

DEDICATION:

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT LANDSEA HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "HAWES CROSSING - VILLAGE 4" LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 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.

LANDSEA HOMES OF ARIZONA, 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 "R/W" 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 RIGHT OF WAY 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 LANDSEA HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR ITS SUCCESSORS OR ASSIGNS SHALL HAVE FULL USE OF THE EASEMENTS GRANTED HEREIN 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 LANDSEA HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF LANDSEA HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY LANDSEA HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF LANDSEA HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY 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.

LANDSEA HOMES OF ARIZONA, 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 "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.

LANDSEA HOMES OF ARIZONA, 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 "VNAE" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO VEHICULAR ACCESS IS PERMITTED.

DRAINAGE COVENANTS:

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT AS TRACTS B THROUGH L, IS 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.

LANDSEA HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY DEDICATES TO CITY A 26' WATER/SEWER/GAS EASEMENT AS SHOWN HEREON, OVER THE PRIVATE TRACT A, PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA.

LANDSEA HOMES OF ARIZONA, 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 LANDSEA HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

LANDSEA HOMES OF ARIZONA, 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 _____, 2025.

LANDSEA HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____
NAME:

ITS: _____
AUTHORIZED SIGNATORY

ACKNOWLEDGMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

BEFORE ME THIS ____ DAY OF _____, 2025 _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE THE AUTHORIZED SIGNATORY, OF LANDSEA HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGED THAT HE, AS AUTHORIZED SIGNATORY EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THIS ___, DAY OF _____, 2025

BY: _____ MAYOR _____ DATE _____

ATTEST: _____ CITY 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: _____ CITY ENGINEER _____ DATE _____

LEGAL DESCRIPTION

A PORTION OF LAND BEING SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 3" MCDOT BRASS CAP STAMPED RLS 36563, DATED 2002, ACCEPTED AS THE NORTHEAST CORNER OF SAID SECTION 20 FROM WHICH A FOUND 3" CITY OF MESA BRASS CAP IN HAND HOLE RLS 40809, ACCEPTED AS THE EAST QUARTER CORNER THEREOF BEARS SOUTH 00°21'42" WEST, 2631.75 FEET;

THENCE SOUTH 00°21'42" WEST, 693.11 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20;

THENCE LEAVING SAID EAST LINE, SOUTH 89°09'30" WEST, 598.02 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1050.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°57'15", AN ARC LENGTH OF 493.96 FEET TO A TANGENT LINE;

THENCE SOUTH 62°12'15" WEST, 824.31 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 800.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°41'08", AN ARC LENGTH OF 191.09 FEET TO A NON-TANGENT LINE;

THENCE NORTH 00°15'24" WEST, 1290.23 FEET ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20;

THENCE SOUTH 89°34'33" EAST, 1989.61 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20 TO THE POINT OF BEGINNING.

EXCEPT:

COMMENCING AT A FOUND 3" MCDOT BRASS CAP STAMPED RLS 36563, DATED 2002, ACCEPTED AS THE NORTHEAST CORNER OF SAID SECTION 20 FROM WHICH A FOUND 3" CITY OF MESA BRASS CAP IN HAND HOLE RLS 40809, ACCEPTED AS THE EAST QUARTER CORNER THEREOF BEARS SOUTH 00°21'42" WEST, 2631.75 FEET;

THENCE NORTH 89°34'33" WEST, 1588.81 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20;

THENCE LEAVING SAID NORTH LINE, SOUTH 00°25'27" WEST, 65.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°15'24" EAST, 186.01 FEET;

THENCE NORTH 89°34'33" WEST, 200.01 FEET;

THENCE NORTH 00°15'24" WEST, 186.01 FEET;

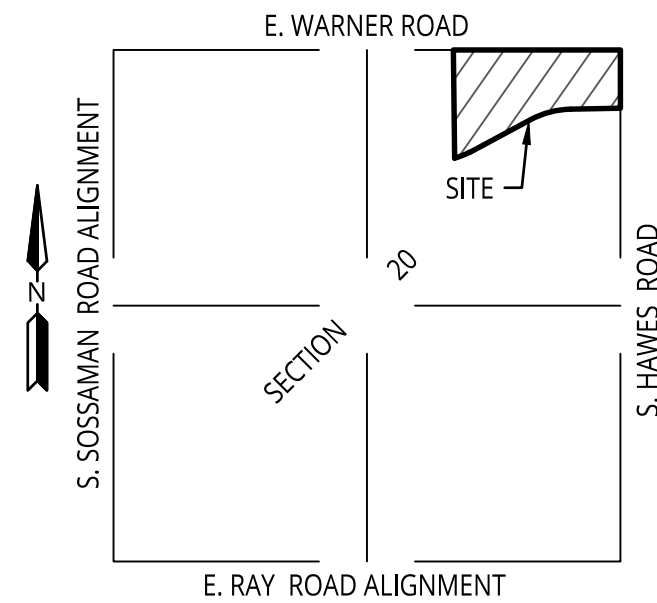
THENCE SOUTH 89°34'33" EAST, 200.01 FEET TO THE POINT OF BEGINNING.

NOTES

- 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 PUFE'S ON THIS PLAT, THE TERM "PUBLIC EASEMENT" IN M.C.C. §9-1-5(A) INCLUDES PUFE'S, AND PUFE'S ON THIS PLAT ARE SUBJECT TO M.C.C. § 9-1-5(A).
- 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.
- CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, 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 PUBLIC RIGHTS-OF-WAY ALONG PETERSON AVENUE, PRATT AVENUE, PETUNIA AVENUE, 82ND STREET, CHANNING, PRIMROSE, WOODRUFF AND HAWES ROAD.
- 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.
- THE HAWES CROSSING VILLAGE 4 HOMEOWNERS ASSOCIATION, A NON-PROFIT CORPORATION WILL HAVE THE RESPONSIBILITY FOR MAINTAINING THE "COMMON AREAS" TO BE NOTED AS TRACTS OR EASEMENTS INCLUDING LANDSCAPING AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED CONSTRUCTION DOCUMENTS (PLANS).
- 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 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.
- 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 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 HOMEOWNERS ASSOCIATION, BUSINESS OWNER'S ASSOCIATION, OR THE PROPERTY OWNER(S).
- THIS SUBDIVISION IS SUBJECT TO THE "DEVELOPMENT AGREEMENT" BETWEEN THE CITY OF MESA AND RESPECTIVE LAND OWNERS WITHIN THE HAWES CROSSING PAD, RECORDED IN DOCUMENT NO. 2020-0381318 M.C.R., DATED, APRIL 29, 2020.
- A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) HAS BEEN RECORDED FOR THIS SUBDIVISION, WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL TRACTS SHOWN ON THIS PLAT. RECORDED IN DOCUMENT NO. _____, M.C.R., DATED, OCTOBER, _____.
- 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.
- 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.
- THIS PROPERTY, DUE TO ITS PROXIMITY TO PHOENIX-MESA GATEWAY AIRPORT ARE LIKELY TO EXPERIENCE AIRCRAFT OVERFLIGHTS, WHICH COULD GENERATE NOISE LEVELS THAT MAY BE OF CONCERN TO SOME INDIVIDUALS. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE PHOENIX MESA GATEWAY AIRPORT ADMINISTRATION OFFICE.
- AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT IS RECORDED WITH MARICOPA COUNTY RECORDER. THIS SUBDIVISION IS WITHIN 2.4 MILES OF PHOENIX-MESA GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE ADMINISTRATION OFFICE.
- NOISE ATTENUATION MEASURES HAVE BEEN, OR ARE TO BE, INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE HOMES TO ACHIEVE A NOISE LEVEL REDUCTION TO 45 DECIBELS.
- TRACT A IS HEREBY DESIGNATED AS A PRIVATE STREET TRACT WITH AN BLANKET EASEMENT GRANTED UPON, ACROSS, OVER AND UNDER FOR INGRESS/EGRESS, REFUSE AND EMERGENCY VEHICLES, PUBLIC UTILITIES AND FACILITIES AND DRAINAGE PURPOSES TO THE CITY OF MESA FOR USE AS SUCH.
- ALL TRACTS PLATTED HEREON ARE DECLARED TO BE EASEMENTS FOR INGRESS/EGRESS, UTILITIES, DRAINAGE, RETENTION, LANDSCAPING, PEDESTRIAN ACCESS, AND RECREATION FACILITIES PURPOSES AS NOTED IN THE TRACT TABLE OR ON THIS PLAT AND SHALL BE OWNED AND MAINTAINED BY THE HAWES CROSSING VILLAGE 4 HOMEOWNERS ASSOCIATION, A NON-PROFIT CORPORATION (HOA). ALL LANDSCAPE MEDIANS ARE TO BE MAINTAINED BY THE HOA.

REFERENCE DOCUMENTS

- MINOR LAND SPLIT PER BOOK 509, PAGE 31, M.C.R.
- PLSS SUBDIVISION RECORD OF SURVEY (GDACS) PER BOOK 609, PAGE 29, M.C.R.
- RESULTS OF SURVEY MAP PER BOOK 617, PAGE 04, M.C.R.
- RECORD OF SURVEY PER BOOK 965, PAGE 34, M.C.R.
- RECORD OF SURVEY PER BOOK 1197, PAGE 09, M.C.R.



VICINITY MAP

NOT TO SCALE

SHEET INDEX

FP01	COVER SHEET
FP02	KEY MAP, TRACT TABLE, LOT DETAILS, NOTES
FP03	LOT TABLES
FP04 - FP10	PLAT SHEET

OWNER/CLIENT

LANDSEA HOMES
7600 E. DOUBLETREE RANCH ROAD SUITE 240
SCOTTSDALE, AZ 85258
PH: 480-629-4111
CONTACT: MARA SUNDQUIST,
VP OF LAND ACQUISITION

SURVEYOR

COLLIERS ENGINEERING & DESIGN, INC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
CONTACT: BRIAN J. BENEDICT, RLS

SITE DATA

TOTAL LOTS:	259
TYPICAL LOT SIZE:	34' X 77', 39' X 77', 41' X 77', 46' X 77'
MINIMUM LOT SIZE:	2,608 SQ. FT.
MAXIMUM LOT SIZE:	4,049 SQ. FT.
AVERAGE LOT SIZE:	2,816 SQ. FT.
GROSS AREA:	39.20 AC
NET AREA:	33.33 AC
GROSS PARCEL DENSITY:	6.61 DU/AC
ZONING:	RSL-2.5-PAD & GC-PAD
COMMON AREAS / OPEN SPACE:	9.82 AC (29.4%)
PARKING STALL AREA:	0.99 AC
PARK AREA:	2.07 AC

FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN, AREAS OF 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) SHEET FLOW FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF BASE FLOOD STREAM FLOODING WITH A CONTRIBUTING DRAINAGE AREA OF LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE BASE FLOOD BY LEVEES. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C2760L, PANEL NUMBER 2760 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.

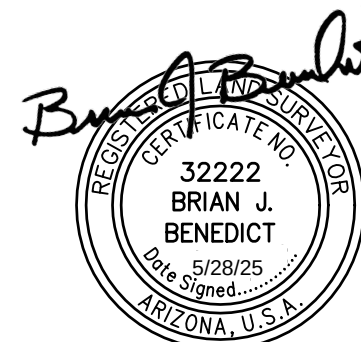
BASIS OF BEARING

BASIS OF BEARING IS S00°21'42"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON. SEE SHEETS FP06 AND FP07

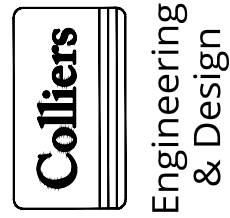
CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF MAY 2025; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE EXTERIOR BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

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RLS 32222
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Formerly
HILGARTWILSON



HAWES CROSSING - VILLAGE 4

FINAL PLAT

MESA, ARIZONA

STATUS:

PROJ. NO.: 1833

DATE: MAY 2025

SCALE: NONE

DRAWN: MRM/JLD

APPROVED: BJB

DWG. NO.

FP01

SHT. 1 OF 10

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	3,157	0.0725
LOT : 2	2,618	0.0601
LOT : 3	2,618	0.0601
LOT : 4	2,618	0.0601
LOT : 5	2,618	0.0601
LOT : 6	2,618	0.0601
LOT : 7	2,618	0.0601
LOT : 8	2,618	0.0601
LOT : 9	2,618	0.0601
LOT : 10	3,003	0.0689
LOT : 11	3,542	0.0813
LOT : 12	3,157	0.0725
LOT : 13	2,618	0.0601
LOT : 14	2,618	0.0601
LOT : 15	2,618	0.0601
LOT : 16	2,618	0.0601
LOT : 17	2,618	0.0601
LOT : 18	3,003	0.0689
LOT : 19	3,542	0.0813
LOT : 20	3,542	0.0813

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 61	3,157	0.0725
LOT : 62	3,542	0.0813
LOT : 63	3,003	0.0689
LOT : 64	2,618	0.0601
LOT : 65	2,618	0.0601
LOT : 66	2,618	0.0601
LOT : 67	2,618	0.0601
LOT : 68	2,618	0.0601
LOT : 69	2,618	0.0601
LOT : 70	2,618	0.0601
LOT : 71	3,157	0.0725
LOT : 72	3,542	0.0813
LOT : 73	3,003	0.0689
LOT : 74	2,618	0.0601
LOT : 75	2,618	0.0601
LOT : 76	2,618	0.0601
LOT : 77	2,618	0.0601
LOT : 78	2,618	0.0601
LOT : 79	2,618	0.0601
LOT : 80	2,618	0.0601

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 21	3,003	0.0689
LOT : 22	2,618	0.0601
LOT : 23	2,618	0.0601
LOT : 24	2,618	0.0601
LOT : 25	2,618	0.0601
LOT : 26	2,618	0.0601
LOT : 27	3,157	0.0725
LOT : 28	3,542	0.0813
LOT : 29	3,003	0.0689
LOT : 30	2,618	0.0601
LOT : 31	2,618	0.0601
LOT : 32	2,618	0.0601
LOT : 33	2,618	0.0601
LOT : 34	2,618	0.0601
LOT : 35	3,157	0.0725
LOT : 36	3,542	0.0813
LOT : 37	3,003	0.0689
LOT : 38	2,618	0.0601
LOT : 39	2,618	0.0601
LOT : 40	2,618	0.0601

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 81	2,618	0.0601
LOT : 82	3,157	0.0725
LOT : 83	3,157	0.0725
LOT : 84	2,618	0.0601
LOT : 85	2,618	0.0601
LOT : 86	2,618	0.0601
LOT : 87	2,618	0.0601
LOT : 88	2,618	0.0601
LOT : 89	2,618	0.0601
LOT : 90	2,618	0.0601
LOT : 91	2,618	0.0601
LOT : 92	3,003	0.0689
LOT : 93	3,643	0.0836
LOT : 94	3,157	0.0725
LOT : 95	2,618	0.0601
LOT : 96	2,618	0.0601
LOT : 97	2,618	0.0601
LOT : 98	2,618	0.0601
LOT : 99	2,618	0.0601
LOT : 100	2,618	0.0601

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 41	2,618	0.0601
LOT : 42	2,618	0.0601
LOT : 43	3,157	0.0725
LOT : 44	3,542	0.0813
LOT : 45	3,003	0.0689
LOT : 46	2,618	0.0601
LOT : 47	2,618	0.0601
LOT : 48	2,618	0.0601
LOT : 49	2,618	0.0601
LOT : 50	2,618	0.0601
LOT : 51	3,157	0.0725
LOT : 52	3,542	0.0813
LOT : 53	3,003	0.0689
LOT : 54	2,618	0.0601
LOT : 55	2,618	0.0601
LOT : 56	2,618	0.0601
LOT : 57	2,618	0.0601
LOT : 58	2,618	0.0601
LOT : 59	2,618	0.0601
LOT : 60	2,618	0.0601

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 101	3,003	0.0689
LOT : 102	3,542	0.0813
LOT : 103	3,157	0.0725
LOT : 104	2,618	0.0601
LOT : 105	2,618	0.0601
LOT : 106	2,618	0.0601
LOT : 107	2,618	0.0601
LOT : 108	2,618	0.0601
LOT : 109	2,618	0.0601
LOT : 110	3,003	0.0689
LOT : 111	3,542	0.0813
LOT : 112	3,556	0.0816
LOT : 113	3,003	0.0689
LOT : 114	2,618	0.0601
LOT : 115	2,618	0.0601
LOT : 116	2,618	0.0601
LOT : 117	2,618	0.0601
LOT : 118	2,618	0.0601
LOT : 119	2,618	0.0601
LOT : 120	2,618	0.0601

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 121	2,618	0.0601
LOT : 122	2,618	0.0601
LOT : 123	3,171	0.0728
LOT : 124	3,542	0.0813
LOT : 125	3,003	0.0689
LOT : 126	2,618	0.0601
LOT : 127	2,618	0.0601
LOT : 128	2,618	0.0601
LOT : 129	2,618	0.0601
LOT : 130	2,618	0.0601
LOT : 131	2,618	0.0601
LOT : 132	2,618	0.0601
LOT : 133	2,618	0.0601
LOT : 134	3,003	0.0689
LOT : 135	3,542	0.0813
LOT : 136	3,542	0.0813
LOT : 137	3,003	0.0689
LOT : 138	2,618	0.0601
LOT : 139	2,618	0.0601
LOT : 140	2,618	0.0601

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 181	2,618	0.0601
LOT : 182	2,618	0.0601
LOT : 183	2,618	0.0601
LOT : 184	2,618	0.0601
LOT : 185	2,618	0.0601
LOT : 186	2,618	0.0601
LOT : 187	2,618	0.0601
LOT : 188	2,618	0.0601
LOT : 189	3,157	0.0725
LOT : 190	2,618	0.0601
LOT : 191	2,618	0.0601
LOT : 192	2,618	0.0601
LOT : 193	2,618	0.0601
LOT : 194	2,618	0.0601
LOT : 195	2,618	0.0601
LOT : 196	2,618	0.0601
LOT : 197	2,618	0.0601
LOT : 198	2,618	0.0601
LOT : 199	3,003	0.0689
LOT : 200	3,542	0.0813

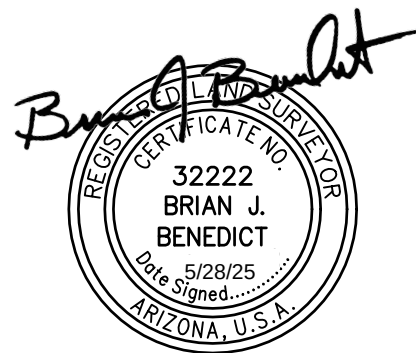
LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 141	2,618	0.0601
LOT : 142	2,618	0.0601
LOT : 143	2,618	0.0601
LOT : 144	2,618	0.0601
LOT : 145	2,618	0.0601
LOT : 146	2,618	0.0601
LOT : 147	2,618	0.0601
LOT : 148	3,003	0.0689
LOT : 149	3,542	0.0813
LOT : 150	3,145	0.0722
LOT : 151	2,608	0.0599
LOT : 152	2,608	0.0599
LOT : 153	2,608	0.0599
LOT : 154	2,608	0.0599
LOT : 155	2,608	0.0599
LOT : 156	2,992	0.0687
LOT : 157	3,529	0.0810
LOT : 158	3,555	0.0816
LOT : 159	3,014	0.0692
LOT : 160	2,628	0.0603

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 201	3,157	0.0725
LOT : 202	2,618	0.0601
LOT : 203	2,618	0.0601
LOT : 204	2,618	0.0601
LOT : 205	2,618	0.0601
LOT : 206	2,618	0.0601
LOT : 207	2,618	0.0601
LOT : 208	2,618	0.0601
LOT : 209	2,618	0.0601
LOT : 210	2,618	0.0601
LOT : 211	3,003	0.0689
LOT : 212	3,542	0.0813
LOT : 213	3,157	0.0725
LOT : 214	2,618	0.0601
LOT : 215	2,618	0.0601
LOT : 216	2,618	0.0601
LOT : 217	2,618	0.0601
LOT : 218	2,618	0.0601
LOT : 219	2,618	0.0601
LOT : 220	2,618	0.0601

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 161	2,628	0.0603
LOT : 162	2,628	0.0603
LOT : 163	2,628	0.0603
LOT : 164	2,628	0.0603
LOT : 165	2,628	0.0603
LOT : 166	2,628	0.0603
LOT : 167	2,628	0.0603
LOT : 168	3,529	0.0810
LOT : 169	2,992	0.0687
LOT : 170	2,608	0.0599
LOT : 171	2,608	0.0599
LOT : 172	2,608	0.0599
LOT : 173	3,116	0.0715
LOT : 174	4,059	0.0932
LOT : 175	3,544	0.0814
LOT : 176	3,003	0.0689
LOT : 177	2,618	0.0601
LOT : 178	2,618	0.0601
LOT : 179	2,618	0.0601
LOT : 180	2,618	0.0601

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 221	2,618	0.0601
LOT : 222	2,618	0.0601
LOT : 223	3,003	0.0689
LOT : 224	3,542	0.0813
LOT : 225	3,157	0.0725
LOT : 226	2,618	0.0601
LOT : 227	2,618	0.0601
LOT : 228	2,618	0.0601
LOT : 229	3,003	0.0689
LOT : 230	3,542	0.0813
LOT : 231	2,618	0.0601
LOT : 232	2,618	0.0601
LOT : 233	2,618	0.0601
LOT : 234	2,618	0.0601
LOT : 235	2,618	0.0601
LOT : 236	2,618	0.0601
LOT : 237	2,618	0.0601
LOT : 238	3,003	0.0689
LOT : 239	3,156	0.0724
LOT : 240	3,157	0.0725

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 241	2,618	0.0601
LOT : 242	2,618	0.0601
LOT : 243	2,618	0.0601
LOT : 244	3,003	0.0689
LOT : 245	3,542	0.0813
LOT : 246	3,157	0.0725
LOT : 247	2,618	0.0601
LOT : 248	2,618	0.0601
LOT : 249	2,618	0.0601
LOT : 250	3,003	0.0689
LOT : 251	3,542	0.0813
LOT : 252	2,618	0.0601
LOT : 253	2,618	0.0601
LOT : 254	3,003	0.0689
LOT : 255	3,542	0.0813
LOT : 256	3,003	0.0689
LOT : 257	2,618	0.0601
LOT : 258	2,618	0.0601
LOT : 259	3,157	0.0725



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DWG. NO.		PROJ. NO.: 1833		STATUS:	
FP03		DATE: MAY 2025		MUNICIPAL TRACKING NO:	
		SCALE: NONE			
		DRAWN: MRW/JLD			
SHT. 3 OF 10		APPROVED: BJB			

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HAWES CROSSING - VILLAGE 4

MESA, ARIZONA

FINAL PLAT

NORTH QUARTER
CORNER
SECTION 20, T1S, R7E
FOUND 3" MCDOT BRASS
CAP FLUSH, STAMPED
"S17 S20 RLS 33310
2016"

S00°27'47"E 5263.42'

EASTGROUP PROPERTIES LP
DOC 2023-034113, MCR

SOUTH QUARTER CORNER
SECTION 20, T1S, R7E
FOUND 2-1/2" GLO BRASS
CAP DATED 1911

N00°15'24"W 1290.23'

918.98'

S LOTUS

TRACT D

TRACT A

TRACT B

TRACT C

TRACT D

TRACT E

TRACT F

TRACT G

TRACT H

TRACT I

TRACT J

TRACT K

TRACT L

TRACT M

TRACT N

TRACT O

TRACT P

TRACT Q

TRACT R

TRACT S

TRACT T

TRACT U

TRACT V

TRACT W

TRACT X

TRACT Y

TRACT Z

TRACT AA

TRACT AB

TRACT AC

TRACT AD

TRACT AE

TRACT AF

TRACT AG

TRACT AH

TRACT AI

TRACT AJ

TRACT AK

TRACT AL

TRACT AM

TRACT AN

TRACT AO

TRACT AP

TRACT AQ

TRACT AR

TRACT AS

TRACT AT

TRACT AU

TRACT AV

TRACT AW

TRACT AX

TRACT AY

TRACT AZ

TRACT BA

TRACT BB

TRACT BC

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TRACT BM

TRACT BN

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TRACT BP

TRACT BQ

TRACT BR

TRACT BS

TRACT BT

TRACT BU

TRACT BV

TRACT BW

TRACT BX

TRACT BY

TRACT BZ

TRACT CA

TRACT CB

TRACT CC

TRACT CD

TRACT CE

TRACT CF

TRACT CG

TRACT CH

TRACT CI

TRACT CJ

TRACT CK

TRACT CL

TRACT CM

TRACT CN

TRACT CO

TRACT CP

TRACT CQ

TRACT CR

TRACT CS

TRACT CT

TRACT CU

TRACT CV

TRACT CW

TRACT CX

TRACT CY

TRACT CZ

TRACT DA

TRACT DB

TRACT DC

TRACT DD

TRACT DE

TRACT DF

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TRACT DJ

TRACT DK

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TRACT DM

TRACT DN

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TRACT DP

TRACT DQ

TRACT DR

TRACT DS

TRACT DT

TRACT DU

TRACT DV

TRACT DW

TRACT DX

TRACT DY

TRACT DZ

TRACT EA

TRACT EB

TRACT EC

TRACT ED

TRACT EE

TRACT EF

TRACT EG

TRACT EH

TRACT EI

TRACT EJ

TRACT EK

TRACT EL

TRACT EM

TRACT EN

TRACT EO

TRACT EP

TRACT EQ

TRACT ER

TRACT ES

TRACT ET

TRACT EU

TRACT EV

TRACT EW

TRACT EX

TRACT EY

TRACT EZ

TRACT FA

TRACT FB

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TRACT HB

TRACT HC

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TRACT HH

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TRACT HJ

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TRACT HL

TRACT HM

TRACT HN

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TRACT HQ

TRACT HR

TRACT HS

TRACT HT

TRACT HU

TRACT HV

TRACT HW

TRACT HX

TRACT HY

TRACT HZ

TRACT IA

TRACT IB

TRACT IC

TRACT ID

TRACT IE

TRACT IF

TRACT IG

TRACT IH

TRACT II

TRACT IJ

TRACT IK

TRACT IL

TRACT IM

TRACT IN

TRACT IO

TRACT IP

TRACT IQ

TRACT IR

TRACT IS

TRACT IT

TRACT IU

TRACT IV

TRACT IW

TRACT IX

TRACT IY

TRACT IZ

TRACT JA

TRACT JB

TRACT JC

TRACT JD

TRACT JE

TRACT JF

TRACT JG

TRACT JH

TRACT JI

TRACT JJ

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TRACT JL

TRACT JM

TRACT JN

TRACT JO

TRACT JP

TRACT JQ

TRACT JR

TRACT JS

TRACT JT

TRACT JU

TRACT JV

TRACT JW

TRACT JX

TRACT JY

TRACT JZ

TRACT KA

TRACT KB

TRACT KC

TRACT KD

TRACT KE

TRACT KF

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TRACT KJ

TRACT KK

TRACT KL

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TRACT LE

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TRACT LG

TRACT LH

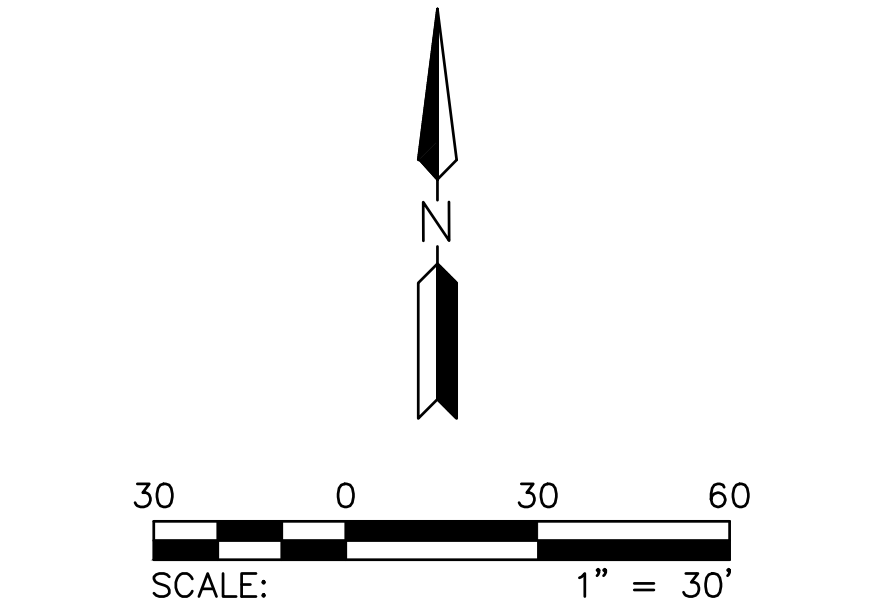
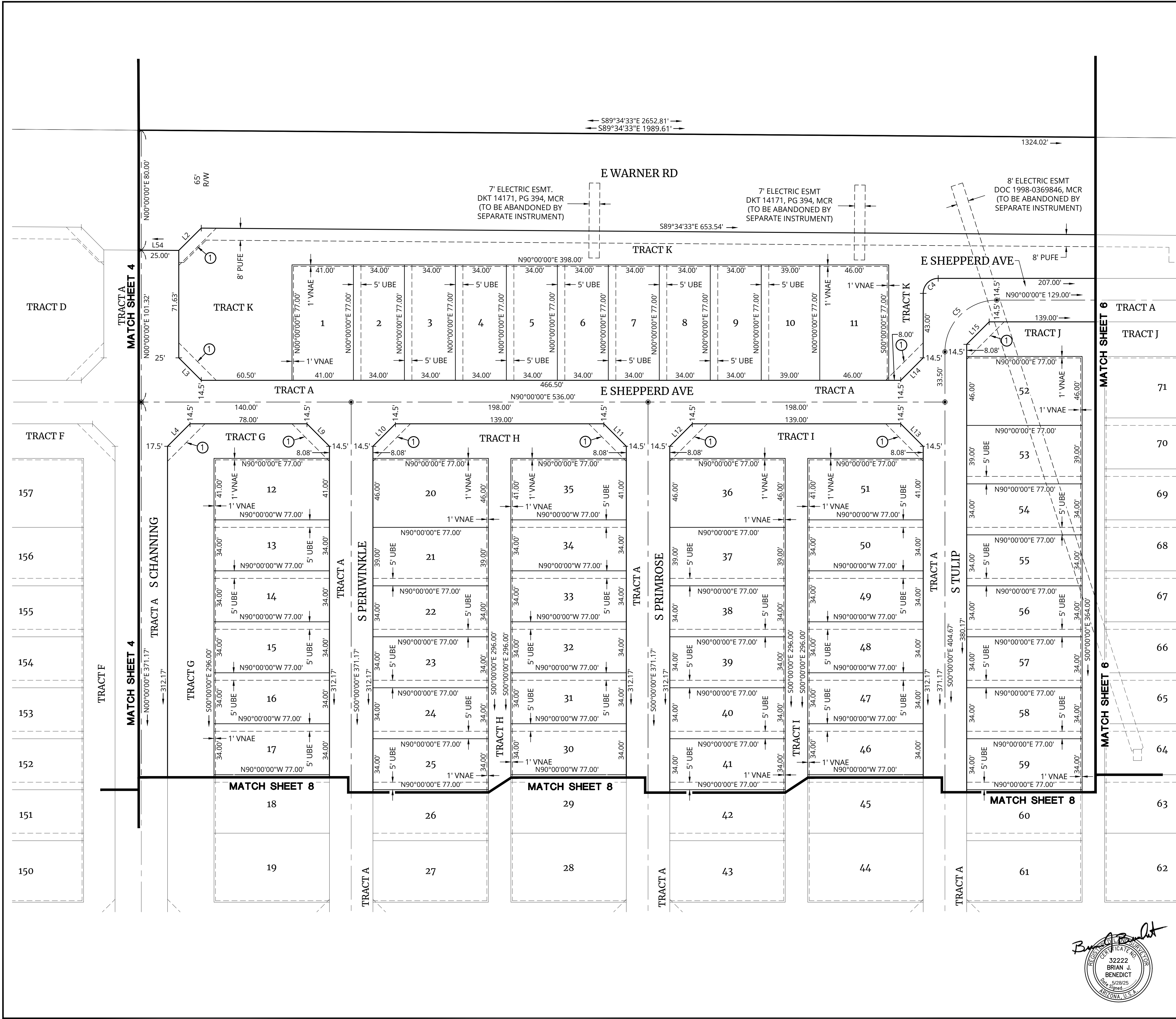
TRACT LI

TRACT LJ

TRACT LK

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TRACT LM

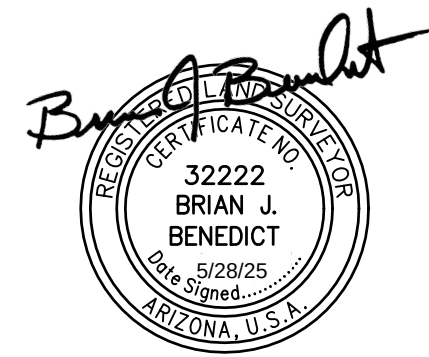


LEGEND

- FOUND MONUMENT AS NOTED
- ⊠ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS
- 32222 OR AS NOTED
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- BOOK
- PAGE
- DOCKET
- PUBLIC UTILITY & FACILITY EASEMENT
- USE & BENEFIT EASEMENT
- VEHICLE NON-ACCESS EASEMENT
- MARICOPA COUNTY RECORDS
- REGISTERED LAND SURVEYOR
- ASSESSOR PARCEL NUMBER
- 25' X 25' SITE VISIBILITY
- TRIANGLE EASEMENT
- BOOK __, PAGE __, M.C.R.

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L2	N45°12'43"E	21.13'
L3	S45°00'00"E	21.21'
L4	N45°00'00"E	21.21'
L9	S45°00'00"E	21.21'
L10	S45°00'00"W	21.21'
L11	N45°00'00"W	21.21'
L12	N45°00'00"E	21.21'
L13	S45°00'00"E	21.21'
L14	N45°00'00"E	21.21'
L15	N45°00'00"E	21.21'
L54	S89°34'33"E	50.00'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C4	10.00'	90°00'00"	15.71'
C5	34.50'	90°00'00"	54.19'



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HAWES CROSSING - VILLAGE 4

PROJ. NO.: 1833

DATE: MAY 2025

SCALE: AS SHOWN

DRAWN: MRM/JLD

APPROVED: BJB

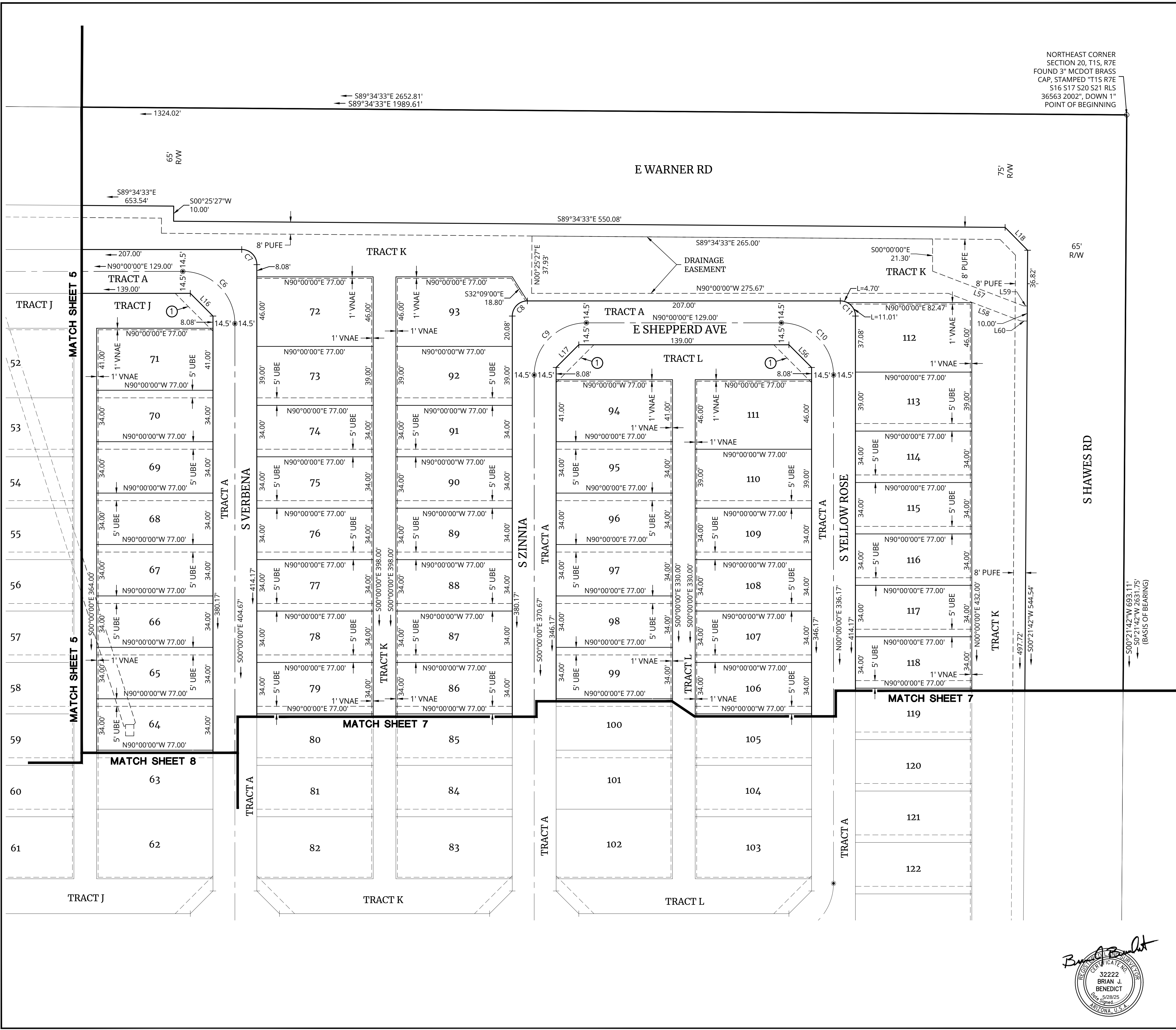
MUNICIPAL TRACKING NO:

DWG. NO.

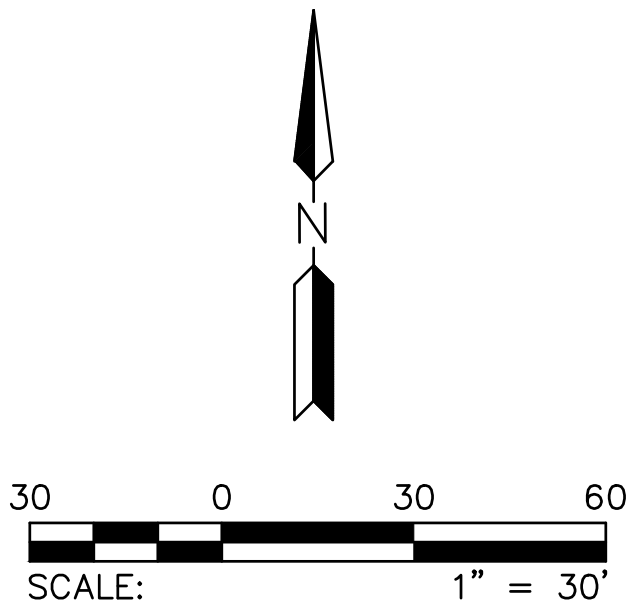
FP05

SHT. 5 OF 10

FINAL PLAT



NORTHEAST CORNER
SECTION 20, T1S, R7E
FOUND 3" MCDOT BRASS
CAP, STAMPED "T1S R7E
S16 S17 S20 S21 RLS
36563 2002", DOWN 1"
POINT OF BEGINNING

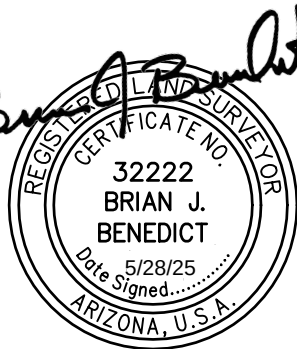


LEGEND

- FOUND MONUMENT AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS
- 32222 OR AS NOTED
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- EASEMENT LINE
- R/W RIGHT-OF-WAY
- BK BOOK
- PG PAGE
- DKT DOCKET
- PUFE PUBLIC UTILITY & FACILITY EASEMENT
- UBE USE & BENEFIT EASEMENT
- VNAE VEHICLE NON-ACCESS EASEMENT
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- ① 25' X 25' SITE VISIBILITY
- △ TRIANGLE EASEMENT
- ◆ BOOK __, PAGE __, M.C.R.

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L16	N45°00'00"W	21.21'
L17	S45°00'00"W	21.21'
L18	S44°36'26"E	21.22'
L56	N45°00'00"W	21.21'
L57	N69°08'28"W	64.49'
L58	N69°08'28"W	51.37'
L59	N89°38'18"W	2.38'
L60	N89°38'18"W	4.19'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C6	34.50'	90°00'00"	54.19'
C7	10.00'	90°00'00"	15.71'
C8	10.00'	90°00'00"	15.71'
C9	34.50'	90°00'00"	54.19'
C10	34.50'	90°00'00"	54.19'
C11	10.00'	63°05'01"	11.01'



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PROJ. NO.: 1833

DATE: MAY 2025

SCALE: AS SHOWN

DRAWN: MRM/JLD

APPROVED: BJB

STATUS:

MUNICIPAL TRACKING NO:

DWG. NO.

FP06

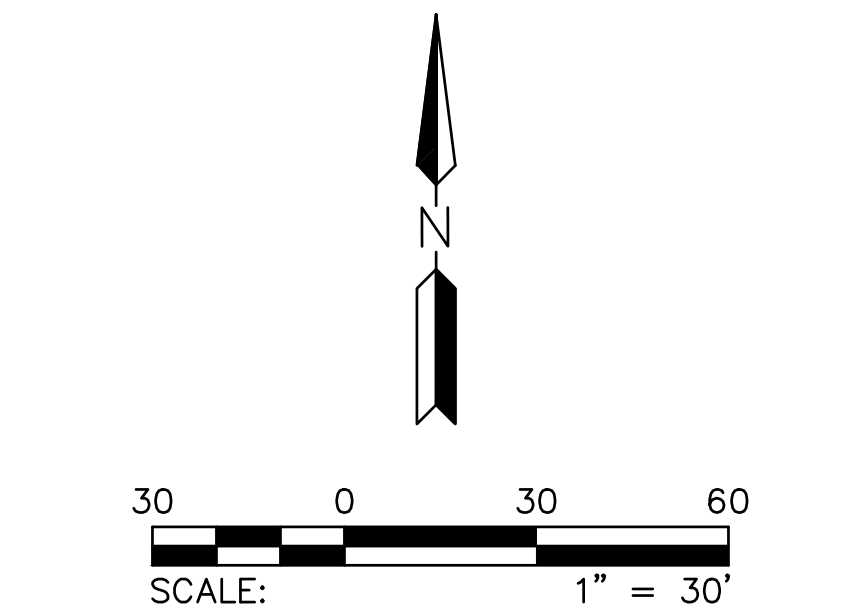
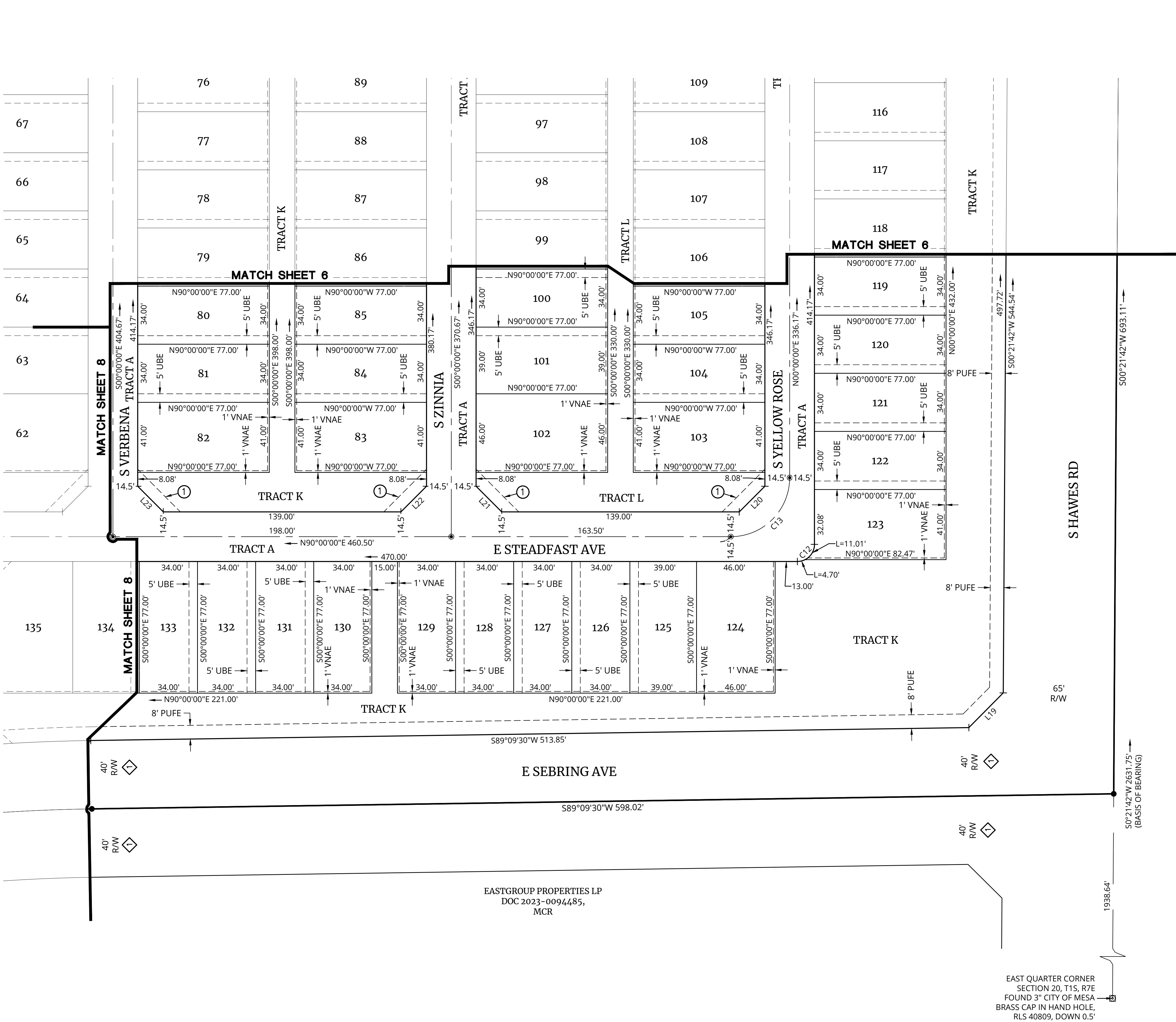
HAWES CROSSING - VILLAGE 4

MESA, ARIZONA

FINAL PLAT

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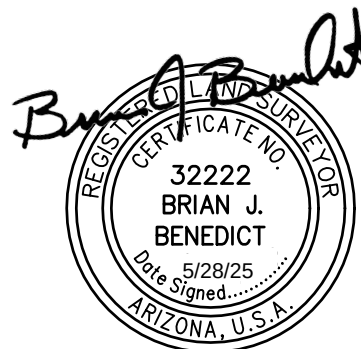
LEGEND

○	FOUND MONUMENT AS NOTED
⊗	FOUND BRASS CAP IN HAND HOLE
⊙	FOUND BRASS CAP FLUSH
⦿	SET BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS
	32222 OR AS NOTED
---	BOUNDARY LINE
---	SECTION LINE
---	CENTER LINE
---	RIGHT OF WAY
---	PARCEL LINE
---	EASEMENT LINE
R/W	RIGHT-OF-WAY
BK	BOOK
PG	PAGE
DKT	DOCKET
PUFE	PUBLIC UTILITY & FACILITY EASEMENT
UBE	USE & BENEFIT EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
①	25' X 25' SITE VISIBILITY
⬠	TRIANGLE EASEMENT
⬠	BOOK __, PAGE __, M.C.R.

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L19	S44°45'36"W	28.58'
L20	N45°00'00"E	21.21'
L21	S45°00'00"E	21.21'
L22	N45°00'00"E	21.21'
L23	S45°00'00"E	21.21'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C12	10.00'	63°05'01"	11.01'
C13	34.50'	90°00'00"	54.19'

EAST QUARTER CORNER
SECTION 20, T1S, R7E
FOUND 3" CITY OF MESA
BRASS CAP IN HAND HOLE,
RLS 40809, DOWN 0.5'



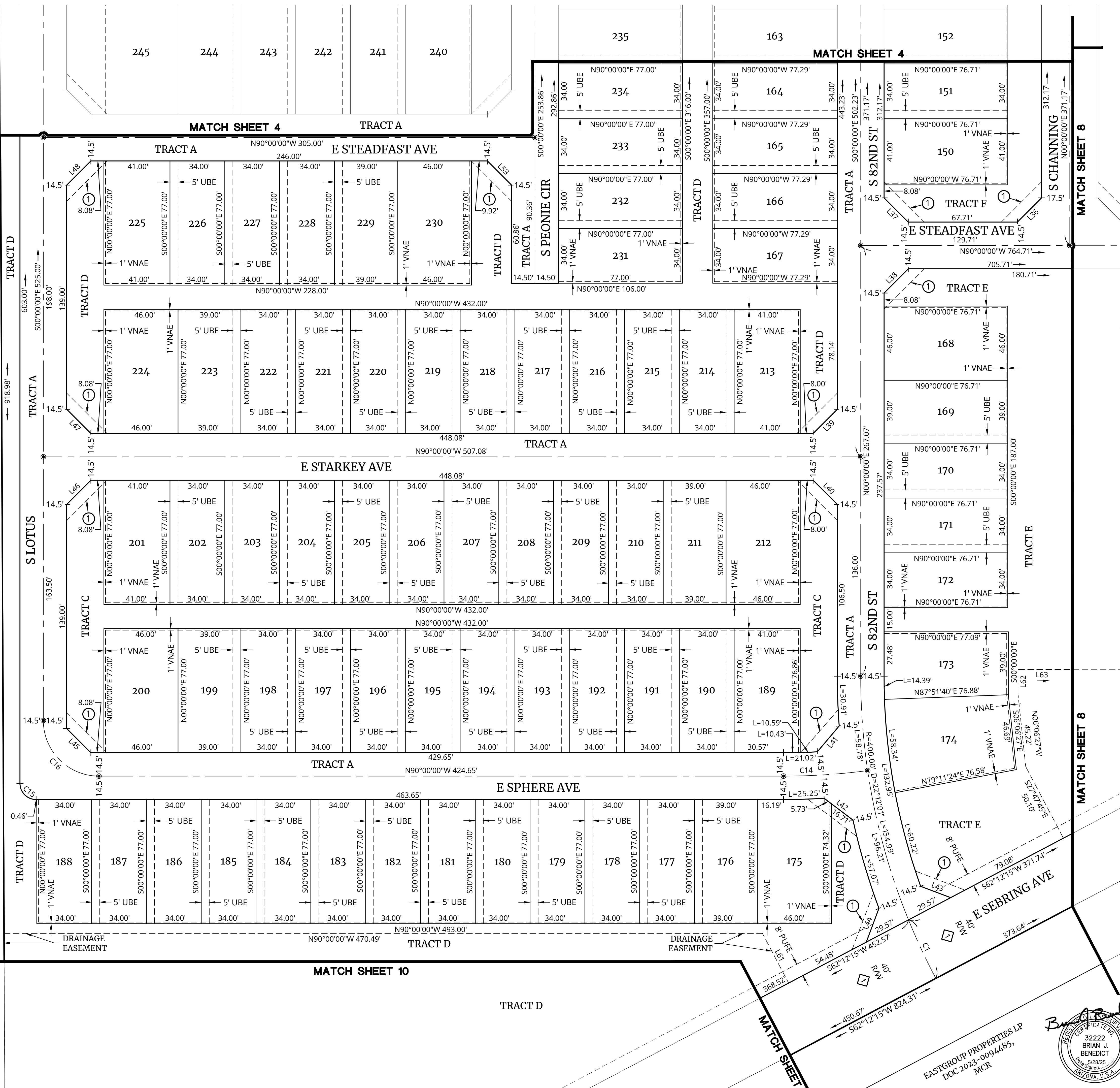
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HAWES CROSSING - VILLAGE 4		FINAL PLAT	
MESA, ARIZONA		DWG. NO. FP07	
STATUS: PROJ. NO.: 1833		SHT. 7 OF 10	
DATE: MAY 2025		MUNICIPAL TRACKING NO:	
SCALE: AS SHOWN		DRAWN: MRM/JLD	
APPROVED: BJB		APPROVED: BJB	

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EASTGROUP PROPERTIES LP
DOC 2023-0341113, MCR



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L36	N45°00'00"E	21.21'
L37	N45°00'00"W	21.21'
L38	N45°00'00"E	21.21'
L39	S45°00'00"W	21.21'
L40	N45°00'00"W	21.21'
L41	N40°13'34"E	21.01'
L42	S52°57'43"E	22.45'
L43	S69°20'06"E	19.89'
L44	N20°25'20"E	22.37'
L45	S45°00'00"E	21.21'
L46	N45°00'00"E	21.21'
L47	N45°00'00"W	21.21'
L48	N45°00'00"E	21.21'
L53	N45°00'00"W	21.21'
L61	S27°47'45"E	34.86'
L62	N00°00'00"E	15.32'
L63	N90°00'00"E	66.29'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	400.00'	5°44'18"	40.06'
C14	400.00'	7°30'15"	52.39'
C15	10.00'	90°00'00"	15.71'
C16	34.50'	90°00'00"	54.19'

- LEGEND**
- FOUND MONUMENT AS NOTED
 - ⊗ FOUND BRASS CAP IN HAND HOLE
 - ⊙ FOUND BRASS CAP FLUSH
 - SET BRASS CAP FLUSH
 - SET 1/2" REBAR W/ CAP, RLS
 - 32222 OR AS NOTED
 - BOUNDARY LINE
 - - - SECTION LINE
 - - - CENTER LINE
 - - - RIGHT OF WAY
 - - - PARCEL LINE
 - - - EASEMENT LINE
 - - - RIGHT-OF-WAY
 - - - BOOK
 - - - PAGE
 - - - DOCKET
 - - - PUBLIC UTILITY & FACILITY EASEMENT
 - - - USE & BENEFIT EASEMENT
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 - - - MARICOPA COUNTY RECORDS
 - - - REGISTERED LAND SURVEYOR
 - - - APN
 - ① 25' X 25' SITE VISIBILITY
 - △ TRIANGLE EASEMENT
 - BOOK __, PAGE __, M.C.R.

R/W
BK
PG
DKT
PUFE
UBE
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MCR
RLS
APN

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PROJ. NO.: 1833

DATE: MAY 2025

SCALE: AS SHOWN

DRAWN: MRM/JLD

APPROVED: BJB

STATUS:

MUNICIPAL TRACKING NO:

DWG. NO.

FP09

SHT. 9 OF 10

HAWES CROSSING - VILLAGE 4

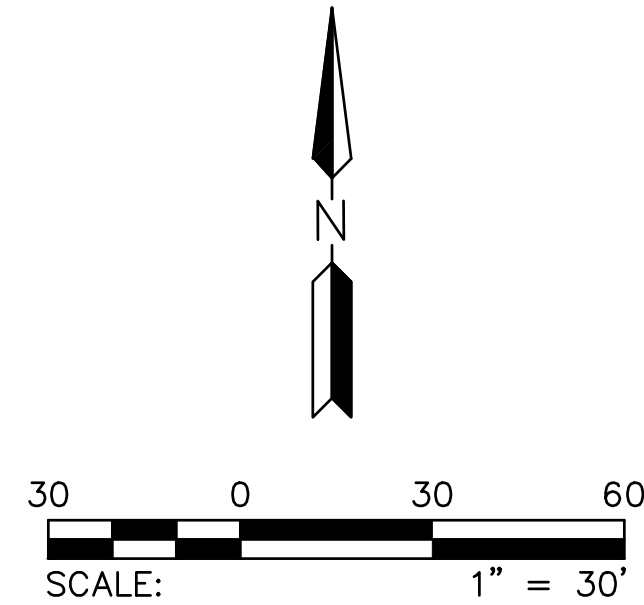
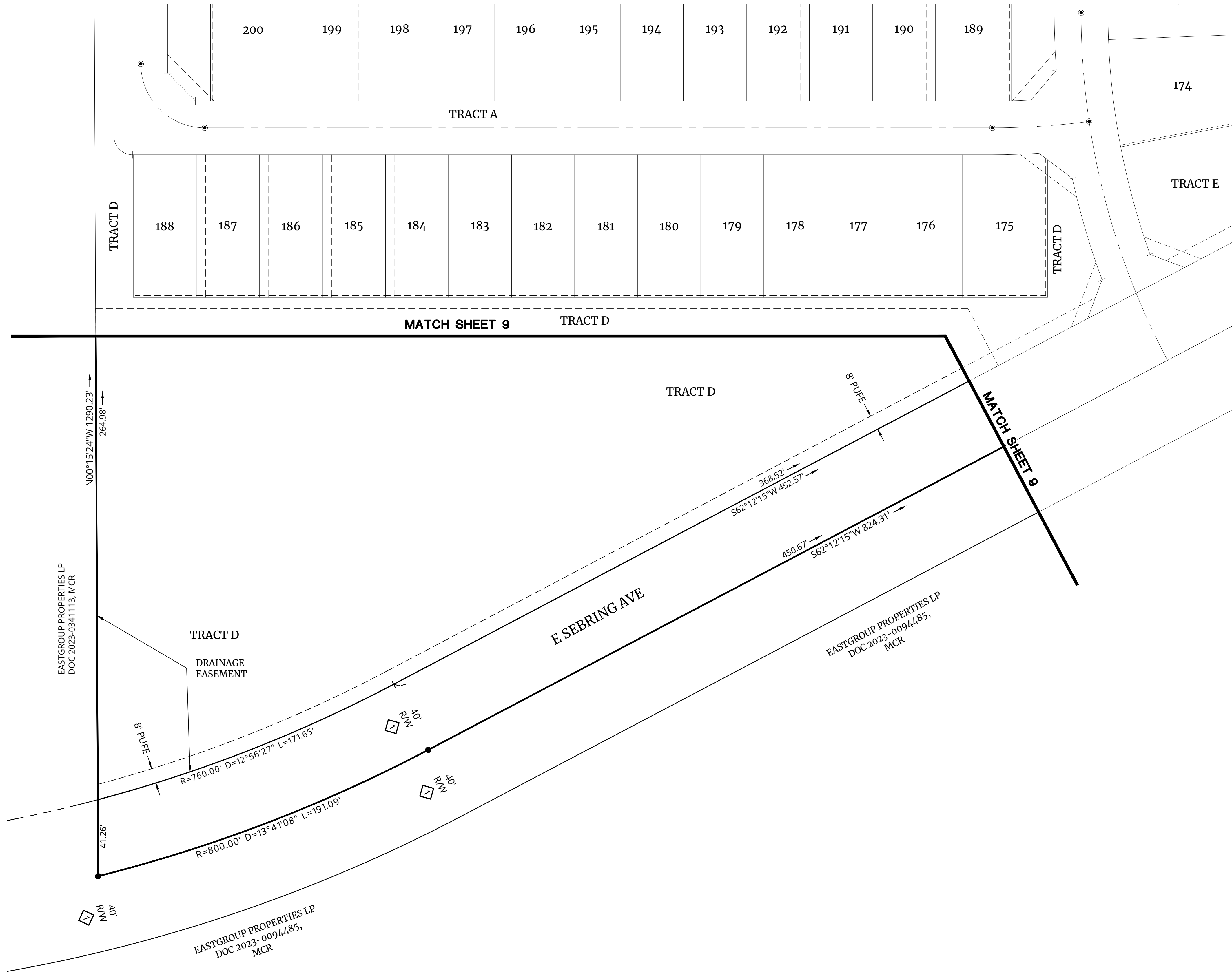
MESA, ARIZONA

FINAL PLAT

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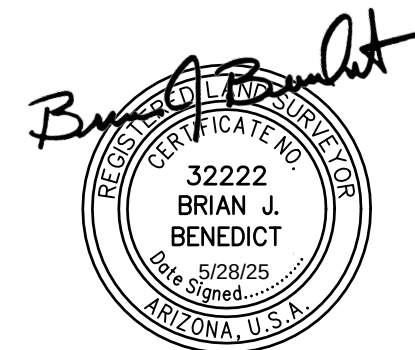
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LEGEND

- | | |
|-----|------------------------------------|
| ○ | FOUND MONUMENT AS NOTED |
| ⊠ | FOUND BRASS CAP IN HAND HOLE |
| ⊙ | FOUND BRASS CAP FLUSH |
| ● | SET BRASS CAP FLUSH |
| ● | SET 1/2" REBAR W/ CAP, RLS |
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