

P:\2021\21126 (Survey) CAD\21126-400.dwg, Jun 30, 2022 - 12:29pm, R00010

DEDICATION

STATE OF ARIZONA

SS

COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

THAT MESA-CASA GRANDE LAND CO LLC; CHARLES FEENSTRA DAIRY LLC; ROBO LAND LLC/ETAL & ROBINSON FARMS INC., AS OWNERS, DOES HEREBY PUBLISH THIS MAP OF DEDICATION FOR "HAWES CROSSING VILLAGE 2", LOCATED IN NORTH HALF OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS MAP OF DEDICATION 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.

MESA-CASA GRANDE LAND CO LLC; CHARLES FEENSTRA DAIRY LLC; ROBO LAND LLC/ETAL & ROBINSON FARMS INC., AS OWNERS, HEREBY DEDICATES AND CONVEYS TO THE CITY OF MESA, IN FEE, ALL REAL PROPERTY DESIGNATED ON THIS REPLAT AS "RIGHT-OF-WAY", OF "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 PUBLIC UTILITY AND FACILITY EASEMENTS, AS SHOWN ON THE SAID MAP OF DEDICATION AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. THE DEDICATION OF REAL PROPERTY MARKED AS STREETS ON THIS MAP OF DEDICATION 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, MAHMOLES, 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 REPLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

IT IS AGREED THAT MESA-CASA GRANDE LAND CO LLC; CHARLES FEENSTRA DAIRY LLC; ROBO LAND LLC/ETAL & ROBINSON FARMS INC., 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 MESA-CASA GRANDE LAND CO LLC; CHARLES FEENSTRA DAIRY LLC; ROBO LAND LLC/ETAL & ROBINSON FARMS INC. AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY MESA-CASA GRANDE LAND CO LLC; CHARLES FEENSTRA DAIRY LLC; ROBO LAND LLC/ETAL & ROBINSON FARMS INC. OR THE SUCCESSORS OR ASSIGNS OF MESA-CASA GRANDE LAND CO LLC; CHARLES FEENSTRA DAIRY LLC; ROBO LAND LLC/ETAL & ROBINSON FARMS INC. 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.

DRAINAGE COVENANTS:

THE DRAINAGE EASEMENT SHOWN ON THIS MAP OF DEDICATION 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.

MESA-CASA GRANDE LAND CO LLC; CHARLES FEENSTRA DAIRY LLC; & ROBO LAND LLC/ETAL, AS OWNERS, WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED BY THIS MAP OF DEDICATION, 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 REPLAT, HAS CONSENTED TO OR JOINED IN THIS REPLAT AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH MESA-CASA GRANDE LAND CO LLC; CHARLES FEENSTRA DAIRY LLC; ROBO LAND LLC/ETAL & ROBINSON FARMS INC. WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS REPLAT IS RECORDED.

IN WITNESS WHEREOF:

MESA-CASA GRANDE LAND CO LLC, AS OWNER, HAS HEREUNTO CAUSED ITS COMPANY NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS _____, DAY OF _____, 2022.

MESA-CASA GRANDE LAND CO LLC

BY: _____ DATE: _____

ITS: AUTHORIZED AGENT

DEDICATION CONTINUED

CHARLES FEENSTRA DAIRY LLC, AS OWNER, HAS HEREUNTO CAUSED ITS COMPANY NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS _____, DAY OF _____, 2022.

CHARLES FEENSTRA DAIRY LLC

BY: _____ DATE: _____

ITS: AUTHORIZED AGENT

ROBO LAND LLC/ETAL, AS OWNER, HAS HEREUNTO CAUSED ITS COMPANY NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS _____, DAY OF _____, 2022.

ROBO LAND LLC/ETAL

BY: _____ DATE: _____

ITS: AUTHORIZED AGENT

ROBINSON FARMS INC., AS OWNER, HAS HEREUNTO CAUSED ITS COMPANY NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS _____, DAY OF _____, 2022.

ROBINSON FARMS INC.

BY: _____ DATE: _____

ITS: AUTHORIZED AGENT

ACKNOWLEDGEMENT

STATE OF ARIZONA

SS

COUNTY OF MARICOPA

ON THIS _____ DAY OF _____, 2022, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO ACKNOWLEDGE HIMSELF/HERSELF TO BE AN AUTHORIZED AGENT, OF MESA-CASA GRANDE LAND CO LLC, AS OWNER, AND ACKNOWLEDGE THAT HE/SHE, BEING DULY AUTHORIZED TO DO SO, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF/HERSELF AS SUCH AUTHORIZED REPRESENTATIVE.

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

_____, MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT

STATE OF ARIZONA

SS

COUNTY OF MARICOPA

ON THIS _____ DAY OF _____, 2022, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO ACKNOWLEDGE HIMSELF/HERSELF TO BE AN AUTHORIZED AGENT, OF CHARLES FEENSTRA DAIRY LLC, AS OWNER, AND ACKNOWLEDGE THAT HE/SHE, BEING DULY AUTHORIZED TO DO SO, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF/HERSELF AS SUCH AUTHORIZED REPRESENTATIVE.

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

_____, MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT

STATE OF ARIZONA

SS

COUNTY OF MARICOPA

ON THIS _____ DAY OF _____, 2022, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO ACKNOWLEDGE HIMSELF/HERSELF TO BE AN AUTHORIZED AGENT, OF ROBO LAND LLC, AS OWNER, AND ACKNOWLEDGE THAT HE/SHE, BEING DULY AUTHORIZED TO DO SO, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF/HERSELF AS SUCH AUTHORIZED REPRESENTATIVE.

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

_____, MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT

STATE OF ARIZONA

SS

COUNTY OF MARICOPA

ON THIS _____ DAY OF _____, 2022, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO ACKNOWLEDGE HIMSELF/HERSELF TO BE AN AUTHORIZED AGENT, OF ROBINSON FARMS INC., AS OWNER, AND ACKNOWLEDGE THAT HE/SHE, BEING DULY AUTHORIZED TO DO SO, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF/HERSELF AS SUCH AUTHORIZED REPRESENTATIVE.

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

_____, MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION

A PORTION OF LAND LOCATED IN THE NORTH HALF OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17, BEING MARKED BY A BRASS CAP IN HANDHOLE, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 17, BEING MARKED BY A BRASS CAP IN HANDHOLE BEARS NORTH 89 DEGREES 36 MINUTES 06 SECONDS WEST, 2662.16 FEET; THENCE SOUTH 00 DEGREES 59 MINUTES 48 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 33.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00 DEGREES 59 MINUTES 48 SECONDS EAST, 867.26 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 17 THENCE DEPARTING SAID EAST LINE, NORTH 89 DEGREES 36 MINUTES 19 SECONDS WEST, 3315.07 FEET; THENCE NORTH 01 DEGREES 06 MINUTES 04 SECONDS WEST, 867.19 FEET TO A LINE 33.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, AS SHOWN IN "DESIGNATED COUNTY ROAD", A PLAT, RECORDED IN BOOK 9, PAGE 80, MARICOPA COUNTY RECORDS, (M.C.R.); THENCE SOUTH 89 DEGREES 37 MINUTES 43 SECONDS EAST, ALONG SAID PARALLEL LINE, 653.70 FEET TO A LINE 33.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 17, AS SHOWN IN SAID "DESIGNATED COUNTY ROAD", A PLAT; THENCE DEPARTING SAID PARALLEL LINE, SOUTH 89 DEGREES 36 MINUTES 06 SECONDS EAST, 2662.95 FEET TO SAID POINT OF BEGINNING. GROSS ACREAGE: 2,875,096 SQ. FT. OR 66.0031 AC. ±

NOTES

- PUBLIC UTILITY AND FACILITY EASEMENT (P.U.F.E.) WILL BE TREATED LIKE PUBLIC UTILITY EASEMENT WHEN DETERMINING WHO PAYS RELOCATION COSTS OF SRP AND SOUTHWEST GAS FACILITIES IN P.U.F.E. ON THIS REPLAT. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. §9-1-1 INCLUDES THE P.U.F.E. ON THIS REPLAT, THE TERM "PUBLIC EASEMENT" IN M.C.C. §9-1-5(A) INCLUDES P.U.E. AND P.U.F.E. ON THIS REPLAT 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 HAWES ROAD AND ELLIOT ROAD.
- 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.
- THE HAWES CROSSING VILLAGE 2 HOME OWNER 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).
- 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.
- THIS SUBDIVISION IS SUBJECT TO THE "DEVELOPMENT AGREEMENT" BETWEEN THE CITY OF MESA AND MESA-CASA GRANDE LAND CO LLC, AN ARIZONA LIMITED LIABILITY COMPANY; CHARLES FEENSTRA DAIRY LLC, AN ARIZONA LIMITED LIABILITY COMPANY; ROBO LAND LLC/ETAL, AN ARIZONA LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NO. 2020-0381318, M.C.R., DATED, APRIL 29, 2020.
- 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.
- PROPOSED OR FUTURE LANDSCAPE AND IRRIGATION SYSTEMS THAT ARE TO BE DESIGNED AND INSTALLED WITHIN ANY P.U.F.E. OR P.U.E. 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. *
- THIS PROPERTY, DUE TO ITS PROXIMITY TO PHOENIX-MESA GATEWAY ARE LIKELY TO EXPERIENCE AIRCRAFT OVERLIGHTS, 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 REPLAT IS RECORDED WITH MARICOPA COUNTY RECORDER. THIS SUBDIVISION IS WITHIN 2 MILES OF PHOENIX-MESA GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.
- 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.
- FIRE HYDRANT SPACING: THIS SUB-DIVISION HAS FIRE HYDRANTS SPACED AT AN AVERAGE SPACING OF (500) FEET. THIS ALLOWS THE LARGEST HOME ON THE LOTS TO BE A MAXIMUM OF (____) SQUARE FEET UNDER ROOF. CONSTRUCTED PER THE MESA BUILDING CODE OF AT LEAST TYPE (____) CONSTRUCTION.
- DRAINAGE EASEMENTS DEDICATED HEREON ARE AND WILL BE ABANDONED THROUGH CITY OF MESA REAL ESTATE WITH PARCEL DEVELOPMENT.

SHEET INDEX

-COVER SHEET
-KEY MAP
- 4.....MAP OF DEDICATION

OWNER

MESA-CASA GRANDE LAND CO LLC
19965 E. ELLIOT RD.
MESA, AZ. 85212

CHARLES FEENSTRA DAIRY LLC
19711 E. ELLIOT RD.
MESA AZ. 85212

ROBO LAND LLC/ETAL
19965 E. ELLIOT
MESA, AZ. 85212

ROBINSON FARMS INC.
2925 E. RIGGS RD. SUITE 8-182
CHANDLER, AZ. 85249

SURVEYOR

HUBBARD ENGINEERING
1201 S. ALMA SCHOOL RD. SUITE #12000
MESA, AZ 85210
PHONE: (480) 892-3313
FAX: (480) 892-7051
CONTACT: ADRIAN BURCHAM, PLS

ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
1001 W. SOUTHERN AVENUE, SUITE 131
MESA, ARIZONA 85010
PHONE: (480) 207-2667
CONTACT: JASON BURM, P.E.

PARCEL ACREAGE

GROSS ACREAGE: 2,875,096 SQ. FT. OR 66.0031 AC. ±
R/W ACREAGE: 291,937 SQ. FT. OR 6.7020 AC. ±
NET AREA: 2,583,159 SQ. FT. OR 59.3011 AC. ±
NET = GROSS MINUS R/W

ZONING DISTRICT

MIXED-USE PAD

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 7 EAST, BEING 589°36'06"E BETWEEN THE MONUMENTS SHOWN HEREON.

PERTINENT DOCUMENTS

RESULTS OF SURVEY, BK. 424, PG. 15, M.C.R.;
PLSS SUBDIVISION RECORD OF SURVEY (GDACS), BK. 609, PG. 29, M.C.R.
RECORD OF SURVEY, BK. 1194, PG. 44, M.C.R.

FLOOD CERTIFICATION

THIS SITE IS LOCATED WITHIN FLOOD ZONE 'X' FEMA FLOOD MAP 04013C2760L DATED OCTOBER 16, 2013. ZONE 'X' IS DEFINED AS 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.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THE _____ DAY OF _____ 2022.

BY: _____ DATE _____
MAYOR

ATTEST: _____ DATE _____
CITY CLERK

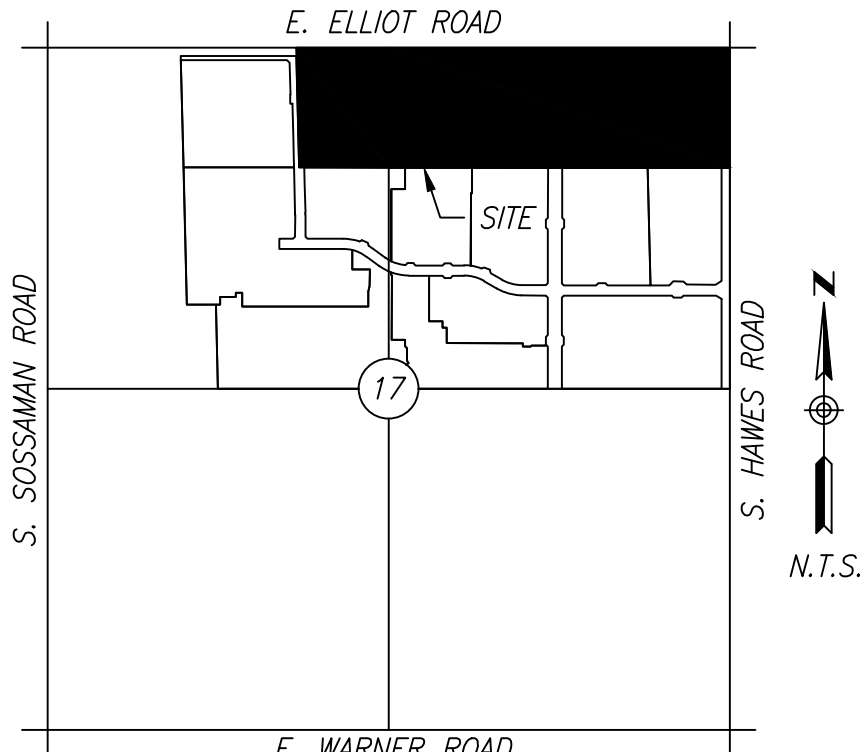
THIS IS TO CERTIFY THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS-45-576.

APPROVED: _____ DATE _____
CITY ENGINEER

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALL LOT CORNERS WILL BE PERMANENTLY SET BY COMPLETION OF CONSTRUCTION.

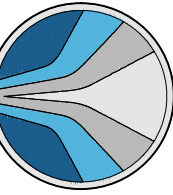
Adrian M. Burcham
ADRIAN M. BURCHAM, R.L.S.
REGISTRATION NO. 41282
1201 S. ALMA SCHOOL RD. SUITE #12000
MESA, AZ. 85210



VICINITY MAP
T1S, R7E, SEC 17

1201 S. Alma School Rd.
Mesa, AZ 85210
Ph: 480.892.3313
www.hubbardingengineering.com

HUBBARD
ENGINEERING



HAWES CROSSING VILLAGE 2

MAP OF DEDICATION

City of Mesa, Maricopa County, Arizona

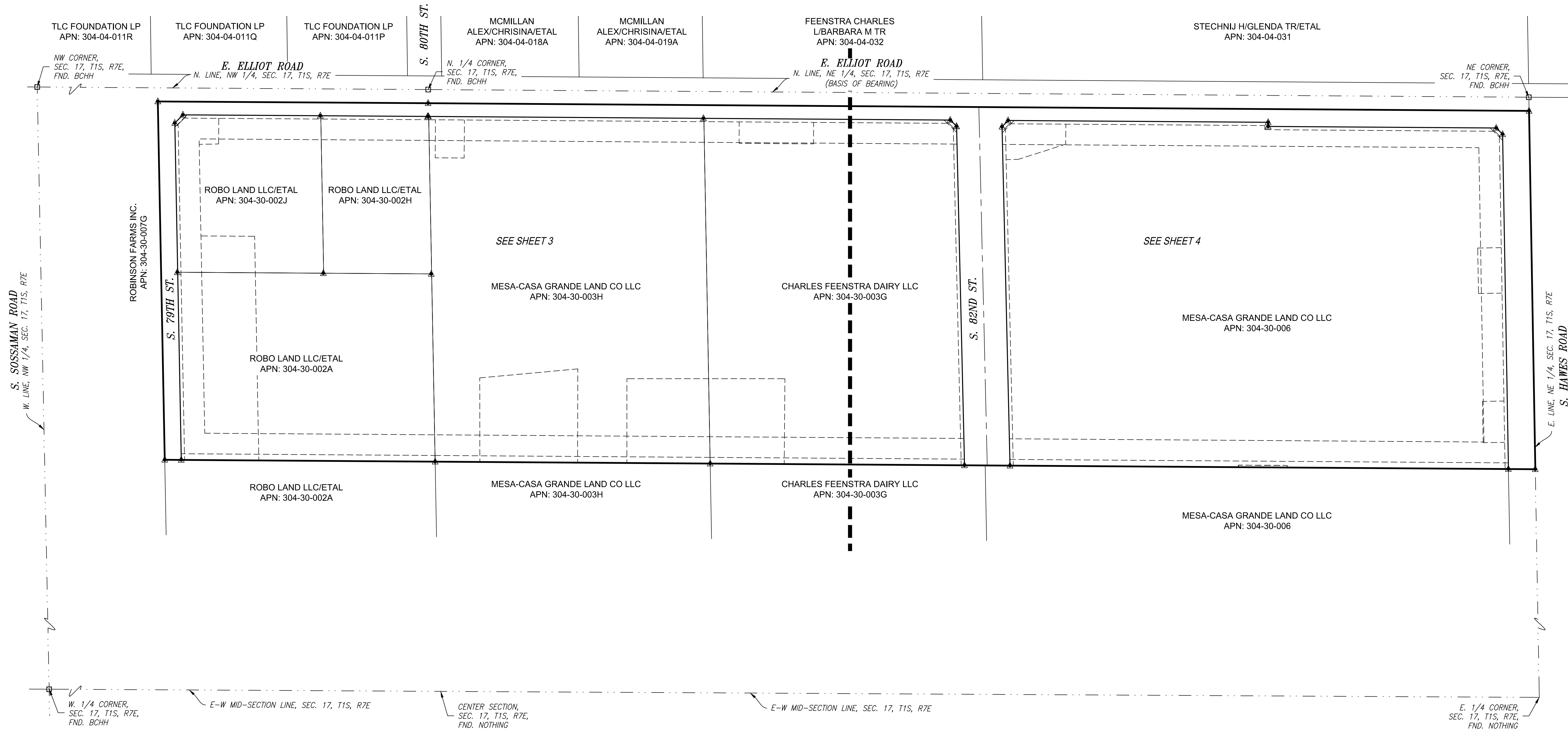
Date
06/30/22

Project Eng.
ADRIAN BURCHAM

Project No.
21126

Project Manager
ADRIAN BURCHAM

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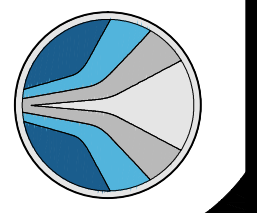


LEGEND

- SECTION LINE
- BOUNDARY
- RIGHT OF WAY
- EXISTING RIGHT-OF-WAY
- EASEMENT AS NOTED
- MONUMENT LINE
- LOT LINE
- MATCH LINE
- SURVEY MONUMENT AS NOTED
- SET REBAR W/CAP LS 41282
- BRASS CAP AS NOTED
- BCF TO BE SET AT COMPLETION OF CONSTRUCTION
- ASSESSORS PARCEL NUMBER
- BRASS CAP FLUSH
- BRASS CAP IN HANDHOLE
- BOOK PAGE
- DOCUMENT
- EASEMENT
- FOUND
- MARICOPA COUNTY RECORDER
- PUBLIC UTILITIES AND FACILITIES EASEMENT
- RIGHT-OF-WAY
- SIGHT VISIBILITY EASEMENT DEDICATED HEREON
- TEMPORARY CONSTRUCTION EASEMENT

1201 S. Alma School Rd.
Suite 200
Mesa, AZ 85210
Ph: 480.892.3313
www.hubbardingengineering.com

HUBBARD
ENGINEERING

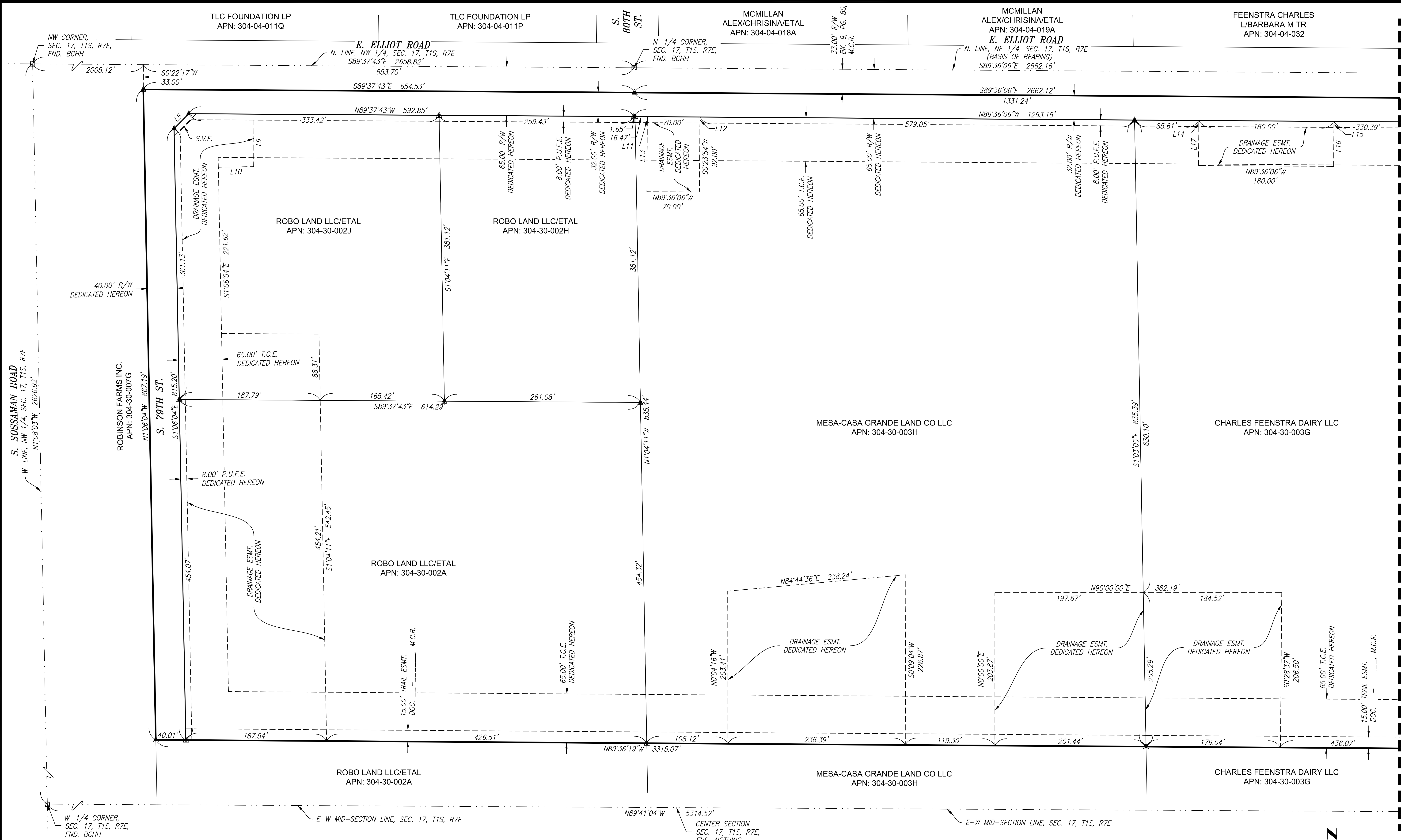


HAWES CROSSING VILLAGE 2
MAP OF DEDICATION
City of Mesa, Maricopa County, Arizona



Date 06/30/22	Project Eng. ADRIAN BURCHAM
Project No. 21126	Project Manager ADRIAN BURCHAM

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- = SECTION LINE
- == = BOUNDARY
- == = RIGHT OF WAY
- - - = EXISTING RIGHT-OF-WAY
- - - = EASEMENT AS NOTED
- == = MONUMENT LINE
- == = LOT LINE
- == = MATCH LINE
- = SURVEY MONUMENT AS NOTED

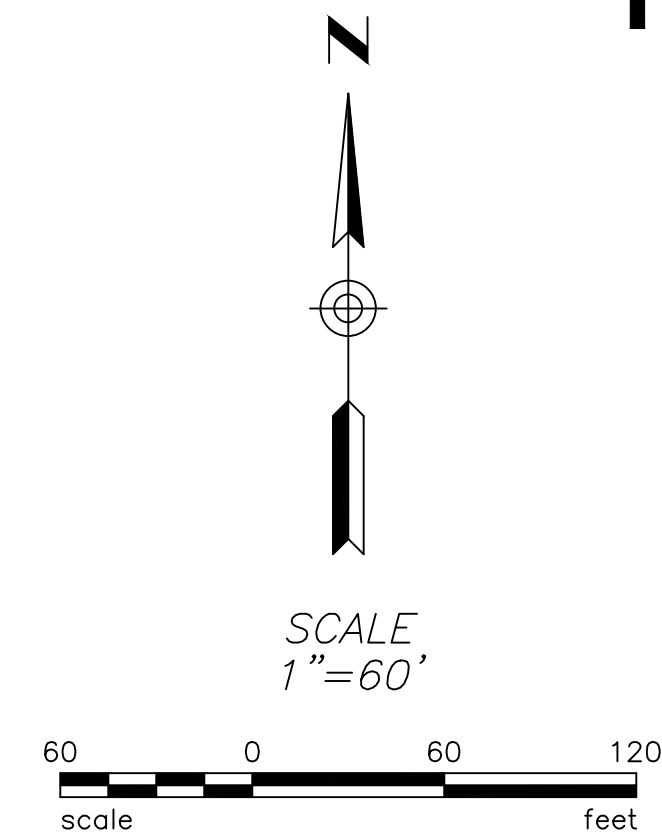
LEGEND

- ▲ = SET REBAR W/CAP LS 41282
- = BRASS CAP AS NOTED
- = BCF TO BE SET AT COMPLETION OF CONSTRUCTION
- APN = ASSESSORS PARCEL NUMBER
- BCF = BRASS CAP FLUSH
- BCHH = BRASS CAP IN HANDHOLE
- BK. PG. = BOOK PAGE
- DOC. = DOCUMENT
- ESMT. = EASEMENT
- FND = FOUND
- M.C.R. = MARICOPA COUNTY RECORDER
- P.U.F.E. = PUBLIC UTILITIES AND FACILITIES EASEMENT
- R/W = RIGHT-OF-WAY
- S.V.E. = SIGHT VISIBILITY EASEMENT DEDICATED HEREON
- T.C.E. = TEMPORARY CONSTRUCTION EASEMENT

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N45°17'57"W	21.47'
L2	N0°23'54"E	10.00'
L3	S44°27'36"W	21.13'
L4	N45°32'24"W	21.29'
L5	S44°38'06"W	27.92'
L6	N0°23'06"E	5.00'
L7	S89°36'19"E	117.90'
L8	S0°59'49"E	5.00'
L9	S0°22'17"W	61.97'

LINE TABLE		
LINE #	BEARING	LENGTH
L10	S88°53'56"W	47.00'
L11	S0°23'54"W	8.00'
L12	S0°23'54"W	8.00'
L13	N0°23'54"E	92.00'
L14	S0°23'54"W	8.00'
L15	S0°23'54"W	8.00'
L16	S0°23'54"W	52.00'
L17	N0°23'54"E	52.00'
L18	S0°23'54"W	48.37'

LINE TABLE		
LINE #	BEARING	LENGTH
L19	S88°39'22"W	29.73'
L20	S89°00'12"W	8.00'
L21	S89°00'12"W	8.00'
L22	S89°00'12"W	57.00'
L23	N89°00'12"E	57.00'
L24	S89°00'12"W	8.00'
L25	S89°00'12"W	8.00'
L26	S89°00'12"W	52.00'
L27	N89°00'12"E	52.00'



SEE SHEET 4

1201 S. Alma School Rd.
Mesa, AZ 85205
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HAWES CROSSING VILLAGE 2
MAP OF DEDICATION
City of Mesa, Maricopa County, Arizona

Date
06/30/22

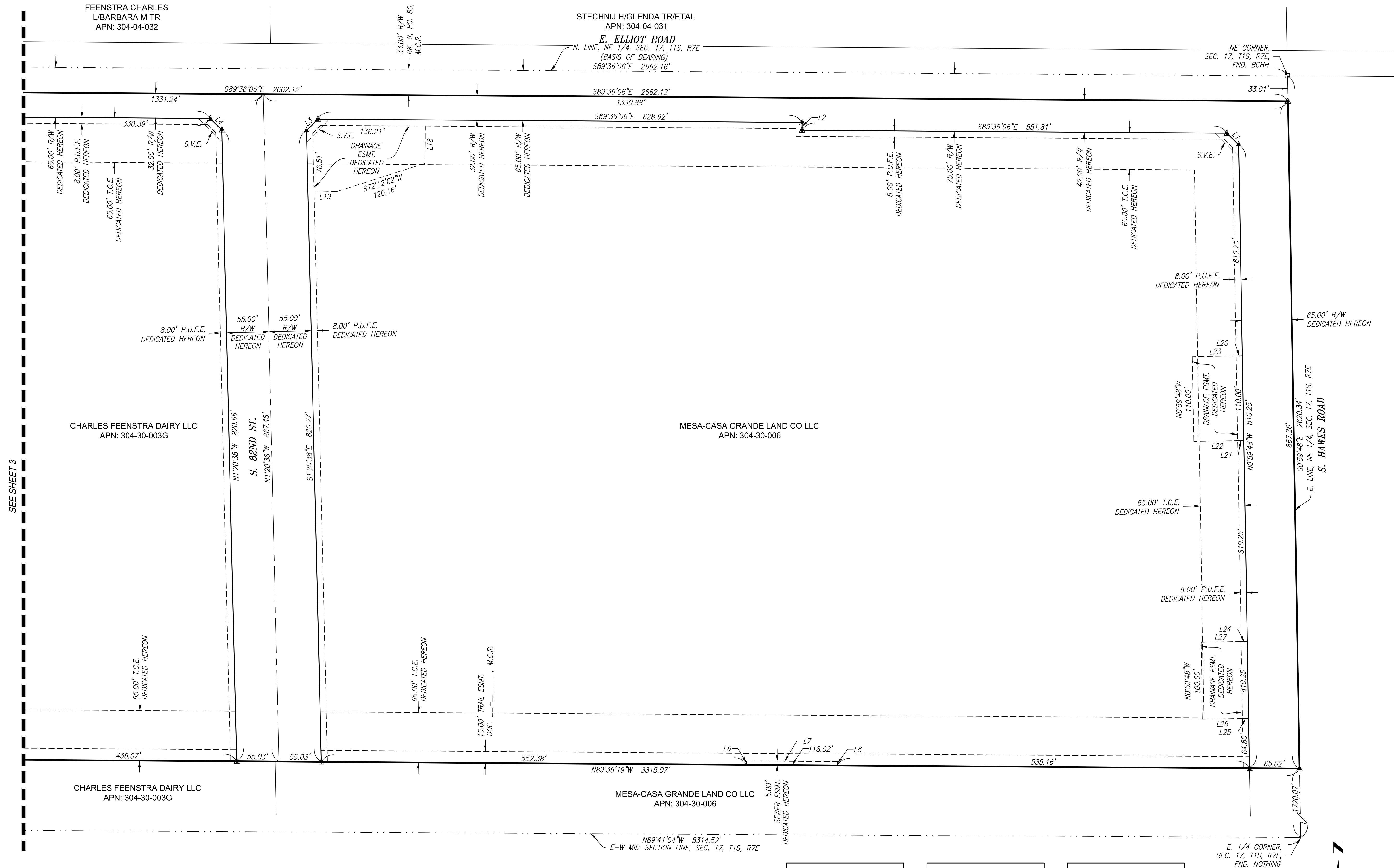
Project No.
21126

Project Eng.
ADRIAN BURCHAM

Project Manager
ADRIAN BURCHAM

Sht. 3 of 4

P:\2021\21126 (Survey)\CAD\21126-1000.dwg Jun 30, 2022 - 12:29pm RMB:ntel



- = SECTION LINE
- = BOUNDARY
- = RIGHT OF WAY
- - - = EXISTING RIGHT-OF-WAY
- - - = EASEMENT AS NOTED
- = MONUMENT LINE
- = LOT LINE
- - - = MATCH LINE
- = SURVEY MONUMENT AS NOTED

- ▲ = SET REBAR W/CAP LS 41282
- ⊙ = BRASS CAP AS NOTED
- ⊙ = BCF TO BE SET AT COMPLETION OF CONSTRUCTION
- APN = ASSESSORS PARCEL NUMBER
- BCF = BRASS CAP FLUSH
- BCHH = BRASS CAP IN HANDHOLE
- BK. PG. = BOOK PAGE
- DOC. = DOCUMENT

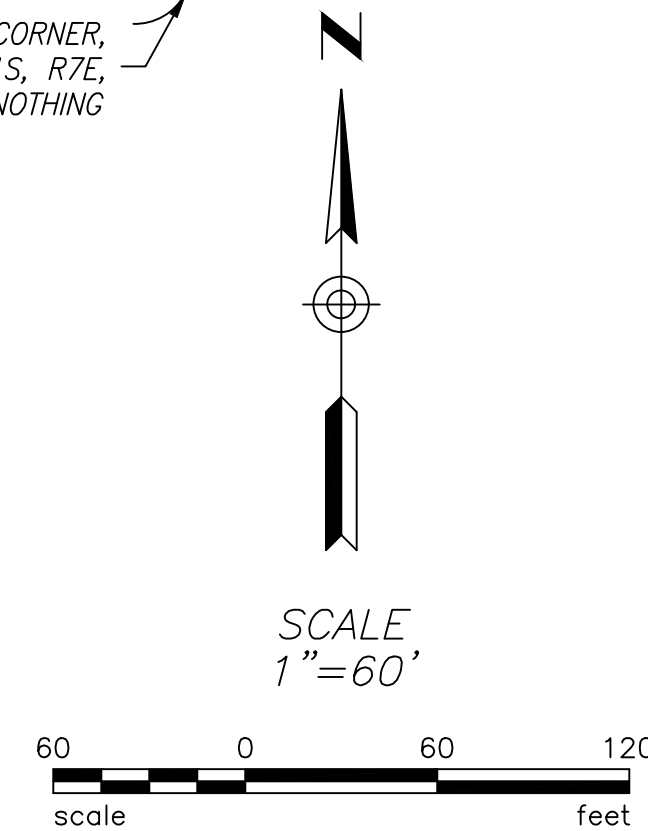
- ESMT. = EASEMENT
- FND = FOUND
- M.C.R. = MARICOPA COUNTY RECORDER
- P.U.F.E. = PUBLIC UTILITIES AND FACILITIES EASEMENT
- R/W = RIGHT-OF-WAY
- S.V.E. = SIGHT VISIBILITY EASEMENT DEDICATED HEREON
- T.C.E. = TEMPORARY CONSTRUCTION EASEMENT

LEGEND

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N45°17'57"W	21.47'
L2	N0°23'54"E	10.00'
L3	S44°27'36"W	21.13'
L4	N45°32'24"W	21.29'
L5	S44°38'06"W	27.92'
L6	N0°23'06"E	5.00'
L7	S89°36'19"E	117.90'
L8	S0°59'49"E	5.00'
L9	S0°22'17"W	61.97'

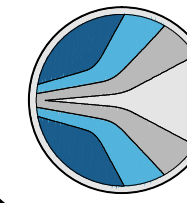
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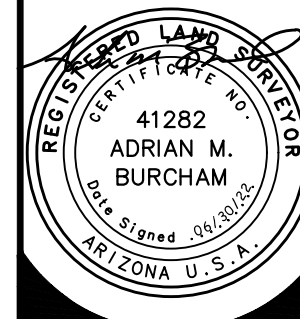


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Sht: 4 of 4