

A REPLAT FOR HAWES CROSSING VILLAGE 2 - PARCEL C1 & C2

A REPLAT OF PARCELS C1 & C2 AS SHOWN ON "HAWES CROSSING VILLAGE 2" A MASTER PLAT RECORDED IN BOOK 1697, PAGE 9, MARICOPA COUNTY RECORDS, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS: THAT VPTM HAWES CROSSING LB L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS REPLAT FOR "HAWES CROSSING VILLAGE 2 - PARCEL C1 & C2", LOCATED IN NORTHEAST QUARTER 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 REPLAT 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.

VPTM HAWES CROSSING LB L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, 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.

THE OWNER, 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" OR "P.U.F.E.", AS SHOWN ON THE SAID REPLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. THE DEDICATION OF REAL PROPERTY MARKED AS STREETS ON THIS REPLAT 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 REPLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

IT IS AGREED THAT VPTM HAWES CROSSING LB 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 VPTM HAWES CROSSING LB L.L.C., A DELAWARE LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF VPTM HAWES CROSSING LB L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY VPTM HAWES CROSSING LB L.L.C., A DELAWARE LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF VPTM HAWES CROSSING LB 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.

VPTM HAWES CROSSING LB L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS REPLAT AS "SIGHT VISIBILITY EASEMENT" OR "S.V.E." 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.

VPTM HAWES CROSSING LB L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS REPLAT AS "VEHICULAR NON-ACCESS EASEMENT" OR "V.N.A.E." FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO VEHICULAR ACCESS IS PERMITTED.

VPTM HAWES CROSSING LB L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY GRANTS TO THE CITY OF MESA A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS REPLAT AS "EMERGENCY AND SERVICE ACCESS" OR "E.S.A." FOR PURPOSES OF EMERGENCY, PUBLIC SAFETY, REFUSE COLLECTION, UTILITY, AND OTHER SERVICE PERSONNEL AND VEHICLES AND FOR THE RIGHT TO CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR AND REPLACE IMPROVEMENTS RELATED TO ACCESS AS CITY DEEMS NECESSARY FOR ACCESS PURPOSES.

VPTM HAWES CROSSING LB L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS REPLAT AS "USE & BENEFIT EASEMENT" OR "U.B.E." FOR USE BY THE AFFECTED LOT (THE LOT THE EASEMENT IS LOCATED ON) FOR LANDSCAPING, UTILITIES, DRAINAGE CONVEYANCE AND MAINTENANCE PURPOSES AND BY THE BENEFITED LOT (THE LOT IMMEDIATELY ADJACENT TO THE EASEMENT) FOR UTILITIES, DRAINAGE CONVEYANCE AND FOR MAINTENANCE OF THE EXTERIOR PORTION OF THE RESIDENCE. SURFACE HARDSCAPE STRUCTURES SUCH AS POOLS, SPAS AND SIMILAR STRUCTURES ARE PERMITTED WITHIN THE U.B.E., SO LONG AS THEY DON'T IMPEDE DRAINAGE. THE U.B.E. MAY BE USED BY BOTH THE AFFECTED AND THE BENEFITED LOT FOR CONSTRUCTION AND MAINTENANCE OF BUILDING FOUNDATIONS AND ROOF OVERHANGS.

VPTM HAWES CROSSING LB L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS REPLAT AS "SEWER EASEMENT" OR "S.E." FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT OF PIPES AND OTHER RELATED FACILITIES.

TRACTS A THROUGH L ARE HEREBY DEDICATED FOR THE SPECIFIC PURPOSES IDENTIFIED ON THE TRACT TABLE PROVIDED HEREIN. SAID TRACTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.

DRAINAGE COVENANTS:

THE DRAINAGE EASEMENT SHOWN ON THIS REPLAT AS TRACT I 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.

DEDICATION (CONTINUED)

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.

VPTM HAWES CROSSING LB L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED BY THIS REPLAT, 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 VPTM HAWES CROSSING LB L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS REPLAT IS RECORDED.

IN WITNESS WHEREOF:

VPTM HAWES CROSSING LB L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, 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.

VPTM HAWES CROSSING LB L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

BY: VP CARAVAN NOTECO L.L.C. ITS: SOLE MEMBER

BY: VÄRDE PARTNERS, INC. ITS: MANAGER

BY: _____ ITS: MANAGER

ACKNOWLEDGEMENT

STATE OF MINNESOTA }
COUNTY OF HENNEPIN } SS
THE FOREGOING INSTRUMENT WAS EXECUTED BEFORE ME ON _____, 2022, BY

_____, THE _____ OF VÄRDE PARTNERS, INC., THE MANAGER OF VP CARAVAN NOTECO LLC, THE SOLE MEMBER OF VPTM HAWES CROSSING LB LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF THEREOF.

NOTARY PUBLIC MY COMMISSION EXPIRES

RATIFICATION AND APPROVAL OF PLAT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)
KNOW ALL MEN BY THESE PRESENTS:

THAT THE HAWES CROSSING VILLAGE 2 HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS PLAT FOR "HAWES CROSSING VILLAGE 2 - PARCEL A" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS PLAT.

IN WITNESS WHEREOF, HAWES CROSSING VILLAGE 2 HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____, DAY OF _____, 2022.

THE HAWES CROSSING VILLAGE 2 HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

BY: _____ ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 2022,

BY _____, THE _____ OF THE HAWES CROSSING VILLAGE 2 HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, ON BEHALF OF THE NON-PROFIT CORPORATION.

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

NOTARY PUBLIC MY COMMISSION EXPIRES

LEGAL DESCRIPTION

PARCELS C1 & C2, AS SHOWN IN "HAWES CROSSING VILLAGE 2", A MASTER PLAT RECORDED IN BOOK 1697, PAGE 9, MARICOPA COUNTY RECORDS, (M.C.R.), LOCATED NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

GROSS ACREAGE: 851,170 SQ. FT. OR 19.5402 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 QUALITY AVENUE AND 82ND STREET.
- 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.
- 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 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 OWNERS, 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 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 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 (4,800) SQUARE FEET UNDER ROOF. CONSTRUCTED PER THE MESA BUILDING CODE OF AT LEAST TYPE (V-B) CONSTRUCTION.

SHEET INDEX

-COVER SHEET
-TABLES
-KEY MAP
-REPLAT

OWNER

VPTM HAWES CROSSING LB LLC,
A DELAWARE LIMITED LIABILITY COMPANY

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: 851,170 SQ. FT. OR 19.5402 AC. ±
R/W ACREAGE: 150,931 SQ. FT. OR 3.4650 AC. ±
NET AREA: 700,239 SQ. FT. OR 16.0752 AC. ±
NET = GROSS MINUS R/W

ZONING DISTRICT

RSL - 2.5 PAD RSL - 4.0 PAD

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 7 EAST, BEING S89°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.
HAWES CROSSING VILLAGE 2, A MASTER PLAT, BK. 1697, PG. 9, 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

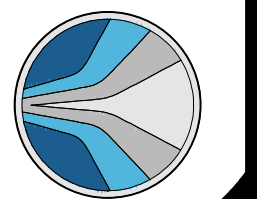
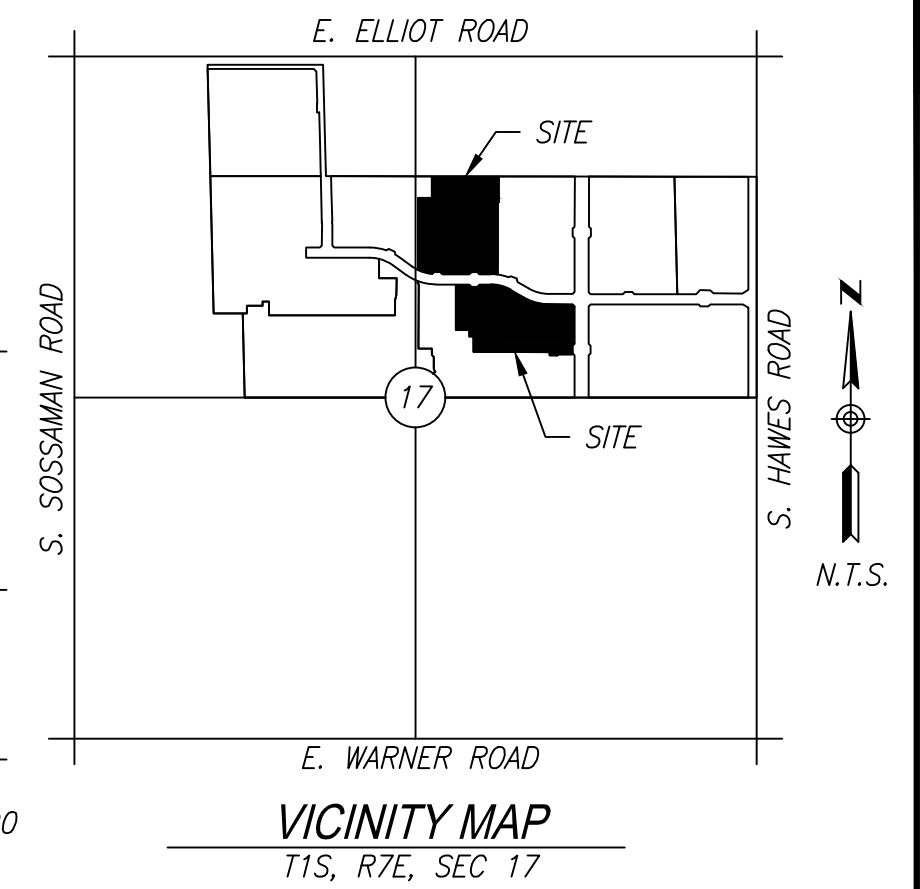
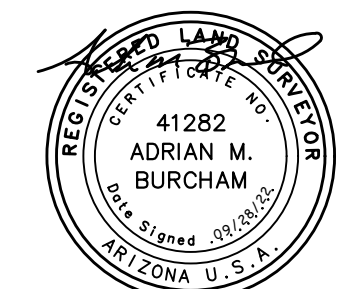
THIS IS TO CERTIFY THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS-45-576.

APPROVED: _____ DATE
CITY ENGINEER

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT THIS REPLAT 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



LOT TABLE		
LOT #	SQUARE FEET	ACRES
167	6825.00	0.1567
168	6875.00	0.1578
169	6875.00	0.1578
170	6875.00	0.1578
171	6875.00	0.1578
172	6875.00	0.1578
173	6875.00	0.1578
174	6875.00	0.1578
175	6875.00	0.1578
176	6688.00	0.1535
177	6908.00	0.1586
178	6735.00	0.1546
179	6883.00	0.1580
180	6883.00	0.1580
181	6882.00	0.1580
182	6882.00	0.1580
183	6881.00	0.1580
184	6880.00	0.1579
185	6880.00	0.1579
186	6588.00	0.1512
187	6600.00	0.1515
188	6600.00	0.1515
189	6600.00	0.1515
190	6600.00	0.1515
191	6600.00	0.1515
192	6600.00	0.1515
193	6600.00	0.1515
194	6600.00	0.1515
195	6596.00	0.1514
196	6596.00	0.1514
197	6600.00	0.1515
198	6600.00	0.1515
199	6600.00	0.1515
200	6600.00	0.1515
201	6600.00	0.1515
202	6600.00	0.1515
203	6600.00	0.1515

LOT TABLE		
LOT #	SQUARE FEET	ACRES
204	6600.00	0.1515
205	6588.00	0.1512
206	6587.00	0.1512
207	6600.00	0.1515
208	6600.00	0.1515
209	6600.00	0.1515
210	6600.00	0.1515
211	6600.00	0.1515
212	6600.00	0.1515
213	6600.00	0.1515
214	6600.00	0.1515
215	6596.00	0.1514
216	6607.00	0.1517
217	6610.00	0.1517
218	6610.00	0.1517
219	6610.00	0.1517
220	6610.00	0.1517
221	6605.00	0.1516
222	6600.00	0.1515
223	6600.00	0.1515
224	6600.00	0.1515
225	6595.00	0.1514
226	6600.00	0.1515
227	6600.00	0.1515
228	6600.00	0.1515
229	6600.00	0.1515
230	6600.00	0.1515
231	6600.00	0.1515
232	6600.00	0.1515
233	6600.00	0.1515
234	6600.00	0.1515
235	6600.00	0.1515
236	7463.00	0.1713
237	6497.00	0.1492
238	6522.00	0.1497
TOTAL	480807.00	11.0378

TRACT TABLE			
TRACT	SQUARE FEET	ACRES	USAGE
A	10928.00	0.2509	LANDSCAPE AREA / PUBLIC UTILITY AND FACILITIES EASEMENT / TRAIL EASEMENT
B	744.00	0.0171	LANDSCAPE AREA / PUBLIC UTILITY AND FACILITIES EASEMENT / SEWER EASEMENT
C	2200.00	0.0505	LANDSCAPE AREA / PUBLIC UTILITY AND FACILITIES EASEMENT / SIGHT VISIBILITY EASEMENT
D	22598.00	0.5188	LANDSCAPE AREA / PUBLIC UTILITY AND FACILITIES EASEMENT / SIGHT VISIBILITY EASEMENT
E	4022.00	0.0923	LANDSCAPE AREA / PUBLIC UTILITY AND FACILITIES EASEMENT / SIGHT VISIBILITY EASEMENT
F	2675.00	0.0614	LANDSCAPE AREA / PUBLIC UTILITY AND FACILITIES EASEMENT / SIGHT VISIBILITY EASEMENT
G	1393.00	0.0320	LANDSCAPE AREA / PUBLIC UTILITY AND FACILITIES EASEMENT / SIGHT VISIBILITY EASEMENT
H	1334.00	0.0306	LANDSCAPE AREA / PUBLIC UTILITY AND FACILITIES EASEMENT / SIGHT VISIBILITY EASEMENT
I	167493.00	3.8451	LANDSCAPE AREA / PUBLIC UTILITY AND FACILITIES EASEMENT / AMENITY (COMMUNITY CENTER & POOL) / DRAINAGE EASEMENT / SIGHT VISIBILITY EASEMENT / PARKWAY EASEMENT
J	1037.00	0.0238	LANDSCAPE AREA / PUBLIC UTILITY AND FACILITIES EASEMENT / SIGHT VISIBILITY EASEMENT
K	3321.00	0.0762	LANDSCAPE AREA / PUBLIC UTILITY AND FACILITIES EASEMENT
L	1687.00	0.0387	LANDSCAPE AREA / PUBLIC UTILITY AND FACILITIES EASEMENT / SIGHT VISIBILITY EASEMENT
TOTAL	219432.00	5.0375	

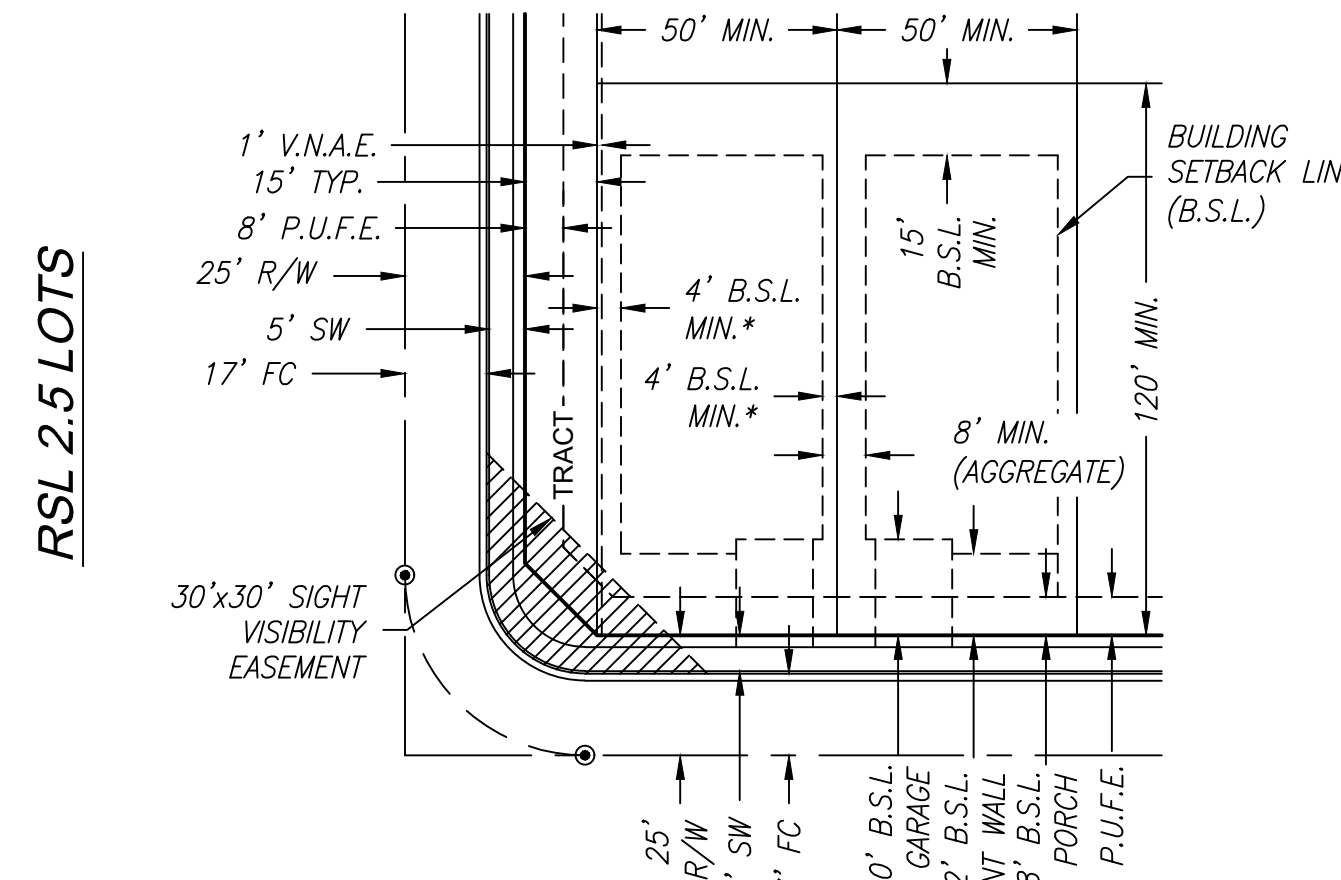
LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°36'54"W	8.00'
L2	N44°36'54"W	21.21'
L3	N0°23'06"E	2.10'
L4	N89°36'54"W	50.00'
L5	S0°23'06"W	2.10'
L6	S45°23'06"W	21.21'
L7	N44°36'54"W	21.21'
L8	N0°23'06"E	3.12'
L9	N89°36'54"W	50.00'
L10	S0°23'06"W	2.04'
L11	S45°34'29"W	21.10'
L12	S89°36'54"E	50.00'
L13	N0°23'06"E	2.10'
L14	N45°23'06"E	21.21'
L15	S44°36'54"E	21.21'
L16	S45°23'06"W	21.21'
L17	S0°23'06"W	60.00'
L18	S22°53'06"W	8.66'
L19	S45°23'06"W	14.59'

LINE TABLE		
LINE #	BEARING	LENGTH
L20	N67°06'54"W	8.66'
L21	N89°36'54"W	50.00'
L22	N0°23'06"E	50.00'
L23	S44°36'54"E	21.21'
L24	S0°23'06"W	2.10'
L25	S45°23'06"W	21.21'
L26	N44°36'54"W	21.21'
L27	S45°23'06"W	21.21'
L28	N44°36'54"W	14.14'
L29	N70°51'55"W	13.64'
L30	N45°31'54"W	38.27'
L31	S10°05'32"E	10.99'
L32	S44°36'54"E	21.21'
L33	S44°36'54"E	21.21'
L34	S45°23'06"W	21.21'
L35	N44°36'54"W	21.21'
L36	N45°23'06"E	21.21'
L37	S51°14'23"W	26.28'
L38	S39°59'14"W	70.18'

CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD
C1	7°37'05"	390.00'	51.85'	N85°48'22"W 51.82'
C2	21°14'37"	310.00'	114.94'	N73°56'17"W 114.28'
C3	30°15'38"	310.00'	163.73'	S74°29'05"E 161.83'
C4	30°15'38"	390.00'	205.98'	S74°29'05"E 203.59'
C5	20°21'51"	25.00'	8.89'	S09°47'50"E 8.84'
C6	130°57'05"	55.00'	125.70'	S45°29'47"W 100.08'
C7	20°35'14"	25.00'	8.98'	N79°19'17"W 8.93'
C8	44°04'04"	12.49'	9.61'	S68°20'32"W 9.37'
C9	44°02'13"	19.50'	14.99'	S68°21'59"W 14.62'
C10	110°51'10"	57.50'	111.25'	N34°12'36"W 94.69'
C11	20°49'54"	25.00'	9.09'	N10°48'02"E 9.04'
C12	35°53'45"	350.00'	219.27'	S71°40'02"E 215.71'
C13	30°15'38"	350.00'	184.85'	S74°29'05"E 182.71'
C14	30°15'38"	350.00'	184.85'	S74°29'05"E 182.71'
C15	90°00'00"	37.50'	58.90'	S45°23'06"W 53.03'
C16	90°00'00"	37.50'	58.90'	N44°36'54"W 53.03'

BUILDING SETBACK NOTE:
ZERO-LOT-LINE DEVELOPMENTS. ZERO-LOT-LINE DEVELOPMENTS ARE PERMITTED IN THE RS-6, RS-7, AND RSL DISTRICTS.

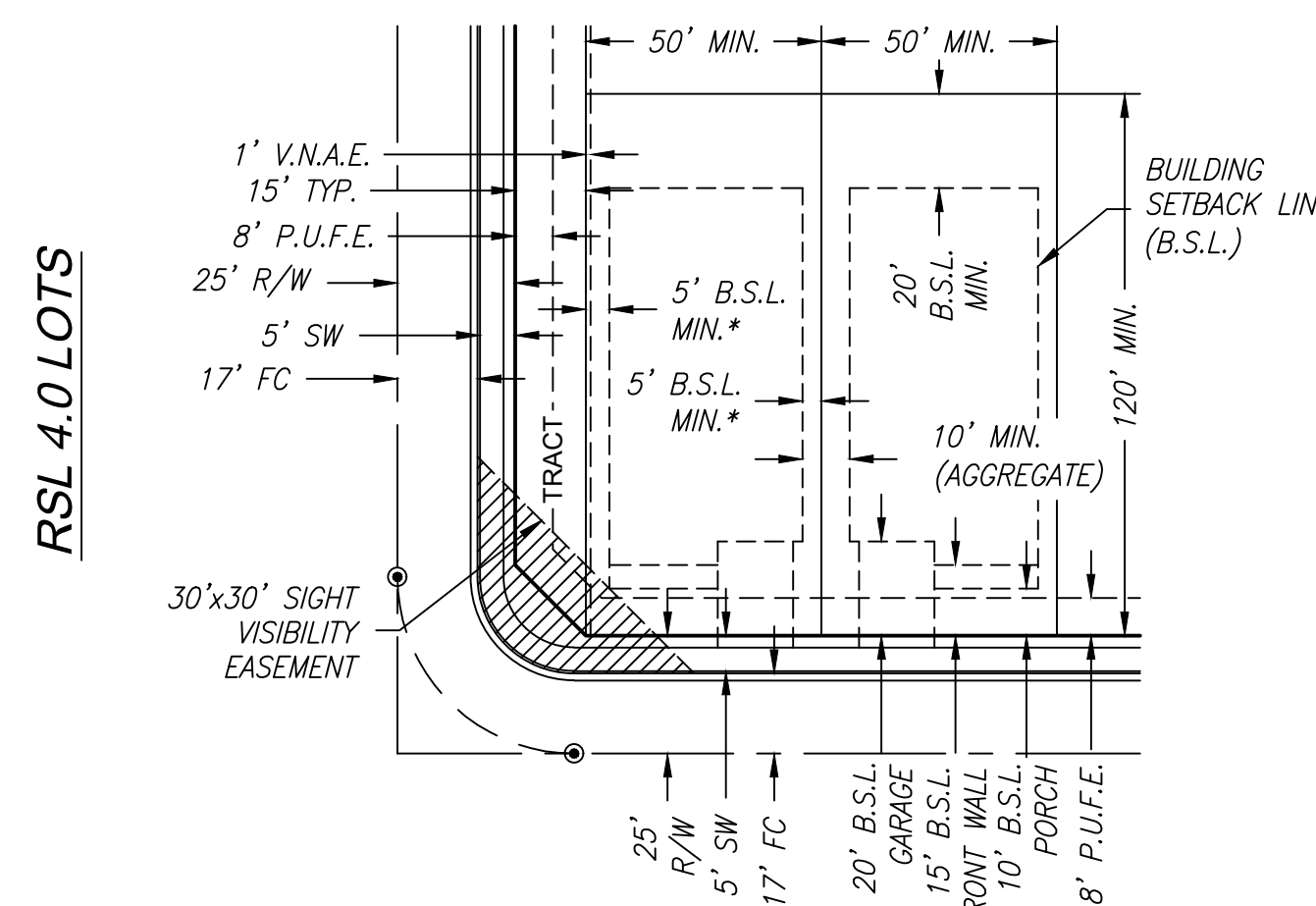
IN A ZERO-LOT-LINE DEVELOPMENT, NO INTERIOR SIDE YARD NEED BE PROVIDED ON ONE(1) SIDE OF A LOT IF THE MINIMUM AGGREGATE SETBACK STATED IN TABLE 11-5-3, OR TEN (10) FEET, WHICHEVER IS GREATER, IS PROVIDED ON THE OPPOSITE SIDE OF THE SAME LOT.



50' x 120' TYPICAL LOT DETAIL

N.T.S.

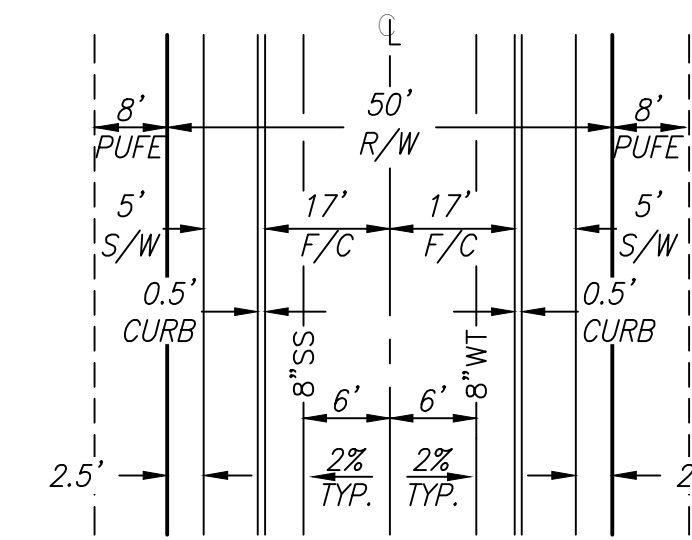
*MINIMUM BUILDER SIDE YARD SETBACK OF 5' PROPOSED



50' x 120' TYPICAL LOT DETAIL

N.T.S.

*MINIMUM BUILDER SIDE YARD SETBACK OF 5' PROPOSED



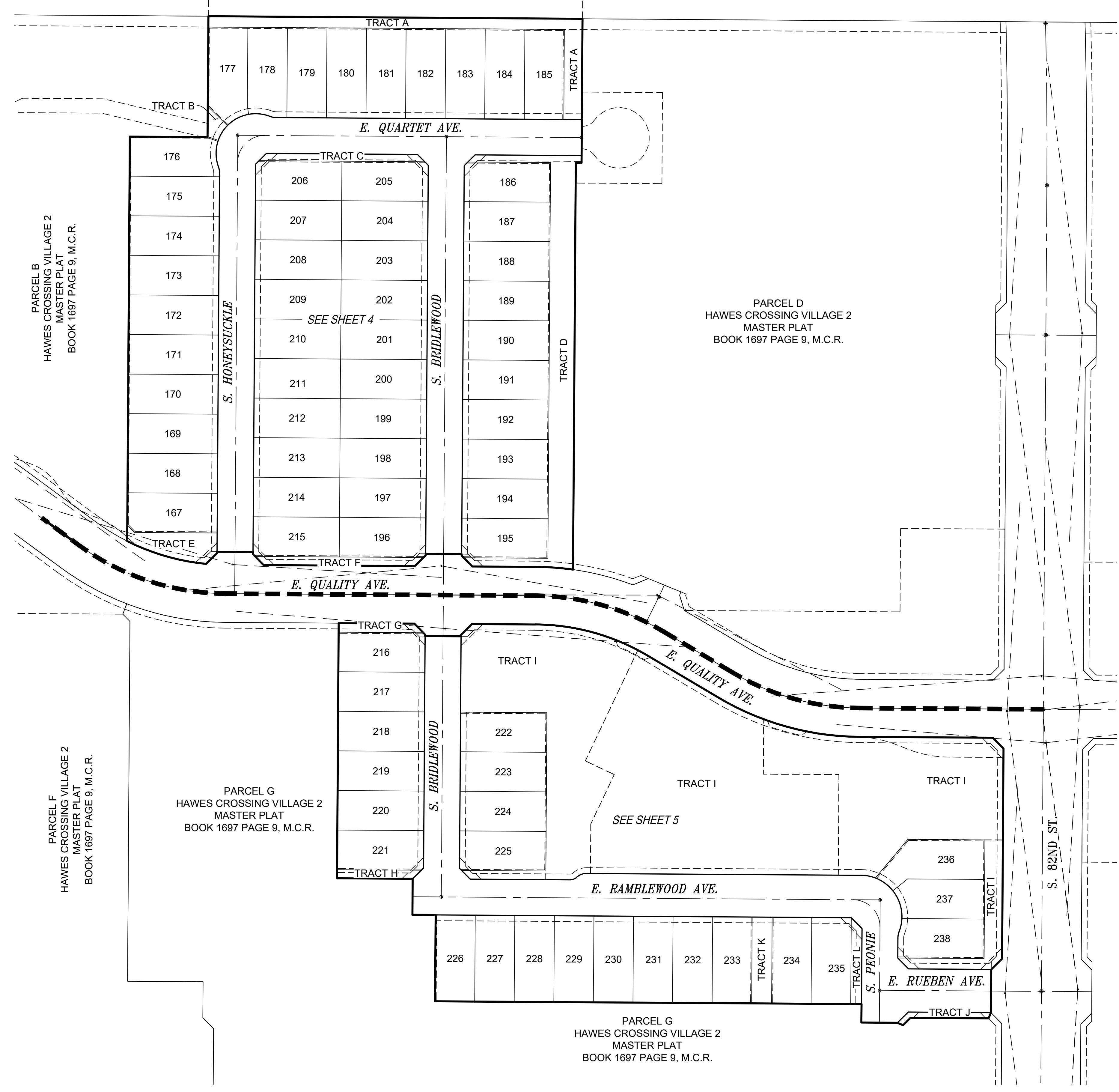
TYPICAL LOCAL STREET DIMENSIONS

N.T.S.

N. 1/4 CORNER,
SEC. 17, T1S, R7E,
FND. BCHH

E. ELLIOT ROAD
N. LINE, NE 1/4, SEC. 17, T1S, R7E
(BASIS OF BEARING)

NE CORNER,
SEC. 17, T1S, R7E,
FND. BCHH



PARCEL B
HAWES CROSSING VILLAGE 2
MASTER PLAT
BOOK 1697 PAGE 9, M.C.R.

PARCEL F
HAWES CROSSING VILLAGE 2
MASTER PLAT
BOOK 1697 PAGE 9, M.C.R.

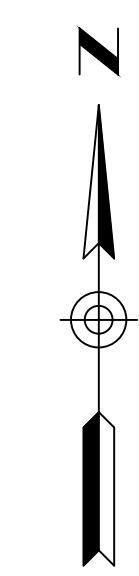
PARCEL G
HAWES CROSSING VILLAGE 2
MASTER PLAT
BOOK 1697 PAGE 9, M.C.R.

PARCEL D
HAWES CROSSING VILLAGE 2
MASTER PLAT
BOOK 1697 PAGE 9, M.C.R.

PARCEL G
HAWES CROSSING VILLAGE 2
MASTER PLAT
BOOK 1697 PAGE 9, M.C.R.

LEGEND

- = SECTION LINE
- = BOUNDARY
- - - = RIGHT OF WAY
- · - · - = DEDICATED EASEMENT
- · - · - = EXISTING EASEMENT
- · - · - = MONUMENT LINE
- · - · - = LOT LINE
- · - · - = MATCH LINE
- ▲ = SET REBAR W/CAP LS 41282 PER MAG DTL. 120-1
- = BCF TO BE SET AT COMPLETION OF CONSTRUCTION
- = BRASS CAP IN HANDHOLE
- APN = ASSESSOR'S PARCEL NUMBER
- BCHH = BRASS CAP IN HANDHOLE
- DOC. = DOCUMENT
- FND. = FOUND
- M.C.R. = MARICOPA COUNTY RECORD



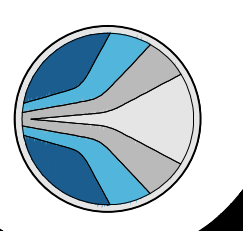
SCALE
1"=60'



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1201 S. Alma School Rd
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HAWES CROSSING VILLAGE 2
REPLAT - PARCEL C1 & C2
City of Mesa, Maricopa County, Arizona

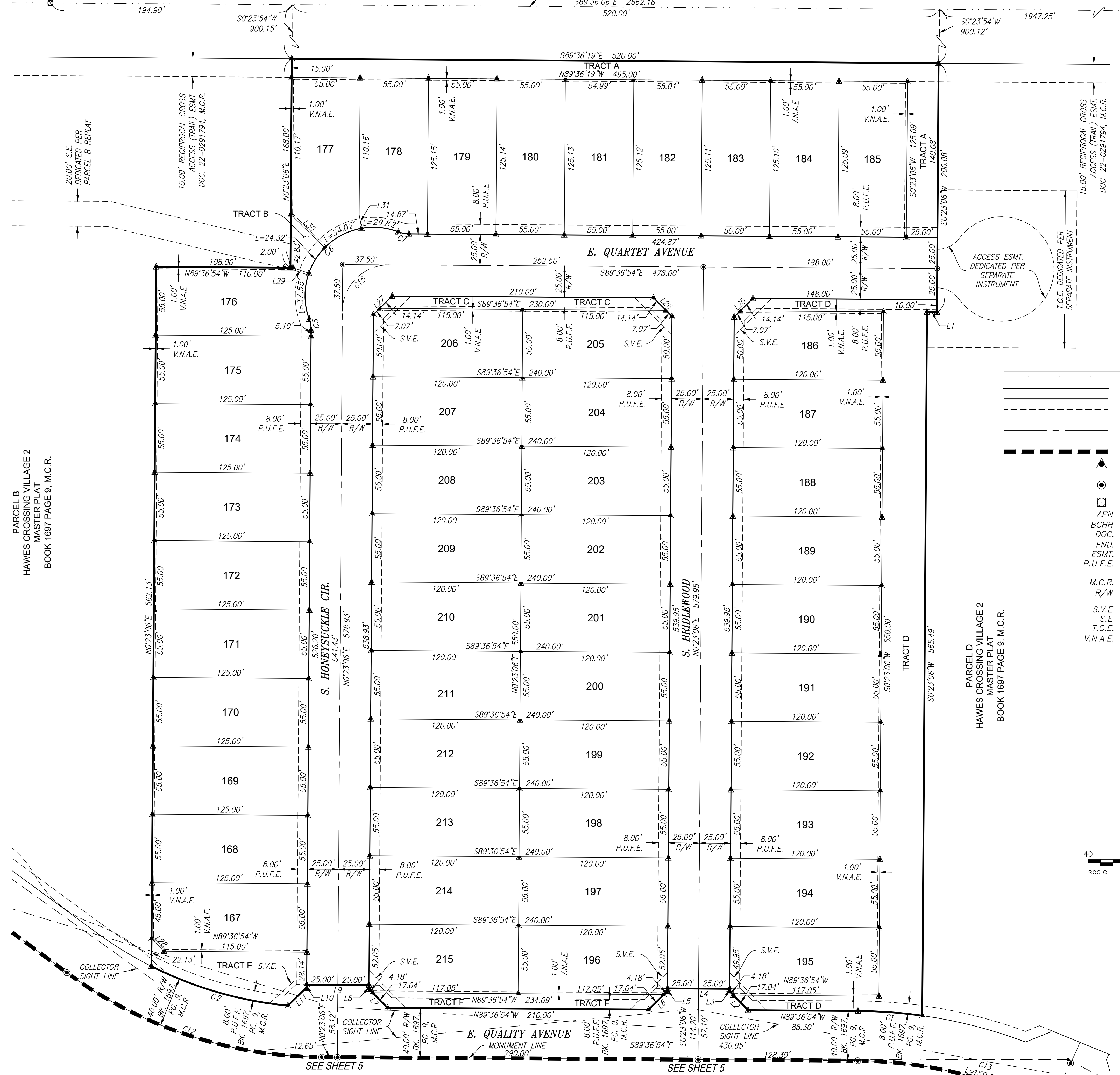


Project No. 21126	Date 09/28/22	Project Eng. ADRIAN BURCHAM
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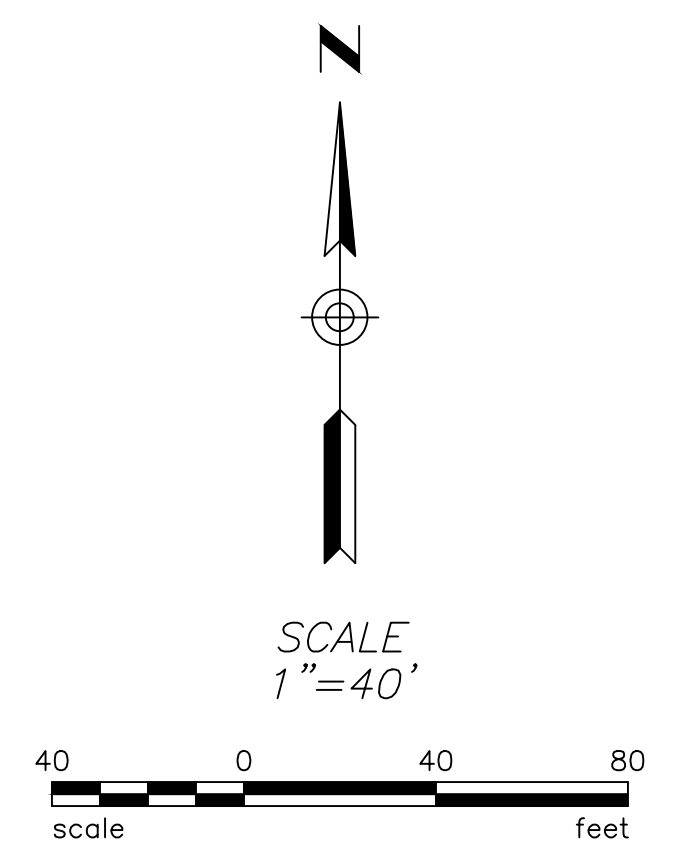
N 1/4 CORNER,
SEC. 17, T1S, R7E,
FND. BCHH

E. ELLIOT ROAD
N. LINE, NE 1/4, SEC. 17, T1S, R7E
(BASIS OF BEARING)
S89°36'06"E 2662.16'
520.00'

NE CORNER,
SEC. 17, T1S, R7E,
FND. BCHH



- LEGEND**
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 - BCHH = BRASS CAP IN HANDHOLE
 - DOC. = DOCUMENT
 - FND. = FOUND
 - ESMT. = EASEMENT
 - P.U.F.E. = PUBLIC UTILITIES AND FACILITIES EASEMENT DEDICATED HEREON UNLESS OTHERWISE NOTED
 - M.C.R. = MARICOPA COUNTY RECORD
 - R/W = RIGHT-OF-WAY DEDICATED HEREON UNLESS OTHERWISE NOTED
 - S.V.E. = SIGHT VISIBILITY EASEMENT DEDICATED HEREON
 - S.E. = SEWER EASEMENT DEDICATED HEREON
 - T.C.E. = TEMPORARY CONSTRUCTION EASEMENT
 - V.N.A.E. = VEHICLE NO ACCESS EASEMENT DEDICATED HEREON



PARCEL B
HAWES CROSSING VILLAGE 2
MASTER PLAT
BOOK 1697 PAGE 9, M.C.R.

PARCEL D
HAWES CROSSING VILLAGE 2
MASTER PLAT
BOOK 1697 PAGE 9, M.C.R.

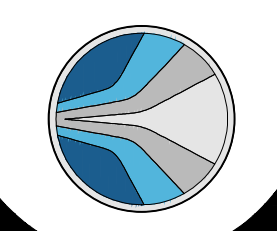
SEE SHEET 5

SEE SHEET 5

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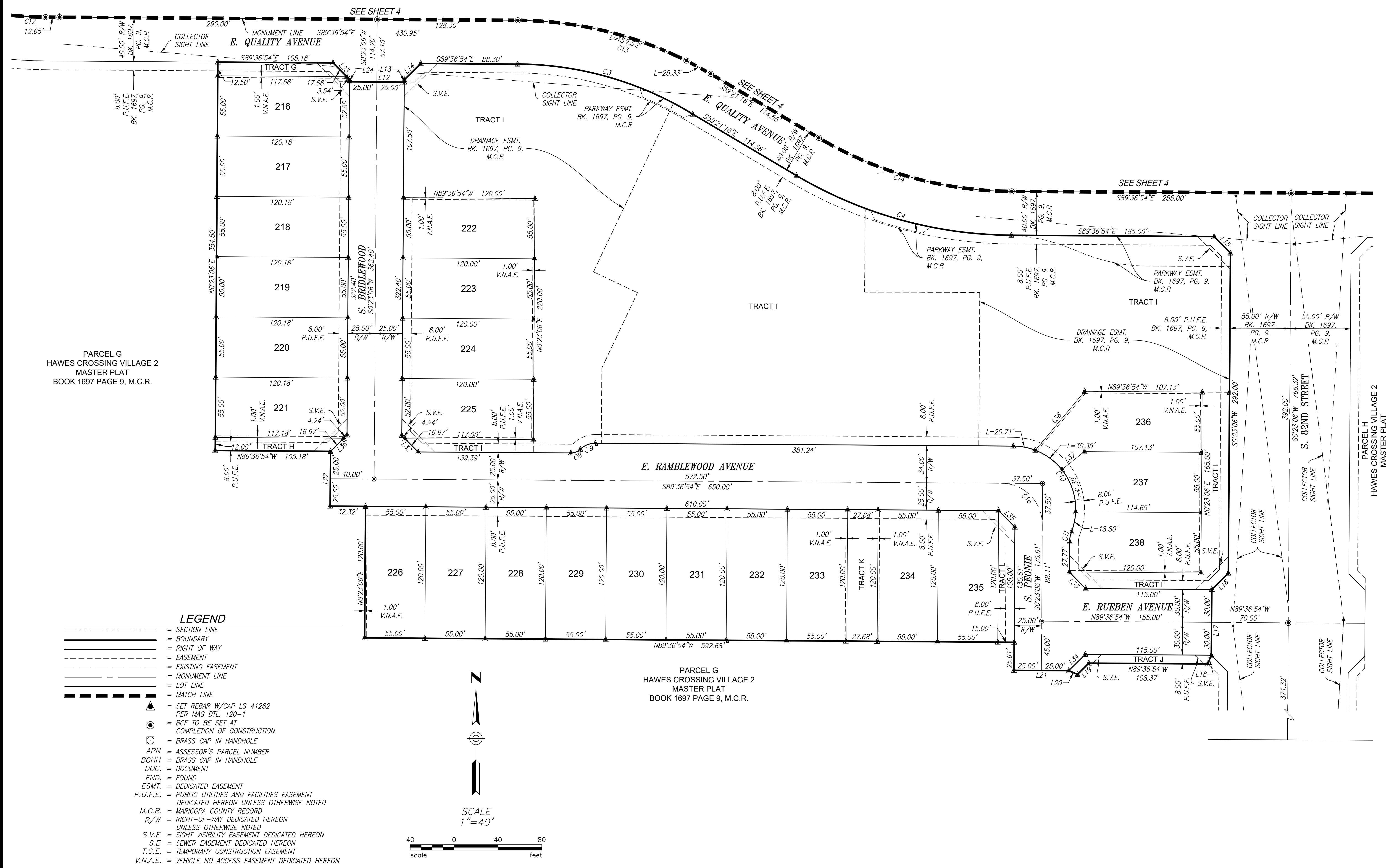
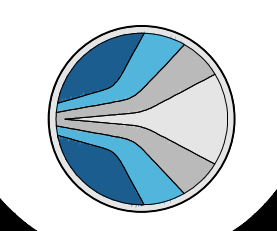


HAWES CROSSING VILLAGE 2
REPLAT - PARCEL C1 & C2
City of Mesa, Maricopa County, Arizona



Date: 09/28/22
Project Eng.: Adrian Burcham
Project No.: 21126
Project Manager: Adrian Burcham

Sht. 4 of 5

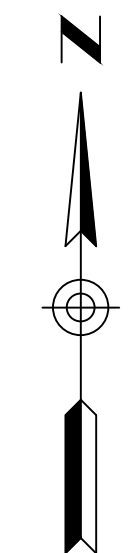


PARCEL G
HAWES CROSSING VILLAGE 2
MASTER PLAT
BOOK 1697 PAGE 9, M.C.R.

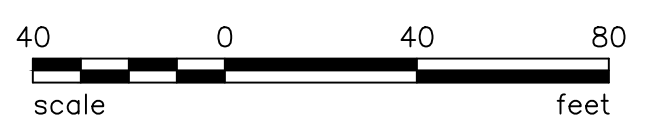
PARCEL G
HAWES CROSSING VILLAGE 2
MASTER PLAT
BOOK 1697 PAGE 9, M.C.R.

LEGEND

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SCALE
1" = 40'



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