

Oct 07, 2020 1:55pm S:\Projects\2019\19-0240\Legal Survey\Draws\FINAL PLAT\19-0240 Plat.dwg

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS.

KNOW ALL MEN BY THESE PRESENTS:

THAT PLHAZ HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND DESERT PLACE AT MORRISON RANCH HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AS OWNERS, DO HEREBY PUBLISH THIS FINAL PLAT FOR "DESERT PLACE AT MORRISON RANCH – PHASE 4", A RE-PLAT OF PARCEL A, A PORTION OF TRACT B AND A PORTION OF TRACT E OF DESERT PLACE AT MORRISON RANCH – PHASE 1, AS RECORDED THEREOF IN BOOK 1131 OF MAPS, PAGE 34, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, 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.

PLHAZ HOLDINGS, LLC AND DESERT PLACE AT MORRISON RANCH HOMEOWNERS ASSOCIATION 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 PLHAZ HOLDINGS, LLC AND DESERT PLACE AT MORRISON RANCH HOMEOWNERS ASSOCIATION 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 PLHAZ HOLDINGS, LLC AND DESERT PLACE AT MORRISON RANCH HOMEOWNERS ASSOCIATION OR THE SUCCESSORS OR ASSIGNS OF PLHAZ HOLDINGS, LLC AND DESERT PLACE AT MORRISON RANCH HOMEOWNERS ASSOCIATION AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY PLHAZ HOLDINGS, LLC AND DESERT PLACE AT MORRISON RANCH HOMEOWNERS ASSOCIATION OR THE SUCCESSORS OR ASSIGNS OF PLHAZ HOLDINGS, LLC AND DESERT PLACE AT MORRISON RANCH HOMEOWNERS ASSOCIATION 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.

PLHAZ HOLDINGS, LLC AND DESERT PLACE AT MORRISON RANCH HOMEOWNERS ASSOCIATION 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.

PLHAZ HOLDINGS, LLC AND DESERT PLACE AT MORRISON RANCH HOMEOWNERS ASSOCIATION 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 TRACT C IS HEREBY RESERVED AS A DRAINAGE FACILITY AND RETENTION BASIN FOR THE EXCLUSIVE 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 HERUNDER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, A REASONABLE SUM AS AND FOR ATTORNEY'S FEES AND COURT COSTS.

PLHAZ HOLDINGS, LLC AND DESERT PLACE AT MORRISON RANCH HOMEOWNERS ASSOCIATION 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 PLHAZ HOLDINGS, LLC AND DESERT PLACE AT MORRISON RANCH HOMEOWNERS ASSOCIATION WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

PLHAZ HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND DESERT PLACE AT MORRISON RANCH HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AS OWNERS, 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.

PLHAZ HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____
SCOTT J. PETERSON

ITS: MANAGER

DESERT PLACE AT MORRISON RANCH HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

BY: _____
CLAUDIA SICKLER

ITS: PRESIDENT

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

BEFORE ME THIS ____ DAY OF _____, 2020, SCOTT J. PETERSON PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE THE MANAGER OF PLHAZ HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE OWNER AND ACKNOWLEDGED THAT HE, AS MANAGER OF PLHAZ HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

BY: _____
NOTARY PUBLIC DATE
MY COMMISSION EXPIRES:

FINAL PLAT DESERT PLACE at MORRISON RANCH - PHASE 4

A RE-PLAT OF PARCEL A, A PORTION OF TRACT B AND A PORTION OF TRACT E OF
DESERT PLACE AT MORRISON RANCH – PHASE 1, AS RECORDED THEREOF IN
BOOK 1131 OF MAPS, PAGE 34, MARICOPA COUNTY RECORDS,
LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 7 EAST, GILA
AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

PARCEL A, A PORTION OF TRACT B AND A PORTION OF TRACT E OF DESERT PLACE AT MORRISON RANCH – PHASE 1, AS RECORDED THEREOF IN BOOK 1131 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HANDHOLE AT THE NORTHEAST CORNER OF SAID SECTION 7, FROM WHICH A BRASS CAP IN HANDHOLE AT THE NORTH QUARTER CORNER OF SAID SECTION 7 BEARS NORTH 89 DEGREES 38 MINUTES 29 SECONDS WEST, A DISTANCE OF 2,649.56 FEET;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7 NORTH 89 DEGREES 38 MINUTES 29 SECONDS WEST, 225.02 FEET TO A POINT ON SAID NORTH LINE;

THENCE, DEPARTING SAID NORTH LINE SOUTH 0 DEGREES 21 MINUTES 17 SECONDS EAST, 83.01 FEET TO THE NORTHWEST CORNER OF SAID TRACT B AND THE POINT POINT OF BEGINNING;

THENCE ALONG THE WEST LINE OF SAID TRACT B SOUTH 0 DEGREES 21 MINUTES 17 SECONDS EAST, 146.87 FEET TO A POINT ON SAID WEST LINE;

THENCE, DEPARTING SAID WEST LINE SOUTH 89 DEGREES 38 MINUTES 29 SECONDS EAST, 123.98 FEET;

THENCE SOUTH 0 DEGREES 21 MINUTES 31 SECONDS WEST, 5.15 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT B;

THENCE ALONG THE SOUTH LINE OF SAID TRACT B SOUTH 89 DEGREES 38 MINUTES 29 SECONDS EAST, BEING 75.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, 26.09 FEET TO THE SOUTHEAST CORNER OF SAID TRACT B AND ALSO LYING ON THE WESTERLY RIGHT-OF WAY LINE OF SOSSAMAN ROAD;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 0 DEGREES 21 MINUTES 17 SECONDS EAST, BEING 75.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, 166.56 FEET;

THENCE, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 1 DEGREES 30 MINUTES 02 SECONDS EAST, 99.36 FEET TO A POINT ON SAID WESTERLY RIGHT OF WAY LINE;

THENCE, DEPARTING SAID WESTERLY RIGHT OF WAY LINE NORTH 89 DEGREES 38 MINUTES 29 SECONDS WEST, 31.39 FEET;

THENCE SOUTH 0 DEGREES 21 MINUTES 31 SECONDS WEST, 9.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF OSAGE AVENUE AND BEING COINCIDENTAL TO THE SOUTHERLY BOUNDARY LINE OF SAID TRACT E;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE AND SAID SOUTHERLY BOUNDARY LINE NORTH 89 DEGREES 38 MINUTES 29 SECONDS WEST, 719.00 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE AND SAID SOUTHERLY BOUNDARY LINE;

THENCE, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE AND SAID SOUTHERLY BOUNDARY LINE NORTH 44 DEGREES 38 MINUTES 29 SECONDS WEST, 9.90 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID TRACT E;

THENCE ALONG SAID EASTERLY BOUNDARY LINE NORTH 0 DEGREES 21 MINUTES 31 SECONDS EAST, 216.00 FEET TO A POINT ON SAID EASTERLY BOUNDARY LINE;

THENCE, DEPARTING SAID EASTERLY BOUNDARY LINE SOUTH 45 DEGREES 21 MINUTES 31 SECONDS WEST, 11.31 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF AVOCA;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 0 DEGREES 21 MINUTES 31 SECONDS EAST, 86.00 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE;

THENCE, DEPARTING SAID EASTERLY RIGHT OF WAY LINE 44 DEGREES 38 MINUTES 29 SECONDS EAST, 11.31 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID TRACT E;

THENCE ALONG SAID EASTERLY BOUNDARY LINE NORTH 0 DEGREES 21 MINUTES 31 SECONDS EAST, 143.85 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF GUADALUPE ROAD, LYING 73.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 89 DEGREES 38 MINUTES 29 SECONDS EAST, BEING 73.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, 185.20 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 0 DEGREES 21 MINUTES 31 SECONDS WEST, 10.00 FEET TO A POINT LYING 83.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 89 DEGREES 38 MINUTES 29 SECONDS EAST, BEING 83.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, 414.99 FEET TO THE POINT OF BEGINNING.

CONTAINS 6.9211 ACRES, MORE OR LESS.

RATIFICATION AND APPROVAL OF PLAT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT DESERT PLACE AT MORRISON RANCH HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS FINAL PLAT FOR "DESERT PLACE AT MORRISON RANCH – PHASE 4" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS MAP.

IN WITNESS WHEREOF, CLAUDIA SICKLER HAS CAUSED HER NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS ____ DAY OF _____, 2020.

DESERT PLACE AT MORRISON RANCH HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

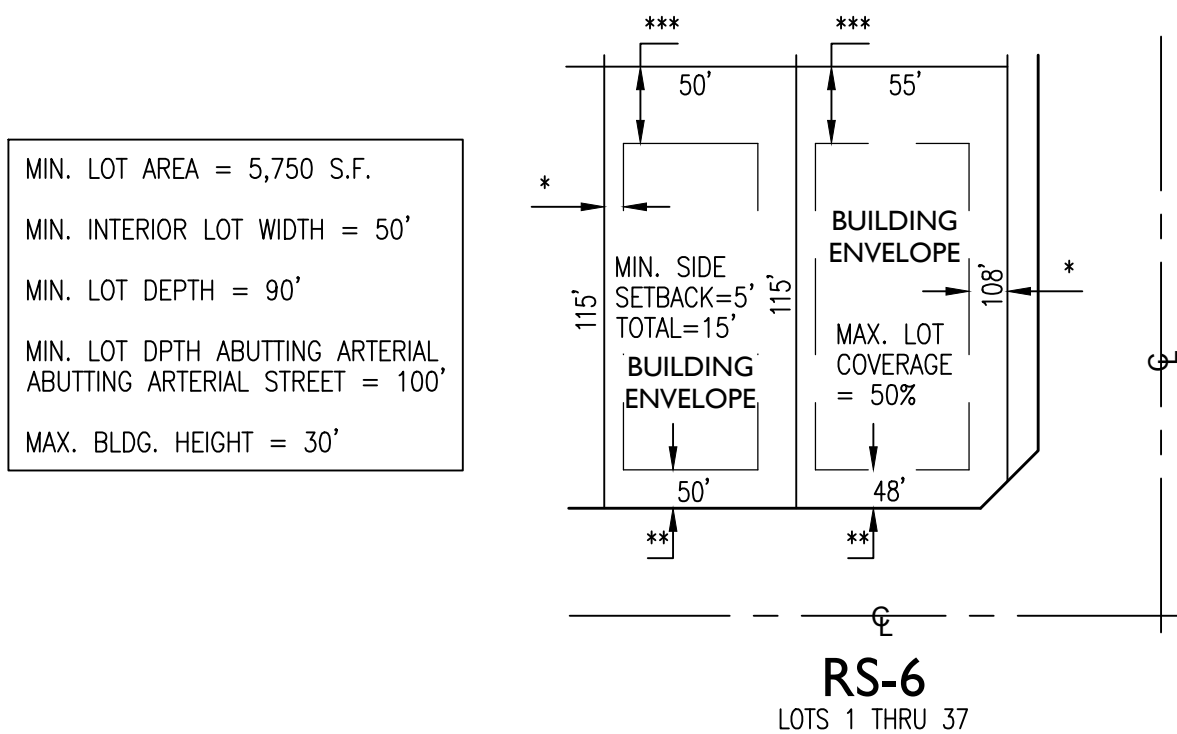
BY: _____
NAME: CLAUDIA SICKLER
TITLE: PRESIDENT

FIRE HYDRANT NOTE

FIRE HYDRANT SPACING: THIS SUB-DIVISION HAS FIRE HYDRANTS SPACED AT AN AVERAGE SPACING OF 500 FEET. THIS ALLOWS THE LARGEST HOME ON THE LOTS TO BE A MAXIMUM OF 4,800 SQUARE FEET UNDER ROOF. CONSTRUCTED PER THE MESA BUILDING CODE OF AT LEAST TYPE V-B CONSTRUCTION.

GENERAL NOTES

- 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.
- THE DESERT PLACE AT MORRISON RANCH HOMEOWNERS ASSOCIATION 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).
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R(42)33.
- ELECTRICAL LINES ARE TO BE CONSTRUCTED 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.
- 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 COMMON AREA TRACTS SHOWN ON THIS PLAT.
- 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 SUBDIVISION IS SUBJECT TO THE CITY OF MESA RESIDENTIAL DEVELOPMENT GUIDELINES AS WELL AS THE BUILDING FROM STANDARDS ESTABLISHED IN THE CITY OF MESA ZONING ORDINANCE.
- NOISE ATTENUATION MEASURES HAVE BEEN, OR ARE TO BE, INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE HOMES TO ACHIEVE A NOISE LEVEL REDUCTION TO 45 DECIBELS.
- AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT IS RECORDED WITH MARICOPA COUNTY RECORDER. 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.
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES, PRIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THIS PROJECT OR LANDSCAPING WITHIN THE RIGHTS-OF-WAY ALONG GUADALUPE ROAD AND SOSSAMAN ROAD.
- THIS SUBDIVISION IS LOCATED IN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ANY INCREASE IN COSTS INCURRED BY CITY DUE TO THE NEED TO REMOVE OR RELOCATE ANY ENCROACHMENT WITHIN THE PUEF OR UNAUTHORIZED IMPROVEMENT FOR A CITY PROJECT SHALL BE REIMBURSED BY HOA TO CITY, AND HOA SHALL BE RESPONSIBLE FOR THE REPLACEMENT, IF NECESSARY, OF ANY REMOVED ENCROACHMENT OR UNAUTHORIZED IMPROVEMENT.
- THESE PROPERTIES, DUE TO THEIR PROXIMITY TO PHOENIX-MESA GATEWAY AIRPORT, WILL EXPERIENCE AIR CRAFT OVERFLIGHTS THAT GENERATE NOISE LEVELS WHICH WILL BE OF CONCERN TO SOME INDIVIDUALS.
- THIS SUBDIVISION HAS FIRE HYDRANTS SPACED AT AN AVERAGE OF 500 FT. THIS ALLOWS THE LARGEST HOME ON THE LOTS TO BE A MAXIMUM OF 4,800 SQUARE FEET UNDER ROOF AND CONSTRUCTED PER THE MESA BUILDING CODE OF AT LEAST TYPE V-B CONSTRUCTION.
- ALL PROPOSED INSTALLATIONS/IMPROVEMENTS/ACTIVITIES WITHIN THE PUEF AND SRP EASEMENT (DOCKET 14538, PAGE 186-190, MCR) REQUIRE THE PRIOR REVIEW AND APPROVAL OF SRP. PLEASE SUBMIT PLANS TO THE SRP LAND RIGHTS MANAGEMENT DEPARTMENT. MAIL STOP PAB 348 P.O. BOX 52025, PHOENIX, ARIZONA 85072-2025.
- 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 PUEFS ON THIS PLAT. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. § 9-1-1 INCLUDES THE PUEFS ON THIS PLAT. THE TERM "PUBLIC EASEMENT" IN M.C.C. § 9-1-5(A) INCLUDES PUEFS, AND PUEFS ON THIS PLAT ARE SUBJECT TO M.C.C. § 9-1-5(A).
- THIS SUBDIVISION HAS A GROSS AREA OF 301,482 SQUARE FEET OR 6.9211 ACRES, MORE OR LESS.
- 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.



- SIDEYARD SETBACKS:
 - SETBACKS MUST EQUAL AN AGGREGATE DISTANCE OF 15' WITH A MINIMUM OF 5' ON ONE SIDE. SETBACKS SHOWN ON LOTS ARE MINIMUM DISTANCES FROM PROPERTY LINES FOR BUILDING ENVELOPE BOUNDARIES & HOME CONSTRUCTION INCLUDING PATIOS & ACCESSORY STRUCTURES.
 - 10' MIN. SETBACK FROM PROPERTY LINE ON STREET SIDE.

- FRONT YARD SETBACKS:
 - 20' MIN. SETBACK FROM PROPERTY LINE TO FACE OF GARAGE OR CARPORT.
 - 10' MIN. SETBACK FROM PROPERTY LINE TO ENCLOSED LIVABLE AREAS, PORCHES AND PORTE COCHERES.

- REARYARD SETBACKS:
 - 30' MIN. SETBACK FROM PROPERTY LINE ON ABUTTING ARTERIAL STREET.
 - 20' MIN. SETBACK FROM PROPERTY LINE TO LIVABLE SPACE.

MAXIMUM LOT COVERAGE: 50%

TYPICAL BUILDING SETBACKS

N.T.S.

SURVEYOR

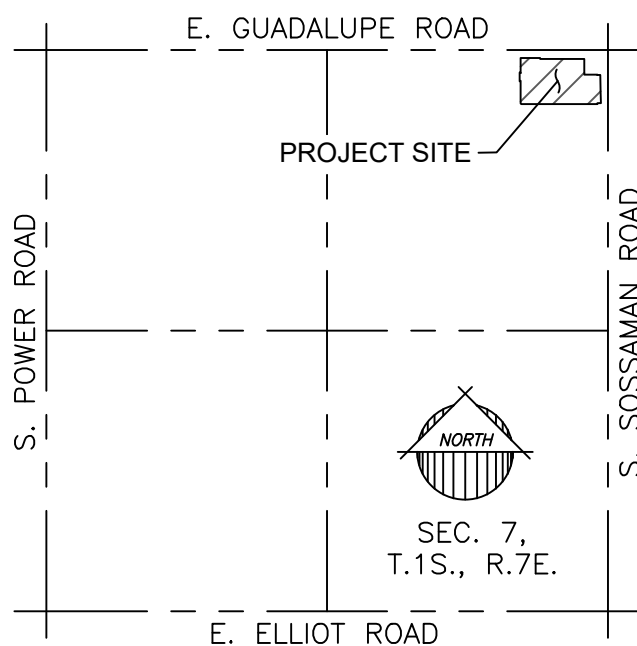
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, ARIZONA 85201
TEL: (480) 503-2250
FAX: (480) 503-2258
CONTACT: ROBERT A. JOHNSTON, RLS
robert.johnston@epsgruopinc.com

ENGINEER

EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, ARIZONA 85201
TEL: (480) 503-2250
FAX: (480) 503-2258
CONTACT: ERIC D. WINTERS, PE
eric.winters@epsgruopinc.com

OWNERS

PLHAZ HOLDINGS, LLC
2915 E. BASELINE ROAD, SUITE 118
GILBERT, ARIZONA 85234
ATTN: SCOTT J. PETERSON
PHONE: 480-813-1324



VICINITY MAP
N.T.S.

DESERT PLACE AT MORRISON RANCH
HOMEOWNERS ASSOCIATION
4645 E. COTTON GIN LOOP
PHOENIX, ARIZONA 85040
ATTN: CLAUDIA SICKLER
PHONE: 602-206-6211

LEGEND

- FOUND SECTION CORNER (AS NOTED)
- SUBDIVISION CORNER, SET 1/2" REBAR W/ CAP (LS 37495) UNLESS OTHERWISE NOTED
- CENTERLINE MONUMENT TO BE SET UPON COMPLETION OF CONSTRUCTION
- M.C.R. MARICOPA COUNTY RECORDS
- I.E. INGRESS & EGRESS EASEMENT
- PUEF PUBLIC UTILITIES AND FACILITIES EASEMENT
- R/W RIGHT-OF-WAY
- VNAE VEHICULAR NON-ACCESS EASEMENT
- 1'X18' SIDEWALK EASEMENT (SWE)

BASIS OF BEARING

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 7, T.1 S., R.7 E. AS MEASURED AND AS SHOWN ON THAT FINAL PLAT OF DESERT PLACE AT MORRISON RANCH – PHASE 1, AS RECORDED IN BOOK 1131 OF MAPS, PAGE 34 OF MARICOPA COUNTY RECORDS.

BEARING: NORTH 89°38'29" WEST

FEMA FLOOD ZONE DELINEATION

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "ZONE X SHADED," BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C22760, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013. FOR COMMUNITY NO. 040048, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

BEFORE ME THIS ____ DAY OF _____, 2020, CLAUDIA SICKLER PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HERSELF TO BE THE PRESIDENT OF DESERT PLACE AT MORRISON RANCH HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION AND ACKNOWLEDGED THAT SHE, AS PRESIDENT OF DESERT PLACE AT MORRISON RANCH HOMEOWNERS ASSOCIATION, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

BY: _____
NOTARY PUBLIC DATE
MY COMMISSION EXPIRES:

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THIS ____ DAY OF _____, 20__.

BY: _____ MAYOR _____ DATE

ATTEST: _____ CITY CLERK _____ DATE

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 ARS-45-576.

APPROVED: _____ CITY ENGINEER _____ DATE

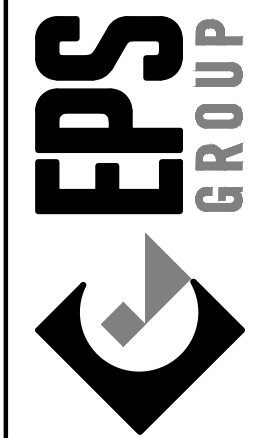
CERTIFICATION

I, ROBERT A. JOHNSTON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS FINAL PLAT CONSISTING OF 2 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH APRIL OF 2020; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS EXIST AS SHOWN AND ARE SUFFICIENT TO BE RETRACTED; THAT THE CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT TIME OF CONSTRUCTION.

ROBERT A. JOHNSTON, RLS NO. 37495
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201

AREA SUMMARY TABLE		
DESCRIPTION	AREA (SF)	AREA (ACRES)
LOTS 1-37 (37 LOTS)	220,843	5.0697
TRACTS A-C	26,949	0.6186
RIGHT OF WAY	53,690	1.2326
GROSS AREA	301,482	6.9211

1130 N Alma School Rd., Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgruopinc.com

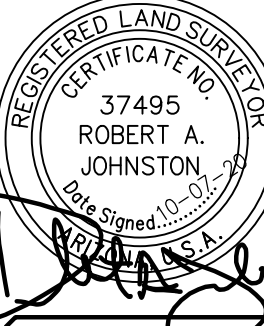


Desert Place at Morrison Ranch
- Phase 4
MESA, ARIZONA
FINAL RE-PLAT

Project:

Revisions:

Designer: RAJ
Drawn by: TJP



Job No.
19-0240
FP01
Sheet No.
1
of 2

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	6,301	0.1446
2	5,750	0.1320
3	5,750	0.1320
4	5,750	0.1320
5	5,750	0.1320
6	5,750	0.1320
7	5,750	0.1320
8	5,750	0.1320

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
9	5,750	0.1320
10	8,367	0.1921
11	8,449	0.1940
12	6,313	0.1449
13	5,750	0.1320
14	5,750	0.1320
15	5,750	0.1320
16	5,750	0.1320

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
17	5,750	0.1320
18	5,750	0.1320
19	5,750	0.1320
20	5,750	0.1320
21	5,750	0.1320
22	5,750	0.1320
23	5,750	0.1320
24	6,301	0.1446

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
25	6,300	0.1446
26	5,750	0.1320
27	5,750	0.1320
28	5,750	0.1320
29	5,750	0.1320
30	5,750	0.1320
31	5,750	0.1320
32	5,750	0.1320

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
33	5,750	0.1320
34	5,750	0.1320
35	5,750	0.1320
36	5,750	0.1320
37	6,312	0.1449

LINE TABLE		
LINE	BEARING	LENGTH
L1	S44°38'29"E	21.21'
L2	S45°21'31"W	21.21'
L3	N00°21'31"E	86.00'
L4	N89°38'29"W	31.39'
L5	S45°21'31"W	21.21'
L6	N44°38'29"W	21.21'

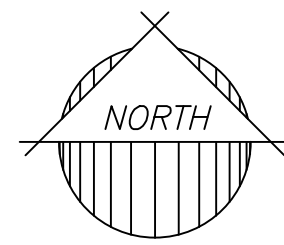
NOTES

- SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
- ** THE EASEMENTS LISTED ABOVE (SHOWN WITH AN ASTERISK **) ONLY AFFECT A PORTION OF THE TRACT WITH WHICH THEY ARE LISTED, AND ARE FULLY DELINEATED WITHIN THE PLAT. OTHER "USES" LISTED ABOVE ARE COMMON AREA.

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE, OPEN SPACE, ** PUFE & ** IRRIGATION EASEMENT	17,374	0.3988
B	LANDSCAPE, OPEN SPACE & ** PUFE	2,100	0.0482
C	LANDSCAPE, OPEN SPACE ** PUFE, ** IRRIGATION EASEMENT & ** DRAINAGE EASEMENT	7,476	0.1716

LEGEND

- ☐ FOUND SECTION CORNER (AS NOTED)
- SUBDIVISION CORNER, SET 1/2" REBAR W/ CAP (LS 37495) UNLESS OTHERWISE NOTED
- ⊙ CENTERLINE MONUMENT TO BE SET UPON COMPLETION OF CONSTRUCTION
- M.C.R. MARICOPA COUNTY RECORDS
- INGRESS & EGRESS EASEMENT
- PUFE PUBLIC UTILITIES AND FACILITIES EASEMENT
- R/W RIGHT-OF-WAY
- VNAE VEHICULAR NON-ACCESS EASEMENT
- Ⓐ 1'X18" SIDEWALK EASEMENT (SWE)



DESERT PLACE AT MORRISON RANCH - PHASE 1
BOOK 1131 OF MAPS, PAGE 34, MCR

DESERT PLACE AT MORRISON RANCH - PHASE 1
BOOK 1131 OF MAPS, PAGE 34, MCR

NORTH 1/4 CORNER
SECTION 7 T.1S., R.7E.,
FOUND BRASS CAP
IN HANDHOLE

S. AVOCA

S. ANAHEA

S. SOSSAMAN ROAD