

A MASTER PLAT FOR HAWES CROSSING VILLAGE 2

A PORTION OF THE NORTH HALF OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA

SS

COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:
THAT VPTM HAWES CROSSING LB L.L.C., A DELAWARE LIMITED LIABILITY COMPANY; ACERO HAWES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AND HAWES CROSSING APARTMENTS L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS, DO HEREBY PUBLISH THIS MASTER PLAT 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 MASTER 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.

VPTM HAWES CROSSING LB L.L.C., A DELAWARE LIMITED LIABILITY COMPANY; ACERO HAWES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AND HAWES CROSSING APARTMENTS L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS, HEREBY DEDICATES AND CONVEYS TO THE CITY OF MESA, IN FEE, ALL REAL PROPERTY DESIGNATED ON THIS MASTER PLAT 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 VEHICULAR NON-ACCESS EASEMENTS AND PUBLIC UTILITY AND FACILITY EASEMENTS, AS SHOWN ON THE SAID MASTER PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. THE DEDICATION OF REAL PROPERTY MARKED AS STREETS ON THIS MASTER 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 MASTER PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

VPTM HAWES CROSSING LB L.L.C., A DELAWARE LIMITED LIABILITY COMPANY; ACERO HAWES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AND HAWES CROSSING APARTMENTS L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS, HEREBY DEDICATES A PERPETUAL, NON-EXCLUSIVE SEWER EASEMENT SHOWN IN HEREON UPON, OVER, UNDER AND ACROSS PARCEL 1 ON THIS MASTER PLAT FOR SEWER PIPES AND OTHER RELATED FACILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT OF PIPES AND OTHER RELATED FACILITIES.

IT IS AGREED THAT VPTM HAWES CROSSING LB L.L.C., A DELAWARE LIMITED LIABILITY COMPANY; ACERO HAWES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AND HAWES CROSSING APARTMENTS L.L.C., 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 VPTM HAWES CROSSING LB L.L.C., A DELAWARE LIMITED LIABILITY COMPANY; ACERO HAWES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AND HAWES CROSSING APARTMENTS L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF VPTM HAWES CROSSING LB L.L.C., A DELAWARE LIMITED LIABILITY COMPANY; ACERO HAWES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AND HAWES CROSSING APARTMENTS L.L.C., AN ARIZONA 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; ACERO HAWES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AND HAWES CROSSING APARTMENTS L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF VPTM HAWES CROSSING LB L.L.C., A DELAWARE LIMITED LIABILITY COMPANY; ACERO HAWES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AND HAWES CROSSING APARTMENTS L.L.C., 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.

DRAINAGE COVENANTS:
THE DRAINAGE EASEMENT SHOWN ON THIS MASTER PLAT 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.

VPTM HAWES CROSSING LB L.L.C., A DELAWARE LIMITED LIABILITY COMPANY; ACERO HAWES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AND HAWES CROSSING APARTMENTS L.L.C., 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 MASTER 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 MASTER PLAT, HAS CONSENTED TO OR JOINED IN THIS MASTER PLAT 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; ACERO HAWES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AND HAWES CROSSING APARTMENTS L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS MASTER PLAT IS RECORDED.

DEDICATION (CONTINUED)

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: _____ ITS: _____

ACERO HAWES, L.L.C., AN ARIZONA 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.

BY: INVESTMENT DEVELOPMENT MANAGEMENT, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY
ITS: MANAGER

BY: _____ ITS: MANAGER
JEFFERY S. GORDON

HAWES CROSSING APARTMENTS L.L.C., AN ARIZONA 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.

BY: HAWES CROSSING OZ BUSINESS L.L.C.

BY: HAWES CROSSING MANAGER L.L.C. ITS: MANAGER

BY: _____ ITS: MANAGER
BRANDON TREGER

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 VPTM HAWES CROSSING LB L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, AND ACKNOWLEDGE THAT HE/SHE, BEING DULY AUTHORIZED TO DO SO, EXECUTED THIS MASTER 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.

NOTARY PUBLIC

MY COMMISSION EXPIRES

ACKNOWLEDGEMENT

STATE OF ARIZONA

SS

COUNTY OF MARICOPA

ON THIS _____ DAY OF _____, 2022, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JEFFERY S. GORDON, WHO ACKNOWLEDGE HIMSELF/HERSELF TO BE AN AUTHORIZED AGENT, OF ACERO HAWES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, AND ACKNOWLEDGE THAT HE/SHE, BEING DULY AUTHORIZED TO DO SO, EXECUTED THIS MASTER 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.

NOTARY PUBLIC

MY COMMISSION EXPIRES

ACKNOWLEDGEMENT

STATE OF ARIZONA

SS

COUNTY OF MARICOPA

ON THIS _____ DAY OF _____, 2022, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BRANDON TREGER, WHO ACKNOWLEDGE HIMSELF/HERSELF TO BE AN AUTHORIZED AGENT, OF HAWES CROSSING APARTMENTS L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, AND ACKNOWLEDGE THAT HE/SHE, BEING DULY AUTHORIZED TO DO SO, EXECUTED THIS MASTER 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.

NOTARY PUBLIC

MY COMMISSION EXPIRES

LIEN HOLDER RATIFICATION

AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, IN RECORDER'S NUMBER (MCR#) _____, THE UNDERSIGNED HEREBY RATIFIES, APPROVES AND CONFIRMATION IS GIVEN TO SAID DEDICATIONS AS STATED IN THIS PLAT AS TO THE INTEREST OF THE UNDERSIGNED. THE PERSON SIGNING FOR BENEFICIARY WARRANTS AND REPRESENTS THEY HAVE POWER AND AUTHORITY TO DO SO.

LEINHOLDER: _____
WELLS FARGO BANK, NATIONAL ASSOCIATION
INDIVIDUAL, PARTNERSHIP, OR FINANCIAL INSTITUTION, AS BENEFICIARY

BY: _____ ITS: _____
DEVIN PALTENGHI DIRECTOR
TITLE OF POSITION

ACKNOWLEDGEMENT

STATE OF ARIZONA

)

) SS

COUNTY OF MARICOPA

)

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME _____ THIS DAY OF _____, 2022.

BY DEVIN PALTENGHI, FOR AND ON BEHALF OF WELLS FARGO BANK, NATIONAL ASSOCIATION

NOTARY PUBLIC

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, 900.27 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00 DEGREES 59 MINUTES 48 SECONDS EAST, 1720.07 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 17;
THENCE DEPARTING SAID EAST LINE, NORTH 89 DEGREES 41 MINUTES 04 SECONDS WEST, ALONG THE EAST-WEST MID-SECTION LINE, OF SAID SECTION 17, 3986.62 FEET;
THENCE DEPARTING SAID EAST-WEST MID-SECTION LINE, NORTH 01 DEGREES 06 MINUTES 04 SECONDS WEST, 656.40 FEET;
THENCE NORTH 89 DEGREES 40 MINUTES 13 SECONDS WEST, 225.47 FEET;
THENCE NORTH 01 DEGREES 06 MINUTES 04 SECONDS WEST, 1936.35 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, 900.30 FEET;
THENCE DEPARTING SAID PARALLEL LINE, SOUTH 01 DEGREES 06 MINUTES 04 SECONDS EAST, 867.19 FEET;
THENCE SOUTH 89 DEGREES 36 MINUTES 19 SECONDS EAST, 3315.07 FEET TO SAID POINT OF BEGINNING.
GROSS ACREAGE: 7,890,526 SQ. FT. OR 181.1416 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 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 (____) SQUARE FEET UNDER ROOF. CONSTRUCTED PER THE MESA BUILDING CODE OF AT LEAST TYPE (____) CONSTRUCTION.
- DRAINAGE EASEMENTS DEDICATED ON PARCEL 1, A, B, C2, D, E, F & H ARE AND WILL BE ABANDONED THROUGH CITY OF MESA REAL ESTATE WITH PARCEL DEVELOPMENT.

SHEET INDEX

-COVER SHEET
-TABLES/LEGEND
-KEY MAP
- 4-12.....MASTER PLAT

OWNER

VPTM HAWES CROSSING LB LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ACERO HAWES, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY
HAWES CROSSING APARTMENTS LLC,
AN ARIZONA 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: 7,890,526 SQ. FT. OR 181.1416 AC. ±
R/W ACREAGE: 701,066 SQ. FT. OR 16.0943 AC. ±
NET AREA: 7,189,460 SQ. FT. OR 165.0473 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.

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.

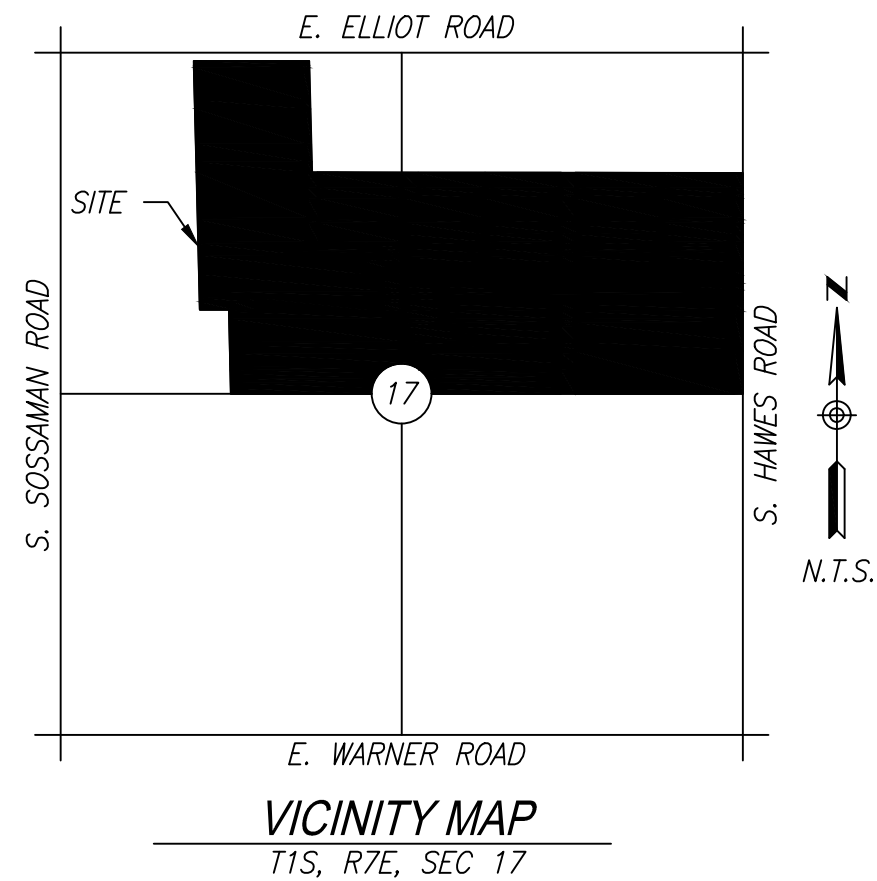
APPROVED: _____ DATE _____
CITY ENGINEER

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT THIS MASTER 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.

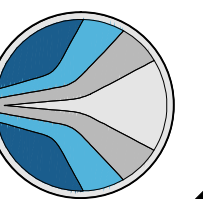
Adrian M. Burcham

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



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

HUBBARD
ENGINEERING



HAWES CROSSING VILLAGE 2
MASTER PLAT
City of Mesa, Maricopa County, Arizona

Date
06/14/22
Project No.
21126
Project Manager
ADRIAN BURCHAM
Project Eng.
ADRIAN BURCHAM

Sht: 1 of 12

PARCEL TABLE		
PARCEL #	SQUARE FEET	ACRES
PARCEL 1	712991.00	16.3680
PARCEL 2	487027.00	11.1806
PARCEL A	1134904.00	26.0538
PARCEL B	413859.00	9.5009
PARCEL C-1	452415.00	10.3860
PARCEL C-2	398755.00	9.1542
PARCEL D	516887.00	11.8661
PARCEL E	618199.00	14.1919
PARCEL F	1001700.00	22.9959
PARCEL G	559586.00	12.8463
PARCEL H	893135.00	20.5036
TOTAL	7189458.00	165.0472

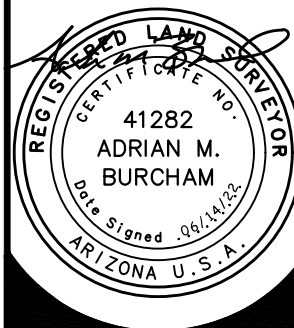
LINE TABLE		
LINE #	BEARING	LENGTH
L1	S59°21'16"E	114.56'
L2	N25°21'15"E	47.40'
L3	N0°23'06"E	58.12'
L4	N26°29'53"E	38.92'
L5	N0°23'06"E	57.10'
L6	S6°45'15"W	58.56'
L7	N0°56'42"W	46.52'
L8	S1°20'38"E	1.95'
L9	S44°36'54"E	21.21'
L10	S67°46'09"W	22.01'
L11	S17°25'04"E	22.14'
L12	N45°34'29"E	21.10'
L13	N0°23'06"E	2.04'
L14	S0°23'06"W	3.12'
L15	S44°36'54"E	21.21'
L16	N45°23'06"E	21.21'
L17	N0°23'06"E	2.10'
L18	S0°23'06"W	2.10'
L19	S44°36'54"E	21.21'
L20	N68°07'10"E	21.72'
L21	N22°21'12"E	1.21'
L22	S22°48'25"W	4.88'
L23	S17°15'49"E	22.24'
L24	N45°23'06"E	21.21'
L25	N44°36'54"W	21.21'
L26	N45°23'06"E	21.21'
L27	S44°36'54"E	21.21'
L28	S45°23'06"W	21.21'
L29	S44°36'54"E	21.21'
L30	N45°23'06"E	21.21'
L31	N0°23'06"E	2.10'
L32	S0°23'06"W	2.10'

LINE TABLE		
LINE #	BEARING	LENGTH
L33	S44°36'54"E	21.21'
L34	N44°27'13"E	9.05'
L35	N44°41'39"E	27.94'
L36	N45°18'21"W	28.62'
L37	S48°34'10"W	24.09'
L38	S6°45'15"W	2.66'
L39	N6°45'15"E	2.82'
L40	N43°50'13"W	20.80'
L41	S45°23'06"W	21.21'
L42	S44°36'54"E	21.21'
L43	S45°23'06"W	21.21'
L44	N44°36°54"W	21.21'
L45	N45°23'06"E	21.21'
L46	N44°36°54"W	21.21'
L47	S45°23'06"W	21.21'
L48	S0°23'06"W	2.10'
L49	S89°36'54"E	50.00'
L51	N44°36°54"W	21.21'
L52	N45°23'06"E	21.21'
L53	N89°58'25"W	16.50'
L54	N47°53'23"E	3.31'
L55	N45°21'54"W	28.65'
L56	S44°36'54"E	14.14'
L57	S20°59'32"W	15.44'
L58	N44°27'13"E	23.99'
L59	S89°36°50"E	30.91'
L60	N89°36°54"W	75.93'
L61	S53°50'22"W	9.44'
L62	N22°57'21"W	9.44'
L63	S70°31'29"W	9.12'
L64	N17°32'51"W	9.08'

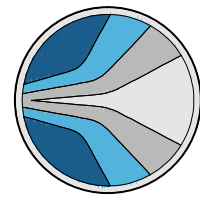
CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD	
C1	1°29'10"	7000.00'	181.55'	S00°21'29"E	181.54'
C2	35°53'45"	350.00'	219.27'	S71°40'02"E	215.71'
C3	35°53'45"	350.00'	219.27'	S71°40'02"E	215.71'
C4	30°15'38"	350.00'	184.85'	S74°29'05"E	182.71'
C5	30°15'38"	350.00'	184.85'	S74°29'05"E	182.71'
C6	1°59'43"	250.00'	8.71'	N24°21'24"E	8.71'
C7	4°11'58"	250.00'	18.32'	N24°23'54"E	18.32'
C8	1°44'03"	7437.00'	225.11'	S00°28'37"E	225.10'
C9	1°29'10"	7040.00'	182.59'	N00°21'29"W	182.58'
C10	19°05'25"	390.00'	129.94'	N80°04'12"W	129.34'
C11	0°15'48"	225.00'	1.03'	S23°29'26"W	1.03'
C12	0°34'42"	275.00'	2.78'	S23°38'53"W	2.78'
C13	5°02'50"	390.00'	34.36'	N56°14'35"W	34.34'
C14	30°50'26"	310.00'	166.86'	N69°08'23"W	164.86'
C15	20°14'02"	390.00'	137.73'	N79°29'53"W	137.01'
C16	30°15'38"	310.00'	163.73'	N74°29'05"W	161.83'
C17	1°44'03"	7382.00'	223.45'	S00°28'37"E	223.44'
C18	1°44'03"	7492.00'	226.78'	N00°28'37"W	226.77'
C19	30°15'38"	390.00'	205.98'	S74°29'05"E	203.59'
C20	30°15'38"	310.00'	163.73'	S74°29'05"E	161.83'
C21	35°53'45"	390.00'	244.33'	S71°40'02"E	240.36'
C22	35°53'45"	310.00'	194.21'	S71°40'02"E	191.05'
C23	1°29'10"	6960.00'	180.51'	S00°21'29"E	180.51'
C24	41°28'11"	43.00'	31.12'	S20°21'00"E	30.45'
C25	36°35'02"	55.00'	35.12'	S44°56'34"E	34.52'
C26	38°19'23"	55.00'	36.79'	S38°12'40"W	36.11'
C27	20°31'23"	57.75'	20.68'	N79°18'34"W	20.57'
C28	43°58'22"	19.54'	15.00'	S68°21'04"W	14.63'
C29	44°01'16"	12.50'	9.60'	S68°22'30"W	9.37'
C30	11°35'52"	208.06'	42.12'	S72°51'56"E	42.04'
C31	33°28'55"	72.11'	42.14'	S50°19'32"E	41.54'
C32	3°11'13"	147.30'	8.19'	S31°59'28"E	8.19'
C33	40°32'14"	85.00'	60.14'	S50°39'58"E	58.89'
C34	26°13'42"	128.46'	58.81'	S57°49'14"E	58.29'
C35	23°08'16"	61.73'	24.93'	S56°16'31"E	24.76'
C36	20°21'20"	158.28'	56.23'	N79°26'15"W	55.94'
C37	1°48'50"	166.83'	14.58'	N68°21'10"W	14.58'
C38	19°34'48"	166.83'	57.01'	N77°14'08"W	56.74'
C39	6°32'02"	397.00'	45.27'	N74°33'30"W	45.25'
C40	7°50'05"	303.00'	41.43'	N63°30'07"W	41.40'

LEGEND

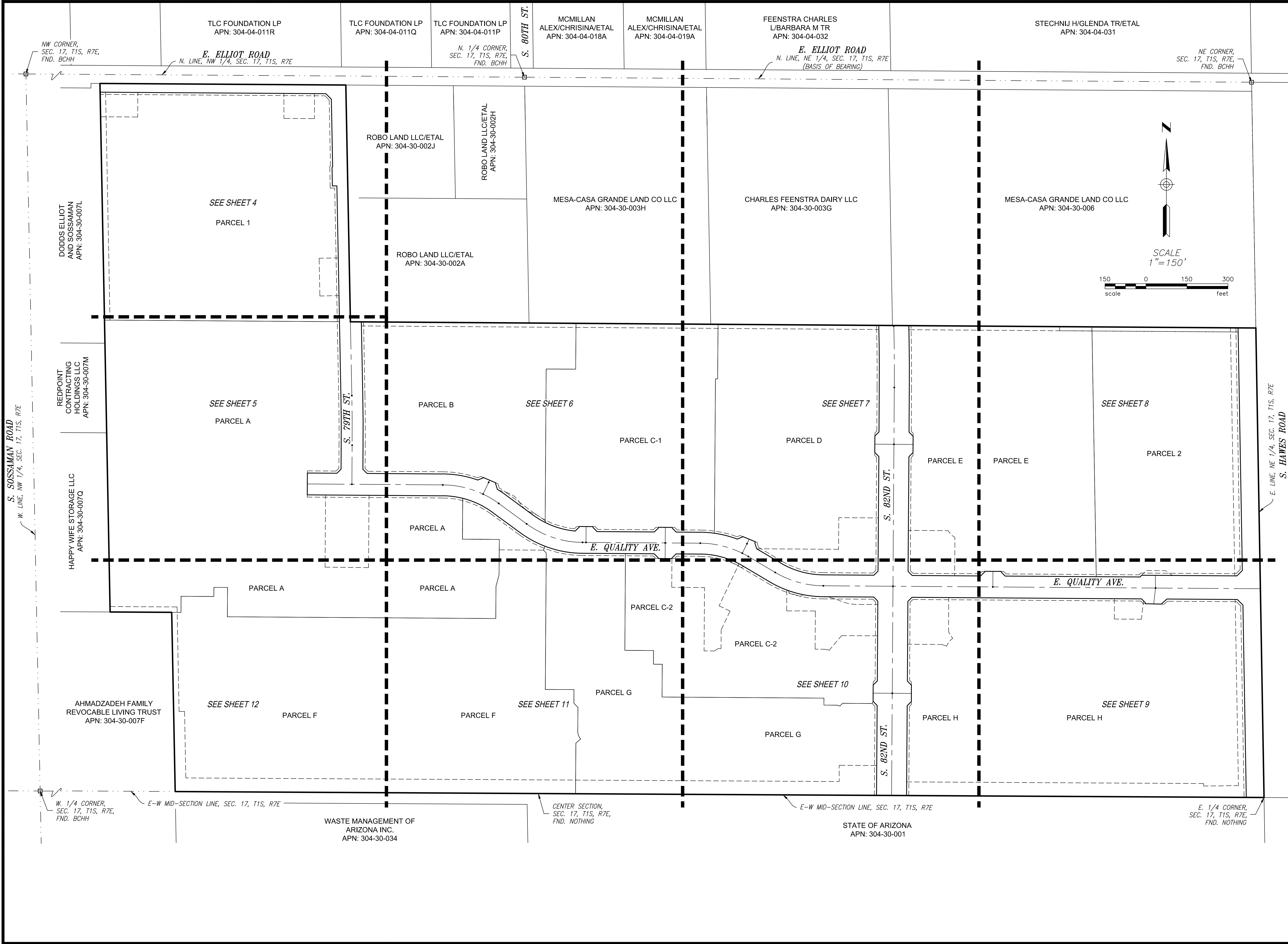
	= SECTION LINE
	= BOUNDARY
	= RIGHT OF WAY
	= EASEMENT
	= EXISTING EASEMENT
	= MONUMENT LINE
	= LOT LINE
	= MATCH LINE
	= SET REBAR W/CAP LS 41282 PER MAG DTL. 120-1
	= BCF TO BE SET AT COMPLETION OF CONSTRUCTION
	= BRASS CAP IN HANDHOLE
APN	= ASSESSOR'S PARCEL NUMBER
BCHH	= BRASS CAP IN HANDHOLE
DOC.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



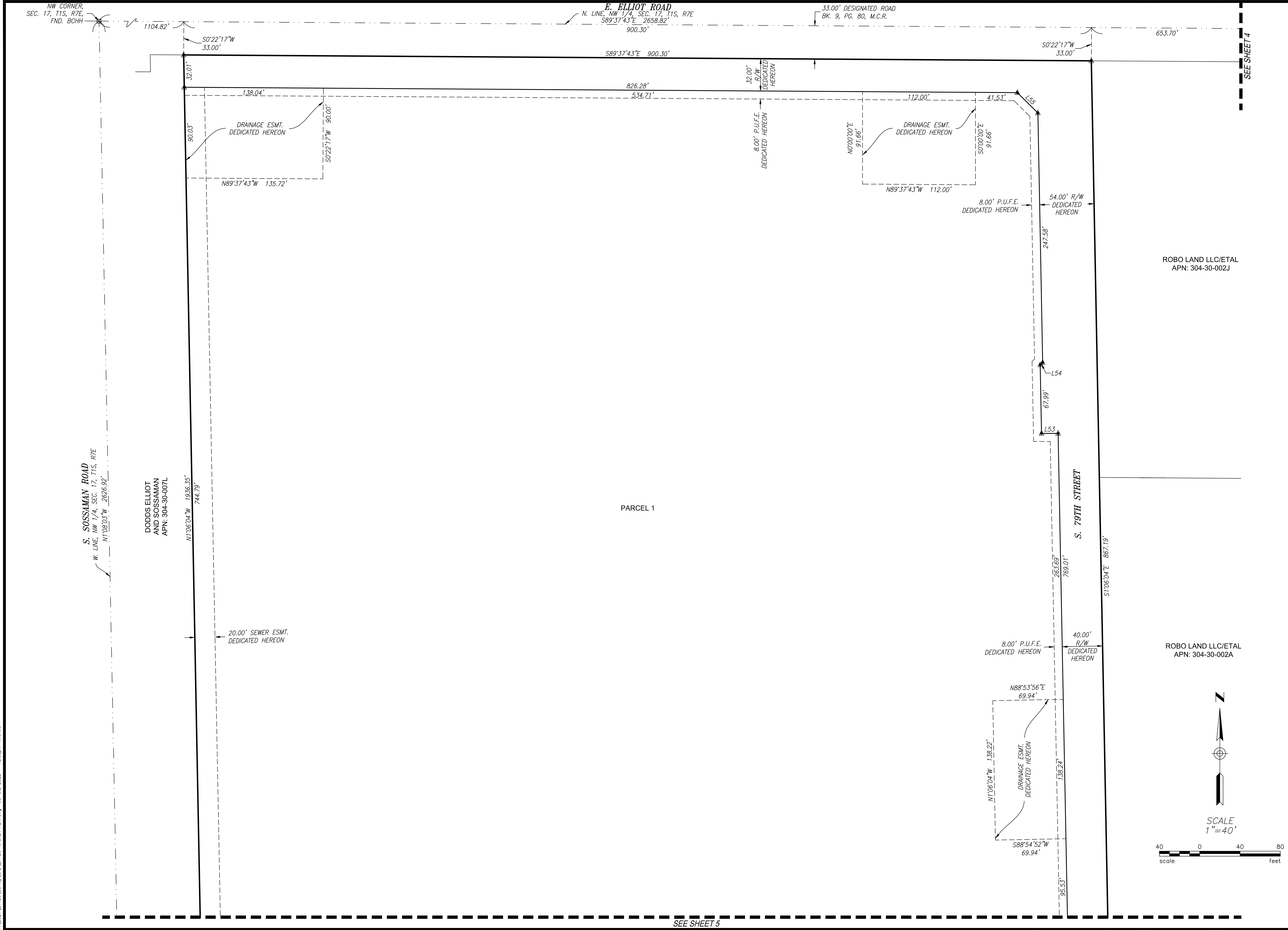
<i>Project No.</i> 21126	<i>Date</i> 06/14/22
<i>Project Manager</i> ADRIAN BURCHAM	<i>Project Eng.</i>



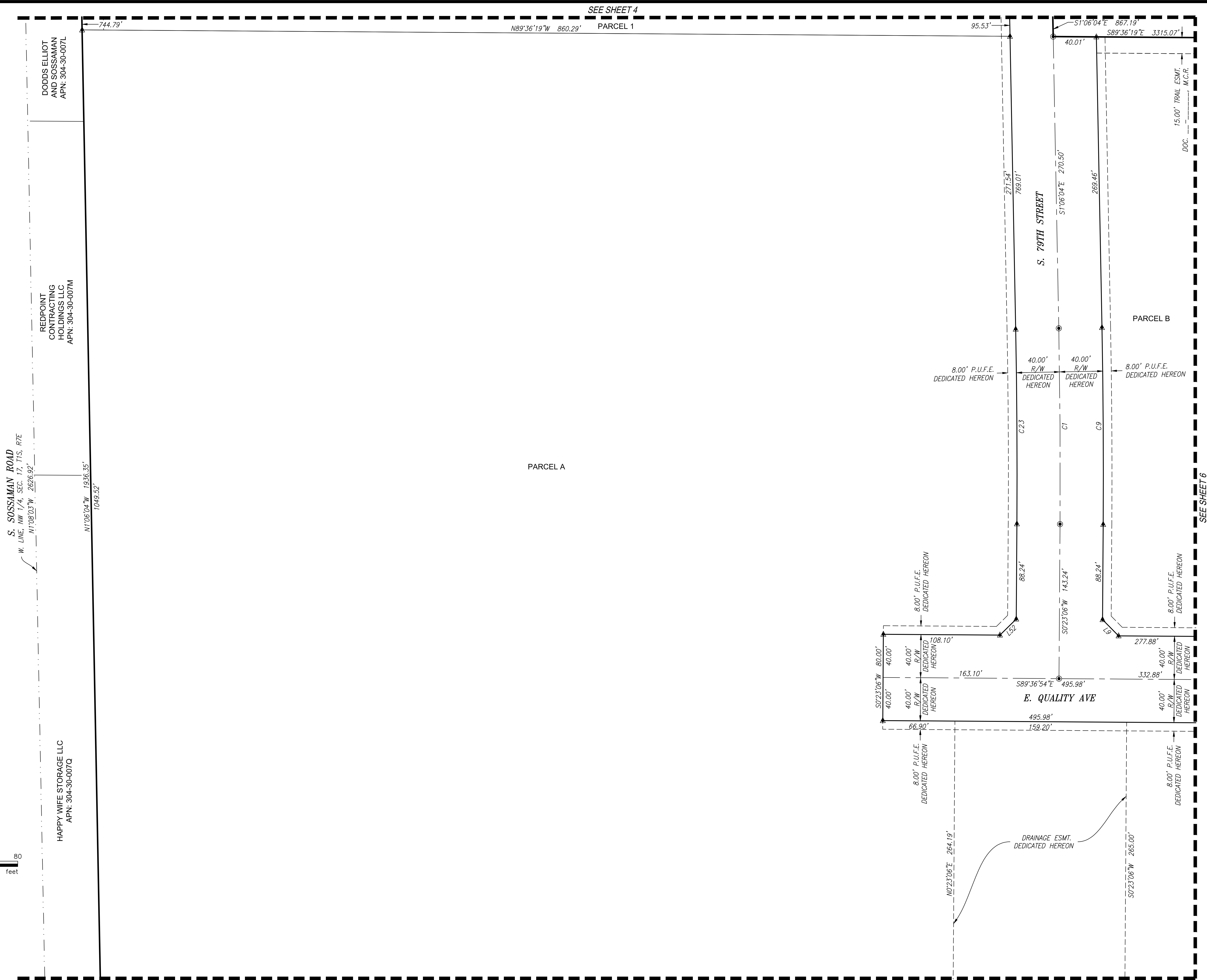
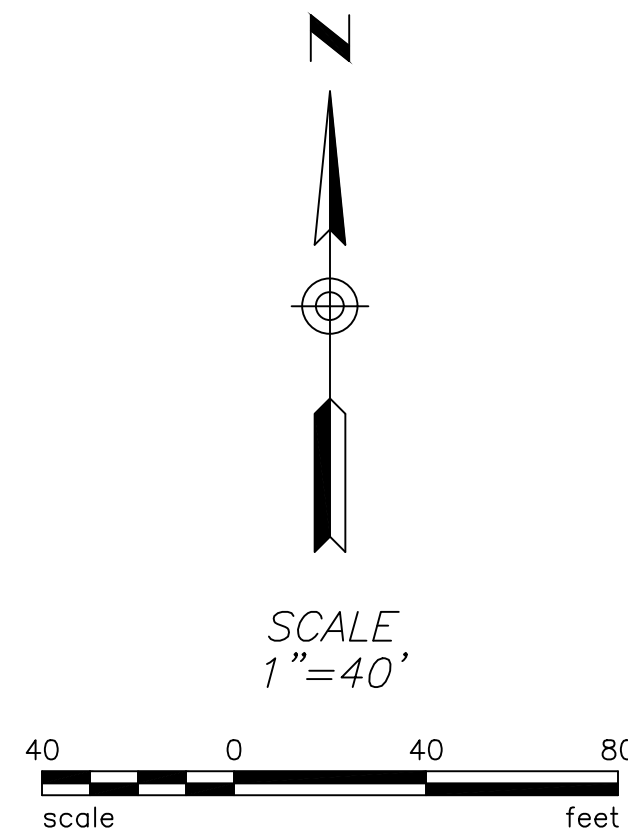
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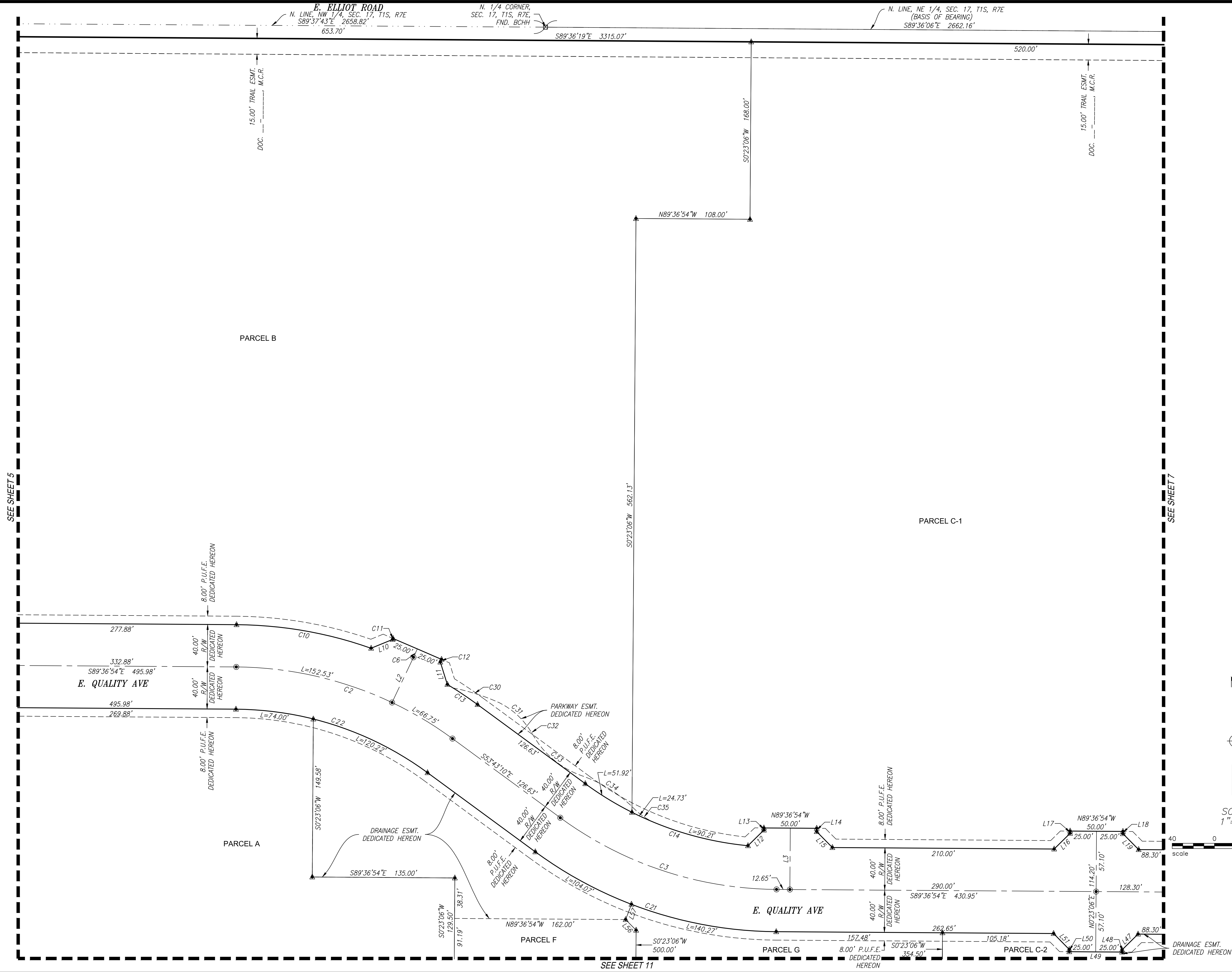
P:\2021\21126\Survey\240\21126-MASTER PLAT.dwg Jul 05, 2022 - 12:08pm RMoniel



1201 S. Alma School Rd. Mesa, AZ 85210 Ph: 480.892.3313 www.hubbardingengineering.com	
HUBBARD ENGINEERING	
HAWES CROSSING VILLAGE 2 MASTER PLAT City of Mesa, Maricopa County, Arizona	
REGISTERED LAND SURVEYOR 41282 ADRIAN M. BURCHAM STATE OF ARIZONA U.S.A.	
Date 06/14/22	Project Eng. Project Manager ADRIAN BURCHAM
Project No. 21126	Sht: 4 of 12



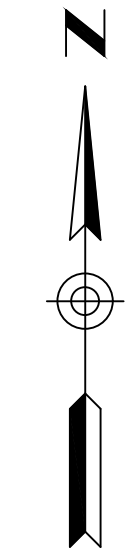
P:\2021\21126 (Survey)\240\21126-MASTER PLAT.dwg Jul 05, 2022 - 12:16pm Rhonda



SEE SHEET 5

SEE SHEET 7

SEE SHEET 11



SCALE
1"=40'



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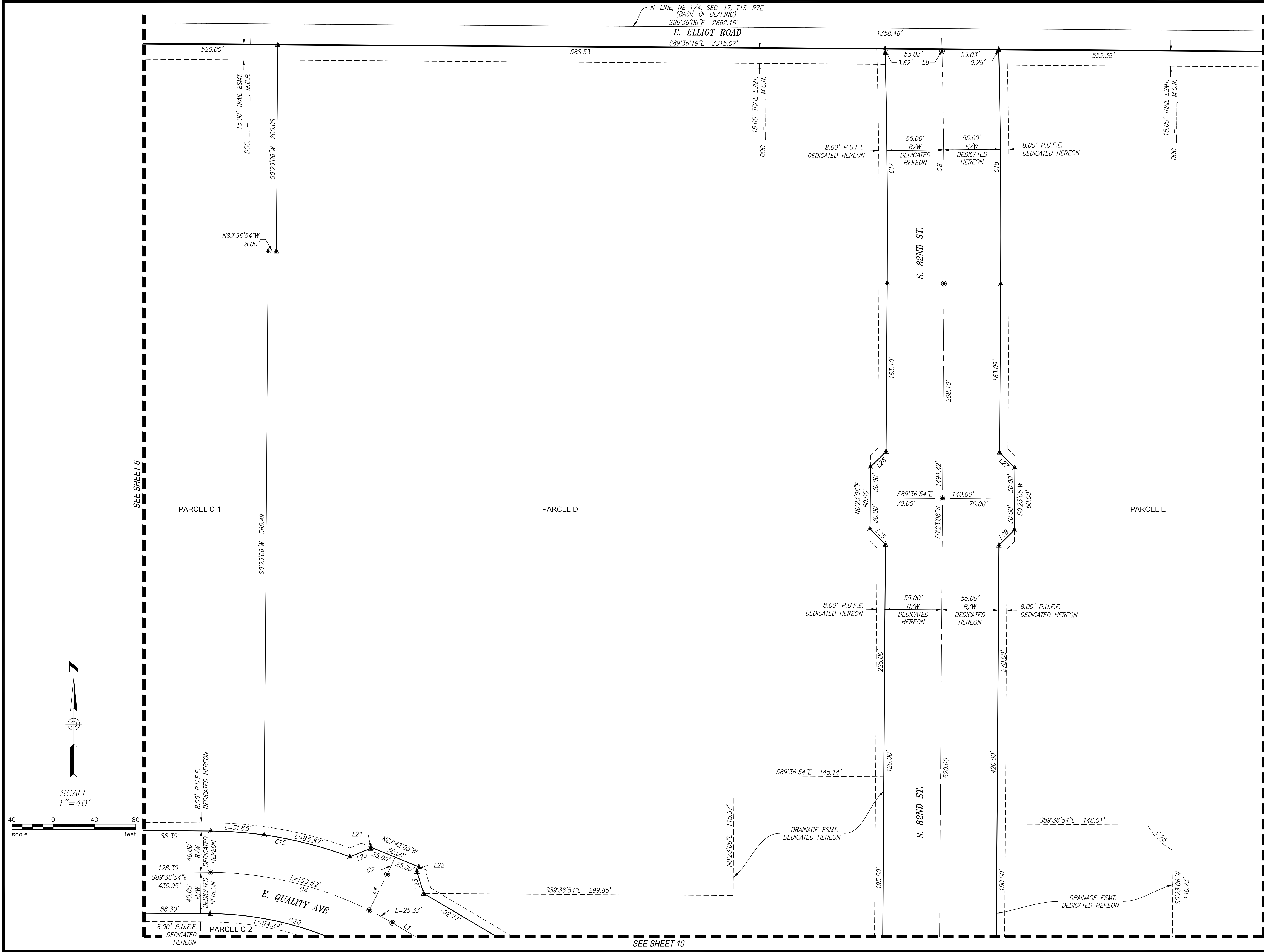
HAWES CROSSING VILLAGE 2
MASTER PLAT
City of Mesa, Maricopa County, Arizona

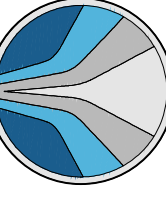
REGISTERED LAND SURVEYOR
41282
ADRIAN M. BURCHAM
STATE OF ARIZONA U.S.A.

Date 06/14/22	Project Eng.
Project No. 21126	Project Manager ADRIAN BURCHAM

Sht: 6 of 12

P:\2021\21126 (Survey)\240\21126-MASTER PLAT.dwg Jul 05, 2022 - 12:18pm Rhonda



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HAWES CROSSING VILLAGE 2 MASTER PLAT City of Mesa, Maricopa County, Arizona	
	
Project No. 21126	Date 06/14/22
Project Manager ADRIAN BURCHAM	Project Eng.
Sht: 7 of 12	

P:\2021\21126\Survey\240\21126-MASTER PLAT.dwg Jul 05, 2022 - 12:24pm RhondaL

SEE SHEET 7

(BASIS OF BEARING)
S89°36'06"E 2662.16'
725.43'

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

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

15.00' TRAIL ESMT.
DOC. -----, M.C.R.

552.38'

N0°23'06"E

15.00'

15.00' SEWER ESMT.
DEDICATED HEREON

N89°36'19"W
118.38'

118.02'

15.00'

900.26'
N0°59'49"W 915.27'

PARCEL E

PARCEL 2

578.27'

S89°36'19"E 3315.07'

535.16'

15.00' SEWER ESMT.
DEDICATED HEREON

15.00' TRAIL ESMT.
DOC. -----, M.C.R.

900.27'

65.02'

28.00'
DRAINAGE ESMT.
DEDICATED HEREON

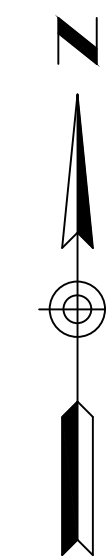
8.00'
P.U.F.E.
DEDICATED HEREON

888.67'

65.00'

R/W
DEDICATED HEREON

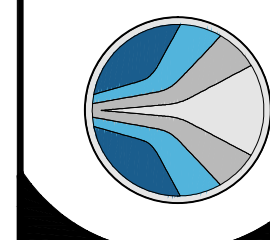
S0°59'48"E 2620.34'
E. LINE, NE 1/4, SEC. 17, T1S, R7E
S. HAWES ROAD



SCALE
1"=40'



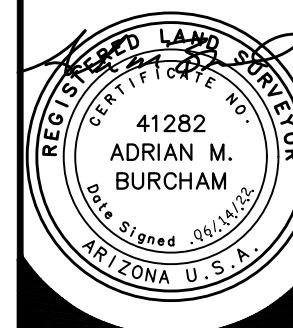
SEE SHEET 9



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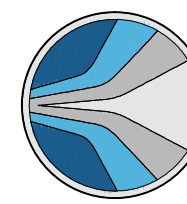
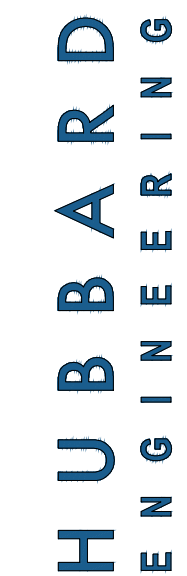
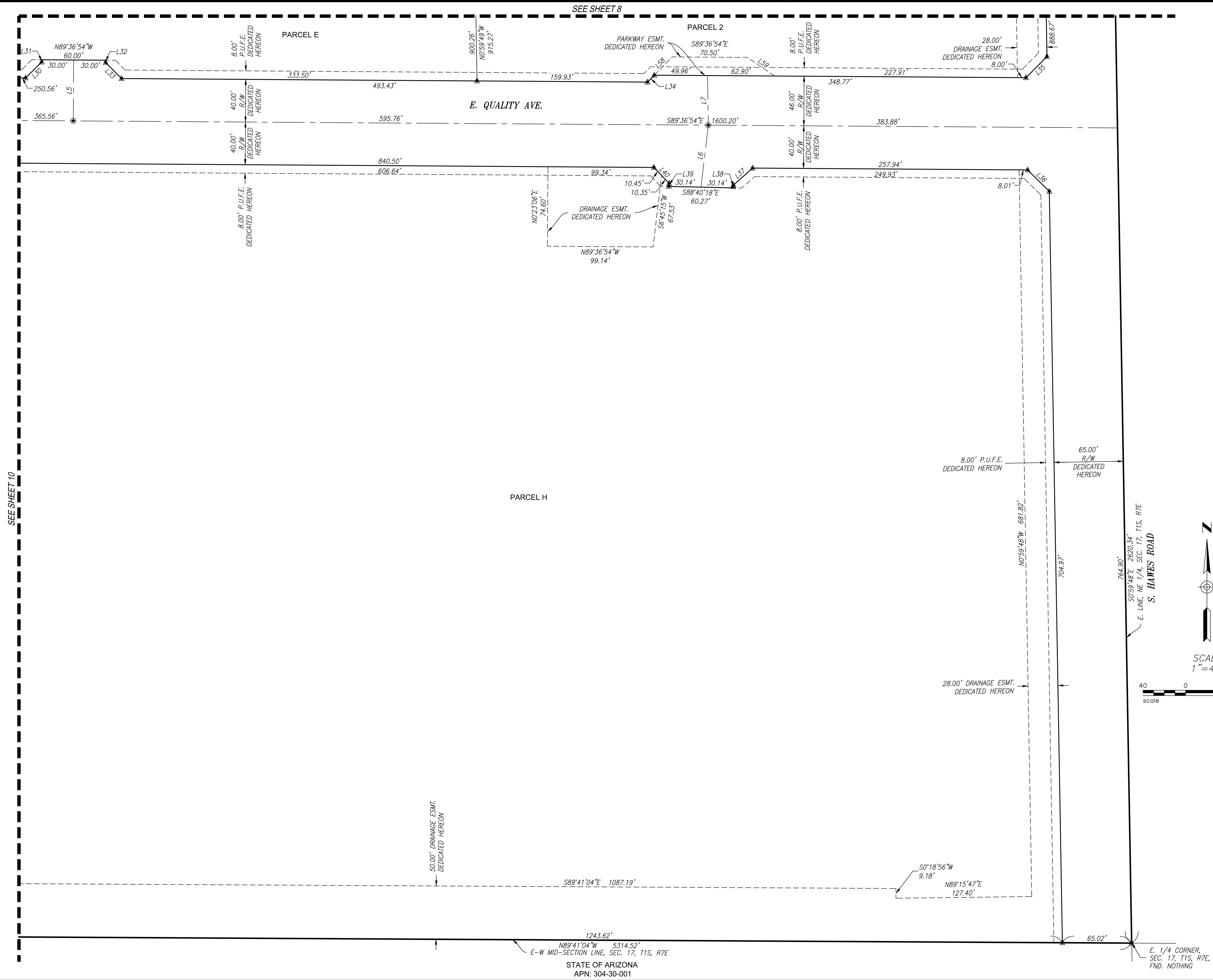
1201 S. Alma School Rd.
Suite 200
Mesa, AZ 85210
Ph: 480.892.3313

HAWES CROSSING VILLAGE 2
MASTER PLAT
City of Mesa, Maricopa County, Arizona

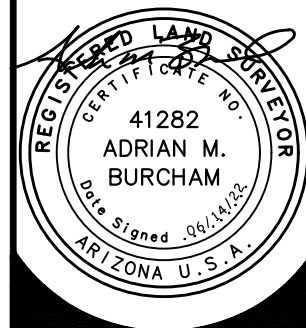


Project No. 21126	Project Manager ADRIAN BURCHAM
Date 06/14/22	Project Eng.

Sht: 8 of 12



HAWES CROSSING VILLAGE 2
MASTER PLAT
City of Mesa, Maricopa County, Arizona



<i>Project No.</i> 21126	<i>Date</i> 06/14/22
<i>Project Manager</i> ADRIAN BURCHAM	<i>Project Eng.</i>

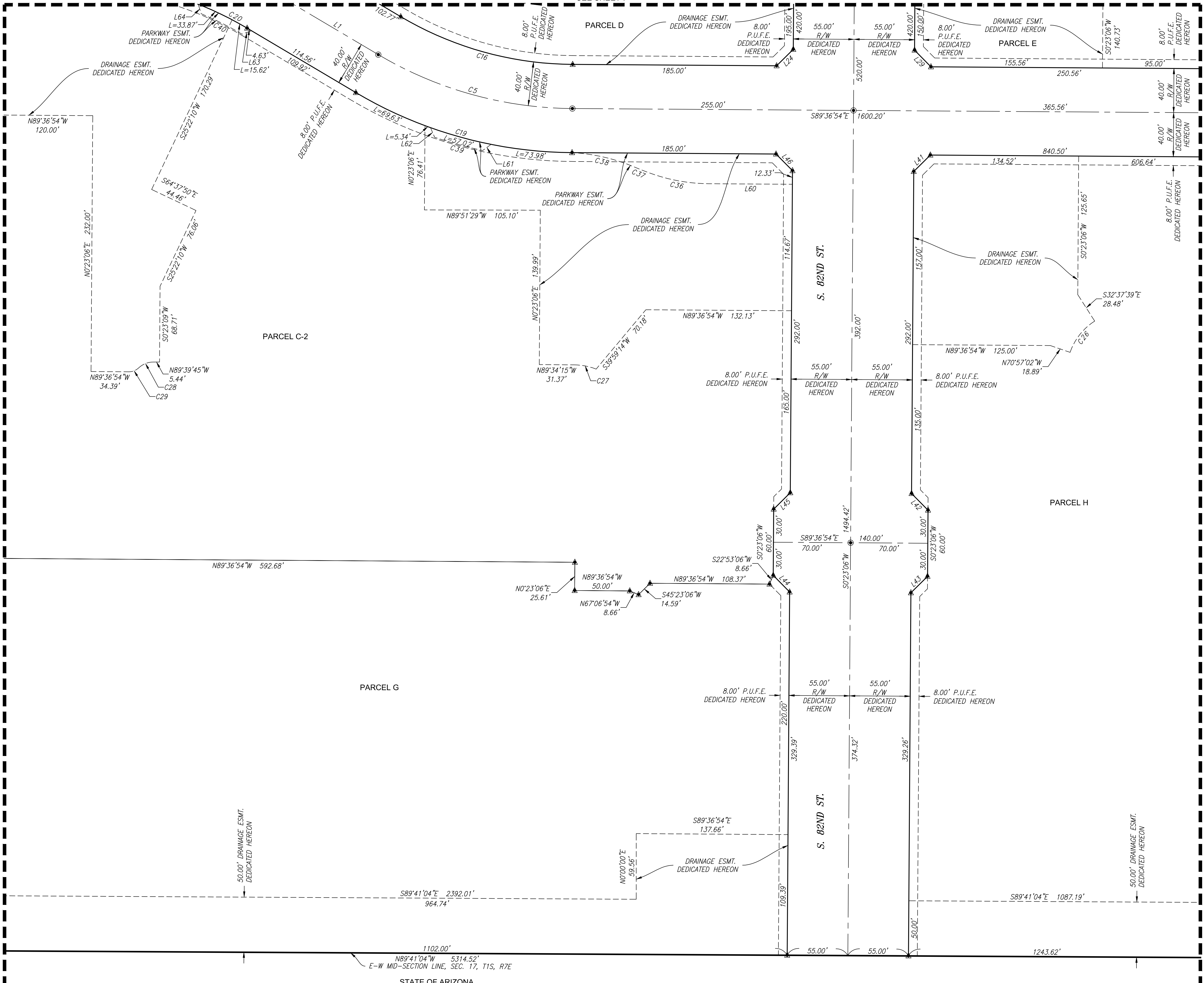
P:\2021\21126 (Survey)\240\21126-MASTER PLAT.dwg Jul 05, 2022 - 12:25pm RhondaL



SCALE
1"=40'

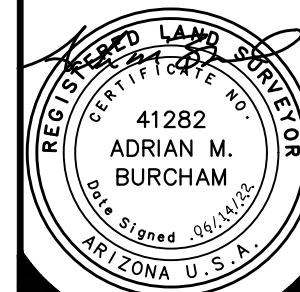


SEE SHEET 11



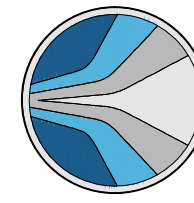
SEE SHEET 9

HAWES CROSSING VILLAGE 2
MASTER PLAT
City of Mesa, Maricopa County, Arizona



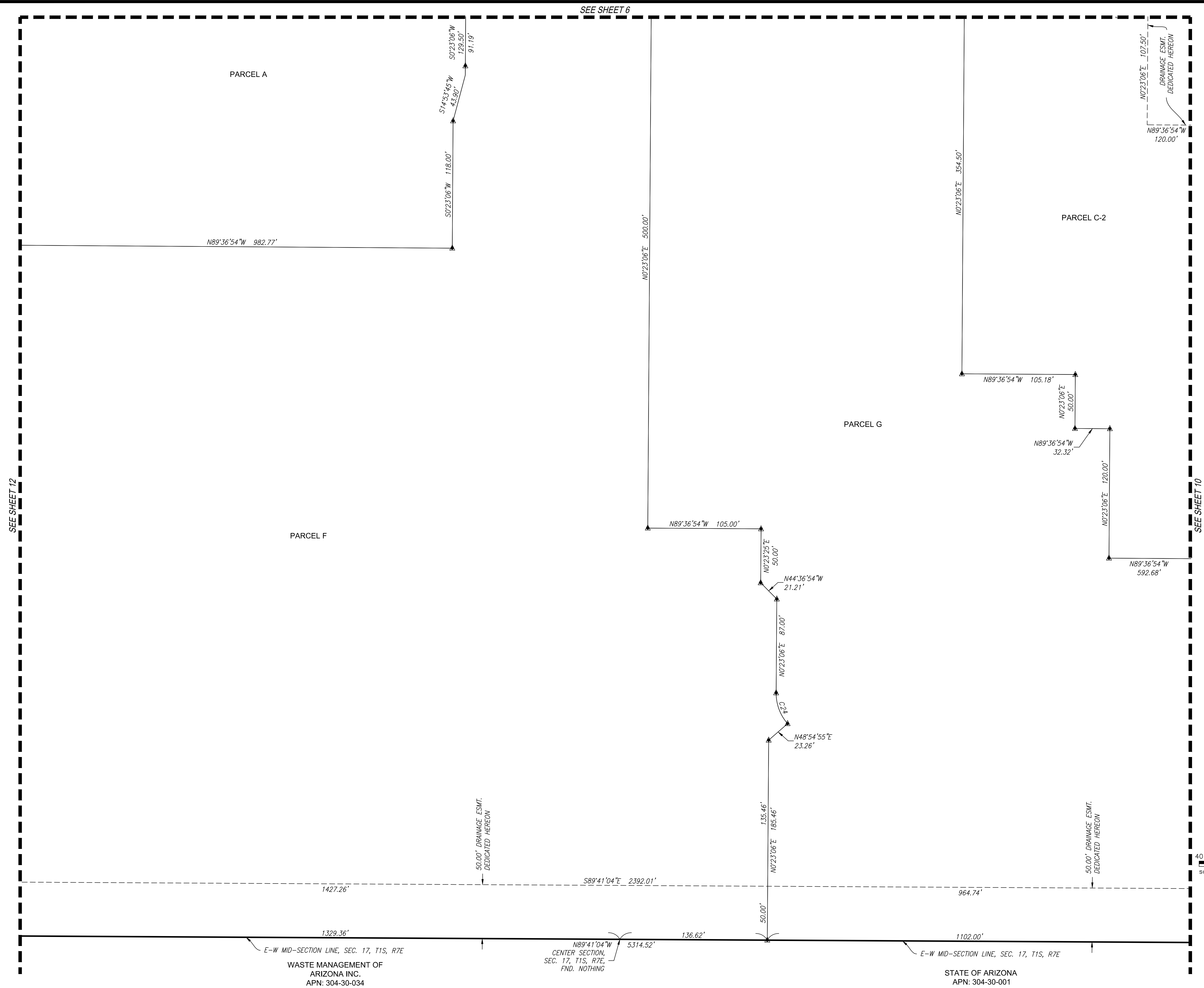
Project No. 21126	Date 06/14/22
Project Manager ADRIAN BURCHAM	Project Eng.

Sht: 10 of 12

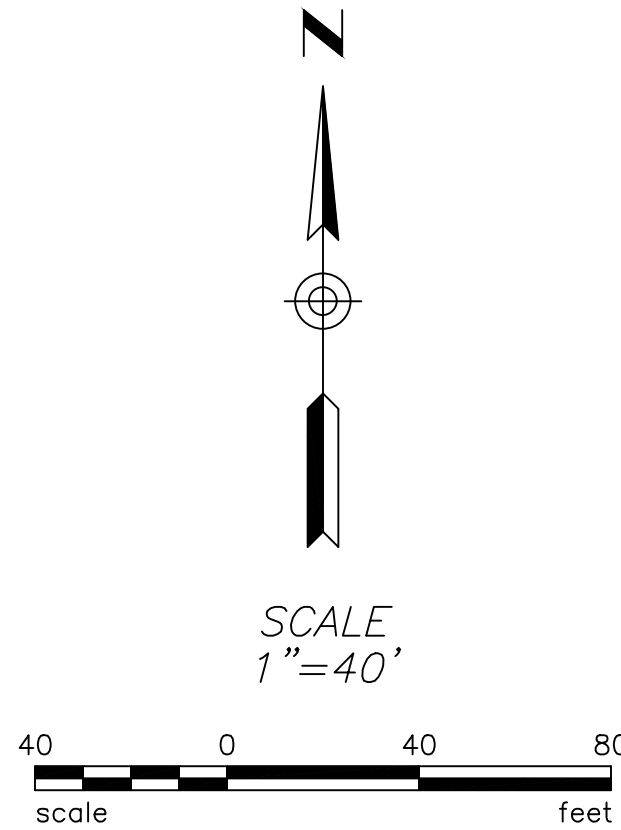


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W. 1/4 CORNER,
SEC. 17, T1S, R7E,
FND. BCHH

S. SOSSAMAN ROAD
W. LINE, NW 1/4, SEC. 17, T1S, R7E
N108°03'W 2626.92'

HAPPY WIFE STORAGE LLC
APN: 304-30-007Q

N1°06'04"W 1936.35'
1049.52'

AHMADZADEH FAMILY
REVOCABLE LIVING TRUST
APN: 304-30-007F

S89°40'13"E 245.48'
N89°40'13"W 259.34'
225.47'

N1°06'04"W 656.40'

363.11'
S1°06'04"E 383.12'

S0°23'06"W 59.05'

N89°36'54"W 120.00'

S0°23'06"W 33.66'

N89°36'54"W 50.00'

N0°23'06"E 107.50'

N89°36'54"W 982.77'

PARCEL F

PARCEL A

N0°23'06"E 264.19'

DRAINAGE ESMT.
DEDICATED HEREON
N89°19'21"W 159.20'

S0°23'06"W 265.00'

SEE SHEET 11

SEE SHEET 5

1327.90'

1329.36'

N89°41'04"W 5314.52'
E-W MID-SECTION LINE, SEC. 17, T1S, R7E

WASTE MANAGEMENT OF
ARIZONA INC.
APN: 304-30-034

50.00' DRAINAGE ESMT.
DEDICATED HEREON

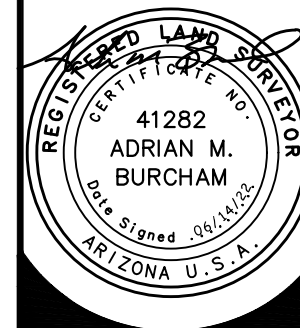
S89°41'04"E 2392.01'
1427.26'

40.00' DRAINAGE ESMT.
DEDICATED HEREON

S1°06'04"E 243.76'

N88°53'56"E 20.00'

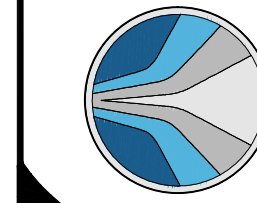
20.00' DRAINAGE ESMT.
DEDICATED HEREON



HAWES CROSSING VILLAGE 2
MASTER PLAT
City of Mesa, Maricopa County, Arizona

Project No. 21126	Date 06/14/22
Project Manager ADRIAN BURCHAM	Project Eng.

Sht: 12 of 12



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