

DEDICATION

STATE OF ARIZONA } S.S. COUNTY OF MARICOPA

THAT SUNSET CAPITAL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "CASA SOLE VITA" LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 7 WEST, 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.

THAT SUNSET CAPITAL, 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 "RW" 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 SUNSET CAPITAL, 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 SUNSET CAPITAL, LLC, OR THE SUCCESSORS OR ASSIGNS OF SUNSET CAPITAL, LLC, AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY SUNSET CAPITAL, LLC OR THE SUCCESSORS OR ASSIGNS OF SUNSET CAPITAL, 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.

SUNSET CAPITAL, LLC, HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EA SUNSET CAPITAL, LLC, SEMENT 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.

SUNSET CAPITAL, 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 TRACTS "B", "C", "D", AND "E" ARE 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.

SUNSET CAPITAL, 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 SUNSET CAPITAL, LLC, WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

SUNSET CAPITAL, 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 20\_\_.

SUNSET CAPITAL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: ERIC A. LANE, MANAGING MEMBER

ACKNOWLEDGEMENT:

STATE OF ARIZONA } S.S. COUNTY OF MARICOPA

ON THIS DAY OF 20\_\_ BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

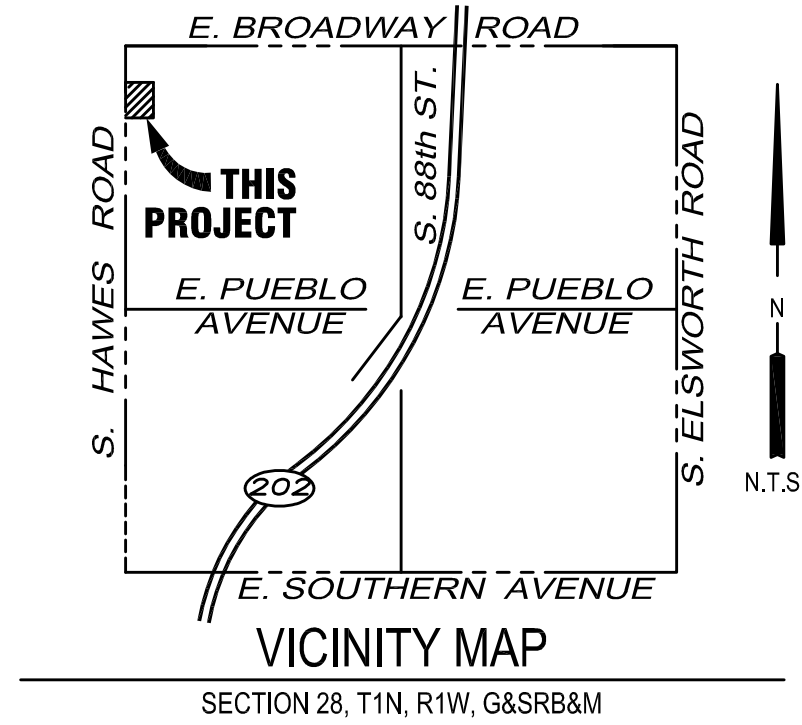
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

FINAL PLAT OF "CASA SOLE VITA" A RM-3-PAD SUBDIVISION

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA 529 SOUTH HAWES ROAD, MESA, 85208



ENGINEER

HELIX ENGINEERING, LLC 3240 E. UNION HILLS DR #112 PHOENIX, ARIZONA 85050 TEL: 602-788-2616 CONTACT: STEVE BOWSER, PE

LAND SURVEYOR

HELIX ENGINEERING, LLC 3240 E. UNION HILLS DR #112 PHOENIX, ARIZONA 85050 TEL: 602-788-2616 CONTACT: MICHAEL THOMPSON, RLS

LANDSCAPE ARCHITECT

DESIGN ETHIC 7201 E CAMELBACK ROAD, SUITE 250 SCOTTSDALE, AZ 85251 TEL: 480-225-7077 CONTACT: BRANNON PAUL

OWNER/DEVELOPER

SUNSET CAPITAL, LLC 4860 E BASELINE RD #107 MESA, AZ 85206 PHONE: 480-221-0264 EMAIL: troy@minthomes.net CONTACT: MR TROY LANE

SHEET INDEX

1 OF 3 COVER SHEET 2 OF 3 GEOMETRICS 3 OF 3 EASEMENTS

ASSESSOR'S PARCEL NUMBER

218-53-001-W

BASIS OF BEARINGS

THE BEARING OF SOUTH 00° 00' 03" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN.

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 28;

THENCE SOUTH 00 DEGREES 00 MINUTES 03 SECONDS EAST (AN ASSUMED BEARING), ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THENCE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 724.96 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 725.00 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28;

THENCE NORTH 89 DEGREES 57 MINUTES 43 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 65.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 65.00 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 57 MINUTES 43 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 471.00 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 03 SECONDS EAST ALONG A LINE PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 290.00 FEET;

THENCE SOUTH 89 DEGREES 57 MINUTES 43 SECONDS WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 150.00 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 03 SECONDS EAST ALONG A LINE PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 30.00 FEET;

THENCE SOUTH 89 DEGREES 57 MINUTES 43 SECONDS WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 321.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 65.00 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 03 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 320.00 FEET TO THE POINT OF BEGINNING.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON

THIS DAY OF 20\_\_

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.

CITY ENGINEER DATE

GENERAL NOTES:

- 1) CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE AND REMOVABLE SECTION TYPE FENCING.
2) 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 THIS PROJECT, OR LANDSCAPING WITHIN THE RIGHTS OF WAY ALONG HAWES ROAD.
3) 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 CASA SOLE VITA HOMEOWNERS ASSOCIATION OR THE PROPERTY OWNER(S).
4) 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.
5) UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R.(42)33.
6) ELECTRICAL LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
7) COMMUNICATION LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133. 8) THIS SUBDIVISION IS SUBJECT TO THE CITY OF MESA DESERT UPLANDS DEVELOPMENT STANDARDS.
9) THE PROPERTY DEPICTED ON THIS PLAT IS LOCATED WITHIN AN AREA DESIGNATED AS OTHER FLOOD AREAS ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C295 L, WITH A DATE OF OCTOBER 16, 2013.
10) THIS FINAL PLAT IS SUBJECT TO THE "DEVELOPMENT AGREEMENT" BETWEEN THE CITY OF MESA AND BALMORAL EQUITIES, L.L.P., AN ARIZONA LIMITED LIABILITY PARTNERSHIP, RECORDED IN DOCUMENT NO. 2014-\_\_\_\_\_, M.C.R., DATED \_\_\_\_\_, 20\_\_\_.
11) THE MAINTENANCE OF THE LANDSCAPING, PUBLIC AND PRIVATE DRAINAGE AND ASSOCIATED IMPROVEMENTS WITHIN RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION AS SPECIFIED IN THE RECORDED "DEVELOPMENT AGREEMENT", AS REFERENCED IN THE ABOVE NOTE #10.
12) EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING FOR A TOTAL OF 42 UNITS.
13) THE MAINTENANCE OF THE LANDSCAPING, DRAINAGE AND ASSOCIATED IMPROVEMENTS WITHIN TRACTS "B", "C", "D" AND "E" SHALL BE THE RESPONSIBILITY OF THE CASA SOLE VITA HOMEOWNERS ASSOCIATION.
14) THIS SUBDIVISION IS SUBJECT TO THE CITY OF MESA RESIDENTIAL DEVELOPMENT GUIDELINES.
15) A PROPERTY OWNERS ASSOCIATION SHALL BE ESTABLISHED WITH ALL LOT OWNERS BEING MEMBERS OF THAT ASSOCIATION. THE PROPERTY OWNERS ASSOCIATION SHALL OWN AND MAINTAIN ALL TRACTS.
16) 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.
17) PUBLIC UTILITY AND FACILITY EASEMENTS (P.U.F.E.'S) WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS OF SRP FACILITIES IN P.U.F.E.'S ON THIS PLAT.
18) THE AREA WITHIN THE SIGHT VISIBILITY EASEMENT, NOTED ON THIS PLAT AS V.T.E. (VISIBILITY TRIANGLE EASEMENT), IS TO BE CLEAR OF LANDSCAPING, SIGNS, FENCES OR OTHER ITEMS HIGHER THAN 36" ABOVE STREET GRADES.

SURVEYOR'S CERTIFICATION

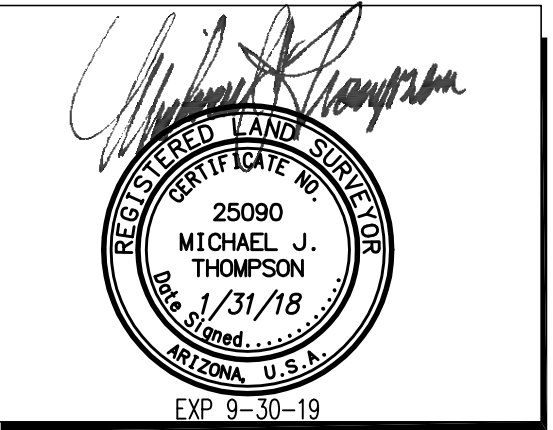
MICHAEL J. THOMPSON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY CERTIFY THAT THE SUBDIVISION PLATTED HEREON, CONSISTING OF (3) SHEETS, HAS BEEN PREPARED FROM A LAND SURVEY DURING THE MONTH OF APRIL, 2017, MADE UNDER MY DIRECT SUPERVISION ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT THE EXTERIOR BOUNDARIES OF SAID SUBDIVISION ARE OR WILL BE MONUMENTED IN ACCORDANCE WITH THE "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS" ADOPTED ON 13 FEBRUARY 2002, AND THAT THE SIZE, LOCATION AND MATERIAL AS SHOWN HEREON ARE ACCURATE AS OF THE DATE OF THIS CERTIFICATION. MONUMENTS SHOWN ACTUALLY EXIST AND THAT THEIR POSITIONS ARE CORRECT AND ACCURATE AS SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. ALL LOT CORNERS HAVE BEEN OR WILL BE PERMANENTLY SET BY COMPLETION OF CONSTRUCTION.



MICHAEL J. THOMPSON REGISTERED LAND SURVEYOR REGISTRATION NUMBER 25090 HELIX ENGINEERING, LLC 3240 E UNION HILLS #112 PHOENIX, AZ 85050 PHONE: 602-788-2616

CLIENT: SUNSET CAPITAL, LLC

4860 E BASELINE RD #107 MESA, AZ 85206 PHONE: 480-221-0264 ATTN: MR TROY LANE EMAIL: troy@minthomes.net



Helix Engineering, LLC Engineering / Surveying / Consulting

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TWO WORKING DAYS BEFORE YOU DIG. CALL FOR THE BLUE STAKES 1-800-782-5348 BLUE STAKE CENTER

RELEASE DATE table with empty rows for recording dates.

REVISIONS table with columns for NO., DATE, and description of changes.

PROJECT NAME: CASA SOLE VITA

PROJECT LOCATION

NORTHEAST CORNER HAWES RD & CORABELL RD MESA, ARIZONA

PROJECT AREA

NW 1/4 SEC 28, T1N, R7E

HELIX JOB NUMBER

125 IN HOUSE

SHEET TITLE

FINAL PLAT "CASA SOLE VITA" COVER SHEET

SHEET PAGE

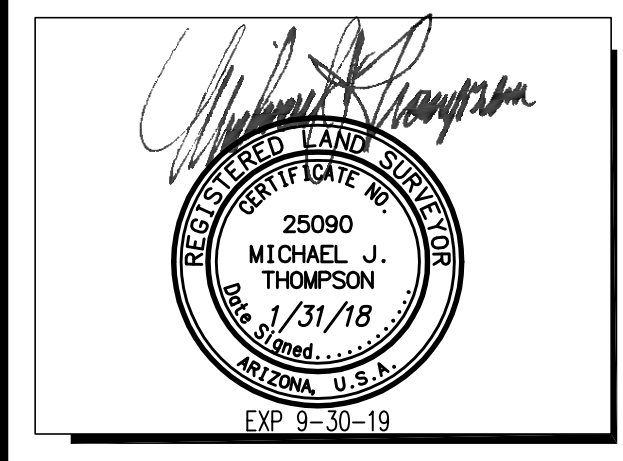
1 OF 3

PLOT SCALE: 1:1 @ 24"x36"; 1:2.2 @ 11"x17"

CASE # S14-015

CLIENT:  
SUNSET CAPITAL, LLC

4860 E BASELINE RD #107  
MESA, AZ 85206  
PHONE: 480-221-0264  
ATTN: MR TROY LANE  
EMAIL: troy@minthomes.net



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BLUE STAKE CENTER

RELEASE	
DATE	

REVISIONS	
NO.	DATE

PROJECT NAME  
**CASA SOLE VITA**

PROJECT LOCATION  
NORTHEAST CORNER  
HAWES RD & CORABELL RD  
MESA, ARIZONA

PROJECT AREA  
NW 1/4 SEC 28, T1N, R7E

HELIX JOB NUMBER: 125 IN HOUSE

DRAWN BY: MT  
CHECKED BY: SB

SHEET TITLE

**FINAL PLAT**  
**"CASA SOLE VITA"**  
**LOT GEOMETRICS**

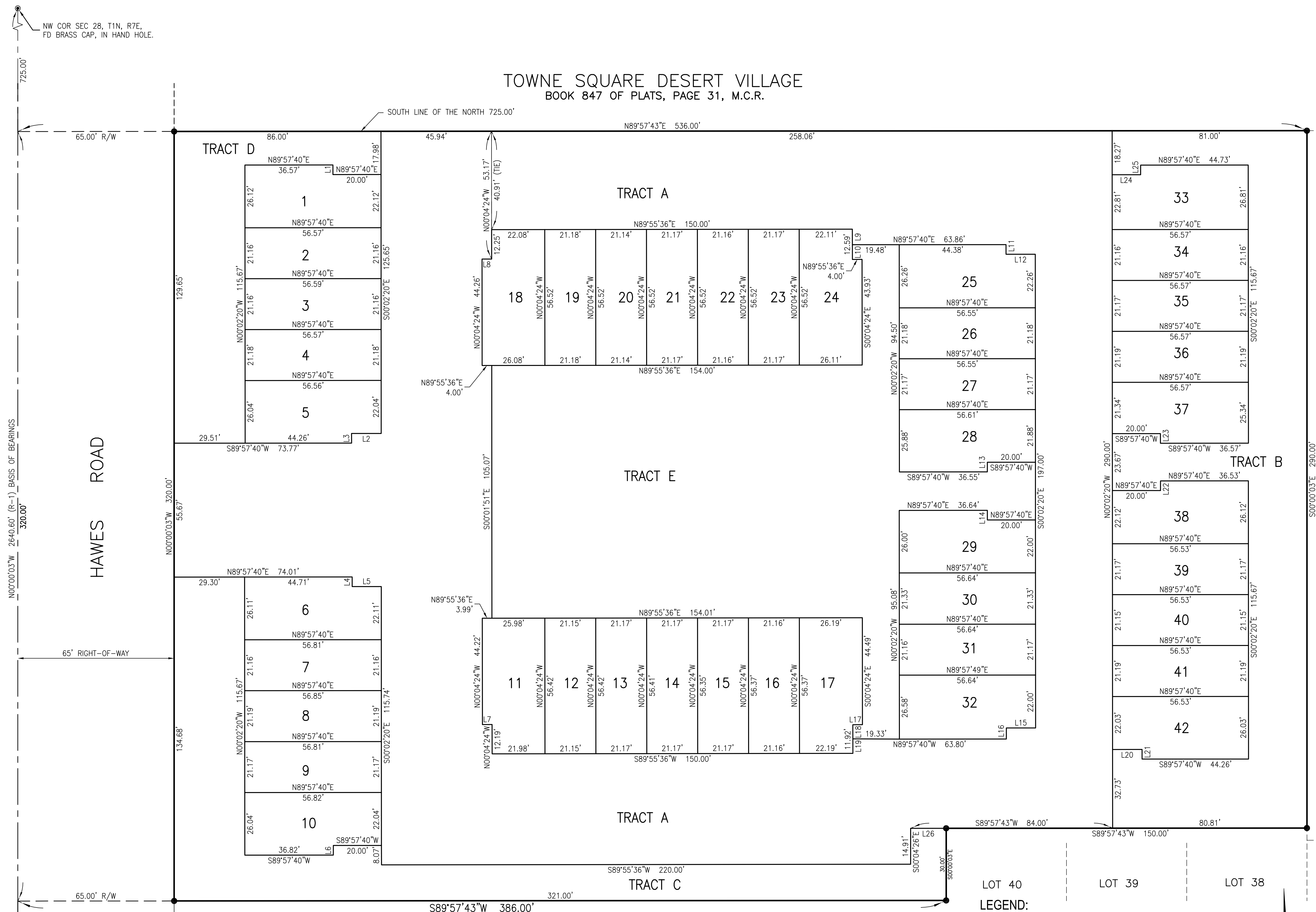
SHEET PAGE

PLOT SCALE: 1:1 @ 24"x36"; 1:2 @ 11"x17"

SUPERSTITION POINT MESA  
BOOK 422 OF PLATS, PAGE 12, M.C.R.

TOWNE SQUARE DESERT VILLAGE  
BOOK 847 OF PLATS, PAGE 31, M.C.R.

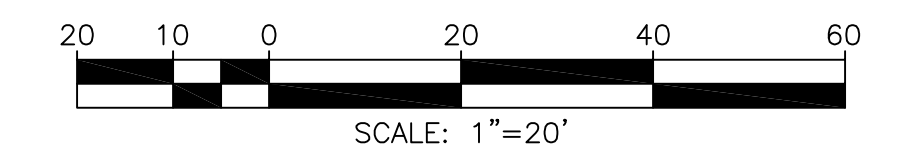
SUPERSTITION POINT MESA  
BOOK 422 OF PLATS, PAGE 12, M.C.R.



LINE TABLE		
NO.	BEARING	LENGTH
L1	S 00°02'20" E	4.00'
L2	S 89°57'40" W	12.31'
L3	S 00°02'20" E	4.00'
L4	S 00°02'20" E	4.00'
L5	N 89°57'40" E	12.11'
L6	S 00°02'20" E	4.00'
L7	S 89°55'36" W	4.00'
L8	N 89°55'36" E	4.00'
L9	S 00°04'24" E	6.48'
L10	N 00°04'24" W	6.11'
L11	S 00°02'20" E	4.00'
L12	N 89°57'40" E	12.17'
L13	S 00°02'20" E	4.00'

LINE TABLE		
NO.	BEARING	LENGTH
L14	S 00°02'20" E	4.00'
L15	S 89°57'40" W	12.17'
L16	S 00°02'20" E	4.58'
L17	S 89°55'36" W	4.00'
L18	S 00°04'24" E	5.89'
L19	S 00°04'24" E	6.03'
L20	S 89°57'40" W	12.26'
L21	N 00°02'20" W	4.00'
L22	N 00°02'20" W	4.00'
L23	N 00°02'20" W	4.00'
L24	N 89°57'40" E	11.84'
L25	N 00°02'20" W	4.00'
L26	S 89°57'43" W	14.81'

- LEGEND:**
- FOUND BRASS CAP OR AS NOTED.
  - TO BE SET 1/2" IRON BAR & CAP, L.S. 25090 OR AS NOTED
  - PROPERTY LINE LOT CORNER SET 1/2" WITH CAP RLS25090 (UNLESS OTHERWISE NOTED)
  - SUBDIVISION BOUNDARY LINE
  - (R-1) RECORDED REFERENCE DOCUMENT
  - P.U.F.E. PUBLIC UTILITY & FACILITIES EASEMENT
  - R/W RIGHT-OF-WAY



Jan 31, 2018 - 1:29pm  
C:\DESK\125 Broadway & Hawes Final Plat.v2.dwg

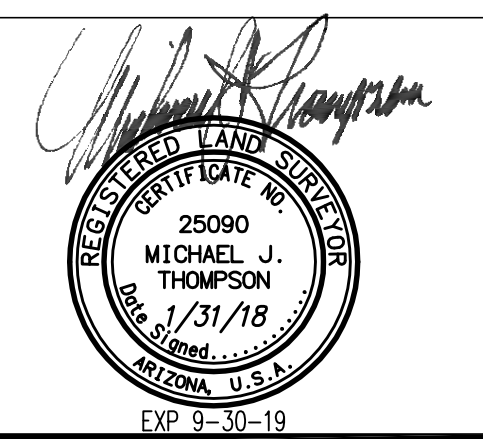
NW COR SEC 28, T1N, R7E,  
FD BRASS CAP, IN HAND HOLE.

N 1/16 COR SEC 29-28, T1N, R7E,  
FD BRASS CAP, FLUSH

W 1/4 COR SEC 28, T1N, R7E,  
SET 1/2" REBAR TAGGED RLS25090

CLIENT:  
SUNSET CAPITAL, LLC

4860 E BASELINE RD #107  
MESA, AZ 85206  
PHONE: 480-221-0264  
ATTN: MR TROY LANE  
EMAIL: troy@minthomes.net



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REVISIONS	
NO.	DATE

PROJECT NAME  
**CASA SOLE VITA**

PROJECT LOCATION  
NORTHEAST CORNER  
HAWES RD & CORABELL RD  
MESA, ARIZONA

PROJECT AREA  
NW 1/4 SEC 28, T1N, R7E

HELIX JOB NUMBER  IN HOUSE

125 DRAWN BY: MT  
CHECKED BY: SB

SHEET TITLE

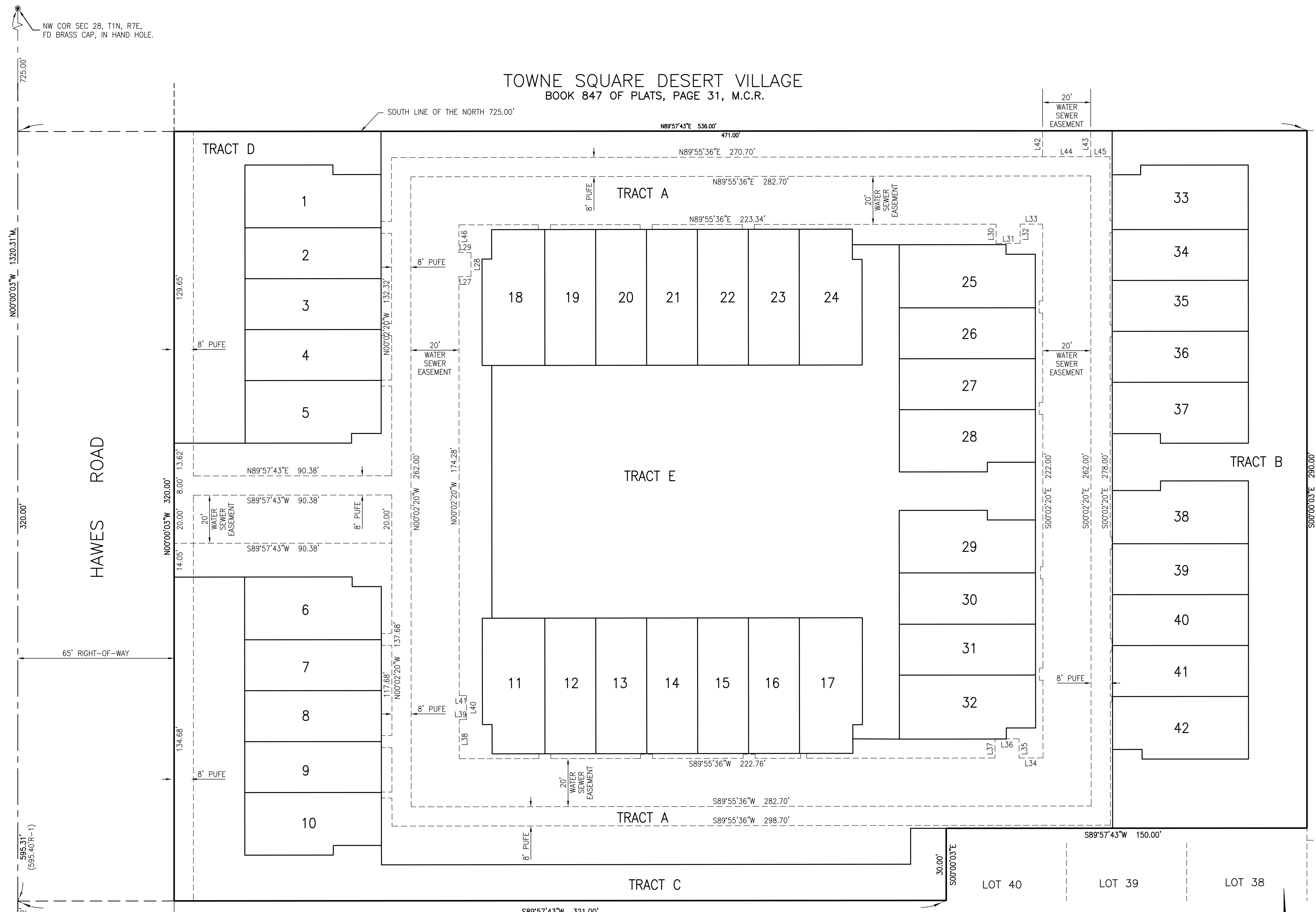
**FINAL PLAT**  
**"CASA SOLE VITA"**  
**EASEMENT GEOMETRICS**

SHEET  PAGE

PLOT SCALE: 1:1 @ 24"x36"; 1:2 @ 11"x17"

SUPERSTITION POINT MESA  
BOOK 422 OF PLATS, PAGE 12, M.C.R.

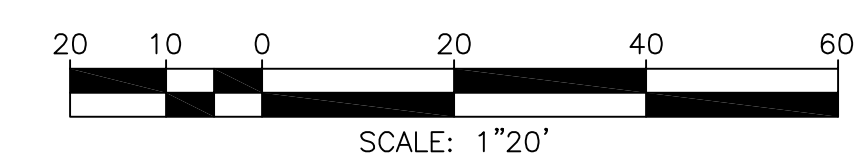
TOWNE SQUARE DESERT VILLAGE  
BOOK 847 OF PLATS, PAGE 31, M.C.R.



NO.	BEARING	LENGTH
L27	N 89°57'40" E	5.28'
L28	N 00°02'20" W	10.00'
L29	S 89°57'40" W	5.28'
L30	S 00°04'24" E	8.30'
L31	N 89°55'36" E	10.00'
L32	N 00°04'24" W	8.30'
L33	N 89°55'36" E	9.37'
L34	S 89°55'36" W	9.95'
L35	N 00°04'24" W	7.78'
L36	S 89°55'36" W	10.00'
L37	S 00°04'24" E	7.78'
L38	N 00°02'20" W	16.24'
L39	N 89°57'40" E	3.53'

NO.	BEARING	LENGTH
L40	N 00°02'20" W	10.00'
L41	S 89°57'40" W	3.53'
L42	N 00°02'20" W	10.78'
L43	N 00°02'20" W	10.76'
L44	N 89°55'36" E	20.00'
L45	N 89°55'36" E	8.00'
L46	N 00°02'20" W	11.48'

SUPERSTITION POINT MESA  
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Jan 31, 2018 - 1:29pm  
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