FINAL PLAT FOR EASTMARK DEVELOPMENT UNIT DU 3/4 - PARCEL 4

A REPLAT OF TRACTS SS AND TT, EASTMARK DEVELOPMENT UNIT 3/4, PARCELS 3/4-1 THROUGH 3/4-3, ACCORDING TO BOOK 1276 OF MAPS, PAGE 3, MARICOPA COUNTY RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22 AND THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION
STATE OF ARIZONA
STATE OF ARIZONA S.S. COUNTY OF MARICOPA S.S.
KNOW ALL MEN BY THESE PRESENTS:
THAT BB MESA GATEWAY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "EASTMARK DEVELOPMENT UNIT DU 3/4 — PARCEL 4", A REPLAT OF TRACTS SS AND TT, EASTMARK DEVELOPMENT UNIT 3/4, PARCELS 3/4—1 THROUGH 3/4—3, ACCORDING TO BOOK 1276 OF MAPS, PAGE 3, MARICOPA COUNTY RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22 AND THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, 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 PRIVATE 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.
BB MESA GATEWAY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY DEDICATES TO THE CITY OF MESA FOR USE AS SUCH THE PUBLIC UTILITY AND FACILITY EASEMENTS ("PUFE"), AS SHOWN ON THE SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. 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 BB MESA GATEWAY, 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 BB MESA GATEWAY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OR THE SUCCESSORS OR ASSIGNS OF BB MESA GATEWAY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY BB MESA GATEWAY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OR THE SUCCESSORS OR ASSIGNS OF BB MESA GATEWAY, 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.
BB MESA GATEWAY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NONEXCLUSIVE 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 3-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.
DMB MESA PROVING GROUNDS 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.

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT AS TRACTS "A". "B" AND "D" ARE HEREBY RESERVED AS

PLANS ON FILE WITH THE CITY OF MESA, TOGETHER WITH THE RIGHT TO INGRESS AND EGRESS TO MAINTAIN

THE DRAINAGE FACILITIES AND RETENTION AREAS SHALL BE MAINTAINED BY THE OWNER, THEIR SUCCESSORS

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;

SHALL BE BINDING UPON ANY SUBSEQUENT PURCHASER OR OCCUPIER OF SAID PARCEL; AND

AND ASSIGNS AND SHALL PROVIDE STORM WATER CONVEYANCE AND STORAGE AS PRIVATE DRAINAGE FACILITIES

THE AGREEMENTS CONTAINED HEREIN SHALL BE A COVENANT RUNNING WITH THE LAND AND, UPON RECORDING,

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

BB MESA GATEWAY, 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,

WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH BB MESA GATEWAY, LLC, AN

BB MESA GATEWAY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME

, 2017, BEFORE ME, THE UNDERSIGNED NOTARY

WHO ACKNOWLEDGED HIMSELF/HERSELF

AND THAT HE/SHE

TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS

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

ARIZONA LIMITED LIABILITY COMPANY, WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS

EASEMENT HOLDER OR OTHER PERSON OR ENTITY HAVING ANY INTEREST THAT IS ADVERSE TO OR

DRAINAGE FACILITIES AND RETENTION BASINS FOR THE INCLUSIVE CONVEYANCE OF DRAINAGE AND STORAGE OF

DRAINAGE COVENANTS:

SAID DRAINAGE FACILITY.

RECORDED.

IN WITNESS WHEREOF:

STATE OF ARIZONA

PUBLIC, APPEARED

ON THIS

COUNTY OF MARICOPA

NOTARY PUBLIC

MY COMMISSION EXPIRES:

DAY OF ______, 2017.

ACKNOWLEDGMENT

AS AND FOR ATTORNEY'S FEES AND COURT COSTS.

BB MESA GATEWAY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

EXECUTED THIS INSTRUMENT FOR PURPOSES HEREIN CONTAINED.

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

STATE OF ARIZONA

COUNTY OF MARICOPA

S.S.

ON THIS _____ DAY OF _____, 2017, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED _____ WHO ACKNOWLEDGED HIMSELF/HERSI TO BE _____ OF ____ AND THAT HE/SHE EXECUTED THIS INSTRUMENT FOR PURPOSES HEREIN CONTAINED.

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

EASTMARK RESIDENTIAL ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS

EASTMARK RESIDENTIAL ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS

AND APPROVES THIS FINAL PLAT FOR "EASTMARK DEVELOPMENT UNIT DU 3/4 - PARCEL 4" AND THE

EASTMARK RESIDENTIAL ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION

RATIFICATION AND APPROVAL OF PLAT

RESPONSIBILITIES IMPOSED UPON IT UNDER THIS PLAT.

STATE OF ARIZONA

COUNTY OF MARICOPA

IN WITNESS WHEREOF:

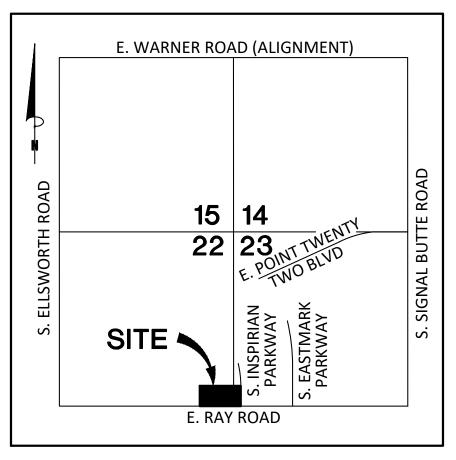
ACKNOWLEDGMENT

NOTARY PUBLIC



NOTES:

- I. THE USE AND MAINTENANCE OF ALL AREAS SHOWN ON THIS PLAT ARE GOVERNED BY (A) THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR EASTMARK, RECORDED ON FEBRUARY 6, 2013 AS DOCUMENT NO. 2013—0122018, AND RE—RECORDED ON MARCH 8, 2013 AS DOCUMENT NO. 2013—0217662, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, (B) THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR EASTMARK RESIDENTIAL COMMUNITY, RECORDED ON FEBRUARY 6, 2013 AS DOCUMENT NO. 2013—0122019, AND RE—RECORDED ON APRIL 30, 2013, AS DOCUMENT NO. 2013—0391883, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, (C) THE AMENDED AND RESTATED COMMUNITY RECREATION COVENANT FOR EASTMARK RESIDENTIAL COMMUNITY, RECORDED ON FEBRUARY 6, 2013 AS DOCUMENT NO. 2013—0122020, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AND (D) THE AMENDED AND RESTATED SUPPLEMENTAL RESIDENTIAL DECLARATION FOR PARCEL 3/4—4, RECORDED ON ________, 2017 AS DOCUMENT NO. 2017—______, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA (THE "SUPPLEMENTAL DECLARATION").
- 2. THIS SUBDIVISION IS LOCATED IN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 3. UTILITY LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER R(42)33.
- THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE MESA PROVING GROUNDS COMMUNITY PLAN APPROVED ON NOVEMBER 3, 2008, AND MAY BE AMENDED FROM TIME TO TIME.
- 5. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE STREETS, PARKS, DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THE SUBDIVISION SHOWN ON THIS PLAT OR LANDSCAPING WITHIN THE RIGHT—OF—WAY ALONG THE ROADS SHOWN HEREON. ALL TRACTS SHALL BE PRIVATELY OWNED AND MAINTAINED, EXCEPT AS EXPRESSLY SET FORTH IN THE SUPPLEMENTAL DECLARATION WITH REGARD TO MAINTENANCE BY THE ASSOCIATION. THE MAINTENANCE OF EASEMENT PREMISES SHOWN ON THIS PLAT WHICH LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER, AND THE MAINTENANCE OF EASEMENT PREMISES SHOWN ON THIS PLAT WHICH LIE WITHIN THE BOUNDARIES OF A TRACT IS THE RESPONSIBILITY OF THE TRACT OWNER.
- 6. ALL TRACTS SHOWN ON THIS PLAT, AFTER THE COMPLETION OF CONSTRUCTION OF IMPROVEMENTS THEREON WILL BE CONVEYED TO EASTMARK COMMUNITY ALLIANCE, INC. AN ARIZONA NON-PROFIT CORPORATION (THE "ALLIANCE") OR EASTMARK RESIDENTIAL ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION (THE "ASSOCIATION"), AS AND WHEN PROVIDED UNDER THE SUPPLEMENTAL DECLARATION, AND THEREAFTER SHALL BE OWNED AND MAINTAINED BY THE ALLIANCE OR ASSOCIATION, AS APPLICABLE.
- AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT IS RECORDED IN MARICOPA COUNTY RECORDER DOCUMENT NO. 2011-0357115, AND RE-RECORDED IN DOCUMENT NO. 2011-0432679. THIS SUBDIVISION IS WITHIN THREE (3) MILES OF PHOENIX-MESA GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.
- 8. NOISE ATTENUATION MEASURES ARE TO BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF HOMES IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 4.4a OF THE COMMUNITY PLAN.
- 9. IN ORDER TO COMPLY WITH THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS (ADOPTED FEB. 6, 2010). EXTERIOR BOUNDARY CORNERS WILL BE SET BY THE SURVEYOR WHO CERTIFIED THIS PLAT. IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO ENSURE THAT INTERIOR CORNERS OF THE SUBDIVISION ARE SET (I) WITHIN NINETY (90) DAYS AFTER COMPLETION OF THE CONSTRUCTION IMPROVEMENTS, OR (II) WITHIN TWO (2) YEARS AFTER RECORDATION OF THE SUBDIVISION PLAT, WHICHEVER DATE IS FIRST TO OCCUR. THE INTERIOR CORNERS OF THE SUBDIVISION MAY BE STAKED BY SURVEYORS OTHER THAN WHO CERTIFIED THIS SURVEY. IT WILL BE THE RESPONSIBILITY OF THE OTHER SURVEYOR WHO STAKES THE INTERIOR CORNERS OF THE SUBDIVISION TO RECORD A "RECORD OF SURVEY" WITH THE COUNTY RECORDER CONSISTENT WITH CURRENT ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS.
- 10. PER CITY OF MESA SUBDIVISION DESIGN PRINCIPLES AND STANDARDS, ALL SIDE LOT LINES ARE RADIAL TO CURVED RIGHT-OF-WAY LINES UNLESS OTHERWISE NOTED (SECTION 9-6-3-E.3).
- 11. ALL CURVES ARE TANGENT, COMPOUND OR REVERSE UNLESS OTHERWISE NOTED.
- 12. BB MESA GATEWAY, LLC ACKNOWLEDGES THAT IT INTENDS TO INSTALL SIDEWALKS AND LANDSCAPING IMPROVEMENTS WITHIN AREAS THAT ARE SUBJECT TO PUFES SHOWN ON THIS PLAT. MAINTENANCE OF THE LANDSCAPING IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE UNDERLYING REAL PROPERTY, AT SUCH OWNER'S EXPENSE. MAINTENANCE OF THE SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE CITY, AFTER INSPECTION AND APPROVAL OF SUCH SIDEWALKS BY THE CITY, BUT BB MESA GATEWAY, LLC (OR ALLIANCE OR THE ASSOCIATION) SHALL REIMBURSE THE CITY FOR THE COSTS OF SUCH MAINTENANCE, AS PROVIDED IN THE COMMUNITY MAINTENANCE AGREEMENT. ANY SUCH COSTS PAID BY THE ALLIANCE OR THE ASSOCIATION SHALL BE REIMBURSED BY THE LOT OWNERS THROUGH A NEIGHBORHOOD ASSESSMENT, AS SET FORTH IN THE SUPPLEMENTAL DECLARATION.
- 13. CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
- 14. NO STRUCTURE OF ANY KIND 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.
- 15. THE CITY OF MESA WILL NOT BE RESPONSIBLE FOR ANY SPECIAL TYPE OF SURFACE MATERIAL SUCH AS, BUT NOT LIMITED TO, SPECIALTY PAVEMENT OR CONCRETE, COLORED STAMPED PAVEMENT OR CONCRETE, OR BRICKS, AS NOTED WITHIN 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 APPROVED 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 OR THE PROPERTY OWNER(S).
- 16. 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).
- 17. TRACTS "E", "F", "G", "H", "I", "J", "K", "L", "M" AND "N" ARE PRIVATE STREETS AND WILL BE OWNED AND MAINTAINED BY THE ASSOCIATION, AS AND WHEN PROVIDED UNDER THE SUPPLEMENTAL DECLARATION. NO PARKING IS ALLOWED ON THESE PRIVATE STREETS OUTSIDE OF THE DESIGNATED PARKING STALLS. MANAGEMENT CONTROLS FOR THE ENFORCEMENT OF THE PARKING PROHIBITIONS ON TRACTS "E", "F", "G", "H", "I", "J", "K", "L", "M" AND "N" MAY BE ALTERED TO BE MORE RESTRICTIVE, BUT NOT LESS RESTRICTIVE, ONLY UPON WRITTEN APPROVAL OF THE CITY OF MESA FIRE MARSHALL.



VICINITY MAP

OWNER/DEVELOPER

LUG D - DISTRICT

11.2731 ACRES

BB MESA GATEWAY, LLC

SCOTTSDALE, AZ 85253

SITE DATA

NUMBER OF LOTS

ZONING:

LUG USE:

GROSS AREA

PHONE: (602) 793-0559

CONTACT: BRANDEN LOMBARDI

7001 N SCOTTSDALE ROAD

DOUGLAS B. TONEY Aprices 09/30/2019

CIVIL ENGINEER

BOWMAN CONSULTING GROUP, LTD. 1295 W WASHINGTON STREET SUITE 108 TEMPE, AZ 85281 PHONE: (623) 299-8983 CONTACT: CHARLES WURL

SHEET INDEX

- 1 COVER, NOTES, DEDICATION,
 SITE DATA, LEGAL DESCRIPTION,
 BASIS OF BEARINGS, CERTIFICATIONS
- 2 KEY MAP, TYPICAL LOT DETAILS
- 3-4 FINAL PLAT PLAN SHEETS
- 5 LOT AREA TABLE, TRACT AREA & USAGE TABLE, LINE TABLE & CURVE TABL

LEGAL DESCRIPTION

TRACTS SS AND TT, EASTMARK DEVELOPMENT UNIT 3/4, PARCELS 3/4-1 THROUGH 3/4-3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 1276 OF MAPS, PAGE 3 AND AFFIDAVIT OF CORRECTION RECORDED AS 2016-0411188 OF OFFICIAL RECORDS AND 2016-0498847 OF OFFICIAL RECORDS.

BASIS OF BEARINGS

SOUTH 89 DEGREES 36 MINUTES 12 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO BOOK 1276 OF MAPS, PAGE 3, M.C.R.

FLOOD ZONE

THIS PROPERTY LIES IN FLOOD ZONE "D", DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT ASSOCIATION (FEMA) AS "AREAS OF UNDETERMINED FLOOD HAZARD". THE FLOOD INSURANCE RATE MAP #04013C2780L HAS NOT BEEN PRINTED.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

The land	12/12/2017
DOUGLAS B. TONEY	
REGISTERED LAND SURVEYOR NO. 55030	
BOWMAN CONSULTING	
1295 W. WASHINGTON STREET, SUITE 108	
TEMPE, ARIZONA 85281	

PPROVAL	
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OF	INE MATOR	AND CITE	2017.	INE CITI	OF MESA,	ARIZONA ON	INC	DAT
APPROVED BY:						_		
		M	IAVAD					

ADDDOVED BY THE MAYOD AND CITY COLINCIL OF THE CITY OF MECA. ADIZONA ON THE

APPROVED BY:		
	MAYOR	
ATTEST:		
	CITY 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.

PPROVED BY:		
	CITY ENGINEER	DATE

PLAT FOR ENT UNIT DU 3/4 - F

EASTMARK [

ш

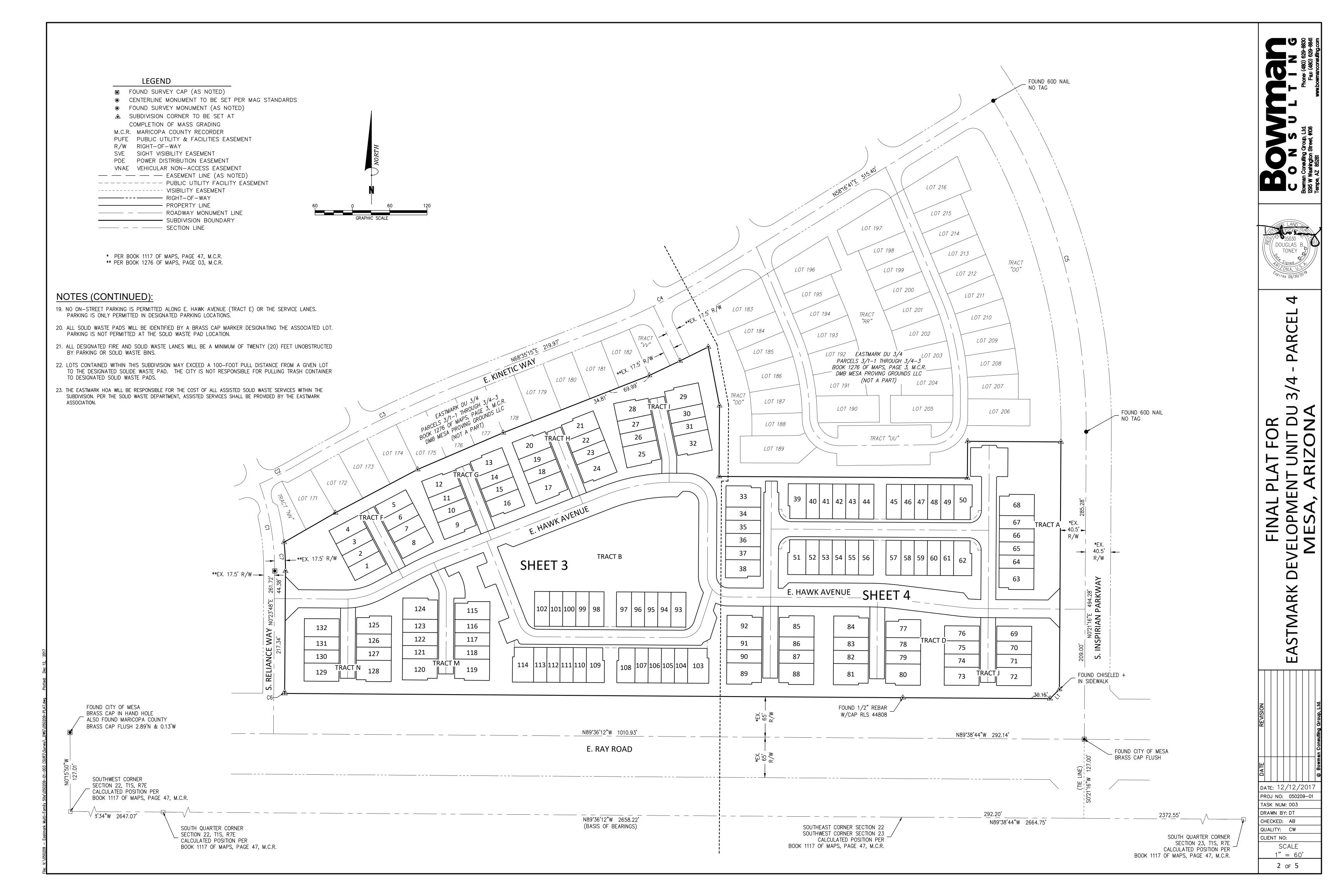
원 발 DATE: 12/12/2017

DATE: 12/12/2017
PROJ NO: 050209-01
TASK NUM: 003
DRAWN BY: DT

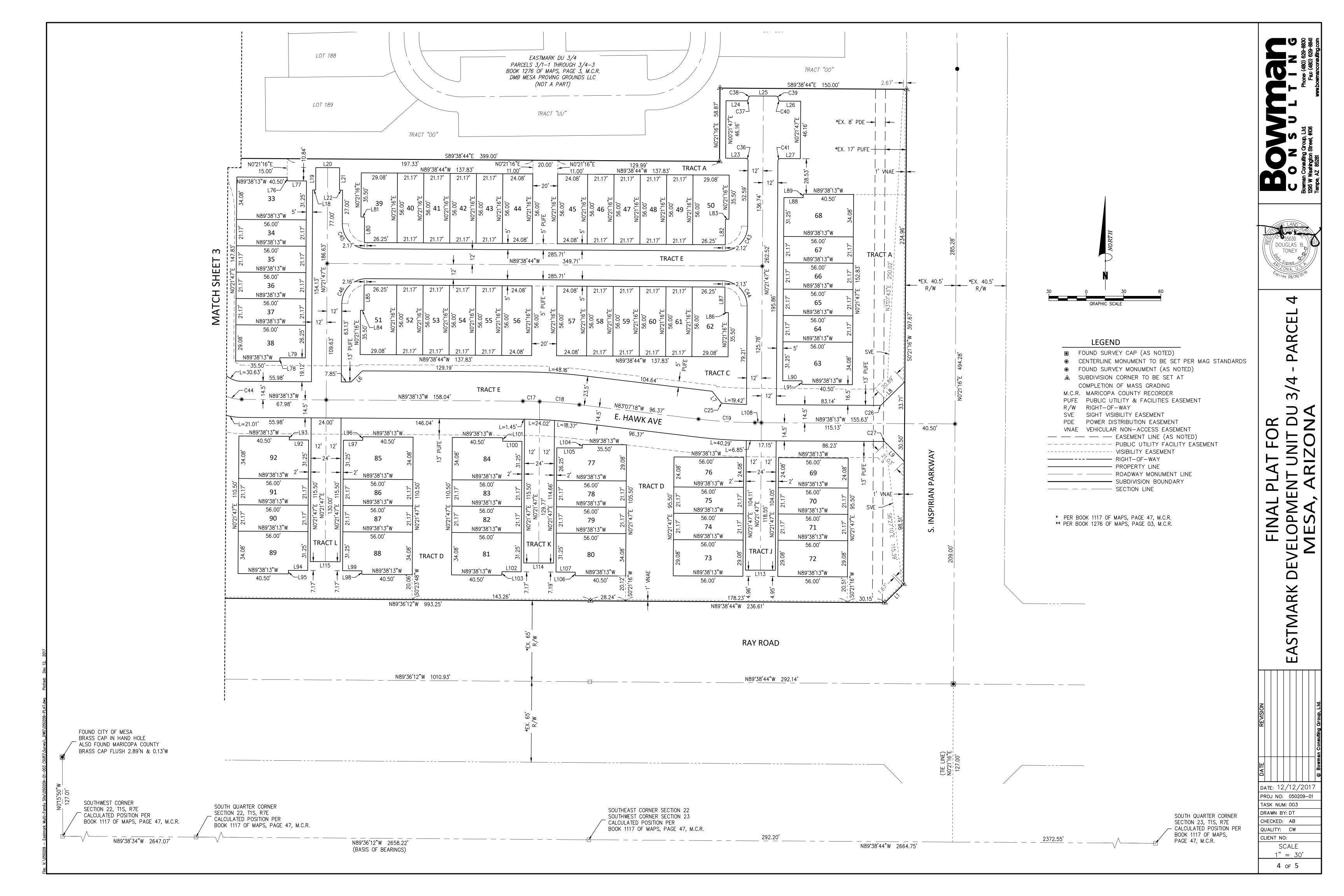
DRAWN BY: DT
CHECKED: AB
QUALITY: CW
CLIENT NO:

SCALE N.T.S.

1 of 5







	LINE TA	
LINE #	LENGTH	DIRECTION
L81	2.83'	N89°38'44"W
L82	20.50'	N00°21'16"E
L83	2.83'	N89°38'44"W
L84	2.83'	N89°38'44"W
L85	20.50'	N00°21'16"E
L86	2.83'	N89°38'44"W
L87	20.50'	N00°21'16"E
L88	15.50'	N89°38'13"W
L89	2.83'	N00°21'47"E
L90	15.50'	N89°38'13"W
L91	2.83'	N00°21'47"E
L92	15.50'	N89°38'13"W
L93	2.83'	N00°21'47"E
L94	15.50'	N89°38'13"W
L95	2.83'	N00°21'47"E
L96	2.83'	N00°21'47"E
L97	15.50'	N89°38'13"W
L98	2.83'	N00°21'47"E
L99	15.50'	N89°38'13"W
L100	15.50'	N89°38'13"W
L101	2.83'	N00°21'47"E
L102	15.50'	N89*38'13"W
L103	2.83'	N00°21'47"E
L104	2.83'	N00°21'47"E
L105	20.50'	N89°38'13"W
L106	2.83'	N00°21'47"E
L107	15.50'	N89°38'13"W
L108	5.15'	N89°38'13"W
L109	24.00'	N62°11'21"E
L110	24.00'	N68°35'15"E
L111	24.00'	N68°35'15"E
L112	24.00'	N78"12'30"E
L113	24.00'	N89°38'13"W
L114	24.00'	N89°38'13"W
L115	24.00'	N89°38'13"W
L116	24.00'	N89°38'44"W
L117	24.00'	N89°38'44"W
L118	20.25	N89°38'44"W
L119	34.15'	N00°21'16"E
L120	38.70'	N25°34'42"W

CURVE TABLE								
CURVE # LENGTH RADIUS DELTA								
C1	142.83	400.00	020°27'32"					
C2	70.30	600.00'	006°42'47"					
C3	312.12	2000.00'	008*56'30"					
C4	215.92	1200.00'	010°18'34"					
C5	559.84	1000.00	032°04'35"					
C6	2.51'	20.00'	007°10'51"					
C7	46.33'	417.50'	006*21'28"					
C8	6.57'	117.50'	003°12'12"					
C9	51.28'	117.50'	025*00'14"					
C10	36.76	500.00'	004°12'43"					
C11	19.08'	500.00'	002°11'11"					
C12	105.94	300.00'	02013'57"					
C13	8.03'	300.00'	001°32'04"					
C14	53.41'	34.00'	090°00'00"					
C15	23.82'	34.00'	040°08'45"					
C16	29.58'	34.00'	049°50'45"					
C17	13.45'	400.00'	001°55'36"					
C18	32.04'	400.00'	004°35'19"					
C19	45.49'	400.00'	006°30′56″					
C20	38.11'	32.00'	06813'59"					
C21	40.50'	32.00'	072°30'48"					
C22	17.20'	38.00'	025*55'59"					
C23	10.60'	50.00'	012*08'46"					
C24	0.79'	1.00'	045°11'54"					
C25	1.25'	1.50'	047°37'02"					
C26	0.79'	20.00'	002°16'08"					
C27	0.96'	20.00'	002°44'49"					
C28	2.36'	1.50'	090°00'00"					
C29	2.36'	1.50'	090°00'00"					
C30	2.36'	1.50'	090°00'00"					
C31	2.36'	1.50'	090°00'00"					
C32	5.95'	5.00'	06813'59"					
C33	6.33'	5.00'	072°30'48"					
C34	0.79'	1.00'	045°00'00"					
C35	0.79'	1.00'	045°00'00"					
C36	3.14'	2.00'	090°00′00″					
C37	3.14'	2.00'	090°00'00"					
C38	3.14'	2.00'	090°00'00"					
C39	3.14'	2.00'	090°00'00"					
C40	3.14'	2.00'	090°00′00″					
C41	3.14'	2.00'	090°00'00"					
C42	30.78'	68.00'	025°55'59"					
C43	31.41'	20.00'	089°59'30"					
C44	31.42'	20.00'	090°00'30"					
C45	31.42'	20.00'	090°00'30"					

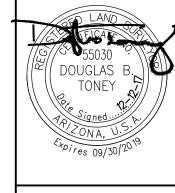
C46 31.41' 20.00' 089'59'30"

LC	OT AREA 1	ΓABLE		LC	OT AREA 1	ABLE	LC	OT AREA 1	ΓABLE
LOT	SQ. FT.	ACRES		LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACR
1	1,349	0.0310		34	1,185	0.0272	67	1,185	0.02
2	1,185	0.0272		35	1,185	0.0272	68	1,865	0.04
3	1,185	0.0272		36	1,185	0.0272	69	1,349	0.03
4	1,349	0.0310		37	1,185	0.0272	70	1,185	0.02
5	1,349	0.0310		38	1,571	0.0361	71	1,185	0.02
6	1,185	0.0272		39	1,571	0.0361	72	1,629	0.03
7	1,185	0.0272		40	1,185	0.0272	73	1,629	0.03
8	1,629	0.0374		41	1,185	0.0272	74	1,185	0.02
9	1,571	0.0361		42	1,185	0.0272	75	1,185	0.02
10	1,185	0.0272		43	1,185	0.0272	76	1,349	0.03
11	1,185	0.0272		44	1,349	0.0310	77	1,571	0.03
12	1,571	0.0361		45	1,349	0.0310	78	1,185	0.02
13	1,571	0.0361		46	1,185	0.0272	79	1,185	0.02
14	1,185	0.0272		47	1,185	0.0272	80	1,865	0.04
15	1,185	0.0272		48	1,185	0.0272	81	1,865	0.04
16	1,571	0.0361		49	1,185	0.0272	82	1,185	0.02
17	1,865	0.0428		50	1,571	0.0361	83	1,185	0.02
18	1,185	0.0272		51	1,571	0.0361	84	1,865	0.04
19	1,185	0.0272		52	1,185	0.0272	85	1,865	0.04
20	1,571	0.0361		53	1,185	0.0272	86	1,185	0.02
21	1,571	0.0361		54	1,185	0.0272	87	1,185	0.02
22	1,185	0.0272		55	1,185	0.0272	88	1,865	0.04
23	1,185	0.0272		56	1,349	0.0310	89	1,865	0.04
24	1,865	0.0428		57	1,349	0.0310	90	1,185	0.02
25	1,865	0.0428		58	1,185	0.0272	91	1,185	0.02
26	1,185	0.0272		59	1,185	0.0272	92	1,865	0.04
27	1,185	0.0272		60	1,185	0.0272	93	1,349	0.03
28	1,571	0.0361		61	1,185	0.0272	94	1,185	0.02
29	1,865	0.0428		62	1,571	0.0361	95	1,185	0.02
30	1,185	0.0272		63	1,865	0.0428	96	1,185	0.02
31	1,185	0.0272		64	1,185	0.0272	97	1,349	0.03
32	1,865	0.0428		65	1,185	0.0272	98	1,349	0.03
33	1,865	0.0428		66	1,185	0.0272	99	1,185	0.02
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LC	OT AREA 1	ΓABLE
LOT	SQ. FT.	ACRES
67	1,185	0.0272
68	1,865	0.0428
69	1,349	0.0310
70	1,185	0.0272
71	1,185	0.0272
72	1,629	0.0374
73	1,629	0.0374
74	1,185	0.0272
75	1,185	0.0272
76	1,349	0.0310
77	1,571	0.0361
78	1,185	0.0272
79	1,185	0.0272
80	1,865	0.0428
81	1,865	0.0428
82	1,185	0.0272
83	1,185	0.0272
84	1,865	0.0428
85	1,865	0.0428
86	1,185	0.0272
87	1,185	0.0272
88	1,865	0.0428
89	1,865	0.0428
90	1,185	0.0272
91	1,185	0.0272
92	1,865	0.0428
93	1,349	0.0310
94	1,185	0.0272
95	1,185	0.0272
96	1,185	0.0272
97	1,349	0.0310
98	1,349	0.0310
99	1,185	0.0272

TRACT AREA TABLE							
TRACT	SQ. FT.	ACRES	DESCRIPTION				
TRACT A	77,275	1.7740	COMMON AREA OPEN SPACE, LANDSCAPE, RETENTION, PUFE				
TRACT B	42,826	0.9831	COMMON AREA OPEN SPACE, LANDSCAPE, RETENTION, PUFE				
TRACT C	10,358	0.2378	COMMON AREA OPEN SPACE, LANDSCAPE, RETENTION, PUFE				
TRACT D	71,345	1.6378	COMMON AREA OPEN SPACE, LANDSCAPE, RETENTION, PUFE				
TRACT E	81,125	1.8624	PRIVATE STREET, UTILITY ACCESS, PUFE, EMERGENCY & SANITATION VEHICLE ACCESS				
TRACT F	2,604	0.0598	PRIVATE SHARED DRIVE, UTILITY ACCESS, PUFE				
TRACT G	2,689	0.0617	PRIVATE SHARED DRIVE, UTILITY ACCESS, PUFE				
TRACT H	2,724	0.0625	PRIVATE SHARED DRIVE, UTILITY ACCESS, PUFE				
TRACT I	2,961	0.0680	PRIVATE SHARED DRIVE, UTILITY ACCESS, PUFE				
TRACT J	2,497	0.0573	PRIVATE SHARED DRIVE, UTILITY ACCESS, PUFE				
TRACT K	2,765	0.0635	PRIVATE SHARED DRIVE, UTILITY ACCESS, PUFE				
TRACT L	2,772	0.0636	PRIVATE SHARED DRIVE, UTILITY ACCESS, PUFE				
TRACT M	4,779	0.1097	PRIVATE SHARED DRIVE, UTILITY ACCESS, PUFE				
TRACT N	2,715	0.0623	PRIVATE SHARED DRIVE, UTILITY ACCESS, PUFE				





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PARCEL

3/4 FOR **PLAT** DEVELOPMENT U MESA, ARI **FINAL EASTMARK**

DATE: 12/12/2017 PROJ NO: 050209-01 TASK NUM: 003

DRAWN BY: DT CHECKED: AB QUALITY: CW

CLIENT NO: SCALE

N.T.S. 5 of 5