

ENGINEER

D & M ENGINEERING  
ATTN: DURAN THOMPSON  
1020 EAST GILBERT DRIVE,  
SUITE D  
TEMPE, AZ 85281  
(480) 350-9590

APPLICANT

BRIGHTON COMPANIES EASTRIDGE MANOR, LLC  
753 N. 39th CIR.  
MESA, AZ 85205  
CONTACT: DOUG SWEENEY  
PHONE: (602) 451-7601

SITE DATA

GROSS AREA: 4.51 AC (TO CENTERLINE)  
NET AREA: 4.23 AC (TO RIGHT OF WAY)  
PROPOSED LOTS: 32  
OPENSACE: 30,479 S.F. / 0.70 AC.

SHEET INDEX

SHEET 1 COVER SHEET  
SHEET 2 FINAL PLAT

BASIS OF BEARING

SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 18,  
TOWNSHIP 1 NORTH, RANGE 6 EAST, MARICOPA COUNTY, ARIZONA,  
SAID LINE BEARS S89°22'50"W PER BOOK 124, PAGE 45 OF MARICOPA  
COUNTY RECORDS.

NOTES

- THIS SUBDIVISION IS LOCATED IN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL UTILITIES NEW OR RELOCATED ARE TO BE PLACED UNDERGROUND.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED WITHIN A DRAINAGE EASEMENT OR TRACT WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT.
- AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS TRACTS OR EASEMENTS, INCLUDING PRIVATE STREETS, LANDSCAPED AREAS, AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
- THIS SITE LIES WITHIN A FLOOD AREA DESIGNATED AS "ZONE X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 04013C2260L, DATED OCTOBER 16, 2013. "ZONE X" IS DESIGNATED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."
- THE CITY OF MESA IS NOT RESPONSIBLE FOR & WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE DRAINAGE FACILITIES, PRIVATE STREETS, LANDSCAPED AREAS, WITHIN THIS PROJECT OR LANDSCAPING WITHIN THE RIGHT OF WAY ALONG S. EASTRIDGE.
- CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
- THE CITY OF MESA WILL NOT BE RESPONSIBLE FOR ANY SPECIAL PAVEMENT NOTED WITHIN THIS PROJECT. SHOULD REMOVAL OF SPECIAL PAVEMENT BE REQUIRED BY THE CITY OF MESA FOR MAINTENANCE OF THE UTILITY LINES, THE CITY OF MESA WILL ONLY BE REQUIRED TO BACKFILL AND PROVIDE TEMPORARY PAVEMENT OVER SAID UTILITY. RECONSTRUCTION OF THE SPECIAL PAVEMENT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
- ALL LOTS AND TRACTS WILL HAVE MONUMENTATION SET AT EACH CORNER AND AT EACH LOCATION (1/2" REBAR L.S. #46880), AS SHOWN HEREON AT THE COMPLETION OF MASS GRADING.
- ALL PROPOSED DWELLINGS SHALL BE SINGLE FAMILY RESIDENCES DETACHED.
- 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.
- IF THE DEVELOPMENT IN THE FUTURE REQUESTS A GATED ACCESS THEN IT SHALL COMPLY WITH M-42.01 OR 02 AND BE APPROVED BY CITY OF MESA TRAFFIC ENGINEER.
- 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. § 9-1-1(A) INCLUDES PUFES, AND PUFES ON THIS PLAT ARE SUBJECT TO M.C.C. § 9-1-1(A).
- 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.
- UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33.
- ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT HAS BEEN RECORDED WITH MARICOPA COUNTY RECORDER. THIS SUBDIVISION IS WITHIN TWO (2) MILES OF PHOENIX MESA GATEWAY AIRPORT. INFORMATION REGARDING AIRPORT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.
- THESE PROPERTIES, DUE TO THEIR PROXIMITY TO PHOENIX MESA GATEWAY AIRPORT, WILL EXPERIENCE AIRCRAFT OVERFLIGHTS THAT GENERATE NOISE LEVELS WHICH WILL BE OF CONCERN TO SOME INDIVIDUALS.
- NOISE ATTENUATION MEASURES ARE TO BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE BUILDINGS TO ACHIEVE A NOISE LEVEL REDUCTION OF 25 DB.

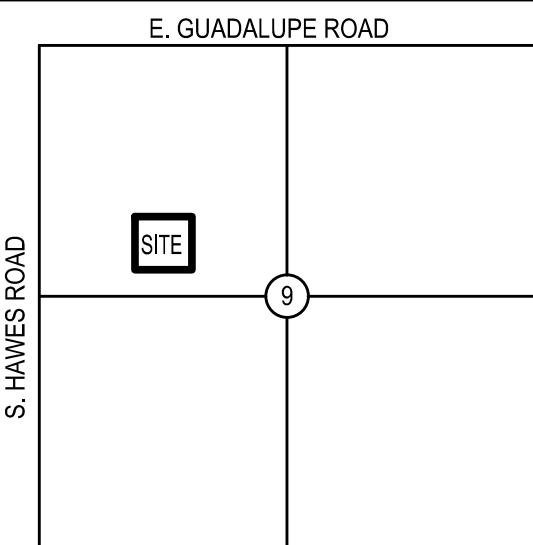
LEGAL DESCRIPTION

**PARCEL NO. 1:**  
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;  
THENCE EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 238.00 FEET TO A POINT ON THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN INSTRUMENT RECORDED AT RECORDERS NO. 86-0086059, RECORDS OF MARICOPA COUNTY, ARIZONA;  
THENCE SOUTH 0 DEGREES 02 MINUTES 59 SECONDS WEST ALONG THE WEST LINE OF ABOVE DESCRIBED PROPERTY, A DISTANCE OF 408.53 FEET TO A POINT, BEING 250 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9;  
THENCE WESTERLY A DISTANCE OF 237.50 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9, SAID POINT BEING 250 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION;  
THENCE NORTH 0 DEGREES 01 MINUTES 17 SECONDS EAST, A DISTANCE OF 408.51 FEET TO THE TRUE POINT OF BEGINNING

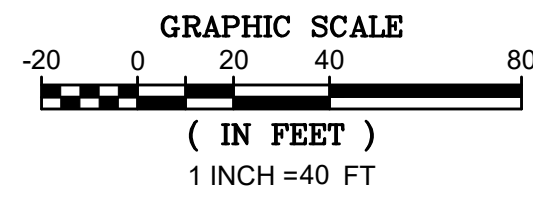
**PARCEL NO. 2:**  
AN EASEMENT AND RIGHT OF WAY FOR ROADWAY OVER THE NORTH 30 FEET OF THE SOUTH 280 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND OVER THE NORTH 30 FEET OF THE SOUTH 280 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

THE WEST 213.24 FEET OF THE EAST 426.48 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 250 FEET THEREOF, AS SET FORTH IN THE QUITE CLAIM DEED RECORDED WITH THE MARICOPA COUNTY RECORDER AT RECORDER'S NO. 2007-0633239.



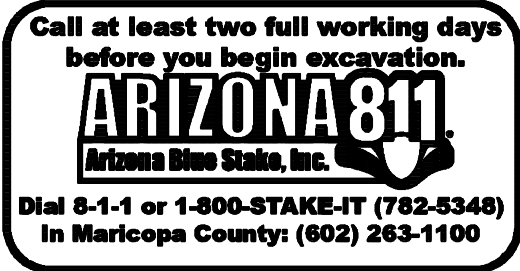
VICINITY MAP  
N.T.S.



| TRACT TABLE |             |           |   |
|-------------|-------------|-----------|---|
| TRACT       | AREA (SF)   | AREA(AC.) | DESCRIPTION   |
| TRACT A     | 3,463 S.F.  | 0.080 AC. | RETENTION, LANDSCAPING AND OPENSACE, PUBLIC UTILITIES AND PUBLIC DRAINAGE EASEMENT      |
| TRACT B     | 20,379 S.F. | 0.468 AC. | RETENTION, LANDSCAPING AND OPENSACE, PUBLIC UTILITIES AND PUBLIC DRAINAGE EASEMENT      |
| TRACT C     | 2,489 S.F.  | 0.057 AC. | RETENTION, LANDSCAPING AND OPENSACE, PUBLIC UTILITIES AND PUBLIC DRAINAGE EASEMENT      |
| TRACT D     | 2,742 S.F.  | 0.063 AC. | LANDSCAPING AND OPENSACE  |
| TRACT E     | 30,318 S.F. | 0.696 AC. | PRIVATE STREETS, PUBLIC UTILITY AND FACILITY EASEMENT AND UNDERGROUND STORM DRAIN PIPES |
| TRACT F     | 13,514 S.F. | 0.310 AC. | ROADWAY EASEMENT AND PUBLIC UTILITY AND FACILITY EASEMENT                               |
| TRACT G     | 1,477 S.F.  | 0.034 AC. | LANDSCAPING AND OPENSACE  |

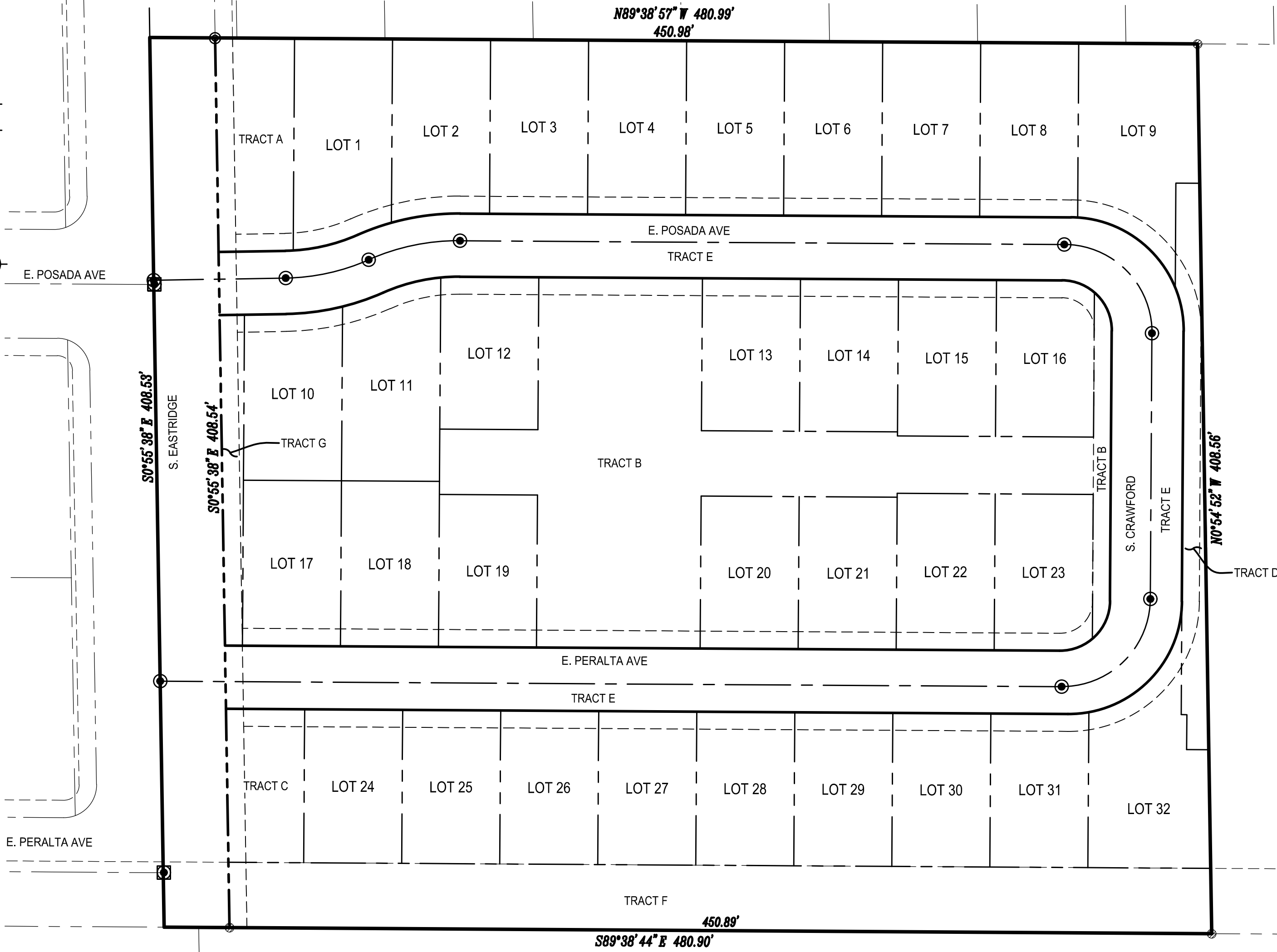
| LOT TABLE |            |           | LOT TABLE |            |           |
|-----------|------------|-----------|-----------|------------|-----------|
| LOT #     | AREA (SF)  | AREA(AC.) | LOT #     | AREA (SF)  | AREA(AC.) |
| LOT 1     | 4,143 S.F. | 0.095 AC. | LOT 17    | 3,419 S.F. | 0.078 AC. |
| LOT 2     | 3,646 S.F. | 0.084 AC. | LOT 18    | 3,419 S.F. | 0.078 AC. |
| LOT 3     | 3,600 S.F. | 0.083 AC. | LOT 19    | 3,150 S.F. | 0.072 AC. |
| LOT 4     | 3,600 S.F. | 0.083 AC. | LOT 20    | 3,150 S.F. | 0.072 AC. |
| LOT 5     | 3,600 S.F. | 0.083 AC. | LOT 21    | 3,150 S.F. | 0.072 AC. |
| LOT 6     | 3,600 S.F. | 0.083 AC. | LOT 22    | 3,232 S.F. | 0.074 AC. |
| LOT 7     | 3,600 S.F. | 0.083 AC. | LOT 23    | 3,206 S.F. | 0.074 AC. |
| LOT 8     | 3,600 S.F. | 0.083 AC. | LOT 24    | 3,171 S.F. | 0.073 AC. |
| LOT 9     | 4,683 S.F. | 0.108 AC. | LOT 25    | 3,171 S.F. | 0.073 AC. |
| LOT 10    | 3,467 S.F. | 0.080 AC. | LOT 26    | 3,171 S.F. | 0.073 AC. |
| LOT 11    | 3,939 S.F. | 0.090 AC. | LOT 27    | 3,171 S.F. | 0.073 AC. |
| LOT 12    | 3,149 S.F. | 0.072 AC. | LOT 28    | 3,172 S.F. | 0.073 AC. |
| LOT 13    | 3,150 S.F. | 0.072 AC. | LOT 29    | 3,172 S.F. | 0.073 AC. |
| LOT 14    | 3,150 S.F. | 0.072 AC. | LOT 30    | 3,172 S.F. | 0.073 AC. |
| LOT 15    | 3,232 S.F. | 0.074 AC. | LOT 31    | 3,175 S.F. | 0.073 AC. |
| LOT 16    | 3,206 S.F. | 0.074 AC. | LOT 32    | 4,336 S.F. | 0.100 AC. |

NOTE: THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF D & M ENGINEERING. ANY UNAUTHORIZED REPRODUCTIONS, REVISIONS, ADDITIONS, OR ALTERATIONS OF THESE DRAWINGS IS STRICTLY PROHIBITED, AND WILL BE CONSIDERED TO BE IN VIOLATION OF ARIZONA STATE TECHNICAL BOARD, CODE 32-125 AND 32-142.



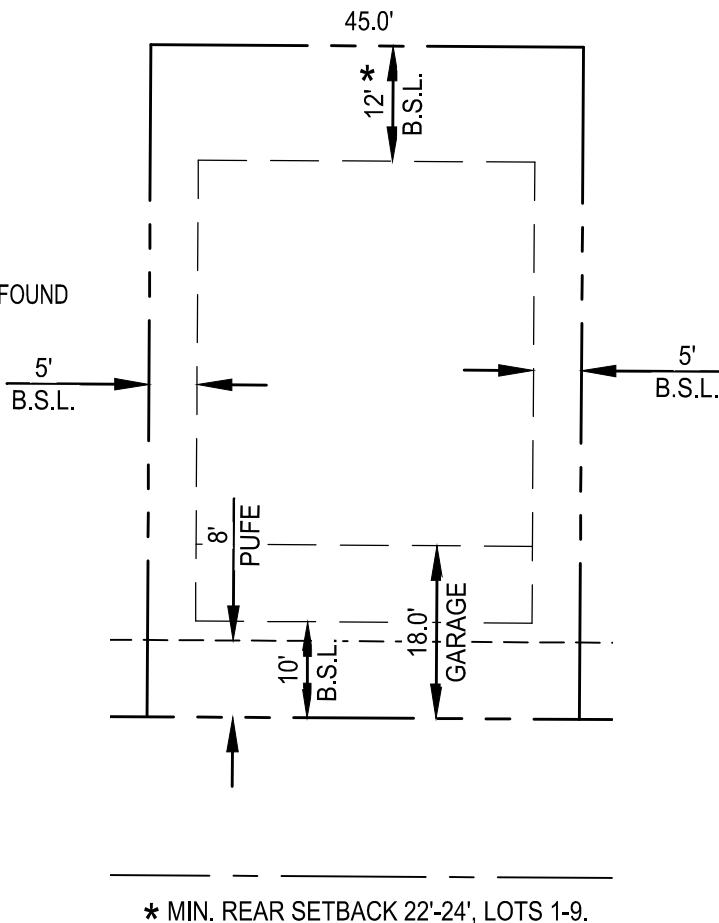
FINAL PLAT  
FOR  
EASTRIDGE MANOR

LOCATED IN A PORTION OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE  
GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.



LEGEND

- BOUNDARY LINE
- SECTION LINE
- PROPERTY LINE
- RIGHT OF WAY
- CENTERLINE
- EASEMENT LINE, AS NOTED
- ADJACENT PROPERTY LINE
- STREET CL. MONUMENT (SET BRASS CAP MAG STD. DTL. 120-1 TYPE "B") TAGGED R.L.S. No. 48680. UNLESS NOTED AS FOUND SET 1/2" REBAR, R.L.S. #48680
- RIGHT OF WAY
- ASSESSOR'S PARCEL NUMBER
- VEHICULAR NON-ACCESS EASEMENT
- DOCUMENT
- DOCKET
- BOOK
- PAGE
- REGISTERED LAND SURVEYOR
- MARICOPA COUNTY RECORDER
- EASEMENT
- MARICOPA ASSOCIATION OF GOVERNMENTS
- PUBLIC UTILITY AND FACILITY EASEMENT
- SQUARE FEET
- ACRES



MIN. BUILDING SETBACK DETAIL  
SCALE: 1"=20'

APPROVALS

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF MESA, ARIZONA THIS  
DAY OF \_\_\_\_\_, 2020.

MAYOR \_\_\_\_\_  
CITY CLERK \_\_\_\_\_

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 \_\_\_\_\_

DEDICATION

STATE OF ARIZONA } SS.  
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT BRIGHTON COMPANIES EASTRIDGE MANOR, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR EASTRIDGE MANOR, LOCATED IN A PORTION OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST, 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.

BRIGHTON COMPANIES EASTRIDGE MANOR, LLC HEREBY DEDICATES AND CONVEYS TO THE CITY OF MESA, IN FEE, ALL REAL PROPERTY DESIGNATED ON THIS PLAT AS "RIGHT-OF-WAY" OR "RW" 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 BRIGHTON COMPANIES EASTRIDGE MANOR, 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 BRIGHTON COMPANIES EASTRIDGE MANOR, LLC OR THE SUCCESSORS OR ASSIGNS OF BRIGHTON COMPANIES EASTRIDGE MANOR, LLC AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY BRIGHTON COMPANIES EASTRIDGE MANOR, LLC OR THE SUCCESSORS OR ASSIGNS OF BRIGHTON COMPANIES EASTRIDGE MANOR, 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.

BRIGHTON COMPANIES EASTRIDGE MANOR, 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.

BRIGHTON COMPANIES EASTRIDGE MANOR, 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 TRACTS A, B, C, D, E, F AND G IS HEREBY RESERVED AS A DRAINAGE FACILITY AND RETENTION BASIN FOR THE INCLUSIVE CONVEYANCE OF DRAINAGE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FOR THE PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA, TOGETHER WITH THE RIGHT TO INGRESS AND EGRESS TO MAINTAIN SAID DRAINAGE FACILITY.

THE DRAINAGE FACILITIES AND RETENTION AREAS SHALL BE MAINTAINED BY THE OWNER, HIS SUCCESSORS AND ASSIGNS AND SHALL PROVIDE STORM WATER CONVEYANCE AND STORAGE AS PRIVATE DRAINAGE FACILITIES AND PRIVATE RETENTION BASINS ADEQUATE TO CONVEY AND STORE DRAINAGE FROM SAID PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA. THE AGREEMENTS CONTAINED HEREIN SHALL BE A COVENANT RUNNING WITH THE LAND AND, UPON RECORDING, SHALL BE BINDING UPON ANY SUBSEQUENT PURCHASER OR OCCUPIER OF SAID PARCEL, AND

THIS COVENANT CAN BE ENFORCED OR REMOVED BY THE CITY OF MESA, WHO CAN BRING PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING OR THREATENING TO VIOLATE ANY OF THESE COVENANTS, TO PREVENT HIM OR THEM FROM SO DOING, AND TO RECOVER DAMAGES FOR SUCH VIOLATIONS, ANY PERSON OR PERSONS OF THE CITY OF MESA PROSECUTING ANY PROCEEDINGS AT LAW OR IN EQUITY HEREUNDER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, A REASONABLE SUM AS AND FOR ATTORNEY'S FEES AND COURT COSTS.

BRIGHTON COMPANIES EASTRIDGE MANOR, 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 BRIGHTON COMPANIES EASTRIDGE MANOR, LLC WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

BRIGHTON COMPANIES EASTRIDGE MANOR, 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 \_\_\_\_\_, 2020.

BRIGHTON COMPANIES EASTRIDGE MANOR, LLC AN ARIZONA LIMITED LIABILITY COMPANY

BY: DOUGLAS SWEENEY, MEMBER \_\_\_\_\_ DATE \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF ARIZONA } SS.  
COUNTY OF MARICOPA }

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED DOUGLAS SWEENEY, WHO ACKNOWLEDGED HIMSELF TO BE MEMBER OF BRIGHTON COMPANIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY PLATTED HEREON AND THAT HE AS OWNER, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

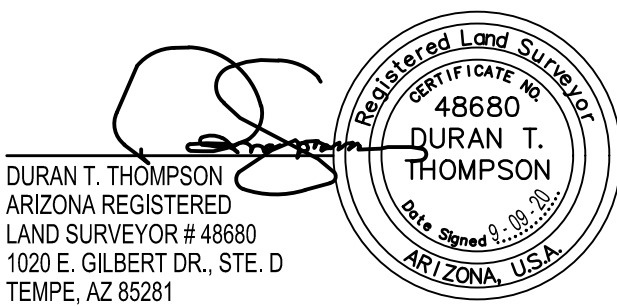
IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_

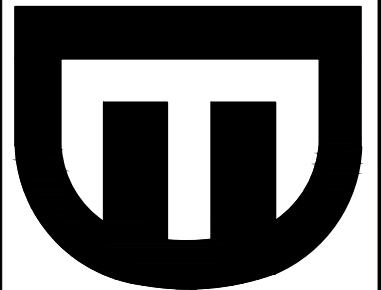
BY: \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATE OF SURVEY

"I, DURAN T. THOMPSON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CONSISTING OF 2 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING MONTH OF FEBRUARY 2020, THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS, CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED."



**D&M Engineering, LLC**  
Duran Thompson, P.E.  
1020 East Gilbert Drive, Suite D  
Tempe, AZ 85281  
Ph: (480) 350-9590, Fax: (480) 350-9486  
E-Mail: engineer@dmengineer.com



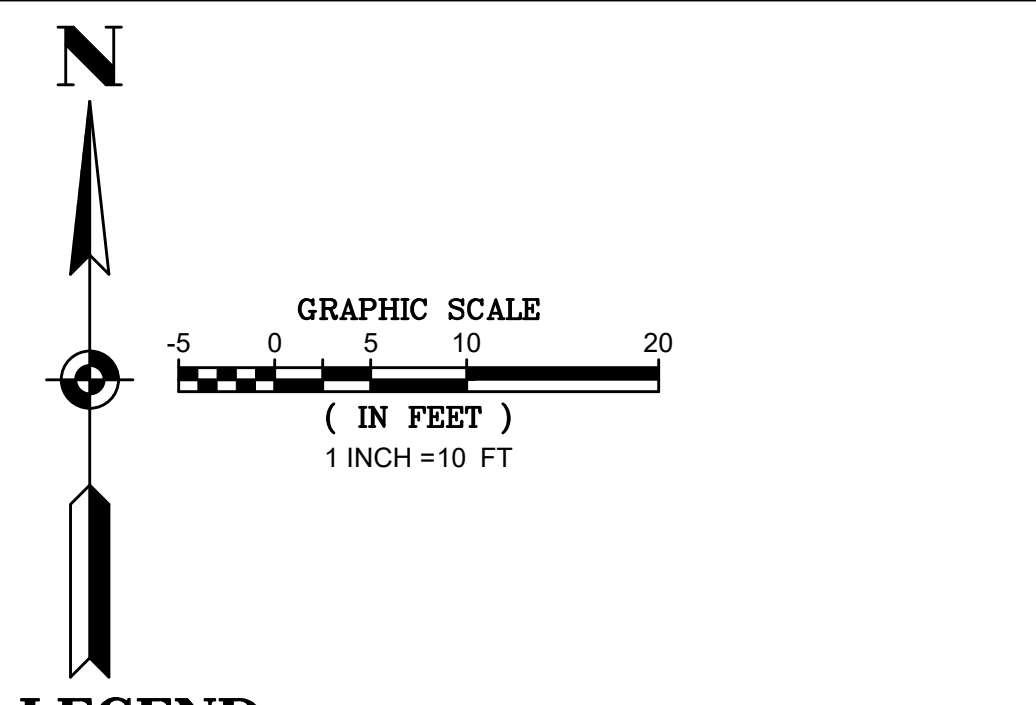
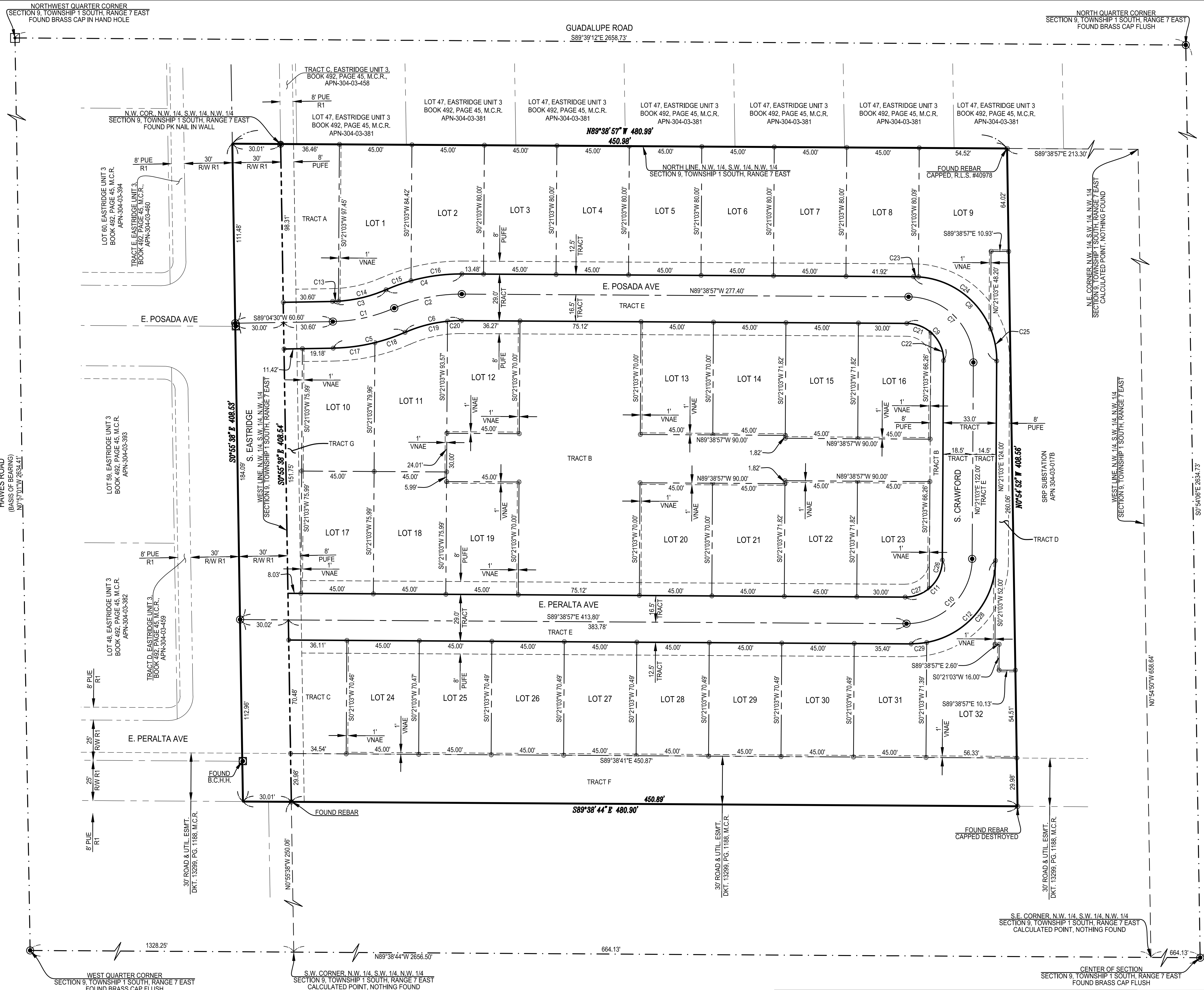
**EASTRIDGE MANOR**  
3135 SOUTH EASTRIDGE  
MESA, ARIZONA  
**FINAL PLAT**

| CLIENT/PROJECT |      | REVISIONS   |      | TITLE |  |
|----------------|------|-------------|------|-------|--|
| NO.            | DATE | DESCRIPTION | APP. | DATE  |  |
|                |      |             |      |       |  |
|                |      |             |      |       |  |
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|           |            |
|-----------|------------|
| DESIGNED  | DTT        |
| DRAWN     | AGY        |
| CHECKED   | DTT        |
| DATE      | 9-09-2020  |
| SCALE     | 1" = 40'   |
| PROJECT   | 190206     |
| FILE NAME | Final Plat |

**SHEET**  
**1 OF 2**

F:\2019\190206--Eastridge Subdivision-Sweeney\Survey\dwg\190206-Final Plat-East Ridgedwg. 9/14/2020 4:33:35 PM, Ardell Yazzie



| LEGEND   |  |
|----------|--|
| ---      | BOUNDARY LINE  |
| - - -    | SECTION LINE   |
| - . -    | PROPERTY LINE  |
| - - -    | RIGHT OF WAY   |
| - . -    | CENTERLINE   |
| - - -    | EASEMENT LINE, AS NOTED  |
| - - -    | ADJACENT PROPERTY LINE   |
| ●        | STREET CL MONUMENT (SET BRASS CAP MAG STD. DTL. 120-1 TYPE "B") TAGGED R.L.S. No. 48680, UNLESS NOTED AS FOUND SET 1/2" REBAR, R.L.S. #48680 |
| ○        | RIGHT OF WAY   |
| ⊙        | ASSESSOR'S PARCEL NUMBER   |
| R/W      | VEHICULAR NON-ACCESS EASEMENT  |
| APN      | DOCUMENT   |
| VNAE     | DOCKET   |
| DOC.     | BOOK   |
| DKT.     | PAGE   |
| BK.      | REGISTERED LAND SURVEYOR   |
| PG.      | MARICOPA COUNTY RECORDER   |
| R.L.S.   | EASEMENT   |
| M.C.R.   | MARICOPA ASSOCIATION OF GOVERNMENTS  |
| ESMT.    | PUBLIC UTILITY AND FACILITY EASEMENT   |
| M.A.G.   | SQUARE FEET  |
| P.U.F.E. | ACRES  |
| S.F.     |  |
| AC.      |  |

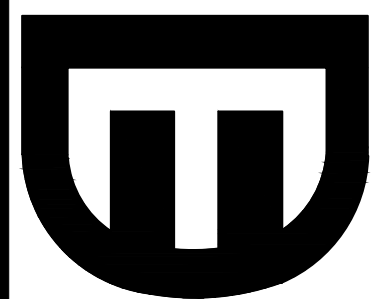
| CURVE TABLE |         |        |          | CURVE TABLE |         |        |          |
|-------------|---------|--------|----------|-------------|---------|--------|----------|
| CURVE #     | RADIUS  | LENGTH | DELTA    | CURVE #     | RADIUS  | LENGTH | DELTA    |
| C1          | 98.00'  | 39.27' | 22.9619° | C16         | 114.50' | 31.93' | 15.9791° |
| C2          | 102.00' | 43.15' | 24.2377° | C17         | 114.50' | 26.13' | 13.0743° |
| C3          | 85.50'  | 34.27' | 22.9619° | C18         | 114.50' | 19.76' | 9.8876°  |
| C4          | 114.50' | 48.44' | 24.2377° | C19         | 85.50'  | 27.43' | 18.3798° |
| C5          | 114.50' | 45.89' | 22.9619° | C20         | 85.50'  | 8.74'  | 5.8579°  |
| C6          | 85.50'  | 36.17' | 24.2377° | C21         | 23.00'  | 16.34' | 40.7057° |
| C7          | 40.50'  | 63.62' | 90.0000° | C22         | 23.00'  | 19.79' | 49.2943° |
| C8          | 52.00'  | 81.68' | 90.0000° | C23         | 52.00'  | 3.09'  | 3.3995°  |
| C9          | 23.00'  | 36.13' | 90.0000° | C24         | 52.00'  | 58.29' | 64.2210° |
| C10         | 40.50'  | 63.62' | 90.0000° | C25         | 52.00'  | 20.31' | 22.3794° |
| C11         | 23.00'  | 36.13' | 90.0000° | C26         | 23.00'  | 19.79' | 49.2943° |
| C12         | 52.00'  | 81.68' | 90.0000° | C27         | 23.00'  | 16.34' | 40.7057° |
| C13         | 85.50'  | 3.68'  | 2.4691°  | C28         | 52.00'  | 72.02' | 79.3568° |
| C14         | 85.50'  | 30.58' | 20.4928° | C29         | 52.00'  | 9.66'  | 10.6432° |
| C15         | 114.50' | 16.50' | 8.2587°  |             |         |        |          |

| LOT TABLE |            |           | LOT TABLE |            |           |
|-----------|------------|-----------|-----------|------------|-----------|
| LOT #     | AREA (SF)  | AREA(AC.) | LOT #     | AREA (SF)  | AREA(AC.) |
| LOT 1     | 4,143 S.F. | 0.095 AC. | LOT 17    | 3,419 S.F. | 0.078 AC. |
| LOT 2     | 3,646 S.F. | 0.084 AC. | LOT 18    | 3,419 S.F. | 0.078 AC. |
| LOT 3     | 3,600 S.F. | 0.083 AC. | LOT 19    | 3,150 S.F. | 0.072 AC. |
| LOT 4     | 3,600 S.F. | 0.083 AC. | LOT 20    | 3,150 S.F. | 0.072 AC. |
| LOT 5     | 3,600 S.F. | 0.083 AC. | LOT 21    | 3,150 S.F. | 0.072 AC. |
| LOT 6     | 3,600 S.F. | 0.083 AC. | LOT 22    | 3,232 S.F. | 0.074 AC. |
| LOT 7     | 3,600 S.F. | 0.083 AC. | LOT 23    | 3,206 S.F. | 0.074 AC. |
| LOT 8     | 3,600 S.F. | 0.083 AC. | LOT 24    | 3,171 S.F. | 0.073 AC. |
| LOT 9     | 4,683 S.F. | 0.108 AC. | LOT 25    | 3,171 S.F. | 0.073 AC. |
| LOT 10    | 3,467 S.F. | 0.080 AC. | LOT 26    | 3,171 S.F. | 0.073 AC. |
| LOT 11    | 3,939 S.F. | 0.090 AC. | LOT 27    | 3,171 S.F. | 0.073 AC. |
| LOT 12    | 3,149 S.F. | 0.072 AC. | LOT 28    | 3,172 S.F. | 0.073 AC. |
| LOT 13    | 3,150 S.F. | 0.072 AC. | LOT 29    | 3,172 S.F. | 0.073 AC. |
| LOT 14    | 3,150 S.F. | 0.072 AC. | LOT 30    | 3,172 S.F. | 0.073 AC. |
| LOT 15    | 3,232 S.F. | 0.074 AC. | LOT 31    | 3,175 S.F. | 0.073 AC. |
| LOT 16    | 3,206 S.F. | 0.074 AC. | LOT 32    | 4,336 S.F. | 0.100 AC. |

| TRACT TABLE |             |           |  | TRACT TABLE |             |           |   |
|-------------|-------------|-----------|--|-------------|-------------|-----------|---|
| TRACT       | AREA (SF)   | AREA(AC.) | DESCRIPTION  | TRACT       | AREA (SF)   | AREA(AC.) | DESCRIPTION   |
| TRACT A     | 3,463 S.F.  | 0.080 AC. | RETENTION, LANDSCAPING AND OPENSACE, PUBLIC UTILITIES AND PUBLIC DRAINAGE EASEMENT | TRACT D     | 2,742 S.F.  | 0.063 AC. | LANDSCAPING AND OPENSACE  |
| TRACT B     | 20,379 S.F. | 0.468 AC. | RETENTION, LANDSCAPING AND OPENSACE, PUBLIC UTILITIES AND PUBLIC DRAINAGE EASEMENT | TRACT E     | 30,318 S.F. | 0.696 AC. | PRIVATE STREETS, PUBLIC UTILITY AND FACILITY EASEMENT AND UNDERGROUND STORM DRAIN PIPES |
| TRACT C     | 2,489 S.F.  | 0.057 AC. | RETENTION, LANDSCAPING AND OPENSACE, PUBLIC UTILITIES AND PUBLIC DRAINAGE EASEMENT | TRACT F     | 13,514 S.F. | 0.310 AC. | ROADWAY EASEMENT AND PUBLIC UTILITY AND FACILITY EASEMENT                               |
|             |             |           |  | TRACT G     | 1,477 S.F.  | 0.034 AC. | LANDSCAPING AND OPENSACE  |

Call at least two full working days before you begin excavation.  
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Arizona One Stop, Inc.  
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)  
In Maricopa County: (602) 263-1100

**D&M Engineering, LLC**  
Duran Thompson, P.E.  
1020 East Gilbert Drive, Suite D  
Tempe, AZ 85281  
Ph: (480) 350-9590, Fax: (480) 350-9486  
E-Mail: engineer@dmengineer.com



**EASTRIDGE MANOR**  
3135 SOUTH EASTRIDGE  
MESA, ARIZONA  
**FINAL PLAT**

| CLIENT/PROJECT |             |
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| NO.            | DESCRIPTION |
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| DESIGNED  | DTT        |
| DRAWN     | AGY        |
| CHECKED   | DTT        |
| DATE      | 9-04-2020  |
| SCALE     | 1" = 30'   |
| PROJECT   | 190206     |
| FILE NAME | Final Plat |

**SHEET**  
**2 OF 2**