

**DEDICATION**

SIGNAL BUTTE HAMPTON MESA AZ, LLC, A DELAWARE CORPORATION, AS OWNER, DOES HEREBY PUBLISH THIS FINAL REPLAT FOR "LOTS 6, 7, AND 8 OF MOUNTAIN VISTA RETAIL", A REPLAT OF LOTS 6, 7, AND 8 OF "MOUNTAIN VISTA RETAIL", LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS REPLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH OF THE STREETS, LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT THE STREETS, LOTS, TRACTS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO EACH RESPECTIVELY.

SIGNAL BUTTE HAMPTON MESA AZ, LLC, HEREBY DEDICATES AND CONVEYS TO THE CITY OF MESA, IN FEE, ALL REAL PROPERTY DESIGNATED ON THIS REPLAT AS "RIGHT-OF-WAY" OR "RW" 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 REPLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. THE DEDICATION OF REAL PROPERTY MARKED AS STREETS ON THIS REPLAT 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 REPLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

IT IS AGREED THAT SIGNAL BUTTE HAMPTON MESA AZ, 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 SIGNAL BUTTE HAMPTON MESA AZ, LLC OR THE SUCCESSORS OR ASSIGNS OF SIGNAL BUTTE HAMPTON MESA AZ, LLC AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY SIGNAL BUTTE HAMPTON MESA AZ, LLC OR THE SUCCESSORS OR ASSIGNS OF SIGNAL BUTTE HAMPTON MESA AZ, 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.

SIGNAL BUTTE HAMPTON MESA AZ, LLC HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS REPLAT 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.

SIGNAL BUTTE HAMPTON MESA AZ, LLC HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS REPLAT AS "VEHICULAR NON-ACCESS EASEMENT" OR "VNAE" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO VEHICULAR ACCESS IS PERMITTED.

**DRAINAGE COVENANTS:**

THE DRAINAGE EASEMENTS SHOWN ON THIS REPLAT WITHIN ALL PARCELS ARE 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.

SIGNAL BUTTE HAMPTON MESA AZ, LLC WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED BY THIS REPLAT, 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 REPLAT, HAS CONSENTED TO OR JOINED IN THIS REPLAT AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH SIGNAL BUTTE HAMPTON MESA AZ, LLC WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS REPLAT IS RECORDED.

IN WITNESS WHEREOF:

SIGNAL BUTTE HAMPTON MESA AZ, LLC, A DELAWARE CORPORATION, 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 \_\_\_\_\_, 2022.

SIGNAL BUTTE HAMPTON MESA AZ, LLC, A DELAWARE CORPORATION

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF ARIZONA )  
 ) SS  
COUNTY OF MARICOPA )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, PERSONALLY APPEARED, \_\_\_\_\_, WHO ACKNOWLEDGED HIMSELF TO BE THE \_\_\_\_\_ BEING DULY AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**LOTS 6, 7, AND 8 OF "MOUNTAIN VISTA RETAIL"**

A REPLAT OF LOTS 6, 7, AND 8 OF THE "MOUNTAIN VISTA RETAIL", RECORDED AS BOOK 1620 OF MAPS, PAGE 41, MARICOPA COUNTY RECORDER'S OFFICE, (M.C.R.), SITUATE WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, CITY OF MESA, MARICOPA COUNTY, ARIZONA

**OWNER**

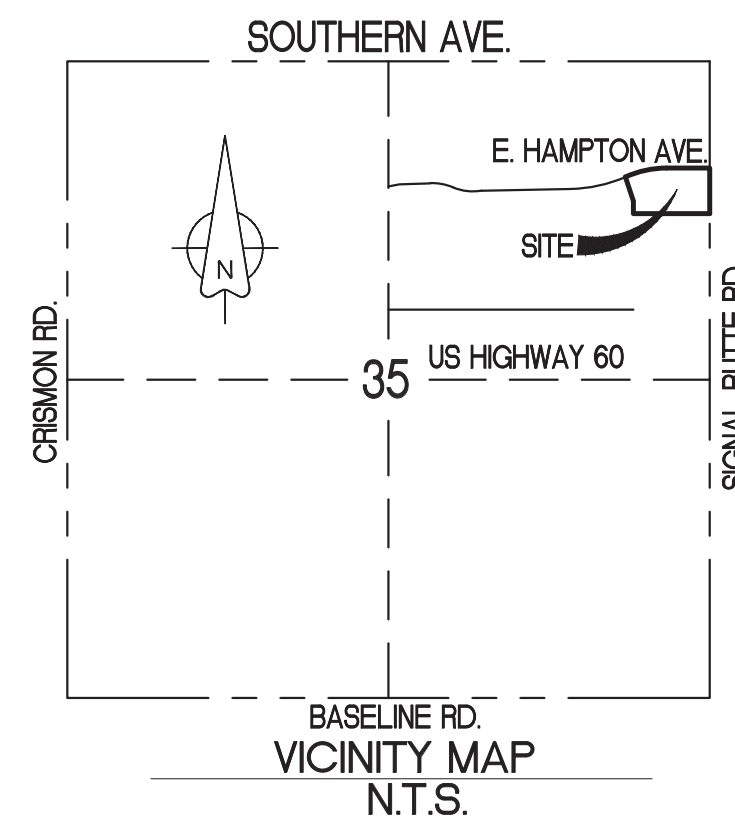
SIGNAL BUTTE HAMPTON MESA AZ, LLC  
901 WABASH AVE., SUITE 300  
TERRE HAUTE, IN 47807

**DEVELOPER**

THOMPSON THRIFT  
901 WABASH AVE., SUITE 300  
TERRE HAUTE, IN 47807

**AREA TABLE**

LOT 6:	110,140 SQ. FT.	2.53 AC.	+/-
LOT 8:	43,929 SQ. FT.	1.01 AC.	+/-
TOTAL:	154,069 SQ. FT.	3.54 AC.	+/-



**ENGINEER**

BECK CONSULTING ENGINEERS  
9034 N. 23RD AVENUE  
PHOENIX, ARIZONA 85008  
PHONE: (602) 943-6200  
FAX: (602)-943-6201  
CONTACT: MARK BECK, P.E.

**SURVEYOR**

RLF CONSULTING, LLC  
2165 W. PECOS RD, SUITE 5  
CHANDLER, ARIZONA 85224  
PHONE: (480) 445-9189  
FAX: (480) 445-9185  
CONTACT: MICHAEL E. FONDREN, R.L.S.

**NEW PROPERTY DESCRIPTIONS**

**PARCEL 6**

OF A PORTION OF LOTS 6 & 7, OF "MOUNTAIN VISTA RETAIL", AS SHOWN IN BOOK 1620 OF MAPS, PAGE 41, MARICOPA COUNTY RECORDER'S OFFICE, (M.C.R.), SITUATE IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID SECTION 35, MARKED BY A BRASS CAP IN HANDHOLE, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION, MARKED BY A BRASS CAP FLUSH, BEARS SOUTH 00°09'53" EAST (**BASIS OF BEARING**), A DISTANCE OF 2,638.57 FEET;

**THENCE** ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35, SOUTH 00°09'53" EAST, A DISTANCE OF 800.00 FEET, TO THE CENTER LINE OF EAST HAMPTON AVENUE, AS IT EXISTS ACCORDING TO BOOK 1620 OF MAPS, PAGE 41 OF SAID RECORDS;

**THENCE** ALONG SAID CENTER LINE, SOUTH 89°50'07" WEST, A DISTANCE OF 80.01 FEET;

**THENCE** DEPARTING SAID LINE, SOUTH 0°09'53" EAST, A DISTANCE OF 55.00 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 6, ALSO THE **POINT OF BEGINNING (P.O.B.)**;

**THENCE** SOUTH 45°09'53" EAST, A DISTANCE OF 21.23 FEET;

**THENCE** SOUTH 00°09'53" EAST, A DISTANCE OF 234.57 FEET;

**THENCE** NORTH 90°00'00" WEST, A DISTANCE OF 260.27 FEET, TO THE BEGINNING OF A TANGENT, CONCAVE, CURVE HAVING A RADIUS OF 115.00 FEET;

**THENCE** WEST, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°12'24", AN ARC LENGTH OF 40.56 FEET;

**THENCE** SOUTH 69°47'36" WEST, A DISTANCE OF 58.58 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 194.85 FEET, FROM WHICH THE CENTER BEARS SOUTH 69°52'27" WEST;

**THENCE** NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°25'30", AN ARC LENGTH OF 83.06 FEET, TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 299.63 FEET;

**THENCE** NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°15'14", AN ARC LENGTH OF 152.99 FEET;

**THENCE** NORTH 15°18'55" WEST, A DISTANCE OF 49.83 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 745.00 FEET, FROM WHICH THE CENTER BEARS SOUTH 15°31'41" EAST;

**THENCE** EAST, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°21'48", AN ARC LENGTH OF 199.76 FEET;

**THENCE** NORTH 89°50'07" EAST, A DISTANCE OF 274.68 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING 110,140 SQUARE FEET OR 2.528 ACRES, MORE OR LESS.

SUBJECT TO EXISTING RIGHTS-OF-WAY AND EASEMENTS.

**APPROVALS**

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
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 BY: \_\_\_\_\_  
CITY ENGINEER DATE

**PARCEL 8**

OF A PORTION OF LOTS 7 & 8, OF "MOUNTAIN VISTA RETAIL", AS SHOWN IN BOOK 1620 OF MAPS, PAGE 41, MARICOPA COUNTY RECORDER'S OFFICE, (M.C.R.), SITUATE IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID SECTION 35, MARKED BY A BRASS CAP IN HANDHOLE, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION, MARKED BY A BRASS CAP FLUSH, BEARS SOUTH 00°09'53" EAST (**BASIS OF BEARING**), A DISTANCE OF 2,638.57 FEET;

**THENCE** ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35, SOUTH 00°09'53" EAST, A DISTANCE OF 800.00 FEET, TO THE CENTER LINE OF EAST HAMPTON AVENUE, AS IT EXISTS ACCORDING TO BOOK 1620 OF MAPS, PAGE 41 OF SAID RECORDS;

**THENCE** ALONG SAID CENTER LINE, SOUTH 89°50'07" WEST, A DISTANCE OF 354.69 FEET, TO THE BEGINNING OF A TANGENT, CONCAVE CURVE HAVING A RADIUS OF 800.00 FEET, MARKED BY A BRASS CAP FLUSH;

**THENCE** WEST, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°00'00", AN ARC LENGTH OF 279.25 FEET, TO A BRASS CAP FLUSH;

**THENCE** DEPARTING SAID CURVE, SOUTH 20°09'53" EAST, A DISTANCE OF 40.00 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 8, ALSO THE **POINT OF BEGINNING (P.O.B.)**;

**THENCE** SOUTH 20°09'53" EAST, A DISTANCE OF 15.00 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 745.00 FEET, FROM WHICH THE CENTER BEARS SOUTH 20°09'53" EAST;

**THENCE** EAST, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°38'12", AN ARC LENGTH OF 60.29 FEET;

**THENCE** SOUTH 15°18'55" EAST, A DISTANCE OF 49.83 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 299.63 FEET, FROM WHICH THE CENTER BEARS NORTH 74°42'11" EAST;

**THENCE** SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°15'14", AN ARC LENGTH OF 152.99 FEET, TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 194.85 FEET;

**THENCE** SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°25'30", AN ARC LENGTH OF 83.06 FEET;

**THENCE** SOUTH 69°47'36" WEST, A DISTANCE OF 20.51 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 174.50 FEET, FROM WHICH THE CENTER BEARS SOUTH 69°52'24" WEST;

**THENCE** NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°57'07", AN ARC LENGTH OF 12.04 FEET;

**THENCE** SOUTH 89°59'09" WEST, A DISTANCE OF 213.04 FEET;

**THENCE** NORTH 00°00'55" WEST, A DISTANCE OF 19.37 FEET;

**THENCE** NORTH 17°16'46" WEST, A DISTANCE OF 193.47 FEET;

**THENCE** NORTH 69°50'07" EAST, A DISTANCE OF 105.46 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING 43,929 SQUARE FEET OR 1.008 ACRES, MORE OR LESS.

SUBJECT TO EXISTING RIGHTS-OF-WAY AND EASEMENTS.

**ZONING**

ACCORDING TO MARICOPA COUNTY ASSESSOR'S PARCEL VIEWER, THE ZONE OF THE PROPERTY IS "LC-PAD" OR LIMITED COMMERCIAL.

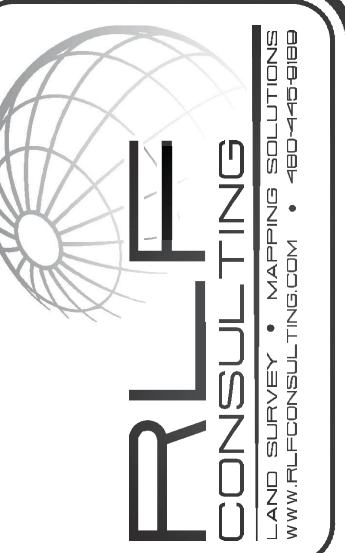
**BASIS OF BEARING**

SOUTH 00°09'53" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA, AS SHOWN ON THE FINAL PLAT OF MOUNTAIN VISTA MARKETPLACE, RECORDED AS BOOK 954, PAGE 32, MARICOPA COUNTY RECORDER'S OFFICE, (M.C.R.),

**GENERAL NOTES**

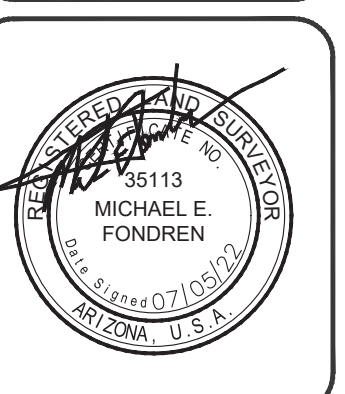
- CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, REMOVABLE SECTION TYPE FENCING.
- NO STRUCTURE OF ANY KIND TO BE CONSTRUCTED OR PLACED WITHIN OR OVER PUBLIC UTILITIES EASEMENTS, EXCEPT WOOD, WIRE OR REMOVAL SECTION- TYPE FENCING AND/OR PAVING NOR ANY PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF MESA OR UTILITY COMPANY WILL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTION OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTIONS.
- 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.
- UPON COMPLETION OF CONSTRUCTION OF THIS SUBDIVISION 1/2" REBAR MONUMENTS SHALL BE SET AT ANGLE POINTS AND POINTS OF CURVE OF EACH LOT SHOWN HEREON. 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.
- 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.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NO.#04013C2315L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN ZONE "X" . 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."
- 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 ALONG E. HAMPTON AVENUE, AND S. SIGNAL BUTTE ROAD.
- THIS SUBDIVISION IS SUBJECT TO THE "DEVELOPMENT AGREEMENT" BETWEEN THE CITY OF MESA AND SIGNAL BUTTE BFC, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NO. 2020- 0649703, M.C.R., DATED, JULY 20, 2020.
- 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.
- 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 PUFES ON THIS THE DEFINITION OF PUBLIC EASEMENT IN .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).
- THE AREA WITHIN THE SIGHT VISIBILITY EASEMENT AND OR TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, FENCES, OR OTHER ITEMS HIGHER THAN 36- INCH ABOVE STREET GRADES IN THESE AREAS.
- WHENEVER DRAINAGE EASEMENTS ARE GREATER THAN THE STANDARD SETBACKS , THE EASEMENT LINE WILL BECOME THE NEW REQUIRED BUILDING SET BACK.
- 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.
- ALL UNITS SHOWN ON THIS PLAT SHALL EACH HAVE A FIRE SPRINKLER SYSTEM. THESE FIRE SPRINKLER SYSTEMS SHALL MEET THE REQUIREMENTS OF THE MESA FIRE CODE.
- INDIVIDUAL LOT ENGINEERS ARE TO PROVIDE ENGINEERING CALCULATIONS TO THE CITY OF MESA THAT SHOWS THE DEVELOPMENT OF THE LOT WILL NOT INCREASE THE FLOWS PRODUCED BY THE LOT IN THE EXISTING CONDITION.
- INDIVIDUAL LOT ENGINEERS MUST COMPLY WITH ANY SECTION 401 OR 404 REQUIREMENTS FOR THIS SUBDIVISION THAT HAVE BEEN PERMITTED WITH THE CORPS OF ENGINEERS.
- INDIVIDUAL LOT ENGINEER(S) WILL OBTAIN APPROVED DRAINAGE REPORT(S) FROM THE CIT/ OF MESA AND COMPLY WITH THOSE REQUIREMENTS. INDIVIDUAL LOT OWNERS OF THESE CUSTOM LOTS OR THEIR ENGINEERS ARE RESPONSIBLE FOR THE GRADING AND HYDRAULIC DESIGN OF THE IMPROVEMENTS TO THE LOTS. THIS INCLUDES, BUT IS NOT LIMITED TO, LOT GRADING, PROTECTION FROM FLOOD INUNDATION, SCOUR PROTECTION, PROTECTION FROM LATERAL MIGRATION OF THE WASHES, AS WELL AS THE HANDLING OF LOCAL DRAINAGE. INCLUDING POSSIBLE ADDITIONAL LOT RETENTION, IF REQUIRED.
- 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 CITIES 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).

BY:   
MICHAEL E. FONDREN  
REGISTERED LAND SURVEYOR # 35113



NO.	DATE	REVISION	BY:
PURPOSE:			REPLAT OF LOTS 6, 7, AND 8

DRAWN BY: SKJ  
CHECKED BY: MEF



**LOTS 6, 7 AND 8 OF "MOUNTAIN VISTA RETAIL"**  
 A REPLAT OF LOTS 6, 7, AND 8 OF THE "MOUNTAIN VISTA RETAIL", RECORDED AS BOOK 1620 OF MAPS, PAGE 41, MARICOPA COUNTY RECORDER'S OFFICE, (M.C.R.), SITUATE WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, CITY OF MESA, MARICOPA COUNTY, ARIZONA

SECTION: 35  
TWNNSHP: 1 N.  
RANGE: 7 E.

JOB NO.:  
**09003123**

SCALE  
N / A

SHEET  
**1** OF **2**

