## E. BROWN RD. **DEDICATION** RE-PLAT OF HERITAGE VILLAGE ASSISTED LIVING RED MOUNTAIN STATE OF ARIZONA COUNTY OF MARICOPA RECORDED IN BOOK 1281, PAGE 26, M.C.R. KNOW ALL MEN BY THESE PRESENT A SUBDIVISION IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THAT ASSISTED LIVING OF ARIZONA, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR HERITAGE VILLAGE ASSISTED LIVING, LOCATED IN NORTHEAST SECTION 17, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER QUARTER OF SECTION 17, TOWNSHIP 1 NORTH. RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, 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, BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. TRACTS AND EASEMENTS CONSTITUTING SAME. AND THAT EACH OF THE STREETS. LOTS. TRACTS AND BRASS CAP IN EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY. HAND HOLE THE ASSISTED LIVING OF ARIZONA. AN ARIZONA LIMITED LIABILITY COMPANY. AS OWNER, HEREBY N1/4 CORNER OF SEC. 17 DEDICATES AND CONVEYS TO THE CITY OF MESA, IN FEE, ALL REAL PROPERTY DESIGNATED ON THIS **E. BROWN ROAD** T-1-N, R-7-ENE CORNER OF SEC. 17 PLAT AS "RIGHT-OF-WAY" OR "R/W" FOR USE AS PUBLIC RIGHT-OF-WAY. T-1-N, R-7-E**LEGEND ENGINEER** SITE DATA: **FEMA CERTIFICATION OWNER** BUILDING SETBACK LINF GREGORY L. ALLEN MEASURED MRC VSL HERITAGE VILLAGE. LLC THIS SITE LIES IN FLOOD ZONE ALLEN CONSULTING ENGINEERS, INC. **RECORDED** 925 S. NIAGARA STREET TOTAL AREA: 205,116 SF "X" AS SHOWN ON FEMA PANEL I.E.&E.E. INGRESS EASEMENT & EGRESS EASEMENT 3921 E. BASELINE ROAD #112 EACH OF THE OWNERS. AS TO THE PORTION OF THE PROPERTY OWNED BY THAT OWNER. 4.7088 AC DENVER, CO 80224 04013C2295L, DATED 10-16-13. GILBERT, ARIZONA 85234 HEREBY DEDICATES TO THE CITY OF MESA FOR USE AS SUCH THE VEHICULAR NON—ACCESS DOCKET PUBLIC UTILITY EASEMENT PHONE: (702) 241-5901 EASEMENTS AND PUBLIC UTILITY AND FACILITY EASEMENTS. AS SHOWN ON THE SAID PLAT AND PHONE: (480) 844-1666 EMAIL: wfl12@aol.com ARIZONA DEPARTMENT OF TRANSPORTATION FAX: (480) 830-8453 EMAIL: ace@allenconsultenar.com REPAIR, RECONSTRUCT. REPLACE, REMOVE, UTILITIES AND FACILITIES (INCLUDING, BUT NOT LIMITED TO S 89°49'22" E 631.90' PUE WATER, WASTEWATER, GAS, ELECTRIC, STORM WATER, PIPES, CONDUIT, CABLES, AND SWITCHING $c = 89^{\circ}57'24"$ TRANSFORMERS, VAULTS, MANHOLES, CONDUITS, PIPES AND CABLES, FIRE HYDRANTS, STREET LIGHTS 10' X 20' ADOT R = 12.00 FTSIGN EASEMENT SIGN EASEMENT L = 18.84 FTPER DKT. 2009-1186603 PER DKT. 2009-1186603 LEVEL BY CUT OR FILL AND THE UNRESTRICTED RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO. FROM. AND ACROSS THE EASEMENT PROPERTY. ADDITIONALLY. THE CITY IS AUTHORIZED INGRESS-EGRESS EASEMENT TO PERMIT OTHERS TO USE THE PUBLIC UTILITY AND FACILITY EASEMENT PROPERTY FOR ALL USES PER DKT. 2010-00046208 -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 8' PUE PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS. └<del>-</del> ВК. 1281, PG. 26 IT IS AGREED THAT THE ASSISTED LIVING OF ARIZONA, 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 OF 25' DRAINAGE OVER SAID EASEMENT OR ANY PART THEREOF BY THE ASSISTED LIVING OF ARIZONA. AN ARIZONA EASEMENT 20' PUE LIMITED LIABILITY COMPANY, OR THE SUCCESSORS OR ASSIGNS OF THE ASSISTED LIVING OF ARIZONA BK. 1281, PG. 26, DKT 2010-0586888-AN ARIZONA LIMITED LIABILITY COMPANY, AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL M.C.R.NOT BE CHANGED BY THE ASSISTED LIVING OF ARIZONA, AN ARIZONA LIMITED LIABILITY COMPANY, OR HE SUCCESSORS OR ASSIGNS OF THE ASSISTED LIVING OF ARIZONA, AN ARIZONA LIMITED LIABILITY COMPANY. WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF MESA. THE RIGHTS AND OBLIGATIONS LOT 1A TS OBLIGATIONS TO PROVIDE UTILITY SERVICE TO ITS CUSTOMERS. THE ASSISTED LIVING OF ARIZONA, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY GRANTS HE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "SIGHT VISIBILITY EASEMENT" OR "SVE" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO LANDSCAPING OTHER THAN GROUND COVER, FLOWERS AND 20' PUE PER GRANITE LESS THAN 2—FEET (MATURE) IN HEIGHT, AND/OR TREES WITH BRANCHES NOT LESS THAN DKT. 2010-0586888, THE ASSISTED LIVING OF ARIZONA, AN ARIZONA LIMITED LIABILITY COMPANY, O THE CITY OF MESA A PERMANENT. NON-EXCLUSIVE EASEMENT OVER. ACROSS. UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "VEHICULAR NON—ACCESS EASEMENT" OR "VNAE" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO VEHICULAR ACCESS IS PERMITTED THE ASSISTED LIVING OF ARIZONA, AN ARIZONA LIMITED LIABILITY COMPANY, WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED BY HIS PLAT, AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON OR ENTITY 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 THE ASSISTED LIVING OF ARIZONA, AN ARIZONA LIMITED LIABILITY COMPANY, WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED. THE DRAINAGE EASEMENT SHOWN ON THIS PLAT IS HEREBY RESERVED AS A DRAINAGE FACILITY ₿SL 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 25' DRAINAGE SUCCESSORS AND ASSIGNS AND SHALL PROVIDE STORM WATER CONVEYANCE AND STORAGE AS EASEMENT PRIVATE DRAINAGE FROM SAID PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON BK. 1281, PG. 26, THE AGREEMENTS CONTAINED HEREIN SHALL BE A COVENANT RUNNING WITH THE LAND AND, JPON RECORDING. SHALL BE BINDING UPON ANY SUBSEQUENT PURCHASER OR OCCUPIER OF SAID 25' DRAINAGE 25' DRAINAGE EASEMENT THIS COVENANT CAN BE ENFORCED OR REMOVED BY THE CITY OF MESA, WHO CAN BRING EASEMENT BK. 1281, PG. 26, PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING BK. 1281, PG. 26. OR THREATENING TO VIOLATE ANY OF THESE COVENANTS. TO PREVENT HIM OR THEM FROM SO DOING, M.C.R.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 **CERTIFICATION:** IN WITNESS WHEREOF: ANTHONY N. ZAUGG, HEREBY CERTIFY THAT I AM A REGISTERED LAND THE ASSISTED LIVING OF ARIZONA, AN ARIZONA LIMITED LIABILITY COMPANY,AS OWNER, HAS HERETO SURVEYOR IN THE STATE OF ARIZONA; THAT THIS RESULTS OF SURVEY, CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE CONSISTING OF 1 SHEET, CORRECTLY REPRESENTS A SURVEY DONE UNDER UNDERSIGNED OFFICER THIS \_\_\_ DAY OF \_\_\_\_\_, 2022. MY SUPERVISION DURING THE MONTH OF OCTOBER, 2022; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS **LEGAL DESCRIPTION** THE ASSISTED LIVING OF ARIZONA, AN ARIZONA LIMITED LIABILITY COMPANY, SHOWN ACTUALLY EXIST AS SHOWN OR WILL BE SET; THAT THEIR BY: GARY CROSBY, IT'S MANAGING PARTNER POSITIONS ARE CORRECT AND ACCURATE AS SHOWN; AND THAT SAID A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 7 MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. ANTHONY N. EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY **NOTES:** BY: GARY CROSBY DATE MANAGING PARTNER Anthony N. Zaugg 1. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 17: THENCE SOUTH 89 DEGREES 49 MINUTES 22 AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING. SECONDS EAST, ALONG THE NORTH LINE THEREOF A DISTANCE OF 698.89 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 2. COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED LS #41076 24 SECONDS WEST, A DISTANCE OF 65.00 FEET TO THE SOUTH LINE OF THE NORTH 65.00 FEET OF THE NORTHWEST ACKNOWLEDGMENT BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R.[42]33. QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17, SAID POINT BEING THE SOUTH RIGHT-OF-WAY LINE OF 3. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY NOTE: PER ARS 32-151 THE USE OF THE WORD "CERTIFY" OR BRASS CAP DATE EAST BROWN ROAD, AND THE POINT OF BEGINNING; VEGETATION PLANTED, NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR IN HANDHOLE BASINS WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL CENTER OF SECTION 17 THENCE SOUTH 00 DEGREES 13 MINUTES 24 SECONDS WEST 235.71 FEET; THENCE ALONG SAID NORTHERLY LINE OF THROUGH THE BASINS. OPINION REGARDING THE FACTS OR FINDINGS THAT ARE THE STATE OF ARIZONA T-1-N, R-7-EGILA RIDGE UNIT I, SOUTH 86 DEGREES 57 MINUTES 28 SECONDS WEST, 12.94 FEET; THENCE CONTINUING ALONG SAID 4.THIS RE-PLAT IS FOR 1 LOT. SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN SS. NORTHERLY LINE OF GILA RIDGE UNIT I, SOUTH 78 DEGREES 03 MINUTES 18 SECONDS WEST 96.04 FEET; THENCE SOUTH 5. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT EXPRESS OR IMPLIED WARRANTY OR GUARANTEE. COUNTY OF MARICOPA 78 DEGREES 02 MINUTES 58 SECONDS WEST A DISTANCE OF 92.14 FEET; THENCE SOUTH 76 DEGREES 12 MINUTES 33 MAINTENANCE OF ANY PRIVATE FACILITIES, PRIVATE STREETS AND LANDSCAPED SECONDS WEST, A DISTANCE OF 180.41 FEET; THENCE NORTH 79 DEGREES 17 MINUTES 55 SECONDS WEST, A DISTANCE AREAS WITHIN THIS PROJECT OR LANDSCAPING WITHIN THE RIGHT-OF-WAY 2022, BEFORE ME, THE UNDERSIGNED NOTARY, OF 89.24 FEET; THENCE EASTERLY ALONG THE NORTH LINE OF LOTS 23 THROUGH 28 INCLUSIVE OF SAID PLAT OF GILA ALONG BROWN ROAD AND 80TH STREET. PERSONALLY APPEARED GARY CROSBY, AS MANAGING PARTNER, WHO EXECUTED THE FOREGOING INSTRUMENT RIDGE UNIT I THE FOLLOWING 4 COURSES, NORTH 89 DEGREES 46 MINUTES 38 SECONDS WEST, A DISTANCE OF 184.23 6. THE CITY OF MESA WILL NOT BE RESPONSIBLE FOR ANY SPECIAL 4111 E. VALLEY AUTO DRIVE, SUITE 103 FOR THE PURPOSE THEREIN CONTAINED BY SIGNING HIS NAME. FEET; THENCE NORTH 00 DEGREES 13 MINUTES 24 SECONDS EAST, ALONG SAID EAST LINE OF AND SAID EAST PAVEMENT NOTED WITHIN THIS PROJECT. SHOULD REMOVAL OF SPECIAL MESA, ARIZONA 85206 RIGHT-OF-WAY LINE A DISTANCE OF 309.07 FEET TO THE BEGINNING OF A 12.00 RADIUS TANGENT CURVE TO THE RIGHT, CONSULTING PAVEMENT BE REQUIRED BY THE CITY OF MESA FOR MAINTENANCE OF THE IN WITNESS WHEREOF: I HEREUNTO SET FORTH MY HAND AND OFFICIAL SEAL. THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE OF BROWN PHONE (480) 844-1666 UTILITY LINES, THE CITY WILL ONLY BE REQUIRED TO BACKFILL AND PROVIDE ENGINEERS, INC. E-MAIL: ace@allenconsultengr.com ROAD THROUGH A CENTRAL ANGLE OF 89 DEGREES 57 MINUTES 24 SECONDS AN ARC LENGTH OF 18.84 FEET; THENCE TEMPORARY PAVEMENT OVER SAID UTILITY. RECONSTRUCTION OF THE SPECIAL MY COMMISSION EXPIRES: \_\_\_\_\_ SOUTH 89 DEGREES 49 MINUTES 22 SECONDS EAST ALONG SAID SOUTH LINE AND SOUTH RIGHT-OF-WAY LINE OF PAVEMENT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. BROWN ROAD A DISTANCE OF 631.90 FEET TO THE POINT OF BEGINNING. 7. A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) **APPROVALS** HERITAGE VILLAGE ASSISTED LIVING HAS BEEN OR WILL BE RECORDED FOR THIS SUBDIVISION WHICH WILL GOVERN **ASSURED WATER SUPPLY** THE USE AND MAINTENANCE OF ALL AREAS SHOWN ON THIS PLAT. APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF MESA, ARIZONA. 8035 E. BROWN RD. 8. ONSITE RETENTION WIL BE OBTAINED IN THE MASTER RETENTION BASIN THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN MESA, AZ85207 FOR THIS SUBDIVISION. THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA WHICH IS DESIGNATED 9. 8-INCH GRAVITY SEWER LINES WILL BE CONNECTED TO THE EXISTING AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576. RE-PLAT 8-INCH SEWER IN 80TH STREET NEAR THE SOUTHWEST CORNER OF THE SHEET JOB NUMBER 94204 1 **OF** 1 CITY CLERK 10. THIS SITE IS FREE FROM ANY OFFSITE RUNOFF. CITY ENGINEER DRAWING RE-PLAT DRAFTSMAN | CHECKED BY **DATE** 08/17/2022