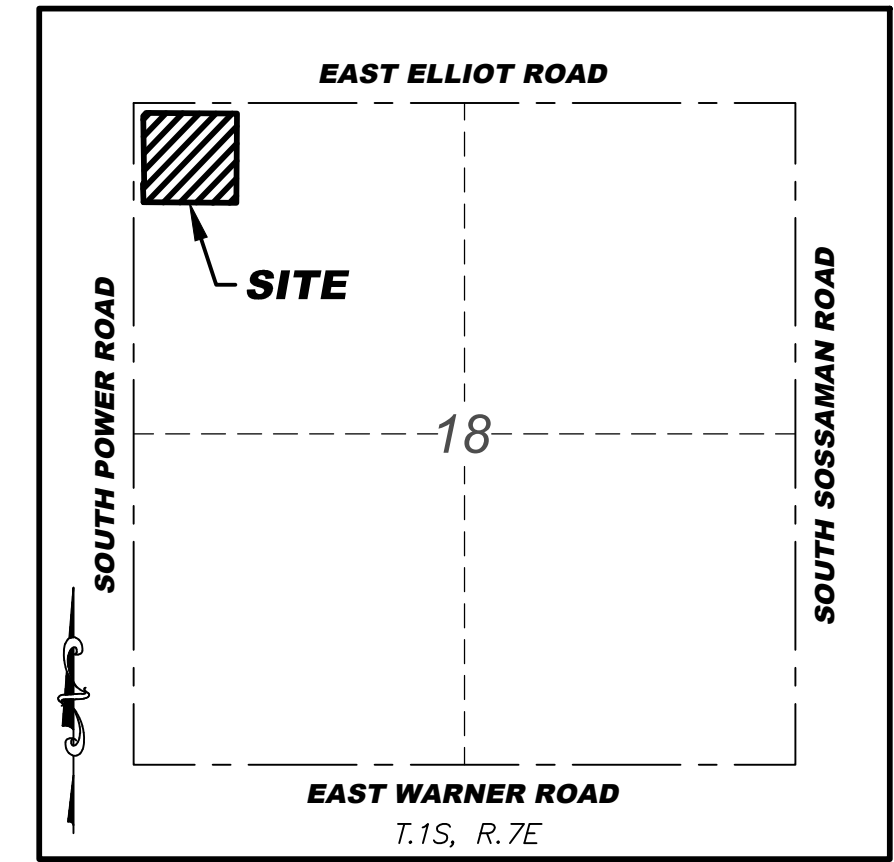


FINAL PLAT AVALON RANCH

A REPLAT OF LOTS 1, 2, 3 AND 4, TRACTS A, B, C, D AND E, THE COMMONS,
AS RECORDED IN BOOK 1020 OF MAPS, PAGE 10,
RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN
A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH,
RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.



VICINITY MAP
N.T.S.

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

KNOW ALL MEN BY THESE PRESENTS:

THAT AVALON RANCH, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR AVALON RANCH, MESA, ARIZONA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, 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.

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 PUBLIC UTILITY EASEMENTS, AS SHOWN ON THE SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. THE DEDICATION OF REAL PROPERTY MARKED AS PUBLIC UTILITY EASEMENTS (P.U.E.) IS A DEDICATION OF A PUBLIC UTILITY 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 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 AVALON RANCH, 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 AVALON RANCH, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OR THE SUCCESSORS OR ASSIGNS OF AVALON RANCH, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY AVALON RANCH, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OR THE SUCCESSORS OR ASSIGNS OF AVALON RANCH, 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.

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 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.

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

IN WITNESS WHEREOF:

AVALON RANCH, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAVE EXECUTED THIS FINAL PLAT BY THE SIGNATURE OF THE

UNDERSIGNED, DULY AUTHORIZED, THIS _____ DAY OF _____ 2024.

AVALON RANCH, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

NOTES

1. PUBLIC UTILITY EASEMENTS (P.U.E.) WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS 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)."

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 THE PROJECT, OR LANDSCAPING WITHIN ADJACENT RIGHT-OF-WAY.

3. 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.

4. UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33.

5. ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.

6. 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 SOUTH POWER ROAD AND EAST ELLIOT ROAD.

7. 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.

8. THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

9. "ALL UTILITIES SHALL BE INSTALLED UNDERGROUND."

10. "ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION."

11. SPECIAL SURFACE MATERIAL NOTE:
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 HOMEOWNERS ASSOCIATION, BUSINESS OWNER'S ASSOCIATION, OR THE PROPERTY OWNER(S).

12. ALL INDIVIDUAL LOT PROPERTY CORNERS SHALL BE SET WITH 1/2" REBAR AND CAP OR TACK BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT. PROPERTY CORNERS WILL BE SET AT COMPLETION OF MASS GRADING.

13. PHOENIX-MESA GATEWAY
THIS PROPERTY, DUE TO ITS PROXIMITY TO PHOENIX-MESA GATEWAY ARE LIKELY TO EXPERIENCE AIRCRAFT OVERFLIGHTS, WHICH COULD GENERATE NOISE LEVELS THAT MAY BE OF CONCERN TO SOME INDIVIDUALS. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE PHOENIX-MESA GATEWAY AIRPORT ADMINISTRATION OFFICE.

AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT IS RECORDED WITH MARICOPA COUNTY RECORDER. THIS SUBDIVISION IS WITHIN 2 MILES OF PHOENIX-MESA GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.

NOISE ATTENUATION MEASURES HAVE BEEN, OR ARE TO BE, INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE HOMES TO ACHIEVE A NOISE LEVEL REDUCTION TO 45 DECIBELS.

LEGAL DESCRIPTION & REFERENCE DOCUMENT

LOTS 1, 2, 3 AND 4, TRACTS A, B, C, D AND E, OF THE COMMONS, ACCORDING TO BOOK 1020 OF MAPS, PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA.

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

ON THIS _____ DAY OF _____, 2024, BEFORE ME, PERSONALLY APPEARED, _____ WHO

ACKNOWLEDGED HIM/HERSELF TO BE THE _____ OF AVALON RANCH, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND BEING DULY AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC MY COMMISSION EXPIRES _____

OWNER

AVALON RANCH LLC
C/O DAVID LACK
7333 E DOUBLETREE RANCH RD, SUITE 140
SCOTTSDALE, AZ 85258
(480)376- 8750
DLACK@AVALONDEVELOPMENT.COM

SURVEYOR

MICHAEL A. BANTA, RLS #38175
MBANTA@RICKENGINEERING.COM
2401 WEST PEORIA AVENUE, SUITE 130
PHOENIX, ARIZONA 85029

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 18, AS SHOWN IN BOOK 1020, PAGE 10, MARICOPA COUNTY RECORDS. SAID LINE BEARS SOUTH 01 DEGREES 07 MINUTES 37 SECONDS EAST.

ZONING

ZONE: LC (LIMITED COMMERCIAL)
ZONING INFORMATION OBTAINED FROM MARICOPA COUNTY ASSESSOR'S WEBSITE.

BENCHMARK

FOUND BRASS TAG ON THE TOP OF THE HEADWALL AT THE SOUTHEAST CORNER OF POWER ROAD AND ELLIOT ROAD.

CITY OF MESA DATA
NAVD88
ELEVATION = 1327.60'

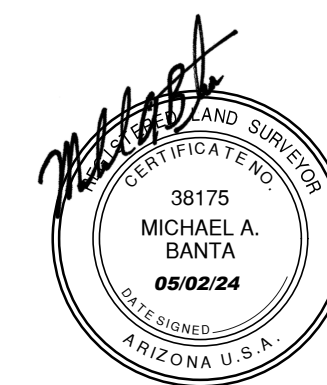
FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2760 L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF A 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.

CERTIFICATION

I, MICHAEL A. BANTA, HEREBY CERTIFY, THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT, CONSISTING OF THREE (3) SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY DIRECTION DURING THE MONTH OF MARCH 2024; THAT THE SURVEY IS A 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 LOT CORNERS SHALL BE LOCATED AS SHOWN AT THE TIME OF CONSTRUCTION.

MICHAEL A. BANTA, RLS #38175
2401 W. PEORIA AVE., SUITE 130
PHOENIX, ARIZONA 85029
PHONE: 602-957-3350
MBANTA@RICKENGINEERING.COM



APPROVALS

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

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 _____

SURVEYOR:

2401 W PEORIA AVE, STE 130
PHOENIX, AZ 85029
602-957-3350
rickengineering.com

San Diego - Riverside - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

RICK
ENGINEERING COMPANY

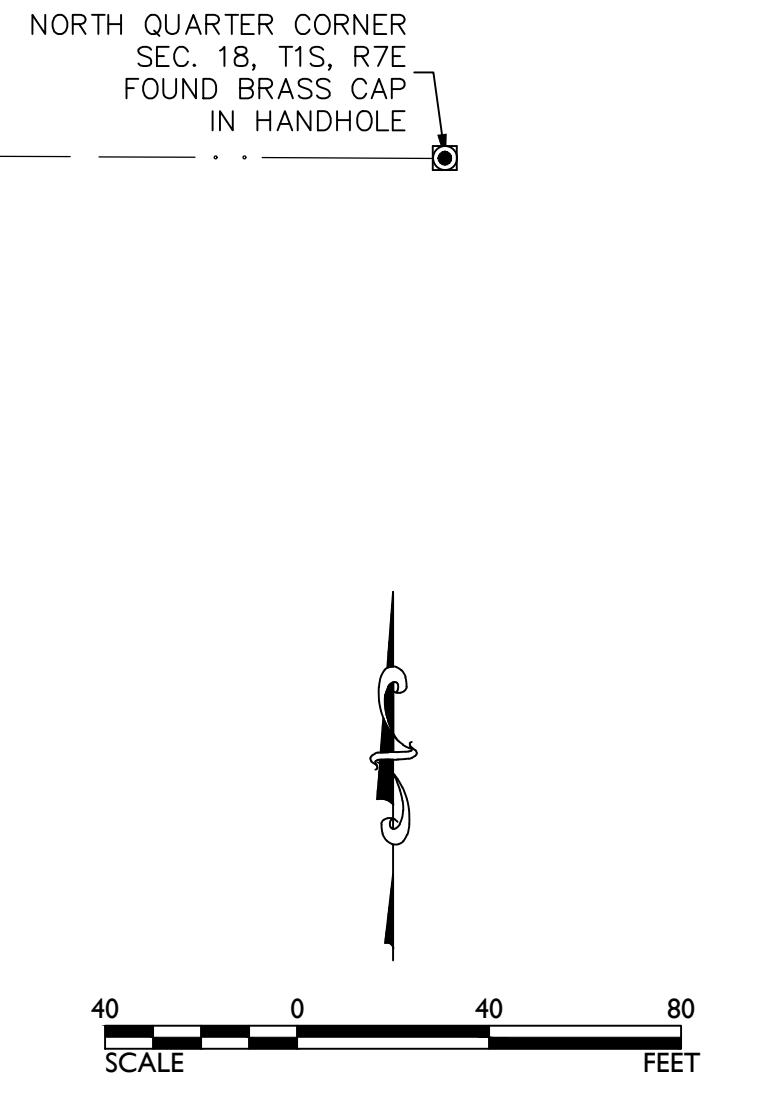
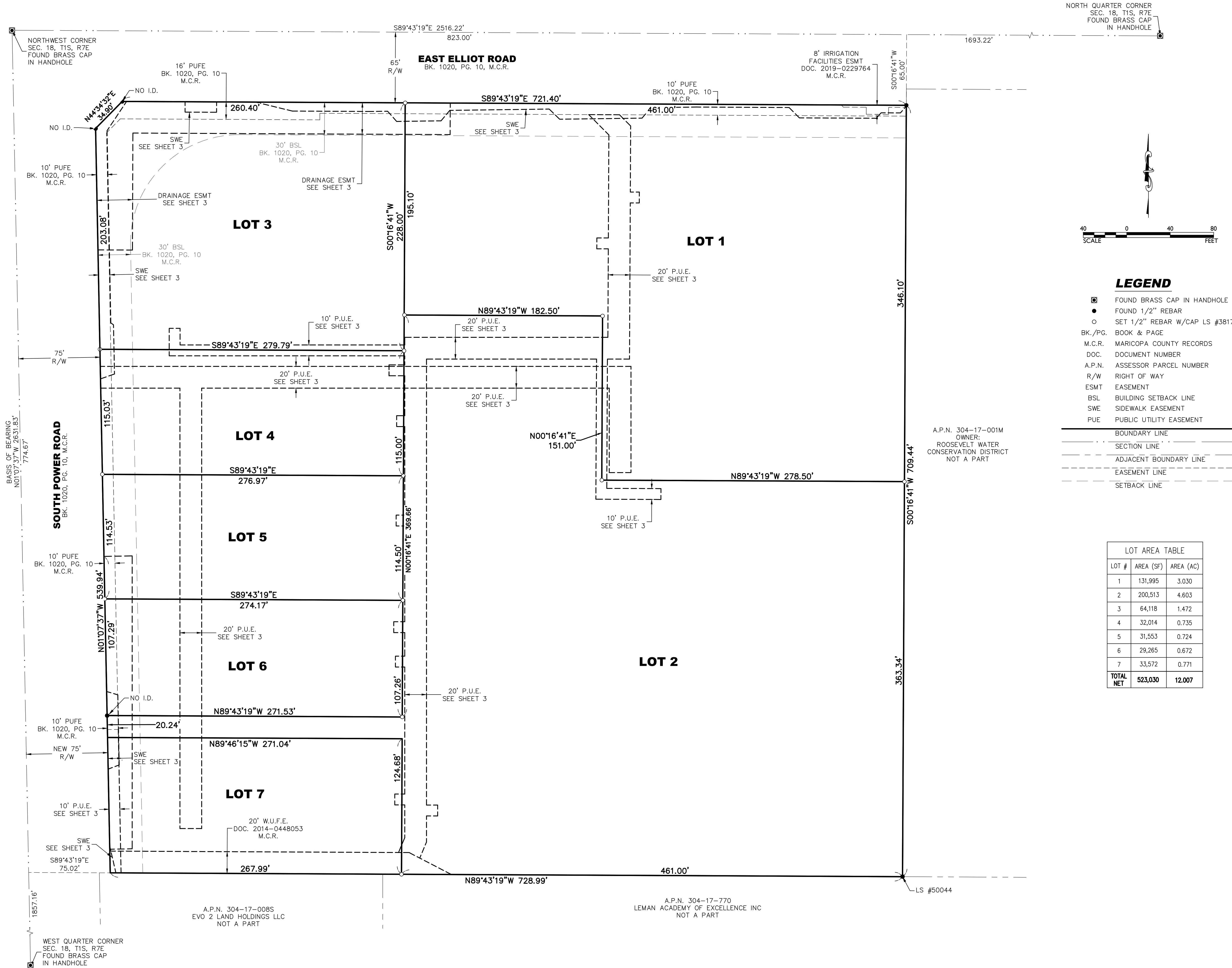
DRAWN BY: _____ PUE/GRS ISCALE: _____ MAB DATE: _____
CHECKED BY: _____ N.T.S. 05/02/24

FINAL PLAT
AVALON RANCH
MESA, ARIZONA



PROJECT NO.
5877
SHEET NO. 1 OF 3

C:\RICK\Projects\5877_Cabana_Elliot\Drawings\5877-CABANA_ELLIOT-FINAL_PLAT - V3.dwg - plotted by: pengle ON 2024-05-02 @ 11:44 - ctb: sig bw: ctb - © 2024 Rick Engineering Company



- LEGEND**
- FOUND BRASS CAP IN HANDHOLE
 - FOUND 1/2" REBAR
 - SET 1/2" REBAR W/CAP LS #38175
 - BK./PG. BOOK & PAGE
 - M.C.R. MARICOPA COUNTY RECORDS
 - DOC. DOCUMENT NUMBER
 - A.P.N. ASSESSOR PARCEL NUMBER
 - R/W RIGHT OF WAY
 - ESMT EASEMENT
 - BSL BUILDING SETBACK LINE
 - SWE SIDEWALK EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - BOUNDARY LINE
 - SECTION LINE
 - ADJACENT BOUNDARY LINE
 - EASEMENT LINE
 - SETBACK LINE

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	131,995	3.030
2	200,513	4.603
3	64,118	1.472
4	32,014	0.735
5	31,553	0.724
6	29,265	0.672
7	33,572	0.771
TOTAL NET	523,030	12.007



RICK ENGINEERING COMPANY
 2401 W PEORIA AVE, STE 130
 PHOENIX, AZ 85029
 602-957-3350
 San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver
 DRAWN BY: PJE/CRS SCALE: 1"=40'
 CHECKED BY: MMB DATE: 05/02/24

FINAL PLAT
AVALON RANCH
 MESA, ARIZONA

PROJECT NO. **5877**
 SHEET NO. 2 OF 3

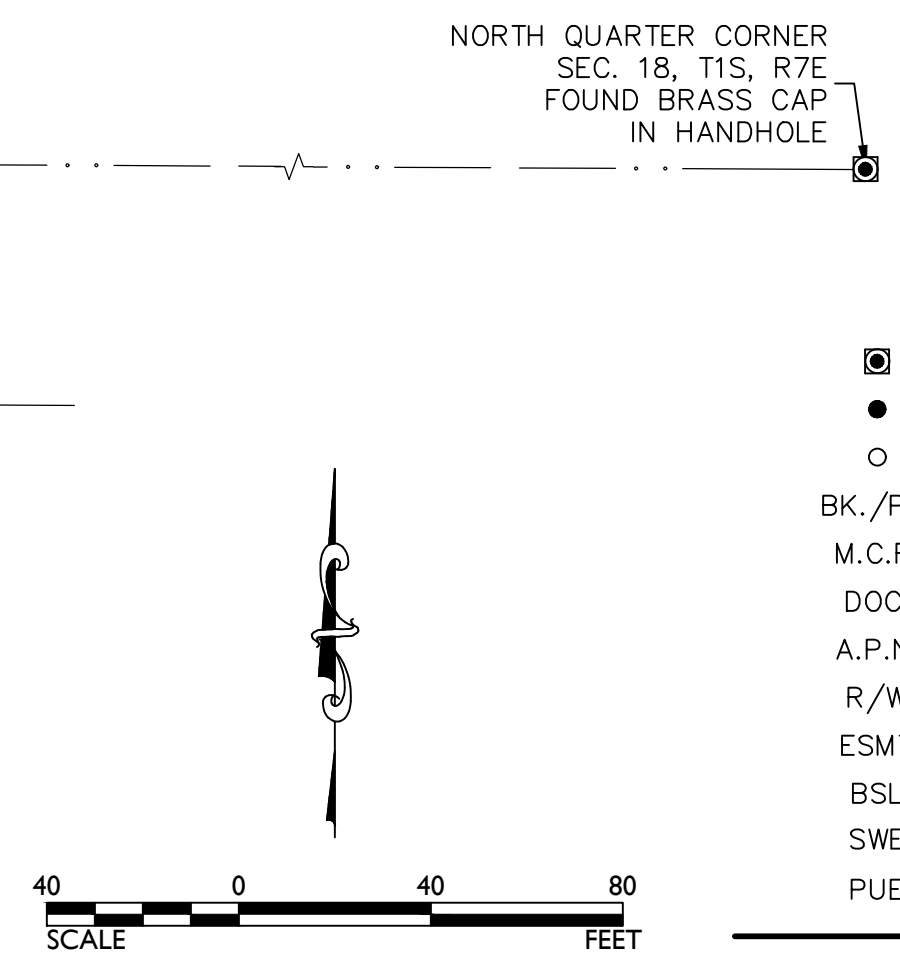
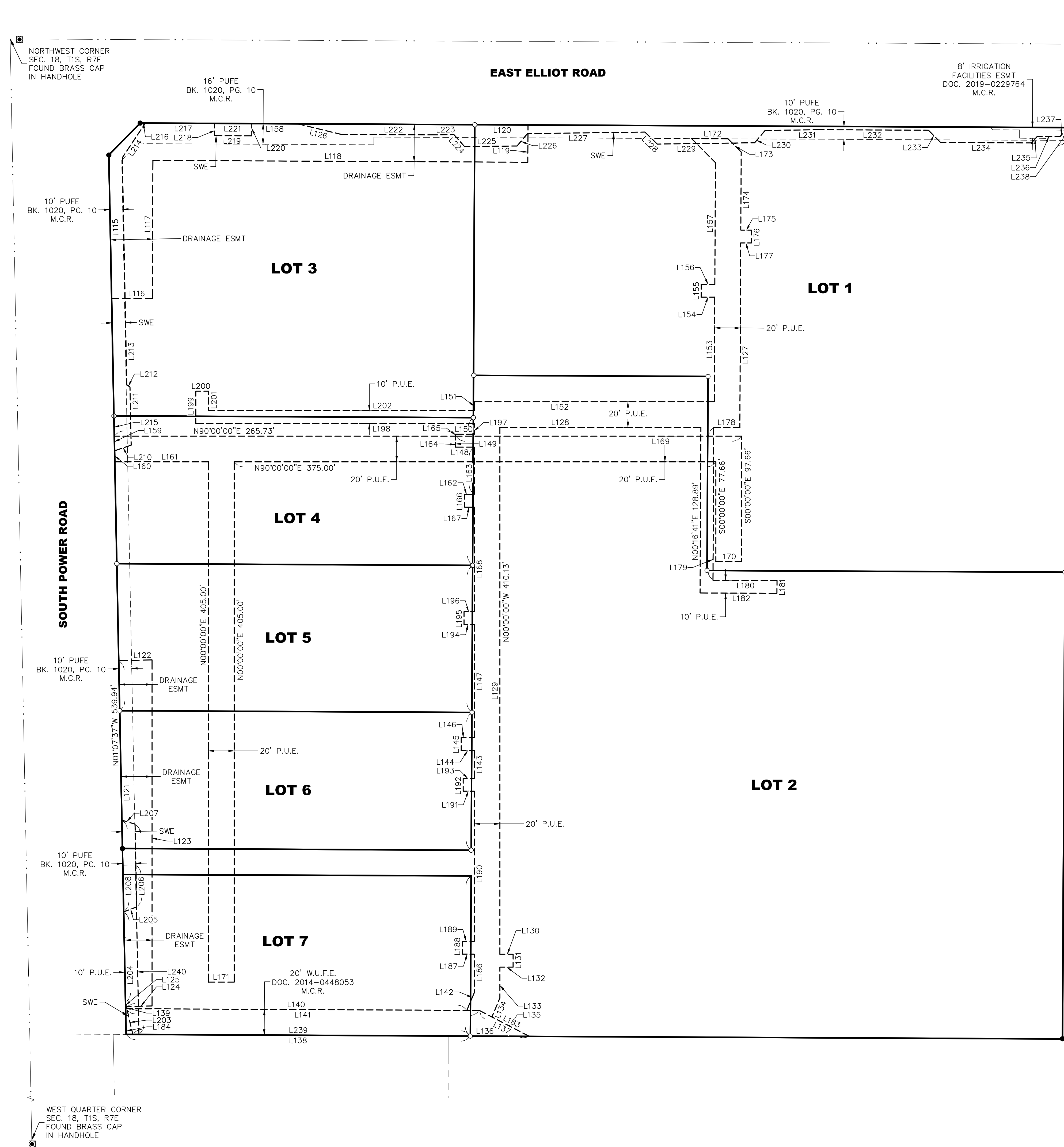


A.P.N. 304-17-001M
 OWNER:
 ROOSEVELT WATER
 CONSERVATION DISTRICT
 NOT A PART

A.P.N. 304-17-008S
 EVO 2 LAND HOLDINGS LLC
 NOT A PART

A.P.N. 304-17-770
 LEMAN ACADEMY OF EXCELLENCE INC
 NOT A PART

C:\RICK\Projects\5877\Cabana_Elliot\Drawings\5877-CABANA_ELLIOT-FINAL_PLAT - V3.dwg - plotted by: pengle ON 2024-05-02 @ 11:44 - ctb: sig bw.ctb - © 2024 Rick Engineering Company



LEGEND

- FOUND BRASS CAP IN HANDHOLE
- FOUND 1/2" REBAR
- SET 1/2" REBAR W/CAP LS #38175
- BK./PG. BOOK & PAGE
- M.C.R. MARICOPA COUNTY RECORDS
- DOC. DOCUMENT NUMBER
- A.P.N. ASSESSOR PARCEL NUMBER
- R/W RIGHT OF WAY
- ESMT EASEMENT
- BSL BUILDING SETBACK LINE
- SWE SIDEWALK EASEMENT
- PUE PUBLIC UTILITY EASEMENT

_____ BOUNDARY LINE
 _____ SECTION LINE
 _____ ADJACENT BOUNDARY LINE
 _____ EASEMENT LINE
 _____ SETBACK LINE

LINE TABLE

LINE	DIRECTION	LENGTH
L115	S01°07'37"E	111.67'
L116	S89°47'09"E	31.73'
L117	N00°12'51"E	107.58'
L118	S89°43'19"E	291.87'
L119	N00°16'41"E	29.00'
L120	S89°43'19"E	41.45'
L121	N01°07'37"W	85.20'
L122	S88°52'23"W	25.95'
L123	N00°00'00"E	269.38'
L124	N88°52'23"E	20.65'
L125	N01°07'37"W	3.07'
L126	N76°20'27"W	34.87'
L127	N00°16'41"E	143.59'
L128	N90°00'00"E	156.47'
L129	N00°00'00"W	410.13'
L130	N90°00'00"W	10.30'
L131	N00°00'00"E	10.00'
L132	N90°00'00"W	10.30'
L133	N00°00'00"E	24.05'
L134	S22°45'25"W	16.00'
L135	N62°35'04"W	32.81'
L136	S89°43'19"E	45.93'
L137	S62°35'04"E	43.85'
L138	N89°43'19"W	267.99'
L139	N01°07'37"W	1.72'
L140	S89°43'19"E	265.65'
L141	S89°43'19"E	275.39'
L142	S22°45'25"W	14.80'
L143	N00°00'00"W	21.69'
L144	N90°00'00"E	10.07'
L145	N00°00'00"E	10.00'
L146	N90°00'00"E	10.07'
L147	N00°00'00"E	88.07'
L148	N90°00'00"E	14.41'
L149	N00°00'00"E	10.00'
L150	N90°00'00"E	14.41'
L151	N00°00'00"E	7.00'
L152	N90°00'00"E	186.90'
L153	N00°16'41"E	81.41'
L154	S89°49'05"E	10.59'
L155	N00°16'41"E	10.00'
L156	N89°49'05"E	10.59'

LINE TABLE

LINE	DIRECTION	LENGTH
L157	N00°16'41"E	94.70'
L158	S89°43'19"E	35.82'
L159	S01°07'37"E	11.42'
L160	S01°07'37"E	8.59'
L161	N90°00'00"E	72.90'
L162	N90°00'00"E	7.47'
L163	N00°00'00"E	36.73'
L164	S00°00'00"E	8.56'
L165	S00°00'00"E	1.44'
L166	S00°00'00"E	10.00'
L167	N90°00'00"W	7.47'
L168	N00°00'00"W	81.38'
L169	N90°00'00"E	222.56'
L170	N90°00'00"E	20.00'
L171	N90°00'00"E	20.00'
L172	S89°43'19"E	28.28'
L173	S44°43'19"E	14.59'
L174	S00°16'41"W	60.71'
L175	N90°00'00"E	8.30'
L176	S00°16'41"W	10.00'
L177	N90°00'00"W	8.30'
L178	N90°00'00"W	20.34'
L179	S00°16'41"W	118.93'
L180	S89°45'51"E	49.84'
L181	S00°16'41"W	10.00'
L182	N89°45'51"W	59.84'
L183	N62°35'04"W	32.81'
L184	N01°07'37"W	20.01'
L185	S89°43'19"E	265.65'
L186	N00°00'00"E	30.13'
L187	N90°00'00"W	9.16'
L188	N00°00'00"E	10.00'
L189	N90°00'00"E	9.16'
L190	S00°00'00"E	116.81'
L191	N90°00'00"W	8.57'
L192	N00°00'00"E	10.00'
L193	N90°00'00"E	8.57'
L194	N90°00'00"W	7.92'
L195	N00°00'00"E	10.00'
L196	N90°00'00"E	7.92'
L197	S00°00'00"E	8.34'
L198	N90°00'00"E	216.67'

LINE TABLE

LINE	DIRECTION	LENGTH
L199	S00°00'00"E	25.22'
L200	N90°00'00"W	10.00'
L201	N00°00'00"E	15.22'
L202	N90°00'00"W	206.67'
L203	N12°59'12"W	25.46'
L204	N01°07'37"W	70.64'
L205	N69°19'10"E	10.86'
L206	N01°08'23"W	64.48'
L207	N73°18'53"W	10.73'
L208	N01°07'37"W	71.39'
L210	N71°04'59"E	13.61'
L211	N01°07'37"W	45.27'
L212	N54°55'03"W	3.05'
L213	N01°07'37"W	176.76'
L214	N33°41'13"E	32.34'
L215	N01°07'37"W	15.76'
L216	N89°43'19"W	3.99'
L217	S89°43'19"E	53.90'
L218	N00°16'41"E	9.50'
L219	N89°43'19"W	29.00'
L220	S00°16'41"W	9.50'
L221	S89°43'19"E	29.00'
L222	S89°43'19"E	71.98'
L223	N89°13'40"E	15.58'
L224	N41°46'53"W	12.59'
L225	N89°13'40"E	40.77'
L226	N40°14'13"E	12.59'
L227	N89°13'40"E	91.40'
L228	S45°46'20"E	13.44'
L229	N89°13'40"E	75.87'
L230	N40°14'13"E	12.59'
L231	N89°13'40"E	42.13'
L232	N89°43'19"W	85.00'
L233	N44°43'19"W	13.44'
L234	N89°43'19"W	70.75'
L235	S41°17'14"W	6.66'
L236	N89°43'19"W	17.80'
L237	S41°17'14"W	8.19'
L238	N00°16'41"E	9.14'
L239	S89°43'19"E	262.75'
L240	N01°07'37"W	132.03'



RICK ENGINEERING COMPANY
 2401 W PEORIA AVE, STE 130
 PHOENIX, AZ 85029
 602-957-3350
 San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver
 DRAWN BY: PJE/CRS SCALE: 1"=40'
 CHECKED BY: MMB DATE: 05/02/24

FINAL PLAT
POWER AND ELLIOT REPLAT
 MESA, ARIZONA

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
 Call 811 or click Arizona811.com
 PROJECT NO. **5877**
 SHEET NO. 3 OF 3