

DEDICATION

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS:

THAT DESERT VISTA 100, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR MONTELUNA, BEING A PLANNED RESIDENTIAL DEVELOPMENT LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND 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 THE SAME, AND THAT EACH OF THE STREETS, LOTS AND TRACTS SHALL BE KNOWN BY THE NAME, NUMBER AND LETTER GIVEN TO IT RESPECTIVELY.

DESERT VISTA 100, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY DEDICATES AND CONVEYS TO THE CITY OF MESA, IN FEE, ALL REAL PROPERTY DESIGNATED ON THIS PLAT 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 FACILITIES 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 STREETS ON THIS PLAT IS A DEDICATION TO THE CITY OF MESA, IN FEE, FOR THE CITY'S USE 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 NON-EXCLUSIVE EASEMENTS.

IT IS AGREED THAT DESERT VISTA 100, LLC, AN ARIZONA LIMITED LIABILITY COMPANY 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 DESERT VISTA 100, LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF DESERT VISTA 100, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY DESERT VISTA 100, LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF DESERT VISTA 100, LLC, AN ARIZONA LIMITED LIABILITY 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.

DESERT VISTA 100, LLC, AN ARIZONA LIMITED LIABILITY COMPANY 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 "S.V.E." 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.

DESERT VISTA 100, LLC, AN ARIZONA LIMITED LIABILITY COMPANY 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 "V.N.A.E." FOR THE PURPOSE OF ESTABLISHING AREAS WITHIN WHICH NO VEHICULAR ACCESS IS PERMITTED.

DRAINAGE COVENANTS:

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT AS TRACTS "A", "D" AND "I" 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.

DESERT VISTA 100, LLC, AN ARIZONA LIMITED LIABILITY COMPANY 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 DESERT VISTA 100, LLC, AN ARIZONA LIMITED LIABILITY COMPANY WILL RECORD NOT LATER THAT THE DATE ON WHICH THIS PLAT IS RECORDED.

FINAL PLAT FOR MONTELUNA

8063 EAST MCKELLIPS ROAD

A PLANNED RESIDENTIAL DEVELOPMENT LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION (CONT.)

IN WITNESS WHEREOF:

DESERT VISTA 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 _____, 2020.

DESERT VISTA 100, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

ON THIS, THE ____ DAY OF _____, 2020, BEFORE ME, THE

UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____

WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF

DESERT VISTA 100, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THEIR NAMES AS OFFICER.

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

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THIS

____ DAY OF _____, 2020

APPROVED BY: _____ ATTEST: _____
MAYOR 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.

APPROVED BY _____ DATE _____
CITY ENGINEER

LEGAL DESCRIPTION

LOT 24, STATE PLAT NO. 15 MESA HIGHLANDS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 320 OF MAPS, PAGE 13, BEING LOCATED IN SECTION 8, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, CONTAINING 40.006 ACRES MORE OR LESS.

BENCHMARK

BRASS CAP TAG IN THE BACK OF CURB AT THE NORTHEAST CORNER OF 80TH STREET AND BROWN. ELEVATION 1555.00' NAVD88 DATUM, CITY OF MESA DATUM

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PROJECT IS GRID NORTH ACCORDING TO DIRECT OBSERVATION ON ARIZONA STATE PLANE COORDINATES, CENTRAL ZONE.

OWNER/DEVELOPER

DESERT VISTA 100, LLC
3321 EAST BASELINE ROAD
GILBERT, ARIZONA 85234
PHONE: (480) 892-4492
CONTACT: TOM LEMON
EMAIL: TLEMON@BLANDFORDHOMES.COM

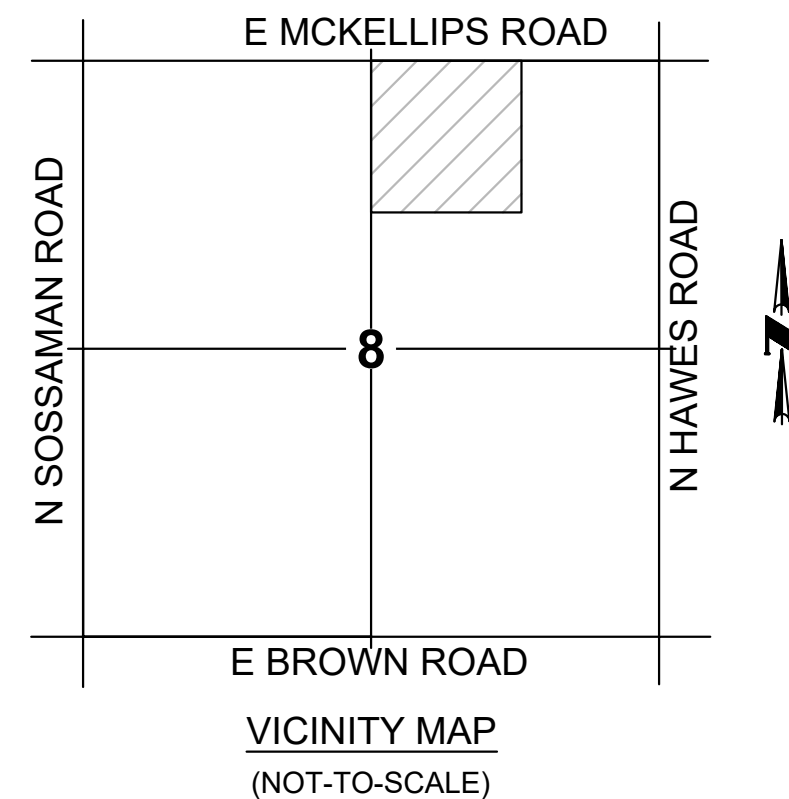
ENGINEER

CVL CONSULTANTS
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 264-6831
FAX: (602) 264-0928
CONTACT: DOUGLAS W. CHUBIN, P.E.
EMAIL: DCHUBIN@CVLCCI.COM

LAND USE TABLE with columns: LAND USE AREAS, SQUARE FEET, ACRES. Rows include: TOTAL AREA OF LOTS, TOTAL AREA OF TRACTS (A-J), TOTAL NET AREA, PUBLIC RIGHT-OF-WAY, TOTAL GROSS AREA.

TOTAL LAND USE table with columns: TOTAL NUMBER OF LOTS, TOTAL NUMBER OF TRACTS, GROSS RESIDENTIAL DENSITY.

TRACT TABLE with columns: TRACT, AREA (ACRES), DESCRIPTION. Lists tracts A through J and a TOTAL row.



CERTIFICATION

I, RICHARD G. ALCOCKER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF FIVE (5) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF NOVEMBER, 2018, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: _____
RICHARD G. ALCOCKER
REGISTRATION NUMBER 33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCCI.COM

NOTES

- 1. CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE AND REMOVABLE SECTION TYPE FENCING.
2. 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 THIS PROJECT OR LANDSCAPING WITHIN THE RIGHTS-OF WAY ALONG MCKELLIPS ROAD.
3. THE CITY MESA WILL NOT BE RESPONSIBLE FOR ANY SPECIAL TYPE OF SURFACE MATERIAL OF SUCH AS BUT NOT LIMITED TO PAVEMENT, CONCRETE, COLORED STAMPED PAVEMENT OR CONCRETE, OR BRICKS, AS NOTED IN 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 MONTELUNA COMMUNITY ASSOCIATION OR THE PROPERTY OWNER(S).
4. 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.
5. UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
6. ELECTRICAL LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
7. COMMUNICATION LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
8. THIS SUBDIVISION IS SUBJECT TO THE CITY OF MESA DESERT UPLANDS DEVELOPMENT STANDARDS.
9. 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 NUMBER 04013C2285L DATED OCTOBER 16, 2013.
10. THIS FINAL PLAT IS SUBJECT TO THE "DEVELOPMENT AGREEMENT" BETWEEN THE CITY OF MESA AND DESERT VISTA 100, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NO. _____, WITH A DATE OF _____.
11. THE IDENTIFIED 404 WASHES ARE A SECTION 404 JURISDICTIONAL DELINEATED WASH AND HAS BEEN PERMITTED FOR DISTURBANCE PER U.S. ARMY CORPS OF ENGINEERS, DEPARTMENT OF THE ARMY, PERMIT NUMBER SPL-2019-00186 EFFECTIVE JANUARY 8, 2020.
12. THE IDENTIFIED 404 WASHES ARE BASED ON EXISTING CONDITIONS AS SHOWN ON AERIAL INFORMATION AND U.S. ARMY CORPS OF ENGINEER JURISDICTIONAL DETERMINATION DATED APRIL 2, 2019. SAID WASHES DEPICTED HEREON REFLECT THE APPROXIMATE LOCATION OF THE FLOW LINE AREA ALONG THE BOTTOM-OF WASH AND ARE SUBJECT TO CHANGE. REFER TO ORIGINAL U.S. ARMY CORPS OF ENGINEER DOCUMENTS FOR LIMITS OF 404 WASH BOTTOM. DRAINAGE EASEMENTS DEDICATED HEREON ARE INTENDED TO CONTAIN THE 404 WASH AND ARE NOT INTENDED TO REPRESENT FLOOD PLAINS.
13. THE MAINTENANCE OF LANDSCAPING, DECORATIVE PAVEMENT, PUBLIC AND PRIVATE DRAINAGE AND ASSOCIATED IMPROVEMENTS WITHIN THE RIGHTS-OF WAY SHALL BE THE RESPONSIBILITY OF THE MONTELUNA COMMUNITY ASSOCIATION.
14. EACH LOT IN THE SUBDIVISION IS PERMITTED ONE DWELLING FOR A TOTAL OF 108 UNITS.
15. THE MAINTENANCE OF THE LANDSCAPING, DRAINAGE AND ASSOCIATED IMPROVEMENTS WITHIN TRACTS "A", "B", "C", "D", "E", "F", "G", "H", AND "I" SHALL BE THE RESPONSIBILITY OF THE MONTELUNA COMMUNITY ASSOCIATION.
16. THIS SUBDIVISION IS SUBJECT TO THE CITY OF MESA RESIDENTIAL GUIDELINES.
17. THE AREA WITHIN THE VISIBILITY TRIANGLE EASEMENT, NOTED ON THIS PLAT AS V.T.E. (VISIBILITY TRIANGLE EASEMENT), IS TO BE CLEAR OF LANDSCAPING, SIGNS, FENCES OR OTHER ITEMS HIGHER THAN 36" ABOVE STREET GRADES.
18. LOTS 9, 10, 24, 25, 35-37, 42-45, INCLUSIVE, SHALL BE LIMITED TO SINGLE STORY ONLY.
19. THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

NOTE: PUBLIC UTILITY FACILITY EASEMENTS WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS FOR THE RELOCATION OF SRP AND SOUTHWEST 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).

GROSS AREA = 40.006 ACRES

SEE SHEET 2 FOR LINE TABLE, CURVE TABLE, AND LOT AREA TABLE

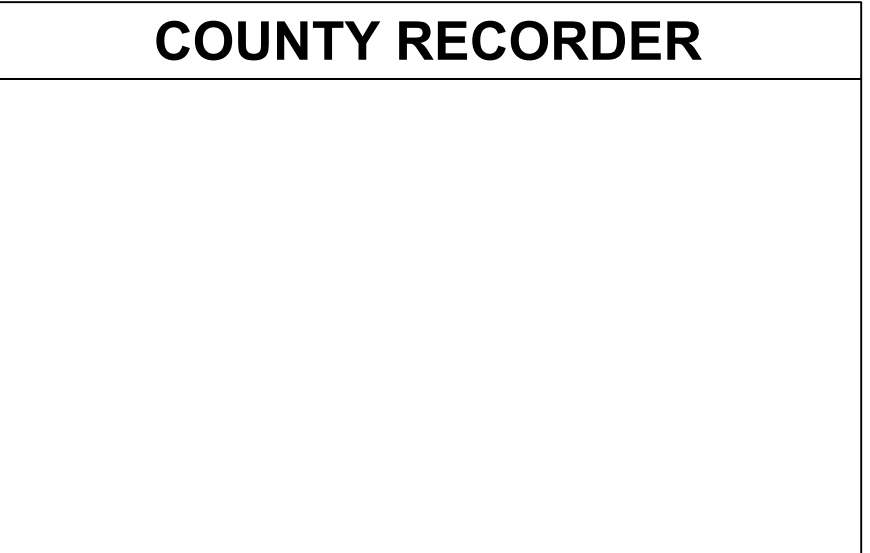


Table with columns: DATE, REVISION, NO. and vertical text: Coe & Van Loo Consultants, Inc.

FINAL PLAT MONTELUNA MESA, ARIZONA



01 SHEET OF 05
CVL Contact: DOUG CHUBIN
CVL Project #: 01-03284-02
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CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	63.11'	150.00'	024°06'26"	32.03	62.65	S12°03'45"E
C2	235.62'	37.50'	360°00'00"	0.00	0.00	S00°00'00"E
C3	90.00'	150.00'	034°22'41"	46.40	88.66	S72°49'11"E
C4	39.01'	150.00'	014°54'05"	19.62	38.90	N82°32'25"E
C5	212.62'	400.00'	030°27'21"	108.89	210.13	N74°46'52"W
C6	106.31'	200.00'	030°27'21"	54.44	105.06	N74°46'52"W
C7	46.70'	179.50'	014°54'21"	23.48	46.57	S07°27'43"E
C8	7.17'	167.50'	002°27'07"	3.58	7.17	S16°08'26"E
C9	20.19'	25.00'	046°16'24"	10.68	19.65	N05°46'12"E
C10	8.21'	50.00'	009°24'16"	4.11	8.20	S24°12'16"W
C11	30.00'	25.00'	068°45'20"	17.10	28.23	N53°52'48"E
C12	4.01'	132.50'	001°43'58"	2.00	4.01	N89°07'27"E
C13	39.27'	25.00'	090°00'00"	25.00	35.36	S45°00'32"E
C14	39.27'	25.00'	090°00'00"	25.00	35.36	S44°59'28"W
C15	217.74'	50.00'	249°30'46"	-72.06	82.16	N34°44'51"E
C16	16.65'	55.00'	017°20'29"	8.39	16.58	S81°20'17"E
C17	119.69'	55.00'	124°40'58"	104.94	97.43	S44°59'28"W
C18	16.65'	55.00'	017°20'29"	8.39	16.58	N08°40'47"W
C19	16.65'	55.00'	017°20'29"	8.39	16.58	N08°39'43"E
C20	119.69'	55.00'	124°40'58"	104.94	97.43	S45°00'32"E
C21	16.65'	55.00'	017°20'29"	8.39	16.58	S81°19'13"W
C22	23.21'	167.50'	007°56'16"	11.62	23.19	N86°01'19"E
C23	20.55'	25.00'	047°05'47"	10.90	19.98	N74°23'56"W
C24	3.64'	50.00'	004°10'03"	1.82	3.64	S52°56'04"E
C25	39.27'	25.00'	090°00'00"	25.00	35.36	N44°59'28"E
C26	16.65'	55.00'	017°20'29"	8.39	16.58	S81°20'17"E
C27	119.69'	55.00'	124°40'58"	104.94	97.43	S44°59'28"W
C28	16.65'	55.00'	017°20'29"	8.39	16.58	N08°40'47"W
C29	16.65'	55.00'	017°20'29"	8.39	16.58	N08°39'43"E
C30	119.69'	55.00'	124°40'58"	104.94	97.43	S45°00'32"E
C31	16.65'	55.00'	017°20'29"	8.39	16.58	S81°19'13"W
C32	97.01'	182.50'	030°27'21"	49.68	95.87	N74°46'52"W
C33	16.65'	55.00'	017°20'29"	8.39	16.58	N50°52'57"W
C34	119.69'	55.00'	124°40'58"	104.94	97.43	N75°26'49"E
C35	16.65'	55.00'	017°20'29"	8.39	16.58	S21°46'34"W
C36	15.88'	50.00'	018°11'42"	8.01	15.81	S39°32'39"W
C37	230.92'	50.00'	264°37'00"	-54.93	73.95	N83°40'00"W
C38	57.96'	50.00'	066°25'19"	32.73	54.77	N02°45'51"W
C39	39.27'	25.00'	090°00'00"	25.00	35.36	N75°26'49"E
C40	140.80'	417.50'	019°19'24"	71.08	140.14	N69°12'53"W
C41	61.83'	167.50'	021°08'57"	31.27	61.48	S79°26'03"E
C42	16.65'	55.00'	017°20'29"	8.39	16.58	N81°20'17"W
C43	119.69'	55.00'	124°40'58"	104.94	97.43	N44°59'28"E
C44	16.65'	55.00'	017°20'29"	8.39	16.58	S08°40'47"E
C45	16.65'	55.00'	017°20'29"	8.39	16.58	S08°39'43"W
C46	119.69'	55.00'	124°40'58"	104.94	97.43	N45°00'32"W
C47	16.65'	55.00'	017°20'29"	8.39	16.58	N81°19'13"E
C48	203.32'	382.50'	030°27'21"	104.12	200.93	N74°46'52"W
C49	39.27'	25.00'	090°00'00"	25.00	35.36	N14°33'11"W
C50	39.27'	25.00'	090°00'00"	25.00	35.36	N75°26'49"E
C51	115.61'	217.50'	030°27'21"	59.21	114.26	N74°46'52"W
C52	39.27'	25.00'	090°00'00"	25.00	35.36	S45°00'32"E
C53	39.27'	25.00'	090°00'00"	25.00	35.36	S44°59'28"W
C54	39.27'	25.00'	090°00'00"	25.00	35.36	N45°00'32"W
C55	39.27'	25.00'	090°00'00"	25.00	35.36	N44°59'28"E
C56	43.32'	132.50'	018°44'01"	21.86	43.13	S80°38'31"E
C57	85.94'	62.00'	079°24'59"	51.49	79.22	N40°46'37"W
C58	13.34'	120.50'	006°20'33"	6.68	13.33	S03°10'48"E
C59	39.68'	55.50'	040°57'49"	20.73	38.84	N20°29'27"W
C60	12.42'	59.00'	012°03'39"	6.23	12.40	N34°56'32"W
C61	1.22'	20.00'	003°29'03"	0.61	1.22	N27°10'10"W

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C62	7.50'	51.00'	008°25'16"	3.75	7.49	N36°45'43"W
C63	45.40'	63.50'	040°57'49"	23.72	44.44	N20°29'27"W
C64	105.01'	63.50'	094°45'15"	69.00	93.45	N06°25'57"W
C65	7.50'	51.00'	008°25'53"	3.76	7.50	N36°43'44"E
C66	1.21'	20.00'	003°28'04"	0.61	1.21	N27°08'15"E
C67	95.74'	55.50'	098°50'27"	64.80	84.30	N08°28'33"W

LINE TABLE		
NO.	BEARING	LENGTH
L1	S55°37'51"E	9.08'
L2	S75°05'07"W	12.00'
L3	N11°07'25"E	12.00'
L4	N68°29'26"W	8.50'
L5	N40°24'56"W	19.37'
L6	N11°01'23"W	8.15'
L7	N57°27'26"E	24.71'
L8	N83°25'07"E	10.06'
L9	N21°08'25"E	8.00'
L10	N00°00'32"W	9.41'
L11	S43°19'36"E	27.10'
L12	N31°49'48"W	22.64'
L13	N14°01'39"E	8.25'
L14	N45°15'11"E	29.56'
L15	S00°00'32"E	7.25'
L16	N43°55'49"E	21.38'
L17	N89°28'59"E	11.66'
L18	S00°04'56"W	25.25'
L19	S89°59'49"W	17.75'
L20	N44°59'28"E	14.14'
L21	N53°15'02"E	28.59'
L22	N30°57'18"E	17.49'
L23	N14°44'34"E	14.11'
L24	N00°00'32"W	39.65'
L25	N00°00'32"W	39.65'
L26	N00°00'32"W	20.00'
L27	N42°53'22"E	88.33'
L28	N19°39'00"E	69.84'
L29	N40°50'07"E	91.86'
L30	N23°59'23"E	134.86'
L31	N29°00'23"E	52.56'
L32	N33°07'40"E	40.01'
L33	N43°03'16"E	26.62'
L34	N00°00'32"W	13.28'
L35	N11°14'28"E	123.77'
L36	N22°29'28"E	73.17'
L37	N00°00'32"W	71.57'
L38	S00°00'32"E	75.55'
L39	S22°29'28"W	75.17'
L40	S11°14'28"W	119.83'
L41	N36°33'37"E	58.97'
L42	N59°18'36"E	55.99'
L43	N01°14'19"E	44.20'
L44	N55°20'12"E	48.86'
L45	N16°40'01"E	86.32'
L46	N08°32'43"E	61.05'
L47	N14°17'54"E	50.78'
L48	S75°42'06"E	20.00'
L49	S14°17'54"W	49.78'
L50	S08°32'43"W	61.47'
L51	S16°40'01"W	94.76'
L52	S55°20'12"W	45.67'

LINE TABLE		
NO.	BEARING	LENGTH
L53	S01°14'19"W	45.09'
L54	S59°18'36"W	63.06'
L55	S36°33'37"W	54.25'
L56	S07°23'45"W	69.32'
L57	S08°25'54"W	53.36'
L58	N21°20'26"E	39.06'
L59	N47°36'57"E	50.97'
L60	N27°57'09"E	73.84'
L61	N72°46'02"E	54.02'
L62	N26°47'16"E	43.69'
L63	N62°17'20"E	65.12'
L64	N40°06'52"E	86.40'
L65	S49°25'36"E	20.00'
L66	S40°06'52"W	90.16'
L67	S62°17'20"W	62.64'
L68	S26°47'16"W	45.78'
L69	S72°46'02"W	54.26'
L70	S27°57'09"W	69.05'
L71	S47°36'57"W	49.77'
L72	S21°20'26"W	34.39'
L73	N68°39'34"W	20.00'
L74	N56°09'05"E	60.64'
L75	S19°50'32"E	110.50'
L76	S89°59'28"W	12.00'
L77	N00°00'32"W	104.37'
L78	S89°59'28"W	9.21'
L79	N00°00'32"W	96.37'
L80	S89°59'28"W	4.00'
L81	S00°00'32"E	8.00'
L82	S89°59'28"W	8.00'
L83	N00°00'32"W	53.13'
L84	S89°59'28"W	9.21'
L85	N00°00'32"W	57.36'

LOT AREA TABLE		LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)
1	8,400	61	7,800
2	8,400	62	7,800
3	8,400	63	7,800
4	8,400	64	7,800
5	8,400	65	7,804
6	8,400	66	7,800
7	8,400	67	7,800
8	8,352	68	7,800
9	8,399	69	7,800
10	9,076	70	7,800
11	9,100	71	7,800
12	9,100	72	7,800
13	9,100	73	7,776
14	9,100	74	7,702
15	9,100	75	7,800
16	7,800	76	7,800
17	9,100	77	7,800
18	9,927	78	7,800
19	9,425	79	7,800
20	9,425	80	7,800
21	9,425	81	7,776
22	9,425	82	8,101
23	9,425	83	8,101
24	9,401	84	8,100
25	8,954	85	8,100
26	9,100	86	8,100
27	9,100	87	8,100
28	9,100	88	8,100
29	9,100	89	8,007
30	9,100	90	9,035
31	9,105	91	7,776
32	7,770	92	7,800
33	7,800	93	7,800
34	7,800	94	7,732
35	8,903	95	7,800
36	9,100	96	7,800
37	9,100	97	7,800
38	7,949	98	7,799
39	7,800	99	7,800
40	7,800	100	7,800
41	7,776	101	7,776
42	9,100	102	7,800
43	9,100	103	7,800
44	9,100	104	7,800
45	8,904	105	7,800
46	7,776	106	7,788
47	7,800	107	7,854
48	7,804	108	8,917
49	9,095		
50	9,100		
51	9,100		
52	9,100		
53	9,100		
54	9,100		
55	8,971		
56	9,032		
57	11,873		
58	7,776		
59	7,800		
60	7,800		
TOTAL	905,112		

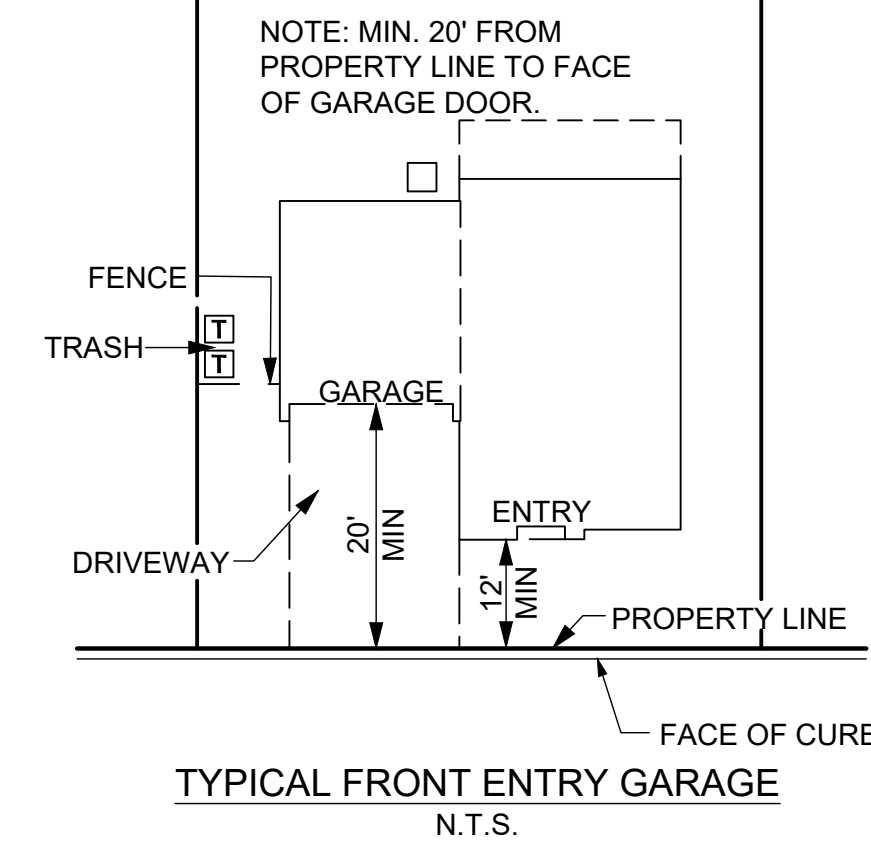
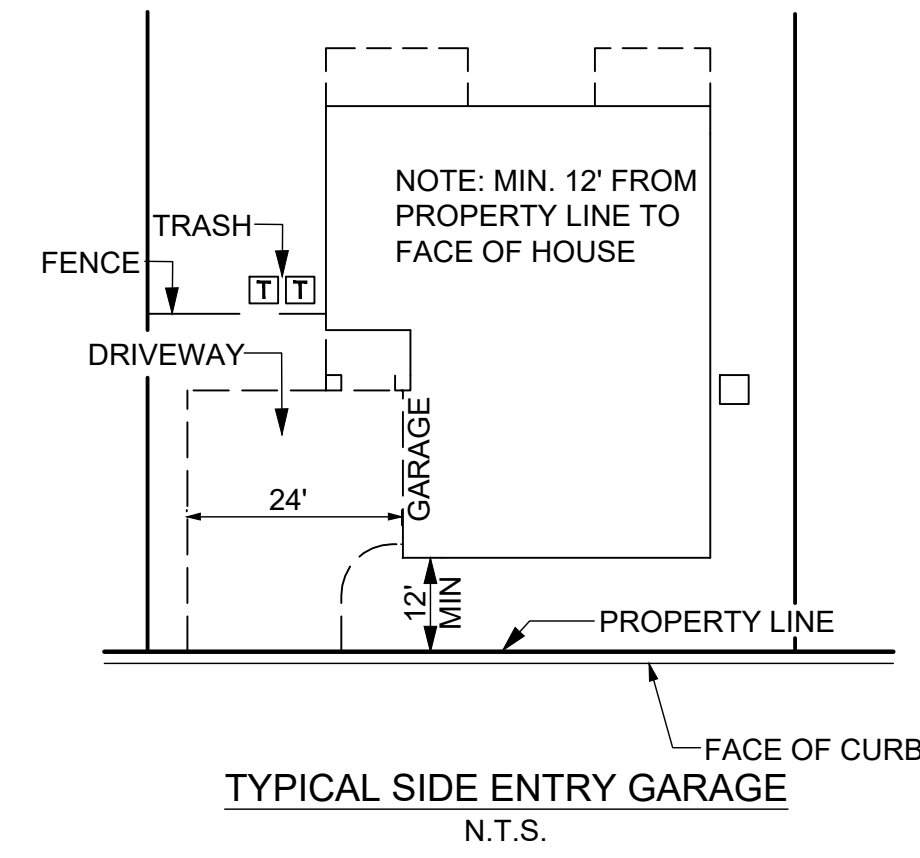
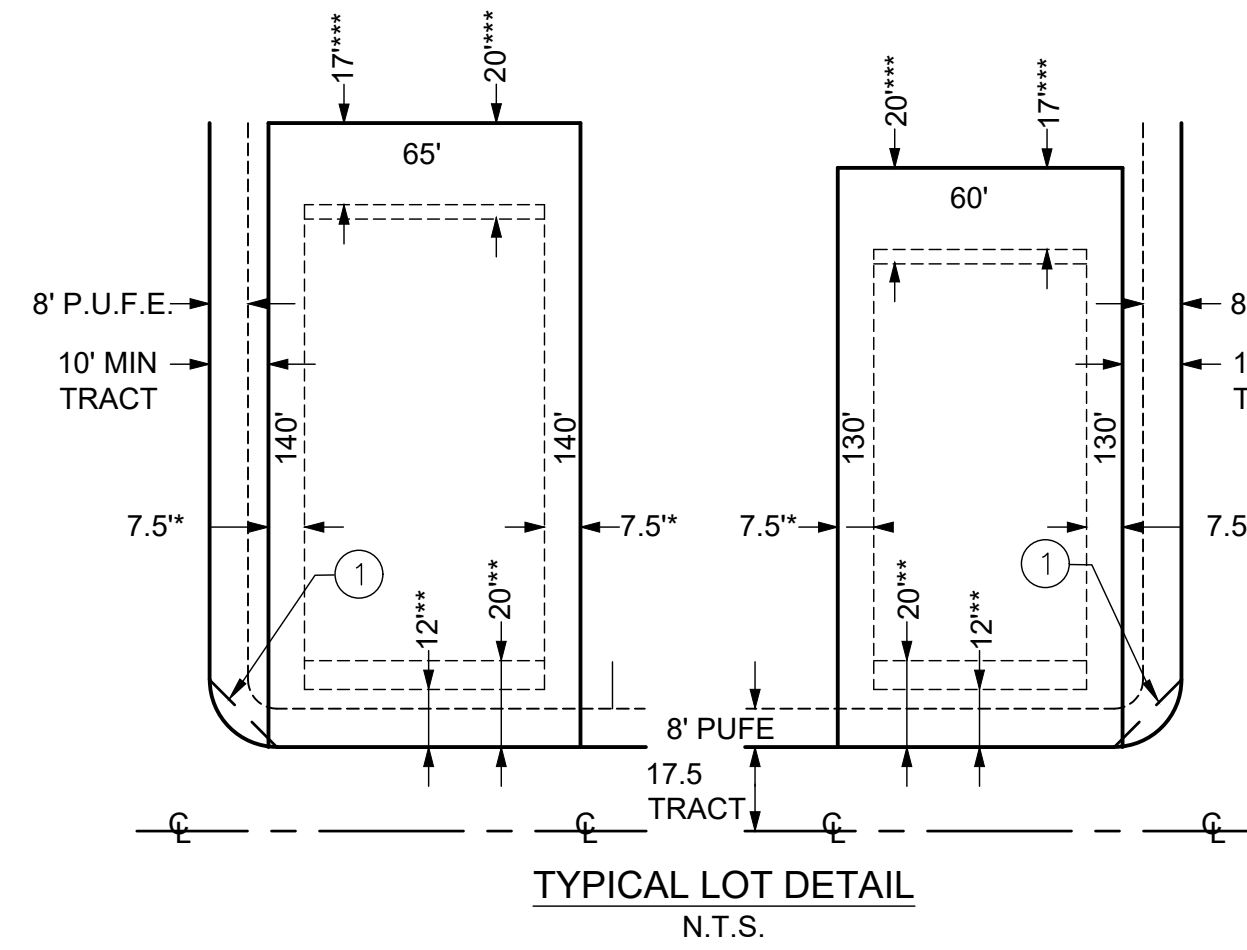
LOT AREA TABLE		LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)
61	7,800	61	7,800
62	7,800	62	7,800
63	7,800	63	7,800
64	7,800	64	7,800
65	7,804	65	7,804
66	7,800	66	7,800
67	7,800	67	7,800
68	7,800	68	7,800
69	7,800	69	7,800
70	7,800	70	7,800
71	7,800	71	7,800
72	7,800	72	7,800
73	7,776	73	7,776
74	7,702	74	7,702
75	7,800	75	7,800
76	7,800	76	7,800
77	7,800	77	7,800
78	7,800	78	7,800
79	7,800	79	7,800
80	7,800	80	7,800
81	7,776	81	7,776
82	8,101	82	8,101
83	8,101	83	8,101
84	8,100	84	8,100
85	8,100	85	8,100
86	8,100		

* SIDEYARD SETBACKS:
 SETBACKS ARE 7.5' ON EITHER SIDE. SETBACKS SHOWN ON LOTS ARE MINIMUM DISTANCES FROM THE PROPERTY LINES FOR BUILDING ENVELOPE BOUNDARIES & HOME CONSTRUCTION INCLUDING PATIOS & ACCESSORY STRUCTURES.

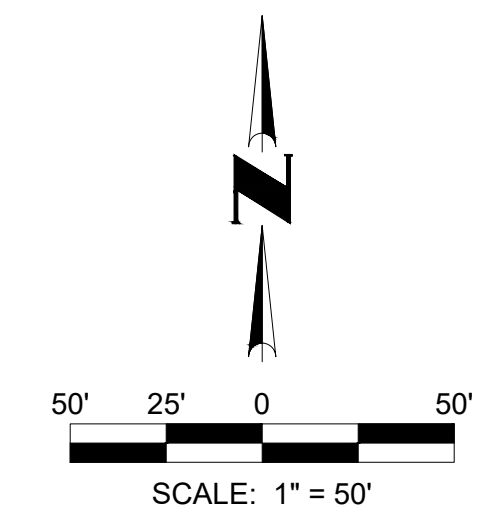
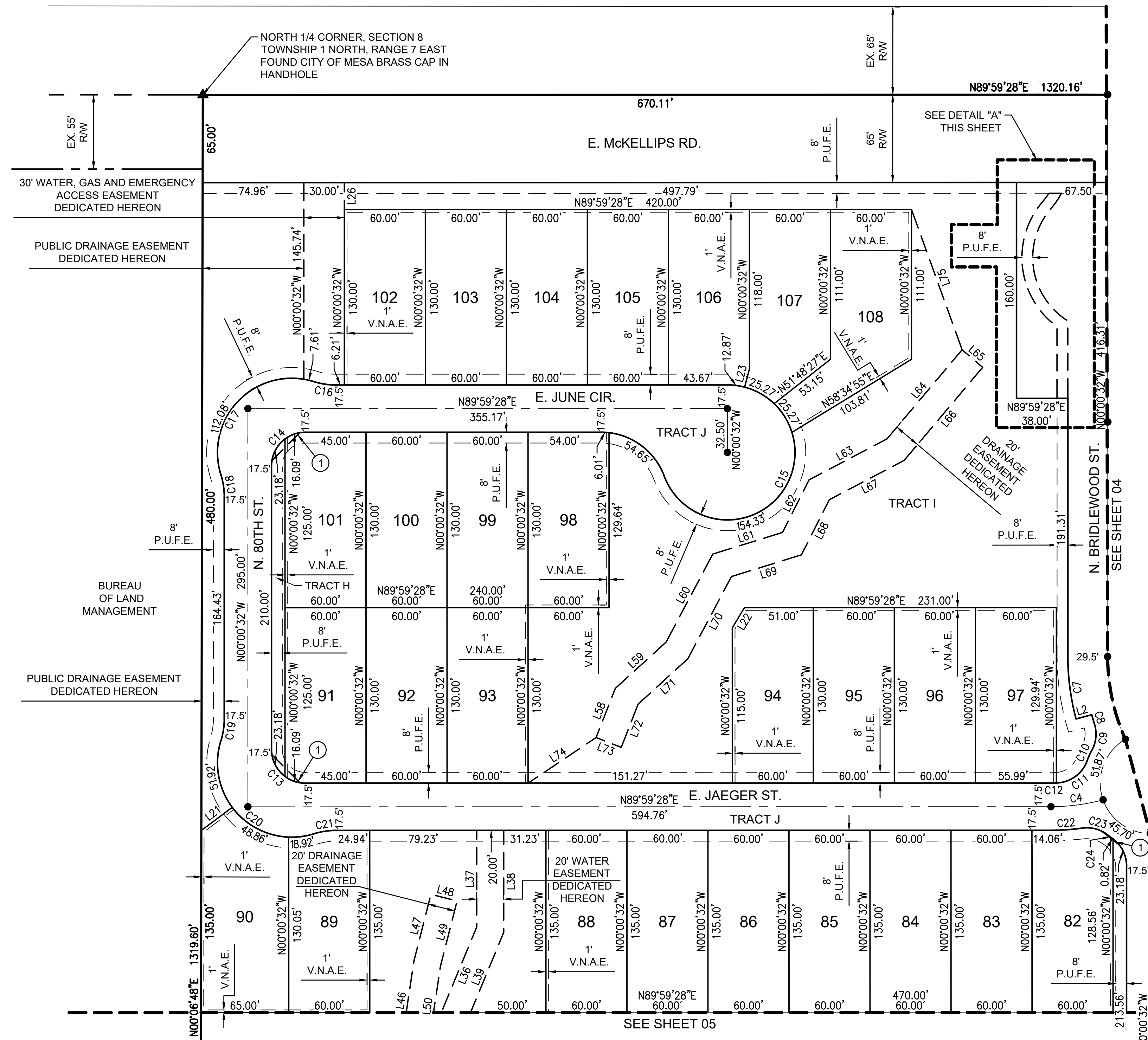
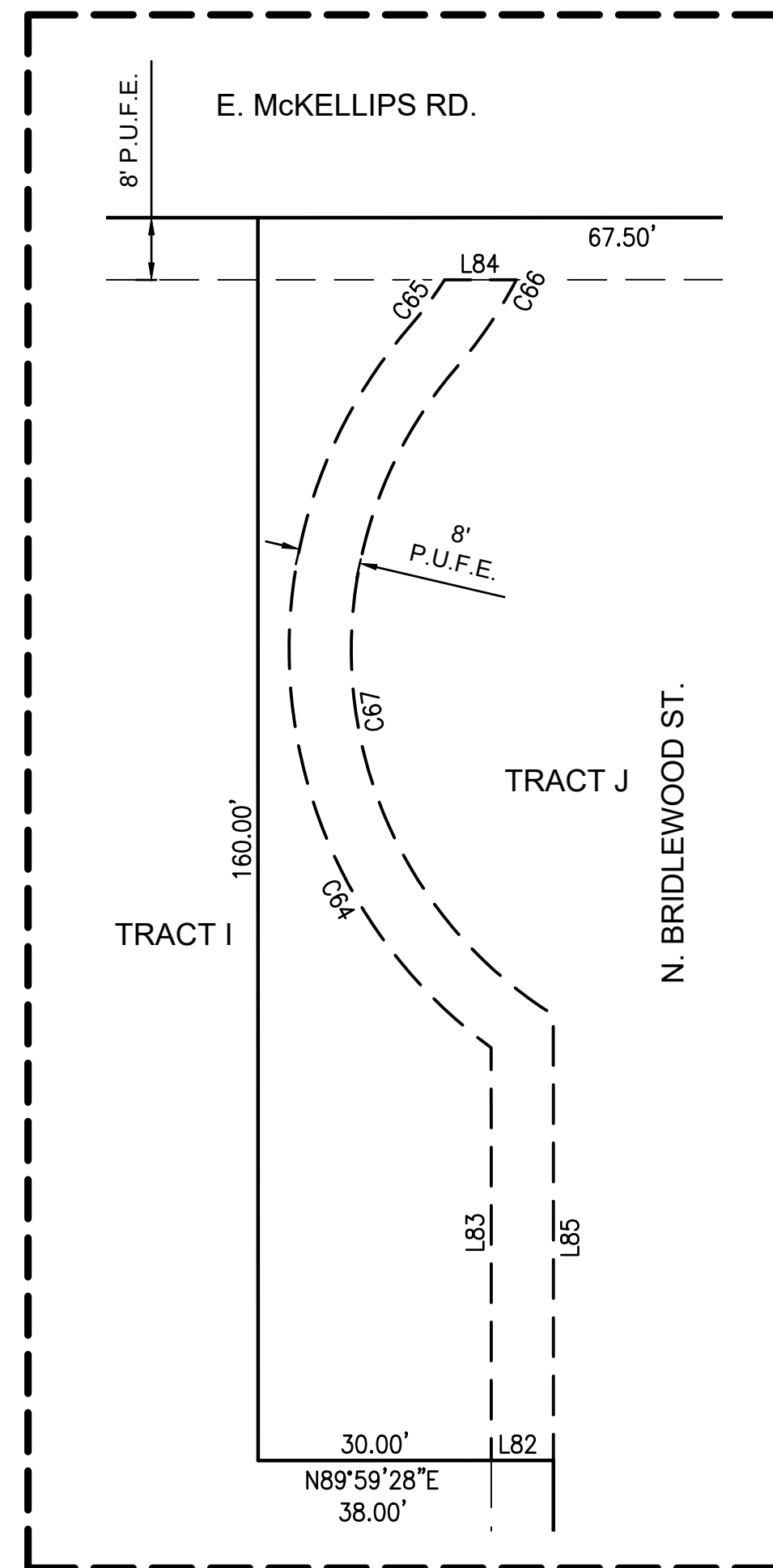
**FRONT YARD SETBACKS
 1. 12' FRONT LIVABLE (PORCH) OR SIDE LOADED GARAGE
 2. 20' SETBACK TO FACE OF GARAGE

***REAR YARD SETBACKS
 3. 17' TO REAR COVERED PATIO
 4. 20' TO LIVABLE AREA

① INDICATES 21'X21' SIGHT VISIBILITY EASEMENT

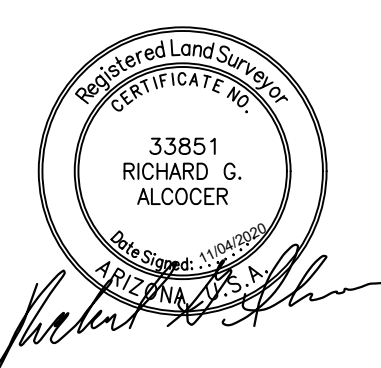


COUNTY RECORDER



NO.	REVISION	DATE

FINAL PLAT
 MONTELUÑA
 MESA, ARIZONA



03 SHEET OF 05

SEE SHEET 2 FOR LINE TABLE, CURVE TABLE, AND LOT AREA TABLE

CVL Contact: DOUG CHUBIN
 CVL Project #: 01-03284-02
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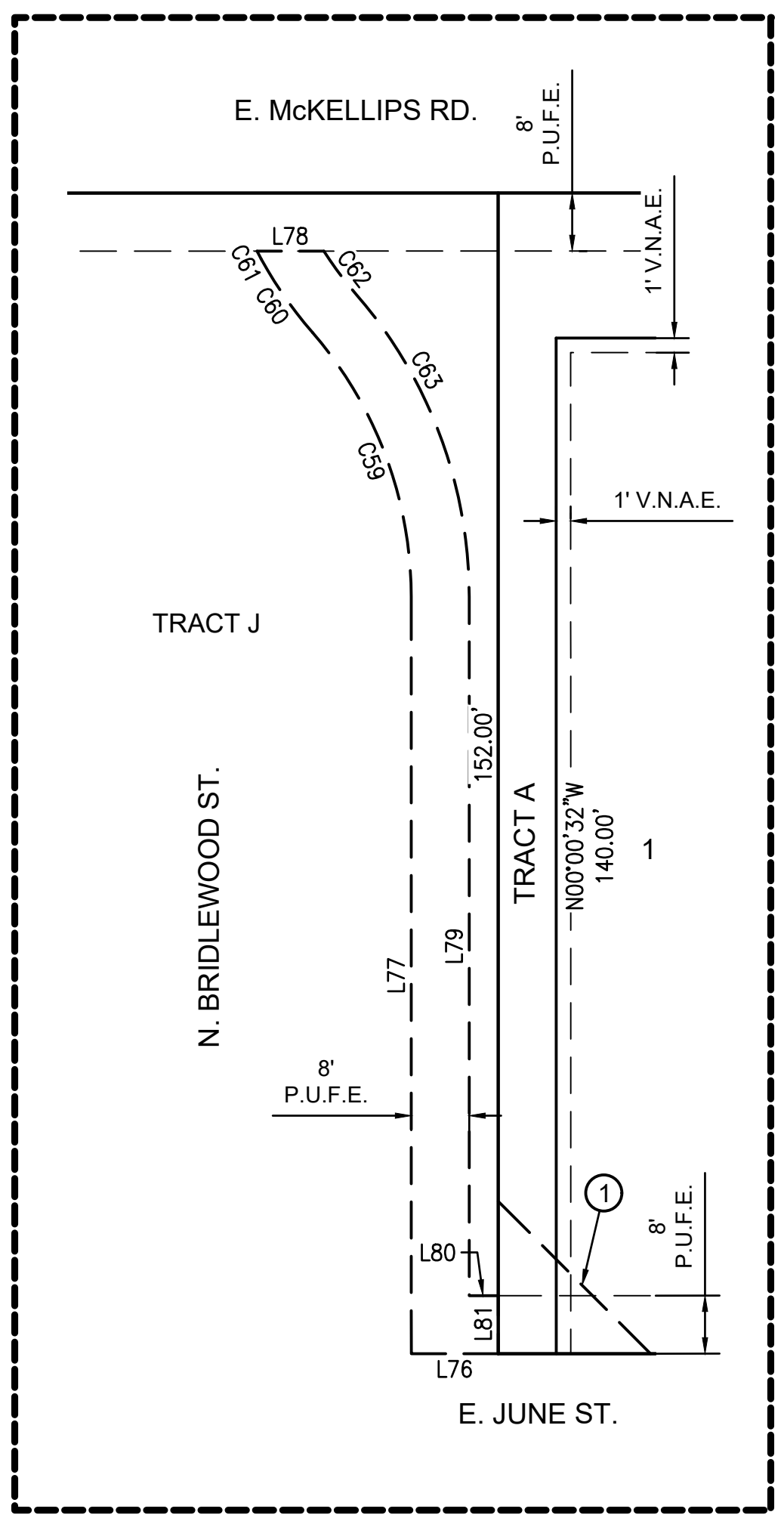
COUNTY RECORDER



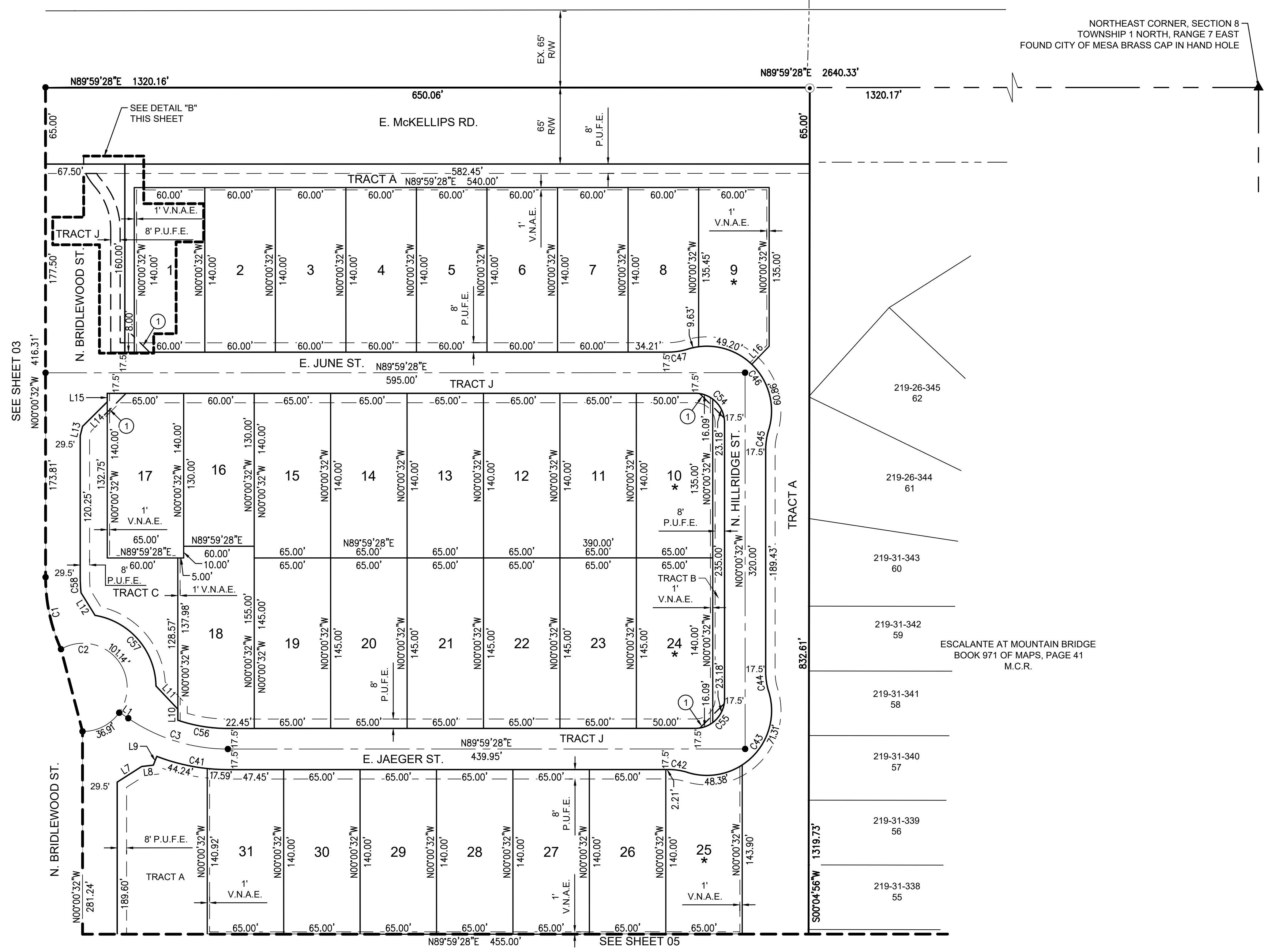
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FINAL PLAT
MONTELUNA
 MESA, ARIZONA

04 SHEET OF 05
 CVL Contact: DOUG CHUBIN
 CVL Project #: 01-03284-02
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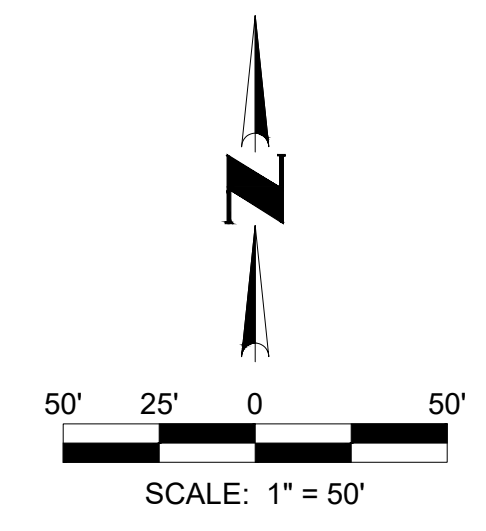


DETAIL "B"
 SCALE: 1"=20'



NORTHEAST CORNER, SECTION 8
 TOWNSHIP 1 NORTH, RANGE 7 EAST
 FOUND CITY OF MESA BRASS CAP IN HAND HOLE

ESCALANTE AT MOUNTAIN BRIDGE
 BOOK 971 OF MAPS, PAGE 41
 M.C.R.



SCALE: 1" = 50'

