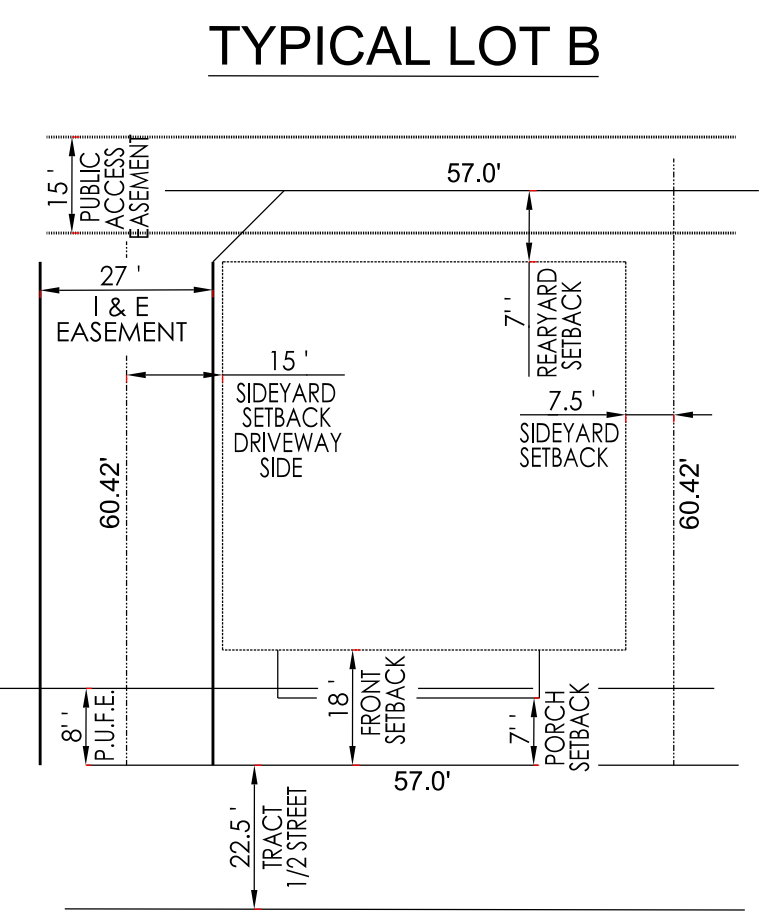
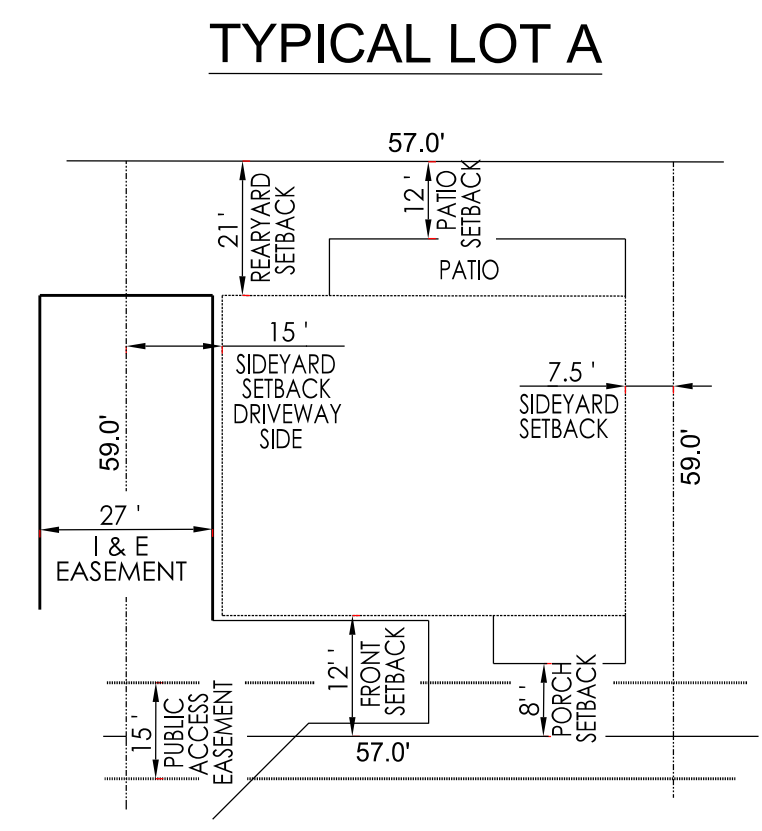
NW COR. SEC. 20
FND BRASS CAP
IN HAND HOLE



N1/4 COR. SEC. 20
FND BRASS CAP
IN HAND HOLE



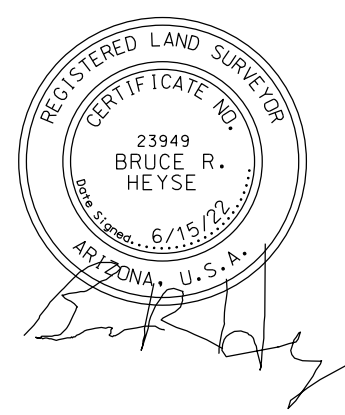
- LEGEND
- ▲ CORNER OF THIS SUBDIVISION SURVEY MONUMENT FOUND AS NOTED
 - BRASS CAP TO BE SET BY CONTRACTOR AT TIME OF CONSTRUCTION
 - AT TIME OF CONSTRUCTION
 - B.S.L. BUILDING SETBACK LINE
 - DOC. DOCUMENT
 - DKT. DOCKET
 - EX. EXISTING
 - D.E. DRAINAGE EASEMENT
 - FOUND FOUND
 - P.U.F.E. PUBLIC UTILITY AND FACILITIES EASEMENT
 - SEC. SECTION
 - V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
 - R/W RIGHT-OF-WAY
 - SUBDIVISION LINE
 - MONUMENT LINE
 - - - RIGHT-OF-WAY
 - · · B.S.L.
 - · - EASEMENT LINE AS NOTED



TRACT	USE	AREA (SF)	AREA (AC)
A	PRIVATE STREET, PUBLIC INGRESS, EGRESS FOR REFUSE, & EMERGENCY VEHICLES, PUBLIC UTILITIES AND FACILITIES EASEMENT & DRAINAGE EASEMENT	14,382	0.3302
B	OPEN SPACE, LANDSCAPE, RETENTION, PRIVATE DRAINAGE, SIDEWALK AND PUBLIC UTILITIES EASEMENT	4,800	0.1102
C	OPEN SPACE, LANDSCAPE, RETENTION, PRIVATE DRAINAGE, SIDEWALK AND PUBLIC UTILITIES EASEMENT	1,800	0.0643

LOT#	AREA (SF)	AREA (AC)
1	3,395	0.0779
2	3,395	0.0779
3	3,395	0.0779
4	3,395	0.0779
5	3,445	0.0791
6	3,445	0.0791
7	3,445	0.0791
8	3,445	0.0791
9	3,150	0.0723
10	3,150	0.0723
11	3,150	0.0723
12	3,150	0.0723
13	3,150	0.0723
14	3,150	0.0723

	REQUIRED	PROVIDED		
		LOTS 1-4	LOTS 5-8	LOTS 9-14
MAXIMUM HEIGHT (FT)	30'	30'	30'	30'
MAXIMUM NUMBER OF STORIES	2	2	2	2
MINIMUM YARDS (FT)				
FRONT - BUILDING WALL	15'	12'	12'	12'
FRONT - GARAGE (PARALLEL TO STREET)	20'	20'	20'	20'
FRONT - PORCH	10'	7'	7'	7'
STREET SIDE	10'	5'	5'	5'
INTERIOR SIDE: MINIMUM EACH SIDE OF 2 SIDES	4'	5'	5'	5'
INTERIOR SIDE: MINIMUM AGGREGATE	9'	15'	15'	15'
REAR - PATIO	20'	14'	7'	15'
REAR		8'		10'
MINIMUM USEABLE OPEN SPACE (SQ. FT.) PER UNIT	400 SQ. FT.	1,214 SQ. FT.	787 SQ. FT.	1,168 SQ. FT.



W1/4 COR. SEC. 20
FND BRASS CAP
IN HAND HOLE

BRH Surveying, L.L.C.

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FINAL PLAT

MONTE VILLAGRO

NOTES:

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APPROVED: BRH

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FP1
SHEET 2 OF 2