

FINAL PLAT OF "VALLEYWISE COMMUNITY HEALTH CENTER MESA"

A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 5 EAST,
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT MARICOPA COUNTY SPECIAL HEALTH CARE DISTRICT, AN ARIZONA MUNICIPAL CORPORATION, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "VALLEYWISE COMMUNITY HEALTH CENTER MESA", LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 5 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 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.

MARICOPA COUNTY SPECIAL HEALTH CARE DISTRICT, AN ARIZONA MUNICIPAL 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.

MARICOPA COUNTY SPECIAL HEALTH CARE DISTRICT, AN ARIZONA MUNICIPAL 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 "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.

MARICOPA COUNTY SPECIAL HEALTH CARE DISTRICT, AN ARIZONA MUNICIPAL CORPORATION, WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS THE SOLE OWNER 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 MARICOPA COUNTY SPECIAL HEALTH CARE DISTRICT, AN ARIZONA MUNICIPAL CORPORATION, WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

MARICOPA COUNTY SPECIAL HEALTH CARE DISTRICT, AN ARIZONA MUNICIPAL 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.

BY: _____ DIRECTOR, CONTRACTS & PROCUREMENT
CHRISTOPHER MELTON VALLEYWISE HEALTH

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

BEFORE ME THIS _____ DAY OF _____, 20____,

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE _____ OF MARICOPA COUNTY SPECIAL HEALTH CARE DISTRICT, AN ARIZONA MUNICIPAL CORPORATION, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON, AND ACKNOWLEDGED THAT _____, AS _____, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

SIGNATURE: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____.

APPROVALS

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

APPROVED BY: _____ DATE _____
MAYOR

ATTEST: _____ DATE _____
CITY CLERK

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: _____ DATE _____
CITY ENGINEER

PARCEL DESCRIPTION

LOT 75, FRASER FIELDS, ACCORDING TO THE PLAT RECORDED IN BOOK 34 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA.

AND:

LOTS 84 AND 85, OF FRASER FIELDS, ACCORDING TO THE PLAT RECORDED IN BOOK 34 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA;

AND:

THAT PORTION OF THE ALLEY ABANDONED BY RESOLUTION NO. 5913 IN RECORDING NO. 1987-729023 LYING NEAREST IN PROXIMITY TO LOT 75 AND 84, FRASER FIELDS, ACCORDING TO THE PLAT RECORDED IN BOOK 34 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA;

AND:

LOT 76, FRASER FIELDS, ACCORDING TO THE PLAT RECORDED IN BOOK 34 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA;

AND:

LOTS 86 AND 87, FRASER FIELDS, ACCORDING TO BOOK 34 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA;

AND:

LOTS 31, 33, 35 AND 37, BLOCK 1, STEWARTS EAST MESA ADDITION, ACCORDING TO BOOK 33 OF MAPS, PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 19.48 FEET OF LOT 31.

AND:

THAT PORTION OF THE ALLEY ABANDONED BY RESOLUTION NO. 11674 IN RECORDING NO. 2021-0638483 LYING NEAREST IN PROXIMITY TO LOT 75 AND 84, FRASER FIELDS, ACCORDING TO THE PLAT RECORDED IN BOOK 34 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA.

STANDARD 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.

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 MAIN STREET OR NORTH FRASER 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.

THIS SUBDIVISION IS SUBJECT TO THE CITY OF MESA DESERT UPLANDS DEVELOPMENT STANDARDS.

INDIVIDUAL LOT ENGINEER(S) WILL OBTAIN APPROVED DRAINAGE REPORT(S) FROM THE CITY 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.

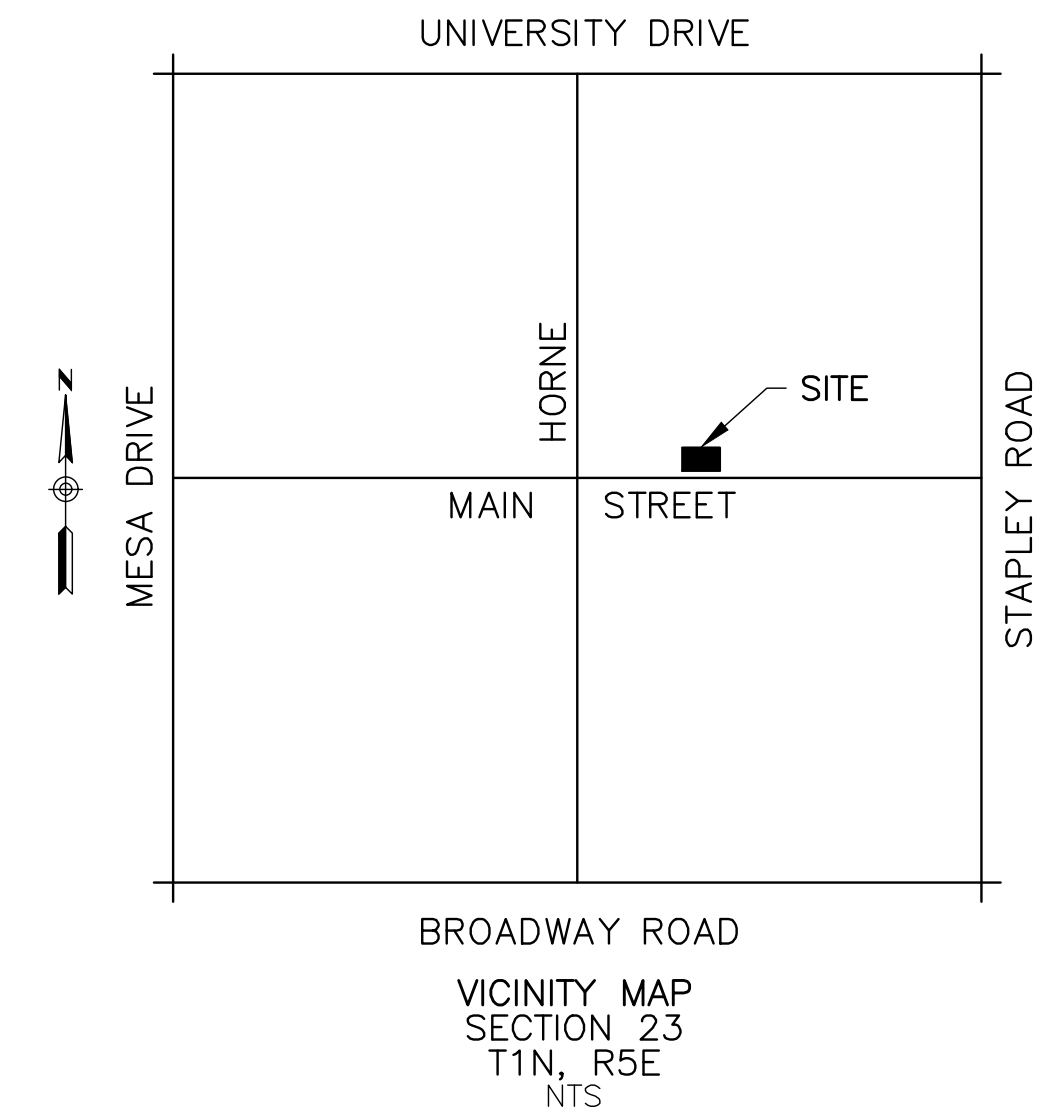
ALL UNITS SHOWN ON THIS PLAT SHALL EACH HAVE A FIRE SPRINKLER SYSTEM. THESE FIRE SPRINKLER SYSTEMS SHALL MEET THE REQUIREMENTS OF THE MESA FIRE CODE.

THE AREA WITH IN 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.

CERTIFICATION

"I, JASON P. GRAHAM, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT CONSISTING OF 2 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF MAY, 2018; 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."

JASON P. GRAHAM, RLS 47537



OWNER

MARICOPA COUNTY SPECIAL HEALTH CARE DISTRICT
2601 E. ROOSEVELT STREET
PHOENIX, AZ 85008
PHONE: 602-344-1495
ATTN: CHRISTOPHER MELTON

SURVEYOR

JASON P. GRAHAM, RLS 47537
DIBBLE ENGINEERING
7878 N 16TH STREET
SUITE 300
PHOENIX, AZ 85020
PHONE (602) 957-1155

ENGINEER

JEFFREY L. MCBRIDE, PE 37871
DIBBLE ENGINEERING
7878 N 16TH STREET
SUITE 300
PHOENIX, AZ 85020
PHONE (602) 957-1155

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 DETAIL SHEET

AREA

124,630 SQUARE FEET OR 2.861 ACRES, MORE OR LESS

BASIS OF BEARINGS

THE ARIZONA STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE.

BASIS OF BEARINGS

THE MONUMENTED CENTERLINE OF BROADWAY ROAD, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, T1N R5E, G&SRM, HAVING A BEARING OF S89°21'56"W IS THE BASIS OF BEARINGS FOR THIS SURVEY.



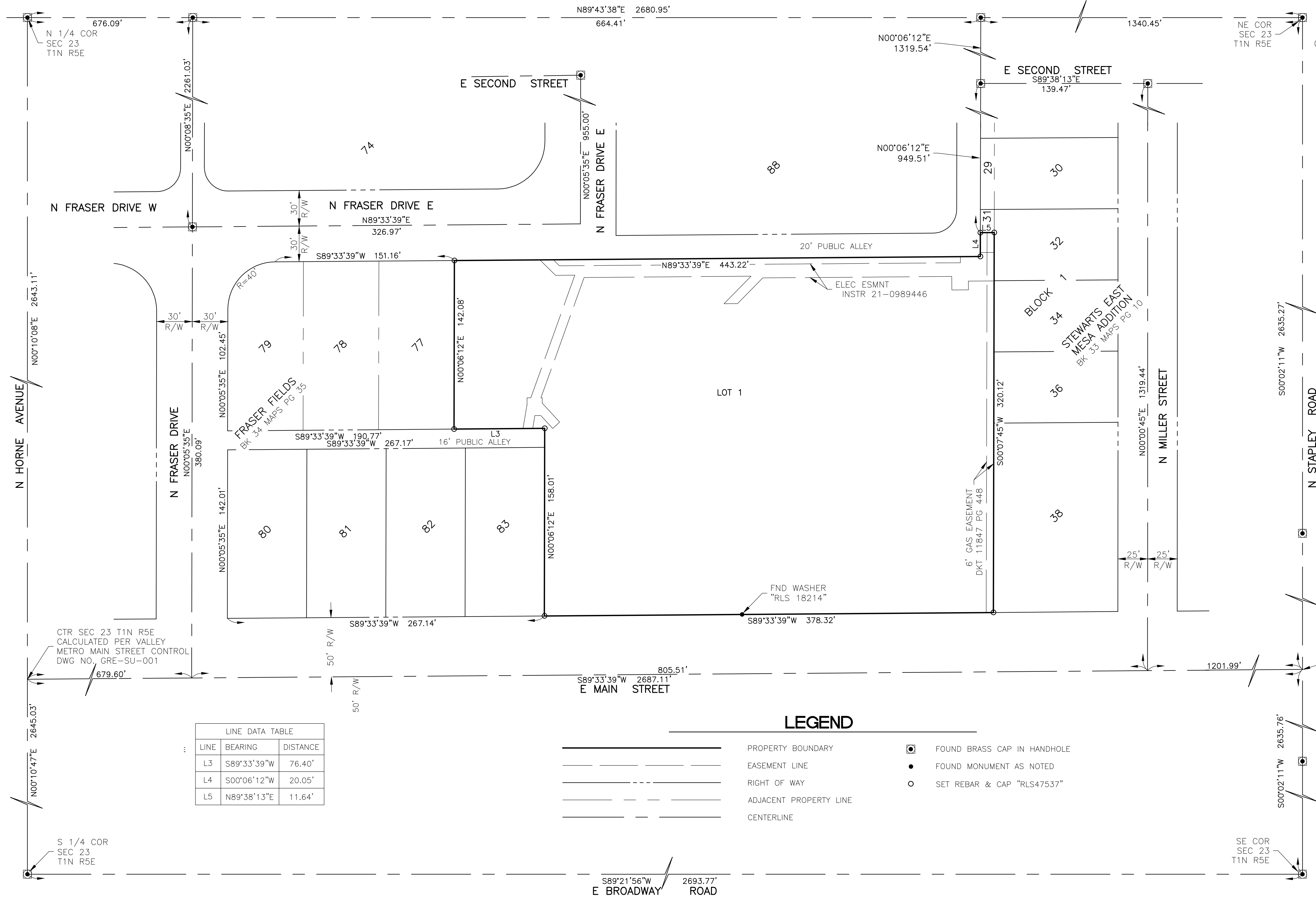
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Dibble
Engineering

FINAL PLAT
VALLEYWISE COMMUNITY HEALTH CENTER MESA
NORTHEAST 1/4 SECTION 23, T1N, R5E,
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

SHEET	PROJECT NO: 1019110	DATE: SEP 2019	SCALE: AS SHOWN
	SURVEYED: MAY 2018	DRAWN: CSD	REVIEWED: JFG
	FIELD WORK: MAY 18, 2018		REVIEWED: JFG
	REVISIONS:		
1			
OF 2			

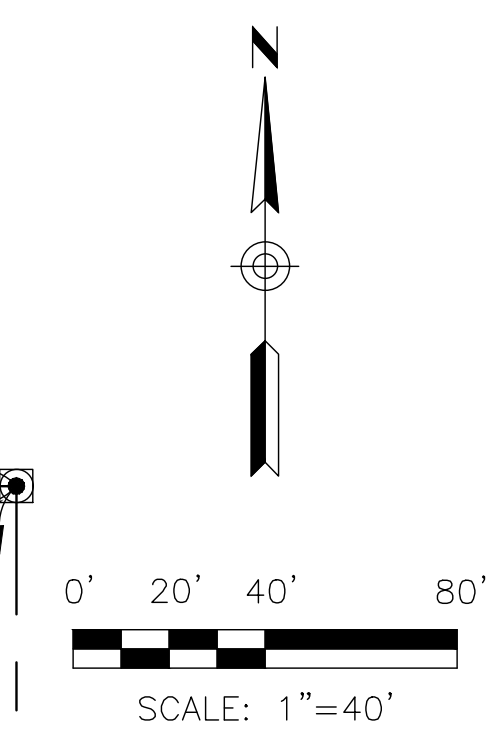
FILED:\PROJECTS\2019\1019110_1845_Graham_Civil_Review\1019110_1845_Graham_Civil_Review.dwg DATE: 10/22/2022 TIME: 09:18 am



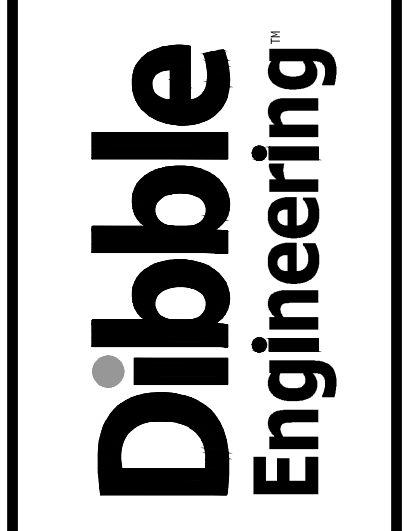
LINE DATA TABLE		
LINE	BEARING	DISTANCE
L3	S89°33'39"W	76.40'
L4	S00°06'12"W	20.05'
L5	N89°38'13"E	11.64'

LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINE
- RIGHT OF WAY
- ADJACENT PROPERTY LINE
- CENTERLINE
- FOUND BRASS CAP IN HANDHOLE
- FOUND MONUMENT AS NOTED
- SET REBAR & CAP "RLS47537"



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FINAL PLAN
VALLEYWISE COMMUNITY HEALTH
CENTER MESA
 NORTHEAST 1/4 SECTION 23, T1N, R5E,
 GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

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