

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT PPGN - RAY, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "PARCEL L", A RE-PLAT OF PARCEL L OF CADENCE AT GATEWAY PHASE 2, BOOK _____, PAGE _____, MARICOPA COUNTY RECORDS, SITUATED IN A PORTION OF THE SOUTH HALF OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT SAID MAP 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.

PPGN - RAY, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP 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 RIGHT-OF-WAY.

PPGN - RAY, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, 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, ALL OTHER EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN, CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES, SHALL BE LIMITED TO UTILITIES, UNLESS APPROVED OTHERWISE BY THE CITY OF MESA, AND INDICATED HEREON, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NON-EXCLUSIVE EASEMENTS.

IT IS AGREED THAT PPGN - RAY, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP OR ITS SUCCESSORS OR ASSIGNS SHALL HAVE FULL USE OF THE EASEMENT PREMISES EXCEPT FOR THE PURPOSES 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, OR ANY PART OF SAME SHALL BE CONSTRUCTED, INSTALLED OR PLACED ON OR OVER SAID EASEMENT OR ANY PART THEREOF BY PPGN - RAY, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP OR THE SUCCESSORS OR ASSIGNS OF PPGN - RAY, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY PPGN - RAY, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP OR THE SUCCESSORS OR ASSIGNS OF PPGN - RAY, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP 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.

PPGN - RAY, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP 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 GRASS COVER, FLOWERS AND GRANITE LESS THAN 3-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.

PPGN - RAY, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, 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.

PPGN - RAY, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "PARKWAY EASEMENT" OR "PKWY" FOR PURPOSES OF ESTABLISHING AREAS FOR CITY USE 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, CONDUCTORS, 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 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 EASEMENT PROPERTY FOR ALL USES AND FACILITIES ALLOWED HEREIN, UNLESS APPROVED OTHERWISE BY THE CITY OF MESA, NEITHER PPGN - RAY, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP OR ITS SUCCESSORS AND ASSIGNS WILL GRANT AN EASEMENT TO ANY OTHER PERSON OR ENTITY OVER, UNDER OR UPON ANY AREAS DESIGNATED ON THIS PLAT AS PARKWAY EASEMENT. PPGN - RAY, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP RETAINS THE RIGHT TO INSTALL AND MAINTAIN LANDSCAPING WITHIN THE EASEMENT PROPERTY IN A MANNER THAT WILL NOT UNREASONABLY INTERFERE WITH THE RIGHTS OF THE CITY PROVIDED THAT GRANTOR'S USE OF THE EASEMENT PROPERTY SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CITY OF MESA CODES AND ORDINANCES AS MAY BE AMENDED FROM TIME TO TIME.

TRACTS "A" THROUGH "J", INCLUSIVE, ARE HEREBY DECLARED FOR THE SPECIFIC USES IDENTIFIED ON THE TRACT TABLE PROVIDED HEREIN. SAID TRACTS SHALL BE OWNED AND MAINTAINED BY THE CADENCE HOMEOWNERS ASSOCIATION.

DRAINAGE COVENANTS:

THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT AS TRACTS "A" AND "J" ARE HEREBY RESERVED AS DRAINAGE FACILITIES AND RETENTION BASINS FOR THE INCLUSIVE CONVEYANCE OR DRAINAGE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FOR THE PUBLIC RIGHT-OF-WAY PER THE IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO MAINTAIN SAID DRAINAGE FACILITY.

THE DRAINAGE FACILITIES AND RETENTION AREAS SHALL BE MAINTAINED BY PPGN - RAY, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP OR ITS 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 TO OR THREATENING TO VIOLATE ANY OF THESE COVENANTS, TO PREVENT HIM OR THEM FROM SO DOING, AND TO RECOVER DAMAGES AT LAW OR IN EQUITY HEREUNDER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, A REASONABLE SUM AS AND FOR ATTORNEYS' FEES AND COURT COSTS.

PPGN - RAY, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP 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 PPGN - RAY, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF: PPGN - RAY, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, AS OWNER, HAS CAUSED ITS NAME TO BE AFFIXED AND HAVE EXECUTED THIS FINAL PLAT BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED THIS ____ DAY OF _____, 2019.

PPGN - RAY, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP

BY: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2019, BY _____ OF PPGN - RAY, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, FOR AND ON BEHALF THEREOF.

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

BY: _____ NOTARY PUBLIC DATE
MY COMMISSION EXPIRES: _____

FINAL PLAT "Parcel L"

A RE-PLAT OF PARCEL L OF CADENCE AT GATEWAY PHASE 2, BOOK _____, PAGE _____, MARICOPA COUNTY RECORDS, SITUATED IN A PORTION OF THE SOUTH HALF OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3" MARICOPA COUNTY BRASS CAP AT THE SOUTHEAST CORNER OF SAID SECTION 27, FROM WHICH A 2 1/2" GLO BRASS CAP AT THE EAST QUARTER CORNER OF SAID SECTION 27, BEARS NORTH 1 DEGREES 25 MINUTES 54 SECONDS WEST (AN ASSUMED BEARING) AT A DISTANCE OF 2,632.40 FEET;

THENCE NORTH 1 DEGREES 25 MINUTES 54 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, 1773.42 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, 2014.36 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, 258.00 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST, 707.51 FEET; THENCE SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, 125.00 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST, 16.18 FEET; THENCE SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, 35.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST A DISTANCE OF 50.00 FEET; THENCE SOUTHEASTERLY 72.40 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 82 DEGREES 57 MINUTES 45 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 106.50 FEET; THENCE SOUTHEASTERLY 30.11 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16 DEGREES 11 MINUTES 52 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY 2.19 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 0 DEGREES 50 MINUTES 06 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 107.50 FEET; THENCE SOUTHEASTERLY 126.83 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 67 DEGREES 35 MINUTES 54 SECONDS; THENCE ON A NON-TANGENT LINE SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, 108.64 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, 434.62 FEET; THENCE SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, 35.00 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, 230.47 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY 4.54 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 13 DEGREES 00 MINUTES 10 SECONDS; THENCE ON A NON-TANGENT LINE SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, 248.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH 13 DEGREES 30 MINUTES 53 SECONDS EAST A DISTANCE OF 20.00 FEET; THENCE SOUTHEASTERLY 4.54 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 13 DEGREES 00 MINUTES 10 SECONDS; THENCE ON A NON-TANGENT LINE SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, 35.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, FROM WHICH THE RADIUS POINT BEARS NORTH 0 DEGREES 30 MINUTES 43 SECONDS EAST A DISTANCE OF 55.00 FEET; THENCE WESTERLY 3.00 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 3 DEGREES 07 MINUTES 36 SECONDS; THENCE ON A NON-TANGENT LINE SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, 150.55 FEET; THENCE NORTH 41 DEGREES 45 MINUTES 30 SECONDS WEST, 1575.03 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST, 721.12 FEET; THENCE SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, 27.00 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST, 125.00 FEET TO THE POINT OF BEGINNING.

RATIFICATION AND APPROVAL OF PLAT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT CADENCE HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS FINAL PLAT FOR "PARCEL L" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS MAP.

IN WITNESS WHEREOF, _____ HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS ____ DAY OF _____, 2019.

CADENCE HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

BY: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2019, BY _____ OF CADENCE HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, FOR AND ON BEHALF THEREOF.

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

BY: _____ NOTARY PUBLIC DATE
MY COMMISSION EXPIRES: _____

TYPICAL LOT SETBACK

LEGEND

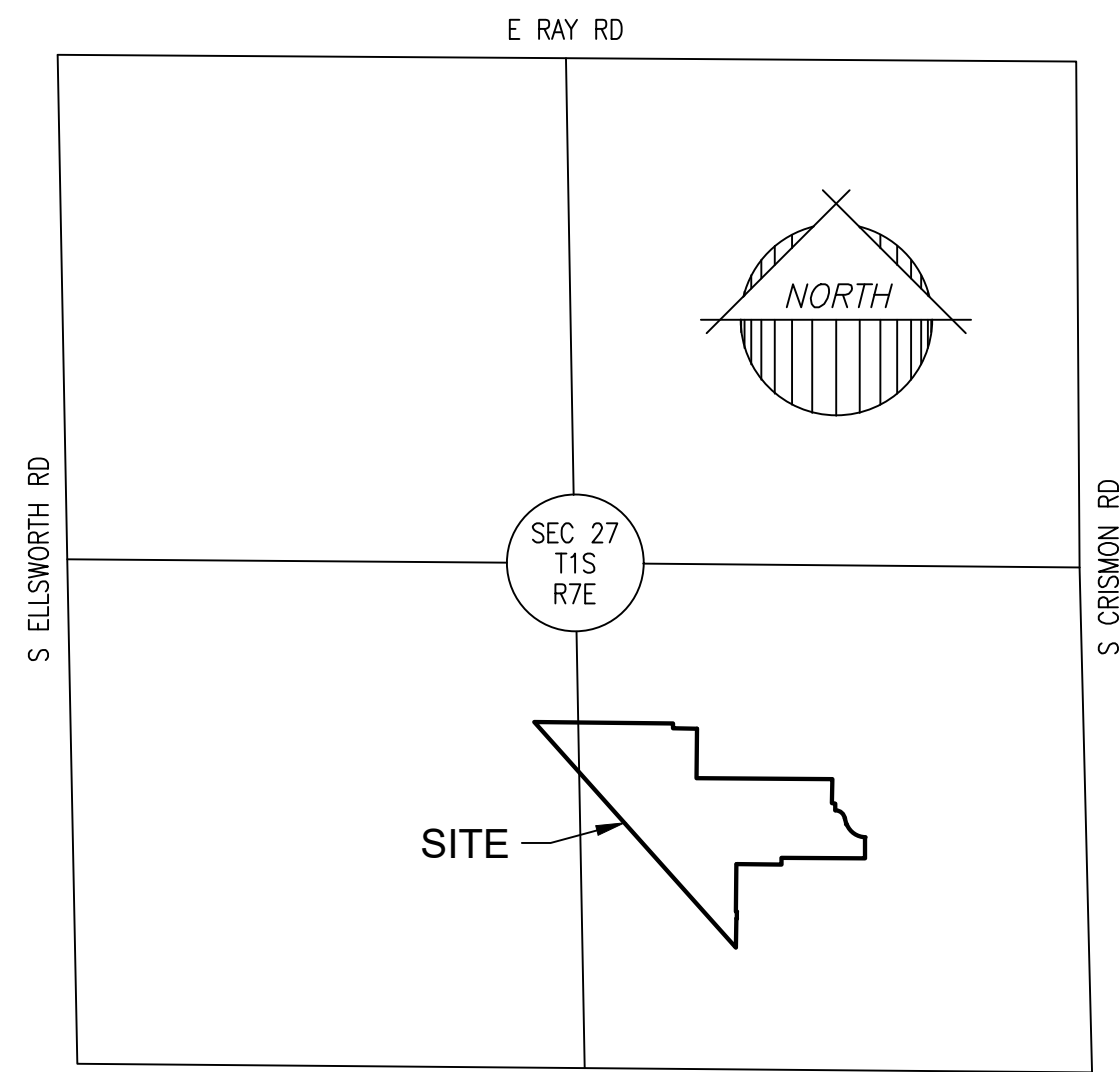
- S/W B.S.L. ESMT. P.U.F.E. PKWY P/L SIDEWALK BUILDING SETBACK EASEMENT PUBLIC UTILITIES AND FACILITIES ESMT. PARKWAY ESMT. PROPERTY LINE

NOTES

- * BUILDING SETBACK FROM BACK OF CURB TO SIDE TURN GARAGE, PORCH, OR LIVABLE AREA
** BUILDING SETBACK FROM BACK OF SIDEWALK TO FACE OF GARAGE

GENERAL NOTES

- 1. 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.
2. THE CADENCE HOMEOWNERS ASSOCIATION HAS BEEN ESTABLISHED WITH ALL PROPERTY OWNERS IN THE DEVELOPMENT BEING MEMBERS OF THAT ASSOCIATION. THE CADENCE HOMEOWNERS ASSOCIATION SHALL OWN AND MAINTAIN ALL COMMON AREA TRACTS.
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R(42)33.
4. ELECTRICAL LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
5. COMMUNICATION LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
6. PUBLIC UTILITY AND 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).
7. AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT HAS BEEN RECORDED WITH MARICOPA COUNTY RECORDER (MARICOPA COUNTY RECORDING NO. 2016-0075035). THIS SUBDIVISION IS WITHIN THREE (3) MILES OF PHOENIX-GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.
8. A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (C.C.&R.'S) HAS BEEN OR WILL BE RECORDED FOR THIS SUBDIVISION WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL COMMON AREA TRACTS SHOWN ON THIS PLAT. THE CADENCE HOMEOWNERS ASSOCIATION, WHICH INCLUDES ALL PROPERTY OWNERS IN THE DEVELOPMENT, HAS BEEN FORMED AND SHALL OWN AND MAINTAIN ALL COMMON AREA TRACTS SHOWN ON THIS PLAT.
9. 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.
10. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE BUILDING FORM STANDARDS ESTABLISHED IN THE ZONING ORDINANCE AS WELL AS COMPLIANCE WITH THE RESIDENTIAL DEVELOPMENT GUIDELINES.
11. 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 OR THE PROPERTY OWNER(S).
12. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT THE MAINTENANCE OF ANY DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THE TRACTS SHOW ON THIS MAP OF DEDICATION OR LANDSCAPING WITHIN THE RIGHT-OF-WAY ALONG THE ROADS SHOWN HEREON. ALL TRACTS SHALL BE PRIVATELY OWNED AND MAINTAINED, EXCEPT AS EXPRESSLY SET FORTH IN THE DECLARATION WITH REGARD TO MAINTENANCE BY THE ASSOCIATION, THE MAINTENANCE OF EASEMENT PREMISES SHOWN ON THE PLAT WHICH LIE WITHIN THE BOUNDARIES OF A TRACT IS THE RESPONSIBILITY OF THE TRACT OWNER
13. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT THE MAINTENANCE OF ANY PRIVATE DRIVES, PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THIS PROJECT.
14. NOISE ATTENUATION MEASURES ARE TO BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE BUILDINGS TO ACHIEVE A NOISE LEVEL REDUCTION OF 25DB.
15. THIS SUBDIVISION IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA DEVELOPMENT AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
16. A COMMUNITY MAINTENANCE AGREEMENT FOR THIS PLAT HAS BEEN RECORDED WITH MARICOPA COUNTY RECORDER (MARICOPA COUNTY RECORDING NO. 2015-0429040).
17. A DEVELOPMENT, FINANCING PARTICIPATION, WAIVER AND INTERGOVERNMENTAL AGREEMENT FOR THE CADENCE COMMUNITY FACILITIES DISTRICT FOR THIS PLAT HAS BEEN RECORDED WITH THE MARICOPA COUNTY RECORDER (MARICOPA COUNTY RECORDING NO. 2015-0833434).
18. AASHTO GUIDELINES SHALL BE USED FOR ROADWAY DESIGN, SIGHT DISTANCE DESIGN AND ASSOCIATED REQUIREMENTS. OTHER GUIDELINES MAY BE APPROVED AT THE DUP, SITE PLAN OR SUBDIVISION LEVEL PROCESSED BY THE CITY TRAFFIC ENGINEER.
19. IN ORDER TO COMPLY WITH THE "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS," ARIZONA BOARD OF TECHNICAL REGISTRATION SUBSTANTIVE POLICY STATEMENT #12, AND CITY OF MESA SUBDIVISION PLAT STAKING REQUIREMENTS, THE OWNER AND THE CITY HAVE AGREED THAT ALL BOUNDARY AND TRACT CORNERS WILL BE STAKED PRIOR TO COMPLETION OF PAVING IMPROVEMENTS. IF SUCH CORNERS ARE SET UNDER THE SUPERVISION OF AN ARIZONA REGISTERED LAND SURVEYOR OTHER THAN THE ONE WHOSE NAME APPEARS ON THIS PLAT, A SEPARATE RESULTS-OF-SURVEY DRAWING FOR THESE INTERIOR COMERS WILL NEED TO BE RECORDED.
20. ALL CURVES ARE TANGENT, COMPOUND, OR REVERSE UNLESS NOTED OTHERWISE.



VICINITY MAP NOT TO SCALE

OWNER

PPGN - RAY, LLLP
17700 N PACESETTER WAY, SUITE 100
SCOTTSDALE, AZ 85225

BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, BEING NORTH 01 DEGREES 25 MINUTES 54 SECONDS WEST AS MEASURED AND AS SHOWN ON THAT PLAT RECORDED IN BOOK 1315, PAGE 25 OF MARICOPA COUNTY RECORDS.

FEMA FLOOD ZONE DELINEATION

THIS SITE IS LOCATED WITHIN "ZONE X SHADED" AND "ZONE D" AS SHOWN ON FLOOD INSURANCE RATE MAPS 04013C22790L AND 04013C22780L.

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA, ON THIS ____ DAY OF _____, 2019.

BY: _____ MAYOR ATTEST: _____ CITY CLERK

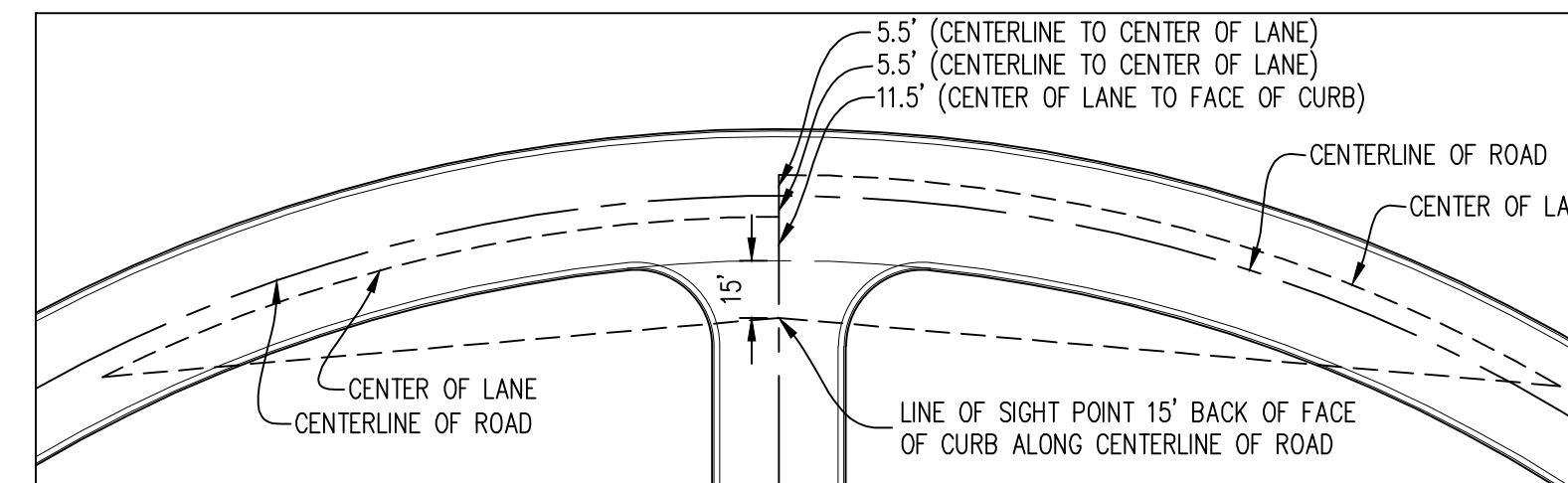
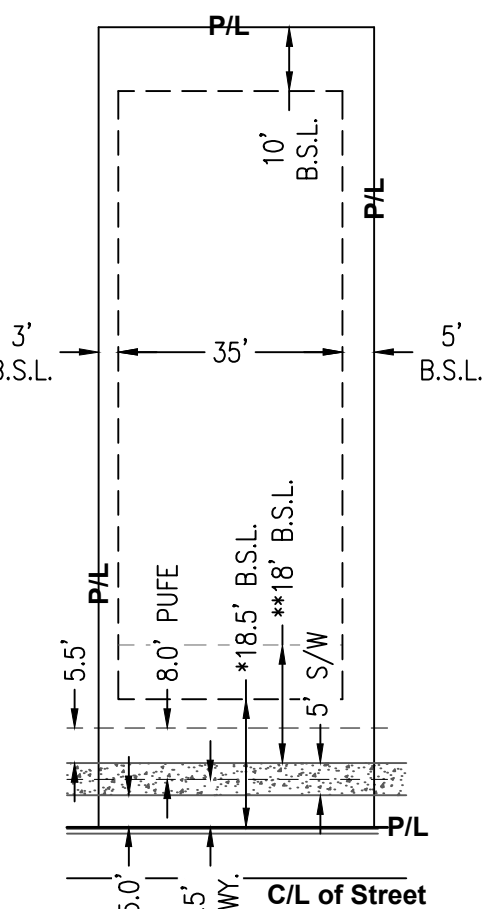
THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576.

CITY ENGINEER _____ DATE: _____

CERTIFICATION

I, RAYMOND MUNOZ, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS FINAL PLAT CONSISTING OF 3 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH SEPTEMBER OF 2018; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; THAT THE CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT TIME OF CONSTRUCTION.

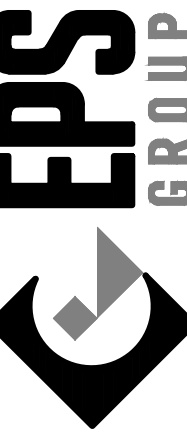
RAYMOND S MUNOZ III, RLS NO. 53160
EPS GROUP, INC.
2045 S. VINEYARD
SUITE 101
MESA, AZ 85210



TYPICAL SIGHT VISIBILITY EASEMENT

- NOTES:
1. SIGHT VISIBILITY EASEMENT BASED ON CITY OF MESA DESIGN GUIDELINES FOR SIGHT TRIANGLES (IN FEET) ON STRAIGHT SECTIONS OF ROAD. LEFT TURN MANUEVER FROM STOP. REVISED 10/20/2004. DESIGN SPEED = 30 MILES PER HOUR.
2. SIGHT VISIBILITY EASEMENT SHOWN ON CORRESPONDING PARCEL FINAL PLAT, IMPROVEMENT PLANS, MASS GRADING AND LANDSCAPE ARCHITECTURE PLANS.
3. [] NO FENCE, WALL, SHRUBBERY, SIGN OR OTHER OBSTRUCTION TO VISION BETWEEN A HEIGHT OF THREE FEET (3') AND EIGHT FEET (8') ABOVE THE CENTERLINE GRADES OF THE INTERSECTING STREETS WITHIN THE SIGHT VISIBILITY EASEMENTS.

2045 S. Vineyard Ave., Suite 101
Mesa, AZ 85210
T: 480.503.2250 F: 480.503.2258
www.epsgroupinc.com



CADENCE AT GATEWAY PHASE 2
PARCEL L
MESA, ARIZONA

FINAL PLAT

Table with 2 columns: Revisions, Project. Includes a note: Call at least two full working days before plan review.



Designer: RSM
Drawn by: RSM



Job No. 18-106

FP01

Sheet No. 1 of 3

AREA SUMMARY

LOTS (1 - 84) AREA	454,378 SF±	10.4311 AC±
TRACTS (A - J) AREA	220,800 SF±	5.0689 AC±
NET AREA	675,178 SF±	15.5000 AC±
RIGHT-OF-WAY AREA	119,333 SF±	2.7395 AC±
GROSS AREA	794,511 SF±	18.2395 AC±

LOT #	AREA (SF)	AREA (AC)
1	5,375	0.1234
2	5,375	0.1234
3	5,375	0.1234
4	5,375	0.1234
5	5,375	0.1234
6	5,375	0.1234
7	5,375	0.1234
8	5,375	0.1234
9	5,375	0.1234
10	5,375	0.1234
11	5,375	0.1234
12	5,375	0.1234
13	5,375	0.1234
14	5,375	0.1234
15	5,375	0.1234
16	5,375	0.1234
17	5,375	0.1234
18	5,375	0.1234
19	5,375	0.1234
20	5,375	0.1234
21	5,375	0.1234
22	5,375	0.1234
23	5,375	0.1234
24	5,538	0.1271
25	6,753	0.1550
26	5,375	0.1234
27	5,375	0.1234
28	5,375	0.1234

LOT #	AREA (SF)	AREA (AC)
29	5,375	0.1234
30	5,375	0.1234
31	5,375	0.1234
32	5,375	0.1234
33	5,375	0.1234
34	5,375	0.1234
35	5,375	0.1234
36	5,375	0.1234
37	5,375	0.1234
38	5,375	0.1234
39	5,375	0.1234
40	5,375	0.1234
41	5,375	0.1234
42	5,375	0.1234
43	5,375	0.1234
44	5,375	0.1234
45	5,375	0.1234
46	5,375	0.1234
47	5,375	0.1234
48	5,375	0.1234
49	5,375	0.1234
50	5,375	0.1234
51	5,374	0.1234
52	5,376	0.1234
53	5,376	0.1234
54	5,376	0.1234
55	5,376	0.1234
56	5,376	0.1234

LOT #	AREA (SF)	AREA (AC)
57	5,376	0.1234
58	5,376	0.1234
59	5,376	0.1234
60	5,376	0.1234
61	5,376	0.1234
62	5,376	0.1234
63	5,376	0.1234
64	5,378	0.1235
65	5,375	0.1234
66	5,375	0.1234
67	5,375	0.1234
68	5,375	0.1234
69	5,375	0.1234
70	5,375	0.1234
71	5,375	0.1234
72	5,375	0.1234
73	5,375	0.1234
74	5,375	0.1234
75	5,375	0.1234
76	5,375	0.1234
77	5,441	0.1249
78	6,651	0.1527
79	5,375	0.1234
80	5,375	0.1234
81	5,375	0.1234
82	5,374	0.1234
83	5,375	0.1234
84	5,350	0.1228

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE, OPEN SPACE, RETENTION, DRAINAGE EASEMENT AND PUBLIC UTILITIES & FACILITIES EASEMENT	101,559	2.3315
B	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITIES AND FACILITIES EASEMENT	1,852	0.0425
C	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITIES AND FACILITIES EASEMENT	1,852	0.0425
D	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITIES AND FACILITIES EASEMENT	3,705	0.0851
E	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITIES AND FACILITIES EASEMENT	1,852	0.0425
F	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITIES AND FACILITIES EASEMENT	1,852	0.0425
G	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITIES AND FACILITIES EASEMENT	2,352	0.0540
H	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITIES AND FACILITIES EASEMENT	1,852	0.0425
I	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITIES AND FACILITIES EASEMENT	3,705	0.0851
J	LANDSCAPE, OPEN SPACE, RETENTION, DRAINAGE EASEMENT AND PUBLIC UTILITIES & FACILITIES EASEMENT	100,217	2.3007

- LEGEND**
- FOUND SECTION CORNER (AS NOTED)
 - SUBDIVISION CORNER, SET 1/2" REBAR W/ CAP (LS 53160) UNLESS OTHERWISE NOTED
 - CENTERLINE MONUMENT TO BE SET UPON COMPLETION OF CONSTRUCTION
 - BK BOOK
 - MCR MARICOPA COUNTY RECORDS
 - PG PAGE
 - PKWY PARKWAY EASEMENT
 - PUFE PUBLIC UTILITIES AND FACILITIES EASEMENT
 - R/W RIGHT-OF-WAY



2045 S. Vineyard Ave., Suite 101
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www.epsgroupinc.com

Project:

CADENCE AT GATEWAY PHASE 2
PARCEL L
MESA, ARIZONA

Revisions:

No.	Description

Designer:

RSM

Drawn by:

RSM

53160
RAYMOND S. MUNOZ III
Professional Engineer
State of Arizona, U.S.A.
Expires 3/31/21

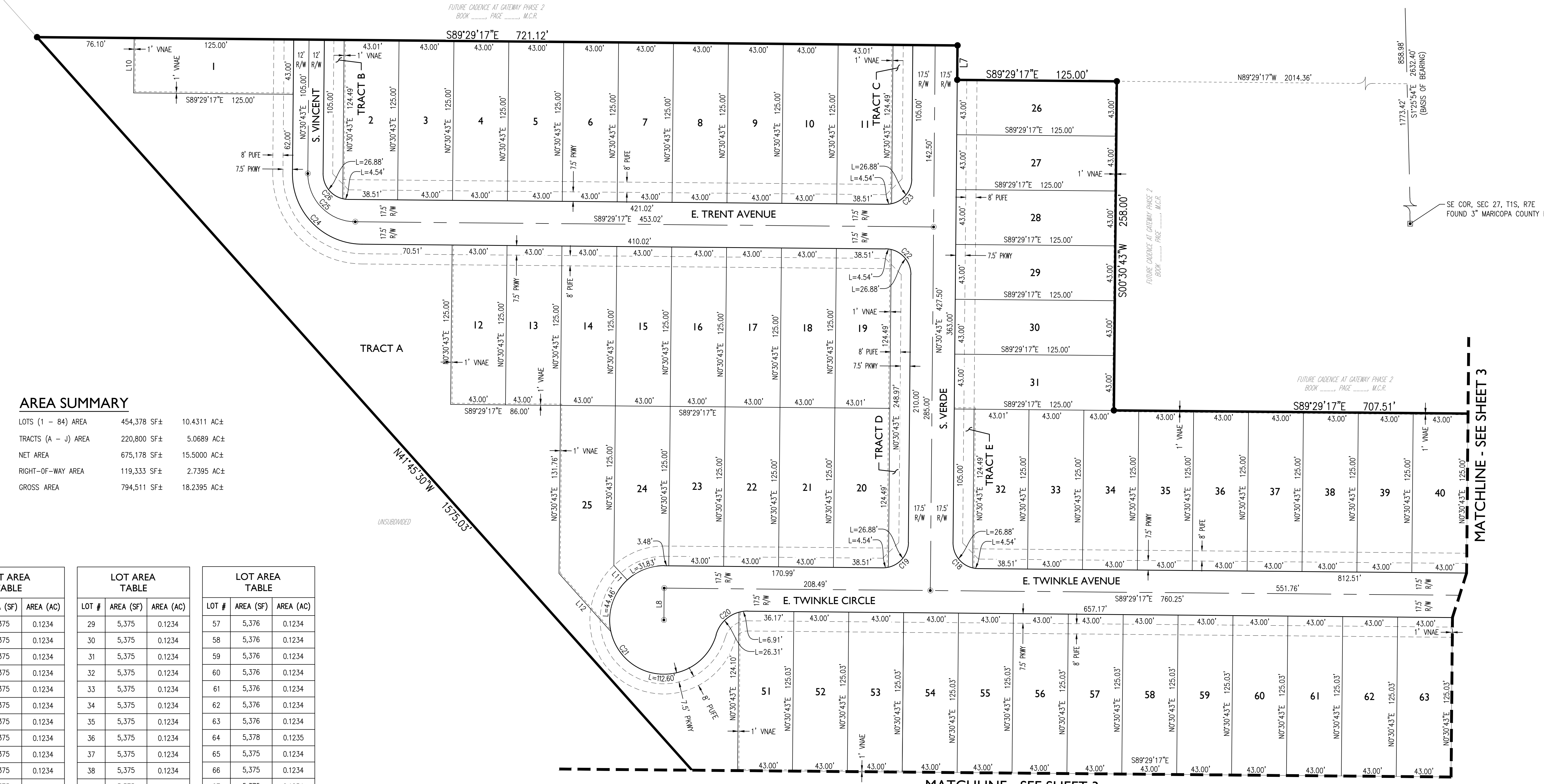
Job No.

18-106

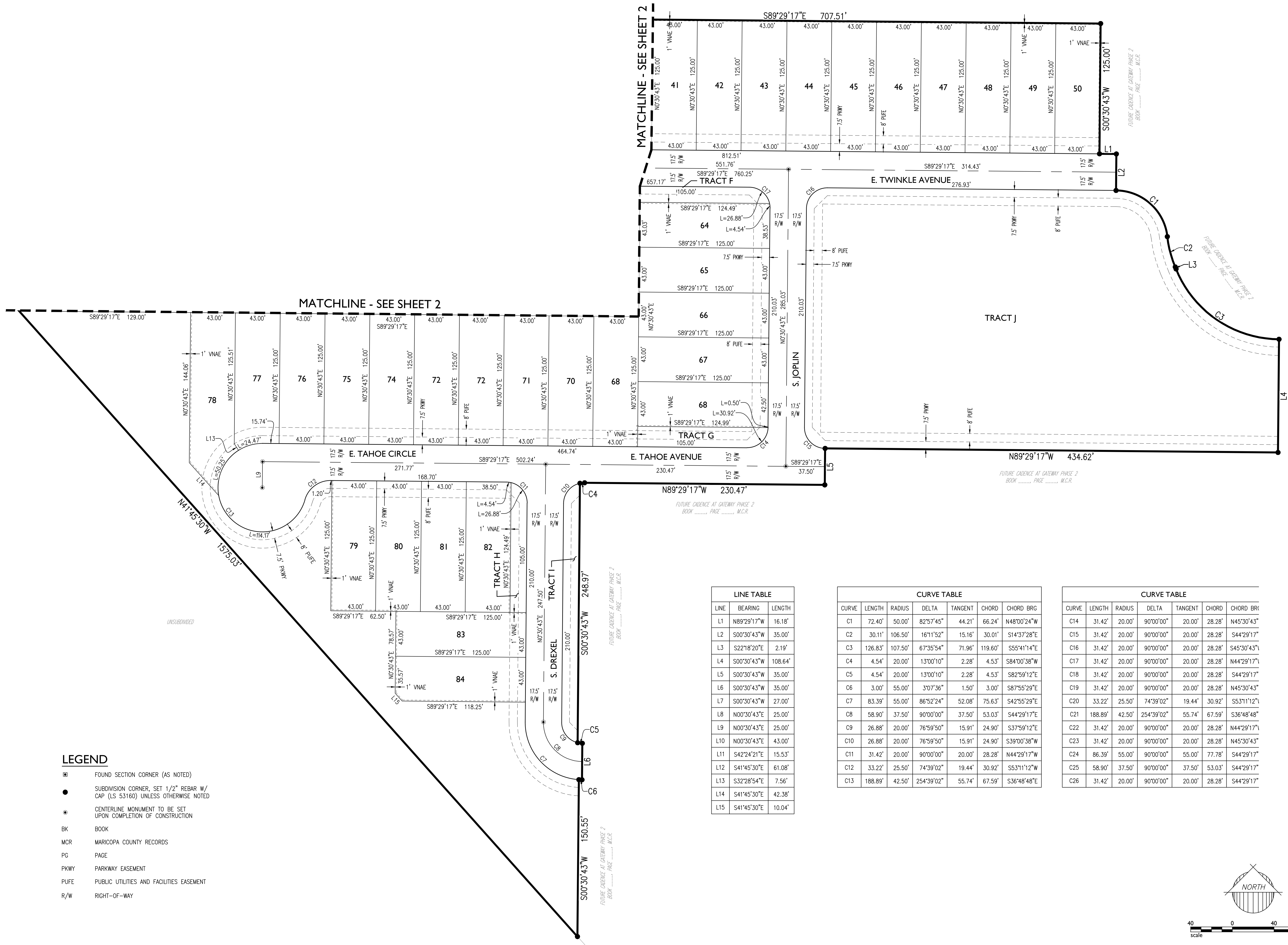
Sheet No.

2

of 3



MATCHLINE - SEE SHEET 3



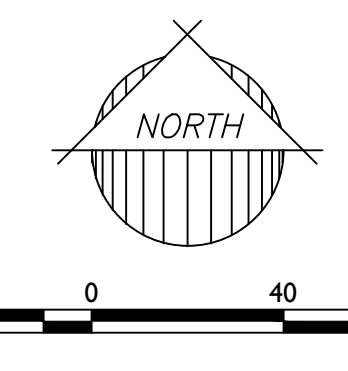
LEGEND

- ▣ FOUND SECTION CORNER (AS NOTED)
- SUBDIVISION CORNER, SET 1/2" REBAR W/ CAP (LS 53160) UNLESS OTHERWISE NOTED
- CENTERLINE MONUMENT TO BE SET UPON COMPLETION OF CONSTRUCTION
- BK BOOK
- MCR MARICOPA COUNTY RECORDS
- PG PAGE
- PKWY PARKWAY EASEMENT
- PUFE PUBLIC UTILITIES AND FACILITIES EASEMENT
- R/W RIGHT-OF-WAY

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°29'17"W	16.18'
L2	S00°30'43"W	35.00'
L3	S22°18'20"E	2.19'
L4	S00°30'43"W	108.64'
L5	S00°30'43"W	35.00'
L6	S00°30'43"W	35.00'
L7	S00°30'43"W	27.00'
L8	N00°30'43"E	25.00'
L9	N00°30'43"E	25.00'
L10	N00°30'43"E	43.00'
L11	S42°24'21"E	15.53'
L12	S41°45'30"E	61.08'
L13	S32°28'54"E	7.56'
L14	S41°45'30"E	42.38'
L15	S41°45'30"E	10.04'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	72.40'	50.00'	82°57'45"	44.21'	66.24'	N48°00'24"W
C2	30.11'	106.50'	16°11'52"	15.16'	30.01'	S14°37'28"E
C3	126.83'	107.50'	67°35'54"	71.96'	119.60'	S55°41'14"E
C4	4.54'	20.00'	13°00'10"	2.28'	4.53'	S84°00'38"W
C5	4.54'	20.00'	13°00'10"	2.28'	4.53'	S82°59'12"E
C6	3.00'	55.00'	3°07'36"	1.50'	3.00'	S87°55'29"E
C7	83.39'	55.00'	86°52'24"	52.08'	75.63'	S42°55'29"E
C8	58.90'	37.50'	90°00'00"	37.50'	53.03'	S44°29'17"E
C9	26.88'	20.00'	76°59'50"	15.91'	24.90'	S37°59'12"E
C10	26.88'	20.00'	76°59'50"	15.91'	24.90'	S39°00'38"W
C11	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°29'17"W
C12	33.22'	25.50'	74°39'02"	19.44'	30.92'	S53°11'12"W
C13	188.89'	42.50'	254°39'02"	55.74'	67.59'	S36°48'48"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C14	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°30'43"
C15	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°29'17"
C16	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°30'43"
C17	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°29'17"
C18	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°29'17"
C19	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°30'43"
C20	33.22'	25.50'	74°39'02"	19.44'	30.92'	S53°11'12"
C21	188.89'	42.50'	254°39'02"	55.74'	67.59'	S36°48'48"
C22	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°29'17"
C23	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°30'43"
C24	86.39'	55.00'	90°00'00"	55.00'	77.78'	S44°29'17"
C25	58.90'	37.50'	90°00'00"	37.50'	53.03'	S44°29'17"
C26	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°29'17"



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EPS GROUP

CADENCE AT GATEWAY PHASE 2
PARCEL L
MESA, ARIZONA

FINAL PLAT

Project: _____

Revisions: _____

Call at least two full working days before final recording.

ARIZONA

Due to the fact that the State of Arizona is a community property state, the undersigned hereby certifies that the above described property is not community property.

53160
RAYMOND S. MUNOZ III
Surveyor
No. 12084
Expires 3/31/21

Designer: RSM
Drawn by: RSM

Job No.
18-106

FP01

Sheet No.
3
of 3