KNOW ALL MEN BY THESE PRESENTS:

THAT LOFTS AT PIONEER CROSSING DEVELOPMENT, LLC. AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR BURDEN WEST AT PIONEER CROSSING, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER 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 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 RIGH 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 LOFTS AT PIONEER CROSSING DEVELOPMENT, 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 LOFTS AT PIONEER CROSSING DEVELOPMENT, LLC. AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF LOFTS AT PIONEER CROSSING DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY LOFTS AT PIONEER CROSSING DEVELOPMENT, LLC. AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF LOFTS AT PIONEER CROSSING DEVELOPMENT, 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.

LOFTS AT PIONEER CROSSING DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY 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.

LOFTS AT PIONEER CROSSING DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY 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 A-L 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: (1) TO THE EXTENT LOCATED WITHIN COMMON AREA OR ANOTHER AREA OF ASSOCIATION RESPONSIBILITY, MAINTAINED BY THE ASSOCIATION, OR (2) TO THE EXTENT OUT SIDE OF AN AREA OF ASSOCIATION RESPONSIBILITY AND LOCATED WITHIN A PRIVATE YARD ( AS DEFINED IN THE CCR&S), 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.

LOFTS AT PIONEER CROSSING DEVELOPMENT, 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 LOFTS AT PIONEER CROSSING DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

### **DEDICATION**

TRACT L AND THE PRIVATE STREET EASEMENT (COLLECTIVELY, THE "ROADWAYS") ARE HEREBY DECLARED PRIVATE ROADWAYS FOR THE USE AND BENEFIT OF THE ASSOCIATION, OWNERS, RESIDENTS AND OCCUPANTS OF ALL THE PROPERTY WITHIN LOFTS AT PIONEER CROSSING AND THEIR RESPECTIVE FAMILY MEMBERS, AGENTS, GUEST, TENANTS, LESSEES AND INVITEES AND SUCH OTHER PERSONS OR ENTITIES AS MAY BE GRANTED THE RIGHT TO USE SUCH ROADWAYS(COLLECTIVELY, THE "PERMITTEES") PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LOFTS AT PIONEER CROSSING (THE CC&RS"). OWNER, HERBY GRANTS (I) TO THE PERMITTEES, A PERMANENT, PERPETUAL AND NONEXCLUSIVE EASEMENT OVER, UNDER, THROUGH AND ACROSS THE ROADWAYS FOR INGRESS/EGRESS TO AND FROM THE APPLICABLE PERMITTEES PROPERTY LOCATED WITHIN LOFTS AT PIONEER CROSSING, AND (II) TO THE CITY OF MESA, IT'S SUCCESSORS AND ASSIGNS AND ALL APPLICABLE UTILITY PROVIDERS, A PERMANENT, PERPETUAL AND NONEXCLUSIVE EASEMENT OVER, UNDER, THROUGH AND ACROSS THE ROADWAYS FOR (A) CONSTRUCTION, MAINTENANCE, OPERATION, AND REPLACEMENT OF PUBLIC UTILITY LINES, AND (B) INGRESS/EGRESS FOR THE PURPOSE OF THE RIGHTS GRANTED UNDER ITEM (A) ABOVE AND, REFUSE COLLECTION AND EMERGENCY VEHICULAR ACCESS. TRACT L SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION. THE PRIVATE STREET EASEMENT SHALL BE OWNED BY THE OWNERS. BUT SHALL BE MAINTAINED BY THE ASSOCIATION

IN WITNESS WHEREOF:

LOFTS AT PIONEER CROSSING DEVELOPMENT, LLC. AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATIESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS \_\_\_\_ DAY OF \_\_\_\_\_\_, 2025.

LOFTS AT PIONEER CROSSING DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

### **ACKNOWLEDGMENT**

STATE OF ARIZONA COUNTY OF MARICOPA

BEFORE ME THIS \_\_\_ DAY OF \_

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED OF LOFTS AT PIONEER CROSSING DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE OWNER AND ACKNOWLEDGED THAT HE/SHE, AS OF LOFTS AT PIONEER CROSSING DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

DATE

NOTARY PUBLIC MY COMMISSION EXPIRES:

## LEGAL DESCRIPTION

PARCEL 1,

A PORTION OF THE NORTHEAST QUARTER OF SECTION 32 TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32, BEING MARKED BY A BRASS CAP IN A HANDHOLE STAMPED "LS 33861", FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 32, BEING MARKED BY A CITY OF MESA BRASS CAP IN A HANDHOLE, BEARS SOUTH 00 DEGREES 31 MINUTES 58 SECONDS WEST. 2640.93 FEET:

THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 32, SOUTH OO DEGREES 31 5. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY MINUTES 58 SECONDS WEST, 57.95 FEET;

THENCE LEAVING SAID EAST LINE, NORTH 89 DEGREES 28 MINUTES 02 SECONDS WEST, 65.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH VAL VISTA DRIVE AS SHOWN ON THE MAP OF DEDICATION RECORDED IN BOOK 1758, PAGE 21, OFFICIAL RECORDS OF MARICOPA COUNTY, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE ALONG SAID RIGHT OF WAY, SOUTH OO DEGREES 31 MINUTES 58 SECONDS WEST, 673.74 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 889.93 FEET;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, 40.23 FEET THROUGH A CENTRAL ANGLE OF 02 8. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. DEGREES 35 MINUTES 24 SECONDS;

THENCE LEAVING SAID RIGHT OF WAY, NORTH 89 DEGREES 58 MINUTES 03 SECONDS WEST, 219.40 FEET;

THENCE SOUTH 00 DEGREES 04 MINUTES 31 SECONDS EAST, 197.40 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 03 SECONDS WEST, 216.38 FEET;

THENCE NORTH OO DEGREES 01 MINUTES 57 SECONDS EAST, 926.93 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE FOR EAST THOMAS ROAD AS SHOWN ON SAID MAP OF DEDICATION;

THENCE ALONG SAID RIGHT OF WAY, SOUTH 89 DEGREES 53 MINUTES 07 SECONDS EAST, 427.70 FEET;

THENCE ALONG THE CHAMPHER OF THE RIGHTS-OF-WAY FOR EAST THOMAS ROAD AND NORTH VAL VISTA DRIVE AS SHOWN ON SAID MAP OF DEDICATION, SOUTH 44 DEGREES 40 MINUTES 34 SECONDS EAST, 21.20 FEET TO THE **POINT OF BEGINNING.** 

PARCEL NO. 1 CONTAINING 363,037 SQUARE FEET, OR 8.3342 ACRES, MORE OR LESS.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS.

### HOMEOWNER'S ASSOCIATION RATIFICATION AND CONSENT

STATE OF ARIZONA COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

BY THIS RATIFICATION AND CONSENT. LOFTS AT PIONEER CROSSING COMMUNITY ASSOCIATION AN ARIZONA NON-PROFIT CORPORATION, (I) ACKNOWLEDGES, CONSENTS TO, AND ACCEPTS THE EASEMENTS DEDICATED TO LOFTS AT PIONEER CROSSING COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION REFLECTED HEREIN; (II) ACKNOWLEDGES, CONSENTS TO, AND ACCEPTS THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO IN THIS PLAT: AND \*III) AND HERBY ACCEPTS OWNERSHIP OF TRACTS A THROUGH L, INCLUSIVE, SUBJECT TO THE EASEMENTS AND RESTRICTIVE COVENANTS GRANTED HEREIN, THAT ARE CONVEYED TO LOFTS AT PIONEER CROSSING COMMUNITY ASSOCIATION. AS PROVIDED HEREIN.

HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

LOFTS AT PIONEER CROSSING COMMUNITY ASSOCIATION AN ARIZONA NON-PROFIT CORPORATION

### **ACKNOWLEDGMENT**

STATE OF ARIZONA COUNTY OF MARICOPA

\_, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC. WHO ON THIS \_\_\_ DAY OF ACKNOWLEDGED HIM/HERSELF TO BE THE . \_\_ OF LOFTS AT PIONEER CROSSING COMMUNITY ASSOCIATION AN ARIZONA NON-PROFIT CORPORATION, THE ASSOCIATION AND ACKNOWLEDGED THAT HE/SHE, AS \_\_\_ \_\_\_\_\_ OF LOFTS AT PIONEER CROSSING COMMUNITY ASSOCIATION, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

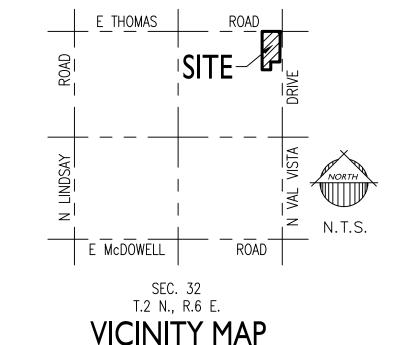
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE MY COMMISSION EXPIRES:

#### NICTEC INO LE2

- 1. PUBLIC UTILITY AND FACILITY EASEMENTS (PUFE) WILL BE TREATED LIKE PUBLIC UTILITY FASEMENTS 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).
- 2. CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, REMOVABLE SECTION TYPE FENCING.
- 3. UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33.
- 4. ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- PRIVATE DRAINAGE FACILITIES. PRIVATE UTILITIES. PRIVATE FACILITIES. OR LANDSCAPED AREAS WITHIN THE PROJECT OR WITHIN THE PUBLIC RIGHTS-OF-WAY ALONG THOMAS ROAD AND VAL VISTA DRIVE.
- 6. 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.
- 7. THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 9. LOFTS AT PIONEER CROSSING COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION WILL HAVE THE RESPONSIBILITY FOR MAINTAINING THE "COMMON AREAS AND OTHER AREAS OF ASSOCIATION RESPONSIBILITY" TO BE NOTED AS TRACTS OR EASEMENTS INCLUDING LANDSCAPING. PAVING, SIDEWALKS, DRIVEWAYS AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED CONSTRUCTION DOCUMENTS (PLANS).
- 10. 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.
- 11. 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.
- 12. 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.

NOTES CONTINUED ON SHEET 5 OF 5



#### **ASSOCIATION**

LOFTS AT PIONEER CROSSING COMMUNITY ASSOCIATION 3321 EAST BASELINE ROAD GILBERT, AZ 85234

### **OWNER**

LOFTS AT PIONEER CROSSING DEVELOPMENT, LLC. 3321 EAST BASELINE ROAD GILBERT, AZ 85234

#### **DEVELOPER**

LOFTS AT PIONEER CROSSING DEVELOPMENT, LLC. 3321 EAST BASELINE ROAD GILBERT, AZ 85234

### SHEET INDEX

1 COVER, DEDICATION, NOTES. APPROVALS & CERTIFICATIONS

2-4 FINAL PLAT

LINE TABLE, CURVE TABLE, LOT TABLE AND TRACT USE & AREA TABLE

### **ENGINEER**

EPS GROUP, INC. 1130 N. ALMA SCHOOL ROAD, STE 120 MESA, AZ 85201 TEL: 480-503-2250 CONTACT: DANIEL AUXIER, PE EMAIL: DAN.AUXIER@EPSGROUPINC.COM

### SITE DATA

RM-2 PAD ZONING NO. LOTS NO. TRACTS AVERAGE LOT AREA PER DWELLING UNIT 2,498 SF LOT AREA 5.1615 ACRES 2.0601 ACRES OPEN SPACE AREA

PRIVATE STREET AREA 1.1126 ACRES

TOTAL GROSS AREA 8.3342 ACRES

# BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 33. TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. THE BEARING OF WHICH IS:

NORTH 88 DEGREES 17 MINUTES 24 SECONDS EAST

# **CERTIFICATION**

I. ROBERT A. JOHNSTON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA: THAT THIS FINAL PLAT CONSISTING OF 5 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH JUNE OF 2021: THAT THE SURVEY IS 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 CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT TIME OF CONSTRUCTION.

ROBERT A. JOHNSTON, RLS NO. 37495 EPS GROUP, INC. 1130 N. ALMA SCHOOL ROAD, SUITE 120 MESA, AZ 85201

SUPPLY IN ACCORDANCE WITH ARS-45-576.

### **APPROVALS**

| BY: |       |      |
|-----|-------|------|
| •   | MAYOR | DATE |

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA THIS DAY OF

CITY 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

| APPROVED: |               |      |
|-----------|---------------|------|
|           | CITY FNGINFFR | DATE |

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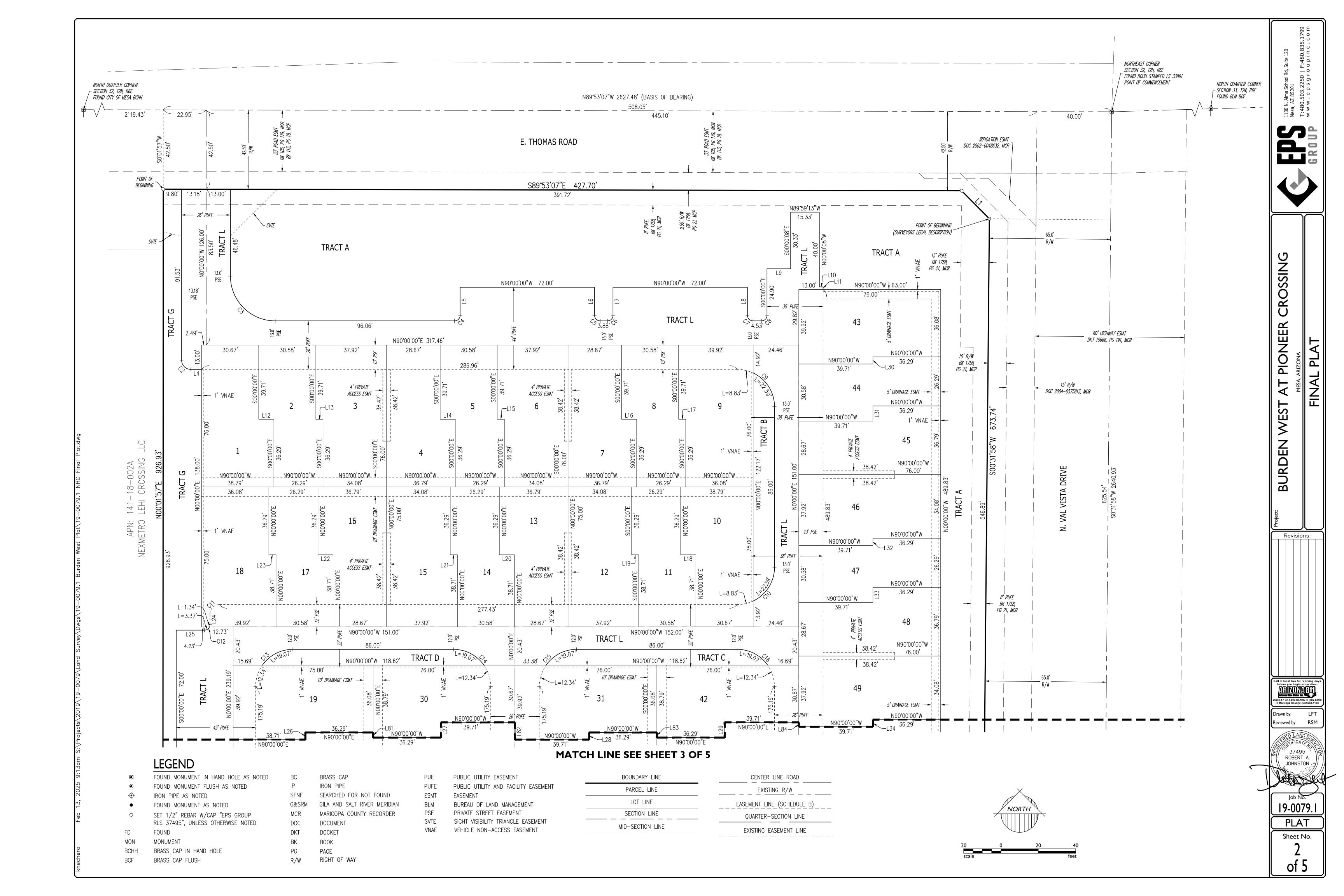
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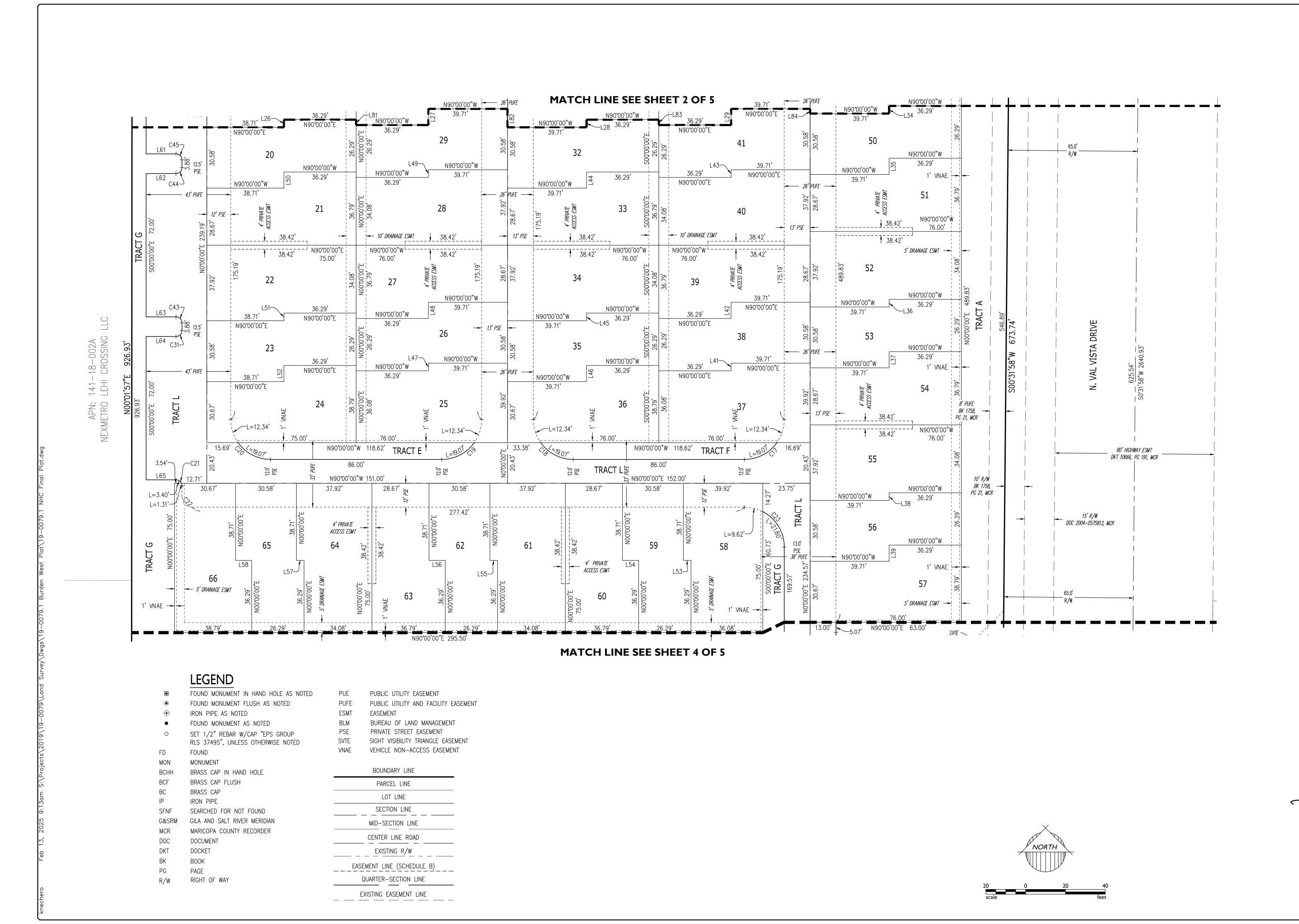
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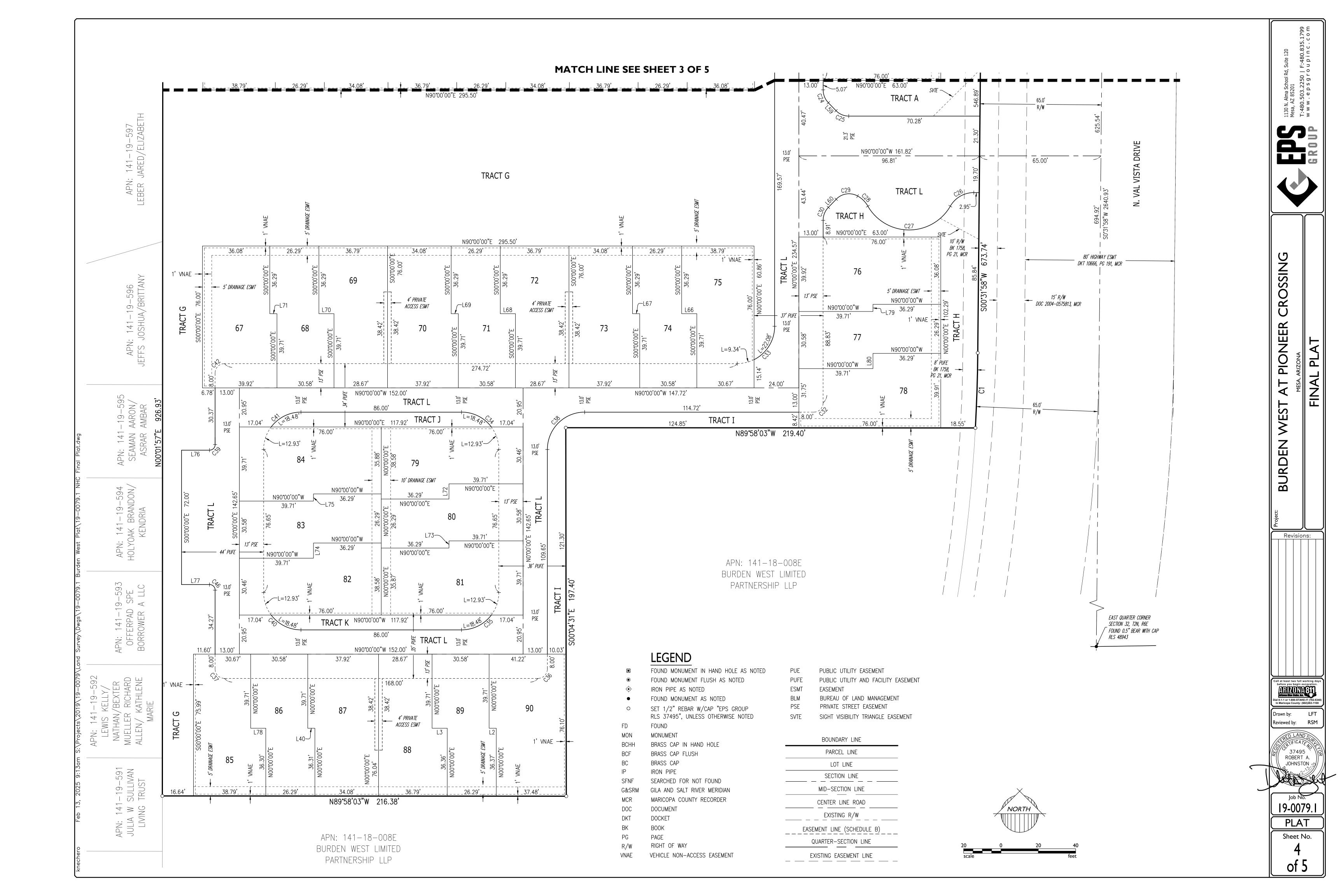
Drawn by: LFT

Reviewed by: RSM

37495 . ROBERT A. JOHNSTON of

Job No. 19-0079.1 PLAT

Sheet No.



# (CONTINUED)

- 13. 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 WITH 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).
- 14. THIS PROPERTY, DUE TO ITS PROXIMITY TO FALCON FIELD 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 FALCON FIELD AIRPORT ADMINISTRATION OFFICE.
- 15. AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT IS RECORDED WITH MARICOPA COUNTY RECORDER. THIS SUBDIVISION IS WITHIN 1.5 MILES OF FALCON FIELD. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.
- 16. 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.
- 17. THIS PROPERTY IS IN THE VICINITY OF AN ACTIVE SAND AND GRAVEL OPERATION. THE SAND AND GRAVEL OPERATION INCLUDES A CRUSHING AND SCREENING OPERATION, A CONCRETE BATCH PLANT, AND A HOT MIX PLANT. THE SAND AND GRAVEL OPERATION MAY OPERATE UP TO 24 HOURS A DAY. THE SAND AND GRAVEL OPERATION ALSO INVOLVES THE UTILIZATION OF HEAVY EQUIPMENT AND TRUCKS FOR THE TRANSPORTATION OF MATERIALS TO AND FROM THE SAND AND GRAVEL OPERATION. THIS SAND AND GRAVEL OPERATION EMITS DUST, NOISE AND VEHICLE EMISSIONS AS ARE COMMONLY ASSOCIATED WITH SAND AND GRAVEL OPERATIONS
- 18. THE ASSOCIATION IS REQUIRED TO PROVIDE PERMANENT PRIVATE VALET/CONCIERGE SERVICE FOR SOLID WASTE DELIVERY TO THE TRASH COMPACTOR LOCATED NEAR THE NORTHEAST CORNER OF THE SITE WITHIN COMMON AREA TRACT L BY LOT 43. ONLY THE PRIVATE VALET/CONCIERGE SERVICE RETAINED BY THE ASSOCIATION IS TO HAVE ACCESS TO THE TRASH COMPACTOR. OWNERS, RESIDENTS AND GUESTS ARE FORBIDDEN TO ACCESS THE TRASH COMPACTOR AREA AND THIS PROVISION IS TO BE ENFORCED BY THE ASSOCIATION PURSUANT TO THE CC&RS. THE CITY OF MESA'S SOLID WASTE DEPARTMENT'S OPERATING HOURS ARE FROM 6AM TO 4PM TO SERVICE THE ASSOCIATION'S SOLID WASTE FACILITIES.
- 19. THE 4' PRIVATE ACCESS EASEMENTS ( EACH A "4' PRIVATE ACCESS EASEMENT") ARE HEREBY DECLARED SIDEWALK EASEMENTS FOR THE USE AND BENEFIT OF: (1) THE ASSOCIATION, AND (2) OWNERS OF THE IMMEDIATELY ADJACENT LOTS OF SUCH APPLICABLE 4' PRIVATE ACCESS EASEMENT, AND THEIR RESPECTIVE FAMILY MEMBERS, AGENTS, GUESTS, TENANTS, LESSEES AND INVITEES AND SUCH OTHER PERSONS OR ENTITIES AS MAY BE GRANTED THE RIGHT TO USE SUCH A 4' PRIVATE ACCESS EASEMENT PURSUANT TO THE CC&RS (THE ADJACENT LOT OWNERS"). OWNERS, HEREBY GRANTS (I) TO THE ASSOCIATION, A PERMANENT, PERPETUAL AND NONEXCLUSIVE EASEMENT OVER, UNDER THROUGH AND ACROSS EACH 4' PRIVATE ACCESS EASEMENT FOR INGRESS/EGRESS TO AND FROM COMMON AREA OR OTHER AREA OF ASSOCIATION RESPONSIBILITY AND FOR THE MAINTENANCE THEREOF IN ACCORDANCE WITH THE CC&RS, AND (2) TO THE ADJACENT LOT OWNERS, A PERMANENT, PERPETUAL AND NONEXCLUSIVE EASEMENT OVER AND ACROSS THE APPLICABLE 4' PRIVATE ACCESS EASEMENT IMMEDIATELY ADJACENT TO THEIR RESPECTIVE LOT AND LEADING TO THE ENTRYWAY OF THEIR DWELLING UNIT AND SOLELY FOR PEDESTRIAN INGRESS AND EGRESS TO AND FROM THE COMMON AREA AND THEIR ENTRYWAY OF THEIR DWELLING UNIT LOCATED ON SUCH LOT, AND SHALL NOT BE CONSTRUED AS A GENERAL EASEMENT IN FAVOR OF ALL OWNERS OF THE LOTS WITHIN THE LOFTS AT PIONEER CROSSING, EACH 4' PRIVATE EASEMENT SHALL BE MAINTAINED BY THE ASSOCIATION.

| L     | OT AREA T | ABLE      | L     | OT AREA T | ABLE |
|-------|-----------|-----------|-------|-----------|------|
| LOT # | AREA (SF) | AREA (AC) | LOT # | AREA (SF) | ARE, |
| 1     | 2,626     | 0.0603    | 31    | 2,895     | 0.0  |
| 2     | 2,169     | 0.0498    | 32    | 2,169     | 0.   |
| 3     | 2,743     | 0.0630    | 33    | 2,474     | 0.   |
| 4     | 2,474     | 0.0568    | 34    | 2,743     | 0.   |
| 5     | 2,169     | 0.0498    | 35    | 2,169     | 0.   |
| 6     | 2,743     | 0.0630    | 36    | 2,626     | 0.   |
| 7     | 2,474     | 0.0568    | 37    | 2,895     | 0.   |
| 8     | 2,169     | 0.0498    | 38    | 2,169     | 0.   |
| 9     | 2,895     | 0.0664    | 39    | 2,474     | 0.   |
| 10    | 2,595     | 0.0596    | 40    | 2,743     | 0.   |
| 11    | 2,138     | 0.0491    | 41    | 2,169     | 0.   |
| 12    | 2,705     | 0.0621    | 42    | 2,626     | 0.   |
| 13    | 2,445     | 0.0561    | 43    | 2,895     | 0.   |
| 14    | 2,138     | 0.0491    | 44    | 2,169     | 0.   |
| 15    | 2,705     | 0.0621    | 45    | 2,474     | 0.   |
| 16    | 2,445     | 0.0561    | 46    | 2,743     | 0.   |
| 17    | 2,138     | 0.0491    | 47    | 2,169     | 0.   |
| 18    | 2,855     | 0.0655    | 48    | 2,474     | 0.   |
| 19    | 2,855     | 0.0655    | 49    | 2,743     | 0.   |
| 20    | 2,138     | 0.0491    | 50    | 2,169     | 0.   |
| 21    | 2,445     | 0.0561    | 51    | 2,474     | 0.   |
| 22    | 2,705     | 0.0621    | 52    | 2,743     | 0.   |
| 23    | 2,138     | 0.0491    | 53    | 2,169     | 0.   |
| 24    | 2,595     | 0.0596    | 54    | 2,474     | 0.   |
| 25    | 2,895     | 0.0664    | 55    | 2,743     | 0.   |
| 26    | 2,169     | 0.0498    | 56    | 2,169     | 0.   |
| 27    | 2,474     | 0.0568    | 57    | 2,626     | 0.   |
| 28    | 2,743     | 0.0630    | 58    | 2,855     | 0.   |
| 29    | 2,169     | 0.0498    | 59    | 2,138     | 0.   |
| 30    | 2,626     | 0.0603    | 60    | 2,445     | 0.   |

| LOT AREA TABLE |           |           |  |  |  |
|----------------|-----------|-----------|--|--|--|
| LOT #          | AREA (SF) | AREA (AC) |  |  |  |
| 61             | 2,705     | 0.0621    |  |  |  |
| 62             | 2,138     | 0.0491    |  |  |  |
| 63             | 2,445     | 0.0561    |  |  |  |
| 64             | 2,705     | 0.0621    |  |  |  |
| 65             | 2,138     | 0.0491    |  |  |  |
| 66             | 2,595     | 0.0596    |  |  |  |
| 67             | 2,895     | 0.0664    |  |  |  |
| 68             | 2,169     | 0.0498    |  |  |  |
| 69             | 2,474     | 0.0568    |  |  |  |
| 70             | 2,743     | 0.0630    |  |  |  |
| 71             | 2,169     | 0.0498    |  |  |  |
| 72             | 2,474     | 0.0568    |  |  |  |
| 73             | 2,743     | 0.0630    |  |  |  |
| 74             | 2,169     | 0.0498    |  |  |  |
| 75             | 2,626     | 0.0603    |  |  |  |
| 76             | 2,895     | 0.0664    |  |  |  |
| 77             | 2,169     | 0.0498    |  |  |  |
| 78             | 2,709     | 0.0622    |  |  |  |
| 79             | 2,610     | 0.0599    |  |  |  |
| 80             | 2,169     | 0.0498    |  |  |  |
| 81             | 2,879     | 0.0661    |  |  |  |
| 82             | 2,610     | 0.0599    |  |  |  |
| 83             | 2,169     | 0.0498    |  |  |  |
| 84             | 2,879     | 0.0661    |  |  |  |
| 85             | 2,625     | 0.0603    |  |  |  |
| 86             | 2,169     | 0.0498    |  |  |  |
| 87             | 2,744     | 0.0630    |  |  |  |
| 88             | 2,475     | 0.0568    |  |  |  |
| 89             | 2,170     | 0.0498    |  |  |  |
| 90             | 3,001     | 0.0689    |  |  |  |

|      | LINE TABLE  | <b></b> |      | LINE TABLE  | <b>E</b> |
|------|-------------|---------|------|-------------|----------|
| LINE | BEARING     | LENGTH  | LINE | BEARING     | LENG     |
| L1   | S44°40'34"E | 21.10'  | L31  | S00°00'00"E | 8.12     |
| 2    | N90°00'00"W | 3.83'   | L32  | S00°00'00"E | 3.83     |
| 3    | N90°00'00"W | 8.12'   | L33  | S00°00'00"E | 8.12     |
| _4   | N90°00'00"E | 5.68'   | L34  | S00°00'00"E | 3.83     |
| 5    | S00°00'00"E | 15.00'  | L35  | S00°00'00"E | 8.12     |
| 6    | N00°00'00"E | 15.00'  | L36  | S00°00'00"E | 3.83     |
| 7    | S00°00'00"E | 15.00'  | L37  | S00°00'00"E | 8.12     |
| 3    | N00°00'00"E | 15.00'  | L38  | S00°00'00"E | 3.83     |
| 9    | N90°00'00"W | 12.67'  | L39  | S00°00'00"E | 8.12     |
| .10  | S89°59'52"W | 2.00'   | L40  | N90°00'00"W | 3.83     |
| _11  | N00°00'00"E | 1.41'   | L41  | N00°00'00"E | 3.83     |
| 12   | N90°00'00"E | 8.12'   | L42  | N00°00'00"E | 8.12     |
| 13   | N90°00'00"E | 3.83'   | L43  | N00°00'00"E | 3.83     |
| 14   | N90°00'00"E | 8.12'   | L44  | S00°00'00"E | 8.12     |
| 5    | N90°00'00"E | 3.83'   | L45  | S00°00'00"E | 3.83     |
| 6    | N90°00'00"E | 8.12'   | L46  | S00°00'00"E | 8.12     |
| 7    | N90°00'00"E | 3.83'   | L47  | S00°00'00"E | 3.83     |
| 8    | N90°00'00"W | 8.12'   | L48  | S00°00'00"E | 8.12     |
| 19   | N90°00'00"E | 3.83'   | L49  | S00°00'00"E | 3.83     |
| 20   | N90°00'00"W | 8.12'   | L50  | S00°00'00"E | 8.12     |
| L21  | N90°00'00"W | 3.83'   | L51  | N00°00'00"E | 3.83     |
| .22  | N90°00'00"W | 8.12'   | L52  | N00°00'00"E | 8.12     |
| _23  | N90°00'00"W | 3.83'   | L53  | N90°00'00"W | 3.83     |
| _24  | S00°00'00"E | 5.70'   | L54  | N90°00'00"W | 8.12     |
| .25  | N90°00'00"W | 15.07   | L55  | N90°00'00"W | 3.83     |
| .26  | N00°00'00"E | 3.83'   | L56  | N90°00'00"W | 8.12     |
| 27   | S00°00'00"E | 8.12'   | L57  | N90°00'00"W | 3.83     |
| .28  | S00°00'00"E | 3.83'   | L58  | N90°00'00"W | 8.12     |
| L29  | N00°00'00"E | 8.12'   | L59  | N43°56'58"W | 5.90     |
| _30  | S00°00'00"E | 3.83'   | L60  | N43°56'58"E | 6.05     |

|   |      | <b>.</b>    |        |
|---|------|-------------|--------|
|   | LINE | BEARING     | LENGTH |
|   | L61  | N90°00'00"E | 15.00' |
|   | L62  | N90°00'00"W | 15.00' |
|   | L63  | N90°00'00"E | 15.00' |
|   | L64  | N90°00'00"W | 15.00' |
|   | L65  | N90°00'00"E | 15.07  |
|   | L66  | N90°00'00"E | 8.12'  |
|   | L67  | N90°00'00"E | 3.83'  |
|   | L68  | N90°00'00"E | 8.12'  |
|   | L69  | N90°00'00"E | 3.83'  |
|   | L70  | N90°00'00"E | 8.12'  |
|   | L71  | N90°00'00"E | 3.83'  |
|   | L72  | N00°00'00"E | 8.12'  |
|   | L73  | N00°00'00"E | 3.83'  |
|   | L74  | S00°00'00"E | 8.12'  |
|   | L75  | S00°00'00"E | 3.83'  |
|   | L76  | N90°00'00"W | 15.00' |
|   | L77  | N90°00'00"E | 15.00' |
|   | L78  | N90°00'00"W | 8.12'  |
|   | L79  | S00°00'00"E | 3.83'  |
|   | L80  | N00°00'00"E | 8.12'  |
|   | L81  | S00°00'00"W | 2.71'  |
|   | L82  | S00°00'00"E | 9.25'  |
|   | L83  | S00°00'00"W | 2.71'  |
|   | L84  | S00°00'00"E | 2.34'  |
| - |      |             |        |

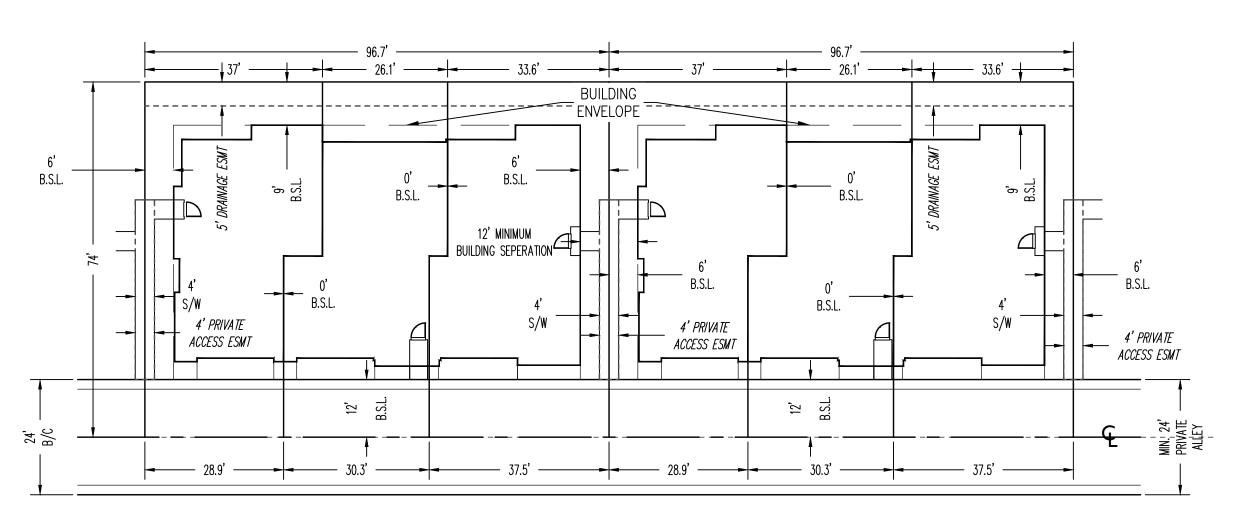
| CONVETABLE |              |         |            |        |             |
|------------|--------------|---------|------------|--------|-------------|
| CURVE      | LENGTH       | RADIUS  | DELTA      | CHORD  | CHORD BRG   |
| C1         | 40.23        | 889.93' | 2°35'24"   | 40.22  | S01°49'40"W |
| C2         | 7.85         | 5.00'   | 90°00'00"  | 7.07   | S45°00'00"E |
| С3         | 37.70'       | 24.00'  | 90°00'00"  | 33.94' | N45°00'00"W |
| C4         | 4.71'        | 3.00'   | 90°00'00"  | 4.24'  | S45°00'00"W |
| C5         | 4.71'        | 3.00'   | 90°00'00"  | 4.24'  | N45°00'00"W |
| C6         | 4.71'        | 3.00'   | 90°00'00"  | 4.24'  | S45°00'00"W |
| C7         | 4.71'        | 3.00'   | 90°00'00"  | 4.24'  | N45°00'00"W |
| C8         | 4.71'        | 3.00'   | 90°00'00"  | 4.24'  | S45°00'00"W |
| С9         | 31.42'       | 20.00'  | 90°00'00"  | 28.28' | S45°00'00"E |
| C10        | 31.42'       | 20.00'  | 90°00'00"  | 28.28' | N45°00'00"E |
| C11        | 7.85         | 5.00'   | 90°00'00"  | 7.07'  | S45°00'00"W |
| C12        | 4.71         | 3.00'   | 90°00'00"  | 4.24'  | S45°00'00"W |
| C13        | 31.42'       | 20.00'  | 90°00'01"  | 28.28' | N45°00'00"E |
| C14        | 31.42        | 20.00'  | 90°00'00"  | 28.28  | S45°00'00"E |
| C15        | 31.42'       | 20.00'  | 90°00'00"  | 28.28  | N45°00'00"E |
| C16        | 31.42'       | 20.00'  | 90°00'00"  | 28.28' | S45°00'00"E |
| C17        | 31.42'       | 20.00'  | 90°00'00"  | 28.28  | N45°00'00"E |
| C18        | 31.42'       | 20.00'  | 90°00'00"  | 28.28' | S45°00'00"E |
| C19        | 31.42        | 20.00'  | 90°00'00"  | 28.28  | N45°00'00"E |
| C20        | 31.42        | 20.00'  | 90°00'00"  | 28.28' | S45°00'00"E |
| C21        | 4.71         | 3.00'   | 90°00'00"  | 4.24   | S45°00'00"E |
| C22        | 7.85         | 5.00'   | 90°00'00"  | 7.07   | S45°00'00"E |
| C23        | 31.42'       | 20.00'  | 90°00'00"  | 28.28' | N45°00'00"W |
| C24        | 7.67         | 10.00'  | 43°56'58"  | 7.48'  | N21°58'29"W |
| C25        | 7.64         | 9.50'   | 46°03'02"  | 7.43'  | N66°58'29"W |
| C26        | 15.18        | 14.50'  | 60°00'00"  | 14.50' | N60°00'00"E |
| C27        | 53.41        | 25.50'  | 120°00'00" | 44.17  | N90°00'00"E |
| C28        | 7.81         | 14.50'  | 30°52'43"  | 7.72'  | S45°26'21"E |
| C29        | 12.46        | 9.50'   | 75"10'19"  | 11.59' | N81°32'08"E |
| C30        | 7.67         | 10.00'  | 43°56'58"  | 7.48'  | N21°58'29"E |
| C31        | 4.71         | 3.00'   | 90°00'00"  | 4.24'  | N45°00'00"E |
| C32        | 7.85         | 5.00'   | 90°00'00"  | 7.07   | N45°00'00"E |
| C33        | 31.42        | 20.00'  | 90°00'00"  | 28.28' | S45°00'00"W |
| C34        | 31.42        | 20.00'  | 90°00'00"  | 28.28' | S45°00'00"E |
| C35        | 31.42'       | 20.00'  | 90°00'00"  | 28.28' | S45°00'00"W |
| C36        | 7.85         | 5.00'   | 90°00'00"  | 7.07   | N45°00'00"E |
| C37        | 7.85         | 5.00'   | 90°00'00"  | 7.07   | S45°00'00"E |
| C38        | 31.42'       | 20.00'  | 90°00'00"  | 28.28' | N45°00'00"E |
| C39        | 4.71         | 3.00'   | 90°00'00"  | 4.24'  | S45°00'00"W |
| C40        | 31.42'       | 20.00'  | 90°00'00"  | 28.28  | N45°00'00"W |
| C41        | 31.42        | 20.00'  | 90°00'00"  | 28.28' | N45°00'00"E |
| C42        | 7.85         | 5.00'   | 90°00'00"  | 7.07   | S45°00'00"W |
| C43        | 4.71'        | 3.00'   | 90°00'00"  | 4.24   | N45°00'00"W |
| C44        | 4.71'        | 3.00'   | 90°00'00"  | 4.24'  | N45°00'00"E |
| C45        | 4.71         | 3.00'   | 90°00'00"  | 4.24   | N45°00'00"W |
|            | <del> </del> |         |            |        |             |

3.00' | 90°00'00" | 4.24' | N45°00'00"W

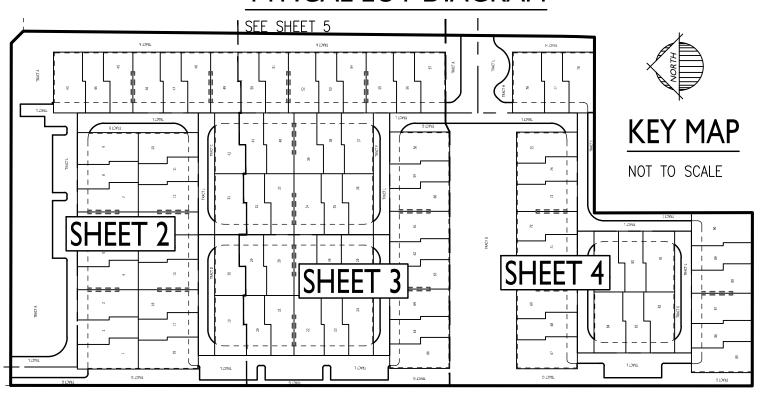
**CURVE TABLE** 

### ITPICAL LOT DIAGRAM

SCALE: 1" = 20'







Revisions:

Drawn by: LFT Reviewed by: RSM CALLAND SUPPLIES <sup>7</sup> 37495

ROBERT A. JOHNSTON of Job No.

19-0079.1 **TABLES** Sheet No.