

Approved by City Council:
August 15, 2005

FINAL PLAT
FOR
COYOTE LANDING,
A CONDOMINIUM
A RESUBDIVISION OF A PORTION OF THE SOUTH
WEST QUARTER OF SECTION 26, TOWNSHIP 1
NORTH RANGE 7 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA.
10135 EAST SOUTHERN AVENUE, MESA, ARIZONA

AREA	USE
TOTAL SITE AREA (GROSS)	897,702.89 SF - 20.61 AC
TOTAL SITE AREA (NET)	843,554.14 SF - 19.32 AC
TRACT A	142,091.10 SF - 3.22 AC
BUILDING AREA (FOOTPRINT)	121,759.72 SF - 2.86 AC
COMMON AREA	190,042.37 SF - 4.36 AC
TRACT B	137,110.06 SF - 3.15 AC
TRACT C	182,961.13 SF - 4.15 AC
TRACT D	152,729.40 SF - 3.45 AC
TRACT E	8,239.28 SF - 0.18 AC
TRACT F	12,911.91 SF - 0.29 AC
TRACT G	12,043.51 SF - 0.25 AC

* - INCLUDES AREAS OF GARAGES AND BUILDINGS (TYPICAL)

SHEET INDEX

- C1 COVER
C2 GENERAL PLAT
C3 GENERAL PLAT
C4 UNIT PLAN, WALKS & SECTIONS

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST
QUARTER OF SECTION 26, TOWNSHIP 1
NORTH, RANGE 7 EAST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

BEARING=589°58'27"E

SURVEYOR

M.A.S. SURVEYING, LLC
745 E. MARYLAND AVE., STE. 205
PHOENIX, AZ 85014
(602) 285-1582

OWNER:

COYOTE LANDING L.L.C.,
AN ARIZONA LIMITED
LIABILITY COMPANY
2005 ALPINE BLVD., SUITE B
ALPINE, CA 91501
PHONE: 619-722-1118
FAX: 619-722-1119

LEGEND

- BRASS CAP (EXISTING)
- PROPERTY CORNER (TO BE SET AT COMPLETION OF MASS GRADING)
- 1/2" REBAR W/ L.S. CAP # 34559
- PROPERTY CORNER FOUND (TO BE RESET IF DISTURBED DURING CONSTRUCTION)

V.N.A.E. VEHICULAR NON-ACCESS EASEMENT

P.U.E. PUBLIC UTILITY EASEMENT

T.P.O.B. TRUE POINT OF BEGINNING

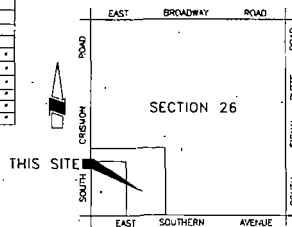
G101 GARAGE 205 GUEST PARKING

NOTE

1. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND
WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE
DRIVES, PRIVATE FACILITIES OR LANDSCAPED AREAS
WITHIN THIS PROJECT OR LANDSCAPING WITHIN THE
RIGHTS OF WAY ALONG SOUTHERN AVENUE OR CRISMON
ROAD.

2. 8" GATE VALVE FOR STORM RUNOFF SHALL REMAIN
IN THE CLOSED POSITION UNTIL AFTER THE PEAK OF
THE 100-YEAR 2-HOUR STORM EVENT HAS PASSED.

3. CONSTRUCTION WITHIN PUBLIC UTILITY & FACILITIES
EASEMENTS SHALL BE LIMITED TO UTILITIES AND
WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.



VICINITY MAP

N.T.S.

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, 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 SOUTHWEST CORNER OF SAID SECTION 26,
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF
THE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 886.00 FEET TO THE
TRUE POINT OF BEGINNING;
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF
THE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 886.00 FEET TO THE
TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID WEST
LINE, A DISTANCE OF 244.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND
130.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF THE
SOUTHWEST QUARTER OF SAID SECTION 26;
THENCE SOUTH 89 DEGREES 58 MINUTES 27 SECONDS EAST ALONG SAID PARALLEL LINE,
A DISTANCE OF 1428.41 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 1428.41
EASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF THE SOUTHWEST
QUARTER OF SAID SECTION 26;
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID PARALLEL LINE, A
DISTANCE OF 130.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST
QUARTER OF SECTION 26;
THENCE NORTH 89 DEGREES 58 MINUTES 27 SECONDS WEST ALONG SAID SOUTH LINE, A
DISTANCE OF 619.63 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 886.00
FEET EASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF THE SOUTHWEST
QUARTER OF SAID SECTION 26;
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID PARALLEL LINE, A
DISTANCE OF 886.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 886.00 FEET
NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF THE SOUTHWEST
QUARTER OF SAID SECTION 26;
THENCE NORTH 89 DEGREES 58 MINUTES 27 SECONDS WEST ALONG SAID PARALLEL LINE, A
DISTANCE OF 886.00 FEET TO THE TRUE POINT OF BEGINNING.

CERTIFICATION

"I, PAUL M. MILLER, HEREBY CERTIFY THAT I AM A REGISTERED
LAND SURVEYOR IN THE STATE OF ARIZONA. THAT THIS PLAT
CONSISTING OF 4 SHEETS REPRESENTS A SURVEY PREPARED
UNDER MY SUPERVISION DURING THE MONTH OF DECEMBER, 2004.
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."



BY PAUL M. MILLER
PAUL M. MILLER R.L.S.
R.L.S. NO. 34559
745 E. MARYLAND AVE., STE. 205
PHOENIX, AZ 85014

NOTE:
BY ACCEPTING A DEED TO A UNIT, EACH PERSON, FOR HIMSELF,
HIS HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS,
TRANSFERREES AND ASSIGNS AGREES TO COMPLY WITH AND BE
BOUND BY THE LIMITATIONS AND OTHER EXCLUSIVE CLAIM
RESOLUTIONS HEREON AND PROCEDURES SET FORTH IN THE
ORIGINAL PURCHASE CONTRACT FOR THE UNIT.

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS: THAT COYOTE LANDING, L.L.C., AN ARIZONA LIMITED LIABILITY
COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "COYOTE LANDING, A CONDOMINIUM," BEING
A RESUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH,
RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS
SHOWN PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "COYOTE
LANDING, A CONDOMINIUM," AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND
GIVES DIMENSIONS OF THE BUILDINGS, TRACTS, STREETS, AND EASEMENTS CONSTITUTING SAME, AND
THAT EACH BUILDING, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, OR
NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.

COYOTE LANDING, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO
THE CITY OF MESA FOR USE AS SUCH THE PUBLIC STREET OF CRISMON ROAD AND SOUTHERN AVENUE
AND THE PUBLIC UTILITIES AND FACILITIES BASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES
SHOWN.

AN EASEMENT FOR INGRESS AND EGRESS FOR REFUSE AND EMERGENCY VEHICLES; AN EASEMENT FOR
PUBLIC UTILITIES AND FACILITIES AND DRAINAGE PURPOSES; AND A NON VEHICULAR ACCESS EASEMENT
ARE HEREBY DEDICATED TO THE CITY OF MESA ACROSS THE ENTIRE AREA OF THIS PLAT. THERE HAS
BEEN, OR IS BEING RECORDED HERewith, A DECLARATION OF COVENANTS, CONDITIONS, AND
RESTRICTIONS FOR COYOTE LANDING CONDOMINIUMS WHICH WILL GOVERN THE USE AND MAINTENANCE OF
ALL AREAS SHOWN ON THIS PLAT. TRACTS A-C WILL BE OWNED AND MAINTAINED BY THE COYOTE
LANDING PROPERTY OWNERS ASSOCIATION.

COYOTE LANDING, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED
ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY SIGNATURE OF THE UNDERSIGNED
OFFICER THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____ 2005.

BY: COYOTE LANDING L.L.C.
AN ARIZONA LIMITED LIABILITY COMPANY, MANAGING MEMBER
BY ITS OWNER

WALLING SIERRA L.L.C.
A NEVADA LIMITED LIABILITY COMPANY BY WALLING DEVELOPMENT, INC.

BY _____
ITS PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____ 2005, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,
PERSONALLY APPEARED GLENN WALLING, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THIS DEDICATION, THE MANAGING MEMBER OF WALLING SIERRA L.L.C., A NEVADA LIMITED
LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME IN HIS CAPACITY AS THE
MANAGING MEMBER OF COYOTE LANDING L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, MANAGING
MEMBER FOR AND ON BEHALF OF COYOTE LANDING L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, FOR
THE PURPOSES THEREIN SET FORTH.

IN WITNESS WHEREOF, I HEREBUNTO SET MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES NOTARY PUBLIC

DATE

APPROVALS

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

BY _____ ATTEST _____
MAYOR 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 SUPPLY IN ACCORDANCE WITH ARS 45-576

CITY ENGINEER DATE

MILLER AND SONS
SURVEYING
705 E. MARYLAND AVE., SUITE 205
PHOENIX, AZ 85014
PHONE 602.285.1582

FINAL PLAT
FOR
COYOTE LANDING A CONDOMINIUM

REVISIONS:

REV 1 Δ

REV 2 Δ

DESIGN BY: HIA
DRAWN BY: HIA

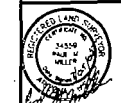
DATE 12/30/04

JOB No.:
04-201

1 of 4

MILLER AND SONS
SURVEYING
745 E. Maryland Ave. Ste. 205, Phx., Az. 85014
PHONE 602-285 1582 FAX 602-270 5813

COYOTE LANDING, A CONDOMINIUM, FINAL PLAT



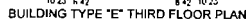
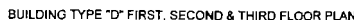
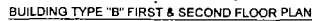
REVISIONS:

REV. 1 

REV. 2 

REV. 3 

DESIGN BY	N/A
DRAWN BY	DB
SCALE	1"=40'
DATE	12-30-04
JOB NO.	
04-201	

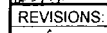


INCLUDES UNITS

UNIT AREA

1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648,

FIG. 3: A CONDOMINIUM, FINAL PLAT
UNIT PLAN VIEWS & SECTIONS



DESIGN BY: N/A

JOB NO.

04-201
04-201