

# DEDICATION

STATE OF ARIZONA  
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

THAT RESERVE 100, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR TYLER RANCH AT PIONEER CROSSING, LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 6 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.

RESERVE 100, 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 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 UNLESS APPROVED OTHERWISE BY THE CITY OF MESA, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

IT IS AGREED THAT RESERVE 100, LLC OR ITS SUCCESSORS OR ASSIGNS SHALL HAVE FULL USE OF THE EASEMENT EXCEPT FOR THE PURPOSE FOR WHICH THE SAME IS HEREIN CONVEYED TO THE CITY OF MESA, AND PROVIDED ALWAYS THAT NO BUILDING OR STRUCTURE OF ANY NATURE OR KIND WHATSOEVER, INCLUDING WITHOUT LIMITATION FENCES, NOR ANY PART OF SAME, SHALL BE CONSTRUCTED, INSTALLED OR PLACED ON OR OVER SAID EASEMENT OR ANY PART THEREOF BY RESERVE 100, LLC OR THE SUCCESSORS OR ASSIGNS OF RESERVE 100, LLC AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY RESERVE 100, LLC OR THE SUCCESSORS OR ASSIGNS OF RESERVE 100, LLC WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF MESA. THE RIGHTS AND OBLIGATIONS OF THE CITY OF MESA SHALL BE CONSTRUED BROADLY AND CONSISTENT WITH THE PERFORMANCE OF ITS OBLIGATIONS TO PROVIDE UTILITY SERVICE TO ITS CUSTOMERS.

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

RESERVE 100, LLC 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 C, F, AND O ARE HEREBY RESERVED AS A DRAINAGE FACILITY AND RETENTION BASIN FOR THE INCLUSIVE CONVEYANCE OF DRAINAGE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FOR THE PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA, TOGETHER WITH THE RIGHT TO INGRESS AND EGRESS TO MAINTAIN SAID DRAINAGE FACILITY.

THE DRAINAGE FACILITIES AND RETENTION AREAS SHALL BE MAINTAINED BY THE OWNER, HIS SUCCESSORS AND ASSIGNS AND SHALL PROVIDE STORM WATER CONVEYANCE AND STORAGE AS PRIVATE DRAINAGE FACILITIES AND PRIVATE RETENTION BASINS ADEQUATE TO CONVEY AND STORE DRAINAGE FROM SAID PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA;

THE AGREEMENTS CONTAINED HEREIN SHALL BE A COVENANT RUNNING WITH THE LAND AND, UPON RECORDING, SHALL BE BINDING UPON ANY SUBSEQUENT PURCHASER OR OCCUPIER OF SAID PARCEL; AND

THIS COVENANT CAN BE ENFORCED OR REMOVED BY THE CITY OF MESA, WHO CAN BRING PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING OR THREATENING TO VIOLATE ANY OF THESE COVENANTS, TO PREVENT HIM OR THEM FROM SO DOING, AND TO RECOVER DAMAGES FOR SUCH VIOLATIONS. ANY PERSON OR PERSONS OF THE CITY OF MESA PROSECUTING ANY PROCEEDINGS AT LAW OR IN EQUITY HEREUNDER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, A REASONABLE SUM AS AND FOR ATTORNEY'S FEES AND COURT COSTS.

RESERVE 100, LLC WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED BY THIS PLAT, AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON OR ENTITY HAVING ANY INTEREST THAT IS ADVERSE TO OR INCONSISTENT WITH THE FOREGOING DEDICATION, OR ANY OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT, HAS CONSENTED TO OR JOINED IN THIS PLAT AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH RESERVE 100, LLC WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

RESERVE 100, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER, 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 \_\_\_\_\_, 2023.

RESERVE 100, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

# FINAL PLAT

## TYLER RANCH AT PIONEER CROSSING

A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN  
CITY OF MESA, MARICOPA COUNTY, ARIZONA

### ACKNOWLEDGMENT

STATE OF ARIZONA  
COUNTY OF MARICOPA  
BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED SELF TO BE \_\_\_\_\_ OF \_\_\_\_\_ AND BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

BY: \_\_\_\_\_  
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: \_\_\_\_\_

### APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: \_\_\_\_\_  
MAYOR DATE

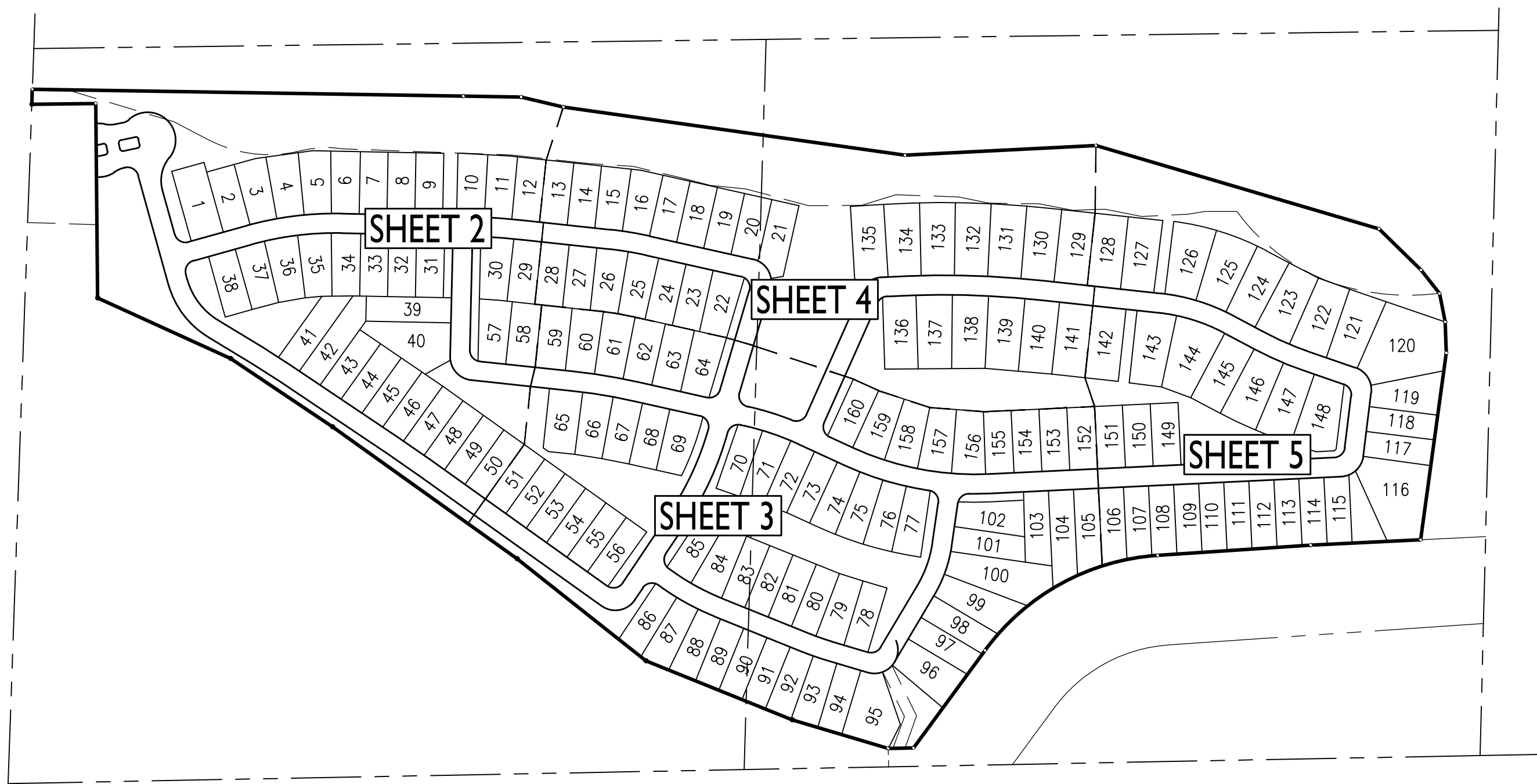
ATTEST: \_\_\_\_\_  
CITY CLERK DATE

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 DATE

### 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 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).
  - 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, 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.
  - 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.
  - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
  - ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
  - THE TYLER RANCH HOMEOWNERS 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).
  - WHENEVER DRAINAGE EASEMENTS ARE GREATER THAN THE STANDARD SETBACKS, THE EASEMENT LINE WILL BECOME THE NEW REQUIRED BUILDING SET BACK.
  - 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.
  - 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.
  - TRACT A IS HEREBY DEDICATED AS AN EASEMENT FOR INGRESS/EGRESS FOR REFUSE AND EMERGENCY VEHICLES, PUBLIC UTILITIES AND FACILITIES AND DRAINAGE PURPOSES. TO THE CITY OF MESA FOR USE AS SUCH THE PUBLIC UTILITY AND FACILITIES EASEMENTS, THE CONTROLLED VEHICULAR ACCESS EASEMENT AND A BLANKET EASEMENT UPON, ACROSS, OVER AND UNDER ALL ACCESSWAYS FOR INGRESS AND EGRESS FOR REFUSE AND EMERGENCY TYPE VEHICLES.
  - 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.
  - ALTHOUGH THIS PROPERTY, DUE TO ITS PROXIMITY TO FALCON FIELD 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 FALCON FIELD AIRPORT ADMINISTRATION OFFICE." B.AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT IS RECORDED WITH MARICOPA COUNTY RECORDER. THIS SUBDIVISION IS WITHIN (2 MILES OF FALCON FIELD AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE." C.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."
  - 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)."

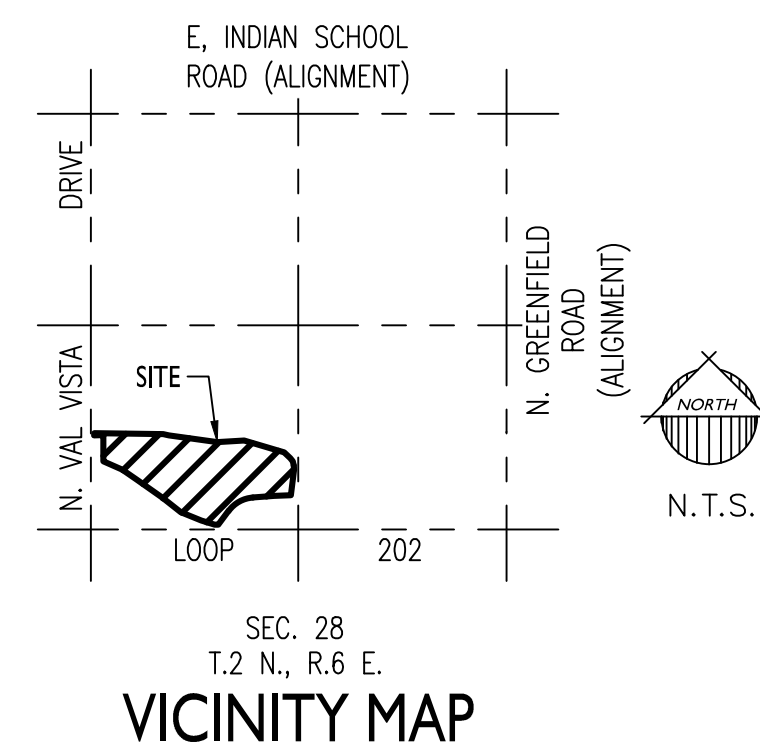


### KEY MAP

NOT TO SCALE

### NOTES

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SEC. 28  
T.2 N., R.6 E.

### VICINITY MAP

### OWNER/DEVELOPER

RESERVE 100, LLC  
3321 E. BASELINE ROAD  
GILBERT, AZ 85234  
TEL: (480) 892-4492  
CONTACT: TOM LEMON  
EMAIL: TLEMON@BLANDFORDHOMES.COM

### ENGINEER

EPS GROUP, INC.  
1130 N. ALMA SCHOOL ROAD, STE 120  
MESA, AZ 85201  
TEL: (480) 503-2250  
CONTACT: JOE PETRUCCI, P.E.  
EMAIL: JOE.PETRUCCI@EPSGROUPINC.COM

### SHEET INDEX

- COVER, DEDICATION, SITE DATA, BASIS OF BEARING & CERTIFICATIONS
- FINAL PLAT
- LOT AREA TABLE, TRACT AREA & USE TABLE, CURVE TABLE & LINE TABLE

### SITE DATA

ZONING	RS-7 PAD, ORDINANCE NO. 5684
NO. OF LOTS	160
NO. OF TRACTS	15
MEAN LOT AREA PER DWELLING UNIT	6477 SF
NET AREA OPEN SPACE	28.9%
LOTS AREA	23.7913 ACRES
OPEN SPACE AREA	12.0393 ACRES
PRIVATE STREET AREA	5.7887 ACRES
TOTAL AREA	41.6193 ACRES

### BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.  
THE BEARING OF WHICH IS:

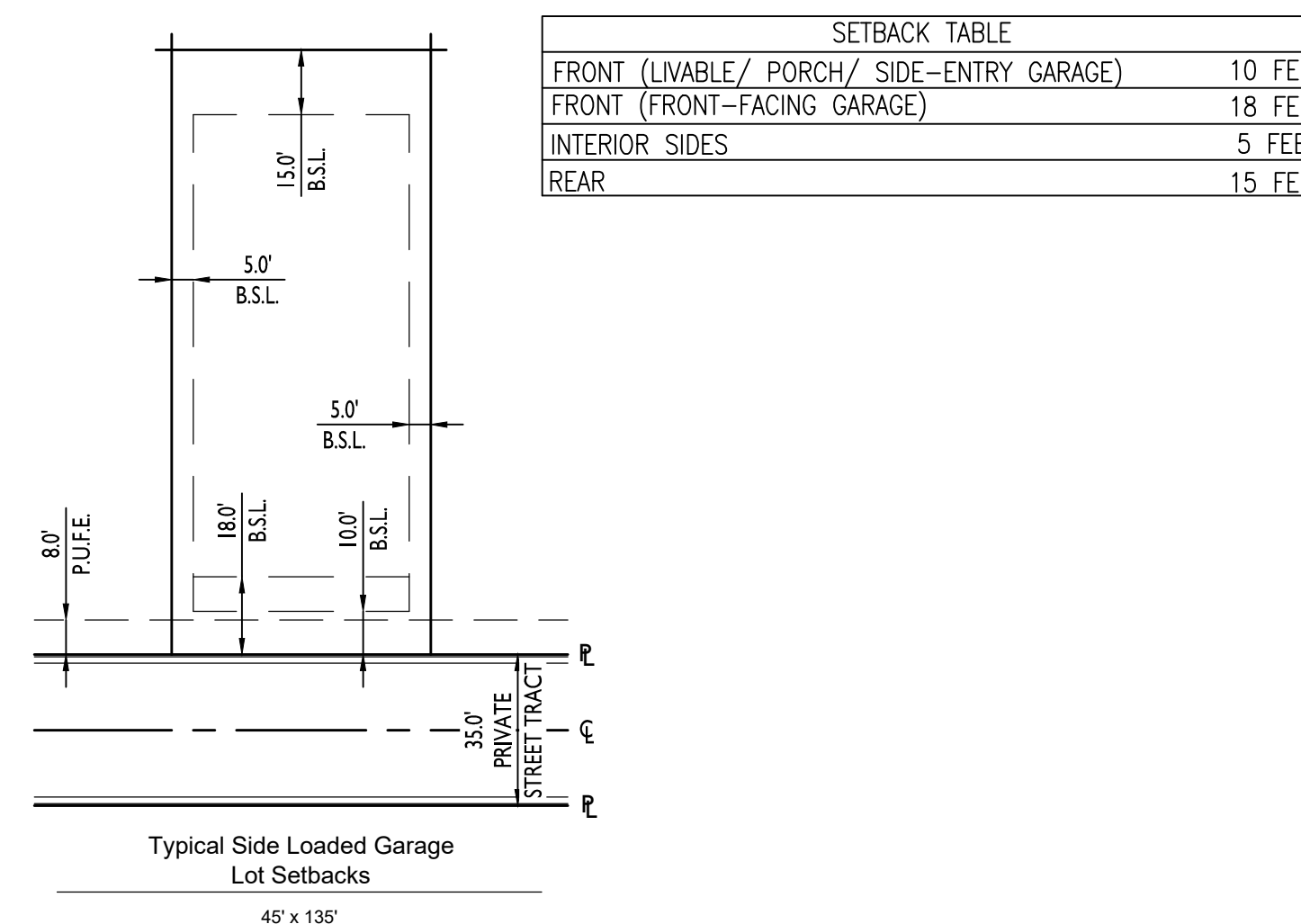
SOUTH 88 DEGREES 54 MINUTES 26 SECONDS WEST

### CERTIFICATION

I ROBERT A. JOHNSTON, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT HEREON HAS BEEN PREPARED FROM A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THIS SURVEY IS TRUE AND ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ALL MONUMENTS EXIST OR WILL BE SET AS SHOWN, THAT ALL LOT CORNERS ARE SET OR WILL BE SET, IN ACCORDANCE WITH THE LATEST ADAPTED "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS"; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

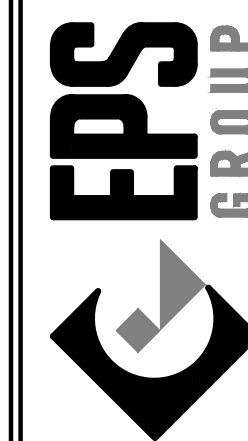
ROBERT A. JOHNSTON REGISTRATION NO. 37495  
EPS GROUP INC.  
1130 N. ALMA SCHOOL RD.  
SUITE 120  
MESA, AZ 85201  
480-503-2250

NOTE:  
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.



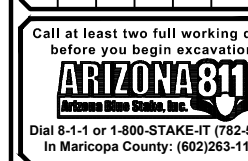
FRONT (LIVABLE/ PORCH/ SIDE-ENTRY GARAGE)	10 FEET
FRONT (FRONT-FACING GARAGE)	18 FEET
INTERIOR SIDES	5 FEET
REAR	15 FEET

1130 N. Alma School Rd, Suite 120  
Mesa, AZ 85201  
T:480.503.2250 | F:480.835.1799  
www.epsgroupinc.com

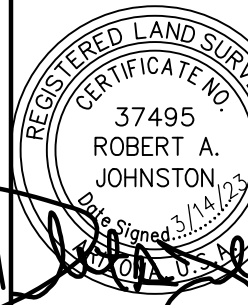


TYLER RANCH AT PIONEER CROSSING  
MESA, ARIZONA  
FINAL PLAT

Project:	
Revisions:	



Drawn by: LFT  
Reviewed by: RAJ



Job No:  
**20-1240**  
**COVER**  
Sheet No.  
**1**  
of 6

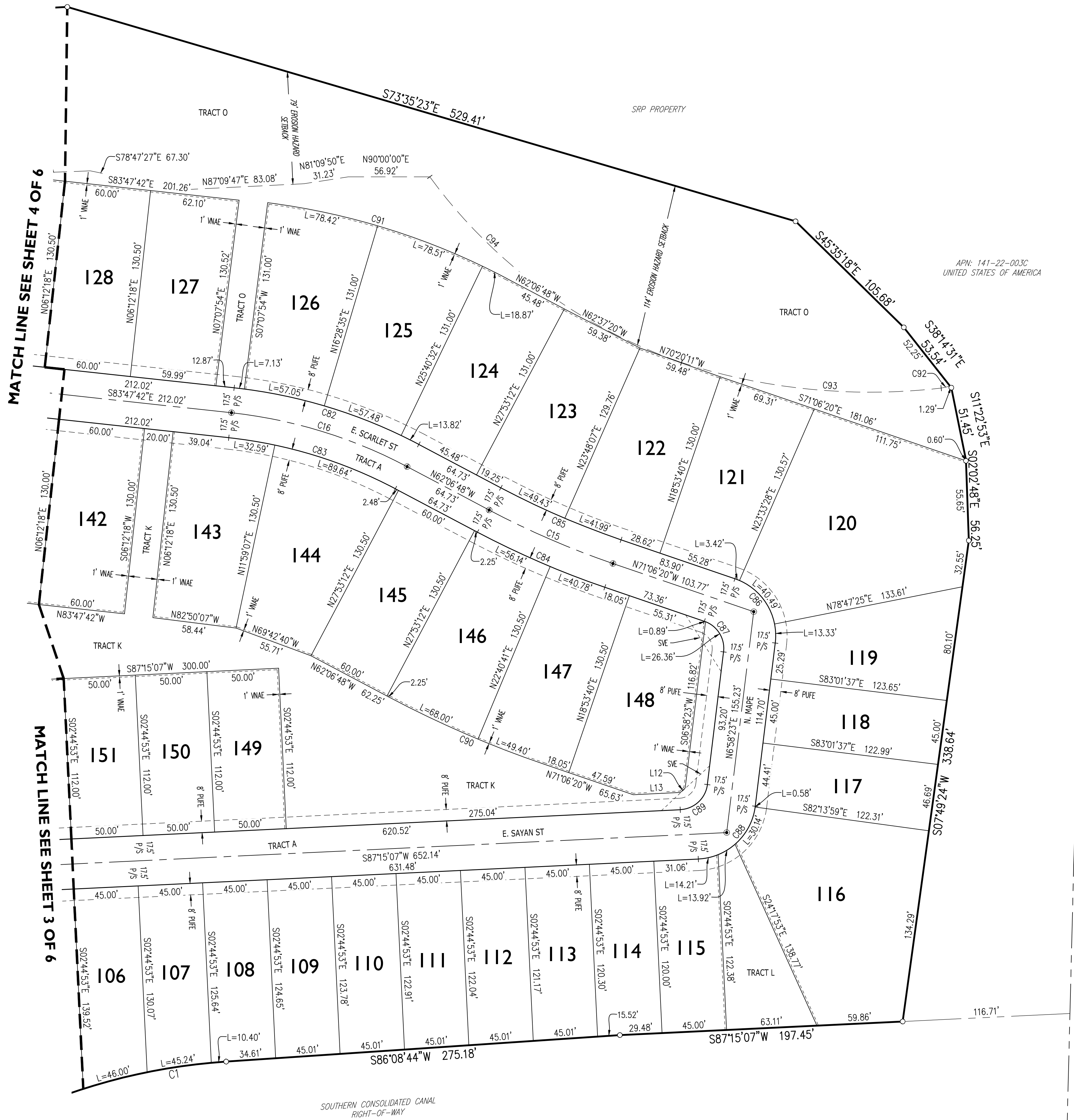






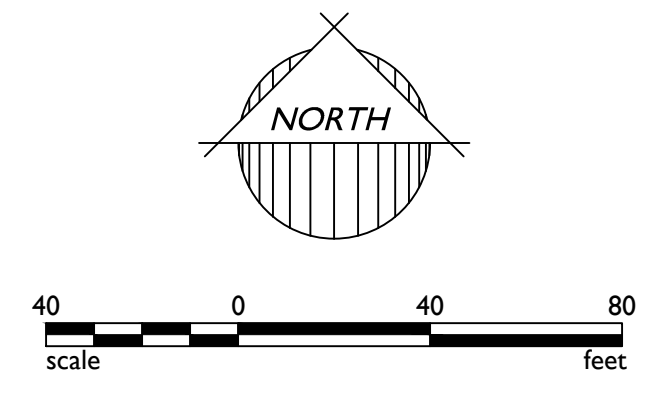




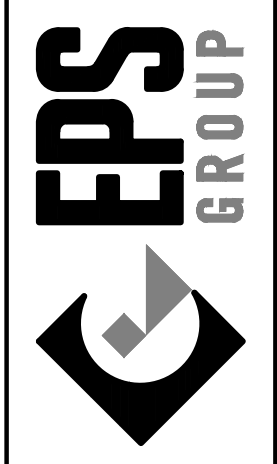


- LEGEND**
- FD MON IN HANDHOLE AS NOTED
  - CENTERLINE MONUMENT TO BE SET
  - IRON PIPE AS NOTED
  - FND MON AS NOTED
  - SET 1/2" REBAR W/CAP "EPS RLS 37495", UNLESS OTHERWISE NOTED
  - FD FOUND
  - MON MONUMENT
  - BCHH BRASS CAP IN HAND HOLE
  - BCF BRASS CAP FLUSH
  - BC BRASS CAP
  - IP IRON PIPE
  - SFNF SEARCHED FOR NOT FOUND
  - G&SRM GILA AND SALT RIVER MERIDIAN
  - MCR MARICOPA COUNTY RECORDER
  - DOC DOCUMENT
  - DKT DOCKET
  - BK BOOK
  - PG PAGE
  - R/W RIGHT OF WAY
  - ADOT ARIZONA DEPT. OF TRANSPORTATION
  - LS LAND SURVEYOR
  - P/S PRIVATE STREET
  - P/UF PUBLIC UTILITY & FACILITY EASEMENT
  - SVE 30'X30' SIGHT VISIBILITY TRIANGLE EASEMENT
  - VWAE VEHICULAR NON-ACCESS EASEMENT

BOUNDARY LINE
PARCEL LINE
LOT LINE
SECTION LINE
MID-SECTION LINE
CENTER LINE ROAD
R/W
EASEMENT LINE (SCHEDULE B)
QUARTER-SECTION LINE
EXISTING EASEMENT LINE



1130 N. Alma School Rd, Suite 120  
Mesa, AZ 85201  
T:480.503.2350 | F:480.835.1799  
www.epsgroupinc.com



Project: TYLER RANCH AT PIONEER CROSSING  
MESA, ARIZONA  
FINAL PLAT

Revisions:


Call at least two full working days before any final recording.  
**ARIZONA**  
STATE BOARD OF LAND SURVEYORS  
In Maricopa County, (002283-1100)

Drawn by: LFT  
Reviewed by: RAJ

REGISTERED LAND SURVEYOR  
37495  
ROBERT A. JOHNSTON  
MESA, ARIZONA

Job No:  
**20-1240**  
PLAT  
Sheet No.  
**5**  
of 6

LINE	BEARING	LENGTH
L1	S01°05'34"E	33.00'
L2	N01°59'48"E	26.89'
L3	S88°54'27"W	45.29'
L4	N84°58'52"E	30.32'
L5	S88°52'33"E	11.78'
L6	N54°28'03"W	11.53'
L7	S77°21'29"E	0.85'
L8	N77°21'29"W	5.97'
L9	N87°15'07"E	60.41'
L10	N80°51'12"E	22.29'
L11	S52°07'38"E	21.88'
L12	S47°06'45"W	4.59'
L13	S87°15'07"W	32.90'
L14	N78°22'34"E	215.56'
L15	N78°22'34"E	12.60'
L16	S11°37'26"E	10.00'
L17	N78°22'34"E	16.52'
L18	N11°37'26"W	10.00'
L19	N78°22'34"E	25.84'
L20	S11°37'26"E	10.00'
L21	N78°22'34"E	25.84'
L22	N78°22'34"E	0.85'
L23	N78°22'34"E	12.81'
L24	S26°38'43"W	48.18'
L25	N19°37'57"E	60.72'
L26	N25°55'55"W	88.90'
L27	N25°55'55"W	100.52'
L28	N19°37'57"E	61.55'
L29	N88°54'27"E	21.38'

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	365.04'	419.00'	49°55'01"	353.60'	S61°11'14"W
C2	107.39'	142.50'	43°10'39"	104.86'	S37°06'54"E
C3	56.37'	1259.50'	2°33'51"	56.36'	N57°25'18"W
C4	71.77'	2459.50'	1°40'19"	71.77'	N55°18'12"W
C5	149.65'	441.50'	19°25'15"	148.93'	S58°20'16"E
C6	41.49'	441.50'	5°23'02"	41.47'	S70°44'24"E
C7	163.16'	540.50'	17°17'46"	162.54'	N25°07'19"E
C8	69.08'	612.50'	6°27'44"	69.04'	N80°35'21"W
C9	125.70'	1424.50'	5°03'21"	125.66'	N86°20'53"W
C10	167.82'	577.50'	16°39'01"	167.23'	S82°47'56"W
C11	118.59'	1038.50'	6°32'35"	118.53'	N80°37'46"W
C12	105.18'	505.50'	11°55'19"	104.99'	N71°23'50"W
C13	257.65'	540.50'	27°18'43"	255.21'	S79°05'32"E
C14	88.73'	225.00'	22°35'44"	88.16'	N19°29'17"E
C15	94.17'	600.00'	8°59'33"	94.07'	S66°36'34"E
C16	128.85'	340.50'	21°40'55"	128.08'	N72°57'15"W
C17	303.20'	1645.64'	10°33'24"	302.77'	N89°04'24"W
C18	15.44'	48.00'	18°25'53"	15.37'	N87°31'41"W
C19	13.06'	25.00'	29°55'35"	12.91'	N63°24'47"E
C20	148.88'	50.00'	170°36'19"	99.66'	S46°14'52"E
C21	61.92'	65.00'	54°34'52"	59.61'	S11°45'52"W
C22	34.01'	48.00'	40°35'27"	33.30'	N75°21'36"E
C23	20.34'	50.00'	23°18'41"	20.20'	N66°43'14"E
C24	30.05'	20.00'	86°05'51"	27.30'	S58°34'30"E
C25	31.42'	20.00'	90°00'00"	28.28'	S60°31'34"E
C26	31.42'	20.00'	90°00'00"	28.28'	S29°28'26"W
C27	120.57'	160.00'	43°10'39"	117.74'	S37°06'54"E
C28	94.20'	125.00'	43°10'39"	91.99'	S37°06'54"E
C29	57.15'	1277.00'	2°33'51"	57.15'	N57°25'18"W
C30	55.58'	1242.00'	2°33'51"	55.58'	N57°25'18"W
C31	72.28'	2477.00'	1°40'19"	72.28'	N55°18'12"W
C32	71.26'	2442.00'	1°40'19"	71.26'	N55°18'12"W
C33	172.91'	595.00'	16°39'01"	172.30'	S82°47'56"W
C34	162.74'	560.00'	16°39'01"	162.17'	S82°47'56"W
C35	31.50'	20.00'	90°14'05"	28.34'	N43°45'31"W
C36	32.11'	20.00'	91°59'14"	28.77'	S47°21'09"W
C37	69.59'	1407.00'	2°50'01"	69.58'	N85°14'13"W
C38	127.24'	1442.00'	5°03'21"	127.20'	N86°20'53"W
C39	29.76'	20.00'	85°15'36"	27.09'	S41°16'16"E
C40	62.50'	42.00'	85°15'36"	56.89'	S41°16'16"E
C41	120.59'	1056.00'	6°32'35"	120.53'	N80°37'46"W
C42	116.59'	1021.00'	6°32'35"	116.53'	N80°37'46"W
C43	32.54'	20.00'	93°12'32"	29.07'	N30°45'13"W
C44	112.32'	508.00'	12°40'04"	112.09'	N19°59'23"E
C45	163.57'	523.00'	17°55'09"	162.90'	N24°48'37"E
C46	178.57'	558.00'	18°20'09"	177.81'	N24°36'07"E
C47	30.44'	20.00'	87°12'28"	27.59'	S59°02'17"W
C48	101.54'	488.00'	11°55'19"	101.36'	N71°23'50"W
C49	82.65'	523.00'	9°03'16"	82.56'	N72°49'51"W
C50	32.75'	20.00'	93°49'55"	29.21'	S30°26'32"E
C51	30.08'	20.00'	86°10'05"	27.32'	N59°33'28"E
C52	30.38'	20.00'	87°01'58"	27.54'	S09°44'47"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C53	32.29'	20.00'	92°30'08"	28.90'	S80°01'16"W
C54	67.27'	42.00'	91°45'45"	60.30'	N79°39'04"E
C55	32.03'	20.00'	91°45'45"	28.72'	N79°39'04"E
C56	114.72'	459.00'	14°19'13"	114.42'	S60°53'17"E
C57	109.41'	424.00'	14°47'06"	109.11'	S60°39'20"E
C58	39.84'	424.00'	5°23'02"	39.83'	S70°44'24"E
C59	43.13'	459.00'	5°23'02"	43.11'	S70°44'24"E
C60	55.55'	42.00'	75°46'56"	51.59'	N68°40'37"E
C61	26.45'	20.00'	75°46'56"	24.57'	N68°40'37"E
C62	193.47'	678.50'	16°20'16"	192.82'	S73°36'18"E
C63	81.83'	207.50'	22°35'44"	81.30'	N19°29'17"E
C64	95.63'	242.50'	22°35'44"	95.02'	N19°29'17"E
C65	28.93'	20.00'	82°52'08"	26.47'	S49°37'30"W
C66	37.08'	558.00'	3°48'27"	37.07'	N89°09'20"E
C67	57.36'	573.00'	5°44'08"	57.33'	S89°52'49"E
C68	249.30'	523.00'	27°18'43"	246.95'	S79°05'32"E
C69	31.30'	20.00'	89°40'41"	28.20'	N36°38'55"W
C70	156.32'	558.00'	16°03'05"	155.81'	S73°27'43"E
C71	31.22'	20.00'	89°27'02"	28.15'	S20°42'39"E
C72	30.61'	20.00'	87°40'55"	27.71'	N67°51'19"E
C73	71.06'	630.00'	6°27'44"	71.02'	N80°35'21"W
C74	67.11'	595.00'	6°27'44"	67.07'	N80°35'21"W
C75	32.75'	20.00'	93°49'55"	29.21'	N30°26'32"W
C76	68.78'	42.00'	93°49'55"	61.35'	N30°26'32"W
C77	21.79'	20.00'	62°25'41"	20.73'	S55°13'42"W
C78	45.56'	42.00'	62°08'57"	43.36'	S55°05'20"W
C79	301.07'	1793.64'	9°37'02"	300.71'	N88°36'13"W
C80	291.47'	1663.14'	10°02'29"	291.10'	N88°48'57"W
C81	277.42'	1628.14'	9°45'45"	277.08'	N88°40'35"W
C82	135.47'	358.00'	21°40'55"	134.67'	N72°57'15"W
C83	122.23'	323.00'	21°40'55"	121.50'	N72°57'15"W
C84	96.91'	617.50'	8°59'33"	96.82'	S66°36'34"E
C85	91.42'	582.50'	8°59'33"	91.33'	S66°36'34"E
C86	57.23'	42.00'	78°04'43"	52.91'	N32°03'59"W
C87	27.25'	20.00'	78°04'43"	25.19'	N32°03'59"W
C88	58.85'	42.00'	80°16'44"	54.15'	N47°06'45"E
C89	28.02'	20.00'	80°16'44"	25.79'	N47°06'45"E
C90	117.40'	748.00'	8°59'33"	117.28'	S66°36'34"E
C91	175.80'	489.00'	20°35'55"	174.86'	N72°24'45"W
C92	6.42'	331.31'	1°06'38"	6.42'	N78°08'25"E
C93	183.31'	429.12'	24°28'33"	181.92'	S84°22'45"E
C94	221.56'	365.00'	34°46'44"	218.17'	S53°34'50"E
C95	76.03'	187.55'	23°13'40"	75.51'	S87°23'57"W
C96	169.42'	232.62'	41°43'46"	165.70'	S83°21'00"E
C97	7.85'	5.00'	90°00'00"	7.07'	N56°37'26"W
C98	7.85'	5.00'	90°00'00"	7.07'	N33°22'34"E
C99	7.85'	5.00'	90°00'00"	7.07'	N33°22'34"E
C100	7.85'	5.00'	90°00'00"	7.07'	N56°37'26"W
C101	7.85'	5.00'	90°00'00"	7.07'	N33°22'34"E
C102	7.85'	5.00'	90°00'00"	7.07'	S56°37'26"E
C103	20.34'	50.00'	23°18'41"	20.20'	S89°58'05"E
C104	20.46'	42.00'	27°54'37"	20.26'	N54°55'14"E

LOT #	AREA (SF)	AREA (AC)
1	7,800	0.1791
2	5,657	0.1299
3	6,073	0.1394
4	6,039	0.1386
5	6,098	0.1400
6	5,766	0.1324
7	5,600	0.1286
8	5,600	0.1286
9	5,600	0.1286
10	5,791	0.1330
11	5,790	0.1329
12	5,685	0.1305
13	5,600	0.1286
14	5,600	0.1286
15	5,774	0.1325
16	6,034	0.1385
17	5,608	0.1287
18	5,600	0.1286
19	5,600	0.1286
20	5,604	0.1286
21	6,341	0.1456
22	6,056	0.1390
23	5,625	0.1291
24	5,625	0.1291
25	5,963	0.1369
26	5,999	0.1377
27	5,625	0.1291
28	5,625	0.1291
29	5,625	0.1291
30	6,115	0.1404
31	5,618	0.1290
32	5,600	0.1286
33	5,600	0.1286
34	5,774	0.1325
35	6,133	0.1408
36	6,144	0.1410
37	5,823	0.1337
38	5,625	0.1291
39	6,881	0.1580
40	9,923	0.2278
41	6,755	0.1551

LOT #	AREA (SF)	AREA (AC)
42	7,434	0.1707
43	5,491	0.1261
44	5,474	0.1257
45	5,457	0.1253
46	5,441	0.1249
47	5,415	0.1243
48	5,400	0.1240
49	5,400	0.1240
50	5,400	0.1240
51	5,400	0.1240
52	5,400	0.1240
53	5,400	0.1240
54	5,400	0.1240
55	5,400	0.1240
56	5,400	0.1240
57	6,153	0.1412
58	5,982	0.1373
59	6,154	0.1413
60	6,137	0.1409
61	6,233	0.1431
62	6,101	0.1401
63	5,975	0.1372
64	6,261	0.1437
65	6,605	0.1516
66	5,884	0.1351
67	5,801	0.1332
68	5,600	0.1286
69	6,257	0.1436
70	5,555	0.1275
71	6,148	0.1411
72	5,608	0.1287
73	5,423	0.1245
74	5,692	0.1307
75	5,830	0.1338
76	5,832	0.1339
77	5,822	0.1336
78	5,411	0.1242
79	5,833	0.1339
80	5,546	0.1273
81	5,411	0.1242
82	5,411	0.1242

LOT #	AREA (SF)	AREA (AC)
83	5,411	0.1242
84	6,339	0.1455
85	5,867	0.1347
86	5,838	0.1340
87	6,141	0.1410
88	5,759	0.1322
89	5,400	0.1240
90	5,400	0.1240
91	5,400	0.1240
92	5,651	0.1297
93	5,664	0.1300
94	5,400	0.1240
95	9,483	0.2177
96	7,816	0.1794
97	5,671	0.1302
98	5,884	0.1351
99	8,106	0.1861
100	11,322	0.2599
101	5,901	0.1355
102	6,608	0.1517
103	6,027	0.1384
104	7,391	