PRELIMINARY PLAT
OF
SOUTHERN & STAPLEY

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA | SS
COUNTY OF MARICOPA |

THAT STAPLEY & SOUTHERN PARTNERS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR SOUTHERN & STAPLEY, LOCATED IN IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 5 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 CONSTRUCTING SAME, AND THAT EACH OF THE STREETS, LOTS, TRACTS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

STAPLEY & SOUTHERN PARTNERS LLC, AN ARIZONA LIMITED LIABILITY COMPANY 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 NAMED 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 NAMED 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 STAPLEY & SOUTHERN PARTNERS LLC, 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 OR OVER SAID EASEMENT OR ANY PART THEREOF BY STAPLEY & SOUTHERN PARTNERS LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF STAPLEY & SOUTHERN PARTNERS LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY [insert full name of owner entity] OR THE SUCCESSORS OR ASSIGNS OF STAPLEY & SOUTHERN PARTNERS LLC, 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.

STAPLEY & SOUTHERN PARTNERS LLC, 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 GRAMIC LESS THAN 2-FEET (INCHES) 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.

STAPLEY & SOUTHERN PARTNERS LLC, 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.

DRAINAGE COVENANTS:

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.

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

IN WITNESS WHEREOF:

STAPLEY & SOUTHERN PARTNERS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE ATTRIED AND THE SAME TO BE ATESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS _____ DAY OF _____ 2017.

STAPLEY & SOUTHERN PARTNERS LLC, AN ARIZONA LIMITED LIABILITY COMPANY

_____
MANAGING MEMBER

ACKNOWLEDGEMENT:

STATE OF ARIZONA | SS
COUNTY OF MARICOPA |

ON THIS _____ DAY OF _____, 2017, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED, _____ WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

_____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES _____

ENGINEER
HELIX ENGINEERING, LLC
3240 E. UNION HILLS DR #112
PHOENIX, ARIZONA 85050
TEL: 602-788-2616
CONTACT: STEVE BOWSER, PE

LAND SURVEYOR
HELIX ENGINEERING, LLC
3240 E. UNION HILLS DR #112
PHOENIX, ARIZONA 85050
TEL: 602-788-2616
CONTACT: MICHAEL THOMPSON, RLS

OWNER/DEVELOPER
STAPLEY & SOUTHERN PARTNERS LLC
25825 SOUTH ARIZONA AVENUE
CHANDLER, AZ 85248

SHEET INDEX
1 OF 2 COVER SHEET
2 OF 2 GEOMETRICS

LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,

THENCE NORTH 89 DEGREES 58 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 50.01 FEET TO A POINT ON A LINE WHICH IS PARALLEL TO AND 50 FEET EAST OF THE WEST LINE OF SAID SECTION 25;

THENCE SOUTH 1 DEGREES 18 MINUTES 23 SECONDS WEST ALONG SAID LINE WHICH IS PARALLEL TO AND 50 FEET EAST OF THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 208.06 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 88 DEGREES 58 MINUTES 52 SECONDS EAST, 656.48 FEET TO A POINT ON A LINE WHICH IS PARALLEL TO AND 600.62 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25;
THENCE SOUTH 1 DEGREES 11 MINUTES 54 SECONDS WEST ALONG SAID LINE WHICH IS PARALLEL TO AND 600.62 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 206.30 FEET;

THENCE WEST, 200.00 FEET,

THENCE SOUTH 1 DEGREES 11 MINUTES 54 SECONDS WEST, 200.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL TO AND 55 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 25;

THENCE WEST ALONG SAID SOUTH LINE WHICH IS PARALLEL TO AND 55 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 252.24 FEET,

THENCE NORTH 1 DEGREES 18 MINUTES 23 SECONDS EAST, 200.00 FEET,

THENCE WEST 205.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL TO AND 50 FEET EAST OF THE WEST LINE OF SAID SECTION 25;

THENCE NORTH 1 DEGREES 18 MINUTES 23 SECONDS EAST ALONG SAID LINE WHICH IS PARALLEL TO AND 50 FEET EAST OF THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 208.19 FEET TO THE TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER
139-05-004S

BASIS OF BEARINGS
THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 25, T1N, R5E, G&SRB&M, WAS ASSUMED TO BE NORTH 00°00'00" EAST PER MCR 2014-0461486

APPROVAL
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON

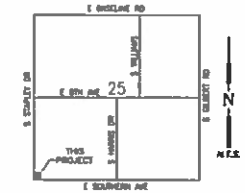
THIS _____ DAY OF _____, 2017.

APPROVED BY: _____ ATTEST: _____
MAYOR CLERK

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

APPROVED PLANS
PLANNING AND ZONING BOARD
DATE: 12.20.17
WITH STIPS: YES ☒ NO ☐



VICINITY MAP
SECTION 25, T1N, R5E, G&SRB & M

GENERAL NOTES:

1. CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE AND REMOVABLE SECTION TYPE FENCING.

2. 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 THIS PROJECT, OR LANDSCAPING WITHIN THE RIGHTS OF WAY ALONG HAMES ROAD.

3. 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 CASA SOLE WITH HOMEOWNERS ASSOCIATION OR THE PROPERTY OWNER(S).

4. 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.

5. UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R(42)33.

6. ELECTRICAL LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.

7. COMMUNICATION LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133. 8) THIS SUBDIVISION IS SUBJECT TO THE CITY OF MESA DESERT UPLANDS DEVELOPMENT STANDARDS.

9. THE PROPERTY DEPICTED ON THIS PLAT IS LOCATED WITHIN AN AREA DESIGNATED AS OTHER FLOOD AREAS ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP REL 04013C2270 M. WITH A DATE OF NOVEMBER 04, 2016.

10. THIS FINAL PLAT IS SUBJECT TO THE "DEVELOPMENT AGREEMENT" BETWEEN THE CITY OF MESA AND STAPLEY & SOUTHERN PARTNERS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NO. 2014-0461486, M.C.R., DATED JUNE 24, 2014.

11. THE MAINTENANCE OF THE LANDSCAPING, PUBLIC AND PRIVATE DRAINAGE AND ASSOCIATED IMPROVEMENTS WITHIN RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION AS SPECIFIED IN THE RECORDED "DEVELOPMENT AGREEMENT", AS REFERENCED IN THE ABOVE NOTE #10.

12. EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING FOR A TOTAL OF 42 UNITS.

13. THE MAINTENANCE OF THE LANDSCAPING, DRAINAGE AND ASSOCIATED IMPROVEMENTS WITHIN LOTS "1", "2", & "3" SHALL BE THE RESPONSIBILITY OF THE SOUTHERN & STAPLEY HOMEOWNERS ASSOCIATION.

14. THIS SUBDIVISION IS SUBJECT TO THE CITY OF MESA RESIDENTIAL DEVELOPMENT GUIDELINES.

15. A PROPERTY OWNERS ASSOCIATION SHALL BE ESTABLISHED WITH ALL LOT OWNERS BEING MEMBERS OF THAT ASSOCIATION. THE PROPERTY OWNERS ASSOCIATION SHALL OWN AND MAINTAIN ALL TRACTS.

16. A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (C.C.&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.

17. 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).

18. THE AREA WITHIN THE SIGHT VISIBILITY EASEMENT, NOTED ON THIS PLAT AS V.T.E. (VISIBILITY TRIANGLE EASEMENT), IS TO BE CLEAR OF LANDSCAPING, SIGNS, FENCES OR OTHER ITEMS HIGHER THAN 36" ABOVE STREET GRADES.

SURVEYOR'S CERTIFICATION

MICHAEL J. THOMPSON , A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY CERTIFY THAT THE SUBDIVISION PLATTED HEREON, CONSISTING OF (2) SHEETS, HAS BEEN PREPARED FROM A LAND SURVEY DURING THE MONTH OF APRIL, 2017, MADE UNDER MY DIRECT SUPERVISION ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT THE EXTERIOR BOUNDARIES OF SAID SUBDIVISION ARE OR WILL BE MONUMENTED IN ACCORDANCE WITH THE "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS" ADOPTED ON 13 FEBRUARY 2002, AND THAT THE SIZE, LOCATION AND MATERIAL AS SHOWN HEREON ARE ACCURATE AS OF THE DATE OF THIS CERTIFICATION. MONUMENTS SHOWN ACTUALLY EXIST AND THAT THEIR POSITIONS ARE CORRECT AND ACCURATE AS SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. ALL LOT CORNERS HAVE BEEN OR WILL BE PERMANENTLY SET BY COMPLETION OF CONSTRUCTION

MICHAEL J. THOMPSON
REGISTERED LAND SURVEYOR
REGISTRATION NUMBER 25080
HELIX ENGINEERING, LLC
3240 E UNION HILLS #112
PHOENIX, AZ 85050
PHONE: 602-788-2616

MICHAEL J. THOMPSON 25080 6/14/17

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TWO WORKING DAYS BEFORE YOU DIG CALL FOR THE BLUE STAKES
1-800-782-5348
BLUE STAKE OWNER

RELEASE	
DATE	

REVISIONS		
NO	DATE	
1		
2		
3		
4		

PROJECT NAME
PRELIMINARY PLAT

PROJECT ADDRESS
1232 E SOUTHERN AVE
MESA, ARIZONA
85204

PROJECT AREA
SOUTHERN AVE & STAPLEY DR

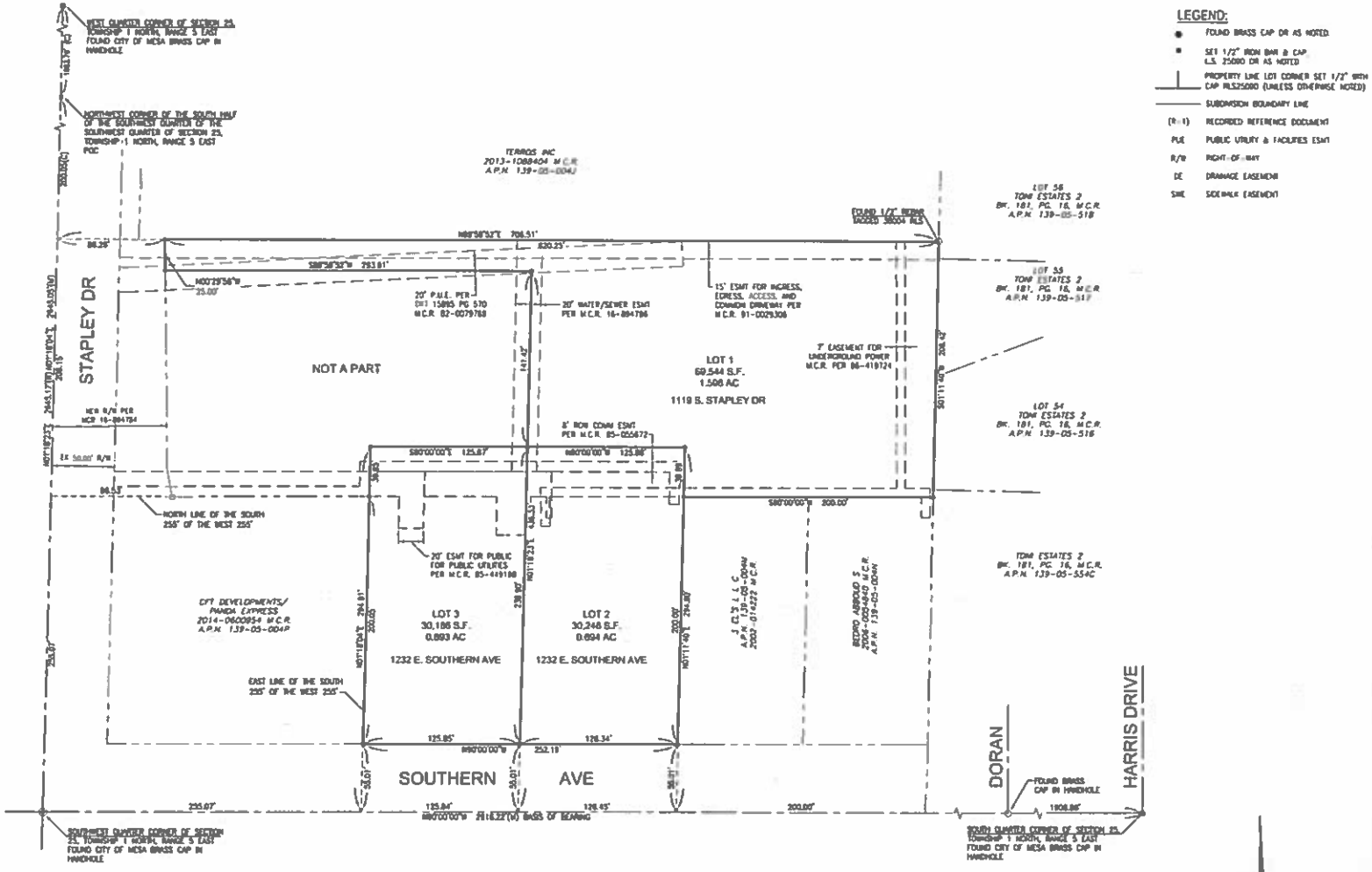
HELIX JOB NUMBER: 240.1
IN HOUSE: DRAWN BY TOS, CHECKED BY MJT

SHEET TITLE
PRELIM PLAT OF A PORTION OF SW 1/4 OF 1/4 SEC 25, T1N, R5E, G & S.R.B. & M

SHEET: COVER
PAGE: 1 OF 2

PLOT SCALE: 1 @ 24"x36": 1:2.2 @ 11"x17"

Oct 05, 2017 - 2:20pm
U:\2016\240.1_Southern&Stapley Final Plat\2017\MJT\240.1_Southern & Stapley Prelim Plat.dwg



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TWO WORKING DAYS BEFORE YOU DIG CALL FOR THE BLUE STAKES 1-800-782-5348 BLUE STAKE CENTER

RELEASE
DATE

REVISIONS
NO DATE

PROJECT NAME
PRELIMINARY PLAT

PROJECT ADDRESS
1232 E SOUTHERN AVE
MESA, ARIZONA
85204

PROJECT AREA
SOUTHERN AVE & STAPLEY DR

HELIX JOB NUMBER 240.1
IN HOUSE
DRAWN BY TDS
CHECKED BY MJT

SHEET TITLE
PRELIM PLAT OF A PORTION OF SW 1/4 OF 1/4 SEC 23, T1N, R5E, G. & S.R.B. & M.

SHEET
PAGE 2 OF 2

PLOT SCALE: 1 = 24"x36" 12.2 = 11"x17"