COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS

THAT SHEA HOMES LIMITED PARTNERSHIP. A CALIFORNIA LIMITED PARTNERSHIP. AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR FUSION AT AVALON CROSSING, A RE-PLAT OF TRACT DD OF THE FINAL PLAT FOR AVALON CROSSING PHASE 1, AS RECORDED IN BOOK 1692 OF MAPS, PAGE 35, MARICOPA COUNTY RECORDS, LOCATED IN A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 35. TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MESA, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH OF THE STREETS, LOTS. TRACTS, AND EASEMENTS CONSTITUTING THE SAME. AND THAT EACH OF THE STREETS LOTS, TRACTS AND EASEMENTS SHALL BE KNOWN BY THE NAME. NUMBER OR LETTER GIVEN TO IT RESPECTIVELY.

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA 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 PUBLIC RIGHT-OF

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 SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP 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 SHEA HOMES LIMITED PARTNERSHIP. A CALIFORNIA LIMITED PARTNERSHIP OR THE SUCCESSORS OR ASSIGNS OF SHEA HOMES LIMITED PARTNERSHIP. A CALIFORNIA LIMITED PARTNERSHIP AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP OR THE SUCCESSORS OR ASSIGNS OF SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA 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.

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA 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 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.

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA 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 "VEHICULAR NON-ACCESS EASEMENT" OR "VNAE" FOR THE PURPOSE OF ESTABLISHING AREAS WITHIN WHICH NO VEHICULAR ACCESS IS PERMITTED.

DRAINAGE COVENANTS:

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT AS TRACTS "G" AND "Q" 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.

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA 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 SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

FINAL PLAT FUSION AT AVALON CROSSING A RE-PLAT OF TRACT DD OF THE FINAL PLAT FOR AVALON CROSSING PHASE 1

AS RECORDED IN BOOK 1692 OF MAPS. PAGE 35, MARICOPA COUNTY RECORDS 10303 EAST WILLIAMS FIELD ROAD A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MESA, MARICOPA COUNTY, ARIZONA

DEDICATION (CONTINUED)	
IN WITNESS WHEREOF:	
SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITE HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE S	•
CIONATURE OF THE UNDERGIONER OFFICERS THIS	DAYOF

SIGNATURE OF THE UNDERSIGNED OFFICERS THIS _____ DAY OF

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP

ACKNOWLEDGEMENT

COUNTY OF MARICOPA) , 2023, BEFORE ME, THE ON THIS, THE ____ DAY OF UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED

WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE SHEA HOMES LIMITED PARTNERSHIP. A CALIFORNIA LIMITED PARTNERSHIP. BEING DULY AUTHORIZED TO DO SO. EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE

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

THEREIN CONTAINED BY SIGNING THEIR NAMES AS OFFICER.

NOTARY PUBLIC

APPROVALS

STATE OF ARIZONA

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

____ DAY OF _____

DATE:

THIS IS TO CERTIFY 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

BENCHMARK

FOUND IRON PIPE WITH CAP, BEING THE NORTH QUARTER CORNER OF SECTION 27 AND THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 7

ELEVATION = 1403.76 (CITY OF MESA DATUM/ NAVD-88) (PER CADENCE APPROVED PLANS)

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°38'25" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 1473 OF MAPS, PAGE 4, MARICOPA COUNTY RECORDS.

OWNER/DEVELOPER

SHEA HOMES LIMITED PARTNERSHIP 8800 NORTH GAINEY CENTER DRIVE. SUITE 350 SCOTTSDALE. ARIZONA 85258 PHONE: (480) 348-6000 CONTACT: MATT TELBAN EMAIL: MATT.TELBAN@SHEAHOMES.COM

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

ENGINEER

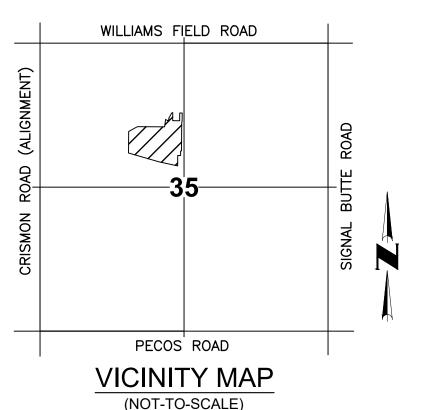
COE AND VAN LOO, LLC

LAND USE TABLE			
LAND USE AREAS	SQUARE FEET	ACRES	
TOTAL AREA OF LOTS	212,333	4.874	
TOTAL AREA OF TRACTS (Q-A)	250,985	5.762	
TOTAL NET AREA	463,318	10.636	
PUBLIC RIGHT-OF-WAY	88,910	2.041	
TOTAL GROSS AREA	552,228	12.677	

TOTAL LAND USE		
TOTAL NUMBER OF LOTS	51	
TOTAL NUMBER OF TRACTS	17	
GROSS RESIDENTIAL DENSITY	4.02 D.U./A.C.	

ZONING

IN ACCORDANCE WITH APPROVED COMMUNITY PLAN. LAND USE GROUPS IN THIS PLAT ARE: CRSL-3.0.



CERTIFICATION

I, RICHARD G. ALCOCER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF SIX (6) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JUNE, 2021, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

RICHARD G. ALCOCER **REGISTRATION NUMBER 33851** 4550 N. 12TH STREET PHOENIX, ARIZONA 85014 (602)-264-6831 CVLSURVEY@CVLCI.COM

COUNTY RECORDER



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 PUFES ON THIS PLAT. THE DEFINITION OF PUBLIC

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.

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

- 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.
- 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.
- 7. THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 8. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

TO M.C.C. §9-1-5(A).

- 9. ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
- 10. THE AVALON CROSSING COMMUNITY ASSOCIATION 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).
- 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" ABOVE STREET GRADES IN THESE AREAS.
- 12. 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 AVALON CROSSING COMMUNITY ASSOCIATION OR THE PROPERTY OWNER(S).
- 13. THIS SUBDIVISION IS SUBJECT TO THE "DEVELOPMENT AGREEMENT" BETWEEN THE CITY OF MESA AND PACIFIC PROVING, L.L.C, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NO. 20190672439, M.C.R, DATED, AUGUST 29, 2019.
- 14. 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.
- 15. 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.
- 16. 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.
- 17. THIS PROPERTY, DUE TO ITS PROXIMITY TO PHOENIX-MESA GATEWAY IS 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.
- 18. AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT IS RECORDED WITH MARICOPA COUNTY RECORDER. THIS SUBDIVISION IS WITHIN 1.15 MILES OF PHOENIX-MESA GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.
- 19. 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
- 20. EVERYWHERE IN THIS PLAT THAT IS MARKED AS A PARKWAY EASEMENT WILL ALSO BE USED AS A DRAINAGE EASEMENT.
- 21. FIRE HYDRANT SPACING: THE SUB-DIVISION HAS FIRE HYDRANTS SPACED AT AN AVERAGE OF 450 FEET. THIS ALLOWS THE LARGEST HOME ON THE LOTS TO BE A MAXIMUM OF 4500 SQUARE FEET UNDER ROOF. CONSTRUCTED PER THE MESA BUILDING CODE OF AT LEAST TYPE V-N CONSTRUCTION.

OF L Contact: DOUG CHUBIN

L Project #: 07-03494-01 © 2022 Coe & Van Loo L.L.C. All rights reserved to reproduction in any format

SEE SHEET 02 FOR CURVE GROSS AREA = 12.677 ACRES TABLE, LOT AREA TABLE, AND TRACT AREA TABLE

TRACT DD OF AVALON CROSSING PHASE 1 AS RECORDED IN BOOK 1692 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING SITUATED IN THE NORTH HALF OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/2" REBAR MARKING THE NORTH QUARTER CORNER OF SAID SECTION 35, FROM WHICH THE CITY OF MESA BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 35 BEARS SOUTH 89°33'42" EAST, A DISTANCE OF 2,650.77 FEET;

THENCE SOUTH 89°33'42" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 19.04 FEET;

THENCE SOUTH 00°26'18" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 1,381.02 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00°22'48" WEST, A DISTANCE OF 133.00 FEET; THENCE SOUTH 11°20'42" WEST, A DISTANCE OF 40.74 FEET; THENCE SOUTH 00°22'48" WEST, A DISTANCE OF 480.00 FEET; THENCE NORTH 89°37'12" WEST, A DISTANCE OF 15.28 FEET; THENCE SOUTH 00°22'48" WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 89°37'12" WEST, A DISTANCE OF 49.72 FEET;

THENCE SOUTH 00°22'48" WEST, A DISTANCE OF 178.16 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 24, AS RECORDED IN ORDER FOR IMMEDIATE POSSESSION AS RECORDED IN DOCUMENT NO. 2019-0309832, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 77°53'39" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 331.49 FEET;

THENCE NORTH 73°46'27" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 544.00 FEET;

THENCE NORTH 00°23'43" EAST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 371.53 FEET;

THENCE NORTH 61°13'58" EAST, A DISTANCE OF 136.97 FEET; THENCE NORTH 63°01'26" EAST, A DISTANCE OF 36.92 FEET; THENCE SOUTH 89°37'12" EAST, A DISTANCE OF 466.75 FEET;

THENCE NORTH 07°12'48" EAST, A DISTANCE OF 126.01 FEET TO A POINT ON A 98.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 18°33'21" WEST;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°27'48", A DISTANCE OF 43.55 FEET;

THENCE NORTH 44°01'09" EAST, A DISTANCE OF 35.00 FEET TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 44°01'09" EAST;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 75°48'45", A DISTANCE OF 26.46 FEET;

THENCE NORTH 29°49'54" EAST, A DISTANCE OF 93.24 FEET TO THE BEGINNING OF A TANGENT CURVE OF 20.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 66°37'29", A DISTANCE OF 23.26 FEET;

THENCE SOUTH 00°22'48" WEST, A DISTANCE OF 136.76 FEET; THENCE SOUTH 89°37'12" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 00°22'48" EAST, A DISTANCE OF 133.00 FEET;

BEGINNING.

THENCE SOUTH 89°37'12" EAST, A DISTANCE OF 43.41 FEET TO THE TRUE POINT OF

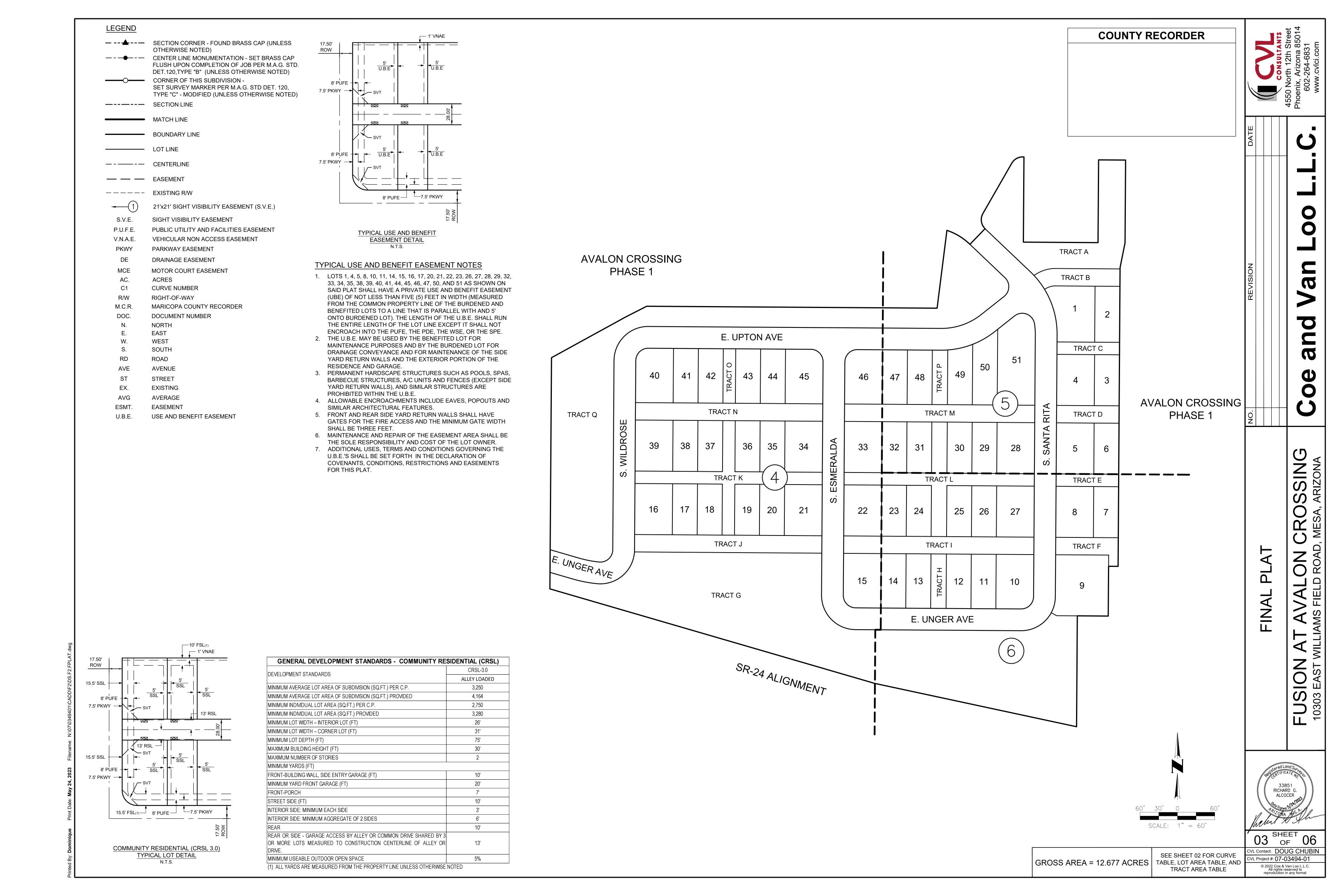
CONTAINING 552,228 SQUARE FEET OR 12.677 ACRES, MORE OR LESS.

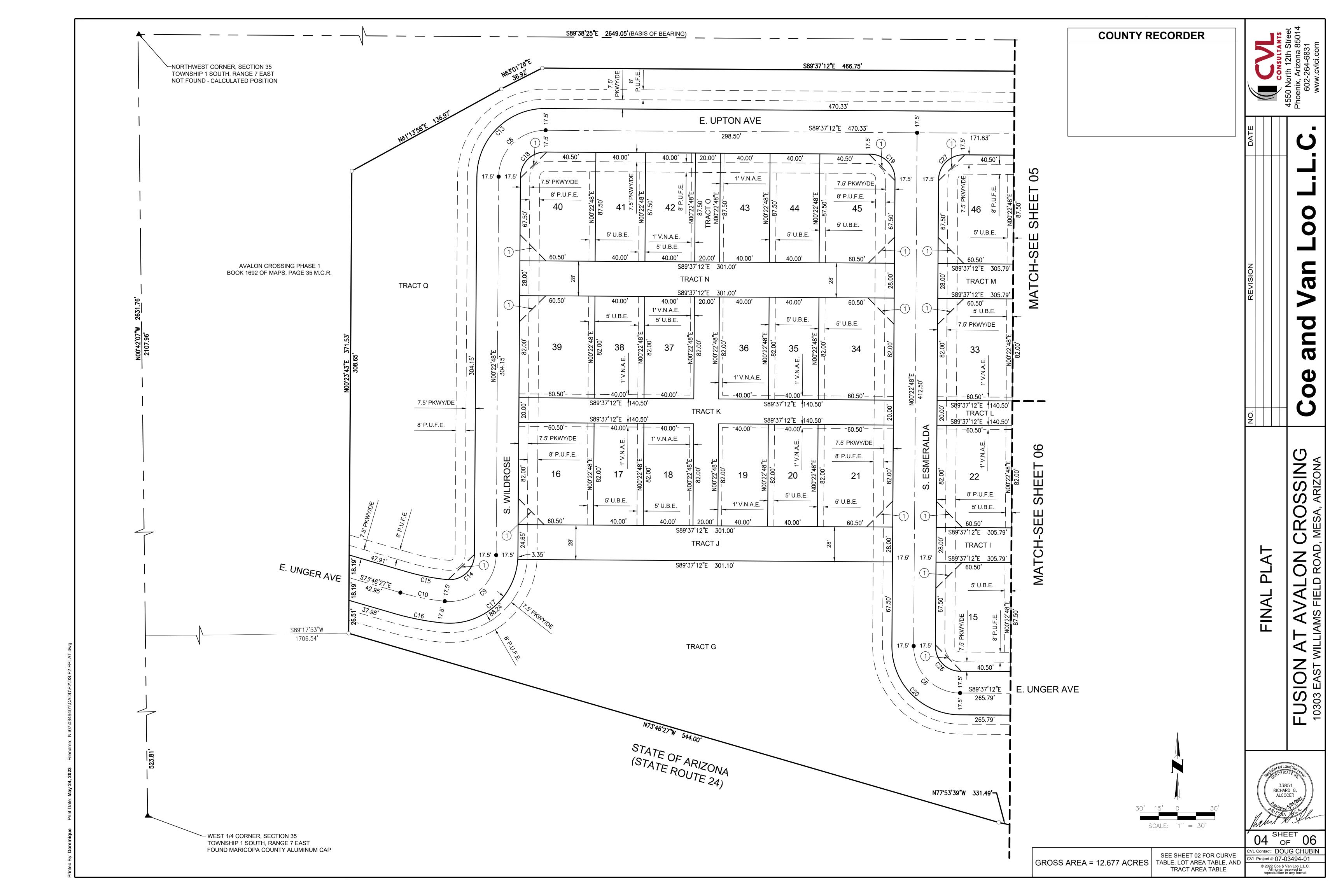
LOT AF	LOT AREA TABLE		
LOT#	AREA (SQUARE FEET)		
1	6,011		
2	3,601		
3	3,280		
4	4,961		
5	4,961		
6	3,280		
7	3,280		
8	4,961		
9	8,415		
10	5,208		
11	3,500		
12	3,500		
13	3,500		
14	3,500		
15	5,208		
16	4,961		
17	3,280		
18	3,280		
19	3,280		
20	3,280		
21	4,961		
22	4,961		
23	3,280		
24	3,280		
25	3,280		
26	3,280		
27	4,961		
28	4,961		
29	3,280		
30	3,280		
31	3,280		
32	3,280		
33	4,961		
34	4,961		
35	3,280		
36	3,280		
37	3,280		
38	3,280		
39	4,961		
40	5,208		
41	3,500		
42	3,500		
43	3,500		
44	3,500		
45	5,208		
46	5,208		
47	3,500		
48	3,500		
49	3,662		
50	4,320		
51	8,394		

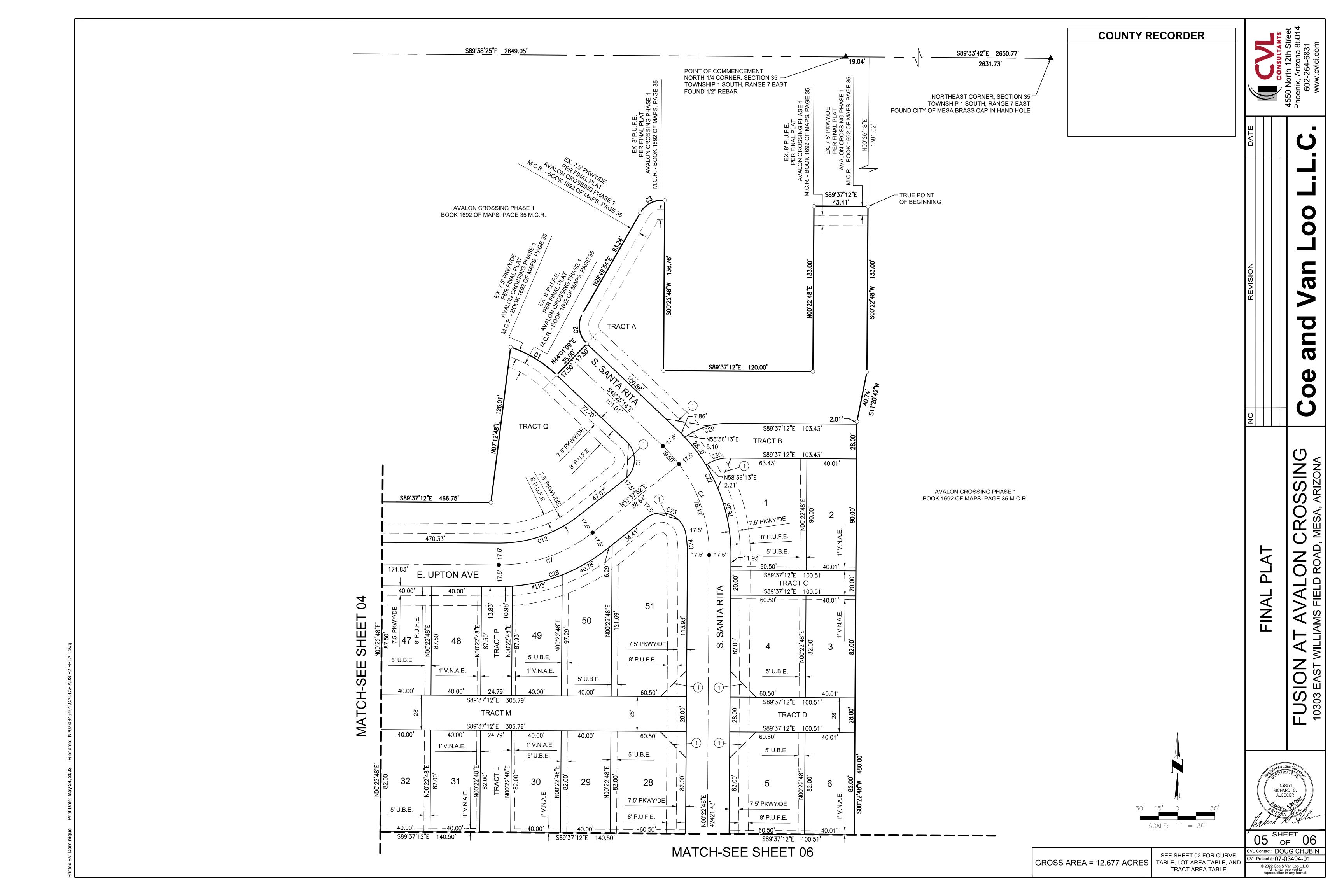
CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	43.55'	98.00'	025°27'48"	22.14	43.20	S58°42'45"E
C2	26.46'	20.00'	075°48'45"	15.57	24.57	N08°04'28"W
С3	23.26'	20.00'	066°37'29"	13.14	21.97	N63°08'38"E
C4	98.02'	120.00'	046°48'02"	51.93	95.32	N23°01'13"W
C5	58.90'	37.50'	090°00'00"	37.50	53.03	N45°22'48"E
C6	58.90'	37.50'	090°00'00"	37.50	53.03	S44°37'12"E
C7	81.16'	120.00'	038°44'56"	42.20	79.62	N71°00'20"E
C8	58.90'	37.50'	090°00'00"	37.50	53.03	S45°22'48"W
C9	62.45'	37.50'	095°24'53"	41.22	55.48	N48°05'14"E
C10	36.41'	200.00'	010°25'53"	18.26	36.36	S78°59'23"E
C11	34.23'	20.00'	098°03'06"	23.03	30.20	N02°36'19"E
C12	69.32'	102.50'	038°44'56"	36.04	68.01	N71°00'20"E
C13	86.39'	55.00'	090°00'00"	55.00	77.78	S45°22'48"W
C14	33.31'	20.00'	095°24'54"	21.99	29.59	N48°05'14"E
C15	33.23'	182.50'	010°25'53"	16.66	33.18	S78°59'23"E
C16	39.60'	217.50'	010°25'53"	19.85	39.54	S78*59'23"E
C17	91.59'	55.00'	095°24'53"	60.46	81.37	N48°05'14"E
C18	31.42'	20.00'	090°00'00"	20.00	28.28	S45°22'48"W
C19	31.42'	20.00'	090°00'00"	20.00	28.28	N44*37'12"W
C20	86.39'	55.00'	090°00'00"	55.00	77.78	S44°37'12"E
C21	86.39'	55.00'	090°00'00"	55.00	77.78	N45°22'48"E
C22	112.31'	137.50'	046°48'02"	59.50	109.22	N23°01'13"W
C23	41.60'	20.00'	119*11'14"	34.08	34.50	N68°46'31"W
C24	17.11'	102.50'	009°33'41"	8.57	17.09	N04°24'03"W
C25	31.42'	20.00'	090°00'00"	20.00	28.28	N45°22'48"E
C26	31.42'	20.00'	090°00'00"	20.00	28.28	S44°37'12"E
C27	31.42'	20.00'	090°00'00"	20.00	28.28	S45°22'48"W
C28	92.99'	137.50'	038°44'56"	48.35	91.23	N71°00'20"E
C29	32.17'	58.00'	031°46'34"	16.51	31.76	S74°29'30"W
C30	16.64	30.00'	031°46'34"	8.54	16.43	S74°29'30"W

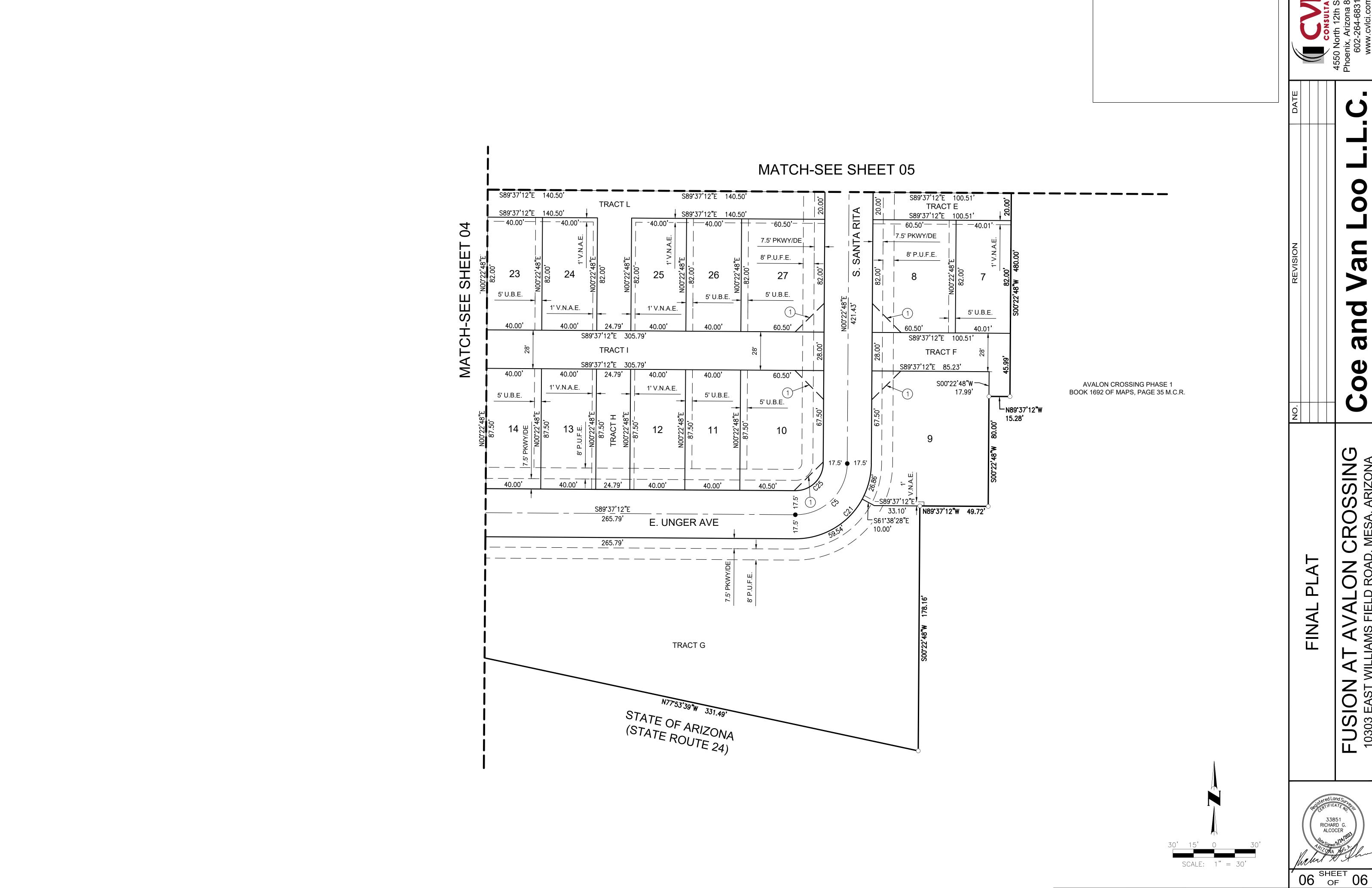
TRACT AREA TABLE				
TRACT	AREA (SQUARE FEET)	AREA (ACRES)	DESCRIPTION	
TRACT A	19,648	0.451	OPEN SPACE / LANDSCAPING / PUFE	
TRACT B	3,668	0.084	PRIVATE DRIVE / PUBLIC AND PRIVATE UTILITIES / MCE / PUFE	
TRACT C	2,010	0.046	LANDSCAPE / PUFE / PRIVATE UTILITIES	
TRACT D	2,814	0.065	PRIVATE DRIVE / PUBLIC AND PRIVATE UTILITIES / MCE / PUFE	
TRACT E	2,010	0.046	LANDSCAPE / PUFE / PRIVATE UTILITIES	
TRACT F	3,089	0.071	PRIVATE DRIVE / PUBLIC AND PRIVATE UTILITIES / MCE / PUFE	
TRACT G	95,056	2.182	RETENTION / OPEN SPACE / LANDSCAPE / PUFE	
TRACT H	2,169	0.050	LANDSCAPE / PUFE	
TRACT I	8,562	0.197	PRIVATE DRIVE / PUBLIC AND PRIVATE UTILITIES / MCE / PUFE	
TRACT J	8,428	0.193	PRIVATE DRIVE / PUBLIC AND PRIVATE UTILITIES / MCE / PUFE	
TRACT K	9,300	0.213	LANDSCAPE / PUFE / PRIVATE UTILITIES	
TRACT L	10,182	0.234	LANDSCAPE / PUFE / PRIVATE UTILITIES	
TRACT M	8,562	0.197	PRIVATE DRIVE / PUBLIC AND PRIVATE UTILITIES / MCE / PUFE	
TRACT N	8,428	0.193	PRIVATE DRIVE / PUBLIC AND PRIVATE UTILITIES / MCE / PUFE	
TRACT O	1,750	0.040	LANDSCAPE / PUFE	
TRACT P	2,171	0.050	LANDSCAPE / PUFE	
TRACT Q	63,137	1.449	RETENTION / OPEN SPACE / LANDSCAPE / PUFE	

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COUNTY RECORDER

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