

G:\Current Projects\2020051 Val Vista & Thomas Road - McCall\DWG\FP 7020051 FINAL PLAT.dwg Alan Belleau

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

THAT THOMAS VAL VISTA, LLC, A ARIZONA LIMITED LIABILITY COMPANY, AS "OWNER", DOES HEREBY PUBLISH THIS FINAL PLAT FOR KITCHELL - 202 / VAL VISTA, LOCATED IN A PORTION OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 6 EAST, 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.

THOMAS VAL VISTA, LLC 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 THIS SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES; THE DEDICATION OF REAL PROPERTY MARKED AS STREETS ON THIS 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 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, CABLE 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 PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

IT IS AGREED THAT THOMAS VAL VISTA, LLC, 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 THOMAS VAL VISTA, LLC, OR THE SUCCESSORS OR ASSIGNS OF THOMAS VAL VISTA, LLC, AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY THOMAS VAL VISTA, LLC, OR THE SUCCESSORS OR ASSIGNS OF THOMAS VAL VISTA, LLC, 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.

THOMAS VAL VISTA LLC, HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED IN THIS PLAT AS "SIGHT VISIBILITY EASEMENT" OR "SVE" FOR PURPOSES OF ESTABLISHING AREA 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.

THOMAS VAL VISTA LLC, 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.

DRAINAGE COVENANTS:
THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT AS TRACT WEST DRAINAGE BASIN AND CENTRAL DRAINAGE BASIN AND EAST DRAINAGE BASIN 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;

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.

THOMAS VAL VISTA, LLC, WARRENTS 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 THOMAS VAL VISTA, LLC WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF

THOMAS VAL VISTA, LLC, A 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 OFFICERS THIS _____ DAY OF _____, 2022.

THOMAS VAL VISTA, LLC, A ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

BEFORE ME, THE UNDERSIGNED NOTARY, ON THIS _____ DAY OF _____, 2022, APPEARED _____, IN HIS CAPACITY AS AUTHORIZED AGENT ON BEHALF OF THOMAS VAL VISTA, LLC, A ARIZONA LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE DOCUMENT WITHIN, AND WHO EXECUTED THE DOCUMENT FOR THE PURPOSES SET FORTH HEREIN.

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

BY: _____

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

FINAL PLAT

FOR

KITCHELL - 202 / VAL VISTA

SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 6 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

PARENT PARCEL:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH RANGE 6 EAST, SITUATED IN MESA, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND BRASS CAP IN HANDHOLE AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 29;

THENCE NORTH 89°53'10" WEST A DISTANCE OF 83.57 FEET;

THENCE NORTH 00°06'50" EAST A DISTANCE OF 65.00 FEET TO THE TRUE POINT OF BEGINNING.

THENCE NORTH 89°53'10" WEST A DISTANCE OF 1885.95 FEET ALONG A LINE PARALLEL TO AND 65.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE NORTH 01°01'10" EAST A DISTANCE OF 418.82 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF LOOP 202 FREEWAY (A.D.O.T.);

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 88°10'24" EAST A DISTANCE OF 169.51 FEET;

THENCE SOUTH 84°18'46" EAST A DISTANCE OF 496.65 FEET;

THENCE SOUTH 77°45'44" EAST A DISTANCE OF 1266.29 FEET;

THENCE LEAVING SAID A.D.O.T. RIGHT OF WAY, SOUTH 01°22'44" WEST A DISTANCE OF 90.35 FEET;

THENCE SOUTH 45°44'45" WEST A DISTANCE OF 28.59 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTION THEREFROM THE FOLLOWING PARCEL:

BEGINNING AT THE TRUE POINT OF BEGINNING AS DESCRIBED ABOVE;

THENCE NORTH 89°53'10" WEST A DISTANCE OF 177.05 FEET ALONG A LINE PARALLEL TO AND 65.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE NORTH 00°06'56" EAST A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING OF EXCEPTION PARCEL;

THENCE NORTH 89°53'04" WEST A DISTANCE OF 112.00 FEET;

THENCE NORTH 00°06'56" EAST A DISTANCE OF 142.51 FEET;

THENCE SOUTH 81°49'34" EAST A DISTANCE OF 113.12 FEET;

THENCE SOUTH 00°06'56" WEST A DISTANCE OF 68.00 FEET;

THENCE SOUTH 89°53'04" EAST A DISTANCE OF 24.00 FEET;

THENCE SOUTH 00°06'56" WEST A DISTANCE OF 24.00 FEET;

THENCE NORTH 89°53'04" WEST A DISTANCE OF 24.00 FEET;

THENCE SOUTH 00°06'56" WEST A DISTANCE OF 34.65 FEET TO THE POINT OF BEGINNING OF EXCEPTION PARCEL.

LEGAL DESCRIPTION

LOT 1:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH RANGE 6 EAST, SITUATED IN MESA, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN HANDHOLE AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 29;

THENCE NORTH 89°53'10" WEST A DISTANCE OF 83.57 FEET;

THENCE NORTH 00°06'50" EAST A DISTANCE OF 65.00 FEET;

THENCE NORTH 89°53'10" WEST A DISTANCE OF 756.53 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°53'10" WEST A DISTANCE OF 1129.42 FEET;

THENCE NORTH 01°01'10" EAST A DISTANCE OF 418.82 FEET;

THENCE NORTH 88°10'24" EAST A DISTANCE OF 169.51 FEET;

THENCE SOUTH 84°18'46" EAST A DISTANCE OF 496.65 FEET;

THENCE SOUTH 77°45'44" EAST A DISTANCE OF 468.99 FEET;

THENCE SOUTH 0°00'00" EAST A DISTANCE OF 277.77 FEET TO THE TRUE POINT OF BEGINNING;

LEGAL DESCRIPTION

LOT 2:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH RANGE 6 EAST, SITUATED IN MESA, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN HANDHOLE AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 29;

THENCE NORTH 89°53'10" WEST A DISTANCE OF 83.57 FEET;

THENCE NORTH 00°06'50" EAST A DISTANCE OF 65.00 FEET TO THE TRUE POINT OF BEGINNING.

THENCE NORTH 89°53'10" WEST A DISTANCE OF 756.53 FEET;

THENCE NORTH 00°00'00" EAST A DISTANCE OF 277.77 FEET;

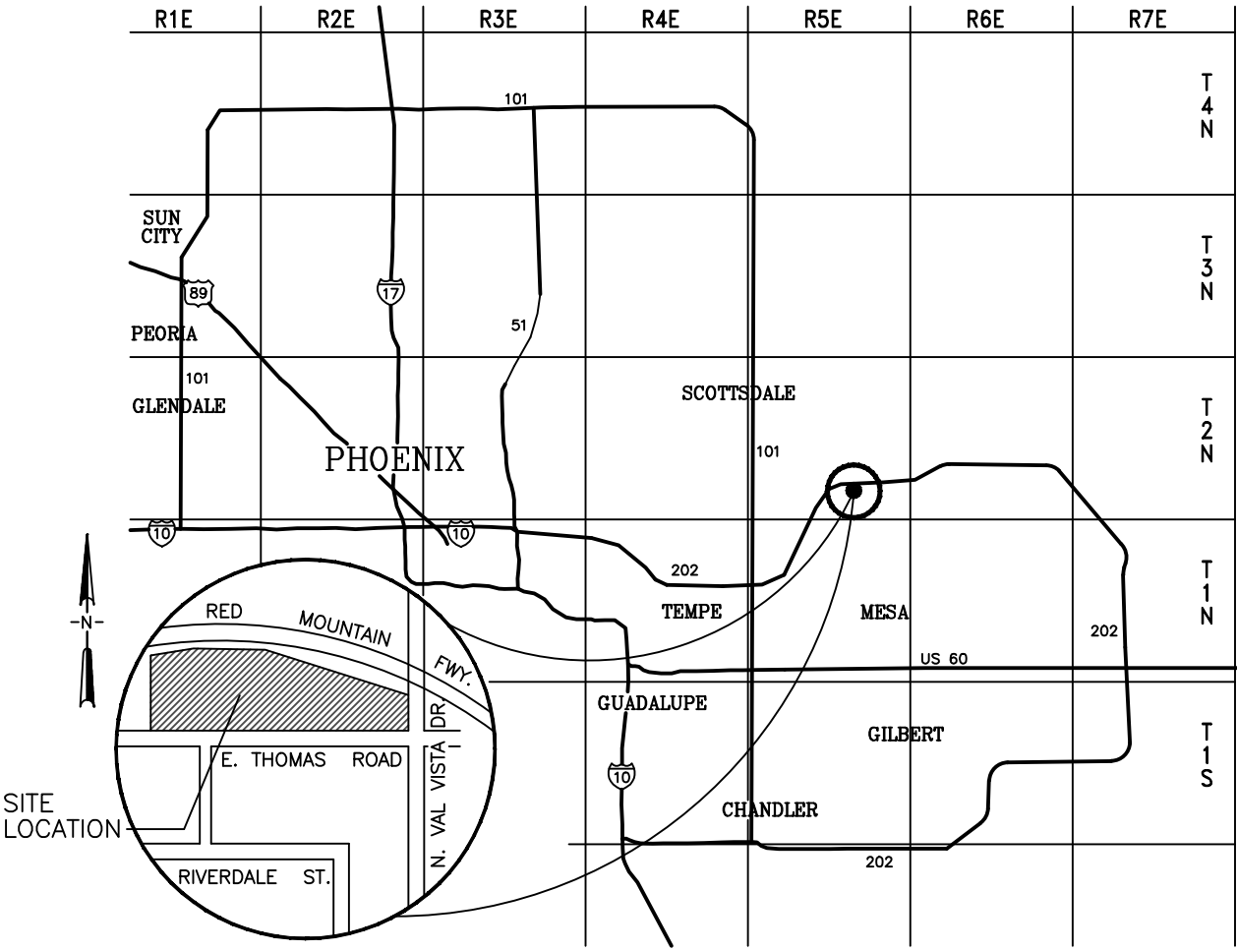
THENCE SOUTH 77°45'44" EAST A DISTANCE OF 797.30 FEET;

THENCE SOUTH 01°22'44" WEST A DISTANCE OF 90.35 FEET;

THENCE SOUTH 45°44'45" WEST A DISTANCE OF 28.59 FEET TO THE TRUE POINT OF BEGINNING.

NOTES

- PUBLIC UTILITY AND FACILITY EASEMENTS (PUFE) WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COST OF SRP AND SOUTHWEST GAS FACILITIES IN P.U.F.E.S. ON THIS PLAT. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. § 9-1-1 INCLUDES THE P.U.F.E.S. ON THIS PLAT, THE TERM "PUBLIC EASEMENT" IN M.C.C. § 9-1-5(A) INCLUDES P.U.F.E.S. AND P.U.F.E.S. ON THIS PLAT 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 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 RIGHT-OF-WAY ALONG THOMAS ROAD OR VAL VISTA DRIVE.
- 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.
- WHENEVER DRAINAGE EASEMENTS ARE GREATER THAN THE STANDARD SETBACKS, THE EASEMENT LINE WILL BECOME THE NEW REQUIRED BUILDING SET BACK.
- THE AREA WITHIN THE SIGHT VISIBILITY EASEMENT AND OR TRIANGLE IS THE BE CLEAR OF LANDSCAPING, SIGNS, FENCES, OR OTHER ITEMS HIGHER THAN 36-INCH ABOVE STREET GRADES IN THESE AREA.
- 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 WITH IN 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 OWNERS(S).
- PROPOSED OR FUTURE LANDSCAPE AND IRRIGATION SYSTEMS THAT ARE TO BE DESIGNED AND INSTALLED WITHIN ANY PUFE OR PUE MUST BE DESIGNED IN ACCORDANCE WITH THE CITY OF MESA PROCEDURE MANUAL FOR LANDSCAPE AND IRRIGATION STANDARDS.



VICINITY MAP

N.T.S.

SCALE: NTS

SHEET INDEX

FP-1FINAL PLAT COVER SHEET
FP-2FINAL PLAT PLAN

OWNER

THOMAS VAL VISTA LLC
1707 EAST HIGHLAND, SUITE 100
PHOENIX, ARIZONA 85016

BASIS OF BEARING

BASIS OF BEARING IS ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29, T. 2 N., R. 6 E. BEING N 89°53'10" W BETWEEN THE MONUMENTS AS SHOWN ON SHEET FP-2.

SITE AREA

GROSS LOT AREA = 690,981 SQ. FT. (15.863 AC.)
NET LOT AREA = 555,956 SQ. FT. (12.763 AC.)

A.P.N.

141-21-004J & 141-21-004F

FLOOD INFO. - FIRM DATA

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04013C2260L DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN ZONE X. ZONE X IS DESCRIBED AS: "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD."

LEGEND

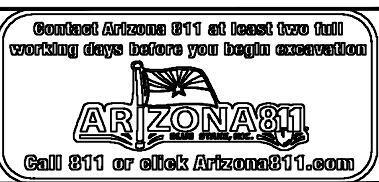
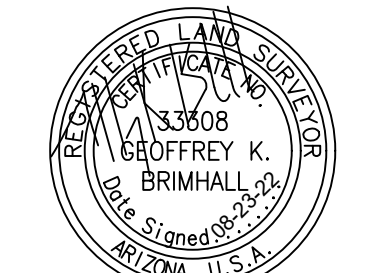
	SUBDIVISION BOUNDARY LINE
	MONUMENT LINE
	PROPERTY LINE
	EXISTING EASEMENT
	FOUND BRASS CAP FLUSH
	S.C. SUBDIVISION CORNER FOUND SURVEY MARKER
	SET 1/2" IRON PIN TO BE SET BY A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA AT COMPLETION OF MASS GRADING.
BCHH	BRASS CAP HANDHOLE
AC	ACRE
APN	ASSESSOR PARCEL NUMBER
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
BK	BOOK
PG	PAGE
COR.	CORNER
SEC.	SECTION
NO.	NUMBER
T	TOWNSHIP
R	RANGE
S	SOUTH
W	WEST
E	EAST
N	NORTH
NE	NORTHEAST
FND.	FOUND
S.F.	SQUARE FEET
LLC	LIMITED LIABILITY COMPANY
SRP	SALT RIVER PROJECT
MCR	MARICOPA COUNTY RECORDER
G&SRB&M	GILA & SALT RIVER BASE AND MERIDIAN
BLM	BUREAU OF LAND MANAGEMENT

OWNER
THOMAS VAL VISTA LLC
1707 EAST HIGHLAND
PHOENIX, ARIZONA 85016
602-631-6101
BAnderson@kitchell.com

DRAWN BY: RVR
CHECKED BY: NJC
DATE: 09/13/21
SCALE: AS NOTED
PROJECT #: 7020051
LAST MODIFIED: 08/23/2022

FINAL PLAT
FOR
202 VAL VISTA
3336 E THOMAS ROAD
MESA, ARIZONA

12409 W. INDIAN
SCHOOL ROAD,
AVONDALE, AZ 85392
PHONE: 623.536.1993
FAX: 623.748.9008



SHEET 1 OF 2

FP-1

G:\Current Projects\7020051 Val Vista & Thomas Road - McCall\DWG\FP 7020051 FINAL PLAT.dwg Alan Belleau

