

mpollock May 31, 2023 9:30am S:\Projects\2019\19-0079\Draws\19-0079.Land Survey\Draws\19-0079.1 Val Vista MOD\19-0079.1 MOD.dwg

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS.

KNOW ALL MEN BY THESE PRESENTS:

THAT BURDEN ORCHARDS BUILD TO RENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RESERVE 100, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND BURDEN WEST LIMITED PARTNERSHIP, LLP, AN ARIZONA LIMITED LIABILITY PARTNERSHIP AS OWNERS, DOES HEREBY PUBLISH THIS MAP OF DEDICATION FOR "VAL VISTA DRIVE AND THOMAS ROAD", LOCATED IN THE NORTHEAST QUARTER OF SECTION 32 AND NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS MAP OF DEDICATION SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH OF THE STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE STREETS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

BURDEN ORCHARDS BUILD TO RENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RESERVE 100, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND BURDEN WEST LIMITED PARTNERSHIP, LLP, AN ARIZONA LIMITED LIABILITY PARTNERSHIP 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. DEDICATION OF REAL PROPERTY MARKED AS STREETS ON THIS MAP OF DEDICATION IS A DEDICATION TO THE CITY OF MESA IN FEE FOR THE CITY'S USE AS PUBLIC RIGHT-OF-WAY.

DRAINAGE COVENANTS:

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.

BURDEN ORCHARDS BUILD TO RENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RESERVE 100, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND BURDEN WEST LIMITED PARTNERSHIP, LLP, AN ARIZONA LIMITED LIABILITY PARTNERSHIP WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED BY THIS MAP OF DEDICATION, 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 MAP OF DEDICATION, HAS CONSENTED TO OR JOINED IN THIS MAP OF DEDICATION AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH BURDEN ORCHARDS BUILD TO RENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RESERVE 100, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND BURDEN WEST LIMITED PARTNERSHIP, LLP, AN ARIZONA LIMITED LIABILITY PARTNERSHIP WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS MAP OF DEDICATION IS RECORDED.

IN WITNESS WHEREOF:

BURDEN ORCHARDS BUILD TO RENT, LLC, A DELAWARE 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 _____, 2023.

BURDEN ORCHARDS BUILD TO RENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

BY: _____

RESERVE 100, LLC, AN ARIZONA 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 _____, 2023.

RESERVE 100, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

BURDEN WEST LIMITED PARTNERSHIP, LLP, AN ARIZONA LIMITED LIABILITY PARTNERSHIP, 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 _____, 2023.

BURDEN WEST LIMITED PARTNERSHIP, LLP, AN ARIZONA LIMITED LIABILITY PARTNERSHIP

BY: _____

BY: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2023,

BY _____ FOR AND ON BEHALF OF BURDEN ORCHARDS BUILD TO RENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

LEGAL DESCRIPTION

PORTIONS OF THE NORTHEAST QUARTER OF SECTION 32 AND THE NORTHWEST QUARTER OF SECTION 33, 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 A BRASS CAP IN HANDHOLE STAMPED "LS 33861", FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 32, BEING A CITY OF MESA BRASS CAP IN HANDHOLE, BEARS SOUTH 0 DEGREES 31 MINUTES 58 SECONDS WEST, 2640.93 FEET (BASIS OF BEARING);

THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, SOUTH 00 DEGREES 31 MINUTES 58 SECONDS WEST, 45.49 FEET;

THENCE SOUTH 89 DEGREES 28 MINUTES 02 SECONDS EAST, 65.00 FEET;

THENCE SOUTH 0 DEGREES 31 MINUTES 58 SECONDS WEST, 686.20 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 1019.93 FEET;

THENCE SOUTHWESTERLY 355.98 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19 DEGREES 59 MINUTES 52 SECONDS;

THENCE SOUTH 20 DEGREES 31 MINUTES 50 SECONDS WEST, 168.60 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1135.00 FEET;

THENCE SOUTHERLY 623.06 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 31 DEGREES 27 MINUTES 10 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 63 DEGREES 27 MINUTES 41 SECONDS WEST, 67.35 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, FROM WHICH THE RADIUS POINT BEARS NORTH 78 DEGREES 12 MINUTES 44 SECONDS EAST A DISTANCE OF 1200.00 FEET;

THENCE NORTHERLY 566.88 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 27 DEGREES 04 MINUTES 00 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 89 DEGREES 55 MINUTES 17 SECONDS WEST, 67.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 75 DEGREES 31 MINUTES 11 SECONDS EAST A DISTANCE OF 1265.00 FEET;

THENCE NORTHEASTERLY 133.58 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 6 DEGREES 03 MINUTES 01 SECONDS;

THENCE NORTH 20 DEGREES 31 MINUTES 50 SECONDS EAST, 168.60 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 889.93 FEET;

THENCE NORTHEASTERLY 310.61 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19 DEGREES 59 MINUTES 52 SECONDS;

THENCE NORTH 0 DEGREES 31 MINUTES 58 SECONDS EAST, 673.74 FEET;

THENCE NORTH 44 DEGREES 40 MINUTES 34 SECONDS WEST, 21.10 FEET;

THENCE NORTH 89 DEGREES 53 MINUTES 07 SECONDS WEST, 427.70 FEET;

THENCE NORTH 0 DEGREES 01 MINUTES 57 SECONDS EAST, 63.23 FEET;

THENCE NORTH 88 DEGREES 45 MINUTES 27 SECONDS EAST, 74.57 FEET;

THENCE SOUTH 89 DEGREES 53 MINUTES 07 SECONDS EAST, 434.27 FEET;

THENCE SOUTH 1 DEGREES 59 MINUTES 48 SECONDS WEST, 22.51 FEET TO THE POINT OF BEGINNING.

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2023,

BY _____ FOR AND ON BEHALF OF RESERVE 100, LLC, AN ARIZONA LIMITED LIABILITY COMPANY 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 _____, 2023,

BY _____ FOR AND ON BEHALF OF BURDEN WEST LIMITED PARTNERSHIP, LLP, AN ARIZONA LIMITED LIABILITY PARTNERSHIP IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

MAP OF DEDICATION

"Val Vista Drive and Thomas Road"

A PORTION OF NORTHEAST QUARTER OF SECTION 32 AND NORTHWEST QUARTER OF SECTION 33,
TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN
CITY OF MESA, MARICOPA COUNTY, ARIZONA

NOTES

- PUBLIC UTILITY AND FACILITY EASEMENTS (PUFE) WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS 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 PUFE'S ON THIS PLAT, THE TERM "PUBLIC EASEMENT" IN M.C.C. §9-1-5(A) INCLUDES PUFE'S, AND PUFE'S ON THIS PLAT ARE SUBJECT TO M.C.C. § 9-1-5(A).
- 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.
- CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, REMOVABLE SECTION TYPE FENCING.
- UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33.
- ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- 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 THOMAS ROAD AND VAL VISTA DRIVE.
- 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.
- THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
- A HOMEOWNERS ASSOCIATION WILL HAVE THE RESPONSIBILITY FOR MAINTAINING THE "COMMON AREAS" TO BE NOTED AS EASEMENTS INCLUDING LANDSCAPING AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED CONSTRUCTION DOCUMENTS (PLANS).
- 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.
- 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.

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 32, TOWSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS MEASURED AND RECORDED IN BOOK 1323, PAGE 15 OF MARICOPA COUNTY RECORDS.

NORTH 89 DEGREES 53 MINUTES 07 SECONDS EAST

AREA SUMMARY TABLE		
DESCRIPTION	AREA (SF)	AREA (ACRES)
GROSS AREA	237,867	5.4607

OWNER

BURDEN ORCHARDS BUILD TO RENT, LLP
49009 N. SCOTTSDALE ROAD NO. 4900
SCOTTSDALE, AZ 85251

OWNER

BURDEN WEST LIMITED PARTNERSHIP, LLP
3403 N. VAL VISTA DRIVE
MESA, AZ 85213

OWNER

RESERVE 100, LLC
3321 E. BASELINE RD.
GILBERT, AZ 85234
TEL: (480)-892-4492
CONTACT: TOM LEMON
tlemon@landfordhomes.com

ENGINEER

EPS GROUP, INC.
1130 N. ALMA SCHOOL RD., SUITE120
MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: MIKE LOTEMPIO, P.E.
mike.lotempio@epsgruoinc.com

SHEET INDEX

1 COVER, DEDICATION, AREA SUMMARY TABLE, BASIS OF BEARING, LEGAL DESCRIPTION AND CERTIFICATIONS

2-3 MAP OF DEDICATION

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THIS ____ DAY OF _____, 2023.

BY: _____
MAYOR DATE

ATTEST: _____
CITY CLERK DATE

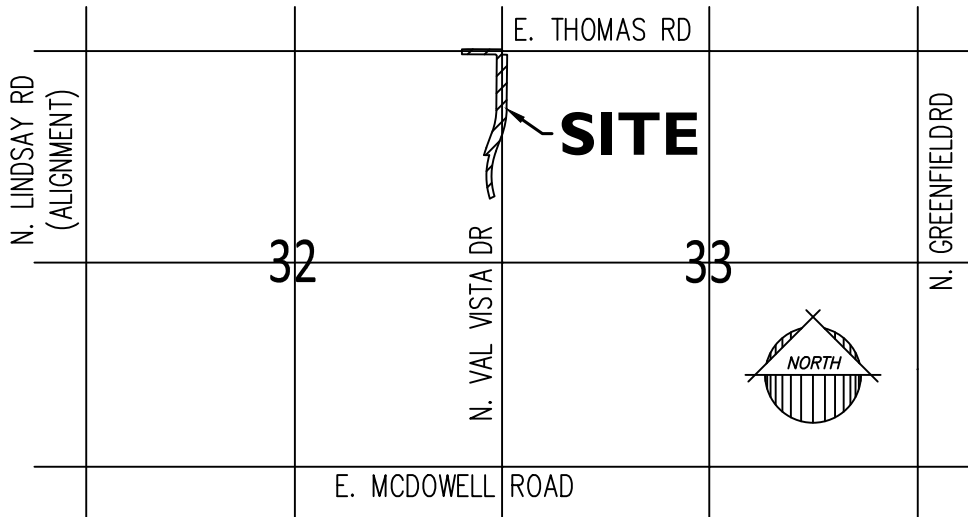
THIS IS TO CERTIFY THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS-45-576.

APPROVED: _____
CITY ENGINEER DATE

FINAL PLAT CERTIFICATION

I, MICHAEL D POLLOCK, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OF DEDICATION CONSISTING OF 3 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH APRIL OF 2023; 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.

MICHAEL D POLLOCK, RLS NO. 45378
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201



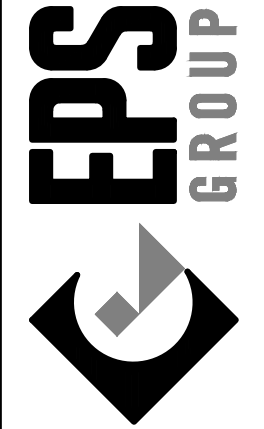
SECTION 32
T.2 N., R.6 E.

SECTION 33
T.2 N., R.6 E.

VICINITY MAP

NOT TO SCALE

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com



Project "VAL VISTA DRIVE AND THOMAS ROAD"

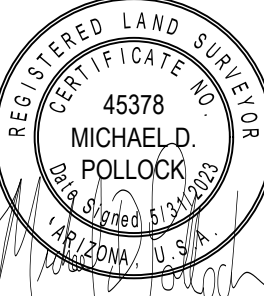
MESA, ARIZONA

MAP OF DEDICATION

Revisions:



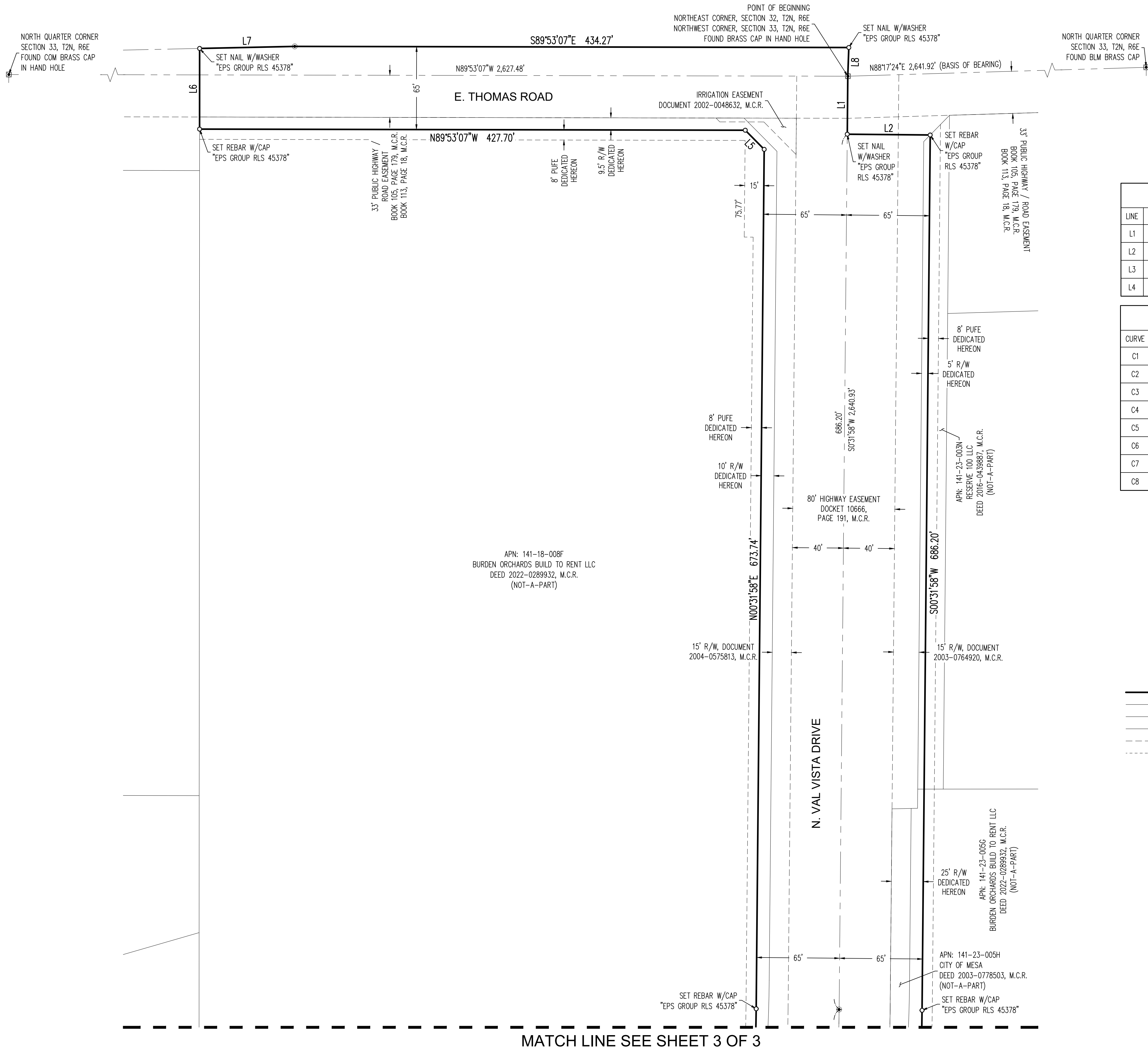
Drawn by: A.G.
Reviewed by: M.P.



Job No.
19-0079.1

MOD01

Sheet No.
1
of 3



LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S00°31'58\"W	45.49'	L5	N44°40'34\"W	21.10'
L2	S89°28'02\"E	65.00'	L6	N00°01'57\"E	63.23'
L3	S63°27'41\"W	67.35'	L7	N88°45'27\"E	74.57'
L4	N89°55'17\"W	67.23'	L8	S01°59'48\"W	22.51'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	355.98'	1019.93'	19°59'52\"	354.18'	S10°31'54\"W
C2	623.06'	1135.00'	31°27'10\"	615.27'	S04°48'15\"W
C3	566.88'	1200.00'	27°04'00\"	561.62'	N01°44'44\"E
C4	133.58'	1265.00'	6°03'01\"	133.52'	N17°30'20\"E
C5	310.61'	889.93'	19°59'52\"	309.04'	N10°31'54\"E
C6	333.30'	954.93'	19°59'52\"	331.61'	N10°31'54\"E
C7	109.99'	1200.00'	5°15'06\"	109.95'	S17°54'17\"W
C8	32.22'	1200.00'	1°32'18\"	32.22'	S12°33'25\"E

LEGEND

- ●

○

●

BLM

COM

M.C.R.

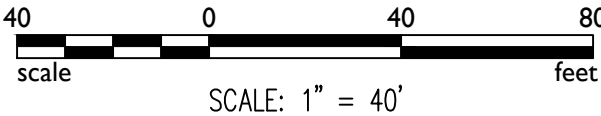
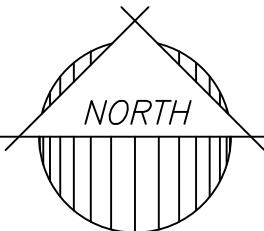
PUFE

R/W

LS

RLS

FOUND SURVEY MONUMENT AS NOTED
CORNER OF SUBDIVISION, MONUMENT AS NOTED.
SET BRASS CAP AT COMPLETION OF CONSTRUCTION
BUREAU OF LAND MANAGEMENT
CITY OF MESA
MARICOPA COUNTY RECORD
PUBLIC UTILITY AND FACILITIES EASEMENT
RIGHT OF WAY
LAND SURVEYOR
REGISTERED LAND SURVEYOR
PROPERTY LINE
SECTION LINE
EXISTING LOT LINE
EXISTING CENTER LINE
EXISTING EASEMENT LINE
TIE LINE



Project:

"VAL VISTA DRIVE AND THOMAS ROAD"

Revisions:

Drawn by:

A.G.

Reviewed by:

M.P.

Call at least two full working days before you begin excavation.

ARIZONA 811

800-488-8111 or 1-800-875-8111 (Toll-Free)

In Maricopa County: (602)263-1100

Registered Land Surveyor

45378

MICHAEL D. POLLOCK

Exp. 12/31/2024

1/1/2019, U.S.

Job No.

19-0079.1

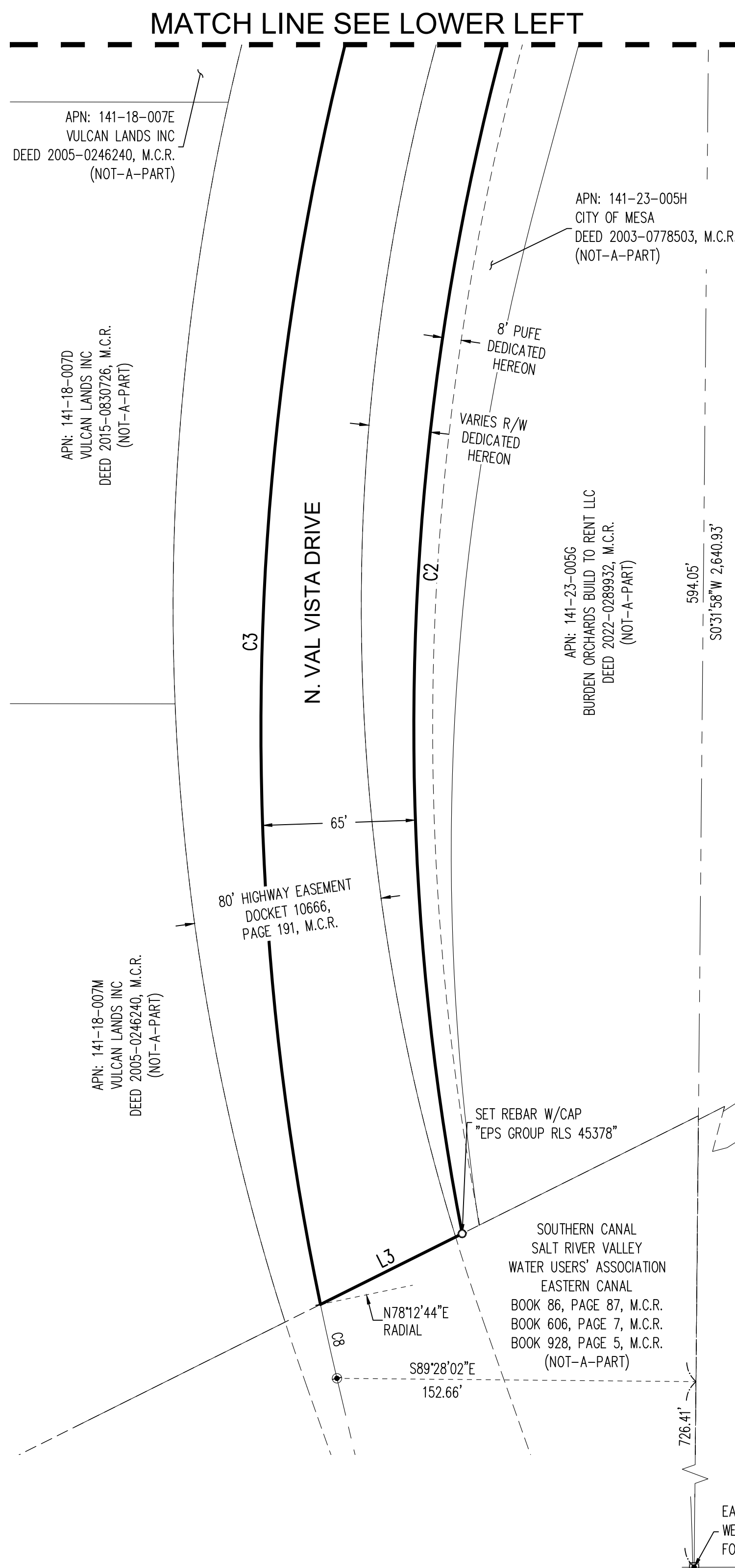
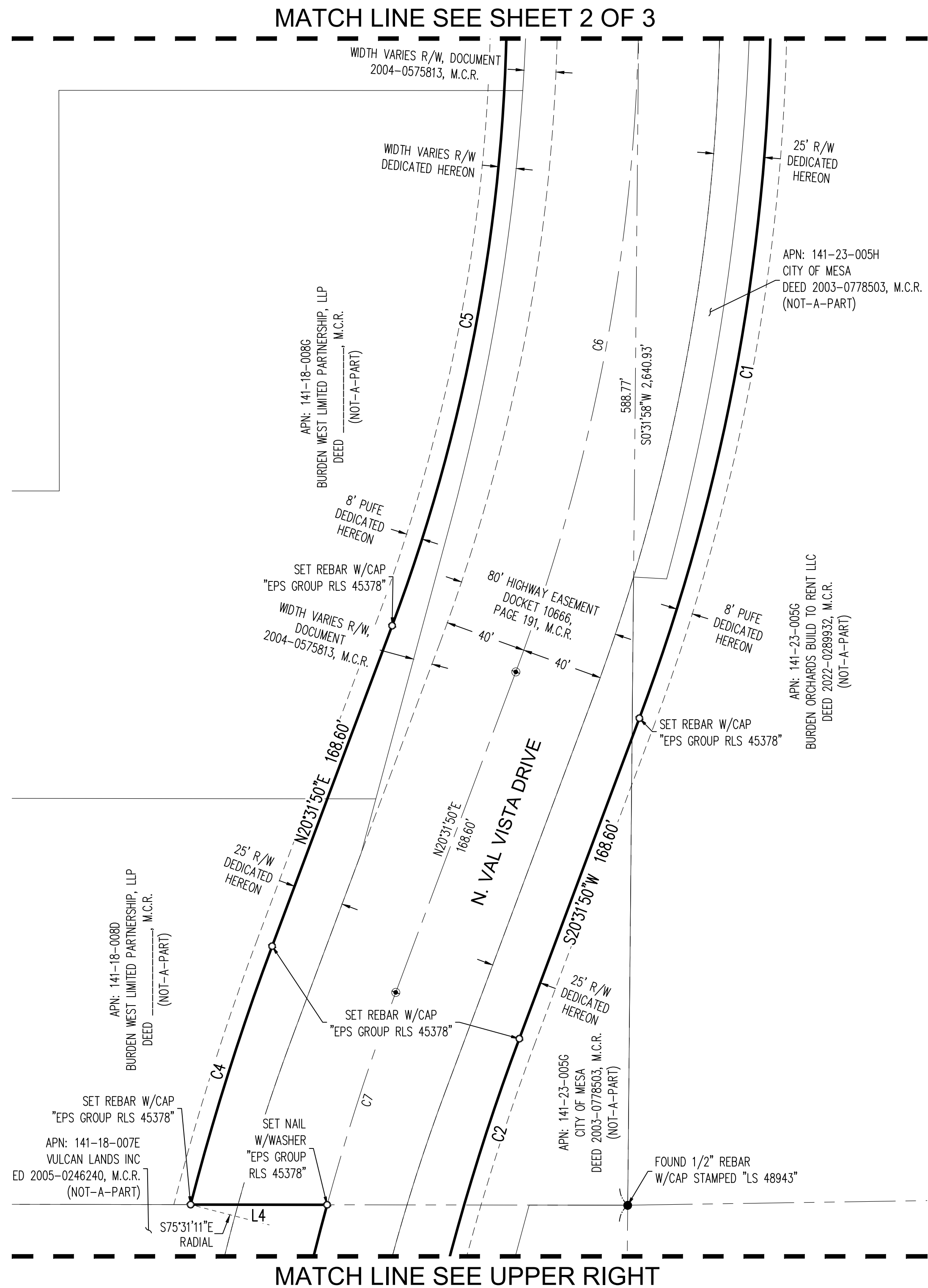
MOD01

Sheet No.

2 of 3

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EPS GROUP



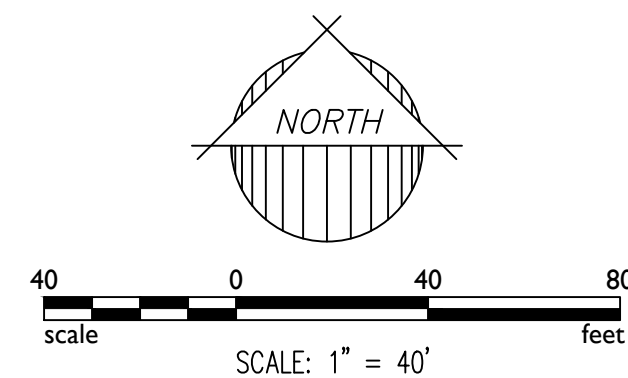
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LEGEND

●	FOUND SURVEY MONUMENT AS NOTED
○	CORNER OF SUBDIVISION, MONUMENT AS NOTED.
●	SET BRASS CAP AT COMPLETION OF CONSTRUCTION
BLM	BUREAU OF LAND MANAGEMENT
COM	CITY OF MESA
M.C.R.	MARICOPA COUNTY RECORD
PUFE	PUBLIC UTILITY AND FACILITIES EASEMENT
R/W	RIGHT OF WAY
LS	LAND SURVEYOR
RLS	REGISTERED LAND SURVEYOR
—	PROPERTY LINE
---	SECTION LINE
- - - -	EXISTING LOT LINE
- - - -	EXISTING CENTER LINE
- - - -	EXISTING EASEMENT LINE
- - - -	TIE LINE



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Project:"VAL VISTA DRIVE AND THOMAS ROAD"

Revisions:

Drawn by: A.G.
Reviewed by: M.P.

Call at least two full working days before you begin excavation.
ARIZONA
State Surveyor License No. 1400-010406-01 (11/01-03/31/24)
In Maricopa County: (602)263-1109

Drawn by: A.G.
Reviewed by: M.P.

REGISTERED LAND SURVEYOR
45378
MICHAEL D. POLLOCK
Exp. 5/31/2026
11/22/2019, U.S.

Job No.
19-0079.1

MOD01

Sheet No.
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of 3