

DEDICATION

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

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 PERMITEES 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, THROUGH AND ACROSS TRACT C FOR (A) CONSTRUCTION, MAINTENANCE, OPERATION AND REPLACEMENT OF PUBLIC UTILITY 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:

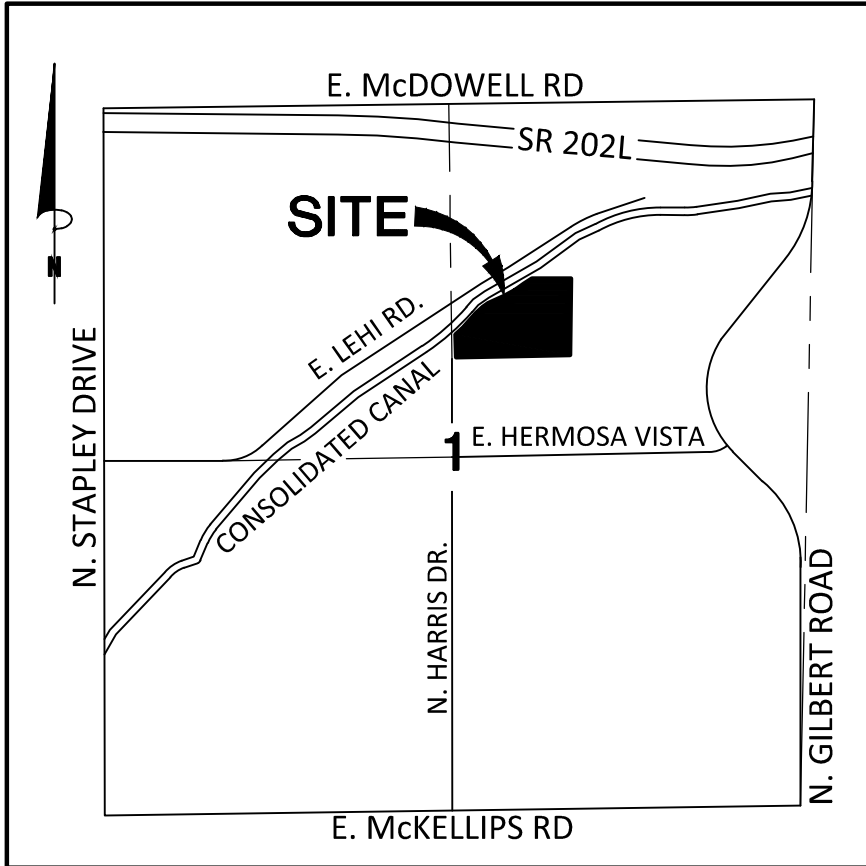
NEWCASTLE DEVELOPMENT LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS _____ DAY OF _____, 2021.

NEWCASTLE DEVELOPMENT LLC, AN ARIZONA LIMITED LIABILITY COMPANY,

BY: JOHN POULSEN

ITS: MANAGER

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.



VICINITY MAP
N.T.S.

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

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, TRACT AREA & USAGE TABLE, LINE TABLE, CURVE TABLE

SITE DATA

ZONING: PAD RS-15
NUMBER OF LOTS: 18
GROSS AREA: 9,3110 ACRES

BASIS OF BEARINGS

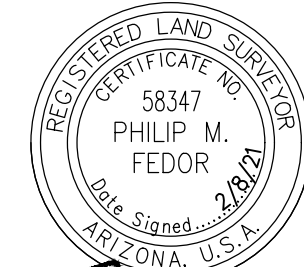
SOUTH 00 DEGREES 30 MINUTES 17 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO BOOK 1164 OF MAPS, PAGE 32, M.C.R.

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 BELIEF.

 2/8/21

PHILIP M. FEDOR
REGISTERED LAND SURVEYOR NO. 58347
BOWMAN CONSULTING
1295 W. WASHINGTON STREET, SUITE 108
TEMPE, ARIZONA 85281





APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THE _____ DAY OF _____, 2021.

APPROVED BY: _____ MAYOR

ATTEST: _____ 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.

APPROVED BY: _____ CITY ENGINEER _____ DATE

FINAL PLAT
OVERLOOK AT FOREST KNOLL
MESA, ARIZONA

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

