

DEDICATION

STATE OF ARIZONA)
) ss.
 COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT RESERVE 100, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "THE GROVE AT LEHI", LOCATED IN SECTION 31, TOWNSHIP 2 NORTH, RANGE 6 EAST, 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.

RESERVE 100, LLC 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 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 RESERVE 100, 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 RESERVE 100, LLC OR THE SUCCESSORS OR ASSIGNS OF RESERVE 100, LLC AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY RESERVE 100, LLC OR THE SUCCESSORS OR ASSIGNS OF RESERVE 100, 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.

RESERVE 100, LLC HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NONEXCLUSIVE 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 (MATURITY) 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.

RESERVE 100, LLC HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NONEXCLUSIVE 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.

DRAINAGE COVENANTS:

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT AS TRACT A, B, C, F, H 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.

RESERVE 100, LLC 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 RESERVE 100, LLC WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

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 _____, 2021.

RESERVE 100, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

FINAL PLAT FOR THE GROVE AT LEHI

BEING A SUBDIVISION OF A PORTION OF SECTION 31, TOWNSHIP 2 NORTH,
RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER

RESERVE 100, LLC
 3321 EAST BASELINE ROAD
 GILBERT, ARIZONA 85234
 PHONE: (480) 892-4492
 CONTACT: TOM LEMON

ENGINEER & SURVEYOR

WOOD, PATEL & ASSOCIATES, INC.
 1630 SOUTH STAPLEY DR, SUITE 219
 MESA, ARIZONA 85204
 PHONE: (480) 834-3300
 FAX: (480) 834-3320
 CONTACT: GABRIEL S. RIOS, RLS

SHEET INDEX

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NOTES

1. 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 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).
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 THE PROJECT, OR LANDSCAPING WITHIN ADJACENT RIGHT-OF-WAY.
3. CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, REMOVABLE SECTION TYPE FENCING.
4. UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33.
5. ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
6. 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 E. LEHI ROAD.
7. 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.
8. THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
9. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
10. ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
11. 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.
12. 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.
13. 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.
14. 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.
15. THE GROVE AT LEHI COMMUNITY ASSOCIATION WILL HAVE THE RESPONSIBILITY OF MAINTAINING THE "COMMON AREAS" TO BE NOTED AS TRACTS OR EASEMENTS INCLUDING LANDSCAPING AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED CONSTRUCTION DOCUMENTS (PLANS).
16. TRACT A IS HEREBY DEDICATED AS AN EASEMENT FOR INGRESS/EGRESS FOR REFUSE AND EMERGENCY VEHICLES, PUBLIC UTILITIES AND FACILITIES AND DRAINAGE PURPOSES. TO THE CITY OF MESA FOR USE AS SUCH THE PUBLIC UTILITY AND FACILITIES EASEMENTS, THE CONTROLLED VEHICULAR ACCESS EASEMENT AND A BLANKET EASEMENT UPON, ACROSS, OVER AND UNDER ALL ACCESSWAYS FOR INGRESS AND EGRESS FOR REFUSE AND EMERGENCY TYPE VEHICLES.

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) ss.
 COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2021, BY _____, THE _____ OF RESERVE 100, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ON BEHALF THEREOF.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

APPROVALS

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

APPROVED BY: _____ MAYOR DATE _____

ATTEST: _____ CLERK DATE _____

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: _____ CITY ENGINEER DATE _____

RATIFICATION AND APPROVAL OF PLAT

STATE OF ARIZONA)
) ss.
 COUNTY OF MARICOPA)

THE GROVE AT LEHI COMMUNITY ASSOCIATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS FINAL PLAT FOR "THE GROVE AT LEHI", AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS PLAT.

IN WITNESS WHEREOF, THE GROVE AT LEHI COMMUNITY ASSOCIATION, HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER.

THIS ____ DAY OF _____, 2021

THE GROVE AT LEHI COMMUNITY ASSOCIATION

BY: _____

ITS: _____

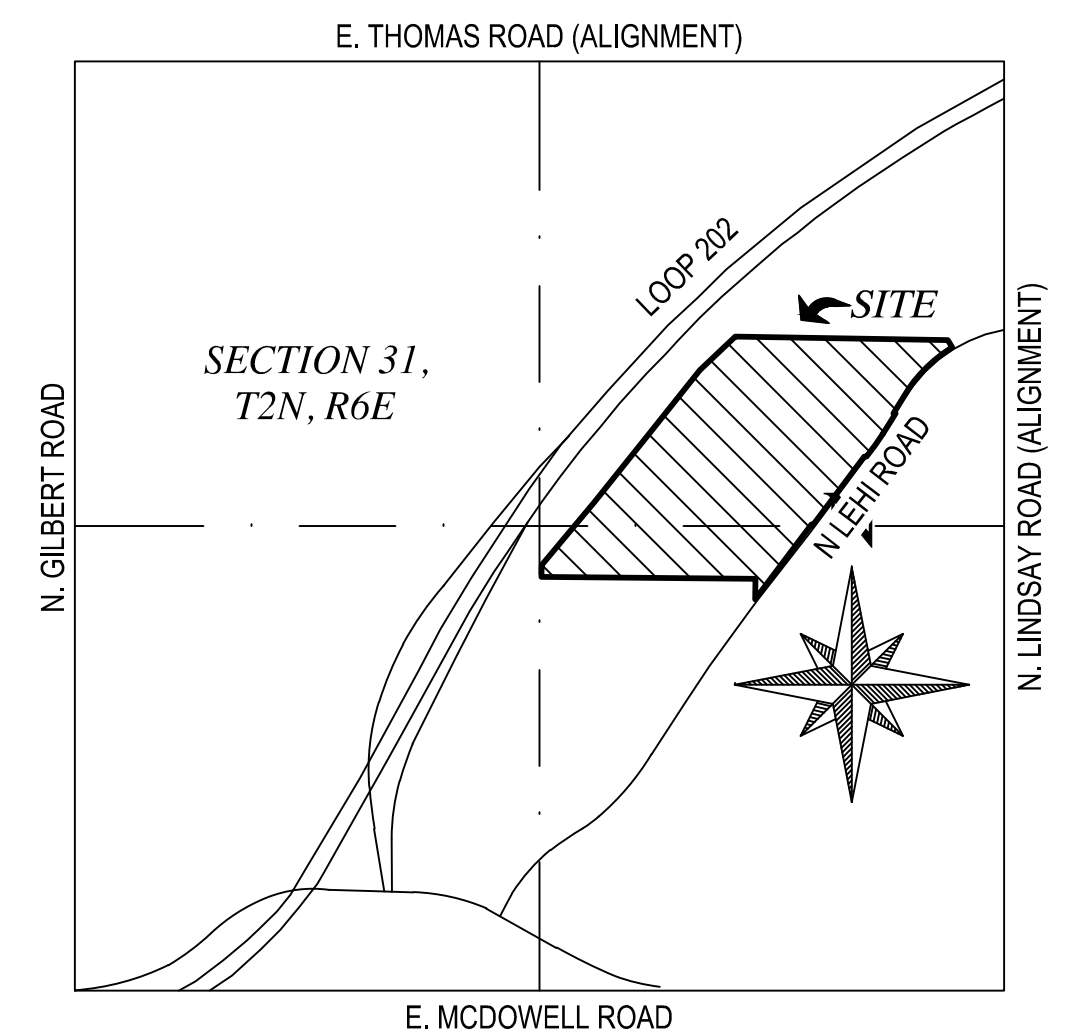
ACKNOWLEDGEMENT

STATE OF ARIZONA)
) ss.
 COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2021, BY _____, THE _____ OF THE GROVE AT LEHI COMMUNITY ASSOCIATION, ON BEHALF THEREOF.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____



VICINITY MAP

NTS

CERTIFICATION

I, GABRIEL S. RIOS, OF WOOD, PATEL & ASSOCIATES, INC. HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT CONSISTING OF SIX (6) SHEETS REPRESENTS A SURVEY PERFORMED DURING THE MONTH OF JULY, 2020; THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS", AND IS TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

G. S. Rios

GABRIEL S. RIOS
 REGISTERED LAND SURVEYOR #48932
 WOOD, PATEL & ASSOCIATES, INC.
 1640 SOUTH STAPLEY DRIVE, SUITE 243
 MESA, ARIZONA 85204

WOOD
PATEL

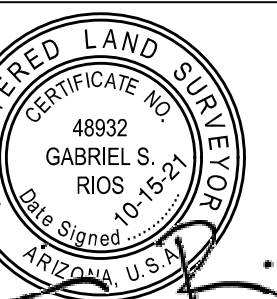
Wood, Patel & Associates, Inc.

Civil Engineering
 Water Resources
 Land Survey
 Construction Management

602.335.8500

www.woodpatel.com

FINAL PLAT
THE GROVE AT LEHI
MESA, ARIZONA



EXPIRES 12-31-23

CHECKED BY: GSR
 CAD TECHNICIAN: MJS
 SCALE: NTS
 DATE: 10/15/2021
 JOB NUMBER: 205160
 SHEET: 1 OF 6

2:020205160-Sub-Survey-Patels-10-15-21.dwg

DESCRIPTION

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31, A 2 1/2-INCH BRASS CAP FLUSH, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION, A 3-INCH BRASS CAP IN HANDHOLE, BEARS NORTH 89°57'39" EAST (BASIS OF BEARING), A DISTANCE OF 2638.40 FEET;
 THENCE ALONG THE SOUTH LINE OF SAID SECTION, NORTH 89°57'39" EAST, A DISTANCE OF 128.45 FEET;
 THENCE LEAVING SAID SOUTH LINE, NORTH 00°02'21" WEST, A DISTANCE OF 2330.96 FEET, TO THE POINT OF BEGINNING;
 THENCE NORTH 00°39'37" EAST, A DISTANCE OF 68.32 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 202;
 THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 39°14'24" EAST, A DISTANCE OF 465.90 FEET;
 THENCE NORTH 38°12'16" EAST, A DISTANCE OF 481.00 FEET;
 THENCE NORTH 37°51'10" EAST, A DISTANCE OF 483.24 FEET;
 THENCE NORTH 46°21'03" EAST, A DISTANCE OF 278.93 FEET, TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT 2017-0857570, MARICOPA COUNTY RECORDS (MCR);
 THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, ALONG THE SOUTHERLY LINE OF SAID CERTAIN PARCEL OF LAND, SOUTH 89°40'39" EAST, A DISTANCE OF 1210.39 FEET;
 THENCE SOUTH 32°49'05" EAST, A DISTANCE OF 48.89 FEET, TO THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT 2009-0296791, MCR;
 THENCE LEAVING SAID SOUTHERLY LINE, ALONG SAID NORTHWESTERLY LINE, SOUTH 59°18'43" WEST, A DISTANCE OF 9.23 FEET;
 THENCE SOUTH 55°48'29" WEST, A DISTANCE OF 59.43 FEET;
 THENCE SOUTH 51°14'52" WEST, A DISTANCE OF 58.29 FEET;
 THENCE SOUTH 46°47'09" WEST, A DISTANCE OF 57.02 FEET;
 THENCE SOUTH 43°04'46" WEST, A DISTANCE OF 54.64 FEET;
 THENCE SOUTH 39°24'51" WEST, A DISTANCE OF 52.75 FEET;
 THENCE SOUTH 35°26'39" WEST, A DISTANCE OF 49.58 FEET;
 THENCE SOUTH 31°42'18" WEST, A DISTANCE OF 169.91 FEET, TO THE SOUTHWEST CORNER OF SAID CERTAIN PARCEL OF LAND;
 THENCE LEAVING SAID NORTHWESTERLY LINE, ALONG THE SOUTH LINE OF SAID CERTAIN PARCEL OF LAND, SOUTH 89°02'28" EAST, A DISTANCE OF 13.44 FEET;
 THENCE LEAVING SAID SOUTH LINE, SOUTH 30°40'55" WEST, A DISTANCE OF 54.66 FEET;
 THENCE SOUTH 32°09'23" WEST, A DISTANCE OF 83.37 FEET;
 THENCE SOUTH 33°28'09" WEST, A DISTANCE OF 73.91 FEET;
 THENCE SOUTH 35°27'40" WEST, A DISTANCE OF 84.90 FEET, TO THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT 2006-0825234, MCR;
 THENCE ALONG SAID NORTH LINE, NORTH 88°58'17" WEST, A DISTANCE OF 14.17 FEET, TO THE NORTHWEST CORNER OF SAID CERTAIN PARCEL OF LAND;
 THENCE LEAVING SAID NORTH LINE, ALONG THE WESTERLY LINE OF SAID CERTAIN PARCEL OF LAND, SOUTH 36°16'57" WEST, A DISTANCE OF 482.79 FEET, TO THE SOUTHWEST CORNER OF SAID CERTAIN PARCEL OF LAND AND THE EAST-WEST MID-SECTION LINE OF SAID SECTION;
 THENCE LEAVING SAID WESTERLY LINE, ALONG SAID MID-SECTION LINE, SOUTH 89°53'12" WEST, A DISTANCE OF 11.50 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF THE OLD CONSOLIDATED (UTAH) CANAL;
 THENCE LEAVING SAID MID-SECTION LINE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 36°14'52" WEST, A DISTANCE OF 533.69 FEET, TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION;
 THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, ALONG SAID EAST LINE, NORTH 00°42'06" EAST, A DISTANCE OF 116.32 FEET;
 THENCE LEAVING SAID EAST LINE, SOUTH 89°53'10" WEST, A DISTANCE OF 1220.91, FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING

NATIONAL GEODETIC SURVEY (NGS) GEODETIC NORTH BASED ON:

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON INFORMATION OBTAINED FROM THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT) GEODETIC DENSIFICATION AND CADASTRAL SURVEY (GDACS) WEBSITE WWW.MCDOT.MARICOPA.GOV, UNDER THE SURVEY INFORMATION LINK ON JUNE 19, 2020.

PROJECTION	ARIZONA CENTRAL ZONE, NAD 83, (EPOCH 2010)
DATUM	GRS-80
UNITS	INTERNATIONAL FEET
GEOID MODEL	GEOID 2018
CONTROL POINT	1CK1
PID	AJ3676
LATITUDE	33°27'49.71967" N
LONGITUDE	111°47'09.71635" W
ELLIPSOID HEIGHT	365.784 (METERS)
DESCRIPTION	ALUMINUM CAP ON STAINLESS STEEL ROD IN CONCRETE

MODIFIED TO GROUND AT N: 899899.392 E: 744596.695, USING A SCALE FACTOR OF 1.0001552913.

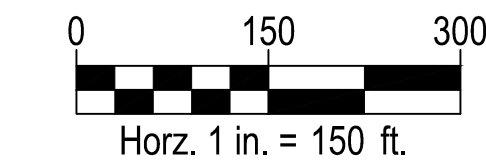
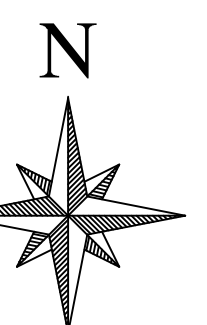
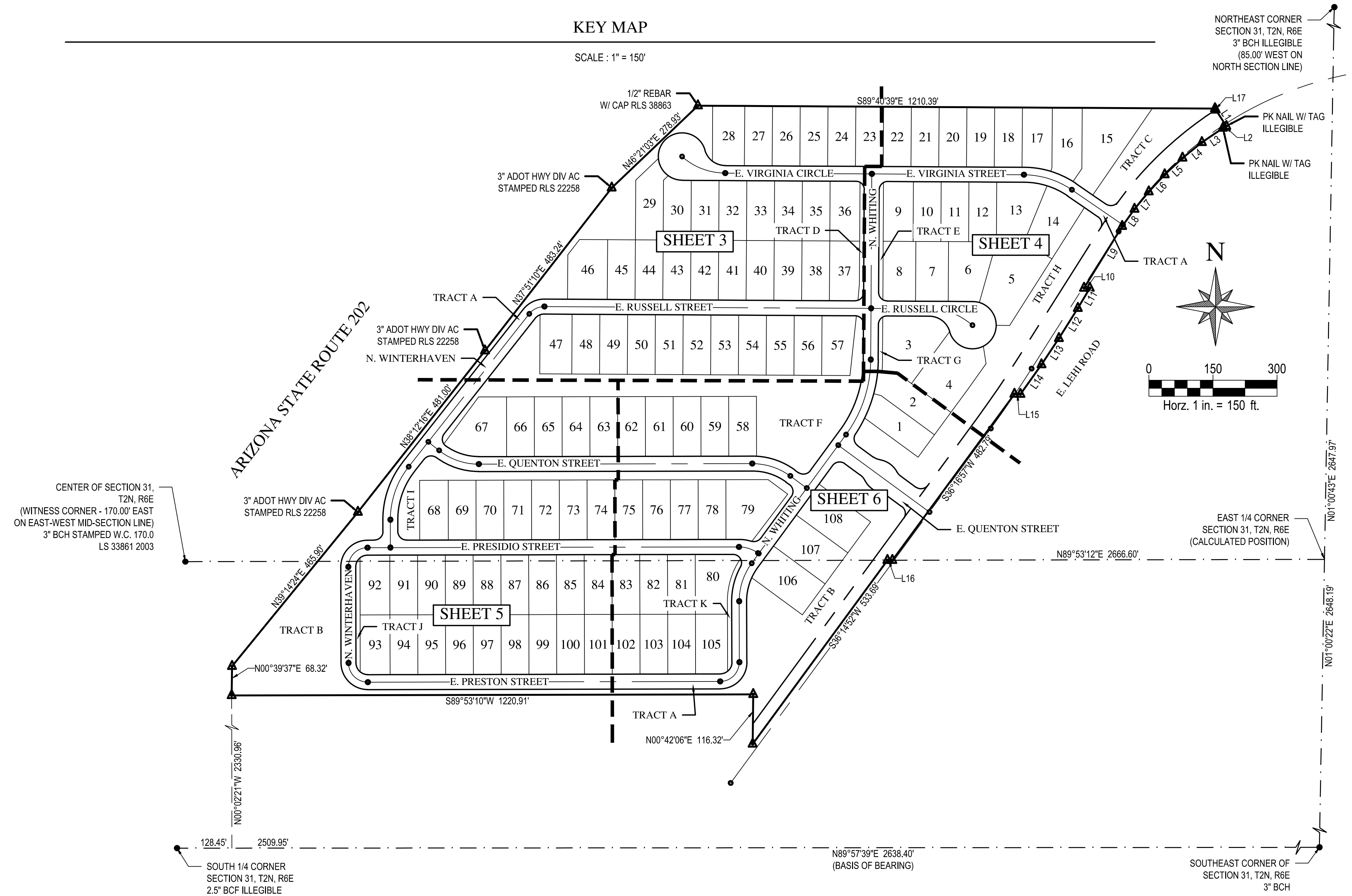
HORIZONTAL ADJUSTMENT (-) 0.172' NORTHING; (+) 0.007' EASTING
 HORIZONTAL ROTATION NONE

FLOODPLAIN INFORMATION

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04013C2260 L DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN OTHER FLOOD AREAS ZONE X. OTHER FLOOD AREAS ZONE X IS DESCRIBED 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.

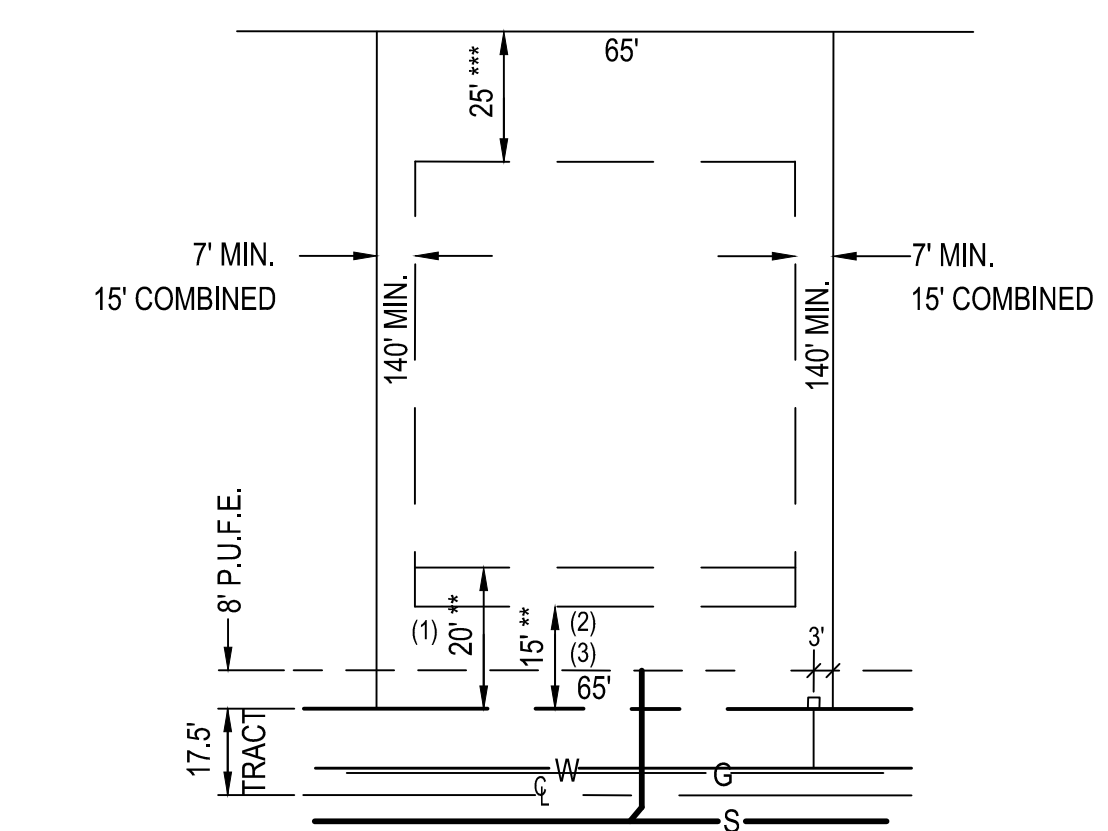
KEY MAP

SCALE: 1" = 150'



TRACT AREA TABLE

TRACT	TRACT AREA SQUARE FEET	TRACT AREA ACRES	TRACT USE
TRACT A	273,949	6.2890	PRIVATE STREET, INGRESS & EGRESS, REFUSE & EMERGENCY ACCESS, PUFFE, DRAINAGE
TRACT B	176,257	4.0463	OPEN SPACE, PUFFE, RETENTION, IRRIGATION
TRACT C	21,228	0.4873	OPEN SPACE, PUFFE, RETENTION, IRRIGATION
TRACT D	2,702	0.0620	OPEN SPACE, PUFFE
TRACT E	2,646	0.0607	OPEN SPACE, PUFFE
TRACT F	89,148	2.0466	OPEN SPACE, PUFFE, RETENTION, AMENITY
TRACT G	1,227	0.0282	OPEN SPACE, PUFFE
TRACT H	54,312	1.2468	OPEN SPACE, PUFFE, RETENTION, IRRIGATION
TRACT I	28,136	0.6459	OPEN SPACE, PUFFE, RETENTION
TRACT J	2,545	0.0584	OPEN SPACE, PUFFE
TRACT K	2,554	0.0586	OPEN SPACE, PUFFE
TOTAL	654,704	15.0298	



TYPICAL 65' X 140' LOT LAYOUT
NTS

- *SIDEYARD SETBACKS:**
 1. 7', 15' TOTAL SETBACK (MINIMUM AGGREGATE OF 2 SIDES)
- **FRONT YARD SETBACKS:**
 1. 20' MIN. SETBACK FROM FRONT PROPERTY LINE TO FACE OF FRONT FACING GARAGE DOOR.
 2. 15' MIN. SETBACK FROM FRONT PROPERTY LINE TO SIDE OF SIDE TURN GARAGE
 3. 15' MIN. SETBACK TO LIVABLE/FRONT OF PORCH.
- **REARYARD SETBACKS:**
 1. 25' MIN.

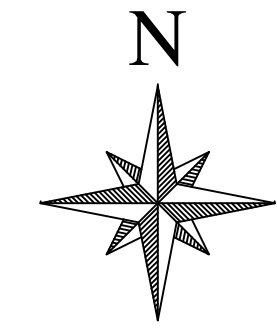
WOOD PATEL

Wood, Patel & Associates, Inc.
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 602.335.8500
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FINAL PLAT
 THE GROVE AT LEHI
 MESA, ARIZONA



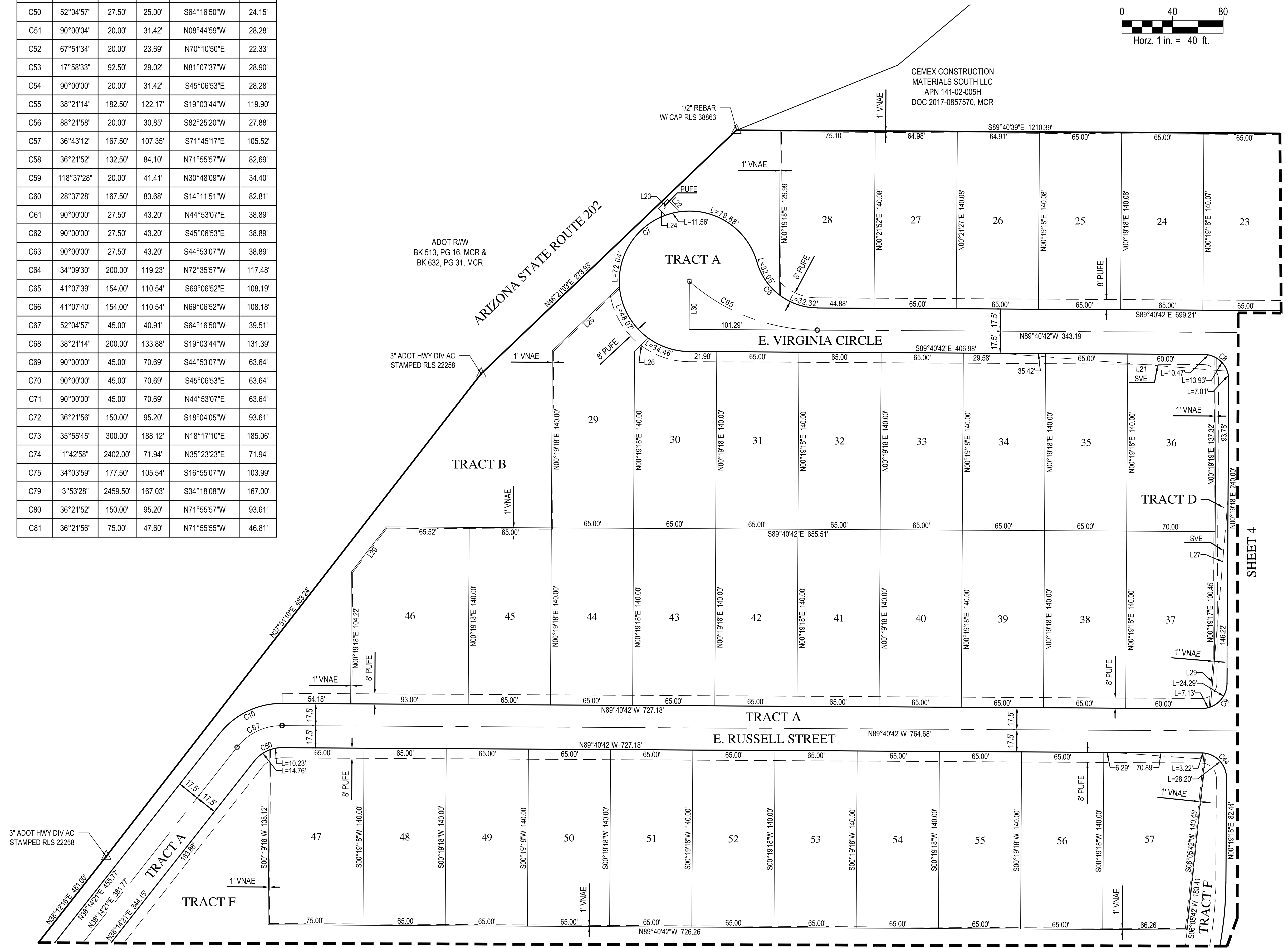
CHECKED BY: GSR
 CAD TECHNICIAN: MJS
 SCALE: NTS
 DATE: 10/15/2021
 JOB NUMBER: 205160
 SHEET: 2 OF 6



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	57°41'16"	825.50'	831.15'	S61°12'02"W	796.48'
C2	3°53'28"	2499.50'	169.75'	N34°18'08"E	169.72'
C3	24°46'12"	865.50'	374.17'	S44°44'30"W	371.27'
C4	88°2'106"	20.00'	30.84'	N80°18'15"E	27.87'
C5	34°09'30"	217.50'	129.67'	N72°35'57"W	127.76'
C6	36°43'31"	50.00'	32.05'	S34°16'43"E	31.50'
C7	253°45'45"	55.50'	245.81'	S37°12'10"W	88.79'
C8	90°00'00"	20.00'	31.42'	N44°40'42"W	28.28'
C9	90°00'00"	20.00'	31.42'	N45°19'18"E	28.28'
C10	52°04'57"	62.50'	56.81'	S64°16'50"W	54.88'
C11	38°21'14"	217.50'	145.59'	S19°03'44"W	142.89'
C12	90°00'00"	20.00'	31.42'	N44°53'07"E	28.28'
C13	90°00'00"	62.50'	98.17'	S44°53'07"W	88.39'
C14	90°00'00"	62.50'	98.17'	S45°06'53"E	88.39'
C15	90°00'00"	62.50'	98.17'	N44°53'07"E	88.39'
C16	36°21'56"	132.50'	84.10'	S18°04'05"W	82.69'
C17	89°59'57"	20.00'	31.42'	S81°15'01"W	28.28'
C18	27°16'41"	34.50'	16.43'	N40°06'39"W	16.27'
C19	51°37'09"	55.42'	49.93'	S52°16'53"E	48.26'
C20	24°20'26"	34.58'	14.69'	N65°55'14"W	14.58'
C21	89°59'51"	20.00'	31.42'	N08°45'04"W	28.28'
C22	90°00'07"	20.00'	31.42'	N81°14'55"E	28.28'
C23	24°20'26"	34.58'	14.69'	S41°34'48"E	14.58'
C24	51°37'08"	55.42'	49.93'	N55°13'09"W	48.26'
C25	27°16'42"	34.50'	16.43'	S67°23'22"E	16.27'
C26	87°23'38"	20.00'	30.51'	S10°03'12"E	27.63'
C27	33°19'19"	317.50'	184.65'	N16°58'58"E	182.06'
C28	90°00'00"	20.00'	31.42'	S45°19'18"W	28.28'
C29	73°45'45"	50.00'	64.37'	N52°47'50"W	60.02'
C30	253°45'45"	55.50'	245.81'	N37°12'10"E	88.79'
C31	90°00'00"	20.00'	31.42'	S44°40'42"E	28.28'
C32	90°00'00"	20.00'	31.42'	S45°19'18"W	28.28'
C33	34°09'30"	182.50'	108.80'	N72°35'57"W	107.20'
C34	87°52'37"	20.00'	30.67'	N11°34'55"W	27.76'
C35	4°58'02"	327.50'	28.39'	N02°48'19"E	28.38'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C44	90°00'00"	20.00'	31.42'	N44°40'42"W	28.28'
C45	35°55'45"	282.50'	177.15'	N18°17'10"E	174.26'
C46	89°59'56"	20.00'	31.42'	N81°15'01"E	28.28'
C47	36°21'52"	167.50'	106.31'	N71°55'57"W	104.53'
C48	35°37'48"	132.50'	82.40'	S72°17'59"E	81.08'
C49	92°43'26"	20.00'	32.37'	S08°07'22"E	28.95'
C50	52°04'57"	27.50'	25.00'	S64°16'50"W	24.15'
C51	90°00'04"	20.00'	31.42'	N08°44'59"W	28.28'
C52	67°51'34"	20.00'	23.69'	N70°10'50"E	22.33'
C53	17°58'33"	92.50'	29.02'	N81°07'37"W	28.90'
C54	90°00'00"	20.00'	31.42'	S45°06'53"E	28.28'
C55	38°21'14"	182.50'	122.17'	S19°03'44"W	119.90'
C56	88°21'58"	20.00'	30.85'	S82°25'20"W	27.88'
C57	36°43'12"	167.50'	107.35'	S71°45'17"E	105.52'
C58	36°21'52"	132.50'	84.10'	N71°55'57"W	82.69'
C59	118°37'28"	20.00'	41.41'	N30°48'09"W	34.40'
C60	28°37'28"	167.50'	83.68'	S14°11'51"W	82.81'
C61	90°00'00"	27.50'	43.20'	N44°53'07"E	38.89'
C62	90°00'00"	27.50'	43.20'	S45°06'53"E	38.89'
C63	90°00'00"	27.50'	43.20'	S44°53'07"W	38.89'
C64	34°09'30"	200.00'	119.23'	N72°35'57"W	117.48'
C65	41°07'39"	154.00'	110.54'	S69°06'52"E	108.19'
C66	41°07'40"	154.00'	110.54'	N69°06'52"W	108.18'
C67	52°04'57"	45.00'	40.91'	S64°16'50"W	39.51'
C68	38°21'14"	200.00'	133.88'	S19°03'44"W	131.39'
C69	90°00'00"	45.00'	70.69'	S44°53'07"W	63.64'
C70	90°00'00"	45.00'	70.69'	S45°06'53"E	63.64'
C71	90°00'00"	45.00'	70.69'	N44°53'07"E	63.64'
C72	36°21'56"	150.00'	95.20'	S18°04'05"W	93.61'
C73	35°55'45"	300.00'	188.12'	N18°17'10"E	185.06'
C74	1°42'58"	2402.00'	71.94'	N35°23'23"E	71.94'
C75	34°03'59"	177.50'	105.54'	S16°55'07"W	103.99'
C76	3°53'28"	2459.50'	167.03'	S34°18'08"W	167.00'
C77	36°21'52"	150.00'	95.20'	N71°55'57"W	93.61'
C78	36°21'56"	75.00'	47.60'	N71°55'55"W	46.81'

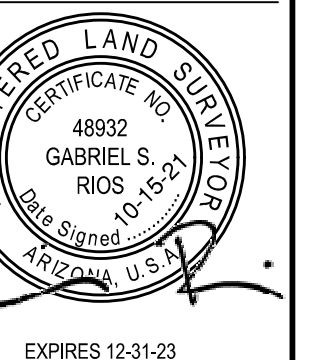
CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C82	38°21'14"	150.00'	100.41'	S70°56'16"E	98.55'



SHEET 5

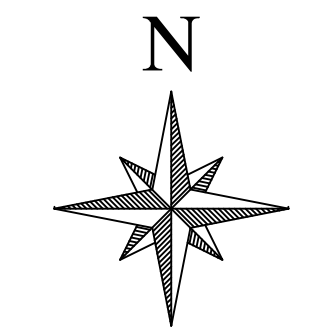
SHEET 6

FINAL PLAT
THE GROVE AT LEHI
MESA, ARIZONA



CHECKED BY: GSR
CAD TECHNICIAN: MJS
SCALE: 1" = 40'
DATE: 10/15/2021
JOB NUMBER: 205160
SHEET: 3 OF 6

CEMEX CONSTRUCTION
MATERIALS SOUTH LLC
APN 141-02-005H
DOC 2017-0857570, MCR



0 40 80
Horz. 1 in. = 40 ft.

SALT RIVER PROJECT
AGRICULTURAL IMPROVEMENT AND
POWER DISTRICT
APN 141-02-092
DOC 2011-0740531, MCR

**WOOD
PATEL**

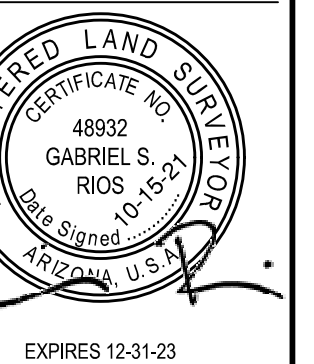
Wood, Patel & Associates, Inc.
Civil Engineering
Water Resources
Land Survey
Construction Management
602.335.8500
www.woodpatel.com



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S32°49'05"E	48.89'
L2	S59°18'43"W	9.23'
L3	S55°48'29"W	59.43'
L4	S51°14'52"W	58.29'
L5	S46°47'09"W	57.02'
L6	S43°04'46"W	54.64'
L7	S39°24'51"W	52.75'
L8	S35°26'39"W	49.58'
L9	S31°42'18"W	169.91'
L10	S89°02'28"E	13.44'
L11	S30°40'55"W	54.66'
L12	S32°09'23"W	83.37'
L13	S33°28'09"W	73.91'
L14	S35°27'40"W	84.90'
L15	N88°58'17"W	14.17'
L16	S89°53'12"W	11.50'
L17	S32°49'05"E	48.89'
L18	S34°28'48"W	36.89'
L19	S17°27'47"W	9.70'
L20	S83°28'26"W	102.39'
L21	N85°29'17"W	179.68'
L22	N44°02'56"W	13.51'
L23	S45°57'04"W	10.00'
L24	N44°02'56"W	7.76'
L25	N46°21'03"E	73.25'
L26	N46°21'03"E	14.92'
L27	N04°50'04"E	165.47'
L28	N07°03'00"W	89.70'
L29	N04°50'04"E	38.38'
L30	S00°19'18"W	38.00'
L31	N00°19'18"E	38.00'
L32	N89°40'42"W	31.90'
L33	N83°49'41"W	55.13'
L34	N84°42'40"W	46.67'
L35	S08°45'08"E	41.42'
L36	N75°08'41"W	17.89'

LINE TABLE		
LINE	BEARING	DISTANCE
L37	S48°20'43"E	84.76'
L38	N53°45'01"W	45.65'
L39	N53°45'01"W	43.71'
L44	S47°47'31"E	79.28'
L45	S53°45'01"E	43.71'
L46	S53°45'00"E	45.31'
L47	N40°24'45"E	169.92'
L48	S36°15'03"W	30.65'
L49	N53°45'01"W	10.37'
L50	N53°45'01"W	47.87'
L51	N44°53'07"E	28.58'
L52	S53°44'57"E	2.01'
L53	S36°15'03"W	28.05'
L54	N00°06'53"W	30.17'
L55	N53°45'08"W	48.98'
L56	S89°53'07"W	34.82'
L57	S89°53'07"W	61.49'
L58	N53°45'08"W	52.71'
L59	N90°00'00"W	8.14'
L60	S00°06'53"E	9.99'
L61	N89°53'07"E	9.43'
L62	S44°53'07"W	28.58'
L63	S45°06'53"E	28.58'
L64	N89°53'07"E	16.05'
L65	N00°06'53"W	27.69'
L66	N00°06'53"W	27.69'
L67	N33°08'33"E	157.13'
L68	N38°14'21"E	36.57'
L69	S51°45'39"E	32.15'
L70	N53°45'01"W	10.36'
L71	S53°44'57"E	57.31'
L72	N22°26'47"E	25.91'
L73	S40°14'58"W	131.68'
L74	N85°55'28"W	179.68'
L75	N34°02'56"E	179.55'

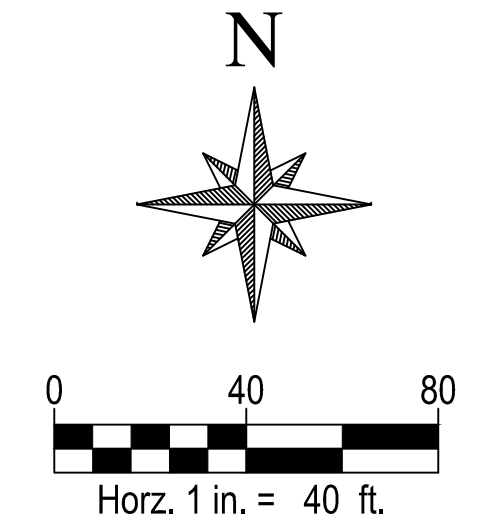
FINAL PLAT
THE GROVE AT LEHI
MESA, ARIZONA



EXPIRES 12-31-23

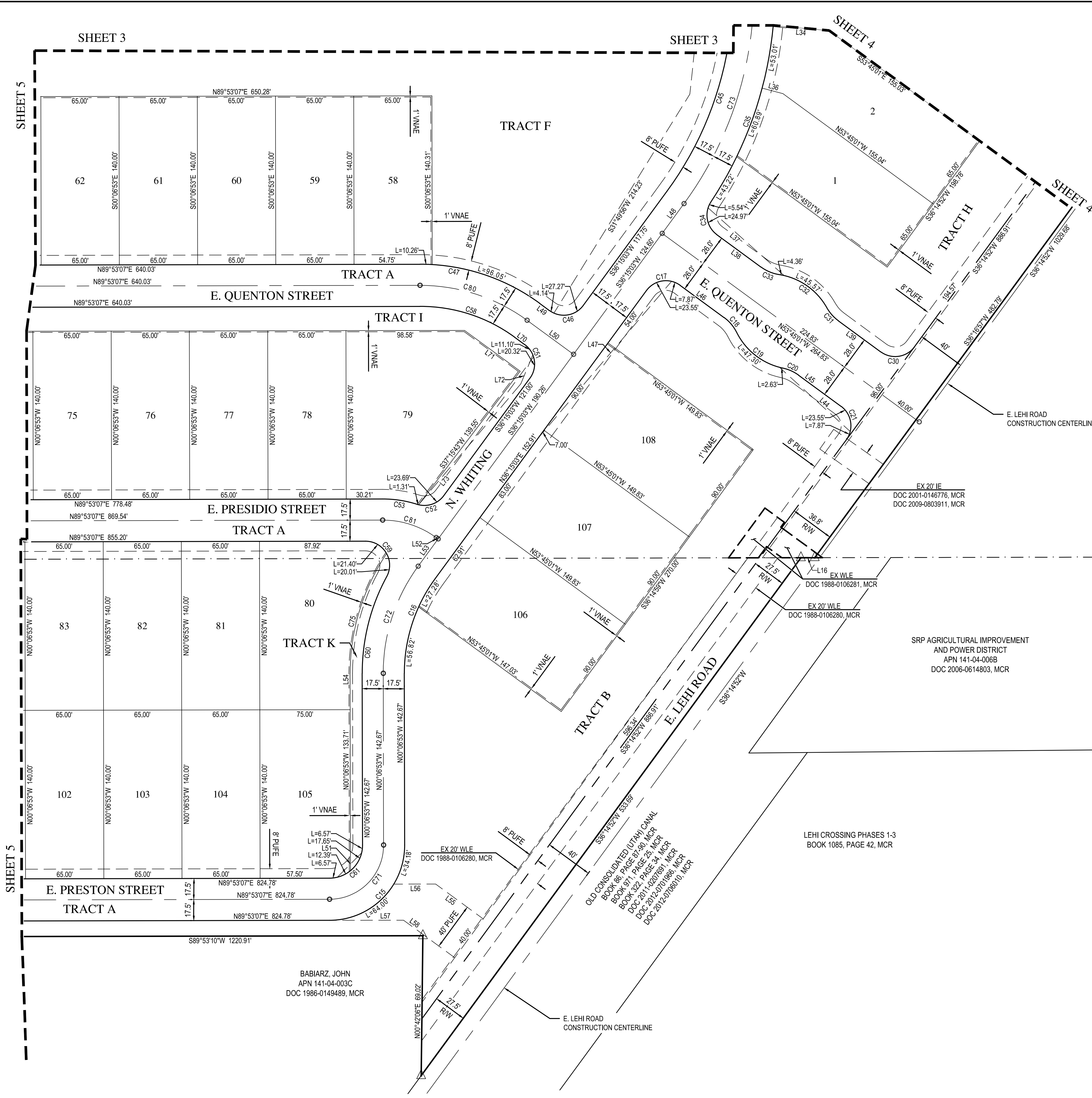
CHECKED BY GSR
CAD TECHNICIAN MJS
SCALE 1" = 40'
DATE 10/15/2021
JOB NUMBER 205160
SHEET 4 OF 6

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CORPORATION OF THE
PRESIDING BISHOP LDS
APN 141-02-091
DOC 2008-1053692, MCR

FINAL PLAT
THE GROVE AT LEHI
MESA, ARIZONA



LEGEND

- SURVEY MONUMENT FOUND AS NOTED
- SURVEY MONUMENT WITH RLS TAG OR CAP TO BE SET UNLESS OTHERWISE NOTED
- △ SUBDIVISION CORNER TO BE SET PER MAG SPECIFICATION DETAIL 120 TYPE "C"
- AC ALUMINUM CAP
- ADOT ARIZONA DEPARTMENT OF TRANSPORTATION
- APN ASSESSOR'S PARCEL NUMBER
- BCF BRASS CAP FLUSH
- BCH BRASS CAP IN HANDHOLE
- BK BOOK
- COM CITY OF MESA
- DIV DIVISION
- DOC DOCUMENT
- EE ELECTRIC EASEMENT
- EX EXISTING
- HWY HIGHWAY
- ID IDENTIFICATION
- IE IRRIGATION EASEMENT
- MC MARICOPA COUNTY
- MCR MARICOPA COUNTY RECORDS
- PG PAGE
- PUFE PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- RB REBAR
- SEC SECTION
- SVE SIGHT VISIBILITY EASEMENT
- VNAE VEHICULAR NON ACCESS EASEMENT
- WLE WATER LINE EASEMENT



CHECKED BY	GSR
CAD TECHNICIAN	MJS
SCALE	1" = 40'
DATE	10/15/2021
JOB NUMBER	205160
SHEET	6 OF 6

2:020205160 Survey Plan 10/15/2021