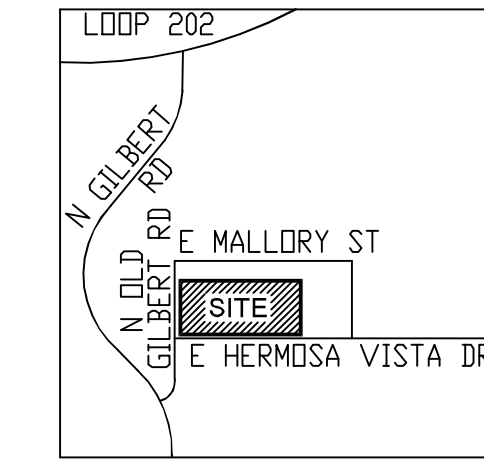


# FINAL PLAT

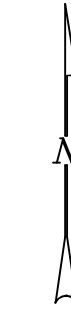
## OF LOS NIETOS

A PORTION OF THE NORTHWEST QUARTER OF SECTION 6,  
TOWNSHIP 1 NORTH, RANGE 6 EAST,  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA.



**VICINITY MAP**

N.T.S.



### DEDICATION:

STATE OF ARIZONA )  
 ) SS  
COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENTS:

THAT SOTEIN SOLARES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT OF "LOS NIETOS" LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 6 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.

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, STREET TRANSIT FACILITIES, SHELTERS AND IMPROVEMENTS, LANDSCAPING, STORM DRAINAGE, WATER RETENTION AND DETENTION, FLOOD CONTROL, AND ALL APPURTENANCES TO ALL 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 FACILITIES 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.

SOTEIN SOLARES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY 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 CONVENANTS:

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 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 FEE AND COURT COST.

SOTEIN SOLARES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY WARRANT 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 SOTEIN SOLARES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

### IN WITNESS WHEREOF:

SOTEIN SOLARES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, 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 \_\_\_\_\_, 2021.

SOTEIN SOLARES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
DENNIS J. PORTER

ITS: MANAGER

### ACKNOWLEDGMENT

STATE OF ARIZONA )  
 ) SS  
COUNTY OF MARICOPA )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, 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 WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
NOTARY PUBLIC EXPIRES \_\_\_\_\_

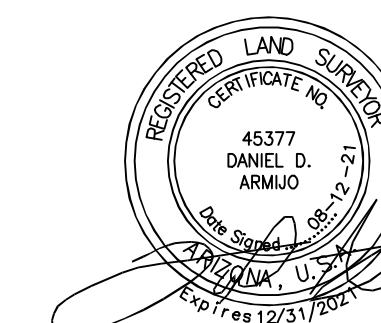
### NOTES:

- 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).
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE FACILITIES, PRIVATE DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THE PROJECT, OR LANDSCAPING WITHIN ADJACENT RIGHT-OF-WAY.
- 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 N OLD GILBERT ROAD AND E HERMOSA VISTA DRIVE.
- 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.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- THE HOMEOWNERS ASSOCIATION WILL HAVE THE RESPONSIBILITY FOR MAINTAINING "COMMON AREAS" TO BE NOTES AS TRACT A OR EASEMENTS INCLUDING LANDSCAPING AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED CONSTRUCTION DOCUMENTS (PLANS).
- THE CITY OF MESA WILL NOT BE RESPONSIBLE FOR ANY SPECIAL TYPE OF SURFACE MATERIAL SUCH AS BUT NOT LIMITED TO PAVEMENT, CONCRETE, COLORED SAMPED PAVEMENT OR CONCRETE, 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 ON LY 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 OR PROPERTY OWNER(S).
- PROPOSED OR FUTURE LANDSCAPE AND IRRIGATION SYSTEMS THAT ARE TO BE DESIGNED AND INSTALLED WITHIN A 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 BY THE CITY OF MESA ZONING ORDINANCE.
- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE AND REMOVABLE SECTION TYPE FENCING.
- 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 FOR ALL AREAS SHOWN ON THIS PLAT.
- THE IRRIGATION EASEMENTS ARE FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT AND RIGHT OF ACCESS TO PRIVATE IRRIGATION FACILITIES FOR THE BENEFIT OF CERTAIN LOTS AND DOWNSTREAM IRRIGATION USERS. THE EASEMENT AREAS ARE TO BE MAINTAINED FOR THE STATED PURPOSE IN A FREE AND CLEAR, NEAT AND TIDY CONDITION, FREE OF WEEDS, INVASIVE LANDSCAPING, FENCING, STORAGE OF MATERIALS, EQUIPMENT, OR VEHICLES OR ANY OTHER ACTIVITY THAT MAY INTERFERE WITH THE IRRIGATION FACILITIES, OPERATION OR ACCESS. THE HOMEOWNERS ASSOCIATION SHALL HAVE ENFORCEMENT RIGHTS UNDER THE CC&R'S AND BENEFITING IRRIGATION USERS SHALL HAVE THE RIGHTS UNDER APPLICABLE LAWS.

### CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER 2020; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DANIEL D. ARMUJO  
REGISTERED LAND SURVEYOR 45377  
AW LAND SURVEYING, LLC  
PO BOX 1270  
CHANDLER, AZ 85244



### LEGAL DESCRIPTION

PARCEL NO. 1 AS SHOWN ON THE MINOR LAND DIVISION PLAT RECORDED IN BOOK 1593, PAGE 18, MARICOPA COUNTY RECORDS.

### OWNER:

SOTEIN SOLARES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY  
DENNIS J. PORTER (MANAGER)  
1285 N FIESTA BOULEVARD  
GILBERT, ARIZONA 85233

### ZONING:

CITY OF MESA RS-15 PAD

### BASIS OF BEARING:

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 6, T1N, R6E, AS SHOWN ON THE FINAL PLAT OF THE GROVE OF HERMOSA VISTA RECORDED IN BOOK 420, PAGE 46, MCR, PCR, USING A BEARING OF NORTH 90°00'00" EAST.

### APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_  
MAYOR DATE

ATTEST: \_\_\_\_\_  
CITY CLERK DATE

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

APPROVED: \_\_\_\_\_  
CITY ENGINEER DATE

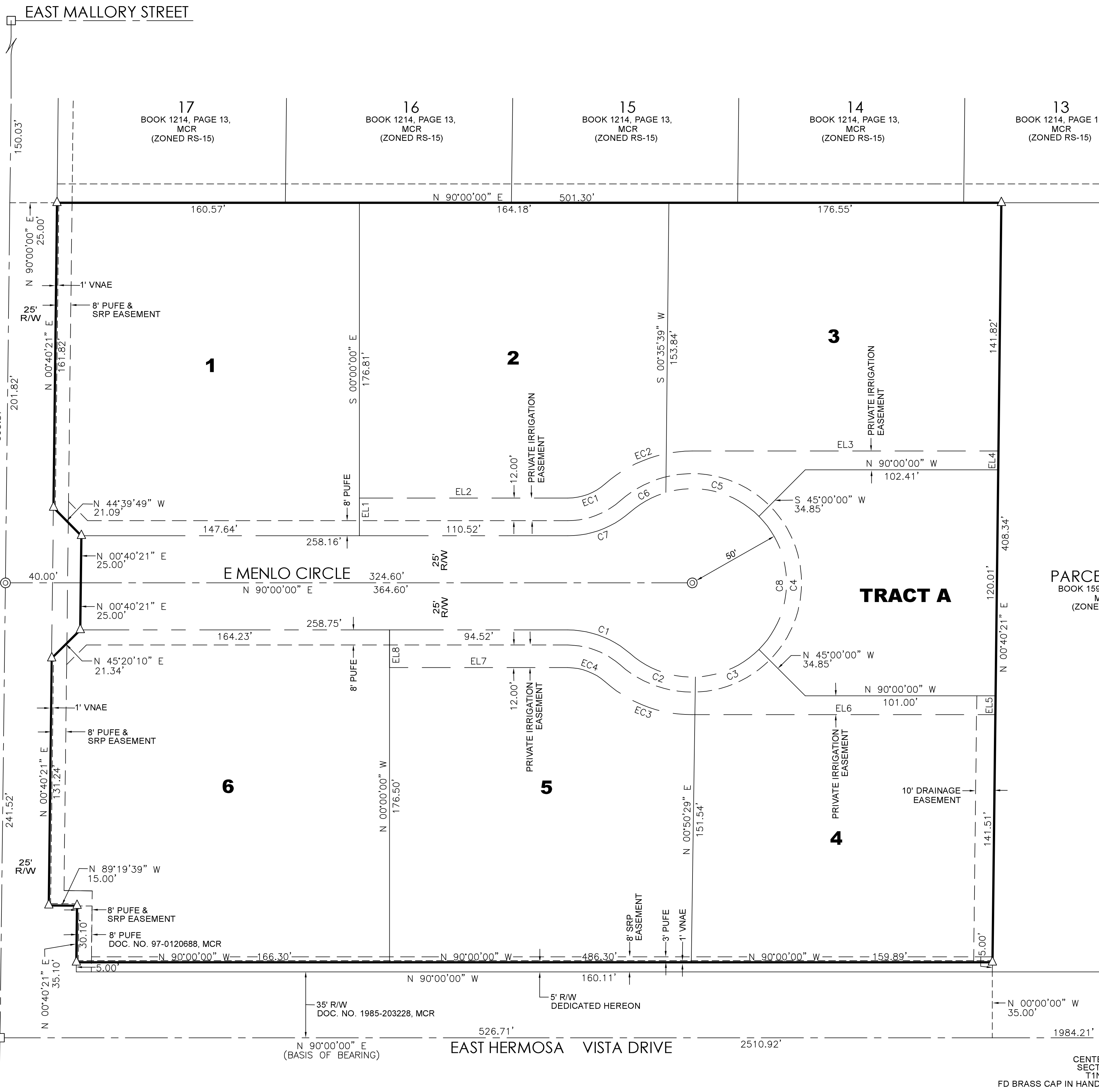
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FINAL PLAT  
LOS NIETOS

**AW LAND SURVEYING, LLC**

P.O. BOX 2170, CHANDLER, AZ 85244  
(480) 244-7630 (480) 243-4267

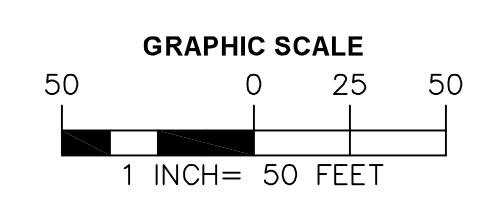
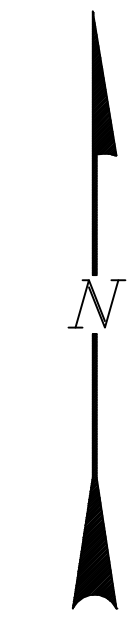
DRAWN BY: DDA CHECKED BY: DDA DATE: 08/12/21 JOB NO.: 20-084 SHEET NO. 1 OF 2



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.00'	36.14'	41°24'35"	S 69°17'43" E	35.36'
C2	50.00'	37.82'	43°20'02"	S 70°15'26" E	36.92'
C3	50.00'	37.59'	43°04'33"	N 66°32'16" E	36.71'
C4	50.00'	78.54'	90°00'00"	S 00°00'00" E	70.71'
C5	50.00'	53.54'	61°20'57"	S 75°40'28" E	51.02'
C6	50.00'	21.87'	25°03'38"	S 61°07'14" W	21.70'
C7	50.00'	36.14'	41°24'35"	N 69°17'43" E	35.36'
C8	50.00'	229.35'	262°49'09"	S 00°00'00" W	75.00'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
EC1	30.00'	21.68'	41°24'35"	N 69°17'43" E	21.21'
EC2	70.00'	50.59'	41°24'35"	S 69°17'43" W	49.50'
EC3	70.00'	50.59'	41°24'35"	S 69°17'43" E	49.50'
EC4	30.00'	21.68'	41°24'35"	N 69°17'43" W	21.21'

LINE	BEARING	DISTANCE
EL1	N 00°00'00" W	20.00'
EL2	N 90°00'00" E	110.52'
EL3	N 90°00'00" E	162.53'
EL4	S 00°40'21" W	10.00'
EL5	S 00°40'21" W	10.00'
EL6	N 90°00'00" W	160.88'
EL7	N 90°00'00" W	94.52'
EL8	N 00°00'00" W	20.00'



**LEGEND**

- MCR MARICOPA COUNTY RECORDS
- APN ASSESSOR PARCEL NUMBER
- R/W RIGHT-OF-WAY
- DOC. DOCUMENT
- NO. NUMBER
- PUFE PUBLIC UTILITY AND FACILITIES EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- PROPERTY LINE
- ADJOINER LINE
- - - CENTER LINE
- △ PROPERTY CORNER SET 1/2" REBAR W/CAP "AWLS 4537" UNLESS OTHERWISE NOTED
- FOUND BRASS CAP IN HANDHOLE

PARCEL NO. 2  
BOOK 1593, PAGE 18,  
MCR  
(ZONED RS-35)

**TRACT USE TABLE**

TRACT	USE	AREA(SF)	AREA(AC)
A	OPEN SPACE, LANDSCAPE, RETENTION, PRIVATE DRAINAGE, PUBLIC UTILITIES EASEMENT	13,841	0.32

APN: 136-04-006A  
DOC. NO. 2012-0086378, MCR  
(ZONED RS-35)

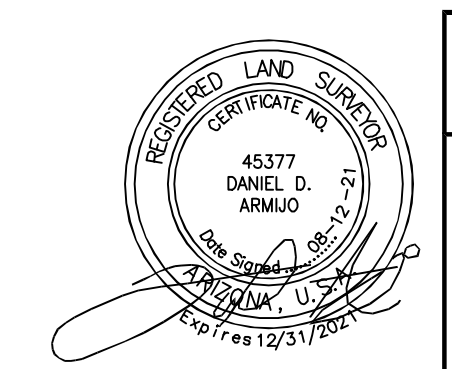
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(ZONED RS-35)

APN: 136-04-003F  
DOC. NO. 2012-0086376, MCR  
(ZONED RS-35)

APN: 136-04-003E  
DOC. NO. 2012-0086376, MCR  
(ZONED RS-35)

W 1/4 CORNER SECTION 6 T1N, R6E  
FD BRASS CAP IN HANDHOLE

CENTER OF SECTION 6 T1N, R6E  
FD BRASS CAP IN HANDHOLE



**FINAL PLAT**  
**LOS NIETOS**

**AW LAND SURVEYING, LLC**  
P.O. BOX 2170, CHANDLER, AZ 85244  
(480) 244-7630 (480) 243-4287