

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT FUNK FAMILY ENTERPRISES, LLC., AN ARIZONA CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "MONTELUCCIA" A PORTION OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS PLAT SET 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.

FUNK FAMILY ENTERPRISES, LLC., AN ARIZONA CORPORATION HEREBY DEDICATES AND CONVEYS TO THE CITY OF MESA, IN FEE, ALL REAL PROPERTY DESIGNATED ON THIS PLAT AS "RIGHT-OF-WAY" OR "R/W" 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 FINAL PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. PUBLIC UTILITY AND FACILITY EASEMENTS ARE FOR PURPOSES OF ESTABLISHING AREAS FOR CITY USE 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, VALVES, MANHOLES, CONDUITS 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 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, CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY THE PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE OF REMOVABLE SECTION TYPE FENCING. UNLESS APPROVED OTHERWISE BY THE CITY OF MESA, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

IT IS AGREED THAT FUNK FAMILY ENTERPRISES, LLC., AN ARIZONA CORPORATION OR ITS SUCCESSORS OR ASSIGNS SHALL HAVE FULL USE OF THE EASEMENT EXCEPT FOR THE PURPOSE FOR WHICH THE SAME IS HERIN 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 FUNK FAMILY ENTERPRISES, LLC., AN ARIZONA CORPORATION OR ITS SUCCESSORS OR ASSIGNS OF FUNK FAMILY ENTERPRISES, LLC., AN ARIZONA CORPORATION AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY FUNK FAMILY ENTERPRISES, LLC., AN ARIZONA CORPORATION OR THE SUCCESSORS OR ASSIGNS OF FUNK FAMILY ENTERPRISES, LLC., AN ARIZONA CORPORATION 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.

FUNK FAMILY ENTERPRISES, LLC., AN ARIZONA CORPORATION HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS FINAL PLAT AS "SIGHT VISIBILITY EASEMENT" OR "SVE" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO LANDSCAPING OTHER THAN GRASS 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.

FUNK FAMILY ENTERPRISES, LLC., AN ARIZONA CORPORATION 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.

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT AS TRACT "A" AREA 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.

FUNK FAMILY ENTERPRISES, LLC., AN ARIZONA CORPORATION WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED BY THIS FINAL 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 FINAL PLAT, HAS CONSENTED TO OR JOINED IN THIS FINAL PLAT AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH FUNK FAMILY ENTERPRISES, LLC., AN ARIZONA CORPORATION WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS FINAL PLAT IS RECORDED.

IN WITNESS WHEREOF: FUNK FAMILY ENTERPRISES, LLC., AN ARIZONA CORPORATION, AS OWNER, HAS HEREUNDER CAUSED ITS NAME TO BE AFFIXED AND THE SAME ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER

THIS _____ DAY OF _____, 2020.

FUNK FAMILY ENTERPRISES, LLC., AN ARIZONA CORPORATION

BY _____ ITS _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS _____ DAY OF _____, 2020, _____ 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.

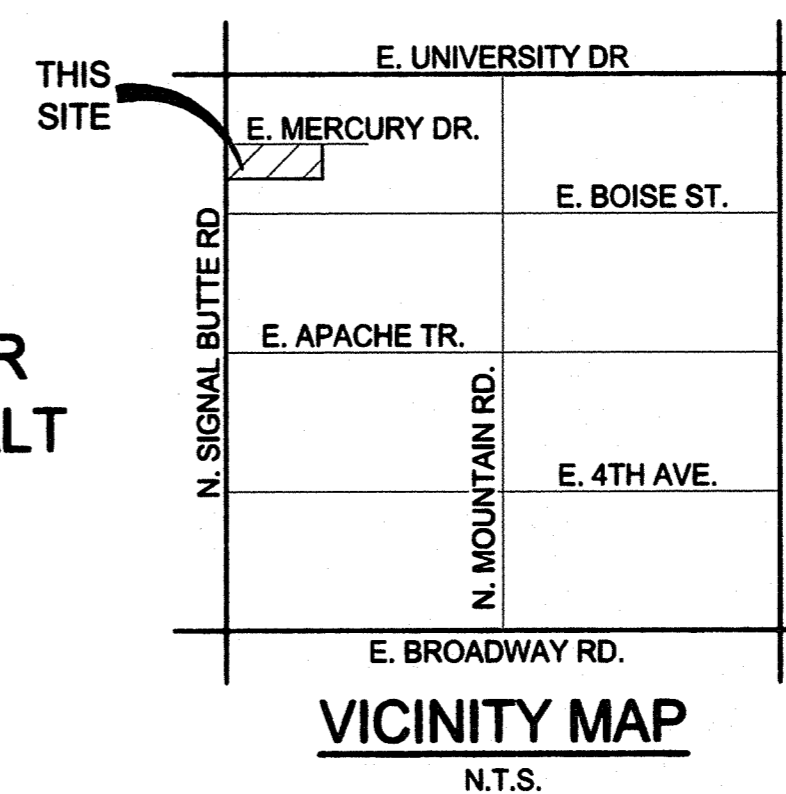
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ DATE _____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

FINAL PLAT OF MONTELUCCIA

LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24 TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

APN# 220-54-073B & 220-54-073G



PROJECT DESCRIPTION

"MONTELUCCIA" IS A PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT OF 37 LOTS. PROPOSED ZONING FOR THIS SITE IS RSL-2.5-PAD

OWNER / DEVELOPER

FUNK FAMILY ENTERPRISES, LLC.
1806 N. LINDAY MESA, AZ. 85213
PH: (480) 468-8881
FAX: (480) 378-3100
CONTACT: MARK FUNK

ENGINEER

BABBITT NELSON ENGINEERING.
1140 EAST GREENWAY ST. SUITE 2
MESA, ARIZONA 85203
TEL: (480) 610-1341
FAX: (480) 962-9034
CONTACT: DARREN SMITH

BENCHMARK

CITY OF MESA BENCHMARK
FND BRASS TAG IN TOP OF CURB WEST SIDE MEDIAN AT SIGNAL BUTTE AND MAIN
ELEVATION = 1805.57 NAVD88 DATUM

SITE BENCHMARK

SW PROPERTY CORNER
SET 1/2" REBAR W/CAP '23949'
ELEVATION = 1814.23 NAVD88 DATUM

SHEET INDEX

- CIVIL PLANS
1.....COVER SHEET
2.....FINAL PLAT, NOTES & TABLES

SITE DATA

GROSS AREA = 6.2010 ACRES
NET AREA = 5.7087

NOTES

- 1. CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, OR REMOVABLE TYPE FENCING.
2. 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.
3. THE PROPERTY DEPICTED ON THIS PLAT IS LOCATED WITHIN AN AREA DESIGNATED AS FLOOD ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP PANEL NO. 04013C2315L.
4. EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING FOR A TOTAL OF 37 UNITS.
5. THIS SUBDIVISION IS SUBJECT TO THE CITY OF MESA RESIDENTIAL DEVELOPMENT GUIDELINES.
6. THE AREAS CONTAINED BY SIGHT VISIBILITY TRIANGLES (S.V.T.) SHALL BE SIGHT VISIBILITY EASEMENTS PER DETAIL SHEET 2. SAID EASEMENTS AREA TO BE CLEAR OF LANDSCAPING SIGNS, FENCES, OR OTHER ITEMS HIGHER THAN 36" ABOVE STREET GRADES.
7. UTILITY LINES ARE TO BE CONSTRUCTED UNDER GROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R.(42)33.
8. ELECTRICAL LINES AREA TO BE CONSTRUCTED UNDER GROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
9. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, OR LANDSCAPED AREAS WITHIN THE PROJECT OR WITHIN THE PUBLIC RIGHTS-OF-WAY ALONG NORTH SIGNAL BUTTE ROAD AND EAST MERCURY DRIVE.
10. PUBLIC UTILITY AND FACILITY EASEMENTS 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. § 9-1-5(A) INCLUDES PUFES, AND PUFES ON THIS PLAT ARE SUBJECT TO M.C.C. § 9-1-5(A).
11. THIS SUBDIVISION IS SUBJECT TO THE CITY OF MESA DESERT UPLANDS DEVELOPMENT STANDARDS.
12. COMPLIANCE WITH ORDINANCE 5204.
13. THE SIDE WALL RETURN SHALL BE SET BACK A MINIMUM OF 15' FROM THE FRONT OF THE LIVABLE PORTION OF THE HOUSE AND 15' FROM THE FRONT OF THE GARAGE FOR LOTS THAT SIDE ON AN INTERIOR OR LANDSCAPE TRACT.

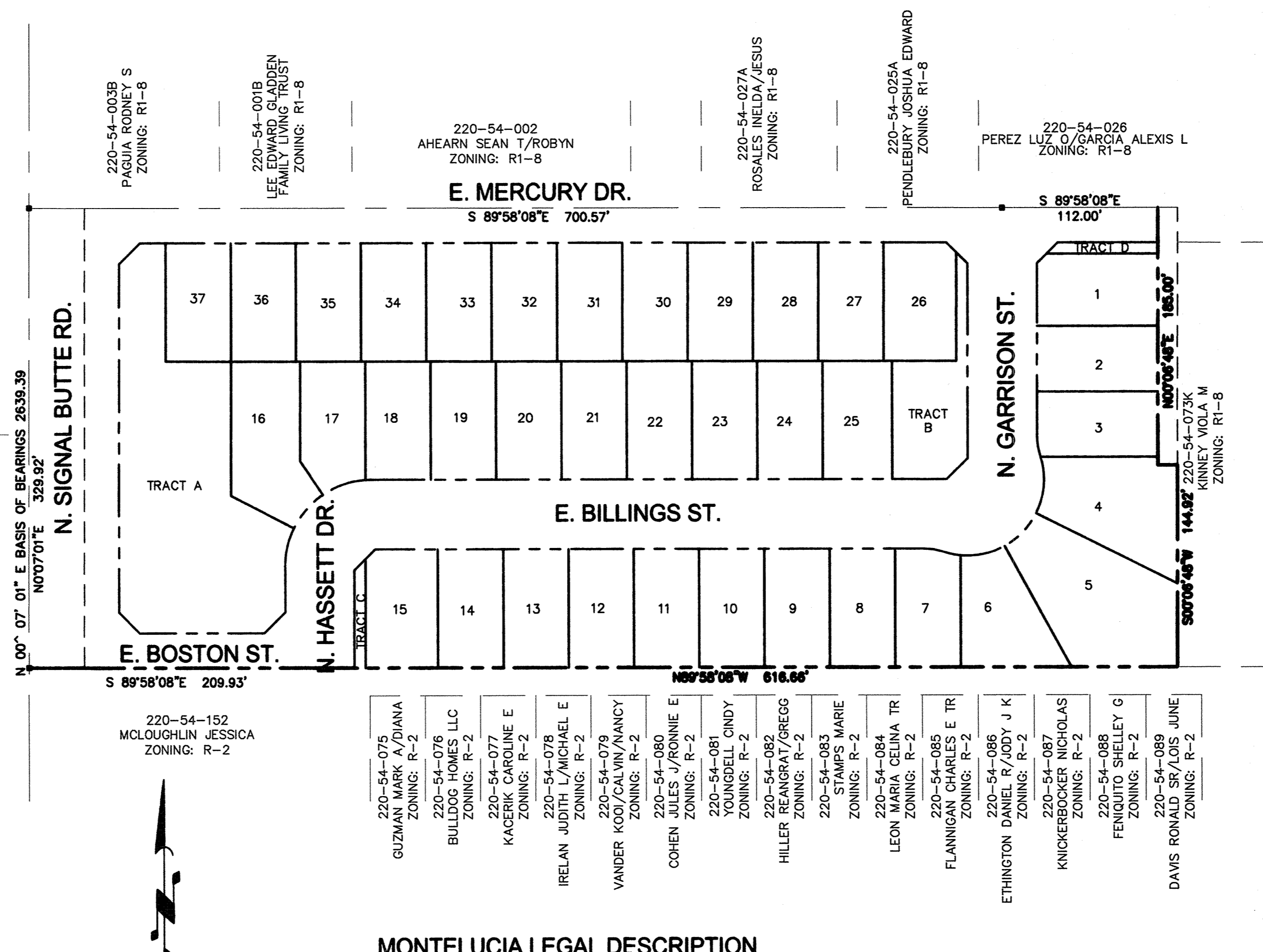
ASSURED WATER SUPPLY

THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICES OF ARIZONA WATER COMPANY. THE ARIZONA DEPARTMENT OF WATER RESOURCES HAS GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY, DWR FILE NO. 29-700800.0001

CERTIFICATIONS

I, BRUCE R. HEYSE, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT CONSISTING OF 2 SHEETS 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 THE TIME OF CONSTRUCTION.

Signature of Bruce R. Heyse
BRUCE R. HEYSE
REGISTERED LAND SURVEYOR NO. 23949
1915 E. VELVET DRIVE
TEMPE, ARIZONA 85284
DATE 12-19-19



MONTELUCCIA LEGAL DESCRIPTION

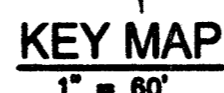
APN 220-54-073G
THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

APN 220-54-073B
THE WEST HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. EXCEPT THE WEST 40 FEET THEREOF.

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF MESA, ARIZONA THIS _____ DAY OF _____, 2020

BY: _____ DATE _____
MAYOR
ATTEST: _____ DATE _____
CITY CLERK



Vertical title block containing project name 'MONTELUCCIA', sheet number '1 OF 2', and contact information for Babbitt Nelson Engineering.

Vertical title block containing project name 'MONTELUCCIA', sheet number '1 OF 2', and contact information for Babbitt Nelson Engineering.

Vertical title block containing project name 'MONTELUCCIA', sheet number '1 OF 2', and contact information for Babbitt Nelson Engineering.

LOT TABLE		
LOT #	AREA	
1	4,495 SQ. FT. 0.1032 ACRES	
2	4,082 SQ. FT. 0.0937 ACRES	
3	4,065 SQ. FT. 0.0933 ACRES	
4	6,410 SQ. FT. 0.1472 ACRES	
5	8,728 SQ. FT. 0.2004 ACRES	
6	4,680 SQ. FT. 0.1074 ACRES	
7	3,935 SQ. FT. 0.0903 ACRES	
8	3,991 SQ. FT. 0.0916 ACRES	
9	3,991 SQ. FT. 0.0916 ACRES	
10	3,991 SQ. FT. 0.0916 ACRES	
11	3,991 SQ. FT. 0.0916 ACRES	
12	3,991 SQ. FT. 0.0916 ACRES	
13	3,991 SQ. FT. 0.0916 ACRES	
14	3,991 SQ. FT. 0.0916 ACRES	
15	4,392 SQ. FT. 0.1008 ACRES	
16	5,751 SQ. FT. 0.1320 ACRES	
17	4,096 SQ. FT. 0.0940 ACRES	
18	3,995 SQ. FT. 0.0917 ACRES	
19	3,995 SQ. FT. 0.0917 ACRES	
20	3,995 SQ. FT. 0.0917 ACRES	
21	3,995 SQ. FT. 0.0917 ACRES	
22	3,995 SQ. FT. 0.0917 ACRES	
23	3,995 SQ. FT. 0.0917 ACRES	
24	3,995 SQ. FT. 0.0917 ACRES	
25	4,250 SQ. FT. 0.0976 ACRES	
26	4,396 SQ. FT. 0.1009 ACRES	
27	3,995 SQ. FT. 0.0917 ACRES	
28	3,995 SQ. FT. 0.0917 ACRES	
29	3,995 SQ. FT. 0.0917 ACRES	
30	3,995 SQ. FT. 0.0917 ACRES	
31	3,995 SQ. FT. 0.0917 ACRES	
32	3,995 SQ. FT. 0.0917 ACRES	
33	3,995 SQ. FT. 0.0917 ACRES	
34	3,995 SQ. FT. 0.0917 ACRES	
35	3,995 SQ. FT. 0.0917 ACRES	
36	3,995 SQ. FT. 0.0917 ACRES	
37	3,995 SQ. FT. 0.0917 ACRES	

TOTAL LOT AREA 159,127 SQ. FT. OR 3.6531 ACRES MORE OR LESS

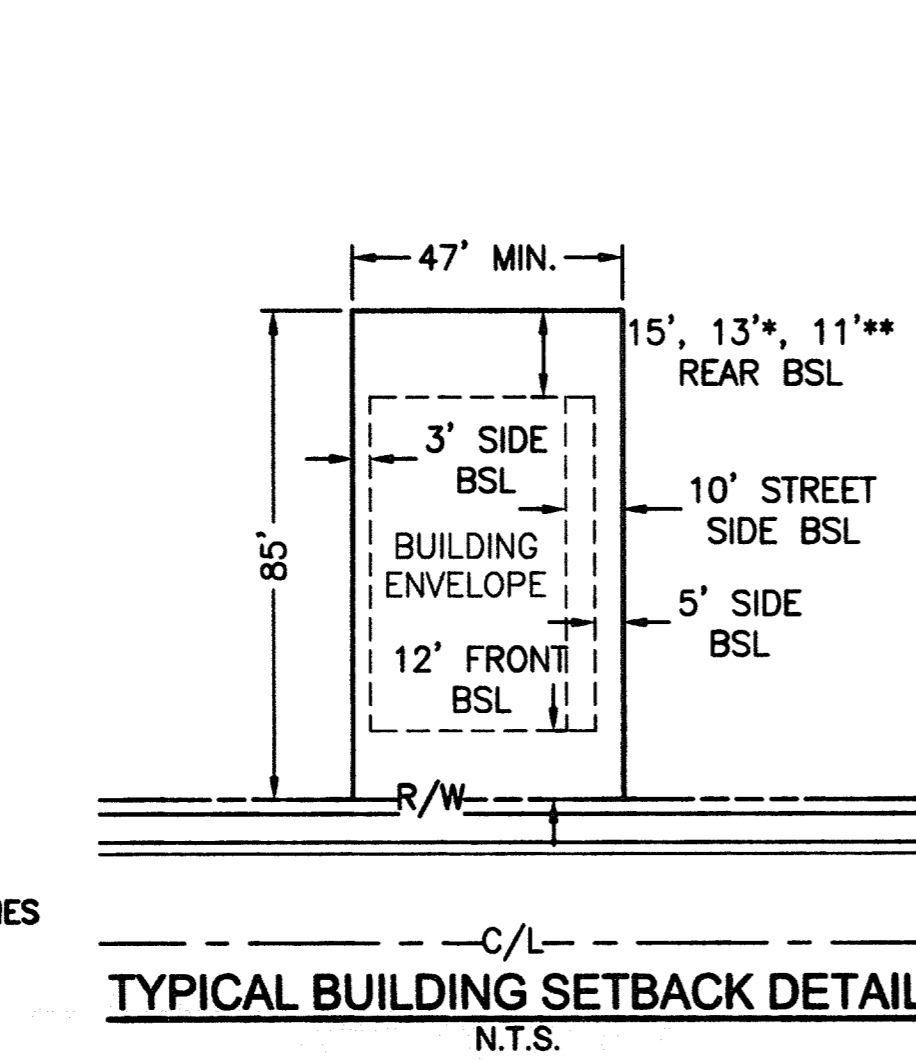
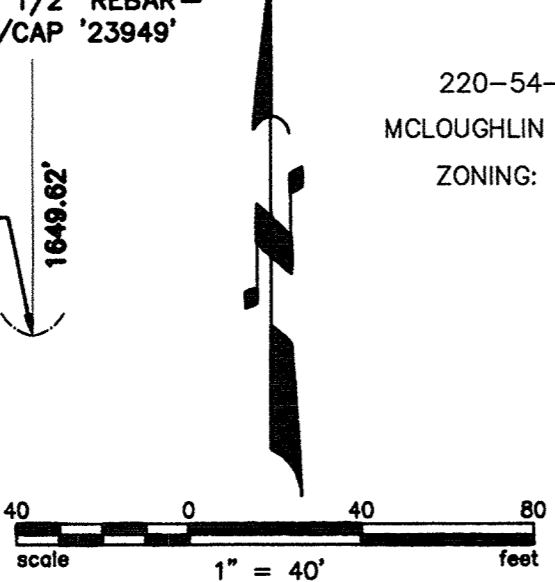
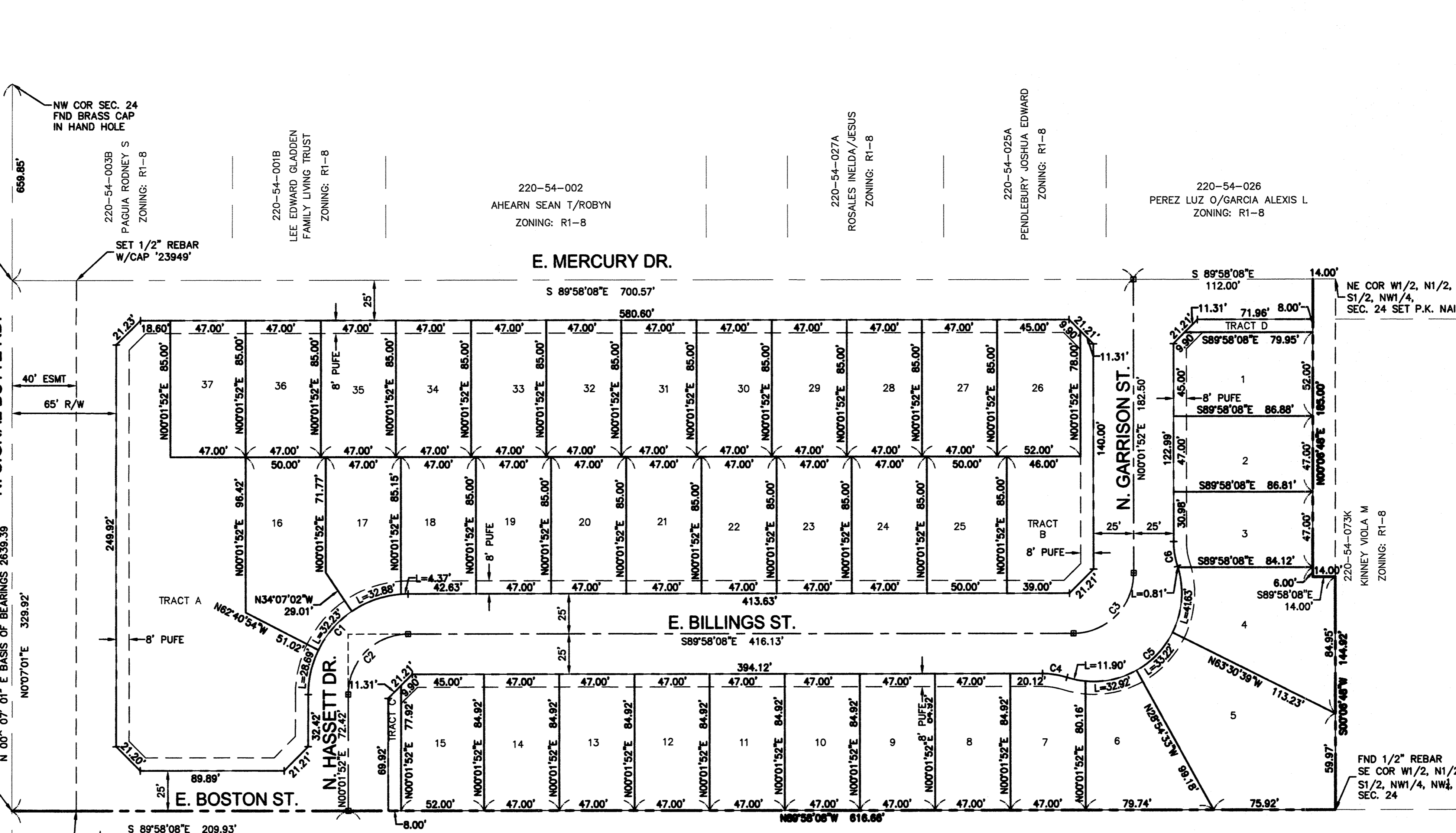
CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	98.17	62.50	90°00'00"	88.39
C2	58.90	37.50	90°00'00"	53.03
C3	58.90	37.50	90°00'00"	53.03
C4	15.49	50.00	17°45'10"	15.43
C5	120.48	55.00	125°30'20"	97.79
C6	15.49	50.00	17°45'10"	15.43

TRACT TABLE			
TRACT	SQ. FT.	ACRES	DESCRIPTION OF USE
TRACT A	21,797	0.5004	OPEN SPACE, LANDSCAPE, DRAINAGE, PUF
TRACT B	5,069	0.1164	OPEN SPACE, LANDSCAPE, PUF
TRACT C	591	0.0136	OPEN SPACE, LANDSCAPE, PUF
TRACT D	608	0.0140	OPEN SPACE, LANDSCAPE, PUF

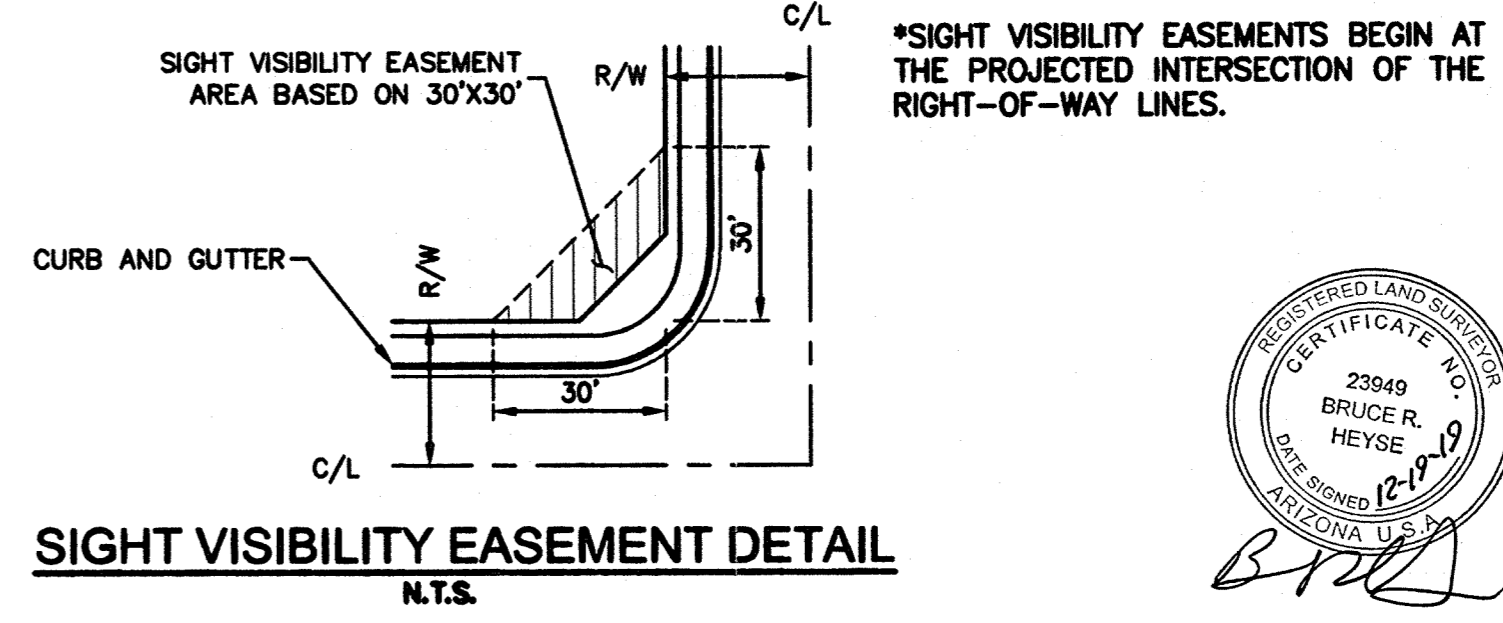
TOTAL TRACT AREA 28,065 SQ. FT. OR 0.6443 ACRES MORE OR LESS

MINIMUM BUILDING SETBACKS	
FRONT (GARAGE)	20'
FRONT (BUILDING)	12'
FRONT (PORCH)	7'
SIDE (MIN. / AGGREGATE)	3' / 8'
SIDE (STREET)	10'
REAR (LIVABLE)	15', 13', 11'***
REAR (COVERED PATIO)	5'
MAXIMUM LOT COVERAGE (%)	56%

*REAR SETBACK 13' - ONLY ON FULL DEPTH SINGLE STORY HOMES
 **REAR SETBACK 11' - ONLY ON FULL DEPTH SINGLE STORY TO ACHIEVE VARIABLE FRONT YARDS



- LEGEND**
- MONUMENT LINE
 - CENTERLINE
 - BOUNDARY LINE
 - RIGHT OF WAY
 - EASEMENT
 - LOT LINE
 - EXISTING LOT LINE
 - FOUND
 - EASEMENT
 - MULTI-USE EASEMENT
 - PUBLIC UTILITY EASEMENT AND FACILITIES
 - VEHICULAR NON-ACCESS EASEMENT
 - EMERGENCY VEHICLE ACCESS EASEMENT
 - WATER & PRIVATE SEWER EASEMENT
 - WATER EASEMENT
 - DRAINAGE EASEMENT
 - REFUSE COLLECTION EASEMENT
 - SIDEWALK EASEMENT
 - SIGHT VISIBILITY TRIANGLE
 - BRASS CAP FLUSH
 - BRASS CAP IN HANDHOLE
 - RIGHT OF WAY
 - MARICOPA COUNTY RECORDER
 - SECTION QUARTER CORNER, AS NOTED
 - CENTERLINE MONUMENT (BRASS CAP FLUSH; M.A.G. DTL. 120, TYPE B)
 - CORNER OF SUBDIVISION (AS NOTED)
- FND
 - ESMT
 - MUE
 - PUFE
 - VNAE
 - EVAE
 - WSE
 - WE
 - DNE
 - RCE
 - SWE
 - SVT
 - BCF
 - BCHH
 - R/W
 - MCR
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LEGAL DESCRIPTION
 APN 220-54-0736
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 APN 220-54-0738
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Babbitt Nelson Engineering
 1140 E. Greenway St. Suite 2
 Mesa, Arizona 85203
 tel: (480) 610-1341

FINAL PLAT
MONTELCUCIA
 MESA, ARIZONA

JOB NO. 18017
 18017FP02.DWG
 SHEET NO. 2
 2 OF 2