

C:\RICK\Projects\P-SIG-H\2015-249 -- 1ST ST AND McDONALD\DWG\MAPPING\Residences on First\15-249 Residences on First - Plat.dwg -- plotted by: tlatler ON 2022-04-18 @ 05:32 -- ctb:sig bw.ctb -- © 2022 Rick Engineering Company

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS.

KNOW ALL MEN BY THESE PRESENTS:
THAT CITY OF MESA, AN ARIZONA MUNICIPAL CORPORATION, MESA HOUSING ASSOCIATES II LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND MHA III LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS, DO HEREBY PUBLISH THIS FINAL PLAT FOR "RESIDENCES ON FIRST", A SUBDIVISION SITUATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, A REPLAT OF LOT 1A, BOOK 1476 OF MAPS, PAGE 15, LOT 2, BOOK 1308 OF MAPS, PAGE 26 AND A PORTION OF LOTS 3 AND 4, BOOK 3 OF MAPS, PAGE 11, RECORDS OF 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. CITY OF MESA, AN ARIZONA MUNICIPAL CORPORATION, MESA HOUSING ASSOCIATES II LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND MHA III LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS, HEREBY DEDICATE AND CONVEY 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.

IT IS AGREED THAT CITY OF MESA, AN ARIZONA MUNICIPAL CORPORATION, MESA HOUSING ASSOCIATES II LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND MHA III LLC, AN ARIZONA 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 CITY OF MESA, AN ARIZONA MUNICIPAL CORPORATION, MESA HOUSING ASSOCIATES II LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND MHA III LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF CITY OF MESA, AN ARIZONA MUNICIPAL CORPORATION AND MHA III LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY CITY OF MESA, AN ARIZONA MUNICIPAL CORPORATION, MESA HOUSING ASSOCIATES II LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND MHA III LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF CITY OF MESA, AN ARIZONA MUNICIPAL CORPORATION, MESA HOUSING ASSOCIATES II LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND MHA III LLC, AN ARIZONA LIMITED LIABILITY COMPANY WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF MESA. THE RIGHTS AND OBLIGATIONS OF THE CITY OF MESA SHALL BE CONSTRUED BROADLY AND CONSISTENT WITH THE PERFORMANCE OF ITS OBLIGATIONS TO PROVIDE UTILITY SERVICE TO ITS CUSTOMERS.

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.

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

IN WITNESS WHEREOF:

CITY OF MESA, AN ARIZONA MUNICIPAL CORPORATION, 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.

CITY OF MESA, AN ARIZONA MUNICIPAL CORPORATION

BY: _____

ITS: _____

IN WITNESS WHEREOF:

MESA HOUSING ASSOCIATES II LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS ____ DAY OF _____, 2022.

MESA HOUSING ASSOCIATES II LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: PLAN D, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
ITS: MANAGER

BY: MARSHALL URBAN DEVELOPMENT COMPANY, AN ARIZONA CORPORATION
ITS: MANAGER

BY: _____
BY: TODD MARSHALL
ITS: PRESIDENT

IN WITNESS WHEREOF:

MHA III LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS ____ DAY OF _____, 2022.

MHA III LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: URBAN HOUSING PARTNERS VI, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
ITS: MANAGER

BY: _____
NAME: TODD MARSHALL
ITS: MEMBER

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS ____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF CITY OF MESA, AN ARIZONA MUNICIPAL CORPORATION AND ACKNOWLEDGED THAT HE/SHE, AS SUCH OFFICER, BEING AUTHORIZED TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED IN WITNESS THEREOF. I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____
NOTARY PUBLIC MY COMMISSION EXPIRES

FINAL PLAT
RESIDENCES ON FIRST

A SUBDIVISION SITUATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
A REPLAT OF LOT 1A, BOOK 1476 OF MAPS, PAGE 15, LOT 2, BOOK 1308 OF MAPS, PAGE 26 AND A PORTION OF LOTS 3 AND 4, BOOK 3 OF MAPS, PAGE 11, RECORDS OF MARICOPA COUNTY, ARIZONA.

NOTES

1. 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).
2. 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.
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.
6. 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 MACDONALD AND 1ST AVENUE.
7. 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.
8. THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
9. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
10. ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.

LEGAL DESCRIPTION

ALL OF LOT 1A, AS RECORDED IN BOOK 1476 OF MAPS, PAGE 15, ALL OF LOT 2, AS RECORDED IN BOOK 1308 OF MAPS, PAGE 26 AND A PORTION OF LOTS 3 AND 4, BLOCK 14, MESA, AS RECORDED IN BOOK 23 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1A;

THENCE SOUTH 89 DEGREES 43 MINUTES 54 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1A AND LOT 2, A DISTANCE OF 202.08 FEET TO THE NORTHEAST CORNER OF SAID LOT 2;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 16 MINUTES 38 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 1A LOT 2, A DISTANCE OF 420.21 FEET TO THE NORTH LINE OF SAID LOT 3;

THENCE DEPARTING SAID EAST LINE, SOUTH 89 DEGREES 43 MINUTES 25 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 124.32 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 16 MINUTES 33 SECONDS WEST, ALONG A LINE BEING 5.00 FEET WEST AND PARALLEL WITH THE EAST LINE OF SAID LOT 3, A DISTANCE OF 209.22 FEET;

THENCE DEPARTING SAID PARALLEL LINE, NORTH 89 DEGREES 42 MINUTES 56 SECONDS WEST, A DISTANCE OF 6.00 FEET;

THENCE SOUTH 00 DEGREES 16 MINUTES 33 SECONDS WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 89 DEGREES 42 MINUTES 56 SECONDS WEST, A DISTANCE OF 320.35 FEET TO THE WEST LINE OF SAID LOT 4 AND LOT 1A;

THENCE NORTH 00 DEGREES 16 MINUTES 24 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 4 AND LOT 1A, A DISTANCE OF 659.36 FEET TO THE POINT OF BEGINNING.

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2022 BY TODD MARSHALL, A PRESIDENT OF MARSHALL URBAN DEVELOPMENT COMPANY, AN ARIZONA CORPORATION, A MANAGER OF PLAN D, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, A MANAGER OF MESA HOUSING ASSOCIATES II, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THAT HE SIGNED THE FOREGOING INSTRUMENT ON BEHALF THEREOF.

BY: _____
NOTARY PUBLIC MY COMMISSION EXPIRES

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2022 BY TODD MARSHALL, A MEMBER OF URBAN HOUSING PARTNERS VI, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, A MANAGER OF MHA III, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THAT HE SIGNED THE FOREGOING INSTRUMENT ON BEHALF THEREOF.

BY: _____
NOTARY PUBLIC MY COMMISSION EXPIRES

OWNER

CITY OF MESA
20 E. MAIN ST, SUITE 500
MESA, ARIZONA 85211
PHONE: 480-644-2577

OWNER/DEVELOPER

MESA HOUSING ASSOCIATES II LLC AND MHA III, LLC
233 E SOUTHERN AVE
TEMPE, ARIZONA, 85282
C/O TODD MARSHALL
INFO@UDPARTNERS.COM
PHONE: 480-966-3008

ENGINEER

HILGARTWILSON
2141 E. HIGHLAND AVE, SUITE 250
PHOENIX, ARIZONA 85016
PHONE: 602-490-0535

AREA

LOT 1 CONTAINS 21,549 SQUARE FEET OR 0.495 ACRES, MORE OR LESS.
LOT 2 CONTAINS 71,180 SQUARE FEET OR 1.634 ACRES, MORE OR LESS.
LOT 3 CONTAINS 70,062 SQUARE FEET OR 1.608 ACRES, MORE OR LESS.
TOTAL PROPERTY CONTAINS 162,791 SQUARE FEET OR 3.737 ACRES, MORE OR LESS.

BENCHMARK

BRASS TAG AT THE NORTHEAST CORNER OF MESA DRIVE AND BROADWAY ROAD.
ELEVATION = 1233.60' (CITY OF MESA DATUM, NAVD 88)

BASIS OF BEARING

THE CENTERLINE OF 1ST AVENUE, AS SHOWN IN BOOK 1476, PAGE 15 MARICOPA COUNTY RECORDS.
SAID LINE BEARS NORTH 89 DEGREES 43 MINUTES 54 SECONDS WEST.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2265 M, DATED NOVEMBER 4, 2015, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (SHADED). AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THIS ____ DAY OF _____, 20____.

BY: _____ ATTEST: _____
MAYOR CLERK

ASSURED WATER SUPPLY

THIS 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.

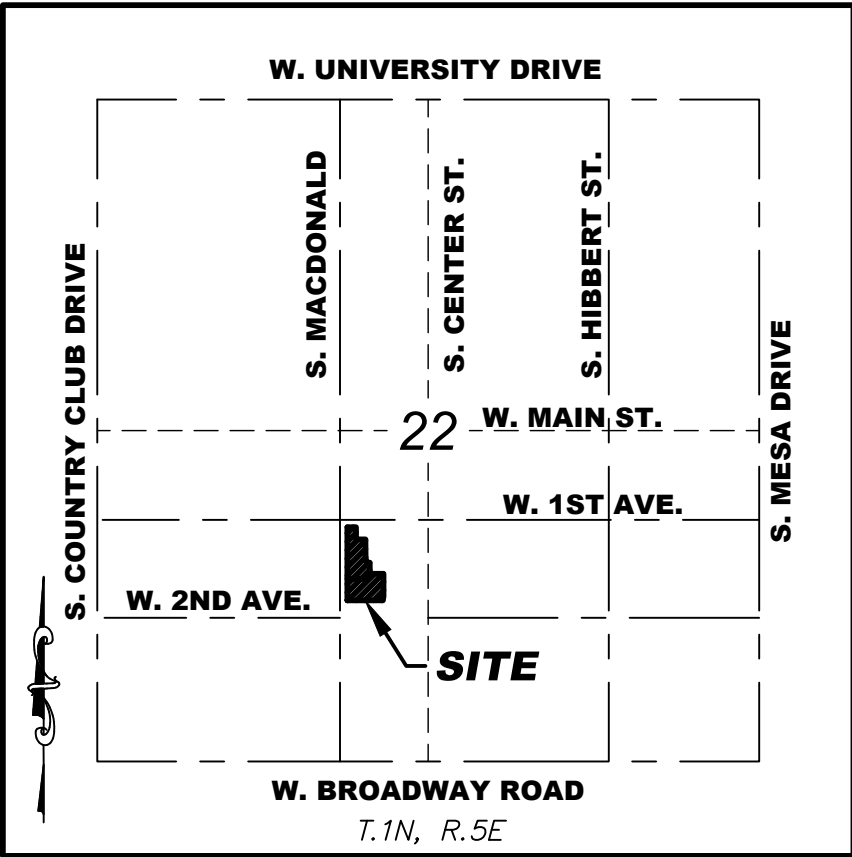
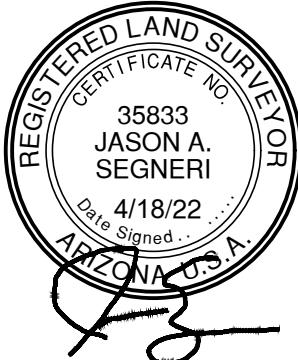
BY: _____ DATE _____
CITY ENGINEER

SURVEYORS CERTIFICATION

I JASON A. SEGNERI, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT CONSISTING OF 2 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF MARCH 2022; 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 THE TIME OF CONSTRUCTION.

7-5
JASON SEGNERI
22425 N. 16TH STREET, SUITE 1
PHOENIX, ARIZONA 85024
PHONE: 480-922-0780
JSEGNERI@RICKENGINEERING.COM

4/18/22
DATE



VICINITY MAP
N.T.S.

SURVEYOR

JASON SEGNERI
22425 N. 16TH STREET, SUITE 1
PHOENIX, ARIZONA 85024
PHONE: 480-922-0780

SURVEYOR:

SURVEY INNOVATION
GROUP, INC.
Land Survey Services
22425 N 16TH STREET SUITE #1
PHOENIX, AZ 85024

SIG
A RICK ENGINEERING COMPANY

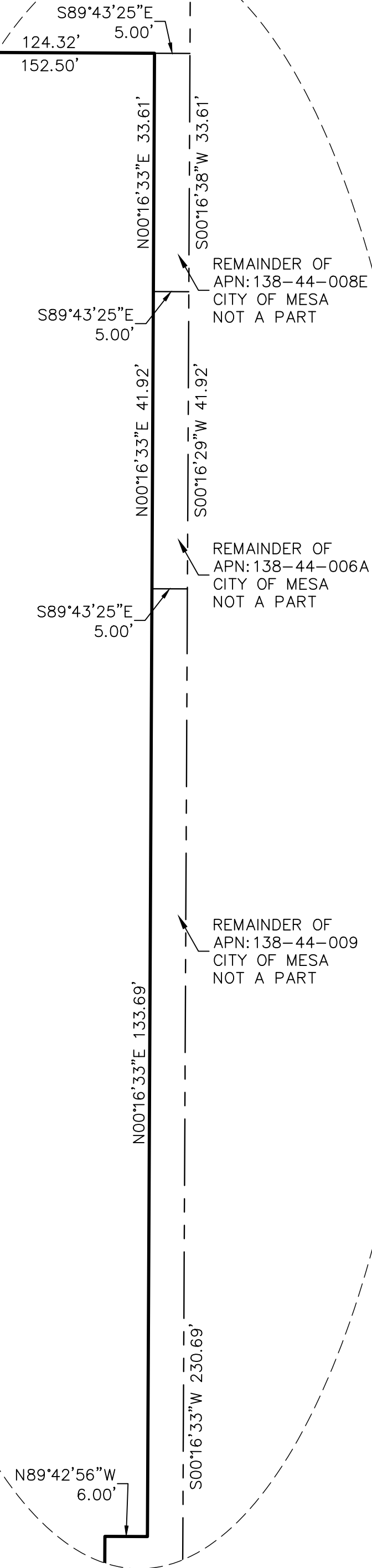
FINAL PLAT
RESIDENCES ON FIRST
MESA, ARIZONA

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

PROJECT NO.
15-249
SHEET NO. 1 OF 2

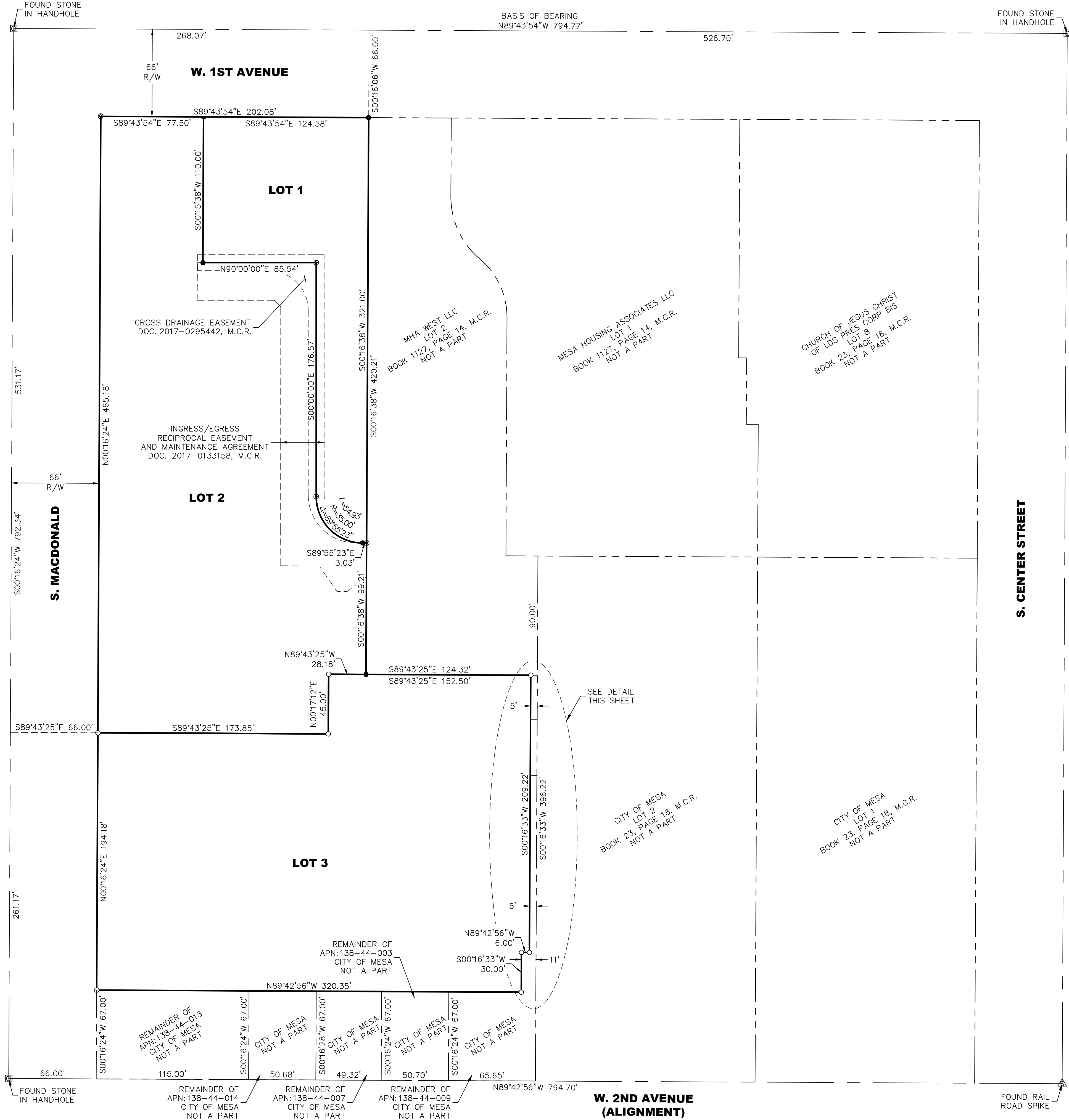
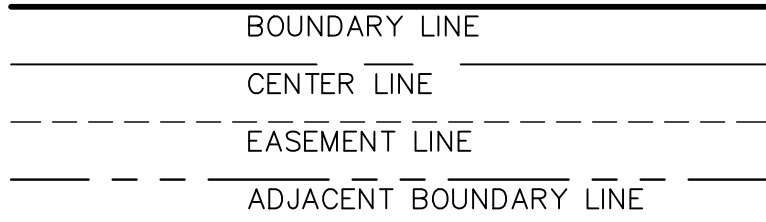
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DETAIL
N.T.S.



LEGEND

- FOUND BRASS CAP IN HANDHOLE
- FOUND RAILROAD SPIKE
- FOUND STONE
- FOUND 'PK' NAIL W/TAG LS #35833 UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR W/CAP LS #35833 UNLESS OTHERWISE NOTED
- SET 1/2" REBAR W/CAP LS #35833
- M.C.R. MARICOPA COUNTY RECORDS
- BK./PG. BOOK & PAGE
- DOC. DOCUMENT NUMBER
- DKT. DOCKET NUMBER
- R/W RIGHT OF WAY



FINAL PLAT

RESIDENCES ON FIRST

MESA, ARIZONA

SIG
SURVEY INNOVATION GROUP, INC.
Land Survey Services
22425 N 16TH STREET SUITE #1
PHOENIX, AZ 85024
A RICK ENGINEERING COMPANY



SURVEYOR:

DRAWN BY: TS
CHECKED BY: MB
SCALE: 1" = 40'
DATE: 4/15/2022
N.T.S.



PROJECT NO.
15-249
SHEET NO. 2 OF 2