

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss.

KNOW ALL MEN BY THESE PRESENTS:

THAT MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR TAVERA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER 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.

MATTAMY ARIZONA, 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 THE 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 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 PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

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

MATTAMY ARIZONA, 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 "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.

MATTAMY ARIZONA, 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 EASEMENT SHOWN ON THIS PLAT AS B, C, D, E, F, G, H, I, J, K, L, N, O, & P 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.

MATTAMY ARIZONA, LLC 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 MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

MATTAMY ARIZONA, LLC, 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 ____ DAY OF _____, 2018.

MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: [Insert title of signer and relationship to owner entity]

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss.

ON THIS ____ DAY OF _____ 2018, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE A _____ OF MATTAMY ARIZONA LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND THAT HE EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

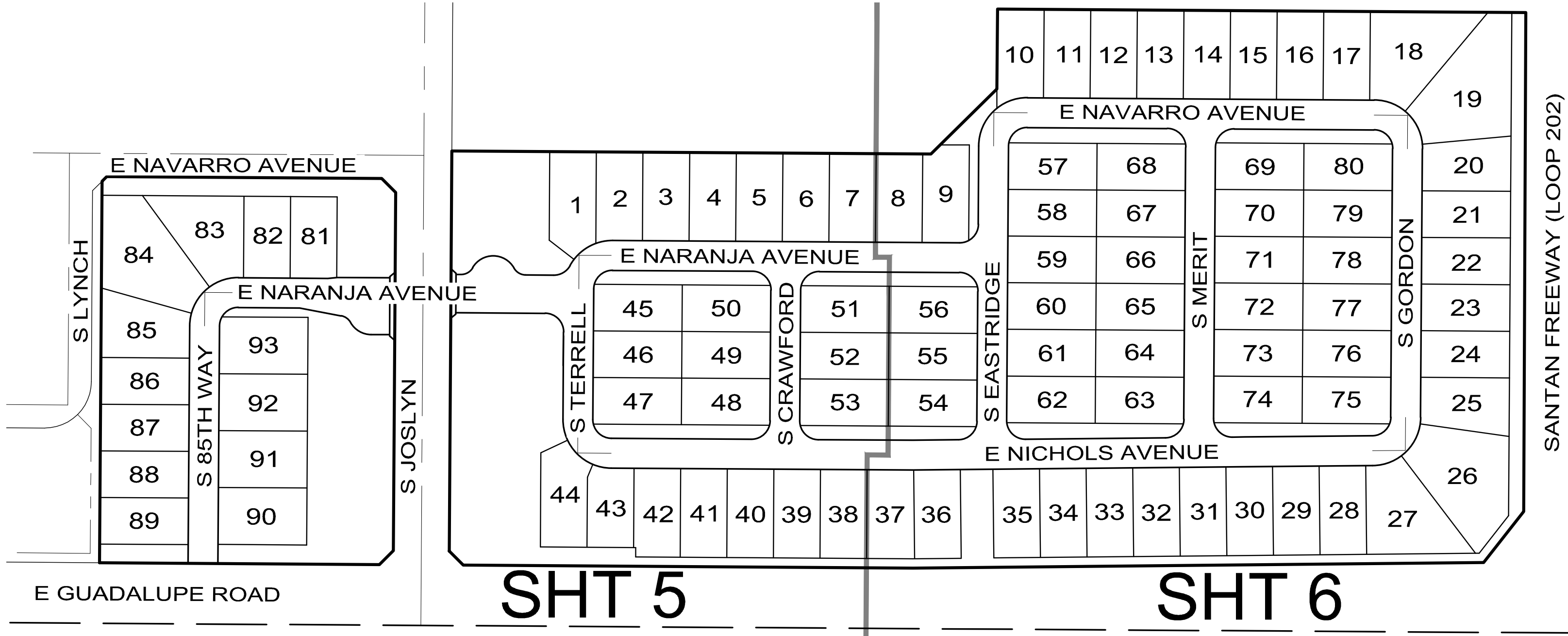
MY COMMISSION EXPIRES: _____
BY: _____
NOTARY PUBLIC DATE

FINAL PLAT
FOR
TAVERA

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4,
TOWNSHIP 1 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA

GENERAL NOTES

1. THIS SUBDIVISION IS SUBJECT TO THE CITY OF MESA RESIDENTIAL DEVELOPMENT GUIDELINES.
2. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THIS PROJECT.
3. THE "TAVERA" HOMEOWNER'S 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 THIS PLAT AND THE APPROVED PLANS.
4. CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
5. UTILITY LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42)33.
6. EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT FOR A TOTAL OF 93 DWELLINGS WITHIN THE ENTIRE SUBDIVISION.
7. THE AREA WITHIN THE SITE VISIBILITY EASEMENT/TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, FENCES OR OTHER ITEMS HIGHER THAN 36 INCHES ABOVE STREET GRADES IN THESE AREAS.
8. PUBLIC UTILITY AND FACILITY EASEMENT (PUFE) WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS OF SRP FACILITIES IN PUFE'S ON THIS PLAT.
9. THIS SUBDIVISION SHALL COMPLY WITH ORDINANCE 5132 AND DEVELOPMENT AGREEMENT RECORDED JANUARY 8, 2013: 2013-0018518.
10. LOTS 87, 88, AND 89 ON THE WEST SIDE OF JOSLYN WILL BE BUILT WITH SINGLE STORY HOMES ONLY. LOTS 12, 13, 15, AND 17 ON THE EAST SIDE OF JOSLYN WILL BE BUILT WITH SINGLE STORY HOMES ONLY.
11. 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.
12. PUBLIC UTILITY AND FACILITY EASEMENTS WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS FOR THE RELOCATION OF SRP AND SOUTHWEST GAS FACILITIES IN PUFES ON THIS PLAT. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. § 9-1-1 INCLUDES THE PUFES ON THIS PLAT, THE TERM "PUBLIC EASEMENT" IN M.C.C. § 9-1-5(A) INCLUDES PUFES, AND PUFES ON THIS PLAT ARE SUBJECT TO M.C.C. § 9-1-5(A).
13. AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT IS RECORDED WITH MARICOPA COUNTY RECORDER. THIS SUBDIVISION IS WITHIN 5 MILES OF WILLIAMS GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.
14. THESE PROPERTIES, DUE TO THEIR PROXIMITY TO PHOENIX-MESA GATEWAY AIRPORT, ARE LIKELY TO EXPERIENCE AIRCRAFT OVERFLIGHTS, WHICH COULD GENERATE NOISE LEVELS THAT MAY BE OF CONCERN TO SOME INDIVIDUALS.
15. NOISE ATTENUATION MEASURES ARE TO BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE BUILDINGS TO ACHIEVE A NOISE LEVEL REDUCTION OF 25 DB.



KEY MAP
NOT TO SCALE



ASSURED WATER SUPPLY

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 A.R.S. 45-576.

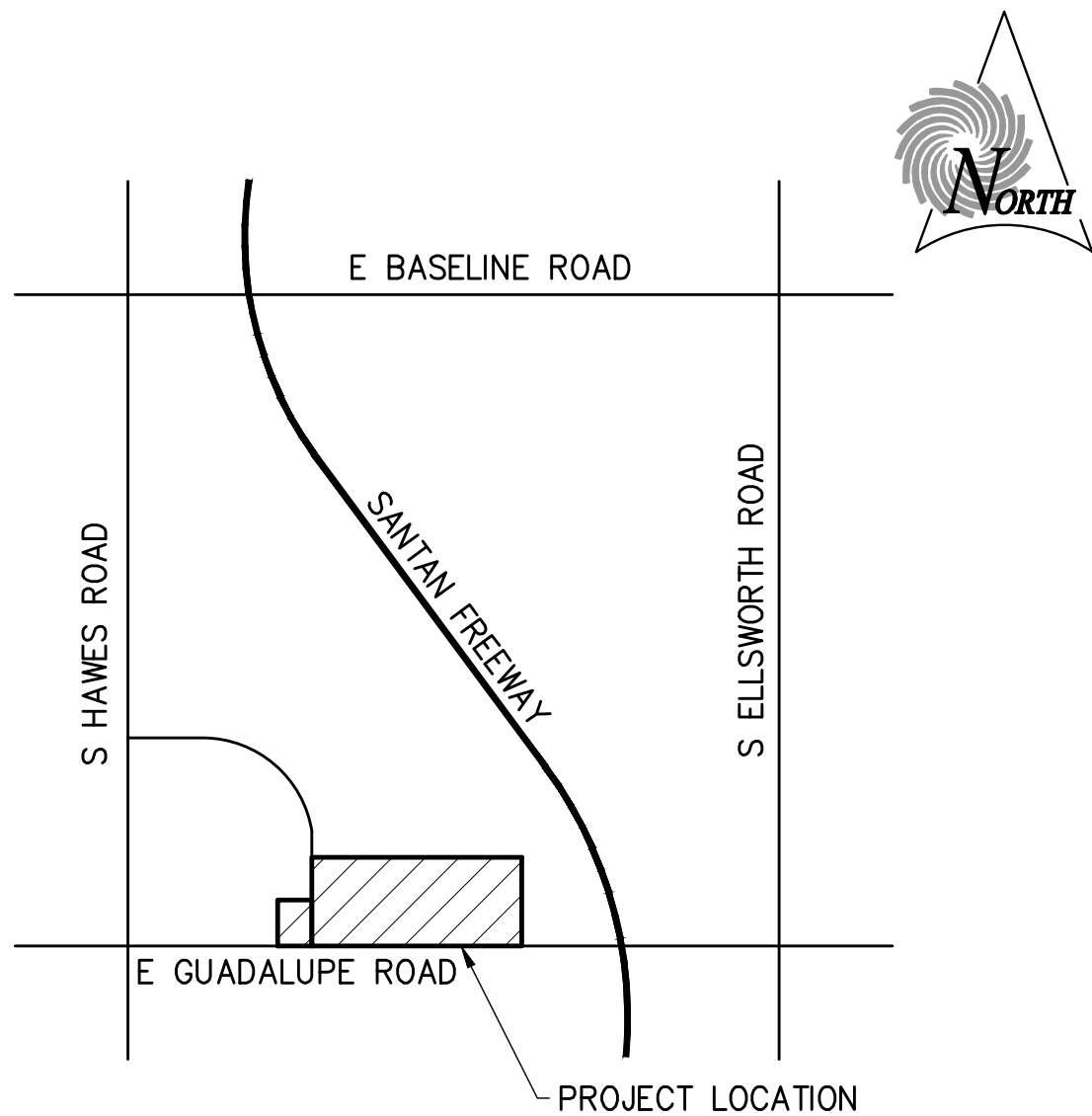
CITY ENGINEER _____ DATE: _____

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER 7, 2017; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

TONY P. ELLEY
FLS#43994

01/25/2018
DATE



VICINITY MAP

NOT TO SCALE

OWNERS

SANTAN SHOPDEVCO I, LLC
7001 N SCOTTSDALE ROAD, SUITE 1015
SCOTTSDALE, AZ 85253
CONTACT: MICHAEL J KERN
PHONE: (480) 315-2600

BORDEN SANTAN, LLC
14644 N 74TH STREET, SUITE 101
SCOTTSDALE, AZ 85269
CONTACT: KENT BRO
PHONE: (480) 948-8586

GUADALUPE 202, LLC
STAVE PROPERTIES
14020 N NORTHSIGHT BOULEVARD
SCOTTSDALE, AZ 85260
CONTACT: MARV SPATZ
PHONE: (480) 994-0200

APPLICANT

MATTAMY ARIZONA, LLC
9200 E PIMA CENTER PARKWAY, SUITE 160
SCOTTSDALE, AZ 85258
CONTACT: JOSE CASTILLO
PHONE: (480) 302-6080

ENGINEER

SUNRISE ENGINEERING, INC.
2152 VINEYARD, SUITE 123
MESA, AZ 85210
CONTACT: CHRIS MOORE
PHONE: (480) 768-8600

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 4, T1S, R7E BEARING S89°37'36"E BETWEEN A BRASS CAP IN HAND HOLE AT THE SOUTHWEST CORNER OF SAID SECTION 4 AND A BRASS CAP FLUSH AT THE SOUTH QUARTER CORNER OF SAID SECTION 4.

BENCHMARK

BRASS TAG IN TOP OF CURB AT SOUTHEAST CORNER OF ELLSWORTH ROAD AND GUADALUPE ROAD
ELEV=1424.57 (COM DATUM, NAVD88)

SHEET INDEX

SHEET #	DESCRIPTION	TITLE
1	COVER	COV
2	SECTION BREAKDOWN	FP1
3	EXISTING BOUNDARY	FP2
4	LINE & CURVE TABLES	FP3
5, 6	FINAL PLAT	FP4, FP5
7	PUFE EXHIBITS	FP6

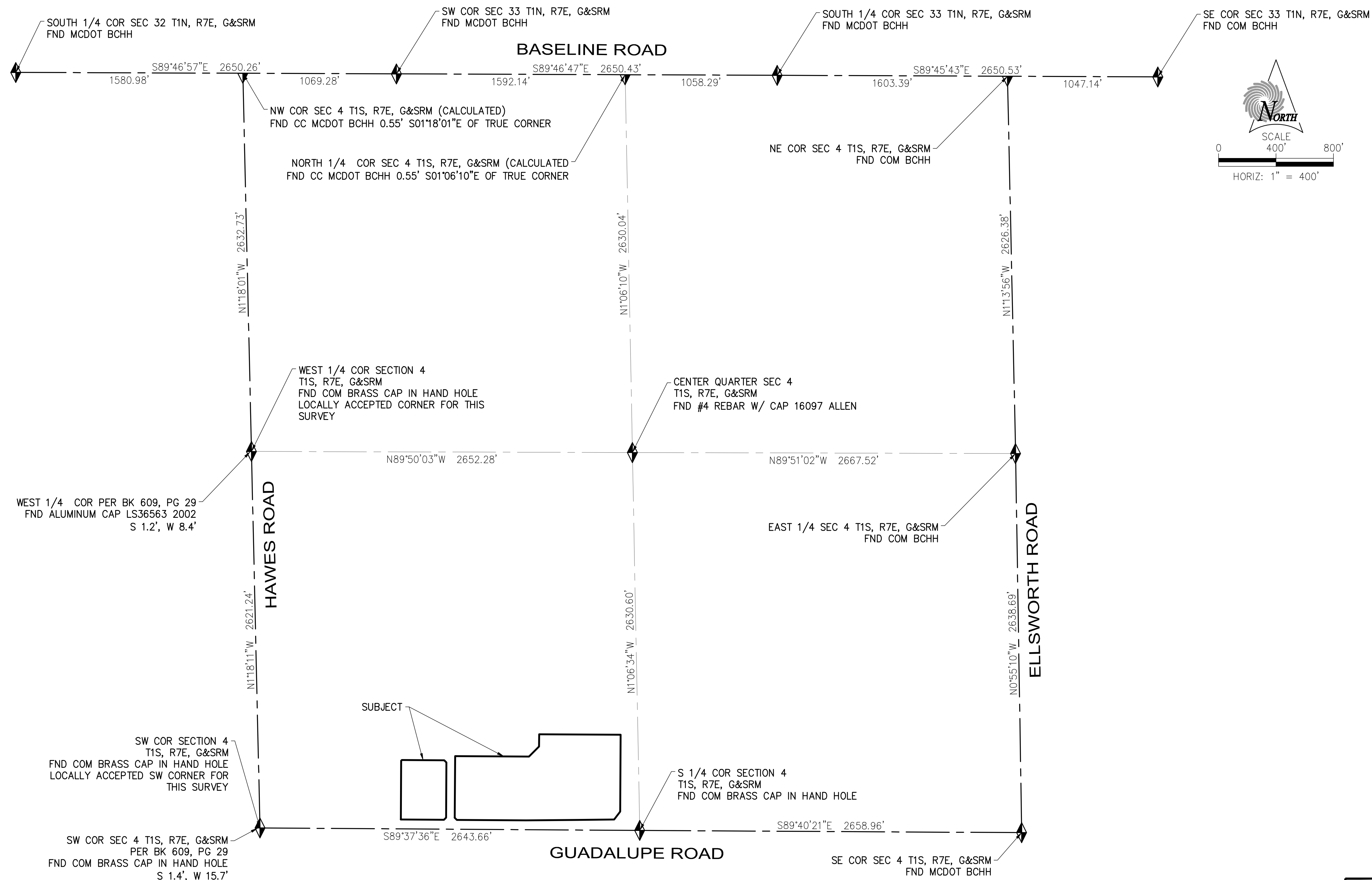
APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA, ON THE ____ DAY OF _____, 2018.

MAYOR _____ ATTEST: _____
CLERK

2152 SOUTH VINEYARD, SUITE 123 MESA, ARIZONA 85210 TEL 480.768.8600 · FAX 480.768.8609 www.sunrise-eng.com					
MATTAMY ARIZONA, LLC					
TAVERA FINAL PLAT COVER SHEET					
SET NO. 05827	DESIGNED CFM/CRC	DRAWN SLF	CHECKED TE	SHEET NO. 1 of 7	COV

SECTION 4, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA



- SET
FND
CALC

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SECTION MONUMENT

PROPERTY CORNER

RIGHT OF WAY MONUMENT

INTERSECTION MONUMENT

WITNESS MONUMENT

CENTERLINE MONUMENT – SET BRASS CAP
PER MAG STD DETAIL 120-1, TYPE "B"
- EX

P/S

PUE

PUE

R/W

UBE

VNAE

*
- EXISTING

PRIVATE STREET

PUBLIC UTILITY & FACILITIES EASEMENT

PUBLIC UTILITY EASEMENT

RIGHT-OF-WAY

USE & BENEFIT EASEMENT

VEHICULAR NON-ACCESS EASEMENT

LOT LIMITED TO 1 STORY

LINE LEGEND

	SUBJECT BOUNDARY LINE
	OTHER PROPERTY LINE
	LOT LINE
	EASEMENT LINE
	SECTION LINE
	SUB-SECTION LINE
	RIGHT OF WAY LINE
	RIGHT OF WAY LINE

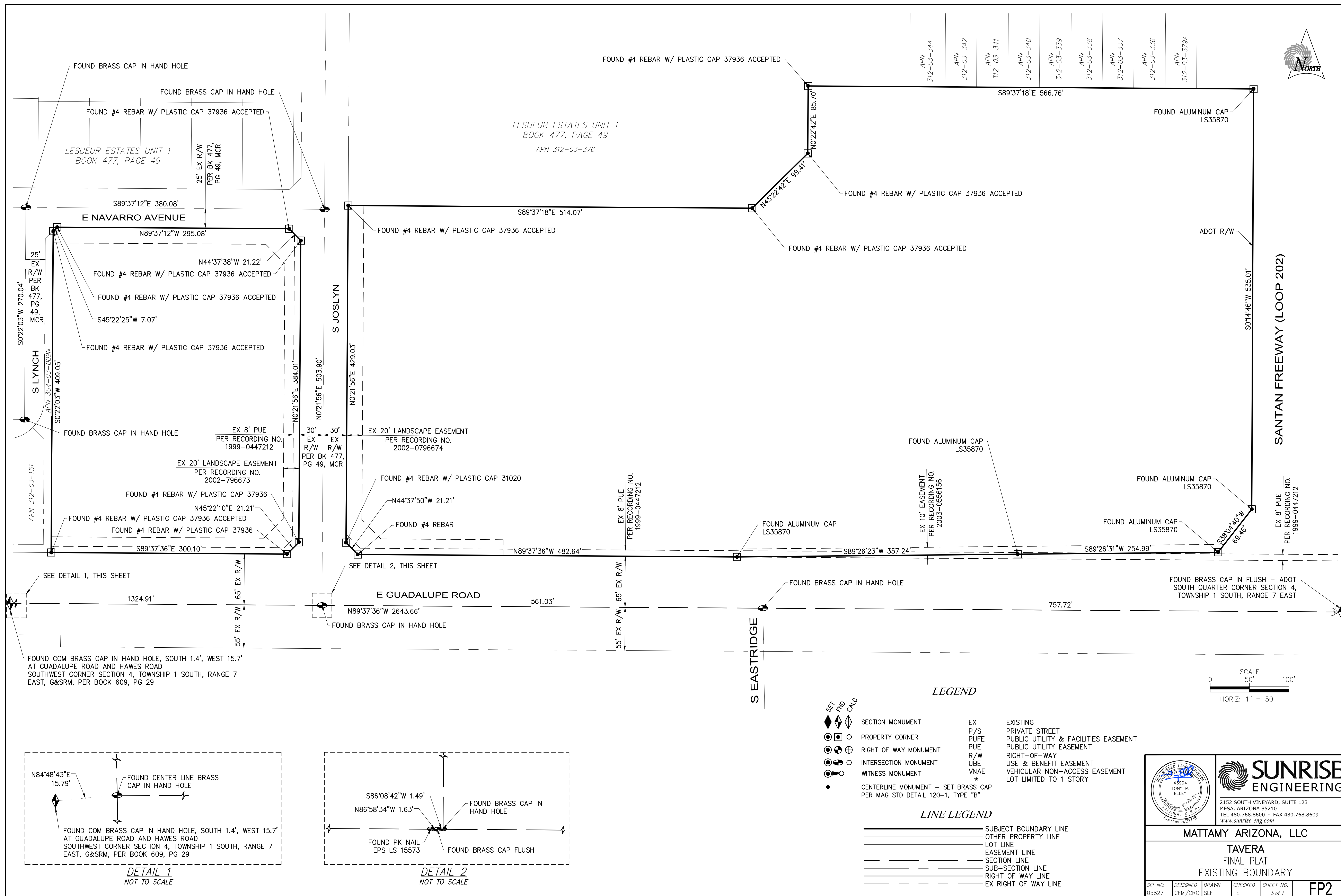
SUNRISE
ENGINEERING

2152 SOUTH VINEYARD, SUITE 123
MESA, ARIZONA 85210
TEL 480.768.8600 • FAX 480.768.8609
www.sunrise-eng.com

MATTAMY ARIZONA, LLC

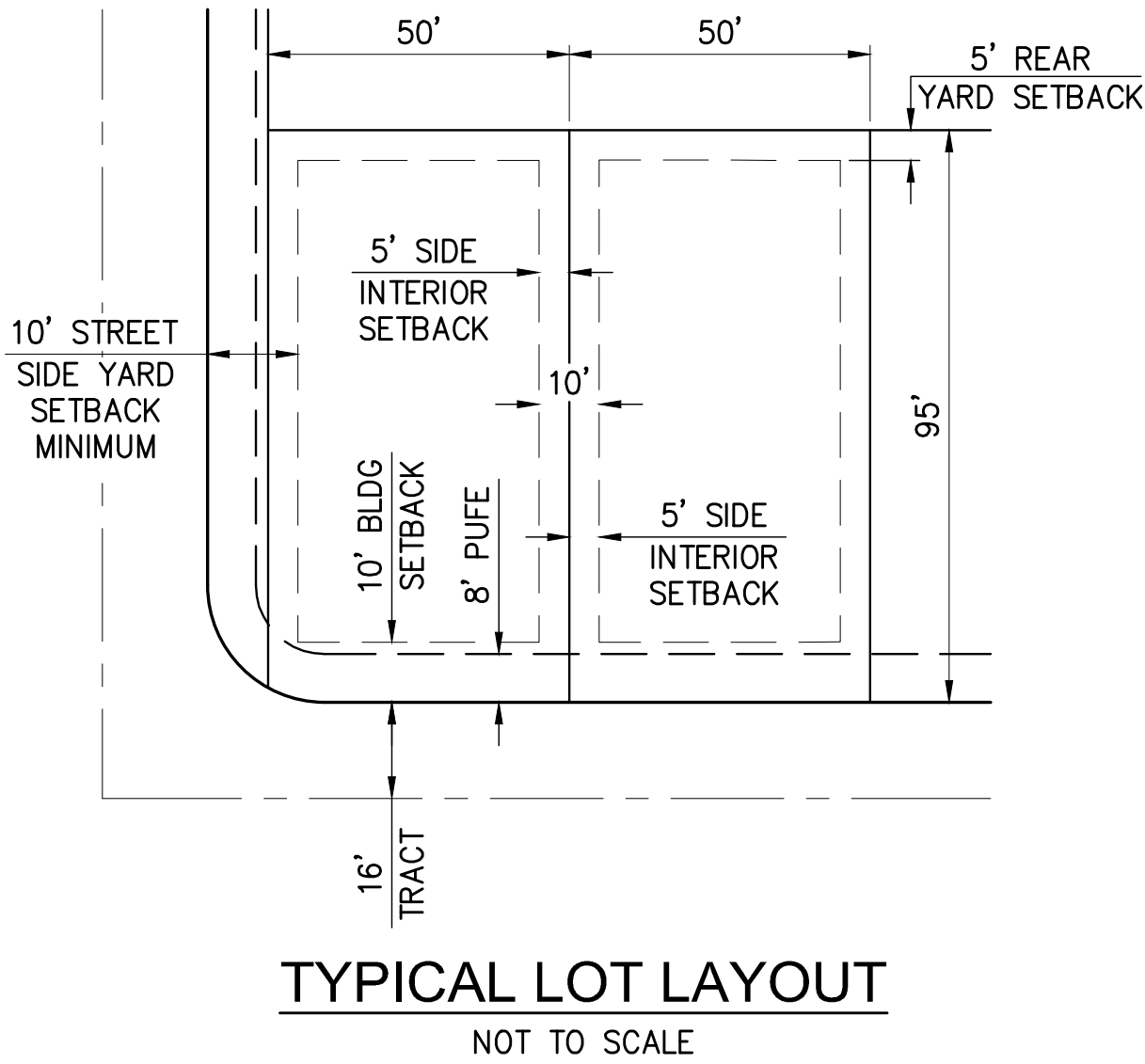
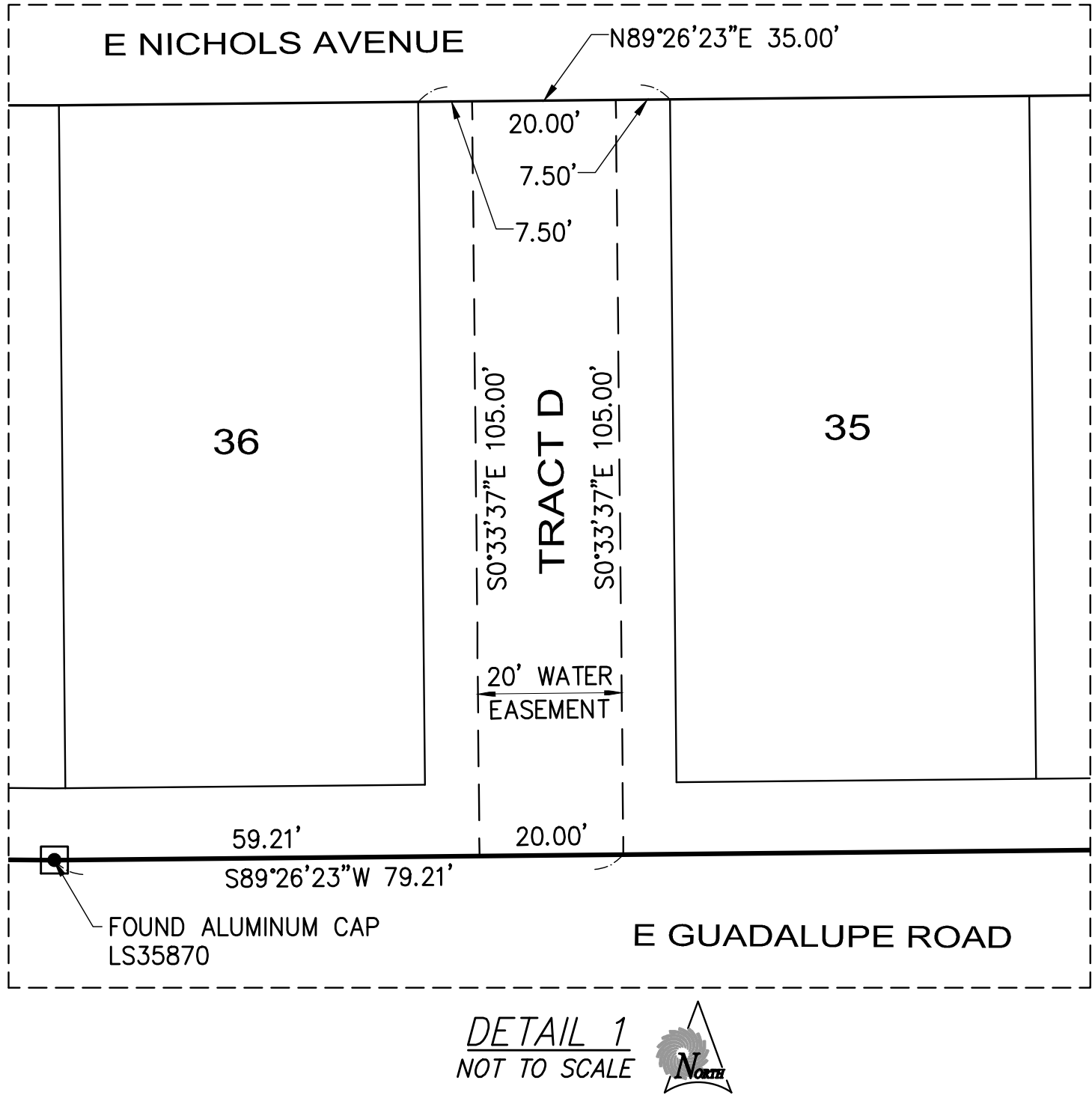
TAVERA
FINAL PLAT
SECTION BREAKDOWN

SET NO. 05827	DESIGNED CFM/CRC	DRAWN SLF	CHECKED TE	SHEET NO. 2 of 7	FP1
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CURVE TABLE					
NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	52.00'	81.68'	89°59'53"	S45°22'00"W	73.54'
C2	14.50'	15.21'	60°05'50"	S59°35'09"E	14.52'
C2	36.00'	56.55'	89°59'53"	S45°22'00"W	50.91'
C3	20.00'	31.42'	89°59'53"	N45°22'00"E	28.28'
C4	14.50'	12.53'	49°31'21"	S54°23'44"E	12.15'
C5	25.50'	26.70'	60°00'00"	S59°38'04"E	25.50'
C6	14.50'	15.18'	60°00'00"	N60°16'37"E	14.50'
C7	25.50'	53.49'	120°11'10"	S89°37'48"E	44.21'
C8	20.00'	31.42'	90°00'46"	S44°37'41"E	28.29'
C9	20.00'	21.42'	61°21'05"	N59°41'23"E	20.41'
C10	52.00'	55.56'	61°13'11"	S59°46'06"W	52.96'
C11	20.00'	31.42'	90°00'00"	N45°22'42"E	28.28'
C12	20.00'	31.42'	90°00'00"	S44°37'18"E	28.28'
C13	20.00'	31.42'	90°00'00"	N45°22'42"E	28.28'
C14	20.00'	31.42'	90°00'00"	S44°37'18"E	28.28'
C15	20.00'	31.42'	90°00'00"	N45°22'42"E	28.28'
C16	52.00'	81.68'	90°00'00"	S45°22'42"W	73.54'
C17	36.00'	56.55'	90°00'00"	S45°22'42"W	50.91'
C18	20.00'	31.42'	90°00'00"	N45°22'42"E	28.28'
C19	20.00'	31.42'	90°00'00"	S44°37'18"E	28.28'
C20	20.00'	31.42'	90°00'00"	N45°22'42"E	28.28'
C21	52.00'	81.68'	90°00'00"	N44°37'18"W	73.54'
C22	20.00'	31.42'	90°00'00"	S44°37'18"E	28.28'
C23	36.00'	56.55'	90°00'00"	N44°37'18"W	50.91'
C24	52.00'	80.83'	89°03'50"	N44°54'37"E	72.94'
C25	20.00'	31.09'	89°03'50"	S44°54'37"W	28.05'
C26	36.00'	55.96'	89°03'50"	N44°54'37"E	50.49'
C27	20.00'	31.74'	90°56'19"	N45°05'28"W	28.51'
C28	20.00'	31.09'	89°03'41"	S44°54'32"W	28.05'
C29	20.00'	31.74'	90°56'19"	N45°05'28"W	28.51'
C30	20.00'	31.09'	89°03'41"	S44°54'32"W	28.05'
C31	20.00'	31.42'	90°00'18"	N44°37'27"W	28.29'
C32	20.00'	31.41'	89°59'42"	S45°22'33"W	28.28'
C33	20.00'	31.42'	90°00'18"	N44°37'27"W	28.29'
C34	36.00'	56.55'	90°00'18"	S44°37'27"E	50.91'
C35	52.00'	81.69'	90°00'18"	S44°37'27"E	73.54'
C36	36.00'	56.55'	90°00'00"	S45°22'42"W	50.91'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S52°12'59"E	33.60
L2	N64°51'00"E	31.55
L3	N22°38'54"E	15.00
L4	S89°37'18"E	15.00
L5	N89°26'23"E	13.24
L6	N0°22'24"E	10.00
L7	S0°22'03"W	15.00
L8	S45°22'25"W	7.07
L9	N0°21'56"E	1.32
L10	N49°21'23"E	7.29
L11	S0°22'03"W	20.00
L12	N0°22'03"E	20.48
L13	N0°22'03"E	20.01
L14	N45°22'10"E	21.21
L15	N44°37'50"W	21.21
L16	S89°38'04"E	66.06
L17	S87°29'12"E	40.03
L18	S89°38'04"E	62.02
L19	S84°39'18"W	10.05
L21	S89°38'04"E	20.00
L22	N48°37'31"W	7.29
L23	N0°21'56"E	1.32
L25	N44°37'38"W	21.22
L26	S89°38'04"E	30.00
L27	S89°38'04"E	30.00
L28	N49°21'23"E	6.97
L29	N0°21'56"E	1.32
L30	S0°21'56"W	18.50
L31	S89°38'04"E	5.35
L32	N0°21'56"E	1.32
L33	N48°37'31"W	6.97
L34	S89°37'18"E	31.05
L35	N38°04'40"E	51.04



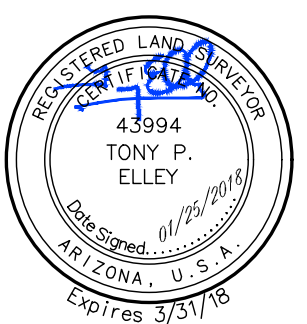
SETBACKS	
REGULATION	PROPOSED DEVELOPMENT REGULATIONS
MINIMUM LOT AREA (SQ FT)	4,740'
MINIMUM LOT WIDTH (FT)	50'
MINIMUM LOT DEPTH (FT)	95'
MINIMUM LOT DEPTH ABUTTING ARTERIAL STREET (FT)	95'
MAXIMUM DENSITY (DU/NET AC)	5.57
MAXIMUM HEIGHT (FT)	30'
MINIMUM YARDS (FT):	
FRONT (ENCLOSED LIVABLE AREA, PORCHES, AND PORTE COCHERES)	10'
GARAGE/CARPORTS/SIDE YARDS	20'
INTERIOR SIDE MINIMUM EITHER SIDE	5'
INTERIOR SIDE MINIMUM	10'
AGGREGATE OF 2 SIDES:	
STREET SIDE	5'
REAR	5'
REAR YARD ABUTTING ARTERIAL	5'
MAXIMUM BUILDING COVERAGE (%)	68%

LEGEND

SET	EX	EXISTING
MON	P/S	PRIVATE STREET
CALC	PUFE	PUBLIC UTILITY & FACILITIES EASEMENT
	PUE	PUBLIC UTILITY EASEMENT
	R/W	RIGHT-OF-WAY
	UBE	USE & BENEFIT EASEMENT
	VNAE	VEHICULAR NON-ACCESS EASEMENT
	*	LOT LIMITED TO 1 STORY
◆◆◆	SECTION MONUMENT	
⊙	PROPERTY CORNER	
⊕	RIGHT OF WAY MONUMENT	
⊙	INTERSECTION MONUMENT	
⊙	WITNESS MONUMENT	
•	CENTERLINE MONUMENT – SET BRASS CAP PER MAG STD DETAIL 120–1, TYPE "B"	

LINE LEGEND

—	SUBJECT BOUNDARY LINE
—	OTHER PROPERTY LINE
—	LOT LINE
- - -	EASEMENT LINE
—	SECTION LINE
—	SUB-SECTION LINE
—	RIGHT OF WAY LINE
—	EX RIGHT OF WAY LINE



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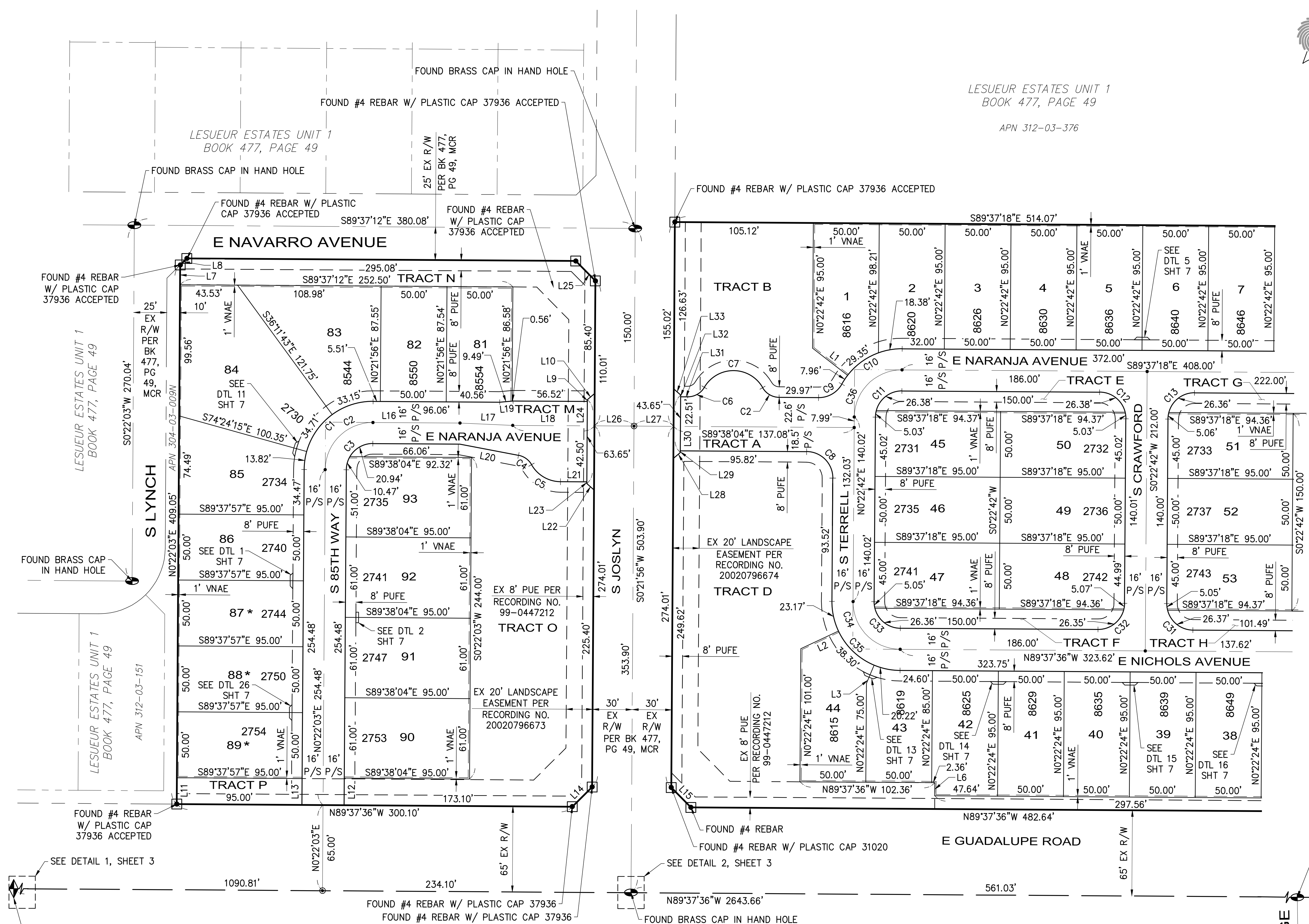
MATTAMY ARIZONA, LLC
TAVERA
FINAL PLAT
LINE & CURVE TABLES & DETAILS

SET NO. 05827	DESIGNED CFM/CRC	DRAWN SLF	CHECKED TE	SHEET NO. 4 of 7	FP3
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LESUEUR ESTATES UNIT 1
BOOK 477, PAGE 49

APN 312-03-376



AREA TABLE

AREA	SQ FT	ACRES	DESCRIPTION
TRACT A	106,747	2.45	ROADWAY, INGRESS/EGREE, PUE, DRAINAGE
TRACT B	14,120	0.32	LANDSCAPING, DRAINAGE, PUE
TRACT C	2,269	0.05	LANDSCAPING, PUE
TRACT D	52,588	1.21	LANDSCAPING, DRAINAGE, PUE
TRACT E	2,684	0.06	LANDSCAPING, PUE
TRACT F	2,679	0.06	LANDSCAPING, PUE
TRACT G	2,680	0.06	LANDSCAPING, PUE
TRACT H	2,645	0.06	LANDSCAPING, PUE
TRACT I	2,945	0.07	LANDSCAPING, PUE
TRACT J	2,942	0.07	LANDSCAPING, PUE
TRACT K	2,680	0.06	LANDSCAPING, PUE
TRACT L	2,520	0.06	LANDSCAPING, PUE
TRACT M	16,863	0.39	ROADWAY, INGRESS/EGREE, PUE, DRAINAGE
TRACT N	11,428	0.26	LANDSCAPING, DRAINAGE, PUE
TRACT O	26,959	0.62	LANDSCAPING, DRAINAGE, PUE
TRACT P	1,900	0.04	LANDSCAPING, PUE
LOTS 1-93	468,394	10.75	
TOTAL:	723,045	16.60	

LOT TABLE

LOT NO.	SQ FT	ACRES
1	5,258	0.12
3	4,750	0.11
4	4,750	0.11
5	4,750	0.11
6	4,750	0.11
7	4,750	0.11
38	4,750	0.11
39	4,750	0.11
40	4,750	0.11
41	4,750	0.11
42	4,726	0.11
43	4,258	0.10
44	5,284	0.12
45	4,749	0.11
46	4,750	0.11
47	4,749	0.11
48	4,749	0.11
49	4,750	0.11
50	4,749	0.11
51	4,749	0.11
52	4,750	0.11
53	4,749	0.11
81	4,372	0.10
82	4,377	0.10
83	6,838	0.16
84	9,454	0.22

LOT TABLE

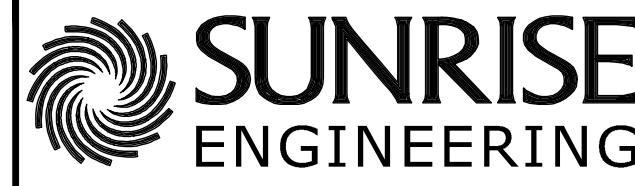
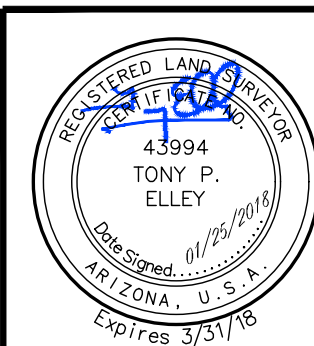
LOT NO.	SQ FT	ACRES
85	5,856	0.13
86	4,750	0.11
87	4,750	0.11
88	4,750	0.11
89	4,750	0.11
90	5,795	0.13
91	5,795	0.13
92	5,795	0.13
93	5,786	0.13

NOTE:
FOR LINE AND CURVE DATA SEE SHEET 4.

- SET FIND CALC
- SECTION MONUMENT
 - PROPERTY CORNER
 - RIGHT OF WAY MONUMENT
 - INTERSECTION MONUMENT
 - WITNESS MONUMENT
 - CENTERLINE MONUMENT - SET BRASS CAP PER MAG STD DETAIL 120-1, TYPE "B"
- EX
P/S
PUE
PUE
R/W
UBE
VNAE
*
- EXISTING
PRIVATE STREET
PUBLIC UTILITY & FACILITIES EASEMENT
PUBLIC UTILITY EASEMENT
RIGHT-OF-WAY
USE & BENEFIT EASEMENT
VEHICULAR NON-ACCESS EASEMENT
LOT LIMITED TO 1 STORY

LINE LEGEND

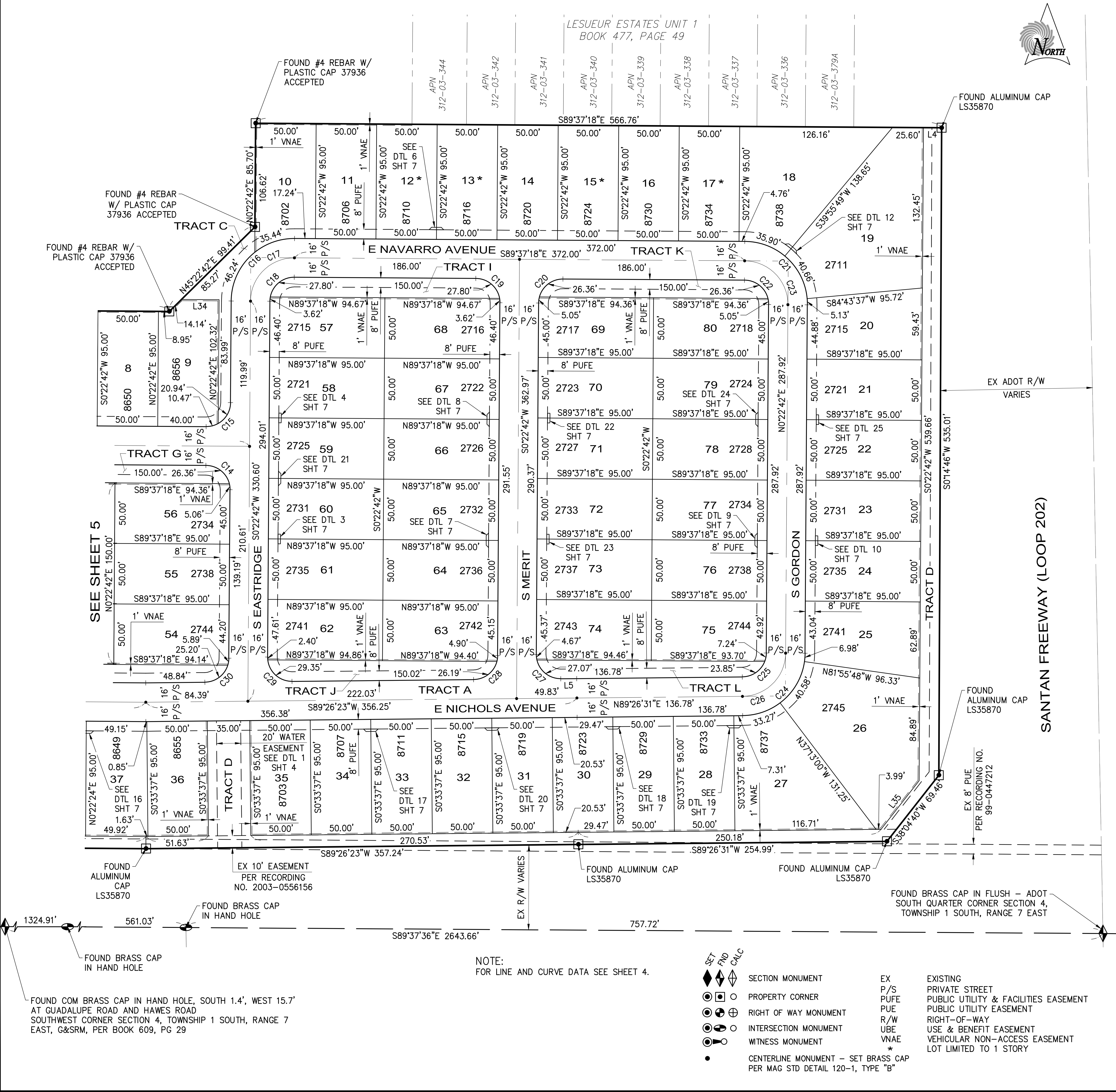
- SUBJECT BOUNDARY LINE
- OTHER PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- SUB-SECTION LINE
- RIGHT OF WAY LINE
- RIGHT OF WAY LINE



MATTAMY ARIZONA, LLC

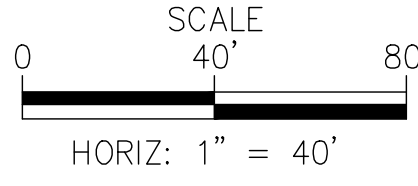
TAVERA
FINAL PLAT

SET NO. 05827	DESIGNED CFM/CRC	DRAWN SLF	CHECKED TE	SHEET NO. 5 of 7	FP4
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LOT TABLE		
LOT NO.	SQ FT	ACRES
8	4,750	0.11
9	5,102	0.12
10	4,871	0.11
11	4,750	0.11
12	4,750	0.11
13	4,750	0.11
14	4,750	0.11
15	4,750	0.11
16	4,750	0.11
17	4,750	0.11
18	8,442	0.19
19	10,560	0.24
20	5,199	0.12
21	4,750	0.11
22	4,750	0.11
23	4,750	0.11
24	4,750	0.11
25	5,367	0.12
26	10,081	0.23
27	7,871	0.18
28	4,750	0.11
29	4,750	0.11
30	4,750	0.11
31	4,750	0.11
32	4,750	0.11
33	4,750	0.11
34	4,750	0.11
35	4,750	0.11
36	4,750	0.11
37	4,824	0.11
54	4,748	0.11
55	4,750	0.11
56	4,749	0.11
57	4,750	0.11
58	4,750	0.11
59	4,750	0.11
60	4,750	0.11
61	4,750	0.11
62	4,750	0.11
63	4,749	0.11
64	4,750	0.11
65	4,750	0.11
66	4,750	0.11
67	4,750	0.11
68	4,750	0.11
69	4,749	0.11
70	4,750	0.11
72	4,750	0.11
73	4,750	0.11
74	4,749	0.11
75	4,747	0.11
76	4,750	0.11
77	4,750	0.11
78	4,750	0.11
79	4,750	0.11
80	4,749	0.11

AREA TABLE			
AREA	SQ FT	ACRES	DESCRIPTION
TRACT A	106,747	2.45	ROADWAY, INGRESS/EGREE, PUE, DRAINAGE
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TAVERA
FINAL PLAT

SET NO. 05827	DESIGNED CFM/CRC	DRAWN SLF	CHECKED TE	SHEET NO. 6 of 7	FP5
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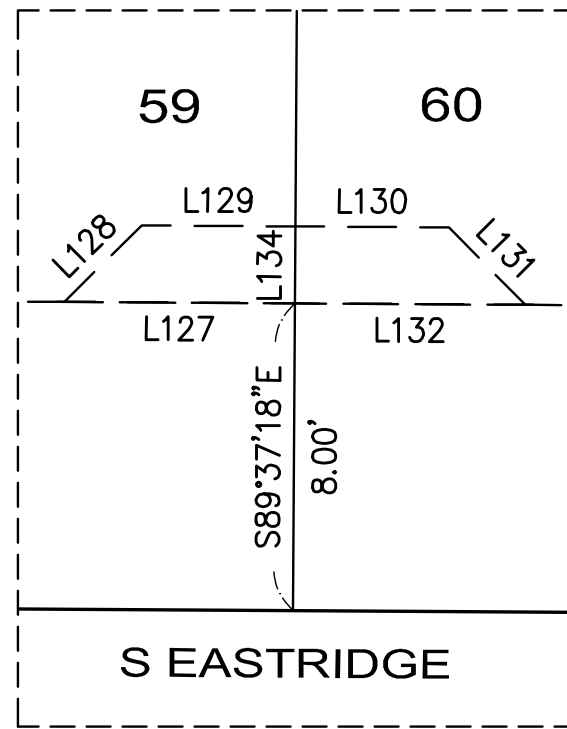
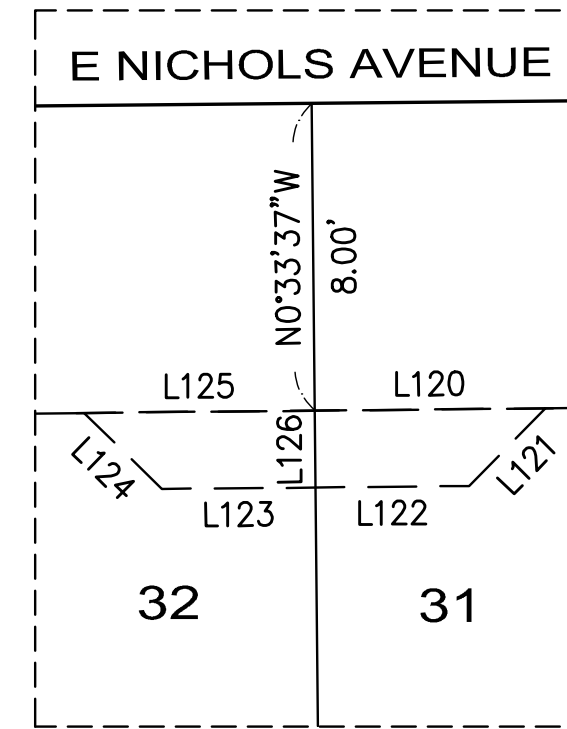
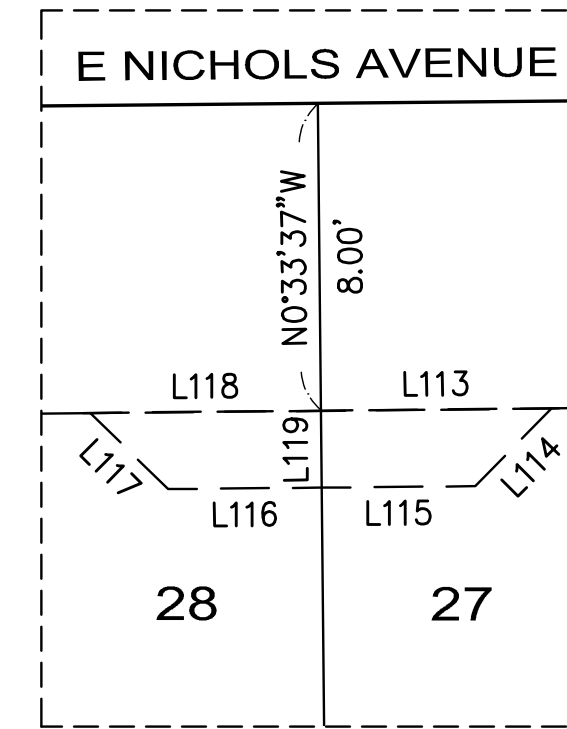
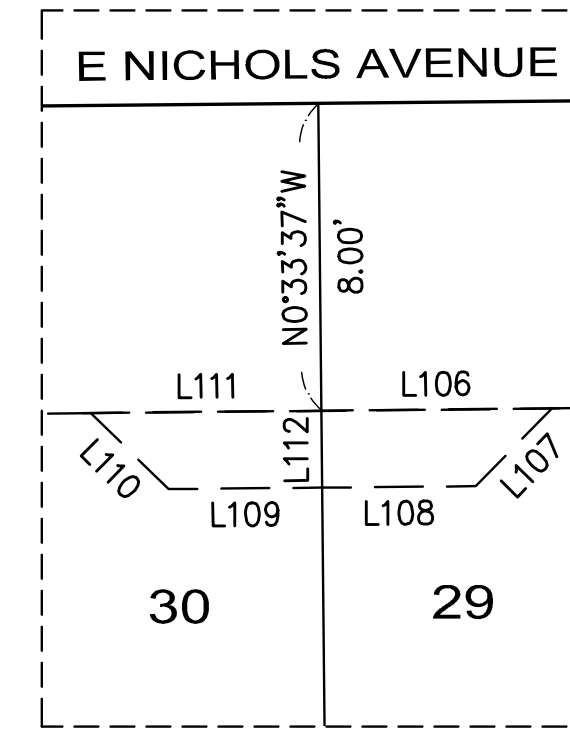
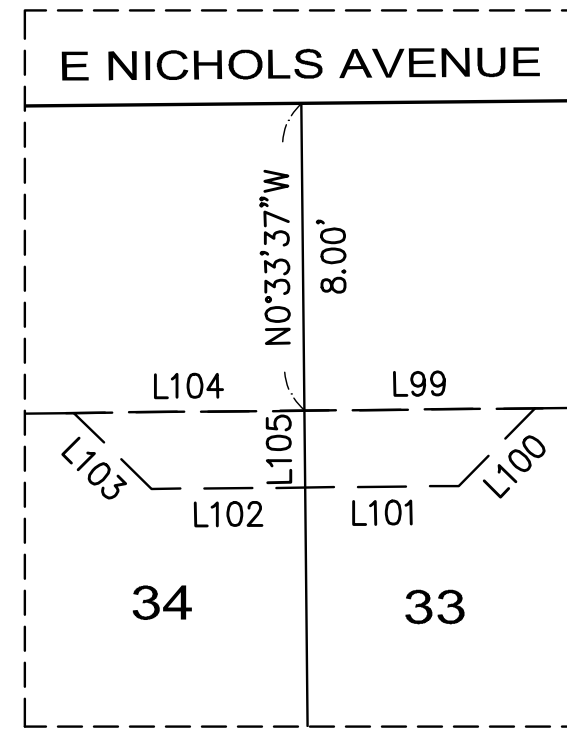
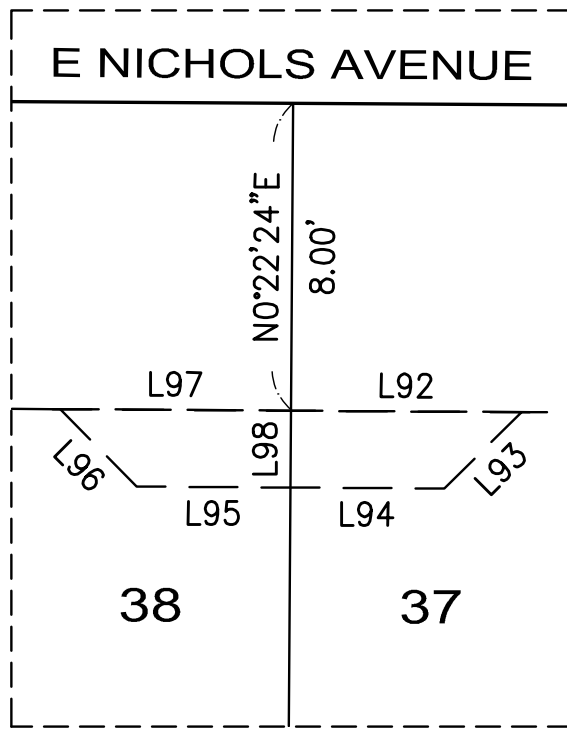
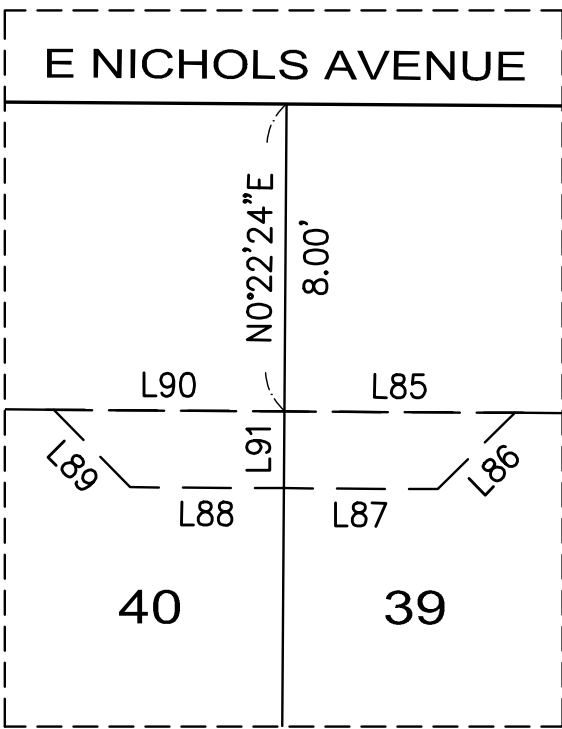
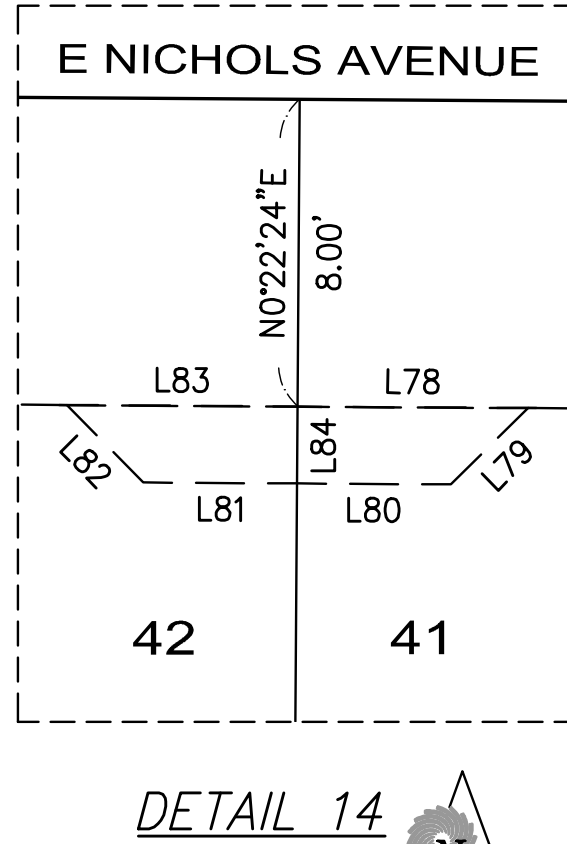
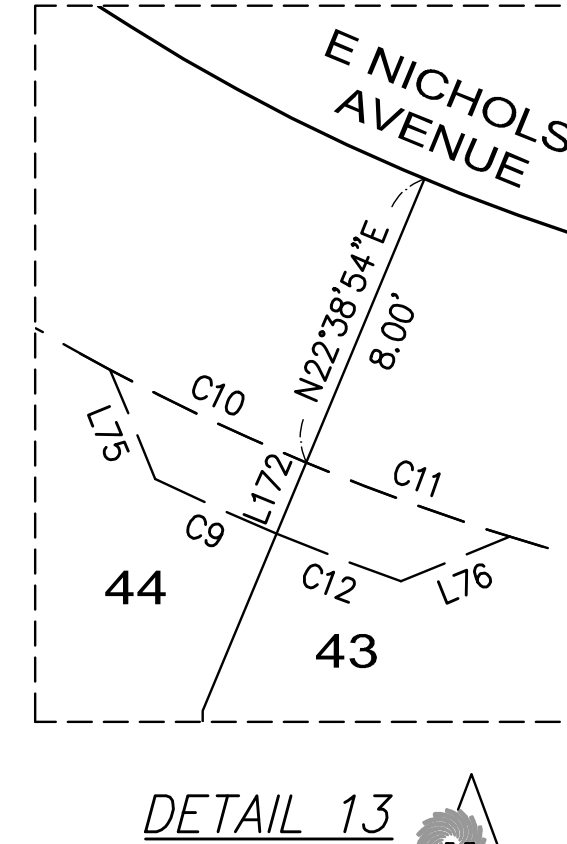
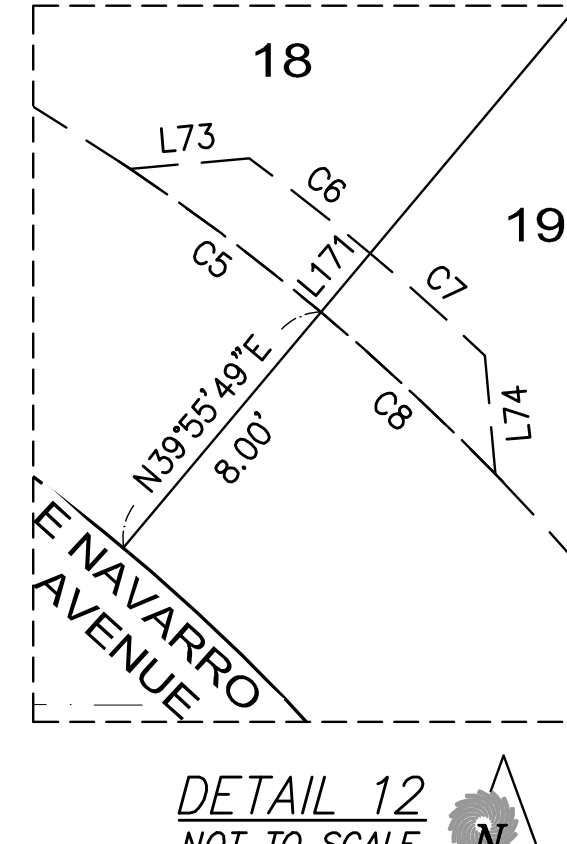
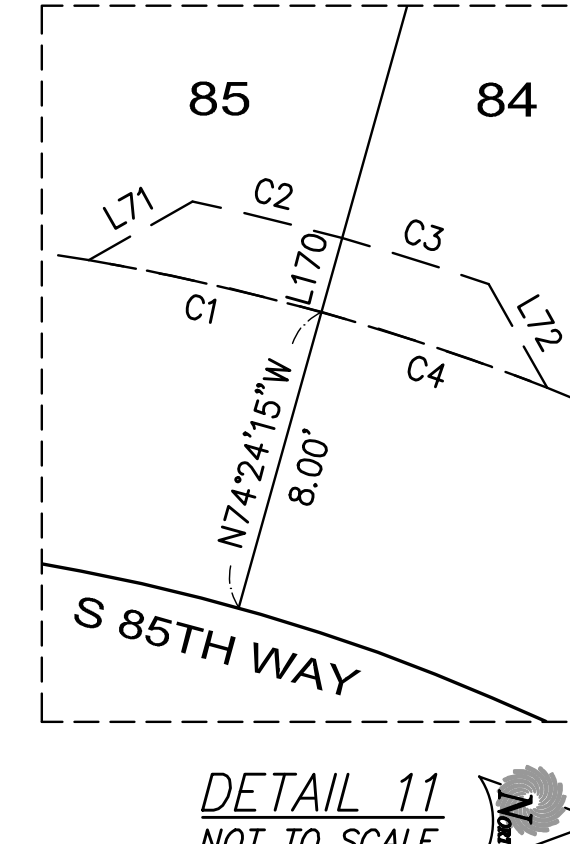
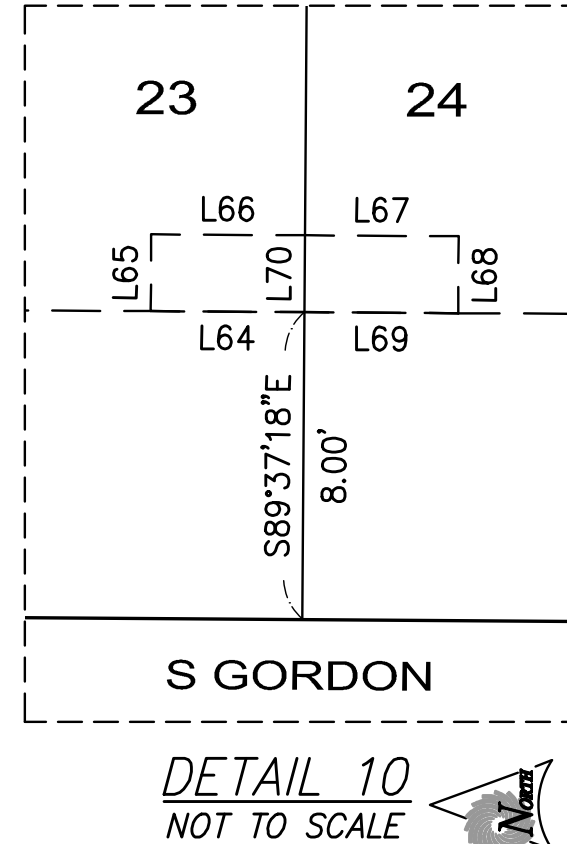
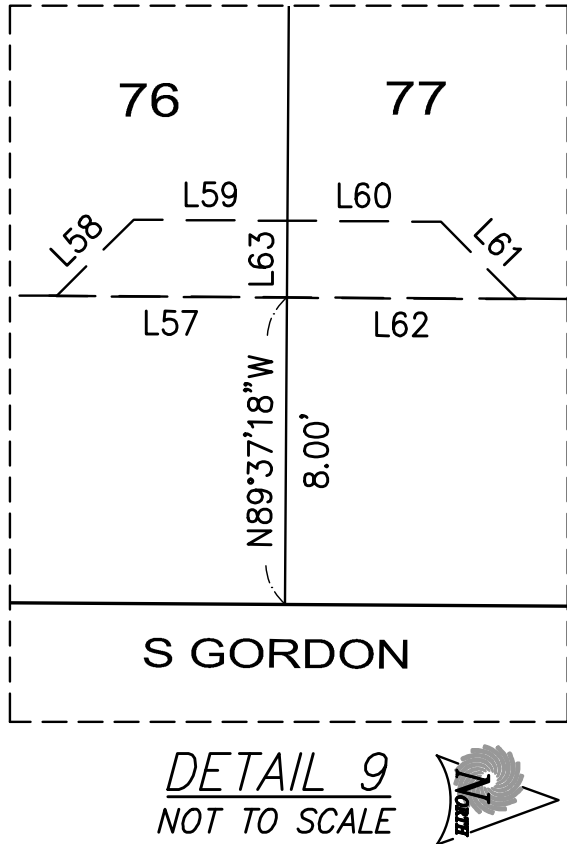
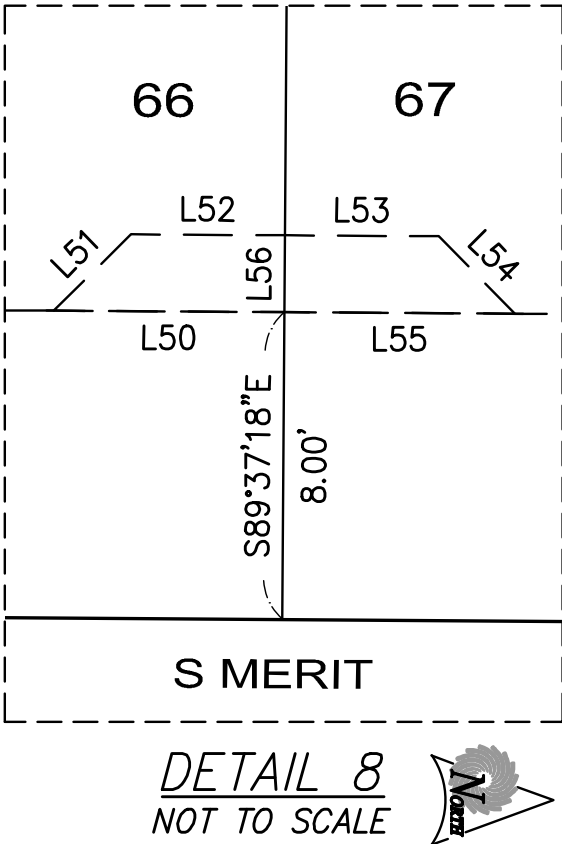
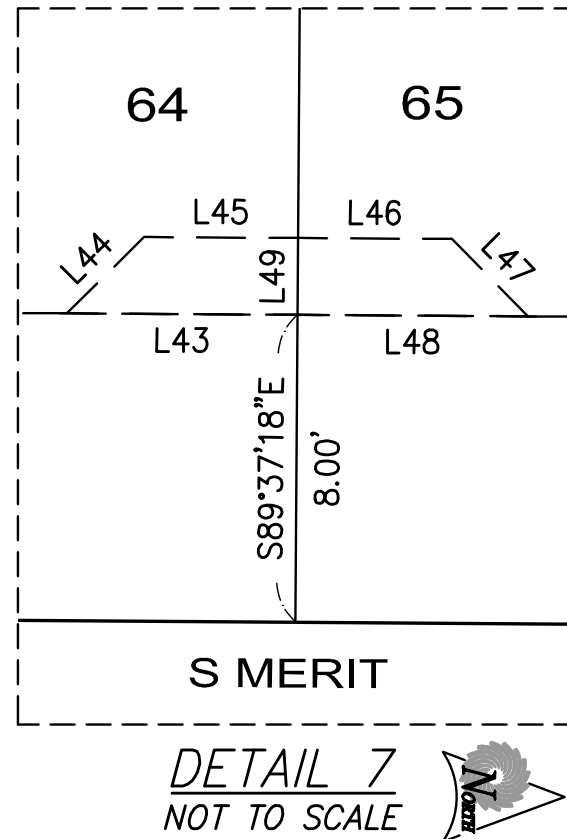
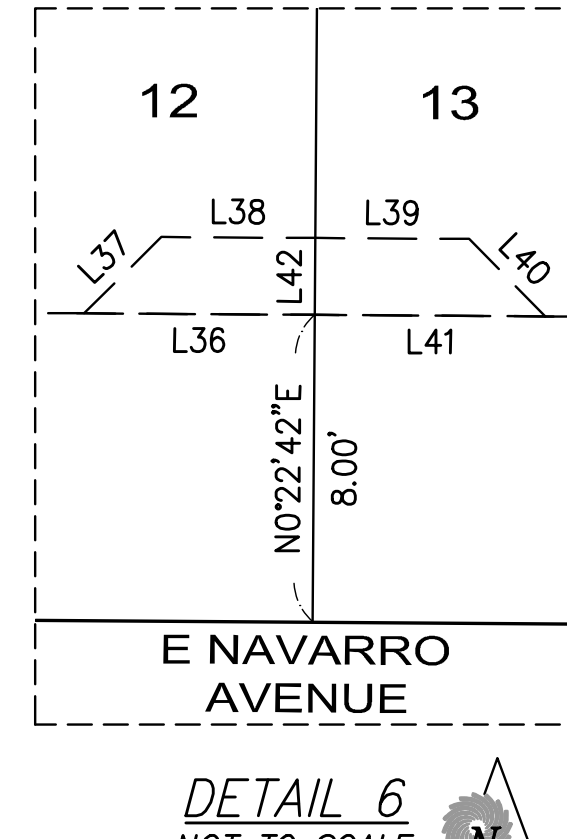
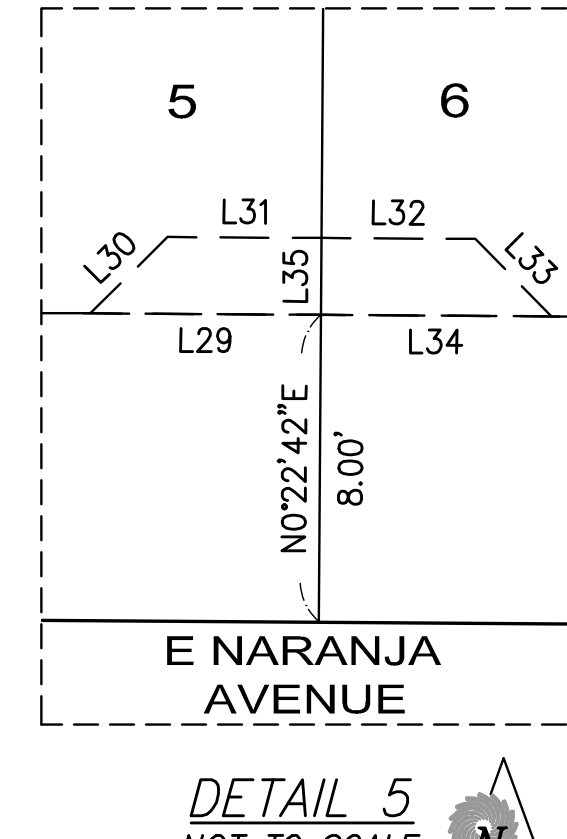
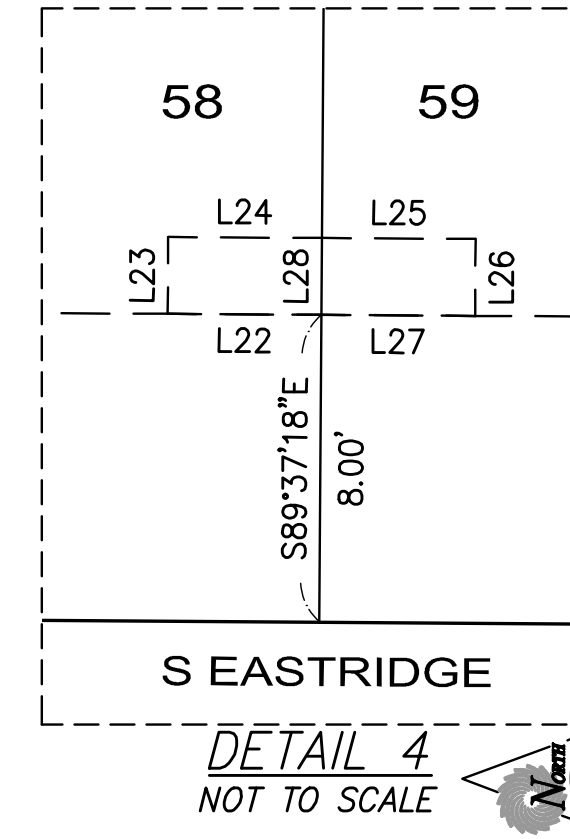
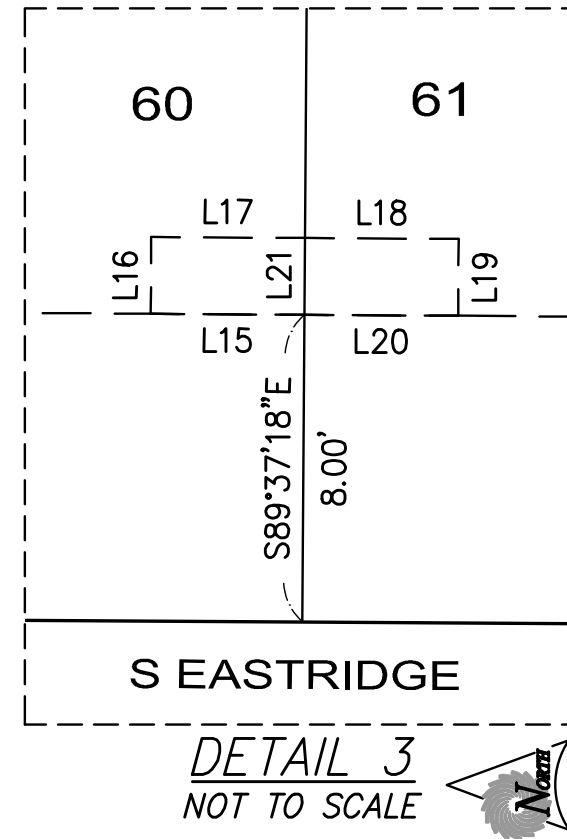
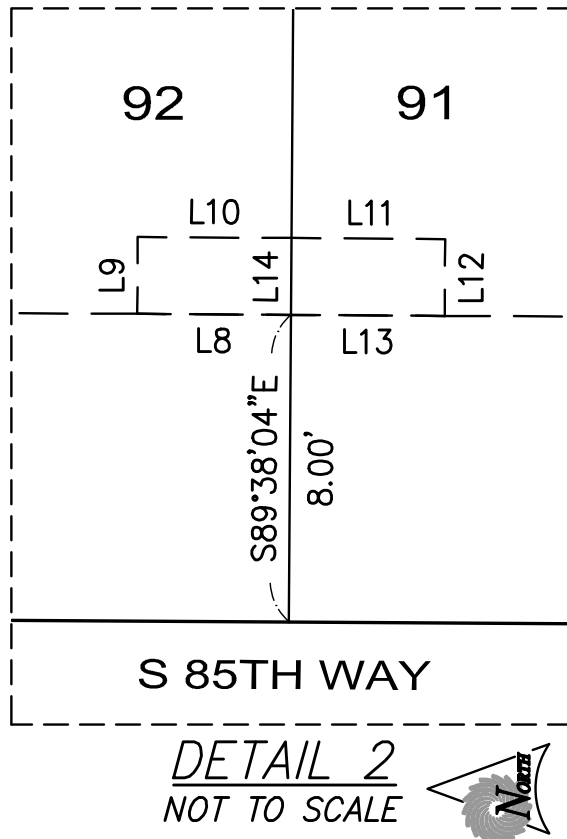
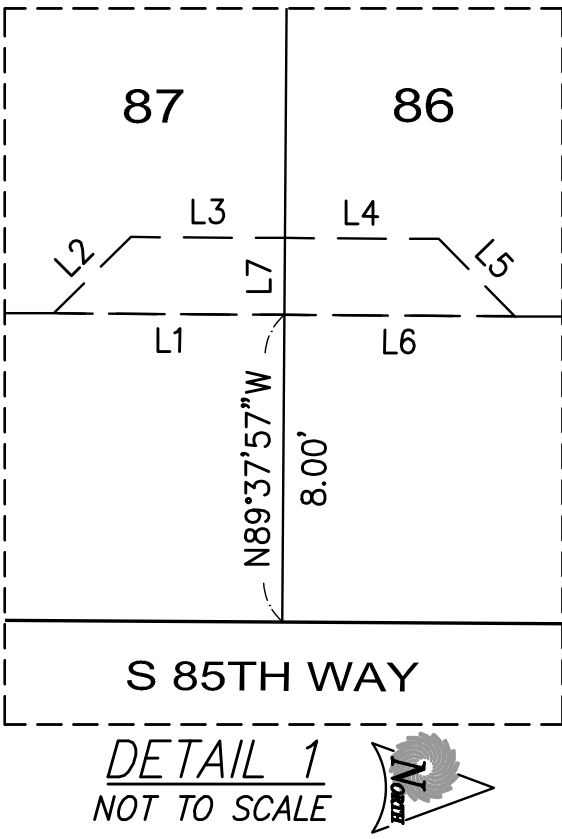
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LINE TABLE		
NO.	BEARING	LENGTH
L1	N0°22'03"E	6.00
L2	S44°37'57"E	2.83
L3	S0°22'03"W	4.00
L4	S0°22'03"W	4.00
L5	S45°22'03"W	2.83
L6	N0°22'03"E	6.00
L7	N89°37'57"W	2.00
L8	N0°22'03"E	4.00
L9	S89°37'57"E	2.00
L10	S0°22'03"W	4.00
L11	S0°22'03"W	4.00
L12	N89°37'57"W	2.00
L13	N0°22'03"E	4.00
L14	S89°38'04"E	2.00
L15	N0°22'42"E	4.00
L16	S89°37'18"E	2.00
L17	S0°22'42"W	4.00
L18	S0°22'42"W	4.00
L19	N89°37'18"W	2.00
L20	N0°22'42"E	4.00
L21	S89°37'18"E	2.00
L22	N0°22'42"E	4.00
L23	S89°37'18"E	2.00
L24	S0°22'42"W	4.00
L25	S0°22'42"W	4.00
L26	N89°37'18"W	2.00
L27	N0°22'42"E	4.00
L28	S89°37'18"E	2.00
L29	S89°37'18"E	6.00
L30	S45°22'42"W	2.83
L31	N89°37'18"W	4.00
L32	N89°37'18"W	4.00
L33	N44°37'18"W	2.83
L34	S89°37'18"E	6.00
L35	N0°22'42"E	2.00
L36	S89°37'18"E	6.00
L37	S45°22'42"W	2.83
L38	N89°37'18"W	4.00
L39	N89°37'18"W	4.00
L40	N44°37'18"W	2.83
L41	S89°37'18"E	6.00
L42	N0°22'42"E	2.00
L43	N0°22'42"E	6.00

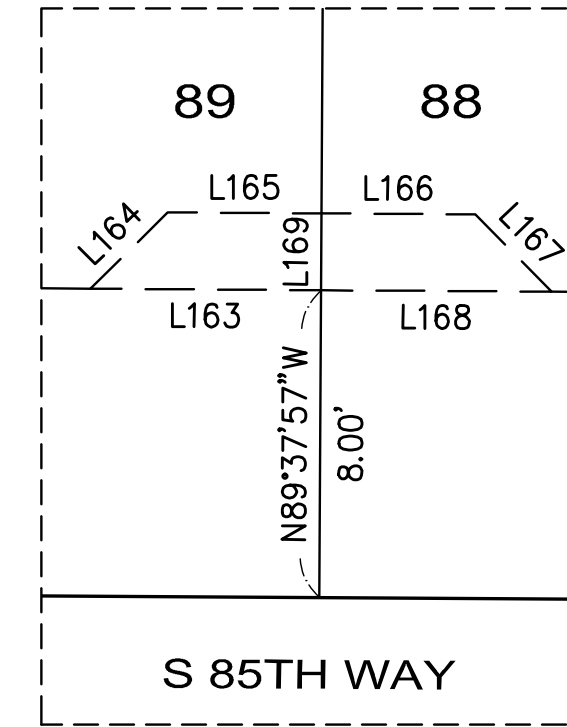
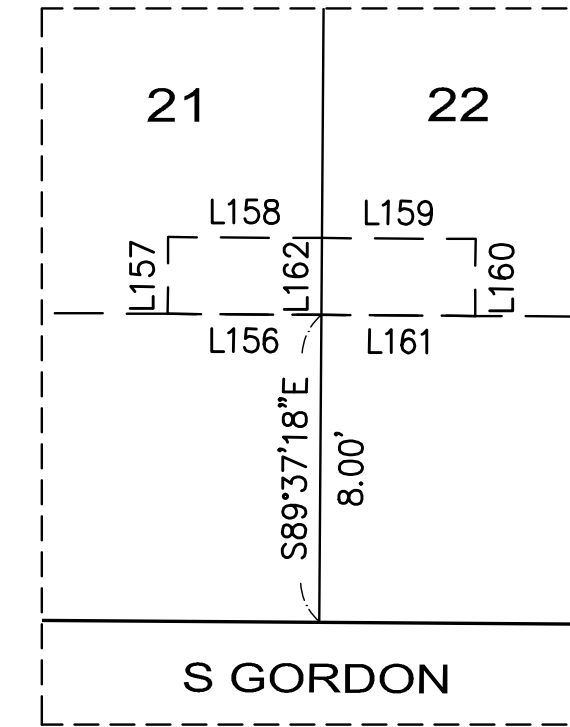
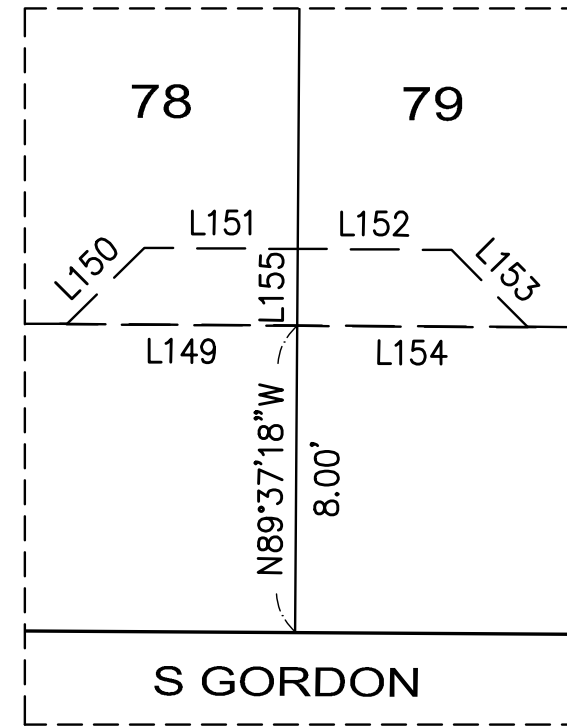
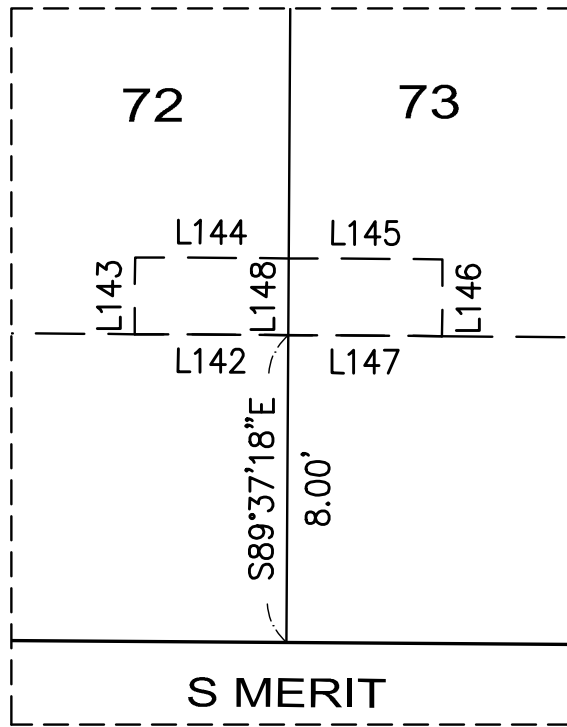
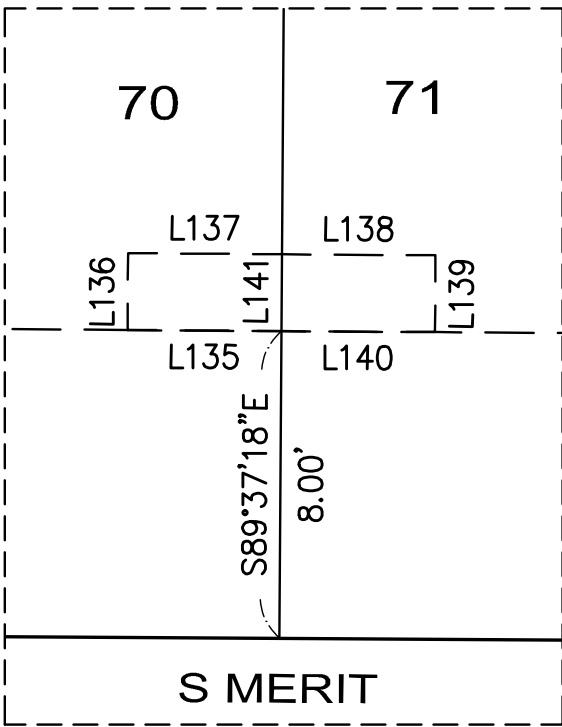
LINE TABLE		
NO.	BEARING	LENGTH
L44	S44°37'18"E	2.83
L45	S0°22'42"W	4.00
L46	S0°22'42"W	4.00
L47	S45°22'42"W	2.83
L48	N0°22'42"E	6.00
L49	N89°37'18"W	2.00
L50	N0°22'42"E	6.00
L51	S44°37'18"E	2.83
L52	S0°22'42"W	4.00
L53	S0°22'42"W	4.00
L54	S45°22'42"W	2.83
L55	N0°22'42"E	6.00
L56	N89°37'18"W	2.00
L57	N0°22'42"E	6.00
L58	S44°37'18"E	2.83
L59	S0°22'42"W	4.00
L60	S0°22'42"W	4.00
L61	S45°22'42"W	2.83
L62	N0°22'42"E	6.00
L63	N89°37'18"W	1.99
L64	N0°22'42"E	4.00
L65	S89°37'18"E	2.00
L66	S0°22'42"W	4.00
L67	S0°22'42"W	4.00
L68	N89°37'18"W	2.00
L69	N0°22'42"E	4.00
L70	S89°37'18"E	2.00
L71	S29°24'15"E	3.10
L72	N60°35'45"E	3.10
L73	S84°55'49"W	3.10
L74	N5°04'11"W	3.10
L75	N22°21'06"W	3.07
L76	N67°38'54"E	3.07
L78	N89°37'36"W	6.00
L79	N45°22'24"E	2.83
L80	S89°37'36"E	4.00
L81	S89°37'36"E	4.00
L82	S44°37'36"E	2.83
L83	N89°37'36"W	6.00
L84	S0°22'24"W	2.00
L85	N89°37'36"W	6.00
L86	N45°22'24"E	2.83
L87	S89°37'36"E	4.00

LINE TABLE		
NO.	BEARING	LENGTH
L88	S89°37'36"E	4.00
L89	S44°37'36"E	2.83
L90	N89°37'36"W	6.00
L91	N0°22'24"E	2.00
L92	N89°37'36"W	6.00
L93	N45°22'24"E	2.83
L94	S89°37'36"E	4.00
L95	S89°37'36"E	4.00
L96	S44°37'36"E	2.83
L97	N89°37'36"W	6.00
L98	N0°22'24"E	2.00
L99	S89°26'23"W	6.00
L100	N44°26'23"E	2.83
L101	N89°26'23"E	4.00
L102	N89°26'23"E	4.00
L103	S45°33'37"E	2.83
L104	S89°26'23"W	6.00
L105	N0°33'37"W	2.00
L106	S89°26'31"W	6.00
L107	N44°26'31"E	2.83
L108	N89°26'31"E	4.00
L109	N89°26'31"E	4.00
L110	S45°33'29"E	2.83
L111	S89°26'31"W	6.00
L112	N0°33'29"W	2.00
L113	S89°26'31"W	6.00
L114	N44°26'31"E	2.83
L115	N89°26'31"E	4.00
L116	N89°26'31"E	4.00
L117	S45°33'29"E	2.83
L118	S89°26'31"W	6.00
L119	N0°33'37"W	2.00
L120	S89°26'23"W	6.00
L121	N44°26'23"E	2.83
L122	N89°26'23"E	4.00
L123	N89°26'23"E	4.00
L124	S45°33'37"E	2.83
L125	S89°26'23"W	6.00
L126	N0°33'37"W	2.00
L127	S0°22'42"W	6.00
L128	N44°37'18"W	2.83
L129	N0°22'42"E	4.00
L130	N0°22'42"E	4.00

LINE TABLE		
NO.	BEARING	LENGTH
L131	N45°22'42"E	2.83
L132	S0°22'42"W	6.00
L133	S89°37'18"E	2.00
L135	N0°22'42"E	4.00
L136	S89°37'18"E	2.00
L137	S0°22'42"W	4.00
L138	S0°22'42"W	4.00
L139	N89°37'18"W	2.00
L140	N0°22'42"E	4.00
L141	S89°37'18"E	2.00
L142	N0°22'42"E	4.00
L143	S89°37'18"E	2.00
L144	S0°22'42"W	4.00
L145	S0°22'42"W	4.00
L146	N89°37'18"W	2.00
L147	N0°22'42"E	4.00
L148	S89°37'18"E	2.00
L149	N0°22'42"E	6.00
L150	S44°37'18"E	2.83
L151	S0°22'42"W	4.00
L152	S0°22'42"W	4.00
L153	S45°22'42"W	2.83
L154	N0°22'42"E	6.00
L155	N89°16'31"W	2.00
L156	N0°22'42"E	4.00
L157	S89°37'18"E	2.00
L158	S0°22'42"W	4.00
L159	S0°22'42"W	4.00
L160	N89°37'18"W	2.00
L161	N0°22'42"E	4.00
L162	S89°37'18"E	2.00
L163	N0°22'03"E	6.00
L164	S44°37'57"E	2.83
L165	S0°22'03"W	4.00
L166	S0°22'03"W	4.00
L167	S45°22'03"E	6.00
L168	N0°22'03"E	6.00
L169	N89°37'57"W	2.00
L170	N74°24'15"W	2.00
L171	N39°55'49"E	2.00
L172	S22°38'54"W	2.00



CURVE TABLE					
NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	60.00'	6.20'	5°55'21"	N12°38'00"E	6.20'
C2	62.00'	4.00'	3°41'57"	N13°44'50"E	4.00'
C3	62.00'	4.00'	3°41'57"	N17°26'40"E	4.00'
C4	60.00'	6.20'	5°55'21"	N18°33'30"E	6.20'
C5	60.00'	6.20'	5°55'21"	N53°01'50"W	6.20'
C6	62.00'	4.00'	3°41'57"	N51°55'10"W	4.00'
C7	62.00'	4.00'	3°41'57"	N48°13'10"W	4.00'
C8	60.00'	6.20'	5°55'21"	N47°06'30"W	6.20'
C9	62.00'	3.47'	3°12'19"	S65°45'00"E	3.47'
C10	60.00'	5.64'	5°23'20"	S64°39'30"E	5.64'
C11	60.00'	5.64'	5°23'20"	S70°02'50"E	5.64'
C12	62.00'	3.47'	3°12'19"	S68°57'20"E	3.47'



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MATTAMY ARIZONA, LLC

TAVERA
FINAL PLAT
PUFE EXHIBITS

SET NO. 05827	DESIGNED CFM/CRC	DRAWN SLF	CHECKED TE	SHEET NO. 7 of 7	FP6
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