

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS.

KNOW ALL MEN BY THESE PRESENTS:

MASON BRADSHAW AND AMANDA LYN BRADSHAW, TRUSTEES OF THE MASON MARK BRADSHAW AND AMANDA LYN BRADSHAW REVOCABLE LIVING TRUST AND MENLO HOLDINGS, LLC, A WYOMING LIMITED LIABILITY COMPANY, AS OWNERS, DOES HEREBY PUBLISH THIS PLAT FOR "MENLO CIRCLE", A RE-PLAT OF LOTS 3 AND 4, THE GROVES OF HERMOSA VISTA II, ACCORDING TO BOOK 1214 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA AND PARCEL NO. 3 OF MINOR LAND DIVISION, ACCORDING TO BOOK 1593 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 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 LOTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE LOTS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

MASON BRADSHAW, AMANDA LYN BRADSHAW AND MENLO HOLDINGS, LLC 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 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 THAT MASON BRADSHAW, AMANDA LYN BRADSHAW AND MENLO HOLDINGS, 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 MASON BRADSHAW, AMANDA LYN BRADSHAW AND MENLO HOLDINGS, LLC, OR THE SUCCESSORS OR ASSIGNS OF MASON BRADSHAW, AMANDA LYN BRADSHAW AND MENLO HOLDINGS, LLC, AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY MASON BRADSHAW, AMANDA LYN BRADSHAW AND MENLO HOLDINGS, LLC, OR THE SUCCESSORS OR ASSIGNS OF MASON BRADSHAW, AMANDA LYN BRADSHAW AND MENLO HOLDINGS, 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.

MASON BRADSHAW, AMANDA LYN BRADSHAW AND MENLO HOLDINGS, 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 "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.

MASON BRADSHAW, AMANDA LYN BRADSHAW AND MENLO HOLDINGS, 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.

MASON BRADSHAW, AMANDA LYN BRADSHAW AND MENLO HOLDINGS, LLC WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS THE SOLE OWNERS 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 KB HOME PHOENIX INC. WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

MASON BRADSHAW AND AMANDA LYN BRADSHAW, TRUSTEES OF THE MASON MARK BRADSHAW AND AMANDA LYN BRADSHAW REVOCABLE LIVING TRUST 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 _____, 2021.

MASON BRADSHAW AND AMANDA LYN BRADSHAW, TRUSTEES OF THE MASON MARK BRADSHAW AND AMANDA LYN BRADSHAW REVOCABLE LIVING TRUST

BY: _____

BY: _____

MENLO HOLDINGS, LLC, A WYOMING 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 _____, 2021.

MENLO HOLDINGS, LLC, A WYOMING LIMITED LIABILITY COMPANY

BY: _____

Final Plat

"Menlo Circle"

A RE-PLAT OF LOTS 3 AND 4, THE GROVES OF HERMOSA VISTA II, ACCORDING TO BOOK 1214 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA AND PARCEL NO. 3 OF MINOR LAND DIVISION, ACCORDING TO BOOK 1593 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____,

2021, BY _____ OF THE MASON MARK BRADSHAW AND AMANDA LYN BRADSHAW REVOCABLE LIVING TRUST, FOR AND ON BEHALF THEREOF.

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

BY: _____ NOTARY PUBLIC DATE
MY COMMISSION EXPIRES:

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____,

2021, BY _____ OF THE MASON MARK BRADSHAW AND AMANDA LYN BRADSHAW REVOCABLE LIVING TRUST, FOR AND ON BEHALF THEREOF.

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MY COMMISSION EXPIRES:

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____,

2021, BY _____ OF MENLO HOLDINGS, LLC, A WYOMING LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.

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

BY: _____ NOTARY PUBLIC DATE
MY COMMISSION EXPIRES:

LEGAL DESCRIPTION

PARCEL NO. 3, OF MINOR LAND DIVISION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1593 OF MAPS, PAGE 18 AND LOTS 3 AND 4, THE GROVES OF HERMOSA VISTA II, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1214 OF MAPS, PAGE 13.

BASIS OF BEARING

THE BASIS OF BEARING IS THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 6 EAST GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

SAID BEARING BEING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST

FEMA FLOOD ZONE DELINEATION

THE SUBJECT PARCEL LIES WITHIN FLOOD ZONE "X" SHADED AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 04013C2260L, DATED OCTOBER 16, 2013.

FLOOD ZONE "X" SHADED IS DEFINED AS AREAS OF 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.

GENERAL NOTES

- 1. 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.
2. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R(42)33.
3. ELECTRICAL LINES ARE TO BE CONSTRUCTED AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
4. COMMUNICATION LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
5. A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (C.C.&R.'S) HAS BEEN OR SHALL BE RECORDED FOR THIS SUBDIVISION WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL AREAS SHOWN ON THIS PLAT.
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 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.
8. ANY LOT WILL REQUIRE A FIRE SPRINKLER SYSTEM IF THE PATH OF TRAVEL TO THE CENTER OF THE BACK OF STRUCTURE EXCEEDS 150 FEET FROM THE FRONT OF CURB LINE. DETERMINATION TO BE MADE AT INDIVIDUAL LOT SITE PLAN REVIEW.
9. NOISE ATTENUATION MEASURES ARE TO BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE BUILDINGS TO ACHIEVE A NOISE LEVEL REDUCTION OF 25 DB.
10. THIS SUBDIVISION HAS FIRE HYDRANTS SPACED AT AN AVERAGE SPACING OF 500 FEET. THIS ALLOWS THE LARGEST HOME ON THE LOTS TO BE A MAXIMUM OF 3,600 SQUARE FEET UNDER ROOF CONSTRUCTED PER THE MESA BUILDING CODE OF AT LEAST TYPE V-B CONSTRUCTION.
11. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT THE MAINTENANCE OF ANY PRIVATE DRIVES, PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THIS PROJECT AND LANDSCAPING WITHIN THE RIGHT-OF-WAY ALONG E. MENLO CIRCLE.
12. 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 HOA OR THE PROPERTY OWNER(S).
13. PUBLIC UTILITY AND FACILITY EASEMENTS WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS FOR THE RELOCATION OF SRP FACILITIES AND SW 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).
14. IN ORDER TO COMPLY WITH THE "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS", ARIZONA BOARD OF TECHNICAL REGISTRATION SUBSTANTIVE POLICY STATEMENT #12. AND CITY OF MESA SUBDIVISION PLAT STAKING REQUIREMENTS, THE OWNER AND CITY HAVE AGREED THAT ALL BOUNDARY AND LOT CORNERS WILL BE STAKED PRIOR TO COMPLETION OF PAVING IMPROVEMENTS, IF SUCH CORNERS ARE SET UNDER THE SUPERVISION OF AN ARIZONA REGISTERED LAND SURVEYOR OTHER THAN THE ONE WHOSE NAME APPEARS ON THIS PLAT, A SEPARATE RESULTS-OF-SURVEY DRAWING FOR THESE INTERIOR CORNERS WILL NEED TO BE RECORDED.

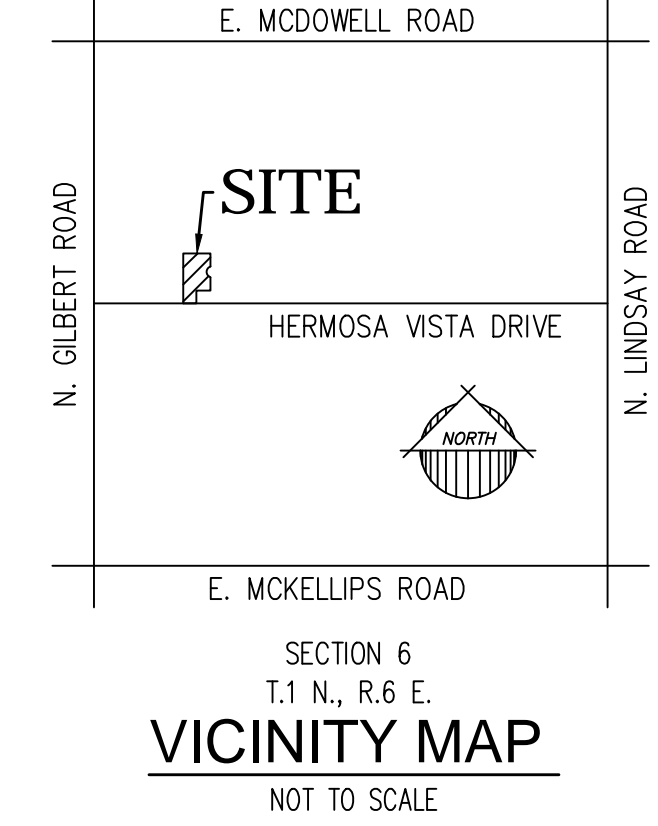
OWNERS

MASON BRADSHAW AND AMANDA LYN BRADSHAW
4704 E. SOUTHERN AVENUE
MESA, ARIZONA 85206

MENLO HOLDINGS, LLC

ENGINEER

EPS GROUP, INC.
1130 N. ALMA SCHOOL RD., STE. 120
MESA, AZ 85201
TEL: (480)-503-2250
CONTACT: DANIEL AUXIER, P.E.
dan.auxier@epsgroupinc.com



SITE DATA

ZONING: RS-15
NUMBER OF LOTS: 2
LOT AREA: 1.9468 ACRES
TOTAL AREA: 1.9468 ACRES

SHEET INDEX

- 1 COVER, NOTES, DEDICATION, SITE DATA, BASIS OF BEARING AND CERTIFICATIONS
2 FINAL PLAT, DETAIL, TRACT AREA & USAGE TABLE, LOT AREA TABLE, LINE TABLE AND CURVE TABLE

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA, ON THIS _____ DAY OF _____, 2021.

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.

_____, DATE: _____
CITY ENGINEER

FINAL PLAT CERTIFICATION

I, GERALD HUGHES, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CONSISTING OF 2 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF AUGUST 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.

GERALD HUGHES, R.L.S. 15573 DATE: _____

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EPS GROUP

"Menlo Circle"
MESA, ARIZONA
FINAL PLAT

Table with 2 columns: Revisions, Description. Includes a header row and several empty rows for recording changes.



Drawn by: A.G.
Reviewed by: G.H.



Job No. 20-1554

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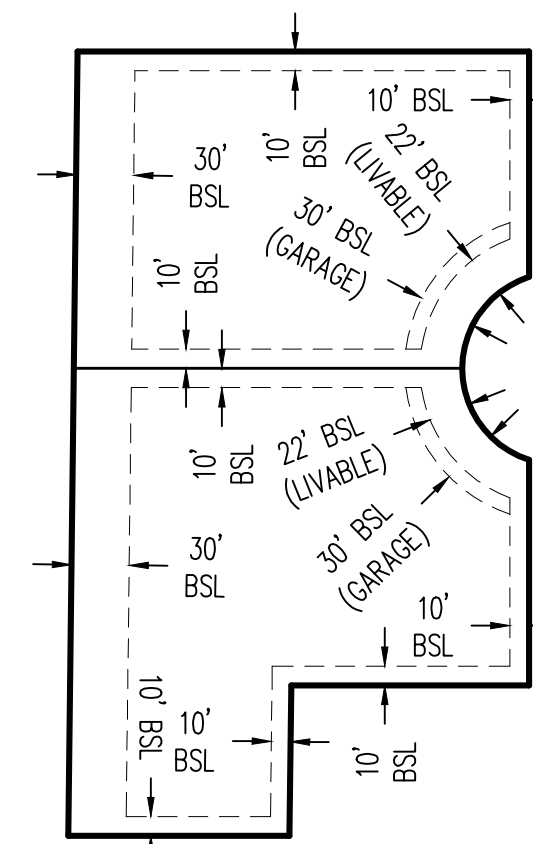
Sheet No. 1 of 2

Sep 29, 2021 11:05am S:\Projects\2020\20-1554\Land Survey\Draws\Final Plat\20-1554 - Plat.dwg

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	37,718	0.8659
2	47,085	1.0809

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S89°59'39"W	115.10'	L3	N90°00'00"W	123.87'
L2	S00°00'00"E	117.43'	L4	S00°40'21"W	78.32'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	126.20'	50.00'	144°36'47"	95.27'	S00°00'14"E
C2	63.10'	50.00'	72°18'37"	59.00'	S36°09'19"E
C3	63.10'	50.00'	72°18'09"	58.99'	S36°09'05"W



LOT SETBACK
NOT TO SCALE

RS-15 PAD

(TYPICAL LOT DIAGRAM TO THE LEFT)

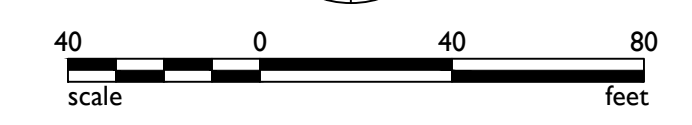
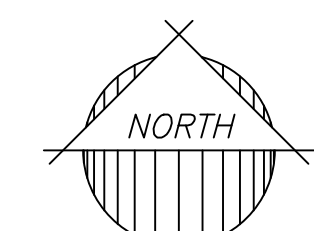
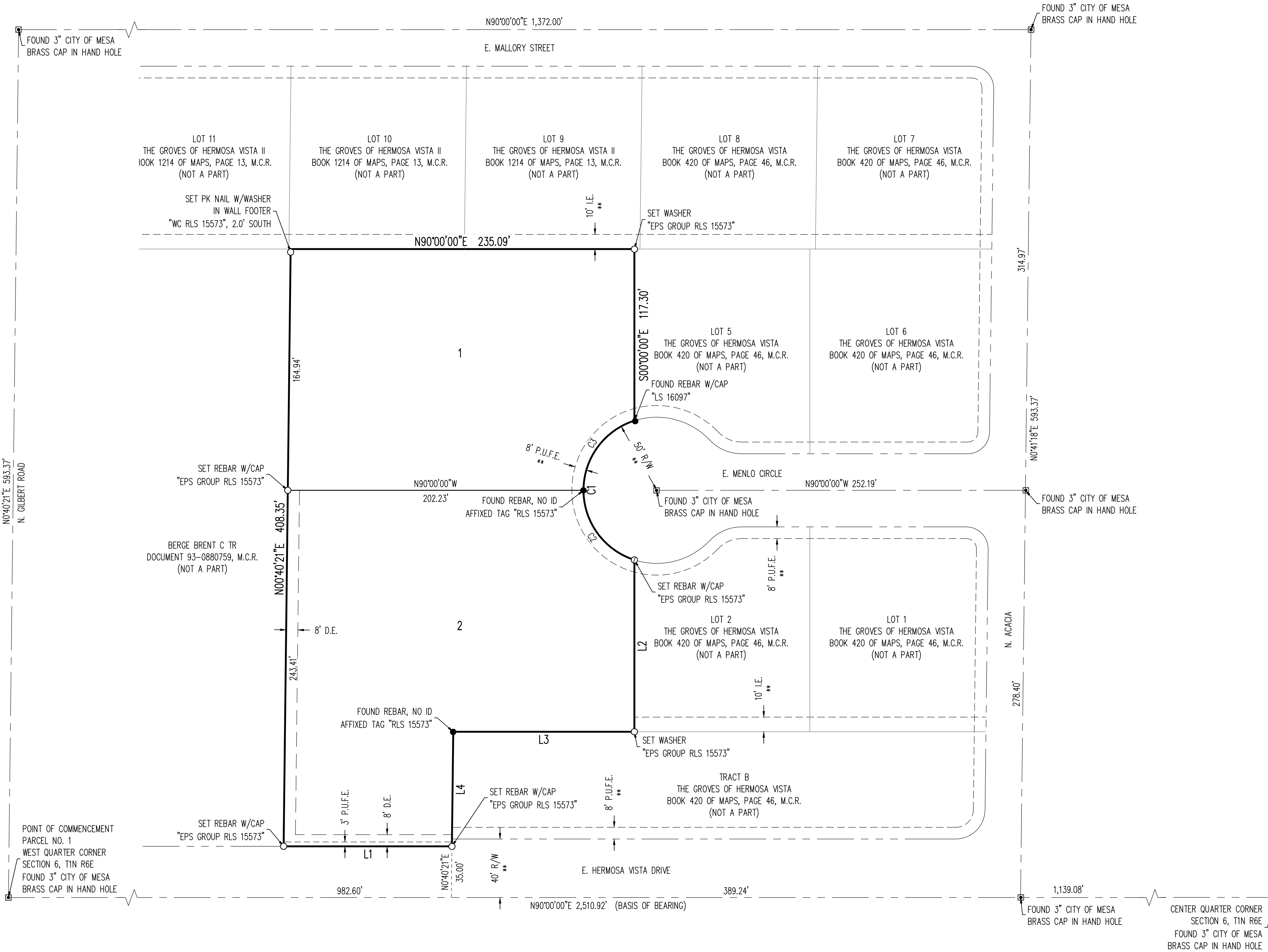
LOT AREA (MIN.)	15,000 SQ. FT.
LOT WIDTH (MIN.)	110 FEET
LOT DEPTH (MIN.)	120 FEET

BUILDING SETBACKS	
FRONT SETBACK (LIVABLE)	22 FEET
FRONT SETBACK (GARAGE)	30 FEET
INTERIOR SIDE SETBACK	7 FEET
AGGREGATE SIDE SETBACK	20 FEET
STREET SIDE SETBACK	10 FEET
REAR SETBACK	30 FEET

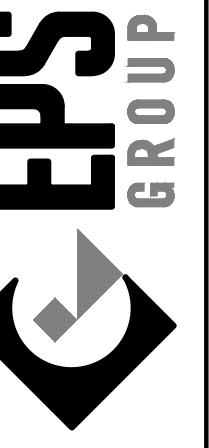
LOT COVERAGE (MAX)	50%
HEIGHT (MAX)	30 FEET (2-STORIES)

LEGEND

●	FOUND SURVEY MONUMENT AS NOTED
○	SET SURVEY MONUMENT AS NOTED
M.C.R.	MARICOPA COUNTY RECORDS
R/W	RIGHT OF WAY
RLS	REGISTERED LAND SURVEYOR
LS	LAND SURVEYOR
P.U.F.E.	PUBLIC UTILITY AND FACILITY EASEMENT
D.E.	DRAINAGE EASEMENT
I.E.	IRRIGATION EASEMENT
BSL	BUILDING SETBACK LINE
*	FINAL PLAT, BOOK 420 OF MAPS, PAGE 46, M.C.R.
**	FINAL PLAT, BOOK 1214 OF MAPS, PAGE 13, M.C.R.
—	PROPERTY LINE
---	LOT LINE
- - - -	RIGHT OF WAY LINE
— · — ·	SECTION LINE
— · — · — ·	CENTER LINE
- · - · - · - ·	EASEMENT LINE
---	TIE LINE



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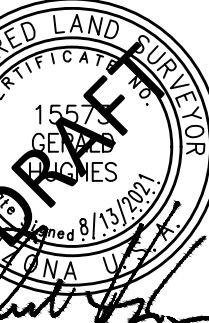


Project: "Menlo Circle"
MESA, ARIZONA
FINAL PLAT

Revisions:



Drawn by: A.G.
Reviewed by: G.H.



Job No. 20-1554

FPOI

Sheet No. 2 of 2