FINAL PLAT OF OVERLOOK AT FOREST KNOLL

LOCATED IN THE NORTHEAST QUARTER OF SECTION 1 TOWNSHIP 1 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

E. McDOWELL RD . HERMOSA VISTA E. McKELLIPS RD

VICINITY MAP

OVERALL AREA TABLE PARCEL SQ. FT. | ACRES BOUNDARY | 405,588 | 9.3110 288,544 | 6.6240 117,054 | 2.6870

DEDICATION

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

THAT NEWCASTLE DEVELOPMENT LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "OVERLOOK AT FOREST KNOLL", LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND 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 PRIVATE STREETS, LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE PRIVATE STREETS, LOTS, TRACTS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

NEWCASTLE DEVELOPMENT LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF MESA FOR USE AS SUCH THE VEHICULAR NON-ACCESS EASEMENTS AND PUBLIC UTILITY AND FACILITY EASEMENTS, ("PUFE"), AS SHOWN ON THE SAID PLAT AND INCLUDED IN THE ABOVE-DESCRIBED PREMISES. THE DEDICATION OF REAL PROPERTY MARKED AS PUBLIC UTILITY AND FACILITIES EASEMENTS IS A DEDICATION OF A PUBLIC UTILITY AND FACILITIES EASEMENT TO THE CITY, WITH SUCH DEDICATION INCLUDING THE FOLLOWING USES: TO CONSTRUCT, INSTALL, ACCESS, MAINTAIN, REPAIR, RECONSTRUCT, REPLACE, REMOVE UTILITIES AND FACILITIES (INCLUDING, BUT NOT LIMITED TO, WATER, WASTEWATER, GAS, ELECTRIC, STORM WATER, PIPES, CONDUIT, CABLES, AND SWITCHING EQUIPMENT, CONDUCTORS, CABLES, FIBER OPTICS, COMMUNICATION AND SIGNAL LINES, TRANSFORMERS, VAULTS, MANHOLES, CONDUITS, PIPES AND CABLES, FIRE HYDRANTS, STREET LIGHTS, STREET PAVEMENT, CURBS, GUTTERS, SIDEWALKS, TRAFFIC SIGNALS, EQUIPMENT AND SIGNS PUBLIC TRANSIT FACILITIES, SHELTERS AND IMPROVEMENTS, LANDSCAPING, STORM DRAINAGE, WATER RETENTION AND DETENTION, FLOOD CONTROL, AND ALL APPURTENANCES TO ALL OF THE FOREGOING, AND ALL SIMILAR AND RELATED PURPOSES TO THE FOREGOING, TOGETHER WITH THE RIGHT TO ALTER GROUND LEVEL BY CUT OR FILL (PROVIDED THAT GROUND LEVEL SHALL NOT BE ALTERED IN A MANNER THAT CONFLICTS WITH THE OPERATION, MAINTENANCE, OR REPAIR OF EXISTING UTILITY OR PUBLIC IMPROVEMENTS AND THE UNRESTRICTED RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO, FROM, AND ACROSS THE EASEMENT PROPERTY. ADDITIONALLY, THE CITY IS AUTHORIZED TO PERMIT OTHERS TO USE THE PUBLIC UTILITY AND FACILITY EASEMENT PROPERTY FOR ALL USES AND FACILITIES ALLOWED HEREIN. ALL OTHER EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN. UNLESS APPROVED OTHERWISE BY THE CITY OF MESA, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

IT IS AGREED THAT NEWCASTLE DEVELOPMENT LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OR ITS SUCCESSORS OR ASSIGNS SHALL HAVE FULL USE OF THE PUFE EASEMENTS 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 EASEMENTS OR ANY PART THEREOF BY NEWCASTLE DEVELOPMENT LLC OR THE SUCCESSORS OR ASSIGNS OF NEWCASTLE DEVELOPMENT LLC AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY NEWCASTLE DEVELOPMENT LLC OR THE SUCCESSORS OR ASSIGNS OF NEWCASTLE DEVELOPMENT 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.

TRACT C IS HEREBY DECLARED A PRIVATE STREET FOR THE USE AND BENEFIT OF THE OWNERS, RESIDENTS AND OCCUPANTS OF ALL PROPERTY LOCATED WITHIN OVERLOOK AT FOREST KNOLL AND THEIR RESPECTIVE FAMILY MEMBERS, AGENTS, GUESTS, TENANTS, LESSEES AND INVITEES AND SUCH OTHER PERSONS OR ENTITIES AS MAY BE GRANTED THE RIGHTS TO USE SUCH PRIVATE STREETS (COLLECTIVELY THE PERMITEES). NEWCASTLE DEVELOPMENT LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HEREBY GRANTS (I) TO THE PERMITEES A PERMANENT, PERPETUAL AND NON EXCLUSIVE EASEMENT OVER, THROUGH AND ACROSS TRACT C FOR INGRESS AND EGRESS TO AND FROM THE APPLICABLE PERMITTEES PROPERTY LOCATED WITHIN OVERLOOK AT FOREST KNOLL AND (II) TO THE CITY OF MESA AND ITS SUCCESSORS AND ASSIGNS, AND ALL APPLICABLE UTILITY PROVIDERS. A PERMANENT, PERPETUAL AND NON EXCLUSIVE EASEMENT OVER, UNDER, THROUGH AND ACROSS TRACT C FOR (A) CONSTRUCTION. MAINTENANCE. OPERATION AND REPLACEMENT OF PUBLIC UTILIT LINES AND (B) INGRESS AND EGRESS FOR THE PURPOSE OF THE RIGHTS GRANTED UNDER ITEM A ABOVE AND, REFUSE COLLECTION IN EMERGENCY VEHICLES. TRACT C SHALL BE OWNED AND MAINTAINED BY THE OVERLOOK AT FOREST KNOLL HOMEOWNERS ASSOCIATION.

NEWCASTLE DEVELOPMENT 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.

NEWCASTLE DEVELOPMENT 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.

DRAINAGE COVENANTS:

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT AS TRACT "A" 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 PRIVATE STREETS 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.

NEWCASTLE DEVELOPMENT 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 NEWCASTLE DEVELOPMENT LLC, AN ARIZONA LIMITED LIABILITY COMPANY, WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

NEWCASTLE DEVELOPMENT 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.

NEWCASTLE DEVELOPMENT LLC, AN ARIZONA LIMITED LIABILITY COMPANY,

BY: JOHN POULSEN

ITS: MANAGER

HOMEOWNERS ASSOCIATION RATIFICATION

STATE OF ARIZONA COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS

OVERLOOK AT FOREST KNOLL HOMEOWNERS ASSOCIATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS FINAL PLAT FOR "OVERLOOK AT FOREST KNOLL" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS PLAT.

IN WITNESS WHEREOF

OVERLOOK AT FOREST KNOLL HOMEOWNERS ASSOCIATION, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS ____

OVERLOOK AT FOREST KNOLL HOMEOWNERS ASSOCIATION

JOHN POULSON II

ITS: PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

, 2021, BEFORE ME, THE UNDERSIGNED NOTARY DAY OF PUBLIC, APPEARED JOHN POULSON II WHO ACKNOWLEDGED HIMSELF TO BE PRESIDENT OF OVERLOOK AT FOREST KNOLL HOMEOWNERS ASSOCIATION AND THAT HE EXECUTED THIS INSTRUMENT FOR PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC	DATE
MY COMMISSION EXPIRES:	

ACKNOWLEDGMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

DAY OF _, 2021, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED JOHN POULSONI, WHO ACKNOWLEDGED HIMSELF TO BE MANAGER OF NEWCASTLE DEVELOPMENT LLC, AND THAT HE EXECUTED THIS INSTRUMENT FOR PURPOSES HEREIN CONTAINED.

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

		_
NOTARY PUBLIC	DATE	
MY COMMISSION EXPIRES:		

NOTES:

- 1. THE USE AND MAINTENANCE OF ALL AREAS SHOWN ON THIS PLAT ARE GOVERNED BY (A) THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR OVERLOOK AT FOREST KNOLL, TO BE RECORDED IN THE OFFICIAL RECORDS OF THE MARICOPA COUNTY RECORDER'S OFFICE.
- 2. THIS SUBDIVISION IS LOCATED IN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 3. UTILITY LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER R(42)33.
- 4. 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.
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE STREETS, PARKS, DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THE SUBDIVISION SHOWN ON THIS PLAT OR LANDSCAPING WITHIN THE RIGHT-OF-WAY ALONG THE ROADS SHOWN HEREON. ALL TRACTS SHALL BE PRIVATELY OWNED AND MAINTAINED, EXCEPT AS EXPRESSLY SET FORTH IN THE SUPPLEMENTAL DECLARATION WITH REGARD TO MAINTENANCE BY THE ASSOCIATION. THE MAINTENANCE OF EASEMENT PREMISES SHOWN ON THIS PLAT WHICH LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. AND THE MAINTENANCE OF EASEMENT PREMISES SHOWN ON THIS PLAT WHICH LIE WITHIN THE BOUNDARIES OF A TRACT IS THE RESPONSIBILITY OF THE TRACT OWNER.
- 6. ALL TRACTS SHOWN ON THIS PLAT, AFTER THE COMPLETION OF CONSTRUCTION OF IMPROVEMENTS THEREON, WILL BE CONVEYED TO OVERLOOK AT FOREST KNOLL HOMEOWNERS ASSOCIATION (THE "ASSOCIATION"), AS AND WHEN PROVIDED UNDER THE SUPPLEMENTAL DECLARATION, AND THEREAFTER SHALL BE OWNED AND MAINTAINED BY THE ALLIANCE OR ASSOCIATION, AS APPLICABLE.
- 7. IN ORDER TO COMPLY WITH THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS (ADOPTED FEB. 6, 2010). EXTERIOR BOUNDARY CORNERS WILL BE SET BY THE SURVEYOR WHO CERTIFIED THIS PLAT. IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO ENSURE THAT INTERIOR CORNERS OF THE SUBDIVISION ARE SET (I) WITHIN NINETY (90) DAYS AFTER COMPLETION OF THE CONSTRUCTION IMPROVEMENTS, OR (II) WITHIN TWO (2) YEARS AFTER RECORDATION OF THE SUBDIVISION PLAT, WHICHEVER DATE IS FIRST TO OCCUR. THE INTERIOR CORNERS OF THE SUBDIVISION MAY BE STAKED BY SURVEYORS OTHER THAN WHO CERTIFIED THIS SURVEY. IT WILL BE THE RESPONSIBILITY OF THE OTHER SURVEYOR WHO STAKES THE INTERIOR CORNERS OF THE SUBDIVISION TO RECORD A "RECORD OF SURVEY" WITH THE COUNTY RECORDER CONSISTENT WITH CURRENT ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS.
- 8. PER CITY OF MESA SUBDIVISION DESIGN PRINCIPLES AND STANDARDS, ALL SIDE LOT LINES ARE RADIAL TO CURVED RIGHT-OF-WAY LINES UNLESS OTHERWISE NOTED (SECTION 9-6-3-E.3).
- 9. ALL CURVES ARE TANGENT, COMPOUND OR REVERSE UNLESS OTHERWISE NOTED.
- 10. 2515 HARRIS, LLC ACKNOWLEDGES THAT IT INTENDS TO INSTALL SIDEWALKS AND LANDSCAPING IMPROVEMENTS WITHIN AREAS THAT ARE SUBJECT TO PUFES SHOWN ON THIS PLAT. MAINTENANCE OF THE LANDSCAPING IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE UNDERLYING REAL PROPERTY, AT SUCH OWNER'S EXPENSE AS SET FORTH IN THE SUPPLEMENTAL DECLARATION.
- 11. 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.
- 12. NO STRUCTURE OF ANY KIND 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.
- 13. THE CITY OF MESA WILL NOT BE RESPONSIBLE FOR ANY SPECIAL TYPE OF SURFACE MATERIAL SUCH AS, BUT NOT LIMITED TO, SPECIALTY PAVEMENT OR 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 APPROVED 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).
- 14. PUBLIC UTILITY AND FACILITY EASEMENTS WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS FOR THE RELOCATION OF SRP AND SOUTHWEST GAS FACILITIES IN PUFES ON THIS PLAT. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. § 9-1-1 INCLUDES THE PUFES ON THIS PLAT, THE TERM "PUBLIC EASEMENT" IN M.C.C. § 9-1-5(A) INCLUDES PUFES, AND PUFES ON THIS PLAT ARE SUBJECT TO M.C.C. § 9-1-5(A).
- 15. TRACT "C" IS PRIVATE STREETS AND WILL BE OWNED AND MAINTAINED BY THE ASSOCIATION, AS AND WHEN PROVIDED UNDER THE SUPPLEMENTAL DECLARATION. NO PARKING IS ALLOWED ON THESE PRIVATE STREETS OUTSIDE OF THE DESIGNATED PARKING STALLS. MANAGEMENT CONTROLS FOR THE ENFORCEMENT OF THE PARKING PROHIBITIONS ON TRACT "C" MAY BE ALTERED TO BE MORE RESTRICTIVE, BUT NOT LESS RESTRICTIVE, ONLY UPON WRITTEN APPROVAL OF THE CITY OF MESA FIRE MARSHALL.
- 16. FOR THE PURPOSE OF SOLID WASTE COLLECTION FOR LOTS 14, 15, AND 16, REFUSE CONTAINERS SHALL BE PLACED ON THE OPPOSITE SIDE OF THE STREET FOR COLLECTION.

CIVIL ENGINEER

BOWMAN CONSULTING GROUP, LTD. 1295 W WASHINGTON STREET SUITE 108 TEMPE, AZ 85281 PHONE: (480) 629-8830 CONTACT: JOHN GRAY

OWNER/DEVELOPER

NEWCASTLE DEVELOPMENT LLC 6628 E. BASELINE ROAD, SUITE 102 MESA, ARIZONA 85206 PHONE: (480) 649-0543 CONTACT: JOHN POULSON

SHEET INDEX

COVER, NOTES, DEDICATION, SITE DATA, BASIS OF BEARINGS, CERTIFICATIONS

FINAL PLAT SHEETS, LOT AREA TABLE,

SITE DATA

PAD RS-15 NUMBER OF LOTS 9.3110 ACRES GROSS AREA

2/8/21

TRACT AREA & USAGE TABLE. LINE TABLE, CURVE TABLE

BASIS OF BEARINGS

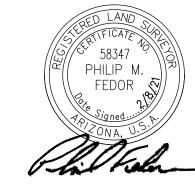
SOUTH OO DEGREES 30 MINUTES 17 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 1. TOWNSHIP 1 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO BOOK 1164 OF MAPS, PAGE 32, M.C.R.

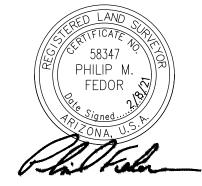
SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND

REGISTERED LAND SURVEYOR NO. 58347 BOWMAN CONSULTING

1295 W. WASHINGTON STREET, SUITE 108





APPROVAL

TEMPE, ARIZONA 85281

APPROVED BY OF	THE MAYOR A	000	THE CIT	Y UF	MESA,	AKIZUNA	UN	IHL	l
APPROVED BY:		MAYO				_			
ATTEST:	CITY	CLERK		_					
THIS IS TO SER									

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.

APPROVED BY:		
	CITY ENGINEER	DATE

DATE: 2/8/21PROJ NO: 050526-04 TASK NUM: 001 DRAWN BY: TL CHECKED: PF QUALITY: JG CLIENT NO: SCALE N.T.S.

1 of 2

