

DEDICATION

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT DESERT VISTA 100, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR SANCTUARY AT LAS SENDAS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE 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.

DESERT VISTA 100, L.L.C. HEREBY DEDICATES TO THE CITY OF MESA, NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES OVER TRACT A.

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 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 DESERT VISTA 100, L.L.C. 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 DESERT VISTA 100, L.L.C. OR THE SUCCESSORS OR ASSIGNS OF DESERT VISTA 100, L.L.C. AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY DESERT VISTA 100, L.L.C. OR THE SUCCESSORS OR ASSIGNS OF DESERT VISTA 100, L.L.C. 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.

DESERT VISTA 100, L.L.C. 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 "S.V.E." 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.

DESERT VISTA 100, L.L.C. 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 "V.N.A.E." FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO VEHICULAR ACCESS IS PERMITTED.

DRAINAGE COVENANTS:

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT AS TRACTS A, B, C, D, E AND F 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.

DESERT VISTA 100, L.L.C. 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 DESERT VISTA 100, L.L.C. WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

SANCTUARY AT LAS SENDAS

A PORTION OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER

DESERT VISTA 100, L.L.C.
c/o PAUL DUGAS
3321 EAST BASELINE ROAD
GILBERT, ARIZONA 85234
PHONE: (480) 892-4492
FAX: (480) 892-5106

LAS SENDAS COMMUNITY ASSOCIATION
c/o DAVID CAMP, PRESIDENT
7900 EAST EAGLE CREST DRIVE
MESA, ARIZONA 85207
PHONE: (480) 357-8780

ENGINEER & SURVEYOR

WOOD, PATEL & ASSOCIATES, INC.
2220 SOUTH COUNTRY CLUB DRIVE
SUITE 101
MESA, ARIZONA 85210
PHONE: (480) 834-3300
FAX: (480) 834-3320
CONTACT: DANIEL W. MATTHEWS, P.E.

BASIS OF BEARING

THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, HAVING A BEARING OF NORTH 00 DEGREES 05 MINUTES 10 SECONDS WEST.

APPROVAL

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

_____ DAY OF _____, 2018.

APPROVED BY: _____ ATTEST: _____
MAYOR CLERK

THIS IS TO CERTIFY THAT THE AREA PLATTTED 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.

APPROVED BY: _____

IN WITNESS WHEREOF:

DESERT VISTA 100, L.L.C., 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.

DESERT VISTA 100, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____ ITS _____
NAME TITLE

ACKNOWLEDGMENT

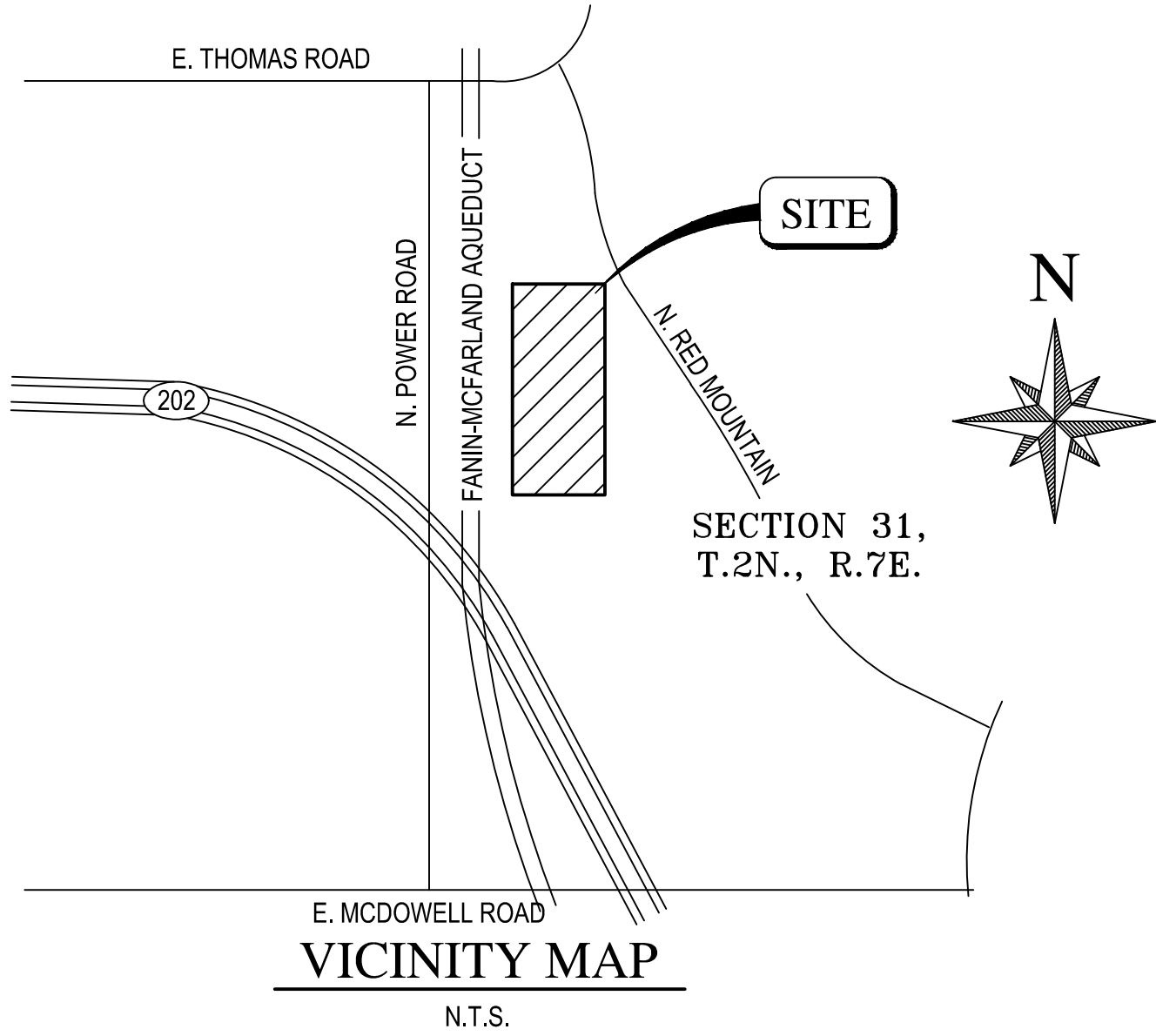
STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

ON THIS, THE _____ DAY OF _____, 2018, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE OF DESERT VISTA 100, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THEIR NAMES AS OFFICER.

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

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____



NOTES

- 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.
- 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 N. RED MOUNTAIN.
- 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 LAS SENDAS COMMUNITY ASSOCIATION OR THE PROPERTY OWNER(S).
- 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.
- UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R.(42)33.
- ELECTRICAL LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- COMMUNICATION LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- THE PROPERTY DEPICTED ON THIS PLAT IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD ZONE A AND OTHER FLOOD AREAS ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C2285 L, WITH A DATE OF OCTOBER 16, 2013. THE APPROXIMATE ZONE A AND ZONE X FLOOD ZONE LINE IS DELINEATED ON THIS PLAT BASED ON THE GRAPHICAL DEPICTION OF SAID FEMA FLOOD INSURANCE RATE MAP NO. 04013C2285 L.
- EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING FOR A TOTAL OF 50 UNITS.
- THE MAINTENANCE OF THE LANDSCAPING, DRAINAGE AND ASSOCIATED IMPROVEMENTS WITHIN TRACTS "A" THROUGH "G" SHALL BE THE RESPONSIBILITY OF THE LAS SENDAS COMMUNITY ASSOCIATION.
- THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE RESIDENTIAL DEVELOPMENT GUIDELINES AS WELL AS THE BUILDING FORM STANDARDS ESTABLISHED IN SECTION 11-5-3(E) OF THE ZONING ORDINANCE.
- ALL LOT OWNERS SHALL BE MEMBERS OF THE LAS SENDAS COMMUNITY ASSOCIATION. THE LAS SENDAS COMMUNITY ASSOCIATION SHALL OWN AND MAINTAIN ALL TRACTS.
- 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.
- 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).
- AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT IS RECORDED WITH THE MARICOPA COUNTY RECORDER. THIS SUBDIVISION IS WITHIN 4 MILES OF FALCON FIELD AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION.
- NOISE ATTENUATION MEASURES BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE HOMES TO ACHIEVE A NOISE LEVEL REDUCTION OF 25 db.

CERTIFICATION

I, GABRIEL S. RIOS, OF WOOD, PATEL & ASSOCIATES, INC. HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS FINAL PLAT CONSISTING OF FIVE (5) SHEETS REPRESENTS A SURVEY PERFORMED BY WOOD, PATEL & ASSOCIATES, INC., DURING THE MONTH OF JULY OF 2016; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; THAT THE CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT TIME OF CONSTRUCTION.

GABRIEL S. RIOS
REGISTERED LAND SURVEYOR #48932
WOOD, PATEL & ASSOCIATES, INC.
2220 S COUNTRY CLUB DRIVE - SUITE 101
MESA, ARIZONA 85120
(480) 834-3300
SURVEYOR@WOODPATEL.COM

2/22/18
DATE

WOOD/PATEL
MISSION: CLIENT SERVICE ®
(480) 834-3300
WWW.WOODPATEL.COM

FINAL PLAT
SANCTUARY AT LAS SENDAS



CHECKED BY	GSR/BD
CAD TECHNICIAN	JRM
SCALE	1" = 30'
DATE	02/22/2018
JOB NUMBER	164510
SHEET	1 OF 5

2/22/18 164510 Survey Plat 02-21.dwg

LINE & CURVE TABLES

CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C1	30°03'41"	150.00'	78.70'
C2	11°14'09"	300.00'	58.83'
C3	14°42'23"	150.00'	38.50'
C4	14°06'58"	150.00'	36.96'
C5	90°35'25"	39.50'	62.45'
C6	90°00'00"	39.50'	62.05'
C7	16°13'12"	150.00'	42.46'
C8	106°27'47"	39.50'	73.40'
C9	90°20'50"	39.50'	62.29'
C10	89°39'10"	39.50'	61.81'
C11	90°20'50"	39.50'	62.29'
C12	11°14'09"	300.00'	58.83'
C13	8°01'08"	282.50'	39.54'
C14	4°33'16"	317.50'	25.24'
C15	83°19'07"	22.00'	31.99'
C16	14°42'23"	167.50'	42.99'
C17	14°06'58"	132.50'	32.64'
C18	90°35'25"	22.00'	34.78'
C19	89°39'10"	22.00'	34.42'
C20	90°20'50"	22.00'	34.69'

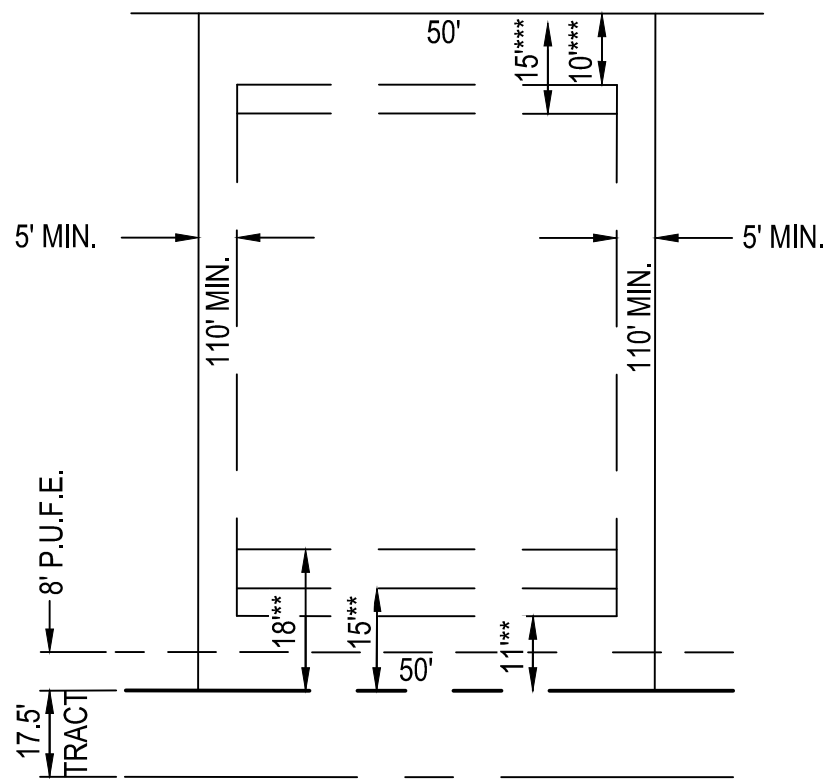
CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C21	90°20'50"	57.00'	89.88'
C22	89°39'10"	57.00'	89.19'
C23	89°24'35"	22.00'	34.33'
C24	90°35'25"	22.00'	34.78'
C25	90°35'25"	57.00'	90.12'
C26	90°35'25"	22.00'	34.78'
C27	89°24'35"	22.00'	34.33'
C28	90°20'50"	57.00'	89.88'
C29	90°20'50"	22.00'	34.69'
C30	16°13'12"	132.50'	37.51'
C31	16°13'12"	167.50'	47.42'
C32	90°00'00"	22.00'	34.56'
C33	90°00'00"	57.00'	89.54'
C34	106°27'47"	57.00'	105.91'
C35	106°27'47"	22.00'	40.88'
C36	14°06'58"	167.50'	41.27'
C37	8°28'19"	132.50'	19.59'
C38	86°33'05"	22.00'	33.23'

EASEMENT CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
EC39	45°05'51"	75.00'	59.03'
EC40	45°51'56"	80.00'	64.04'
EC41	45°05'51"	95.00'	74.77'
EC42	45°51'56"	60.00'	48.03'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S15°27'46"E	23.50'
L2	N89°43'30"W	47.76'
L3	S47°45'47"E	37.61'
L4	N24°56'48"E	17.38'
L5	N42°29'01"E	19.96'
L6	S47°20'24"E	27.56'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL7	N42°29'01"E	30.31'
EL8	S01°48'46"E	20.01'
EL9	S47°20'24"E	39.78'
EL12	N43°49'11"W	26.05'
EL13	N43°16'17"W	1.82'
EL14	N43°49'11"W	30.08'
EL15	N43°16'17"W	23.38'
EL16	N27°39'10"W	31.05'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL17	N00°04'20"W	62.63'
EL18	S89°49'15"E	20.00'
EL19	N00°04'20"W	50.64'
EL20	N88°54'16"W	12.18'



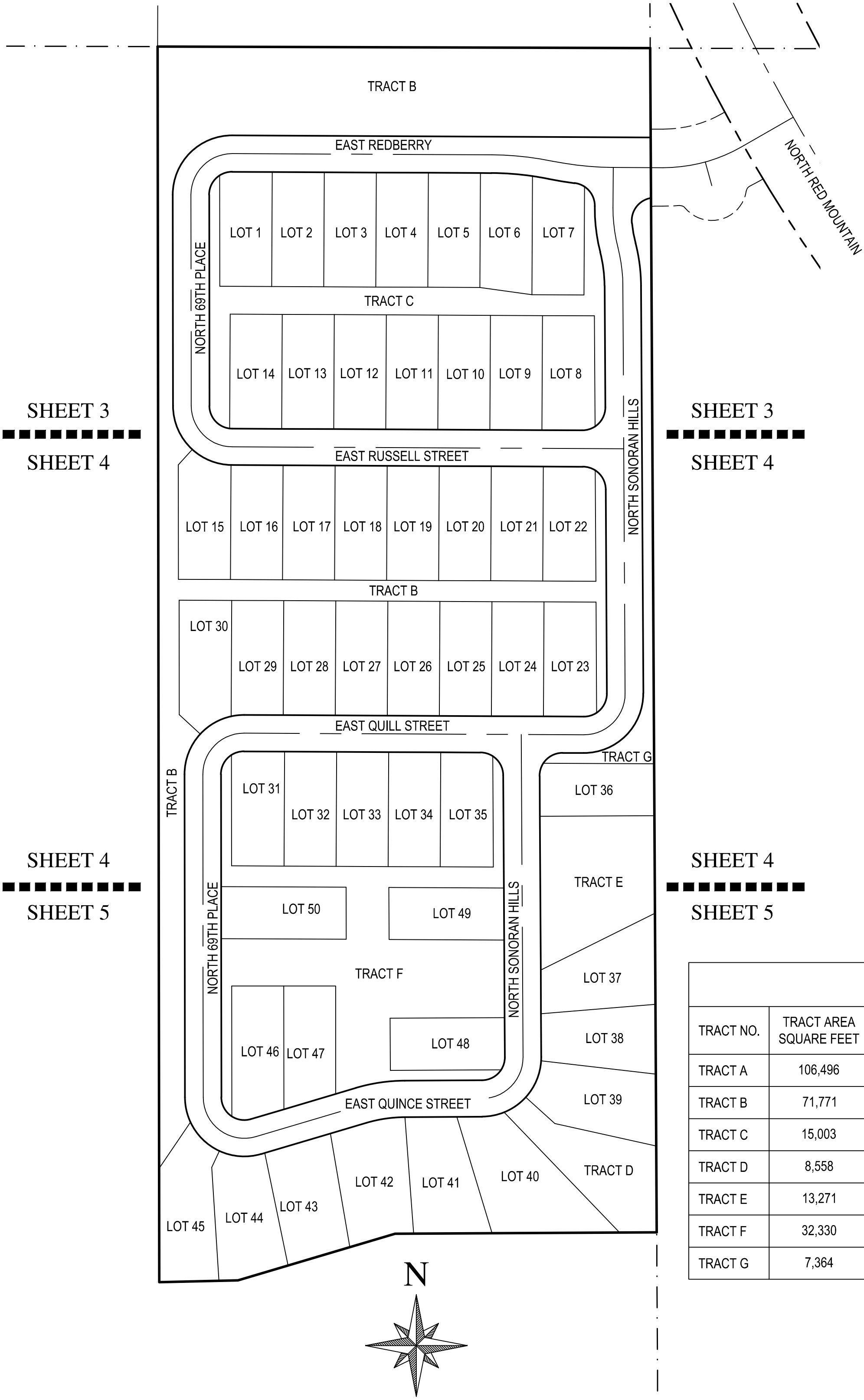
*SIDEYARD SETBACKS:
1. 5' MIN. SETBACK

**FRONT YARD SETBACKS:
1. 18' MIN. SETBACK FROM PROPERTY LINE TO FACE OF GARAGE.
2. 15' MIN. SETBACK TO LIVABLE.
3. 11' SETBACK TO FRONT OF PORCH.

***REARYARD SETBACKS:
1. 15' MIN. SETBACK TO LIVABLE SPACE.
2. 10' MIN. SETBACK TO PATIO SPACE.

****MAXIMUM LOT COVERAGE: 54%

INDEX MAP



AREA TABLES

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 1	5,516	0.1266
LOT 2	5,500	0.1263
LOT 3	5,500	0.1263
LOT 4	5,500	0.1263
LOT 5	5,500	0.1263
LOT 6	5,631	0.1293
LOT 7	5,484	0.1259
LOT 8	5,537	0.1271
LOT 9	5,500	0.1263
LOT 10	5,500	0.1263
LOT 11	5,500	0.1263
LOT 12	5,500	0.1263
LOT 13	5,500	0.1263
LOT 14	5,500	0.1263
LOT 15	5,813	0.1335
LOT 16	5,500	0.1263
LOT 17	5,500	0.1263
LOT 18	5,500	0.1263
LOT 19	5,500	0.1263
LOT 20	5,500	0.1263
LOT 21	5,500	0.1263
LOT 22	5,538	0.1271
LOT 23	5,537	0.1271
LOT 24	5,500	0.1263
LOT 25	5,500	0.1263

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 26	5,500	0.1263
LOT 27	5,500	0.1263
LOT 28	5,500	0.1263
LOT 29	5,506	0.1264
LOT 30	5,954	0.1367
LOT 31	5,572	0.1279
LOT 32	5,500	0.1263
LOT 33	5,500	0.1263
LOT 34	5,500	0.1263
LOT 35	5,537	0.1271
LOT 36	5,539	0.1272
LOT 37	7,122	0.1635
LOT 38	6,178	0.1418
LOT 39	7,186	0.1650
LOT 40	9,665	0.2219
LOT 41	7,011	0.1609
LOT 42	7,553	0.1734
LOT 43	7,019	0.1611
LOT 44	6,930	0.1591
LOT 45	7,237	0.1661
LOT 46	6,250	0.1435
LOT 47	5,540	0.1272
LOT 48	5,501	0.1263
LOT 49	5,524	0.1268
LOT 50	6,000	0.1377

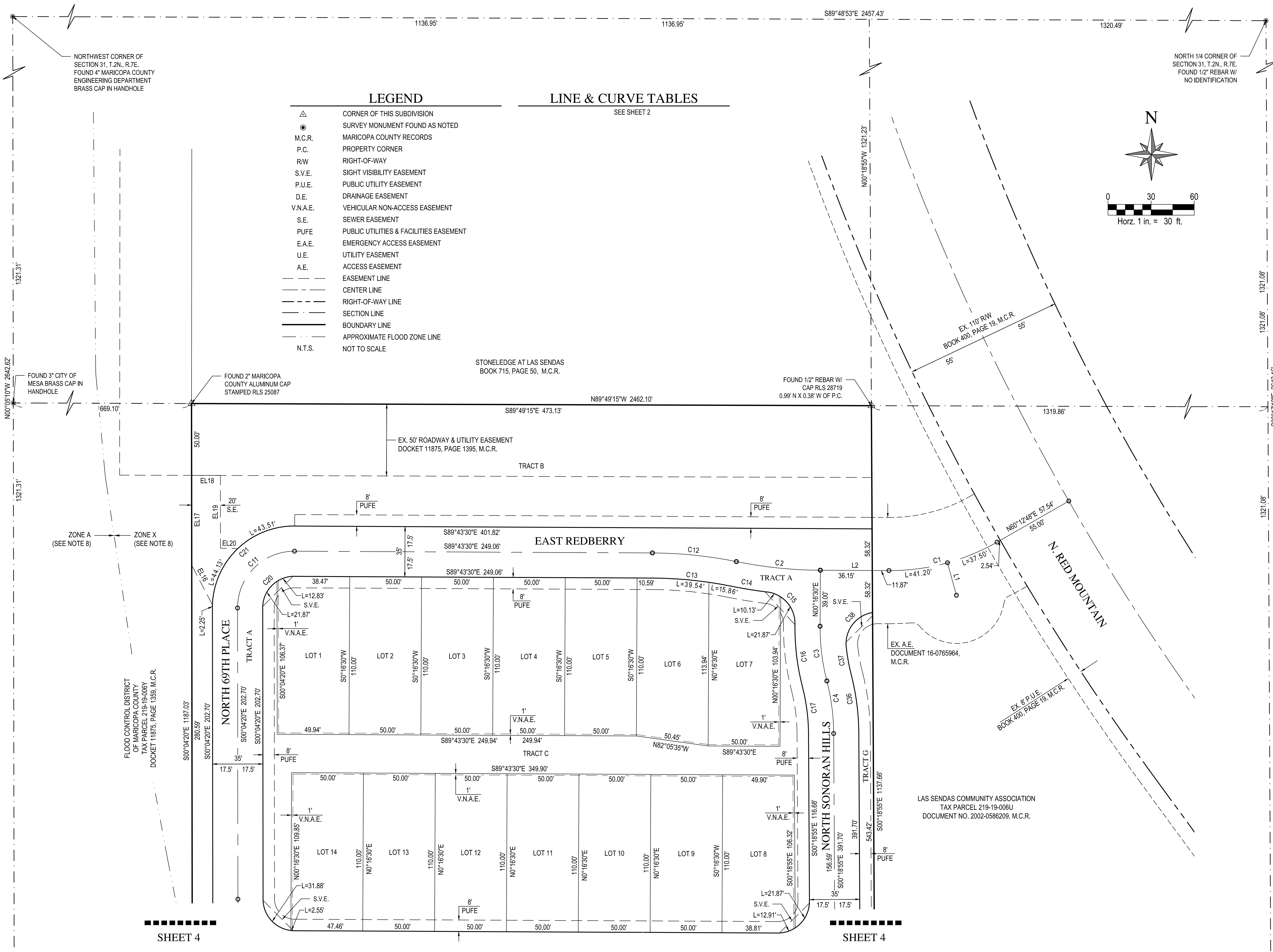
TRACT AREA TABLE			
TRACT NO.	TRACT AREA SQUARE FEET	TRACT AREA ACRES	USE
TRACT A	106,496	2.4448	PRIVATE STREET; INGRESS/EGRESS FOR REFUSE & EMERGENCY TYPE VEHICLES; PUFE AND DRAINAGE
TRACT B	71,771	1.6476	OPEN SPACE, RETENTION, D.E., S.E., PUFE
TRACT C	15,003	0.3444	OPEN SPACE, RETENTION, D.E., PUFE
TRACT D	8,558	0.1965	OPEN SPACE, A.E., D.E., U.E., PUFE
TRACT E	13,271	0.3047	OPEN SPACE, D.E., PUFE
TRACT F	32,330	0.7422	OPEN SPACE, RETENTION, D.E., PUFE
TRACT G	7,364	0.1691	OPEN SPACE, PUFE

WOOD/PATEL
MISSION: CLIENT SERVICE ®
(480) 834-3300
WWW.WOODPATEL.COM

FINAL PLAT
SANCTUARY AT LAS SENDAS



CHECKED BY: GSR/BD
CAD TECHNICIAN: JRM
SCALE: N.T.S.
DATE: 02/22/2018
JOB NUMBER: WP#164510
SHEET: 2 OF 5



WOOD/PATEL

MISSION: CLIENT SERVICE ®
(480) 834-3300
WWW.WOODPATEL.COM

FINAL PLAT

SANCTUARY AT LAS SENDAS

REGISTERED LAND SURVEYOR

48832

GABRIEL S. RIOS

Exp. 02/22/2018

ARIZONA U.S.A.

EXPIRES 12-31-20

CHECKED BY GSR/BD

CAD TECHNICIAN JRM

SCALE 1"= 30'

DATE 02/22/2018

JOB NUMBER WP#164510

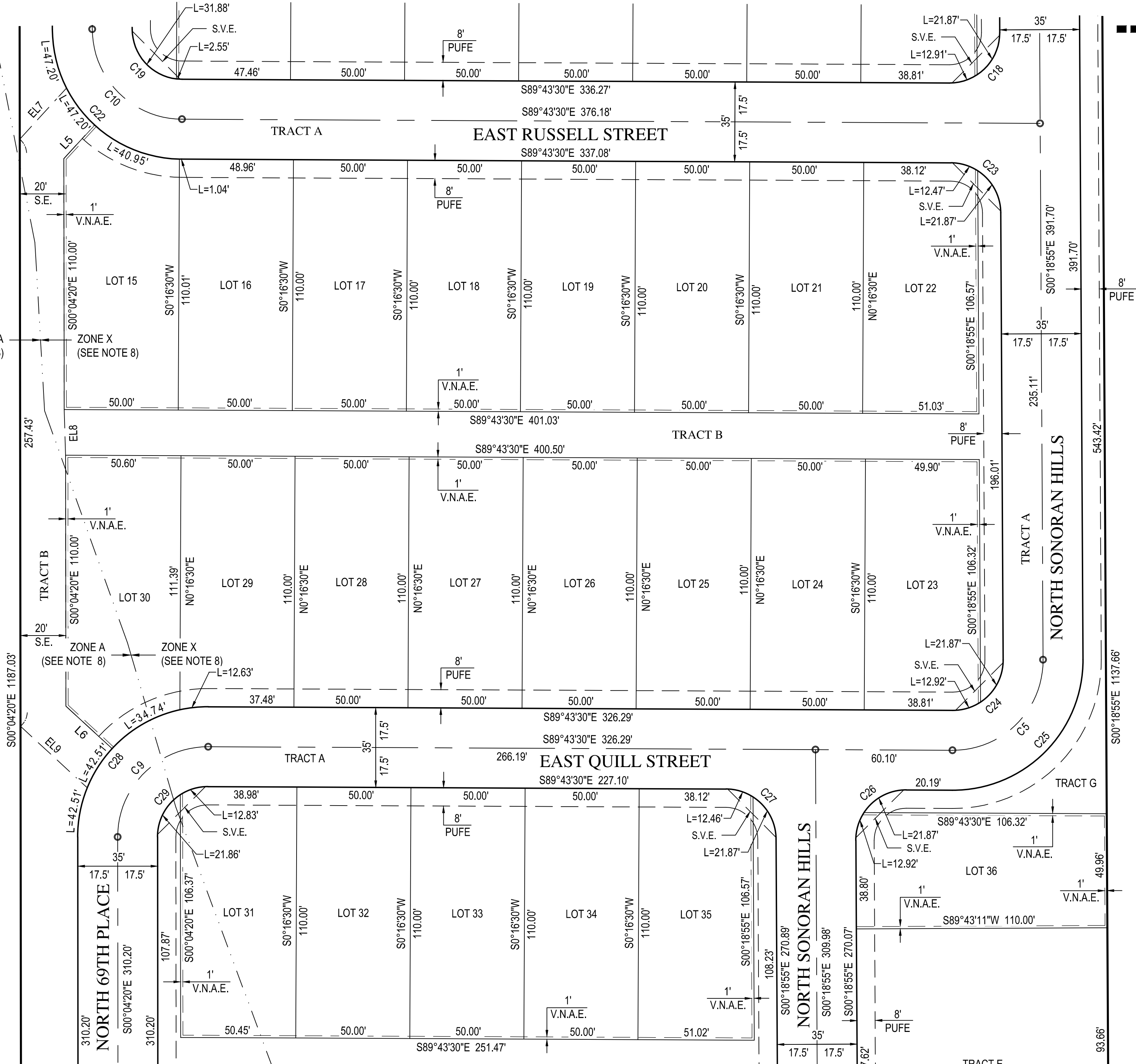
SHEET 3 OF 5

Z:\2018\164510\Survey\Plat\02-22-18.dwg

SHEET 3

FLOOD CONTROL DISTRICT
OF MARICOPA COUNTY
TAX PARCEL 219-19-006Y
DOCKET 11875, PAGE 1359, M.C.R.

SHEET 5



LEGEND	
△	CORNER OF THIS SUBDIVISION
●	SURVEY MONUMENT FOUND AS NOTED
M.C.R.	MARICOPA COUNTY RECORDS
P.C.	PROPERTY CORNER
R/W	RIGHT-OF-WAY
S.V.E.	SIGHT VISIBILITY EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT
S.E.	SEWER EASEMENT
P.U.F.E.	PUBLIC UTILITIES & FACILITIES EASEMENT
E.A.E.	EMERGENCY ACCESS EASEMENT
U.E.	UTILITY EASEMENT
A.E.	ACCESS EASEMENT
---	EASEMENT LINE
- - -	CENTER LINE
- - - -	RIGHT-OF-WAY LINE
- . - . -	SECTION LINE
=====	BOUNDARY LINE
-----	APPROXIMATE FLOOD ZONE LINE
N.T.S.	NOT TO SCALE

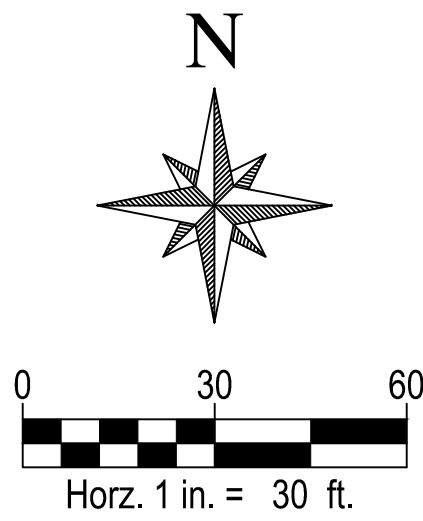
LINE & CURVE TABLES

SEE SHEET 2

SHEET 3

LAS SENDAS COMMUNITY ASSOCIATION
TAX PARCEL 219-19-006U
DOCUMENT NO. 2002-0586209, M.C.R.

SHEET 5



WOOD/PATEL
MISSION: CLIENT SERVICE ®
(480) 834-3300
WWW.WOODPATEL.COM

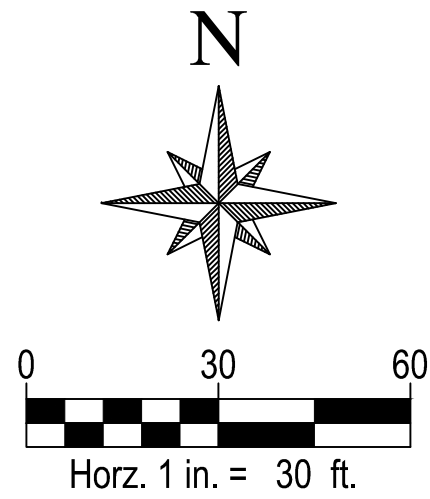
FINAL PLAT
SANCTUARY AT LAS SENDAS



CHECKED BY GSR/BD
CAD TECHNICIAN JRM
SCALE 1" = 30'
DATE 02/22/2018
JOB NUMBER WP#164510
SHEET

4 OF 5

SHEET 4



SHEET 4

LINE & CURVE TABLES

SEE SHEET 2

LEGEND

△	CORNER OF THIS SUBDIVISION
●	SURVEY MONUMENT FOUND AS NOTED
M.C.R.	MARICOPA COUNTY RECORDS
P.C.	PROPERTY CORNER
R/W	RIGHT-OF-WAY
S.V.E.	SIGHT VISIBILITY EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT
S.E.	SEWER EASEMENT
PUFE	PUBLIC UTILITIES & FACILITIES EASEMENT
E.A.E.	EMERGENCY ACCESS EASEMENT
U.E.	UTILITY EASEMENT
A.E.	ACCESS EASEMENT
---	EASEMENT LINE
- - -	CENTER LINE
- . - . -	RIGHT-OF-WAY LINE
- - - - -	SECTION LINE
=====	BOUNDARY LINE
- . . . -	APPROXIMATE FLOOD ZONE LINE
N.T.S.	NOT TO SCALE

FINAL PLAT
SANCTUARY AT LAS SENDAS



CHECKED BY	GSR/BD
CAD TECHNICIAN	JRM
SCALE	1" = 30'
DATE	02/22/2018
JOB NUMBER	WP#164510
SHEET	5 OF 5

FLOOD CONTROL DISTRICT
OF MARICOPA COUNTY
TAX PARCEL 219-19-006Y
DOCKET 11875, PAGE 1359, M.C.R.

FOUND 2" MARICOPA
COUNTY ALUMINUM CAP
STAMPED RLS 25087

FOUND 2" MARICOPA
COUNTY ALUMINUM CAP
STAMPED RLS 25087

FLOOD CONTROL DISTRICT
OF MARICOPA COUNTY
TAX PARCEL 219-19-006Y
DOCKET 11875, PAGE 1359, M.C.R.

FOUND 2" MARICOPA
COUNTY ALUMINUM CAP
STAMPED RLS 25087

FOUND 5/8" REBAR W/
TAG RLS 7140
FOUND 1/2" REBAR W/
NO IDENTIFICATION
0.18' W OF P.C.

CENTER OF SECTION 31
T.2N., R.7E.
NOTHING FOUND NOTHING SET
POSITION ESTABLISHED
FROM RECORD DOCUMENTS

WEST 1/4 CORNER OF
SECTION 31, T.2N., R.7E.
FOUND 3" ARIZONA DEPARTMENT
OF TRANSPORTATION
BRA