

MASTER FINAL PLAT
AVALON CROSSING DEVELOPMENT UNIT 1
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

COUNTY RECORDER

DEDICATION

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT PACIFIC PROVING, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS MASTER FINAL PLAT FOR AVALON CROSSING DEVELOPMENT UNIT 1, 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 AND TRACTS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER OR LETTER GIVEN TO IT RESPECTIVELY.

PACIFIC PROVING, L.L.C., A DELAWARE 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. 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.

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 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 PACIFIC PROVING, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY 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 PACIFIC PROVING, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF PACIFIC PROVING, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY PACIFIC PROVING, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF PACIFIC PROVING, L.L.C., A DELAWARE 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.

PACIFIC PROVING, L.L.C., A DELAWARE 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.

DRAINAGE COVENANTS:

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT AS PARCEL 1 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.

DEDICATION (CONT.)

PACIFIC PROVING, L.L.C., A DELAWARE 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 PACIFIC PROVING, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

PACIFIC PROVING, L.L.C., A DELAWARE 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

_____, 2022.

PACIFIC PROVING, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

ON THIS, THE ____ DAY OF _____, 2022, BEFORE ME, THE

UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____

WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF

PACIFIC PROVING, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THEIR NAMES AS OFFICER.

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

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVALS

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

____ DAY OF _____, 2022

BY: _____ DATE: _____

MAYOR

ATTEST: _____ DATE: _____

CITY CLERK

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 _____ DATE _____

CITY ENGINEER

OWNER

PACIFIC PROVING, L.L.C.,
WILLIAM S. LEVINE, MANAGER
LEVINE INVESTMENTS, LP, MEMBER
2801 EAST CAMELBACK ROAD, SUITE 450
PHOENIX, ARIZONA 85016
CONTACT: ANDREW COHN
PHONE: (602) 268-8181
EMAIL: ANDREW@LEVINEINVESTMENTS.COM

ENGINEER

COE AND VAN LOO, LLC
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

NOTES

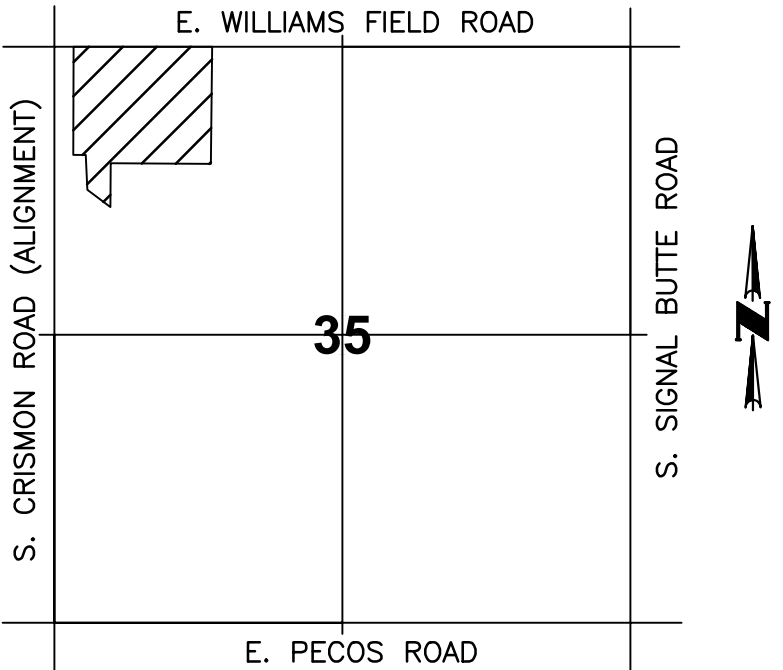
- PUBLIC UTILITY AND FACILITY EASEMENTS (PUFE) WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS OF SRP AND SOUTHWEST GAS FACILITIES IN PUFES ON THIS PLAT. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. §9-1-1 INCLUDES THE PUFES ON THIS PLAT. THE TERM "PUBLIC EASEMENT" 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.
- 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 E WILLIAMS FIELD RD, S CRISMON RD, E UNITY AVE, S LABELLE.
- 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 CITY 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 PACIFIC PROVING, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NO. 20190672439 M.C.R., DATED, AUGUST 29, 2019.
- 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 PROPERTY, DUE TO ITS PROXIMITY TO PHOENIX-MESA GATEWAY 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 1.07 MILES OF PHOENIX-MESA GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.
- 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.
- EVERYWHERE IN THIS PLAT THAT IS MARKED AS A PARKWAY EASEMENT WILL ALSO BE USED AS A DRAINAGE EASEMENT.

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 EAST
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.



VICINITY MAP
(NOT-TO-SCALE)

LAND USE TABLE		
LAND USE AREAS	SQUARE FEET	ACRES
PARCEL 1	1,115,552	25.610
PARCEL 2	197,246	4.528
PUBLIC RIGHT-OF-WAY	172,236	3.954
TOTAL GROSS AREA	1,485,034	34.092

TOTAL LAND USE	
TOTAL NUMBER OF LOTS	0
TOTAL NUMBER OF TRACTS	0
GROSS RESIDENTIAL DENSITY	0 D.U./A.C.

CERTIFICATION

I, RICHARD G. ALCOCER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS PLAT, CONSISTING OF SEVEN (7) 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.

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

GROSS AREA = 34.092 ACRES

SEE SHEET 02 FOR CURVE
TABLE AND PARCEL TABLE



DATE	
REVISION	
NO.	

MASTER FINAL PLAT
DEVELOPMENT UNIT 1

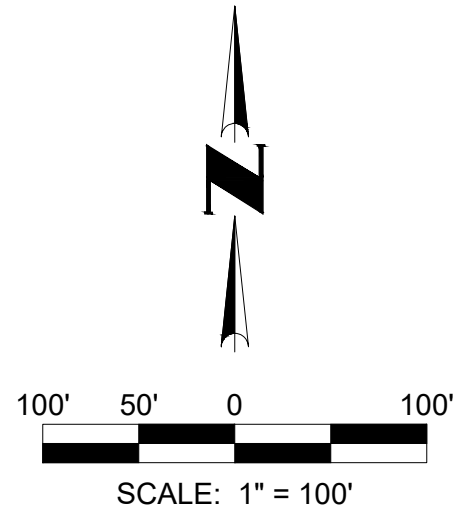
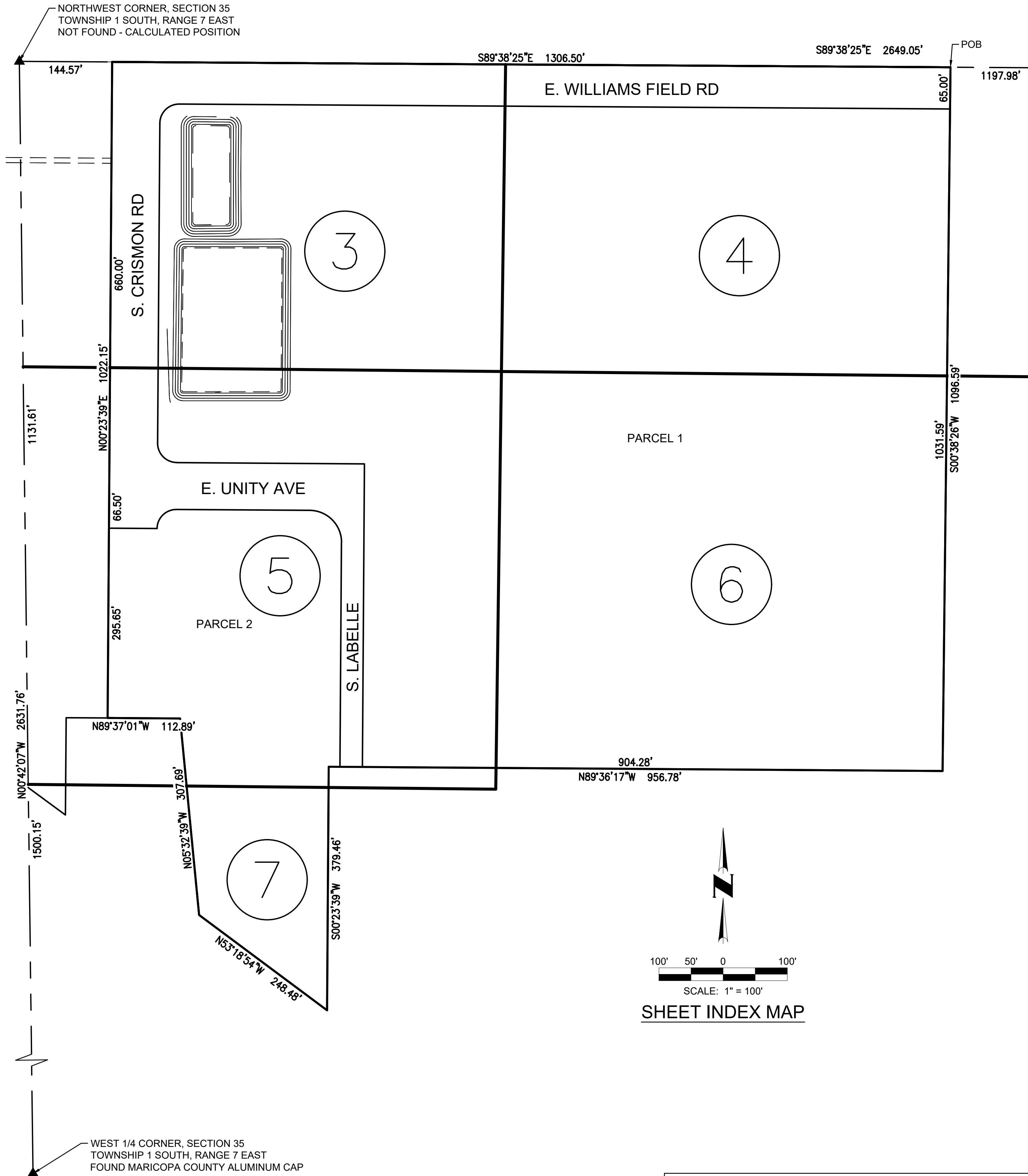
AVALON CROSSING
EAST WILLIAMS FIELD ROAD, MESA, ARIZONA



01 SHEET
OF 07

CVL Contact: DOUG CHUBIN
CVL Project #: 07-03494-01

© 2022 Coe & Van Loo L.L.C.
All rights reserved for
reproduction in any format



SHEET INDEX MAP

PARCEL AREA TABLE		
PARCEL	AREA (SQUARE FEET)	AREA (ACRES)
1	1,114,645	25.589
2	197,246	4.528

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	47.12'	30.00'	090°00'00"	30.00	42.43	S45°23'39"W
C2	78.54'	50.00'	090°00'00"	50.00	70.71	N44°36'21"W
C3	47.12'	30.00'	090°00'00"	30.00	42.43	S44°36'21"E
C4	47.11'	30.00'	089°57'56"	29.98	42.41	S45°22'37"W
C5	102.10'	65.00'	090°00'00"	65.00	91.92	N44°36'21"W

LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER 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 NORTH 89°38'25" WEST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 1,197.98 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00°38'26" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 1,096.59 FEET;

THENCE NORTH 89°36'17" WEST, A DISTANCE OF 956.78 FEET;

THENCE SOUTH 00°23'39" WEST, A DISTANCE OF 379.46 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 24 AS DESCRIBED IN ORDER OF IMMEDIATE POSSESSION AS RECORDED IN DOCUMENT NO. 2019-0309832, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES:

THENCE NORTH 53°18'54" WEST, A DISTANCE OF 248.48 FEET;
THENCE NORTH 05°32'39" WEST, A DISTANCE OF 307.69 FEET;
THENCE NORTH 89°37'01" WEST, A DISTANCE OF 112.89 FEET;

THENCE NORTH 00°23'39" EAST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,022.15 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35;

THENCE SOUTH 89°38'25" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1,306.50 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1,485,052 SQUARE FEET OR 34.092 ACRES, MORE OR LESS.

LEGEND

- SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
- CENTER LINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DET.120,TYPE "B" (UNLESS OTHERWISE NOTED)
- FOUND BRASS CAP PER ADJOINING RECORDED SUBDIVISION (UNLESS OTHERWISE NOTED)
- CORNER OF SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.G. STD. DET. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD DET. 120, TYPE "C" - MODIFIED (UNLESS OTHERWISE NOTED)
- SECTION LINE
- MATCH LINE
- BOUNDARY LINE
- LOT LINE
- CENTERLINE
- EASEMENT
- EXISTING R/W
- AC. ACRES
- P.U.F.E. PUBLIC UTILITY AND FACILITIES EASEMENT
- PKWY PARKWAY EASEMENT
- DE DRAINAGE EASEMENT
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING

BREAKLINEC1 CURVE NUMBERR/W RIGHT-OF-WAYM.C.R. MARICOPA COUNTY RECORDERDOC. DOCUMENT NUMBERN. NORTHE. EASTS. SOUTHRD ROADST STREETAVE AVENUEEX. EXISTINGAVG AVERAGEL/S LANDSCAPEESMT. EASEMENT* DENOTES LOTS LIMITED TO SINGLE STORY BUILDING◆ CENTERLINE MONUMENTATION STREET NAME CHANGE - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DET.120,TYPE "B" (UNLESS OTHERWISE NOTED)

COUNTY RECORDER



DATE

REVISION

NO.

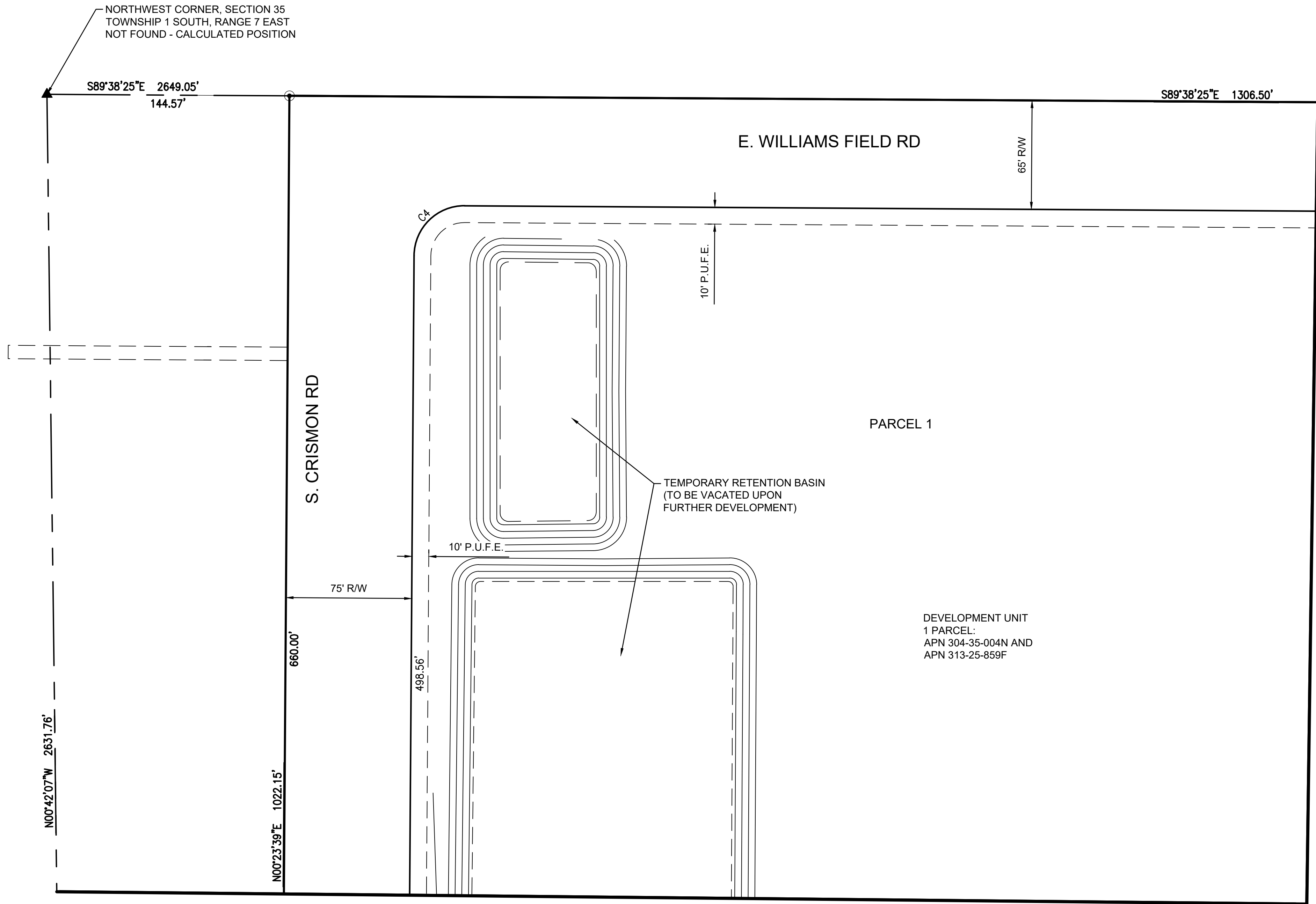
MASTER FINAL PLAT
DEVELOPMENT UNIT 1

AVALON CROSSING
EAST WILLIAMS FIELD ROAD, MESA, ARIZONA



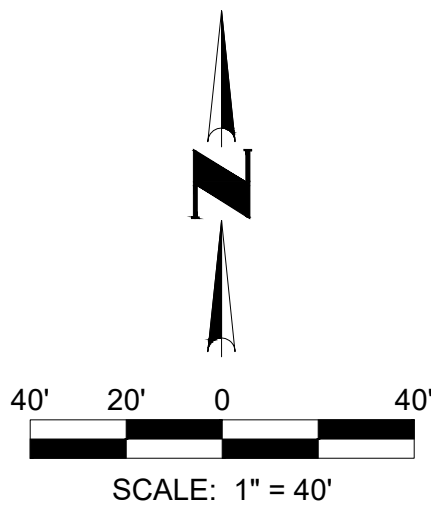
02 SHEET OF 07
CVL Contact: DOUG CHUBIN
CVL Project #: 07-03494-01

© 2022 Coe & Van Loo L.L.C.
All rights reserved to reproduction in any format



MATCHLINE - SEE SHEET 05

MATCHLINE - SEE SHEET 04



SEE SHEET 02 FOR CURVE
TABLE AND PARCEL TABLE

COUNTY RECORDER



REVISION		DATE
NO.		

MASTER FINAL PLAT
DEVELOPMENT UNIT 1

AVALON CROSSING
EAST WILLIAMS FIELD ROAD, MESA, ARIZONA



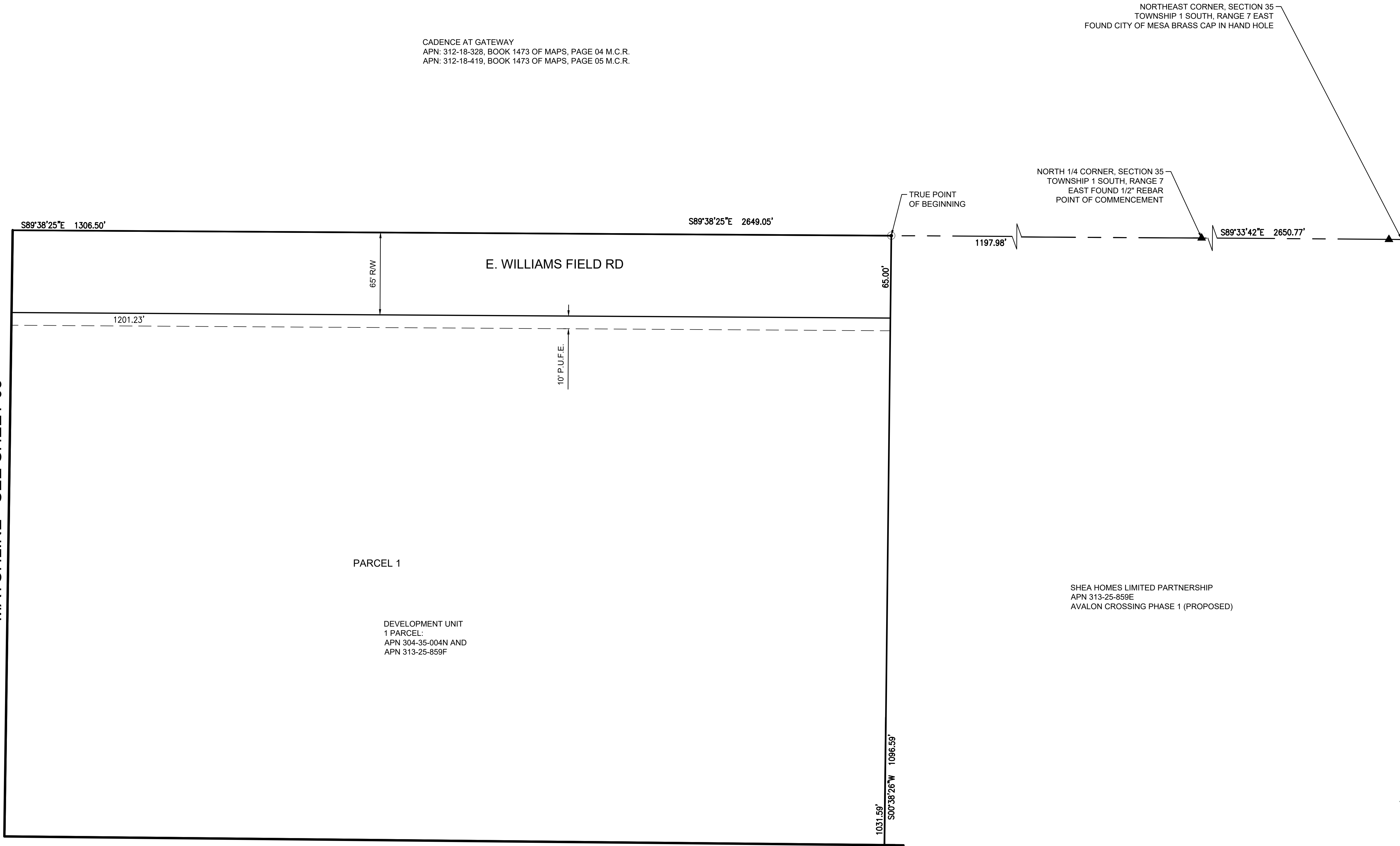
03 SHEET
OF 07

CVL Contact: DOUG CHUBIN
CVL Project #: 07-03494-01
© 2022 Coe & Van Loo L.L.C.
All rights reserved for
reproduction in any format

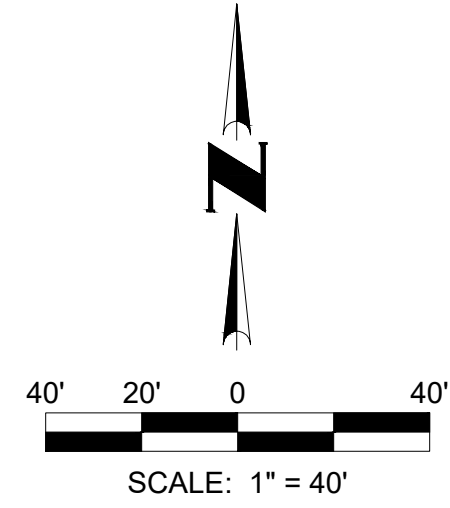
Coe and Van Loo L.L.C.

Printed By: TomD Print Date: May 9, 2022 Filename: N:\07034940\ICADD\DS\DU1\FPLAT.dwg

MATCHLINE - SEE SHEET 03



MATCHLINE - SEE SHEET 06



SEE SHEET 02 FOR CURVE
TABLE AND PARCEL TABLE



04 SHEET
OF 07

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

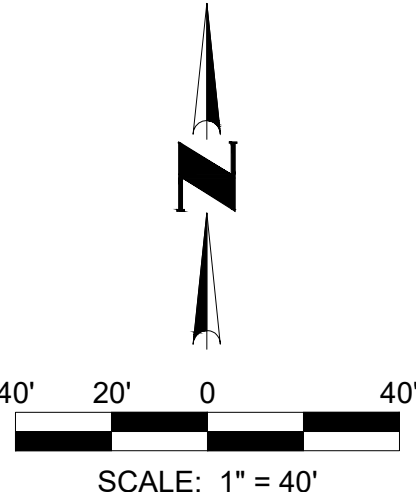
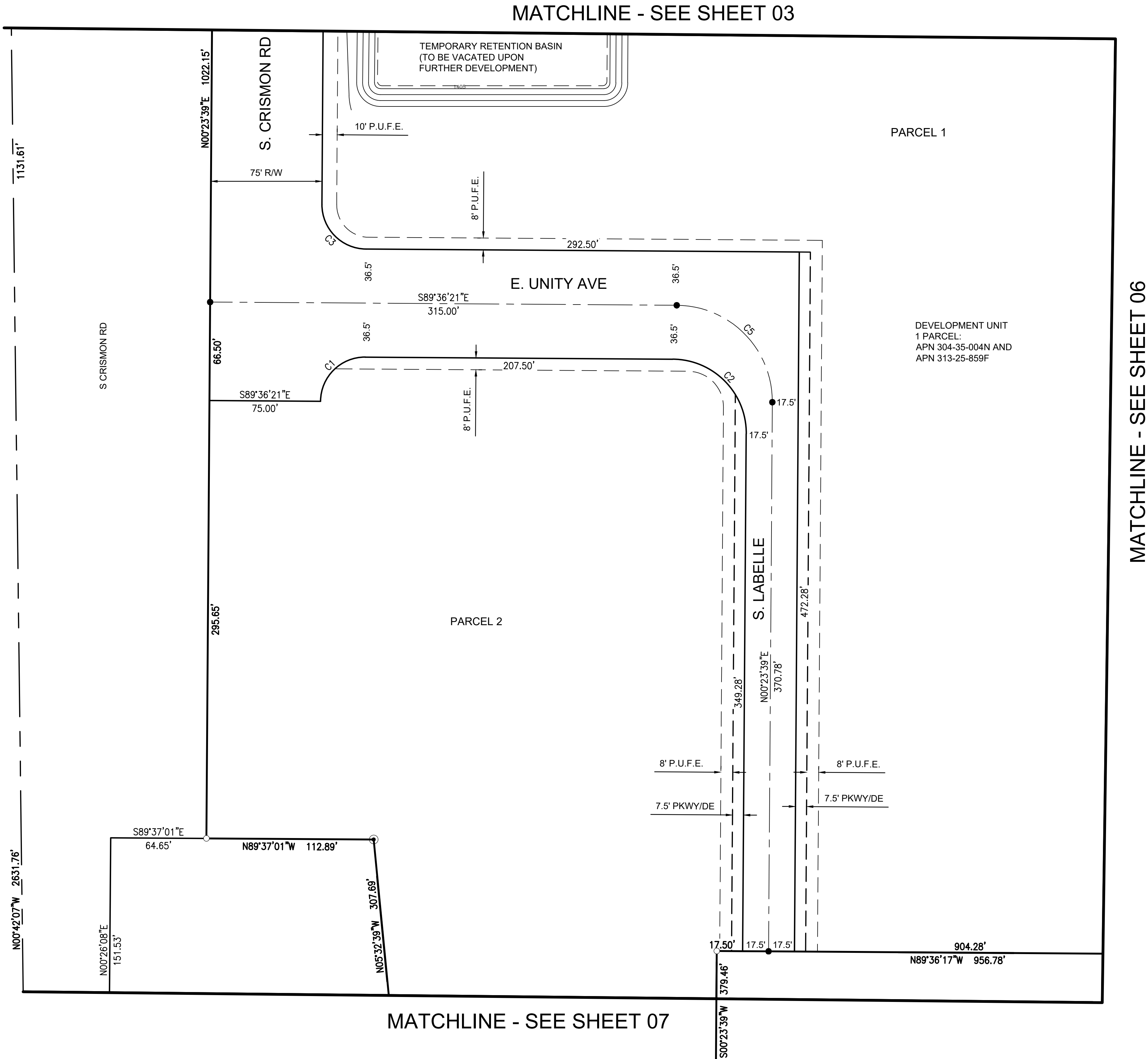
REVISION		DATE
NO.		

Coe and Van Loo L.L.C.

MASTER FINAL PLAT
DEVELOPMENT UNIT 1
AVALON CROSSING
EAST WILLIAMS FIELD ROAD, MESA, ARIZONA

COUNTY RECORDER





SEE SHEET 02 FOR CURVE
TABLE AND PARCEL TABLE

COUNTY RECORDER



DATE

REVISION

NO.

MASTER FINAL PLAT
DEVELOPMENT UNIT 1

AVALON CROSSING
EAST WILLIAMS FIELD ROAD, MESA, ARIZONA



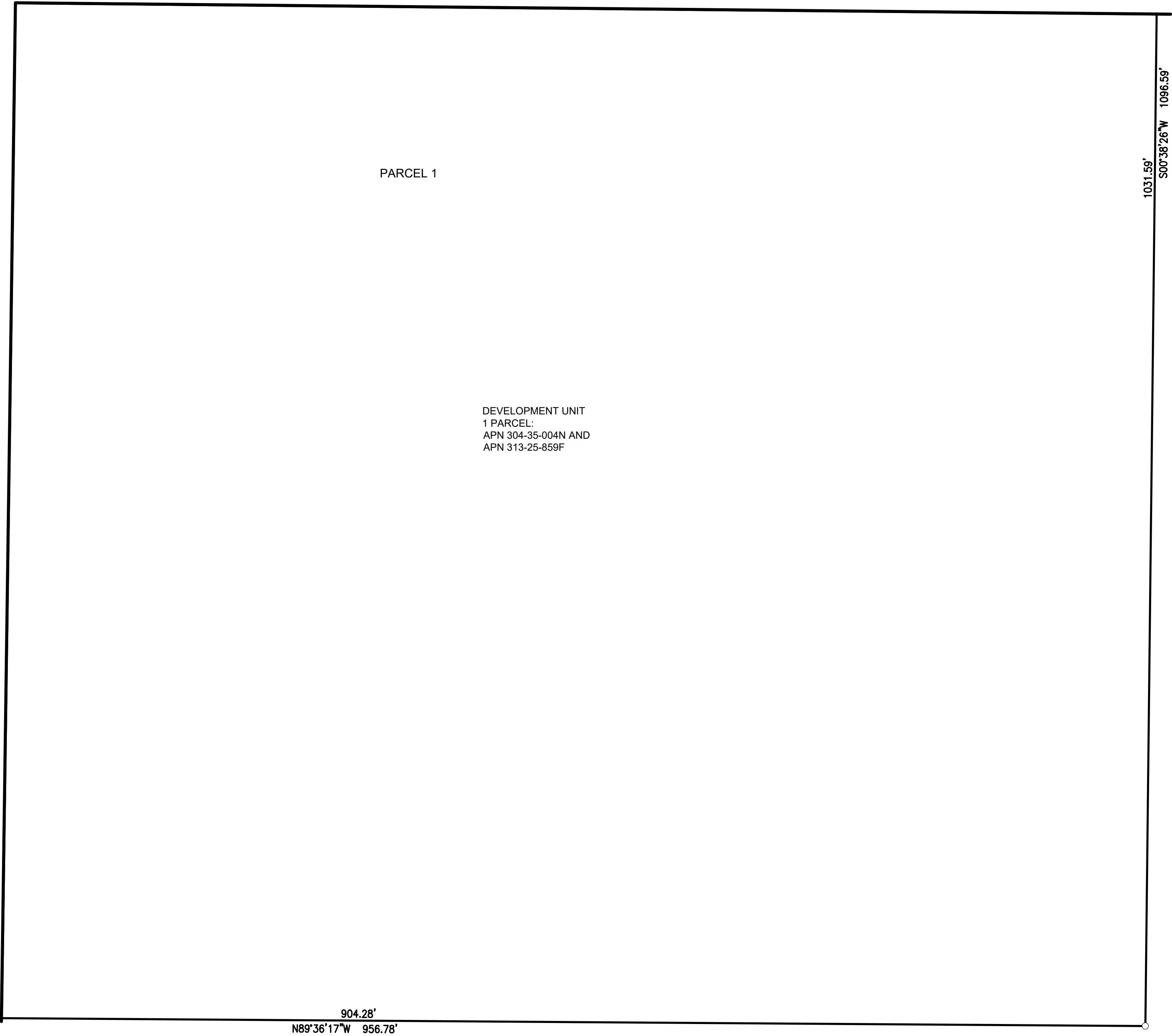
05 SHEET OF 07

CVL Contact: DOUG CHUBIN
CVL Project #: 07-03494-01
© 2022 Coe & Van Loo L.L.C.
All rights reserved for
reproduction in any format

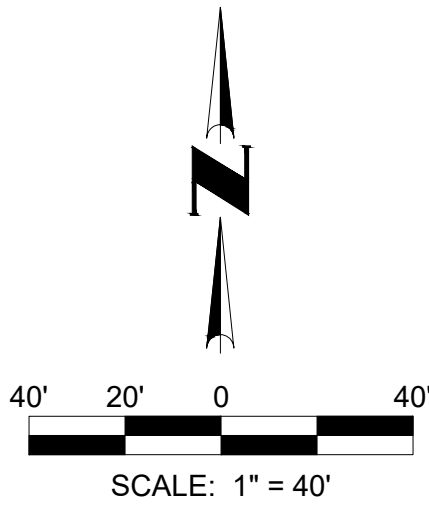
Coe and Van Loo L.L.C.

MATCHLINE - SEE SHEET 05

MATCHLINE - SEE SHEET 04



SHEA HOMES LIMITED PARTNERSHIP
APN 313-25-859E
AVALON CROSSING PHASE 1 (PROPOSED)



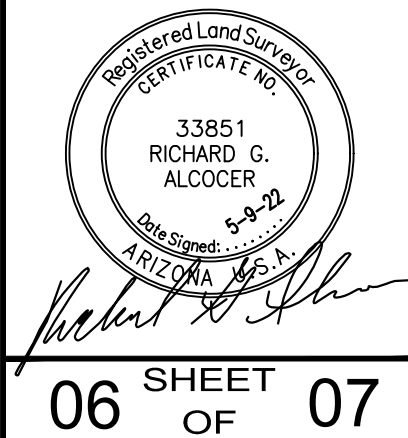
COUNTY RECORDER



REVISION		DATE
NO.		

MASTER FINAL PLAT
DEVELOPMENT UNIT 1

AVALON CROSSING
EAST WILLIAMS FIELD ROAD, MESA, ARIZONA

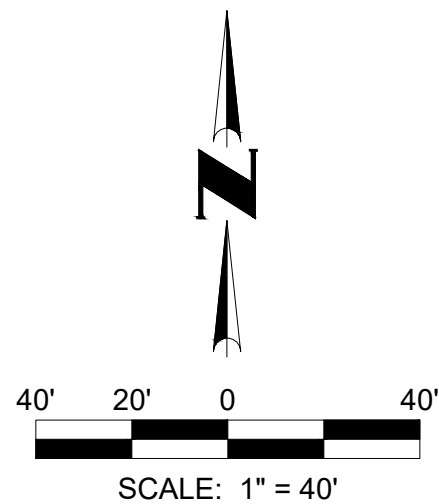
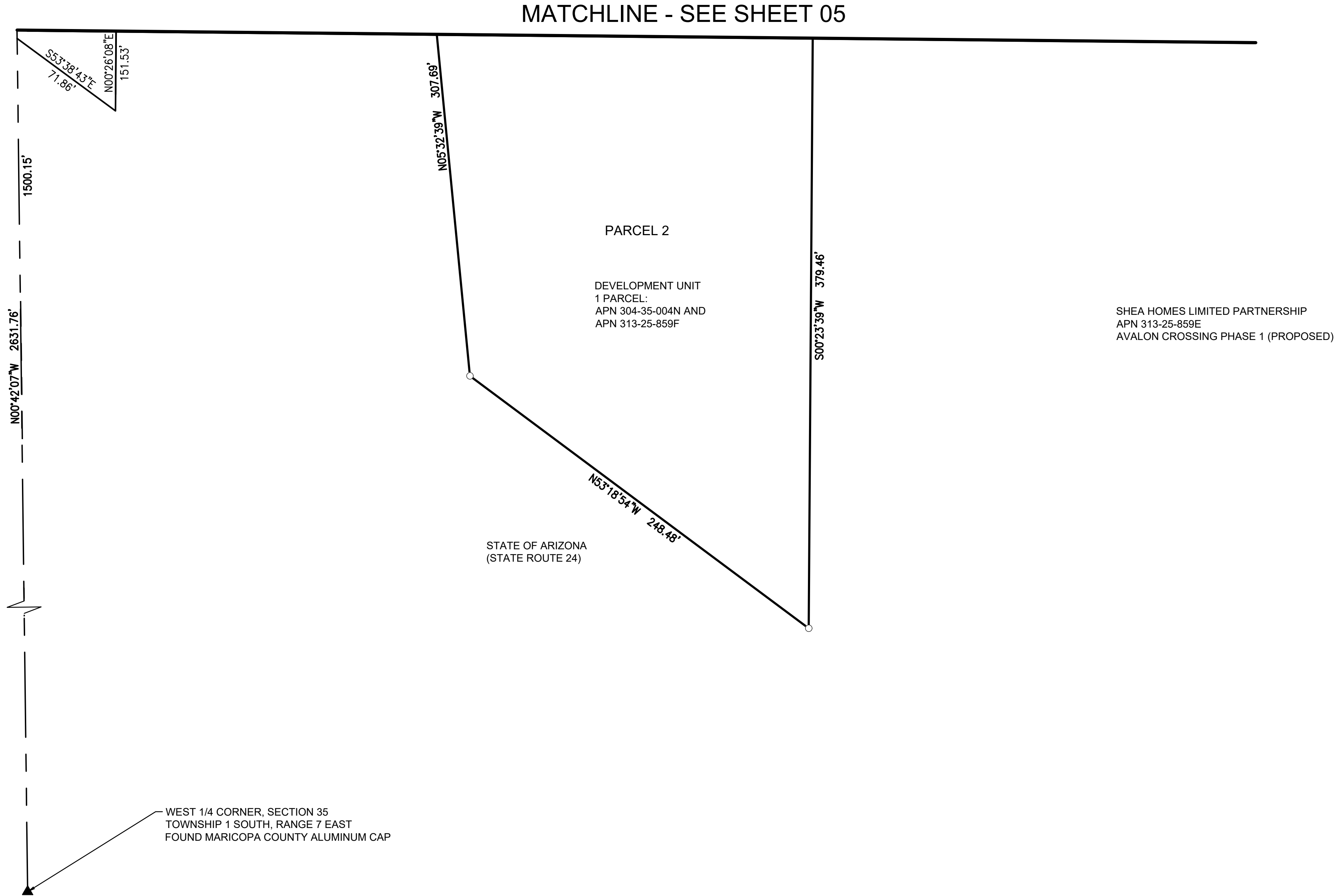


06 SHEET OF 07

SEE SHEET 02 FOR CURVE
TABLE AND PARCEL TABLE

CVL Contact: DOUG CHUBIN
CVL Project #: 07-03494-01
© 2022 Coe & Van Loo L.L.C.
All rights reserved for
reproduction in any format

Coe and Van Loo L.L.C.



SEE SHEET 02 FOR CURVE
TABLE AND PARCEL TABLE

COUNTY RECORDER



REVISION		DATE
NO.		

MASTER FINAL PLAT
DEVELOPMENT UNIT 1

AVALON CROSSING
EAST WILLIAMS FIELD ROAD, MESA, ARIZONA



07 SHEET
OF 07

CVL Contact: DOUG CHUBIN
CVL Project #: 07-03494-01
© 2022 Coe & Van Loo L.L.C.
All rights reserved for
reproduction in any format