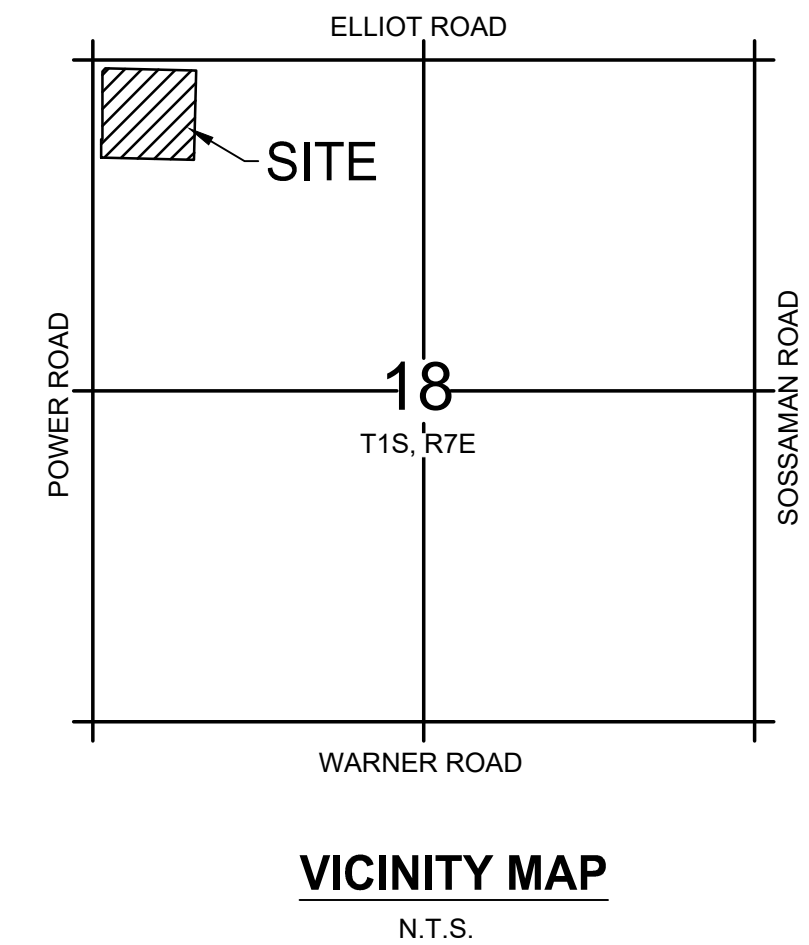


PRELIMINARY PLAT FOR AVALON RANCH

A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 1
SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA.



DEDICATION

STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS: AVALON RANCH, LLC, AN ARIZONA COMPANY, AS OWNER, HEREBY PUBLISHED THIS PLAT AS AND FOR THE PLAT SECTION 18, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS AND MEASUREMENTS OF THE LOTS, TRACT, EASEMENTS AND PUBLIC STREET CONSTITUTIONS OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE UTILITY AND FACILITY EASEMENTS WHICH ARE FOR INGRESS/EGRESS FOR REFUSE AND EMERGENCY VEHICLES, PUBLIC UTILITIES AND FACILITIES AND DRAINAGE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION.

IN WITNESS WHEREOF: AVALON RANCH LLC, AN ARIZONA COMPANY, AS OWNER HAVE HEREUNTO CAUSED THEIR INDIVIDUAL AND/OR ENTITY NAMES TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE PERSON THEREUNTO DULY AUTHORIZED:

OWNER

CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASES WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A)(B1)(C), 8, 9, 11, 13, 16, 17 AND 18 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED MARCH 11, 2021.

SURVEYOR: MICHAEL A. BANTA

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2760 L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" AREAS OF A 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.

GENERAL NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO PAVING, UTILITIES, AND WOOD, WIRE OR 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 THE PUBLIC RIGHT-OF-WAY OF EAST LEHI ROAD.
- THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 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.
- CITY OF MESA WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY ACCESS EASEMENTS OR PUBLIC/PRIVATE UTILITY EASEMENTS OR TRACTS. OWNERSHIP AND ALL MAINTENANCE RESPONSIBILITIES WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, THEIR SUCCESSORS AND HEIRS.
- ALL LANDSCAPED AREAS, INCLUDING SIDEWALK AREAS SHALL BE FOR THE COMMON USE OF ALL PROPERTY OWNERS.
- A DECLARATION OF COVENANTS, CONDITIONS & 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, INCLUDING CROSS-ACCESS & CROSS DRAINAGE EASEMENTS.
- GATES FOR THE SECURED PARKING AREAS FOR THIS DEVELOPMENT SHALL REMAIN OPEN DURING BUSINESS HOURS.
- 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).

NOTES

CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.

THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE RETENTION FACILITIES, LANDSCAPE AREAS, ETC. WITHIN THIS PROJECT.

A NAVIGATION EASEMENT AND RELEASE FOR THIS PLAT IS RECORDED WITH THE MARICOPA COUNTY RECORDER. THIS SUBDIVISION IS WITHIN ONE (1) MILE OF FALCON FIELD AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.

UTILITY LINES TO BE CONSTRUCTED UNDERGROUND AS READ BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33.

SHEET INDEX

- | | |
|---------|------------------|
| 1 | COVER SHEET |
| 2 | PRELIMINARY PLAT |

PROJECT INFORMATION

LOCATION:	SOUTHEAST CORNER OF POWER ROAD & ELLIOT ROAD, MESA, ARIZONA
ZONING:	LC
PARCEL NUMBER:	304-17-211, 304-17-212, 304-17-213, 304-17-214, 304-17-215, 304-17-216, 304-17-217, 304-17-218, 304-17-219
SITE AREA:	524,476.34 S.F. - 12.03 A.C.

BASIS OF BEARINGS

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 18, AS SHOWN IN BOOK 1020, PAGE 10, MARICOPA COUNTY RECORDS. SAID LINE BEARS SOUTH 01 DEGREES 07 MINUTES 37 SECONDS EAST.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4 AND TRACTS A, B, C, D AND E, OF THE COMMONS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1020 OF MAPS, PAGE 10.

AREA

LOT 1 CONTAINS 57,505 SQUARE FEET OR 1.320 ACRES, MORE OR LESS.
LOT 2 CONTAINS 36,049 SQUARE FEET OR 0.827 ACRES, MORE OR LESS.
LOT 3 CONTAINS 318,454 SQUARE FEET OR 7.311 ACRES, MORE OR LESS.
LOT 4 CONTAINS 78,907 SQUARE FEET OR 1.811 ACRES, MORE OR LESS.
TRACT A CONTAINS 19,736 SQUARE FEET OR 0.453 ACRES, MORE OR LESS.
TRACT B CONTAINS 3,762 SQUARE FEET OR 0.086 ACRES, MORE OR LESS.
TRACT C CONTAINS 2,244 SQUARE FEET OR 0.052 ACRES, MORE OR LESS.
TRACT D CONTAINS 4,539 SQUARE FEET OR 0.103 ACRES, MORE OR LESS.
TRACT E CONTAINS 3,220 SQUARE FEET OR 0.074 ACRES, MORE OR LESS.

TOTAL PROPERTY CONTAINS 524,476 SQUARE FEET OR 12.040 ACRES, MORE OR LESS

ADDRESS

LOT 1:	3615 S. POWER ROAD, MESA, AZ 85212
LOT 2:	6853 E. ELLIOT ROAD, MESA, AZ 85212
LOT 3:	3663 S. POWER ROAD, MESA, AZ 85212
LOT 4:	3651 S. POWER ROAD, MESA, AZ 85212
TRACT A:	3657 S. POWER ROAD, MESA, AZ 85212
TRACT B:	NO ADDRESS PROVIDED
TRACT C:	3663 S. POWER ROAD, MESA, AZ 85212
TRACT D:	NO ADDRESS PROVIDED
TRACT E:	6853 E. ELLIOT ROAD, MESA, AZ 85212

OWNER

AVALON RANCH, LLC
7333 E DOUBLETREE RANCH RD.
SUITE 140
SCOTTSDALE, AZ. 85258
PHONE: 480-376-8750
ATTN: DAVID LACK

ENGINEER

BFH GROUP
222 N. STAPLEY DRIVE
AVENUE MESA, ARIZONA, 85203
PHONE: 480-734-1446
CONTACT: DAVID M. BOHN

SURVEYOR

RICK ENGINEERING COMPANY
MICHAEL A. BANTA
22425 N. 16TH STREET, SUITE 1
PHOENIX, ARIZONA 85024
PHONE: 480-922-0780
MBANTA@RICKENGINEERING.COM

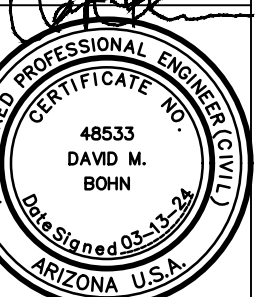
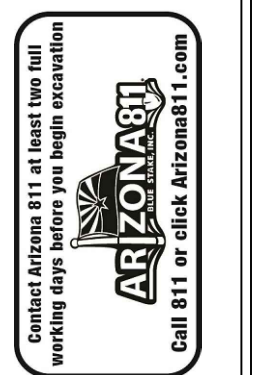
BFH
222 N. STAPLEY DRIVE
MESA, ARIZONA, 85203
PHONE: 480.734.1446

REVISIONS:

COVER SHEET
AVALON RANCH
3663 S POWER RD MESA AZ 85212

PROJECT:

Job No.	-
Drawn By	PJ
Checked	DB



JOB NO.

COVER SHEET

SHEET NO.

1

1 OF 2

NOT APPROVED FOR CONSTRUCTION

REVISIONS:

PRELIMINARY PLAT

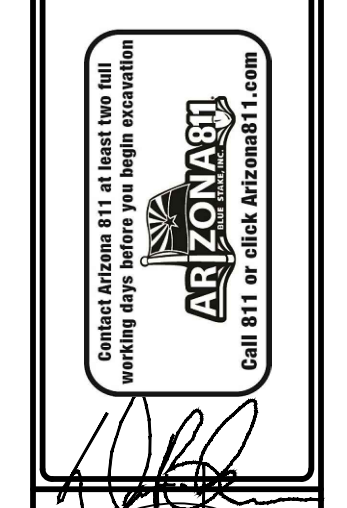
AVALON RANCH

 3663 S POWER RD MESA AZ 85212

Job No.: -

 Drawn By: PJ

 Checked: DB



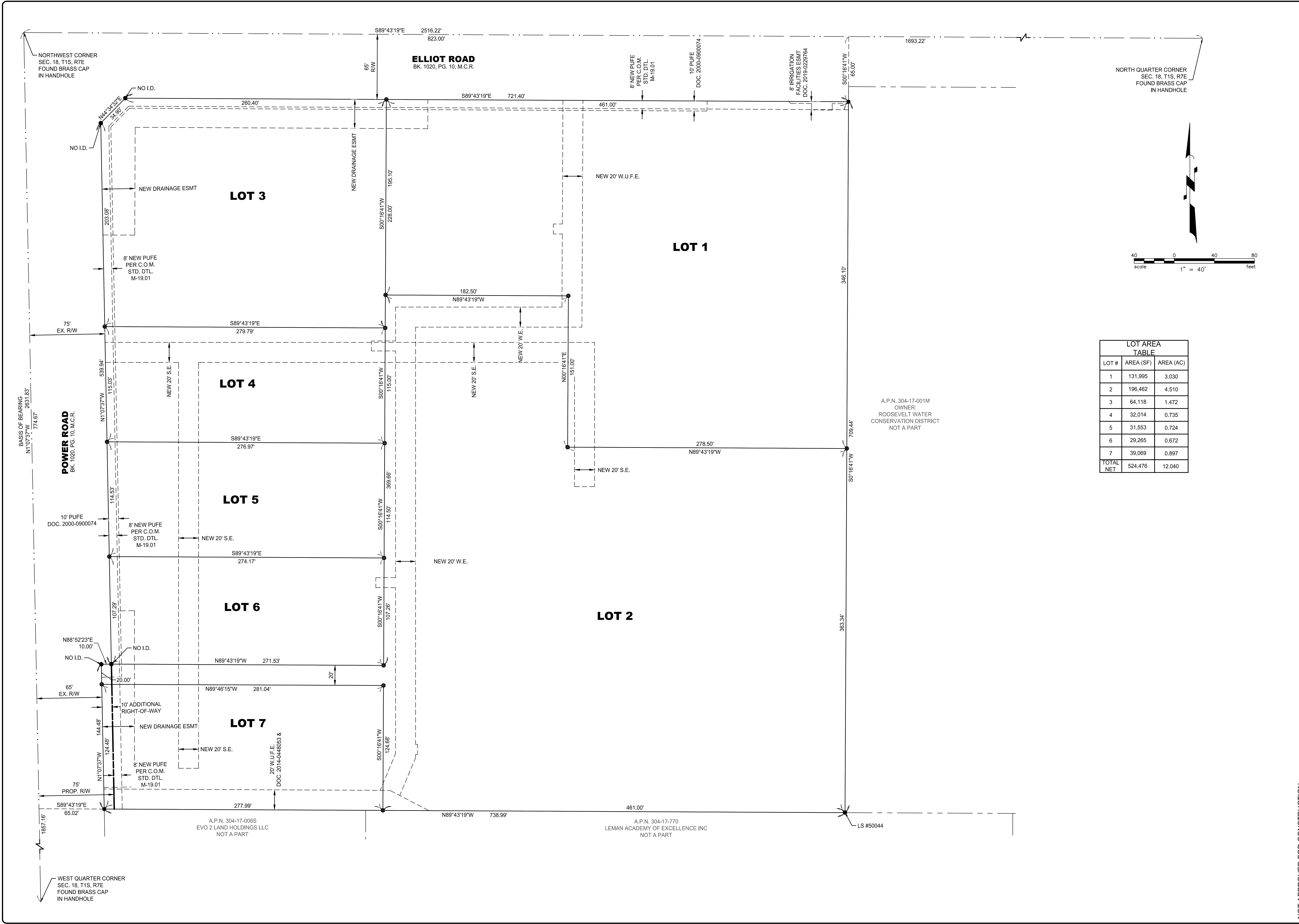
REGISTERED PROFESSIONAL ENGINEER

 48533

 DAVID M. BORN

 License No. 48533

 ARIZONA U.S.A.

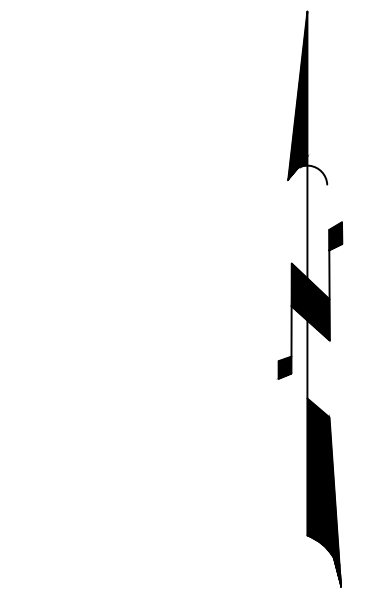


NORTH QUARTER CORNER

 SEC. 18, T1S, R7E

 FOUND BRASS CAP

 IN HANDHOLE



40 0 40 80

 scale 1" = 40' feet

LOT AREA TABLE

LOT #	AREA (SF)	AREA (AC)
1	131,995	3.030
2	196,462	4.510
3	64,118	1.472
4	32,014	0.735
5	31,553	0.724
6	29,265	0.672
7	39,069	0.897
TOTAL NET	524,476	12.040

A.P.N. 304-17-001M

 OWNER:

 ROOSEVELT WATER

 CONSERVATION DISTRICT

 NOT A PART

A.P.N. 304-17-008S

 EVO 2 LAND HOLDINGS LLC

 NOT A PART

A.P.N. 304-17-770

 LEMAN ACADEMY OF EXCELLENCE INC

 NOT A PART

LS #50044