

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss.
KNOW ALL MEN BY THESE PRESENTS:

THAT SKYBRIDGE COMPANIES LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR LEHI COVE, LOCATED IN SECTION 29, TOWNSHIP 2 NORTH, RANGE 6 EAST, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF FLOOD 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.

SKYBRIDGE COMPANIES 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 SKYBRIDGE COMPANIES 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 SKYBRIDGE COMPANIES LLC OR THE SUCCESSORS OR ASSIGNS OF SKYBRIDGE COMPANIES LLC AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY SKYBRIDGE COMPANIES LLC OR THE SUCCESSORS OR ASSIGNS OF SKYBRIDGE COMPANIES 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.

SKYBRIDGE COMPANIES 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.

SKYBRIDGE COMPANIES 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, D, E AND F 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.

SKYBRIDGE COMPANIES 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 SKYBRIDGE COMPANIES LLC WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF: SKYBRIDGE COMPANIES 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.

SKYBRIDGE COMPANIES LLC, AN ARIZONA LIMITED LIABILITY COMPANY,

BY: BLAKE MCKEE MEMBER/AUTHORIZED SIGNATURE

ACKNOWLEDGEMENT:

STATE OF ARIZONA }
COUNTY OF MARICOPA) s.s.

ON THIS ____ DAY OF _____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED MR. BLAKE MCKEE, WHO ACKNOWLEDGED HIMSELF TO BE MR. BLAKE MCKEE AND ACKNOWLEDGED THAT HE, AS SUCH BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

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

BY: _____ NOTARY PUBLIC _____ DATE

MY COMMISSION EXPIRES:

FINAL PLAT OF
LEHI COVE

A PORTION OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 6 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA

NOTES:

- PUBLIC UTILITY AND FACILITY EASEMENTS (PUFE) WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS OF SRP AND SOUTHWEST GAS FACILITIES IN PUFE'S 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).
- 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 THE PROJECT, OR LANDSCAPING WITHIN ADJACENT RIGHT-OF-WAY.
- CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, REMOVABLE SECTION TYPE FENCING.
- 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.
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THIS PROJECT AND LANDSCAPING WITHIN THE RIGHT OF WAY ALONG THOMAS ROAD.
- 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.
- THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION."
- LEHI COVE WILL HAVE THE RESPONSIBILITY FOR MAINTAINING THE "COMMON AREAS" TO BE NOTED AS TRACTS OR EASEMENTS INCLUDING LANDSCAPING AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED CONSTRUCTION DOCUMENTS (PLANS).
- THE AREA WITHIN THE SIGHT VISIBILITY EASEMENT AND OR TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, FENCES, OR OTHER ITEMS HIGHER THAN 36-INCH ABOVE STREET GRADES IN THESE AREAS.
- 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 HOMEOWNERS ASSOCIATION, BUSINESS OWNER'S ASSOCIATION, OR THE PROPERTY OWNER(S).
- A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&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.
- TRACT F IS HEREBY DEDICATED AS AN EASEMENT FOR INGRESS/EGRESS FOR REFUSE AND EMERGENCY VEHICLES, PUBLIC UTILITIES AND FACILITIES AND DRAINAGE PURPOSES. TO THE CITY OF MESA FOR USE AS SUCH THE PUBLIC UTILITY AND FACILITIES EASEMENTS, THE CONTROLLED VEHICULAR ACCESS EASEMENT AND A BLANKET EASEMENT UPON, ACROSS, OVER AND UNDER ALL ACCESS WAYS FOR INGRESS AND EGRESS FOR REFUSE AND EMERGENCY TYPE VEHICLES.
- PROPOSED OR FUTURE LANDSCAPE AND IRRIGATION SYSTEMS THAT ARE TO BE DESIGNED AND INSTALLED WITHIN ANY PUFE OR PUE MUST BE DESIGNED IN ACCORDANCE WITH THE CITY OF MESA PROCEDURE MANUAL FOR LANDSCAPE AND IRRIGATION STANDARDS.
- 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.
- ON STREET PARKING IS ONLY ALLOWED WERE DESIGNATED BY PAVEMENT MARKINGS.
- THIS SUBDIVISION SHALL COMPLY WITH ORDINANCE 5527.
- COMPLIANCE WITH ALL REQUIREMENTS OF CASE Z18-00214.
- THIS PROPERTY IS LOCATED WITHIN A QUARTER (1/4) MILE OF ASPHALT PLANT AND SAND AND GRAVEL OPERATIONS.

CURVE DATA:

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT
C1	91°07'34"	35.00'	55.67'	35.69'
C2	31°08'16"	35.00'	19.02'	9.75'
C3	50°31'06"	35.00'	30.86'	16.51'
C4	98°20'37"	35.00'	60.07'	40.51'
C5	49°23'21"	4.74'	4.09'	2.18'
C6	54°49'39"	3.00'	2.87'	1.56'
C7	46°49'35"	3.00'	2.45'	1.30'
C8	46°49'35"	6.50'	5.31'	2.81'
C9	88°52'26"	35.00'	54.29'	34.32'
C10	51°40'09"	5.00'	4.51'	2.42'
C11	51°40'09"	2.90'	2.61'	1.40'
C12	53°48'11"	2.95'	2.77'	1.50'
C13	51°30'44"	5.00'	4.50'	2.41'
C14	118°45'33"	35.00'	72.55'	59.13'
C15	35°31'57"	65.00'	40.31'	20.83'
C16	33°28'00"	65.00'	37.97'	19.54'
C17	37°05'31"	35.00'	22.66'	11.74'
C18	92°50'41"	35.00'	56.72'	36.78'
C19	51°19'04"	5.00'	4.48'	2.40'
C20	51°19'04"	3.00'	2.69'	1.44'
C21	89°05'40"	35.00'	54.42'	34.45'
C22	91°07'34"	35.00'	55.67'	35.69'
C23	51°19'03"	3.00'	2.69'	1.44'
C24	49°40'47"	3.00'	2.60'	1.39'
C25	49°40'47"	5.50'	4.77'	2.55'
C26	87°09'18"	35.00'	53.24'	33.30'
C27	92°50'42"	35.00'	56.72'	36.78'
C28	89°05'40"	35.00'	54.42'	34.45'
C29	90°54'20"	35.00'	55.53'	35.56'

C101	91°07'34"	35.00	55.67	35.69
C102	91°07'34"	50.00	79.52	50.99
C103	91°07'34"	65.00	103.38	66.29
C104	91°07'34"	35.00	55.67	35.69
C105	88°52'26"	35.00	54.29	34.32
C106	91°07'34"	35.00	55.67	35.69
C107	88°52'26"	35.00	54.29	34.32
C108	90°54'20"	35.00	55.53	35.56
C109	89°05'40"	35.00	54.42	34.45
C110	90°54'20"	35.00	55.53	35.56
C111	89°05'40"	35.00	54.42	34.45
C112	89°05'40"	35.00	54.42	34.45
C113	89°05'40"	50.00	77.75	49.22
C114	89°05'40"	65.00	101.07	63.98
C115	92°50'41"	65.00	105.33	68.31
C116	92°50'42"	50.00	81.02	52.55
C117	92°50'42"	35.00	56.72	36.78
C118	87°09'18"	35.00	53.24	33.30
C119	92°50'41"	35.00	56.72	36.78
C120	37°05'31"	35.00	22.66	11.74
C121	33°28'00"	65.00	37.97	19.54
C122	33°28'00"	50.00	29.21	15.03
C123	37°05'31"	50.00	32.37	16.77
C124	33°28'00"	35.00	20.44	10.52
C125	37°05'31"	65.00	42.08	21.81
C126	37°06'11"	65.00	42.09	21.81
C127	35°26'59"	35.00	21.66	11.19
C128	37°06'11"	50.00	32.38	16.78
C129	35°26'59"	50.00	30.94	15.98
C130	118°45'33"	35.00	72.55	59.13
C131	35°26'59"	65.00	40.22	20.78
C132	98°20'37"	35.00	60.07	40.51
C133	50°31'06"	65.00	57.31	30.67
C134	50°31'06"	50.00	44.09	23.59
C135	50°31'06"	35.00	30.86	16.51
C136	31°08'17"	65.00	35.33	18.11
C137	31°08'17"	50.00	27.17	13.93
C138	31°08'17"	35.00	19.02	9.75
C139	03°15'49"	7389.44	420.91	210.51
C140	85°47'07"	35.00	52.40	32.52

TRACT TABLE

NAME	SQUARE FEET	ACRES	DESCRIPTION OF USE
TRACT A	48,559	1.1148	LANDSCAPE, RECREATION, OPEN SPACE, DRAINAGE EASEMENT, PUBLIC UTILITY & FACILITY EASEMENT
TRACT B	12,745	0.2926	LANDSCAPE, DRAINAGE EASEMENT, PUBLIC UTILITY & FACILITY EASEMENT
TRACT C	12,623	0.2898	LANDSCAPE, PUBLIC UTILITY & FACILITY EASEMENT
TRACT D	8,944	0.2053	LANDSCAPE, DRAINAGE EASEMENT, PUBLIC UTILITY & FACILITY EASEMENT
TRACT E	26,759	0.6143	LANDSCAPE, DRAINAGE EASEMENT, PUBLIC UTILITY & FACILITY EASEMENT
TRACT F	81,911	1.8804	EMERGENCY SERVICE VEHICLE ACCESS, DRAINAGE EASEMENT, PUBLIC UTILITY & FACILITY EASEMENT

LEGAL DESCRIPTION

THAT PART OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29, SAID POINT BEING A BRASS CAP IN HAND HOLE LS#33861, LYING SOUTH 89°53'07" EAST (BASIS OF BEARINGS) 2726.48 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 29, SAID POINT BEING A BRASS CAP IN HAND HOLE; THENCE NORTH 89°53'07" WEST ALONG THE SOUTH LINE OF SAID SECTION 29, 1970.59 FEET; THENCE NORTH 01°01'13" EAST 65.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°53'07" WEST PARALLEL WITH AND 65.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 29, A DISTANCE OF 755.64 FEET TO A ½" REBAR LS#41076;

THENCE NORTH 01°14'27" EAST 306.98 FEET TO A ½" REBAR LS#41076; THENCE SOUTH 88°45'32" EAST 18.89 FEET TO A ½" REBAR LS#41076; THENCE NORTH 32°22'43" EAST 8.95 FEET TO A ½" REBAR LS#41076; THENCE NORTH 01°14'27" EAST 45.45 FEET TO THE BEGINNING OF A 7389.44 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTH, A RADIAL TO SAID BEGINNING BEARS NORTH 08°08'51" WEST; THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 035°08" AN ARC DISTANCE OF 420.91 FEET TO A MCDOT BRASS CAP SET IN CONCRETE; THENCE NON-TANGENT TO SAID CURVE, NORTH 88°10'32" EAST A DISTANCE OF 313.82 FEET TO A ½" REBAR LS#21773; THENCE SOUTH 01°01'13" WEST 418.82 FEET TO THE POINT OF BEGINNING.

OWNERS

APN 141-21-005 P, R, X & Y
SKYBRIDGE COMPANIES LLC
1017 N 59TH ST
PHOENIX AZ, 85018
PHONE: 602-430-4496
EMAIL: BLAKE@SKYBRIDGECO.COM

SITE DATA

APN: 141-21-005 P, R, X, & Y
GROSS AREA: 347,218 S.F.
7.971 ACRES
NET AREA (65' ROW): 299,279 S.F.
6.870 ACRES

LINE DATA

NUMBER	BEARING	DISTANCE
L1	N 88°10'28" E	7.00'
L2	N 82°53'49" E	43.02'
L3	N 01°14'27" E	36.70'
L4	S 01°01'13" W	35.45'
L5	S 88°45'32" E	18.89'
L6	N 32°22'43" E	8.95'
L7	N 01°14'27" E	45.45'
L8	N 01°01'13" E	36.56'
L9	S 01°14'27" W	35.32'
L10	N 01°14'27" E	10.14'
L11	N 01°14'27" E	11.47'
L12	N 01°01'13" W	13.85'
L13	N 01°01'13" E	13.84'
L14	N 88°10'25" E	1.07'
L15	S 01°14'27" W	56.04'
L16	S 01°14'27" W	91.02'
L17	N 01°14'27" E	121.31'
L18	N 01°14'27" E	56.82'
L19	N 01°14'27" E	100.59'
L20	S 01°01'13" W	89.34'
L21	S 01°01'13" W	91.63'
L22	N 01°01'13" E	90.63'
L23	N 01°01'13" E	93.50'
L24	S 01°01'13" W	212.84'
L101	S 32°22'44" W	8.95'
L102	N 88°45'33" W	18.89'
L103	S 60°00'00" E	0.09'
L104	S 60°00'00" E	2.45'
L105	N 88°10'32" E	1.07'
L106	N 01°01'13" E	24.95'
L107	S 89°53'07" E	32.43'
L108	N 01°01'13" E	60.37'
L109	S 00°06'53" W	49.57'
L110	N 89°53'07" W	40.03'
L111	N 01°14'27" E	49.03'
L112	N 89°18'39" E	39.07'

LOT TABLE

LOT #	SQUARE FEET	ACRES
1-89	1197	0.0274

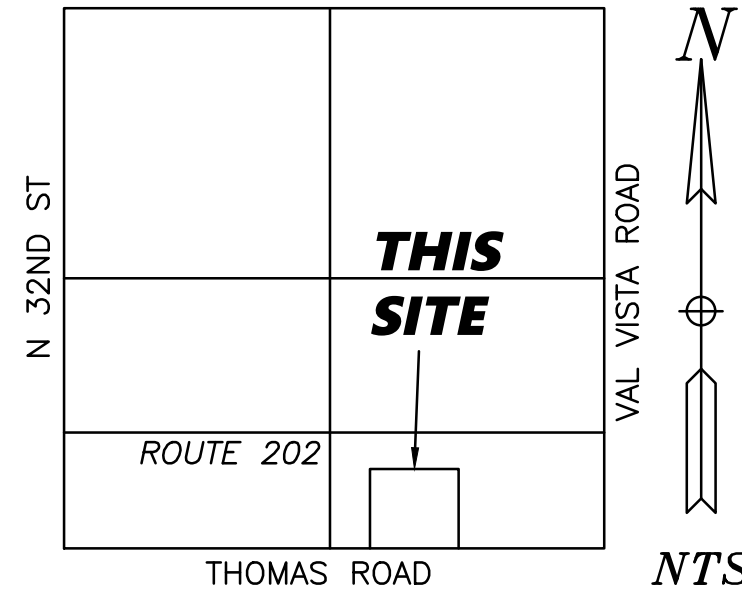
"I, ANTHONY N. ZAUGG, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THIS PLAT CONSISTING OF 2 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF OCTOBER 2019; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS, CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED."

Anthony N. Zaugg 09-29-2020
ANTHONY N. ZAUGG, R.L.S. 41076
4111 E. VALLEY AUTO DRIVE
MESA, ARIZONA 85206
DATE

LEGEND

- SET 1/2" REBAR LS#41076
- BRASS CAP
- ▲ FOUND ½" REBAR

BCHH BRASS CAP IN HANDHOLE
M.C.R. MARICOPA COUNTY RECORDER
ROW RIGHT OF WAY



VICINITY MAP

N.T.S.

BENCHMARK

BRASS TAG TOP OF CURB ON THE SOUTHEAST CORNER OF VAL VISTA DRIVE & MCDOWELL ROAD
ELEVATION = 1339.33 (CITY OF MESA)

DEVELOPER

SKYBRIDGE COMPANIES LLC
4017 N 59TH ST
PHOENIX AZ, 85018
PHONE: 602-430-4496
EMAIL: BLAKE@SKYBRIDGECO.COM

FIRE HYDRANT SPACING

THIS SUBDIVISION HAS FIRE HYDRANTS SPACED AT AN AVERAGE SPACING OF 315 FEET. THIS ALLOWS THE LARGEST HOME ON THE LOTS TO BE A MAXIMUM OF 9400 S.F., CONSTRUCTED PER THE BUILDING CODE OF AT LEAST TYPE V-B CONSTRUCTION.

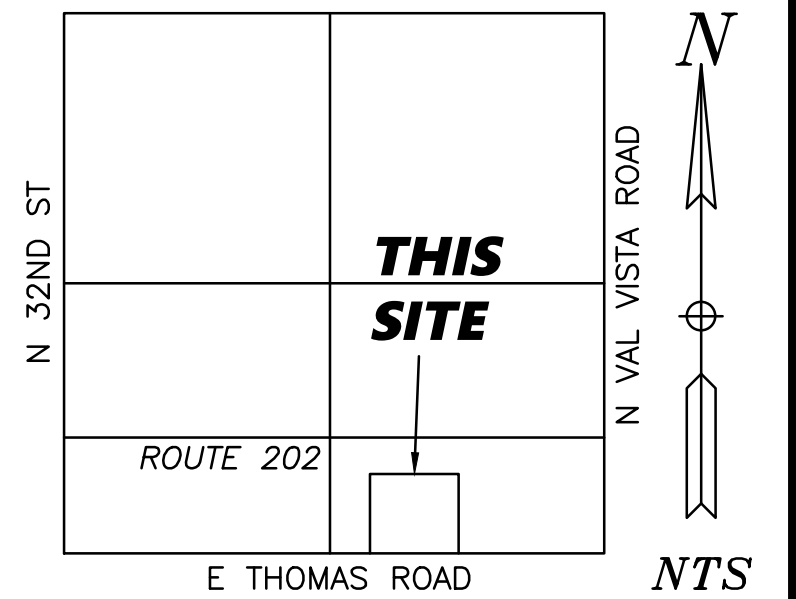
BASIS OF BEARINGS

THE CENTERLINE OF THOMAS ROAD BEARS NORTH 89°53'07" WEST AS SHOWN HEREON.

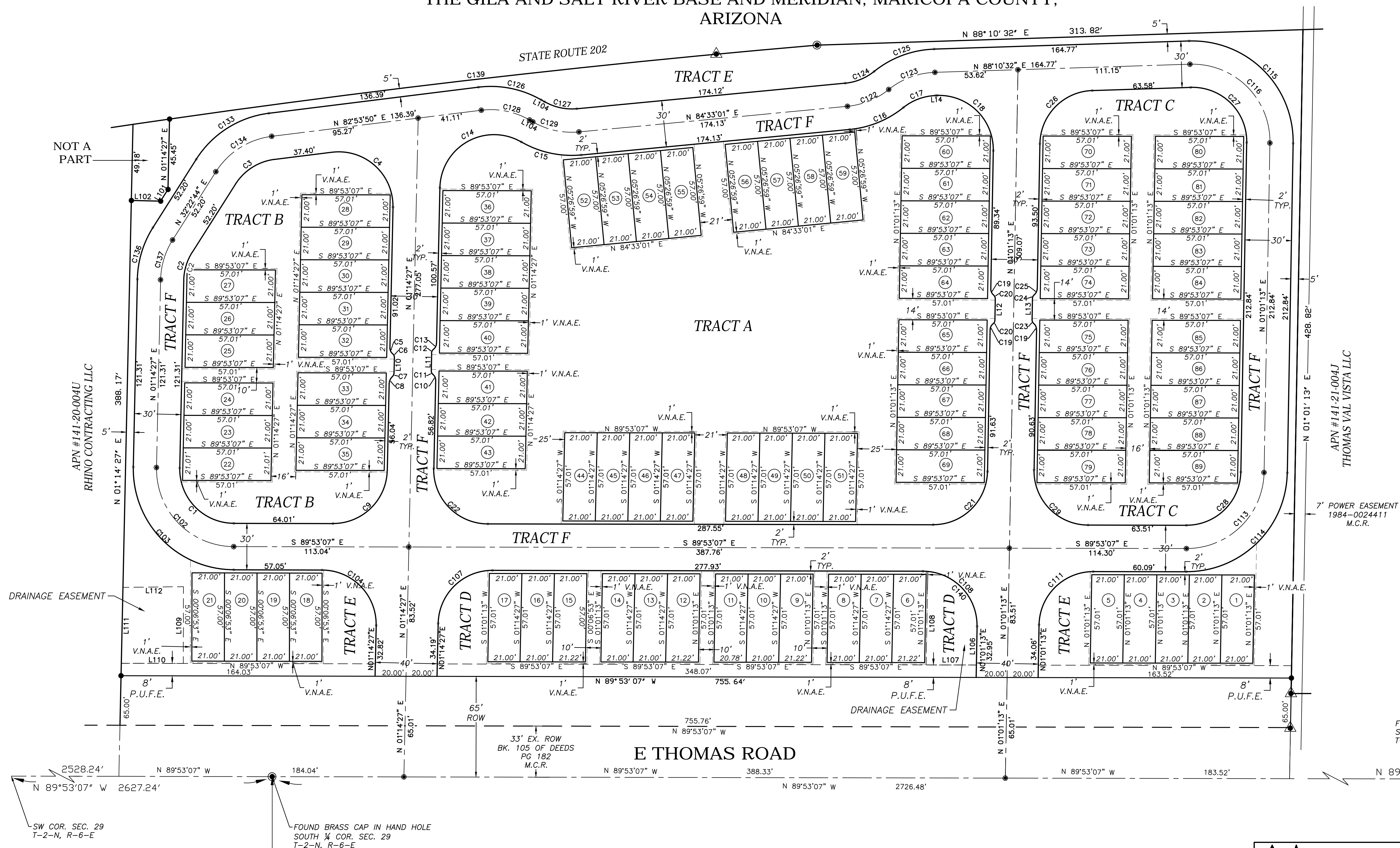
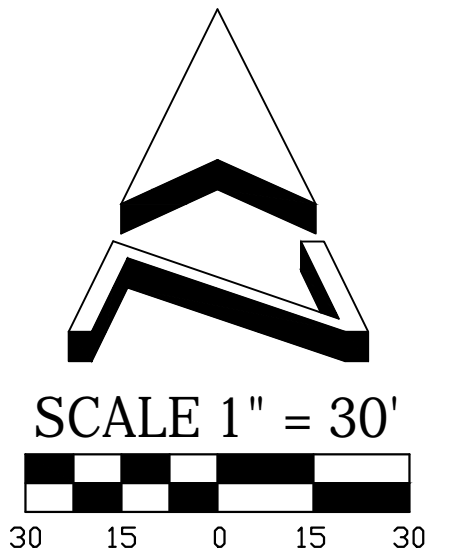
FLOOD CERTIFICATION

LEHI COVE

A PORTION OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 6 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA



VICINITY MAP
N.T.S.



FOUND BRASS CAP IN HAND HOLE
SE COR. SEC. 29
T-2-N, R-6-E

SW COR. SEC. 29
T-2-N, R-6-E

FOUND BRASS CAP IN HAND HOLE
SOUTH 1/4 COR. SEC. 29
T-2-N, R-6-E



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**LEHI COVE
VAL VISTA & 202
FINAL PLAT**

JOB NUMBER	95853	SHEET	2	OF	2
DRAWING	FINAL PLAT				
DRAFTSMAN		CHECKED BY		DATE	09-30-2020