

DEDICATION

STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

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 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, 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.

THE ASSISTED LIVING OF ARIZONA, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES AND CONVEYS TO THE CITY OF MESA, IN FEE, ALL REAL PROPERTY DESIGNATED ON THIS PLAT AS "RIGHT-OF-WAY" OR "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 PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. PUBLIC UTILITY AND FACILITY EASEMENTS ARE FOR PURPOSES OF ESTABLISHING AREAS FOR CITY USE 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 STREET LIGHTS, 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 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. CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING, UNLESS APPROVED OTHERWISE BY THE CITY OF MESA. ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

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 THEREOF OF SAME, SHALL BE CONSTRUCTED, INSTALLED OR PLACED ON OR OVER SAID EASEMENT OR ANY PART THEREOF BY THE ASSISTED LIVING OF ARIZONA, AN ARIZONA LIMITED LIABILITY COMPANY, OR THE SUCCESSORS OR ASSIGNS OF THE ASSISTED LIVING OF ARIZONA, AN ARIZONA LIMITED LIABILITY COMPANY, AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY THE ASSISTED LIVING OF ARIZONA, AN ARIZONA LIMITED LIABILITY COMPANY, OR THE 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 OF THE CITY OF MESA SHALL BE CONSTRUED BROADLY AND CONSISTENT WITH THE PERFORMANCE OF ITS OBLIGATIONS TO PROVIDE UTILITY SERVICE TO ITS CUSTOMERS.

THE ASSISTED LIVING OF ARIZONA, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY GRANTS TO THE 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 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.

THE ASSISTED LIVING OF ARIZONA, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY GRANTS TO 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 THIS 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 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 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 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 PERSONS 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.

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 THIS 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 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 WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

THE ASSISTED LIVING OF ARIZONA, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS 15th DAY OF June, 2016.

THE ASSISTED LIVING OF ARIZONA, AN ARIZONA LIMITED LIABILITY COMPANY,  
BY: GARY CROSBY, IT'S MANAGING PARTNER

BY: GARY CROSBY  
MANAGING PARTNER

ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS.

ON THIS 15th DAY OF June, 2016, BEFORE ME, THE UNDERSIGNED NOTARY, PERSONALLY APPEARED GARY CROSBY, AS MANAGING PARTNER, WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING HIS NAME.

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

MY COMMISSION EXPIRES: June 24, 2018

APPROVALS

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF MESA, ARIZONA.

ON THE 24th DAY OF August, 2016

BY: John G. Galt  
MAYOR

ATTEST:

James Goodwine  
CITY CLERK

HERITAGE VILLAGE ASSISTED LIVING

A PORTION OF 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.

LOT TABLE

NAME	SQUARE FEET	ACRES
LOT 1	24374.68	0.5596
LOT 2	20866.69	0.4790
LOT 3	20920.79	0.4803
LOT 4	26362.19	0.6051
LOT 5	28969.46	0.6650
LOT 6	16635.71	0.3819
LOT 7	15304.52	0.3513
LOT 8	18117.00	0.4159
LOT 9	21636.29	0.4967

E. BROWN ROAD

FEMA CERTIFICATION

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

OWNER

GARY CROSBY  
ASSISTED LIVING OF ARIZONA, LLC  
6338 E. ORION STREET  
MESA, AZ 85215  
PHONE: (480) 688-9492  
EMAIL: office@buildwithaccent.com

ENGINEER

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

VICINITY MAP

NTS.

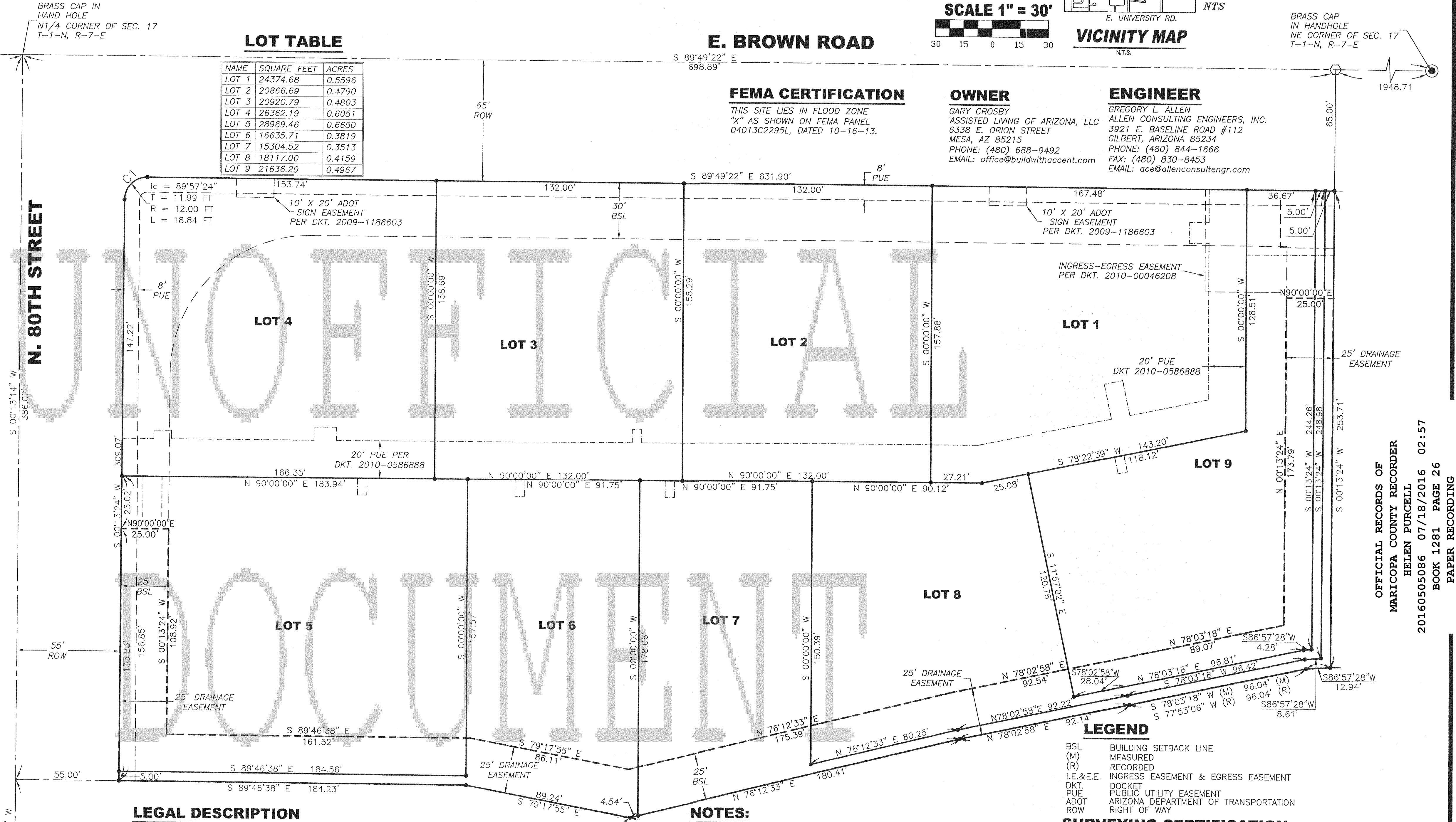
SCALE 1" = 30'

30 15 0 15 30

BRASS CAP IN  
HAND HOLE  
N1/4 CORNER OF SEC. 17  
T-1-N, R-7-E

BRASS CAP IN  
HAND HOLE  
NW CORNER OF SEC. 17  
T-1-N, R-7-E

BRASS CAP  
IN HANDHOLE  
NE CORNER OF SEC. 17  
T-1-N, R-7-E



LEGAL DESCRIPTION

A PORTION OF 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 17: THENCE SOUTH 89 DEGREES 49 MINUTES 22 SECONDS EAST, ALONG THE NORTH LINE THEREOF A DISTANCE OF 698.89 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 24 SECONDS WEST, A DISTANCE OF 65.00 FEET TO THE SOUTH LINE OF THE NORTH 65.00 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17, SAID POINT BEING THE SOUTH RIGHT-OF-WAY LINE OF EAST BROWN ROAD, AND THE POINT OF BEGINNING, THENCE SOUTH 00 DEGREES 13 MINUTES 24 SECONDS WEST 235.71 FEET; THENCE ALONG SAID NORTHERLY LINE OF GILA RIDGE UNIT I, SOUTH 86 DEGREES 57 MINUTES 28 SECONDS WEST, 12.94 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE OF GILA RIDGE UNIT I, SOUTH 78 DEGREES 03 MINUTES 18 SECONDS WEST 96.04 FEET; THENCE SOUTH 78 DEGREES 02 MINUTES 58 SECONDS WEST A DISTANCE OF 92.14 FEET; THENCE SOUTH 76 DEGREES 12 MINUTES 33 SECONDS WEST, A DISTANCE OF 180.41 FEET; THENCE NORTH 79 DEGREES 17 MINUTES 55 SECONDS WEST, A DISTANCE OF 89.24 FEET; THENCE EASTERLY ALONG THE NORTH LINE OF LOTS 23 THROUGH 28 INCLUSIVE OF SAID PLAT OF GILA RIDGE UNIT I THE FOLLOWING 4 COURSES, NORTH 89 DEGREES 46 MINUTES 38 SECONDS WEST, A DISTANCE OF 184.23 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 24 SECONDS EAST, ALONG SAID EAST LINE OF AND SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 309.07 FEET TO THE BEGINNING OF A 12.00 RADIUS TANGENT CURVE TO THE RIGHT; THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE OF BROWN ROAD THROUGH A CENTRAL ANGLE OF 89 DEGREES 57 MINUTES 24 SECONDS AN ARC LENGTH OF 18.84 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 22 SECONDS EAST ALONG SAID SOUTH LINE AND SOUTH RIGHT-OF-WAY LINE OF BROWN ROAD A DISTANCE OF 631.90 FEET TO THE POINT OF BEGINNING.

ASSURED WATER SUPPLY

THIS IS TO CERTIFY THAT 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.

CITY ENGINEER

DATE

NOTES:

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. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION PLANTED, NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE BASINS WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER OR THROUGH THE BASINS.
4. EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING FOR A TOTAL OF 9 UNITS.
5. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE FACILITIES, PRIVATE STREETS AND LANDSCAPED AREAS WITHIN THIS PROJECT OR LANDSCAPING 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 SAID UTILITY. 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. AS EACH LOT DEVELOPS, EACH INDIVIDUAL LOT OWNER IS RESPONSIBLE FOR PROVIDING FINAL LOT GRADING PER APPROVED GRADING AND DRAINAGE PLAN ON FILE WITH THE CITY OF MESA. THE MINIMUM FINISH FLOOR ELEVATION SHALL BE AT OR ABOVE THE FINISH FLOOR ELEVATION SHOWN ON THE APPROVED GRADING AND DRAINAGE PLAN. GRADING AND DRAINAGE PLAN SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
9. ONSITE RETENTION WILL BE OBTAINED IN THE MASTER RETENTION BASIN FOR THIS SUBDIVISION.
10. 8-INCH GRAVITY SEWER LINES WILL BE CONNECTED TO THE EXISTING 8-INCH SEWER IN BOTH STREET NEAR THE SOUTHWEST CORNER OF THE PROJECT.
11. THIS SITE IS FREE FROM ANY OFFSITE RUNOFF.

LEGEND

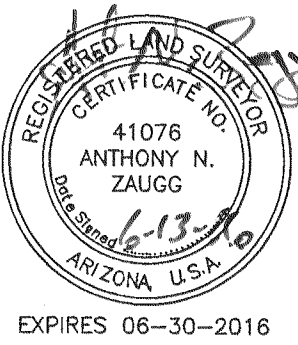
BSL BUILDING SETBACK LINE  
(M) MEASURED  
(R) RECORDED  
I.E.&E.E. INGRESS EASEMENT & EGRESS EASEMENT  
DKT. DOCKET  
PUE PUBLIC UTILITY EASEMENT  
ADOT ARIZONA DEPARTMENT OF TRANSPORTATION  
ROW RIGHT OF WAY

SURVEYING CERTIFICATION

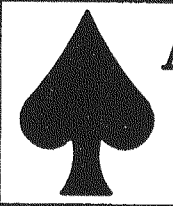
"I, ANTHONY ZAUGG, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THIS PLAT CONSISTING OF 1 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF APRIL 2014; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS, CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED."

ANTHONY ZAUGG, R.L.S.  
3921 E. BASELINE ROAD, SUITE 002  
GILBERT, AZ 85234

DATE 6-13-16



EXPIRES 06-30-2016



ALLEN  
CONSULTING  
ENGINEERS, INC.

3921 E. BASELINE ROAD #112  
GILBERT, ARIZONA 85234  
PHONE (480) 844-1666  
E-MAIL: ace@allenconsultengr.com

HERITAGE VILLAGE ASSISTED LIVING  
8035 E. BROWN ROAD  
MESA, ARIZONA 85207  
FINAL PLAT

JOB NUMBER	94204	SHEET	1	OF	1
DRAWING	FINAL PLAT	CHECKED BY		DATE	06-13-16
DRAFTSMAN					

PLN2014-00526 2ND PRE FINAL