

DEDICATION

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT JEN ARIZONA 47, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR DESTINATION AT GATEWAY EAST – PHASE 2 LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, 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.

JEN ARIZONA 47, LLC, AN ARIZONA LIMITED LIABILITY COMPANY 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 JEN ARIZONA 47, LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR ITS SUCCESSORS OR ASSIGNS SHALL HAVE FULL USE OF THE EASEMENT EXCEPT FOR THE PURPOSE FOR WHICH THE SAME IS HEREIN CONVEYED TO THE CITY OF MESA, AND PROVIDED ALWAYS THAT NO BUILDING OR STRUCTURE OF ANY NATURE OR KIND WHATSOEVER, INCLUDING WITHOUT LIMITATION FENCES, NOR ANY PART OF SAME, SHALL BE CONSTRUCTED, INSTALLED OR PLACED ON OR OVER SAID EASEMENT OR ANY PART THEREOF BY JEN ARIZONA 47, LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF JEN ARIZONA 47, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY JEN ARIZONA 47, LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF JEN ARIZONA 47, LLC, AN ARIZONA LIMITED LIABILITY COMPANY WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF MESA. THE RIGHTS AND OBLIGATIONS OF THE CITY OF MESA SHALL BE CONSTRUED BROADLY AND CONSISTENT WITH THE PERFORMANCE OF ITS OBLIGATIONS TO PROVIDE UTILITY SERVICE TO ITS CUSTOMERS.

JEN ARIZONA 47, LLC, AN ARIZONA LIMITED LIABILITY COMPANY 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.

JEN ARIZONA 47, LLC, AN ARIZONA LIMITED LIABILITY COMPANY 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.

TRACTS "A" THROUGH "I", INCLUSIVE, ARE HEREBY DECLARED FOR THE SPECIFIC USES IDENTIFIED ON THE TRACT TABLE PROVIDED HEREIN. SAID TRACTS SHALL BE OWNED AND MAINTAINED BY THE DESTINATION AT GATEWAY HOMEOWNERS ASSOCIATION.

DRAINAGE COVENANTS:

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT AS TRACTS "J" 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.

JEN ARIZONA 47, LLC, AN ARIZONA LIMITED LIABILITY COMPANY WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED BY THIS PLAT, AND THAT EVERY LENDER, 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 JEN ARIZONA 47, LLC, AN ARIZONA LIMITED LIABILITY COMPANY WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

JEN ARIZONA 47, 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 \_\_\_\_\_, 2021.

JEN ARIZONA 47, LLC, AN ARIZONA LIMITED LIABILITY COMPANY,

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

ACKNOWLEDGEMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE THE \_\_\_\_ OF JEN ARIZONA 47, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

BY: \_\_\_\_\_ DATE \_\_\_\_\_

MY COMMISSION EXPIRES:

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 36, BEING MARKED BY A 3" MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 36, BEING MARKED BY A 3" MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION ALUMINUM CAP, BEARS SOUTH 0 DEGREES 28 MINUTES 53 SECONDS EAST, 2644.03 FEET

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36, SOUTH 0 DEGREES 28 MINUTES 53 SECONDS EAST, 88.82 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 0 DEGREES 28 MINUTES 53 SECONDS EAST, 1233.10 FEET;

THENCE ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 36, NORTH 89 DEGREES 23 MINUTES 31 SECONDS WEST, 1188.82 FEET;

THENCE NORTH 2 DEGREES 03 MINUTES 57 SECONDS WEST, 76.03 FEET;

THENCE NORTH 0 DEGREES 34 MINUTES 21 SECONDS EAST, 145.00 FEET;

THENCE NORTH 89 DEGREES 25 MINUTES 39 SECONDS WEST, 4.00 FEET;

THENCE NORTH 0 DEGREES 34 MINUTES 21 SECONDS EAST, 25.00 FEET;

THENCE NORTH 44 DEGREES 25 MINUTES 39 SECONDS WEST, 21.21 FEET;

THENCE SOUTH 89 DEGREES 25 MINUTES 39 SECONDS EAST, 120.00 FEET;

THENCE NORTH 0 DEGREES 34 MINUTES 21 SECONDS EAST, 500.00 FEET;

THENCE NORTH 89 DEGREES 25 MINUTES 39 SECONDS WEST, 120.00 FEET;

THENCE NORTH 45 DEGREES 34 MINUTES 21 SECONDS EAST, 21.21 FEET;

THENCE NORTH 0 DEGREES 34 MINUTES 21 SECONDS EAST, 50.00 FEET;

THENCE SOUTH 89 DEGREES 25 MINUTES 39 SECONDS EAST, 2.90 FEET;

THENCE NORTH 0 DEGREES 34 MINUTES 21 SECONDS EAST, 240.00 FEET;

THENCE NORTH 89 DEGREES 25 MINUTES 39 SECONDS WEST, 2.90 FEET;

THENCE NORTH 0 DEGREES 34 MINUTES 21 SECONDS EAST, 25.00 FEET;

THENCE NORTH 89 DEGREES 25 MINUTES 39 SECONDS WEST, 13.73 FEET;

THENCE NORTH 0 DEGREES 34 MINUTES 21 SECONDS EAST, 165.00 FEET;

THENCE SOUTH 89 DEGREES 25 MINUTES 39 SECONDS EAST, 557.01 FEET;

THENCE SOUTH 0 DEGREES 34 MINUTES 21 SECONDS WEST, 10.00 FEET;

THENCE SOUTH 89 DEGREES 25 MINUTES 39 SECONDS EAST, 550.10 FEET;

THENCE SOUTH 44 DEGREES 57 MINUTES 16 SECONDS EAST, 21.41 FEET;

THENCE NORTH 89 DEGREES 31 MINUTES 07 SECONDS EAST, 65.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,429,359 SQUARE FEET OR 32.8136 ACRES, MORE OR LESS.

FINAL PLAT

"DESTINATION AT GATEWAY EAST - PHASE 2"

LOCATED IN THE NORTHEAST QUARTER OF SECTION 36,  
TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA

GENERAL NOTES

1. PUBLIC UTILITY AND FACILITY EASEMENTS AND PARKWAY 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 AND PARKWAY EASEMENTS ON THIS PLAT. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. § 9-1-1 INCLUDES THE PUFES AND PARKWAY EASEMENTS ON THIS PLAT. THE TERM "PUBLIC EASEMENT" IN M.C.C. § 9-1-5(A) INCLUDES PUFES AND PARKWAY EASEMENTS, AND PUFES AND PARKWAY EASEMENTS ON THIS PLAT ARE SUBJECT TO M.C.C. § 9-1-5(A).
2. 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.
3. THE DESTINATION AT GATEWAY HOMEOWNERS ASSOCIATION HAS BEEN ESTABLISHED WITH ALL PROPERTY OWNERS IN THE DEVELOPMENT BEING MEMBERS OF THAT ASSOCIATION. THE DESTINATION AT GATEWAY HOMEOWNERS ASSOCIATION SHALL OWN AND MAINTAIN ALL COMMON AREA TRACTS.
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R(42)33.
5. ELECTRICAL LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
6. COMMUNICATION LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
7. AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT HAS BEEN OR WILL BE RECORDED WITH THE MARICOPA COUNTY RECORDER.
8. A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (C.C.&R.'S) HAS BEEN RECORDED FOR THIS SUBDIVISION WITH MARICOPA COUNTY RECORDER (MARICOPA COUNTY RECORDING NO. 2020-0771491) WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL COMMON AREA TRACTS SHOWN ON THIS PLAT. THE DESTINATION AT GATEWAY HOMEOWNERS ASSOCIATION, WHICH INCLUDES ALL PROPERTY OWNERS IN THE DEVELOPMENT, HAS BEEN FORMED AND SHALL OWN AND MAINTAIN ALL COMMON AREA TRACTS SHOWN ON THIS PLAT.
9. 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.
10. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE BUILDING FORM STANDARDS ESTABLISHED IN THE ZONING ORDINANCE AS WELL AS COMPLIANCE WITH THE RESIDENTIAL DEVELOPMENT GUIDELINES.
11. 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 WITHIN THE PROJECT'S CONSTRUCTION DOCUMENTS. SHOULD REMOVAL OF THE SPECIAL TYPE OF SURFACE MATERIAL BE REQUIRED BY THE CITY OF MESA FOR MAINTENANCE OF THE CITY'S FACILITIES SUCH AS THE CITY'S UTILITY SYSTEMS, THE CITY WILL ONLY BE REQUIRED TO BACKFILL AND PROVIDE CITY OF MESA 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 OR THE PROPERTY OWNER(S).
12. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT THE MAINTENANCE OF ANY DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THE PROJECT OR LANDSCAPING WITHIN THE RIGHT-OF-WAY ALONG WILLIAMS FIELD ROAD AND MERIDIAN ROAD SHOWN HEREON. ALL TRACTS SHALL BE PRIVATELY OWNED AND MAINTAINED, EXCEPT AS EXPRESSLY SET FORTH IN THE DECLARATION WITH REGARD TO MAINTENANCE BY THE ASSOCIATION, THE MAINTENANCE OF EASEMENT PREMISES SHOWN ON THE PLAT WHICH LIE WITHIN THE BOUNDARIES OF A TRACT IS THE RESPONSIBILITY OF THE TRACT OWNER.
13. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT THE MAINTENANCE OF ANY PRIVATE DRIVES, PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THIS PROJECT.
14. NOISE ATTENUATION MEASURES ARE TO BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE BUILDINGS TO ACHIEVE A NOISE LEVEL REDUCTION OF 25DB.
15. THIS SUBDIVISION IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA DEVELOPMENT AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
16. ASHTO GUIDELINES SHALL BE USED FOR ROADWAY DESIGN, SIGHT DISTANCE DESIGN AND ASSOCIATED REQUIREMENTS. OTHER GUIDELINES MAY BE APPROVED AT THE DUP, SITE PLAN OR SUBDIVISION LEVEL PROCESSES BY THE CITY TRAFFIC ENGINEER.
17. IN ORDER TO COMPLY WITH THE "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS", ARIZONA BOARD OF TECHNICAL REGISTRATION SUSTAINABLE POLICY STATEMENT #12, AND CITY OF MESA SUBDIVISION PLAT STAKING REQUIREMENTS, THE OWNER AND THE CITY HAVE AGREED THAT ALL BOUNDARY AND TRACT CORNERS WILL BE STAKED PRIOR TO COMPLETION OF PAVING IMPROVEMENTS. IF SUCH CORNERS ARE SET UNDER THE SUPERVISION OF AN ARIZONA REGISTERED LAND SURVEYOR OTHER THAN THE ONE WHOSE NAME APPEARS ON THIS PLAT, A SEPARATE RESULTS-OF-SURVEY DRAWING FOR THESE INTERIOR COMERS WILL NEED TO BE RECORDED.
18. ALL CURVES ARE TANGENT, COMPOUND, OR REVERSE UNLESS NOTED OTHERWISE.

OPTIONEE RATIFICATION

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT ASHTON WOODS, ARIZONA, LLC, A NEVADA LIMITED LIABILITY COMPANY, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS FINAL PLAT FOR "DESTINATION AT GATEWAY EAST – PHASE 1" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS MAP.

IN WITNESS WHEREOF, \_\_\_\_\_ HAS CAUSED HIS/HER NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

ASHTON WOODS, ARIZONA, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

ACKNOWLEDGEMENT

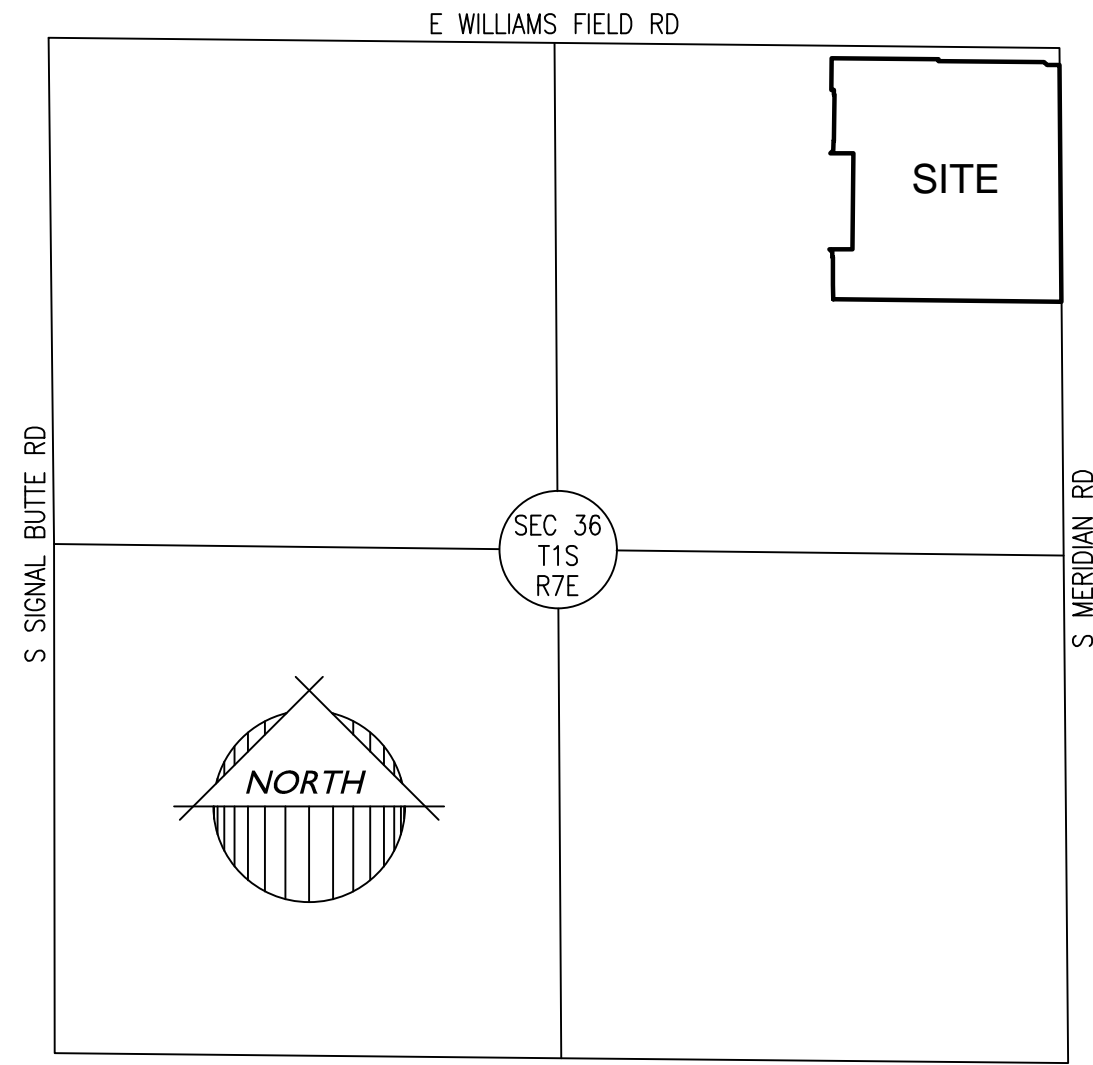
STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE THE \_\_\_\_ OF ASHTON WOODS ARIZONA, LLC, A NEVADA LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT HE/SHE, AS \_\_\_\_ OF ASHTON WOODS ARIZONA, LLC, A NEVADA LIMITED LIABILITY COMPANY, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

BY: \_\_\_\_\_ DATE \_\_\_\_\_

MY COMMISSION EXPIRES:



VICINITY MAP  
NOT TO SCALE

OWNER

JEN ARIZONA 47, LLC,  
2222 W PINNACLE PEAK RD, SUITE 140  
PHOENIX, AZ 85027

OPTIONEE

ASHTON WOODS ARIZONA, LLC,  
8655 E VA DE VENTURA, SUITE F-250  
SCOTTSDALE, AZ 85258

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, BEING SOUTH 89 DEGREES 25 MINUTES 39 SECONDS EAST AS MEASURED AND AS SHOWN ON THAT SURVEY RECORDED IN BOOK 1494, PAGE 30 OF MARICOPA COUNTY RECORDS.

FEMA FLOOD ZONE DELINEATION

THIS SITE IS LOCATED WITHIN "ZONE X", 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AS SHOWN ON FLOOD INSURANCE RATE MAP 04013C2790L.

AREA TABLE

LOTS (279-409)	910,708 SF±	20.9070 AC±
TRACTS (A-I)	198,027 SF±	4.5461 AC±
RIGHT-OF-WAY	320,624 SF±	7.3605 AC±
TOTAL	1,429,359 SF±	32.8136 AC±

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
MAYOR CITY CLERK

THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576.

\_\_\_\_\_  
CITY ENGINEER DATE: \_\_\_\_\_

CERTIFICATION

I, RAYMOND MUNOZ, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS FINAL PLAT CONSISTING OF 4 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH MARCH, 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 ENABLE THE SURVEY TO BE RETRACED; THAT THE CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT TIME OF CONSTRUCTION.

RAYMOND S. MUNOZ III, RLS NO. 53160  
1130 N ALMA SCHOOL ROAD, STE. 120  
MESA, ARIZONA 85201  
PHONE: (480) 503-2250  
FAX: (480) 503-2258

Destination at Gateway East - Phase 2

Final Plat

Project:

Revisions:



Designer: RSM  
Drawn by: AG



Job No.

17-199

FP01

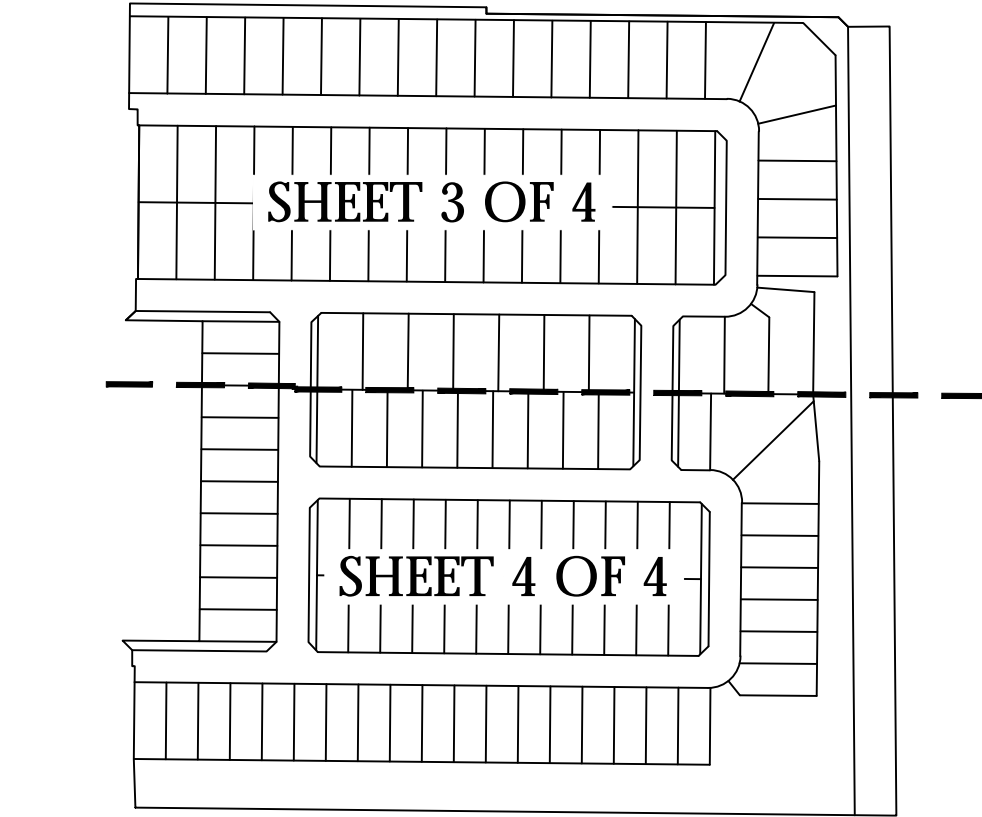
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1  
of 4

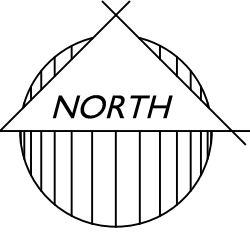
LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
279	7,200	0.1653
280	7,200	0.1653
281	7,200	0.1653
282	7,200	0.1653
283	7,200	0.1653
284	7,200	0.1653
285	7,200	0.1653
286	7,200	0.1653
287	7,200	0.1653
288	7,200	0.1653
289	7,200	0.1653
290	7,200	0.1653
291	7,200	0.1653
292	7,200	0.1653
293	7,200	0.1653
294	9,776	0.2244
295	16,652	0.3823
296	8,767	0.2013
297	7,336	0.1684
298	7,402	0.1699
299	7,468	0.1714
300	7,200	0.1653
301	7,200	0.1653
302	7,200	0.1653
303	7,200	0.1653
304	7,200	0.1653
305	7,200	0.1653
306	7,200	0.1653
307	7,200	0.1653
308	7,200	0.1653
309	7,200	0.1653
310	7,200	0.1653
311	7,200	0.1653
312	7,200	0.1653
313	7,200	0.1653
314	7,200	0.1653
315	7,200	0.1653
316	7,200	0.1653
317	7,200	0.1653
318	7,200	0.1653
319	7,200	0.1653
320	7,200	0.1653
321	7,200	0.1653
322	7,200	0.1653

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
323	7,200	0.1653
324	7,200	0.1653
325	7,200	0.1653
326	7,200	0.1653
327	7,200	0.1653
328	7,200	0.1653
329	7,200	0.1653
330	8,473	0.1945
331	8,485	0.1948
332	8,485	0.1948
333	8,485	0.1948
334	8,485	0.1948
335	8,485	0.1948
336	8,476	0.1946
337	6,000	0.1377
338	6,000	0.1377
339	6,000	0.1377
340	6,000	0.1377
341	6,000	0.1377
342	6,000	0.1377
343	6,000	0.1377
344	6,000	0.1377
345	6,000	0.1377
346	6,000	0.1377
347	6,588	0.1512
348	6,600	0.1515
349	6,600	0.1515
350	6,600	0.1515
351	6,600	0.1515
352	6,600	0.1515
353	6,600	0.1515
354	6,600	0.1515
355	6,588	0.1512
356	6,009	0.1379
357	6,000	0.1377
358	6,000	0.1377
359	6,000	0.1377
360	6,000	0.1377
361	6,000	0.1377
362	6,000	0.1377
363	6,000	0.1377
364	6,000	0.1377
365	6,000	0.1377
366	6,000	0.1377

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
367	6,009	0.1379
368	6,009	0.1379
369	6,000	0.1377
370	6,000	0.1377
371	6,000	0.1377
372	6,000	0.1377
373	6,000	0.1377
374	6,000	0.1377
375	6,000	0.1377
376	6,000	0.1377
377	6,000	0.1377
378	6,000	0.1377
379	6,009	0.1379
380	6,000	0.1377
381	6,000	0.1377
382	6,000	0.1377
383	6,000	0.1377
384	6,000	0.1377
385	6,000	0.1377
386	6,000	0.1377
387	6,000	0.1377
388	6,000	0.1377
389	6,000	0.1377
390	6,000	0.1377
391	6,000	0.1377
392	6,000	0.1377
393	6,000	0.1377
394	6,000	0.1377
395	6,000	0.1377
396	6,000	0.1377
397	6,000	0.1377
398	6,415	0.1473
399	6,004	0.1378
400	6,000	0.1377
401	6,000	0.1377
402	6,000	0.1377
403	6,000	0.1377
404	13,005	0.2986
405	13,524	0.3105
406	6,001	0.1378
407	8,484	0.1948
408	8,851	0.2032
409	12,237	0.2809



KEY MAP



SCALE: 1"=300'

LEGEND

- FOUND SECTION CORNER (AS NOTED)
- FOUND BOUNDARY MONUMENT (AS NOTED)
- SET 1/2" REBAR W/ CAP LS 53160 UNLESS OTHERWISE NOTED
- CENTERLINE MONUMENT TO BE SET UPON COMPLETION OF CONSTRUCTION
- ALUMINUM CAP
- BRASS CAP
- BOOK
- DOCKET
- DOCUMENT
- EASEMENT
- MCDOT
- MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION
- MCR
- MARICOPA COUNTY RECORDS
- PAGE
- PUE
- PUBLIC UTILITIES EASEMENT
- R/W
- RIGHT-OF-WAY
- VNAE
- VEHICULAR NON-ACCESS EASEMENT

- BOUNDARY LINE
- SECTION LINE / CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- LOT LINE

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	78.54'	50.00'	90°00'00"	50.00'	70.71'	N45°34'21"E
C2	78.54'	50.00'	90°00'01"	50.00'	70.71'	N44°25'39"W
C3	78.54'	50.00'	90°00'00"	50.00'	70.71'	N45°34'21"E
C4	78.54'	50.00'	90°00'00"	50.00'	70.71'	N44°25'39"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N02°03'57"W	76.03'
L2	N89°25'39"W	4.00'
L3	N00°34'21"E	25.00'
L4	N44°25'39"W	21.21'
L5	N45°34'21"E	21.21'
L6	N00°34'21"E	50.00'
L7	S89°25'39"E	2.90'
L8	N89°25'39"W	2.90'
L9	N00°34'21"E	25.00'
L10	N89°25'39"W	13.73'
L11	S00°34'21"W	10.00'
L12	S44°57'16"E	21.41'
L13	N89°31'07"E	65.00'
L14	N45°34'21"E	21.21'
L15	S44°25'39"E	21.21'

LINE TABLE		
LINE	BEARING	LENGTH
L16	N45°34'21"E	21.21'
L17	N44°25'39"W	21.21'
L18	N44°25'39"W	21.21'
L19	N45°34'21"E	21.21'
L20	S45°34'21"W	21.21'
L21	S44°25'39"E	21.21'
L22	N44°25'39"W	21.21'
L23	S45°34'21"W	21.21'
L24	N44°25'39"W	21.21'
L25	N45°34'21"E	21.21'
L26	S45°34'21"W	21.21'
L27	S44°25'39"E	21.21'
L28	N53°40'38"W	35.37'
L29	N38°46'05"W	28.87'

TRACT USE TABLE

TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE, OPEN SPACE	4,071	0.0935
B	LANDSCAPE, OPEN SPACE	3,375	0.0775
C	LANDSCAPE, OPEN SPACE	2,200	0.0505
D	LANDSCAPE, OPEN SPACE	2,200	0.0505
E	LANDSCAPE, OPEN SPACE	2,200	0.0505
F	LANDSCAPE, OPEN SPACE	2,784	0.0639
G	LANDSCAPE, OPEN SPACE	2,758	0.0633
H	LANDSCAPE, OPEN SPACE	3,375	0.0775
I	LANDSCAPE, OPEN SPACE, DRAINAGE, CHANNEL	175,064	4.0189



