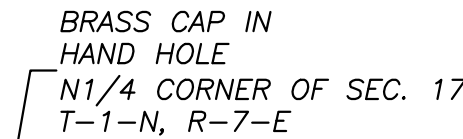


STATE OF ARIZONA )  
COUNTY OF MARICOPA ) SS.  
KNOW ALL MEN BY THESE PRESENTS:

**RECORDED IN BOOK 1281, PAGE 26, M.C.R.**  
**A SUBDIVISION IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF**  
**SECTION 17, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER**  
**BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.**



ZONING: R1-9  
TOTAL AREA: 205,116 SF  
4.7088 AC

THIS SITE LIES IN FLOOD ZONE  
"X" AS SHOWN ON FEMA PANEL  
04013C2295L, DATED 10-16-13.

MRC VSL HERITAGE VILLAGE, LLC  
925 S. NIAGARA STREET  
DENVER, CO 80224  
PHONE: (702) 241-5901  
EMAIL: wfl12@aol.com

GREGORY L. ALLEN  
ALLEN CONSULTING ENGINEERS, INC.  
3921 E. BASELINE ROAD #112  
GILBERT, ARIZONA 85234  
PHONE: (480) 844-1666  
FAX: (480) 830-8453  
EMAIL: [ace@allenconsultengr.com](mailto:ace@allenconsultengr.com)

BRASS CAP  
IN HANDHOLE  
CENTER OF SECTION 17  
T-1-N, R-7-E

1. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
2. COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R.[42]33.
3. THE STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY PLANTING OR VEGETATION SHALL NOT BE ALLOWED TO GROW WITHIN THE DRAINAGE BASINS WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER OR THROUGH THE BASINS.
4. THIS RE-PLAT IS FOR 1 LOT.
5. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE FACILITIES, PRIVATE STREETS AND LANDSCAPED AREAS. PROJECTOR SHALL LANDSCAPE WITHIN THE RIGHT-OF-WAY ALONG BROWN ROAD AND 80TH STREET.
6. THE CITY OF MESA WILL NOT BE RESPONSIBLE FOR ANY SPECIAL PAVEMENT NOTED WITHIN THIS PROJECT. SHOULD REMOVAL OF SPECIAL PAVEMENT BE REQUIRED BY THE CITY OF MESA FOR MAINTENANCE OF THE UTILITY LINES, THE CITY WILL ONLY BE REQUIRED TO BACKFILL AND PROVIDE TEMPORARY PAVEMENT OVER THE EXISTING. RECONSTRUCTION OF THE SPECIAL PAVEMENT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
7. 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.
8. ONSITE RETENTION WILL BE OBTAINED IN THE MASTER RETENTION BASIN FOR THIS SUBDIVISION.
9. ALL EXISTING GRAVITY SEWER LINES WILL BE CONNECTED TO THE EXISTING 8-INCH SEWER IN 80TH STREET NEAR THE SOUTHWEST CORNER OF THE PROJECT.
10. THIS SITE IS FREE FROM ANY OFFSITE RUNOFF.

**4111 E. VALLEY AUTO DRIVE, SUITE 103  
MESA, ARIZONA 85206  
PHONE (480) 844-1666  
E-MAIL: ace@allenconsultengr.com**

<b>JOB NUMBER</b>	94204	<b>SHEET</b>	1	<b>OF</b>	1
<b>DRAWING</b>	RE-PLAT				
<b>DRAFTSMAN</b>	<b>CHECKED BY</b>			<b>DATE</b>	08/17/2022