

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

NEWPORT HOMES, 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 RIGHT-OF-WAY.

MY COMMISSION EXPIRES: _____

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ITS: _____

20. ALL CURVES ARE TANGENT, COMPOUND, OR REVERSE UNLESS NOTED OTHERWISE.

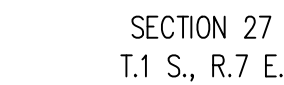
STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

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

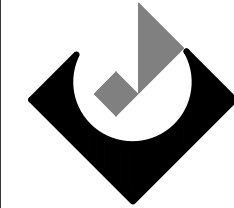
BY: _____
NOTARY PUBLIC DATE
MY COMMISSION EXPIRES: _____

RAYMOND S. MUNOZ III, RLS 53160
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, STE. 120
MESA, ARIZONA 85201
PHONE: (480) 503-2250
FAX: (480) 503-2258

DATE OF PREPARATION: 8/25/2020
DATE REVISED 1/26/2021



NOT TO SCALE

EPS GROUP

The ANNEX at Cadence
MESA, ARIZONA
FINAL PLAT

Project:

Revisions:

[illegible]

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[illegible][illegible]

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Call at least two full working days
before you begin excavation
ARIZONA811

Drawn by: AC

Reviewed by: R.M.

Ben

RAYMOND S.
MUNOZ III

ARIZONA, U.S.A.

Job No.
19-1165

FP01

Sheet No. 1

of 7

Jan 26, 2021 7:09am S:\Projects\2019\19-1165\Land Survey\Draws\Final Plat\19-1165 Plat.dwg agross

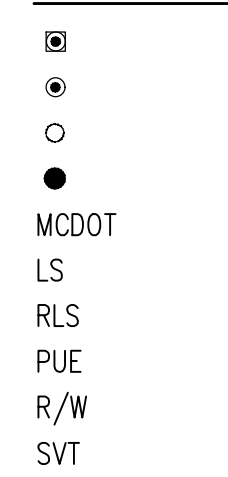
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	4.90'	274.00'	1°01'32"	4.90'	S25°03'49"E
C2	67.57'	303.27'	12°45'57"	67.43'	N19°11'36"W
C3	54.98'	35.00'	90°00'01"	49.50'	S45°22'11"W
C4	36.93'	50.00'	42°19'27"	36.10'	S21°31'55"W
C5	27.97'	20.00'	80°07'45"	25.75'	S50°18'18"W
C6	4.36'	2.50'	99°52'15"	3.83'	S39°41'42"E
C7	8.74'	15.00'	33°23'18"	8.62'	N72°56'10"W
C8	8.74'	15.00'	33°23'18"	8.62'	S72°56'10"E
C9	3.93'	2.50'	90°00'00"	3.54'	N45°22'11"E
C10	3.93'	2.50'	90°00'00"	3.54'	S44°37'49"E
C11	3.93'	2.50'	90°00'00"	3.54'	N45°22'11"E
C12	3.93'	2.50'	90°00'00"	3.54'	S44°37'49"E
C13	2.31'	1.00'	132°19'27"	1.83'	N23°28'05"W
C14	46.93'	35.00'	76°49'12"	43.49'	N51°13'13"W
C15	26.82'	20.00'	76°49'12"	24.85'	N51°13'13"W
C16	3.93'	1.50'	150°00'00"	2.90'	N62°11'23"E
C17	13.41'	10.00'	76°49'12"	12.43'	N51°13'13"W
C18	7.85'	15.00'	30°00'00"	7.76'	N27°48'37"W
C19	4.45'	5.00'	50°58'25"	4.30'	N12°40'35"E
C20	1.14'	5.00'	13°04'55"	1.14'	N44°42'15"E
C21	3.35'	3.00'	64°03'20"	3.18'	S19°13'03"W
C22	3.35'	3.00'	64°03'20"	3.18'	S44°50'17"E
C23	1.14'	5.00'	13°04'56"	1.14'	N70°19'29"W
C24	4.45'	5.00'	50°58'24"	4.30'	N38°17'49"W
C25	5.59'	5.00'	64°03'20"	5.30'	N19°13'03"E
C26	5.59'	5.00'	64°03'20"	5.30'	N44°50'17"W
C27	3.93'	1.50'	150°00'00"	2.90'	N62°11'23"E
C28	7.85'	15.00'	30°00'00"	7.76'	N27°48'37"W
C29	2.84'	3.00'	54°18'53"	2.74'	S63°12'44"W
C30	2.84'	3.00'	54°18'53"	2.74'	N63°12'44"E
C31	2.84'	3.00'	54°18'53"	2.74'	S62°28'23"E
C32	2.84'	3.00'	54°18'53"	2.74'	N62°28'23"W
C33	2.84'	3.00'	54°18'53"	2.74'	S62°28'23"E
C34	2.84'	3.00'	54°18'53"	2.74'	N62°28'23"W
C35	2.84'	3.00'	54°18'53"	2.74'	S63°12'44"W
C36	2.84'	3.00'	54°18'53"	2.74'	N63°12'44"E
C37	2.84'	3.00'	54°18'53"	2.74'	S63°12'44"W
C38	2.84'	3.00'	54°18'53"	2.74'	N63°12'44"E
C39	2.84'	3.00'	54°18'53"	2.74'	S62°28'23"E
C40	2.84'	3.00'	54°18'53"	2.74'	N62°28'23"W
C41	2.84'	3.00'	54°18'53"	2.74'	S62°28'23"E
C42	2.84'	3.00'	54°18'53"	2.74'	N62°28'23"W
C43	2.84'	3.00'	54°18'53"	2.74'	S63°12'44"W
C44	2.84'	3.00'	54°18'53"	2.74'	N63°12'44"E
C45	3.93'	2.50'	90°00'00"	3.54'	S45°22'11"W
C46	3.93'	2.50'	90°00'00"	3.54'	S44°37'49"E
C47	3.93'	2.50'	90°00'00"	3.54'	S45°22'11"W
C48	7.85'	15.00'	30°00'00"	7.76'	S14°37'49"E
C49	2.62'	1.00'	150°00'00"	1.93'	S75°22'11"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C50	38.31'	60.00'	36°34'45"	37.66'	S17°55'12"E
C51	57.46'	90.00'	36°34'45"	56.49'	S17°55'12"E
C52	47.88'	75.00'	36°34'45"	47.07'	S17°55'12"E
C53	5.59'	5.00'	64°03'20"	5.30'	S68°14'16"E
C54	3.35'	3.00'	64°03'20"	3.18'	N68°14'14"W
C55	3.35'	3.00'	64°03'20"	3.18'	N04°10'54"W
C56	5.59'	5.00'	64°03'20"	5.30'	S04°10'54"E
C57	5.59'	5.00'	64°03'20"	5.30'	N04°10'53"W
C58	3.35'	3.00'	64°03'20"	3.18'	S04°10'54"E
C59	3.35'	3.00'	64°03'20"	3.18'	S68°14'14"E
C60	5.59'	5.00'	64°03'20"	5.30'	N68°14'14"W
C61	40.22'	63.00'	36°34'45"	39.54'	S72°04'48"W
C62	31.92'	50.00'	36°34'45"	31.38'	S72°04'48"W
C63	23.62'	37.00'	36°34'46"	23.22'	S72°04'48"W
C64	2.84'	3.00'	54°18'53"	2.74'	N62°28'23"W
C65	2.84'	3.00'	54°18'53"	2.74'	S62°28'23"E
C66	2.84'	3.00'	54°18'53"	2.74'	N63°12'44"E
C67	2.84'	3.00'	54°18'53"	2.74'	S63°12'44"W
C68	2.84'	3.00'	54°18'53"	2.74'	N63°12'44"E
C69	2.84'	3.00'	54°18'53"	2.74'	S63°12'44"W
C70	2.84'	3.00'	54°18'53"	2.74'	N62°28'23"W
C71	2.84'	3.00'	54°18'53"	2.74'	S62°28'23"E
C72	20.01'	87.00'	13°10'48"	19.97'	N83°46'47"E
C73	23.00'	100.00'	13°10'48"	22.95'	N83°46'47"E
C74	25.99'	113.00'	13°10'48"	25.94'	N83°46'47"E
C75	5.59'	5.00'	64°03'20"	5.30'	S44°50'17"E
C76	3.35'	3.00'	64°03'20"	3.18'	N44°50'17"W
C77	3.35'	3.00'	64°03'20"	3.18'	N19°13'03"E
C78	5.59'	5.00'	64°03'20"	5.30'	S19°13'03"W
C79	4.45'	5.00'	50°58'24"	4.30'	N12°40'35"E
C80	1.14'	5.00'	13°04'55"	1.14'	N44°42'15"E
C81	3.35'	3.00'	64°03'20"	3.18'	S19°13'03"W
C82	3.35'	3.00'	64°03'20"	3.18'	S44°50'17"E
C83	1.14'	5.00'	13°04'55"	1.14'	N70°19'30"W
C84	4.45'	5.00'	50°58'24"	4.30'	N38°17'50"W
C85	5.59'	5.00'	64°03'20"	5.30'	N19°13'03"E
C86	5.59'	5.00'	64°03'20"	5.30'	N44°50'17"W
C87	3.93'	2.50'	90°00'00"	3.54'	N32°11'23"E
C88	3.93'	2.50'	90°00'00"	3.54'	N57°48'37"W
C89	8.23'	20.00'	23°34'41"	8.17'	N65°24'02"E
C90	31.42'	20.00'	90°00'00"	28.28'	S57°48'37"E
C91	31.42'	20.00'	90°00'00"	28.28'	S32°11'23"W
C92	5.59'	5.00'	64°03'20"	5.30'	S68°14'14"E
C93	3.35'	3.00'	64°03'20"	3.18'	N68°14'14"W
C94	3.35'	3.00'	64°03'20"	3.18'	N04°10'54"W
C95	5.59'	5.00'	64°03'20"	5.30'	S04°10'54"E
C96	5.59'	5.00'	64°03'20"	5.30'	N04°10'54"W
C97	3.35'	3.00'	64°03'20"	3.18'	S04°10'54"E
C98	3.35'	3.00'	64°03'20"	3.18'	S68°14'14"E











CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C99	5.59'	5.00'	64°03'20"	5.30'	N68°14'14"W
C100	3.93'	2.50'	90°00'00"	3.54'	S81°12'34"E
C101	3.93'	2.50'	90°00'00"	3.54'	S08°47'26"W
C102	5.59'	5.00'	64°03'20"	5.30'	S68°14'16"E
C103	3.35'	3.00'	64°03'20"	3.18'	N68°14'14"W
C104	3.35'	3.00'	64°03'20"	3.18'	N04°10'54"W
C105	5.59'	5.00'	64°03'20"	5.30'	S04°10'54"E
C106	1.40'	5.00'	16°04'21"	1.40'	N44°14'45"W
C107	4.19'	5.00'	47°58'59"	4.07'	N76°16'25"W
C108	3.35'	3.00'	64°03'20"	3.18'	S68°14'14"E
C109	3.35'	3.00'	64°03'20"	3.18'	S04°10'54"E
C110	4.19'	5.00'	47°58'59"	4.07'	N03°51'16"E
C111	1.40'	5.00'	16°04'21"	1.40'	N28°10'24"W
C112	5.59'	5.00'	64°03'20"	5.30'	N04°10'54"W
C113	5.59'	5.00'	64°03'20"	5.30'	N68°14'14"W
C114	5.59'	5.00'	64°03'20"	5.30'	S68°14'14"E
C115	3.35'	3.00'	64°03'20"	3.18'	N68°14'14"W
C116	3.35'	3.00'	64°03'20"	3.18'	N04°10'54"W
C117	5.59'	5.00'	64°03'20"	5.30'	S04°10'54"E
C118	7.85'	15.00'	30°00'01"	7.76'	S51°12'34"E
C119	3.93'	1.50'	150°00'00"	2.90'	S38°47'26"W
C120	3.93'	2.50'	90°00'00"	3.54'	S81°12'34"E
C121	3.93'	2.50'	90°00'00"	3.54'	S08°47'26"W
C122	26.71'	20.00'	76°31'40"	24.77'	S74°28'24"E
C123	13.36'	10.00'	76°31'42"	12.39'	S74°28'24"E
C124	3.93'	2.50'	90°00'00"	3.54'	N67°44'13"W
C125	5.24'	2.50'	120°00'00"	4.33'	S37°15'46"W
C126	5.59'	5.00'	64°03'20"	5.30'	N19°13'03"E
C127	46.75'	35.00'	76°31'40"	43.35'	S74°28'24"E
C128	48.91'	35.00'	80°04'23"	45.03'	N27°13'34"E
C129	4.76'	2.50'	109°11'28"	4.08'	S28°08'31"E
C130	27.95'	20.00'	80°04'23"	25.73'	N27°13'34"E
C131	34.26'	50.00'	39°15'50"	33.60'	N06°49'18"E
C132	4.45'	5.00'	50°58'24"	4.30'	S38°17'50"E
C133	1.14'	5.00'	13°04'55"	1.14'	S70°19'30"E
C134	3.35'	3.00'	64°03'20"	3.18'	N44°50'17"W
C135	3.35'	3.00'	64°03'20"	3.18'	N19°13'03"E
C136	1.14'	5.00'	13°04'55"	1.14'	S44°42'15"W
C137	4.45'	5.00'	50°58'24"	4.30'	S12°40'35"W
C138	4.45'	5.00'	50°58'25"	4.30'	N38°17'50"W
C139	1.14'	5.00'	13°04'54"	1.14'	N70°19'30"W
C140	3.35'	3.00'	64°03'20"	3.18'	S44°50'17"E
C141	3.35'	3.00'	64°03'20"	3.18'	S19°13'03"W
C142	1.14'	5.00'	13°04'56"	1.14'	N44°42'14"E
C143	4.45'	5.00'	50°58'24"	4.30'	N12°40'34"E
C144	5.59'	5.00'	64°03'20"	5.30'	N44°50'17"W
C145	5.59'	5.00'	64°03'20"	5.30'	S19°13'03"W
C146	5.59'	5.00'	64°03'20"	5.30'	S44°50'17"E

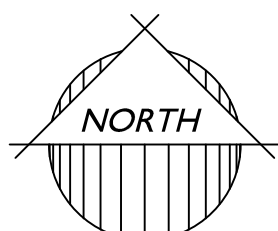
LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°21'36"E	21.79'
L2	S24°33'03"E	29.44'
L3	N89°29'17"W	48.44'
L4	N89°37'49"W	10.29'
L5	S56°14'31"E	11.61'
L6	N89°37'49"W	15.24'
L7	N00°22'11"E	26.00'
L8	N00°22'11"E	15.50'
L9	S00°22'11"W	15.50'
L10	S89°37'49"E	3.00'
L11	N00°22'11"E	15.50'
L12	S00°22'11"W	15.50'
L13	N42°48'37"W	12.91'
L14	S47°11'23"W	13.33'
L15	S42°48'37"E	19.67'
L16	S47°11'23"W	12.67'
L17	S12°48'37"E	8.38'
L18	N42°48'37"W	15.19'
L19	S47°11'23"W	13.33'
L20	N89°37'49"W	5.25'
L21	N89°37'49"W	5.25'
L22	N89°37'49"W	5.25'
L23	N89°37'49"W	5.25'
L24	N89°37'49"W	15.50'
L25	N00°22'11"E	3.00'
L26	N89°37'49"W	15.50'
L27	N89°37'49"W	15.50'
L28	N60°22'11"E	13.33'
L29	S29°37'49"E	9.73'
L30	N00°22'11"E	4.36'
L31	N36°12'34"W	8.38'

LINE TABLE		
LINE	BEARING	LENGTH
L32	N36°12'34"W	8.38'
L33	S89°37'49"E	5.25'
L34	S89°37'49"E	5.25'
L35	S12°48'37"E	8.38'
L36	S12°48'37"E	8.38'
L37	S77°11'23"W	15.50'
L38	N77°11'23"E	15.50'
L39	N77°11'23"E	20.00'
L40	N36°12'34"W	8.38'
L41	N36°12'34"W	8.38'
L42	S53°47'26"W	15.50'
L43	N53°47'26"E	15.50'
L44	N36°12'34"W	8.38'
L45	N36°12'34"W	8.38'
L46	N36°12'34"W	8.38'
L47	N23°47'26"E	12.67'
L48	N66°12'34"W	19.67'
L49	N23°47'26"E	13.33'
L50	S66°12'34"E	16.01'
L51	S53°47'26"W	15.50'
L52	N53°47'26"E	15.50'
L53	S67°15'46"W	15.90'
L54	N22°44'14"W	15.50'
L55	S22°44'14"E	15.34'
L56	N07°15'46"E	12.67'
L57	S82°44'14"E	19.67'
L58	N07°15'46"E	13.33'
L59	S82°44'14"E	28.70'
L60	S12°48'37"E	8.38'
L61	S12°48'37"E	8.38'
L62	N89°37'49"W	8.00'



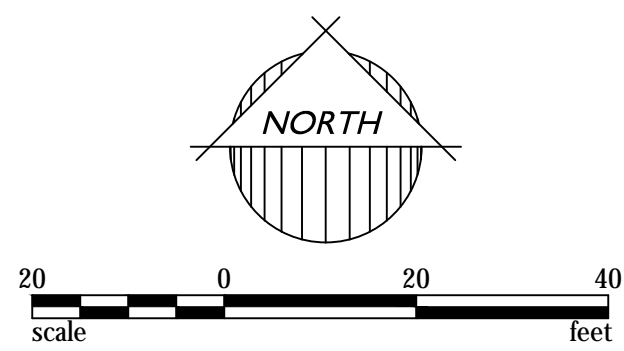
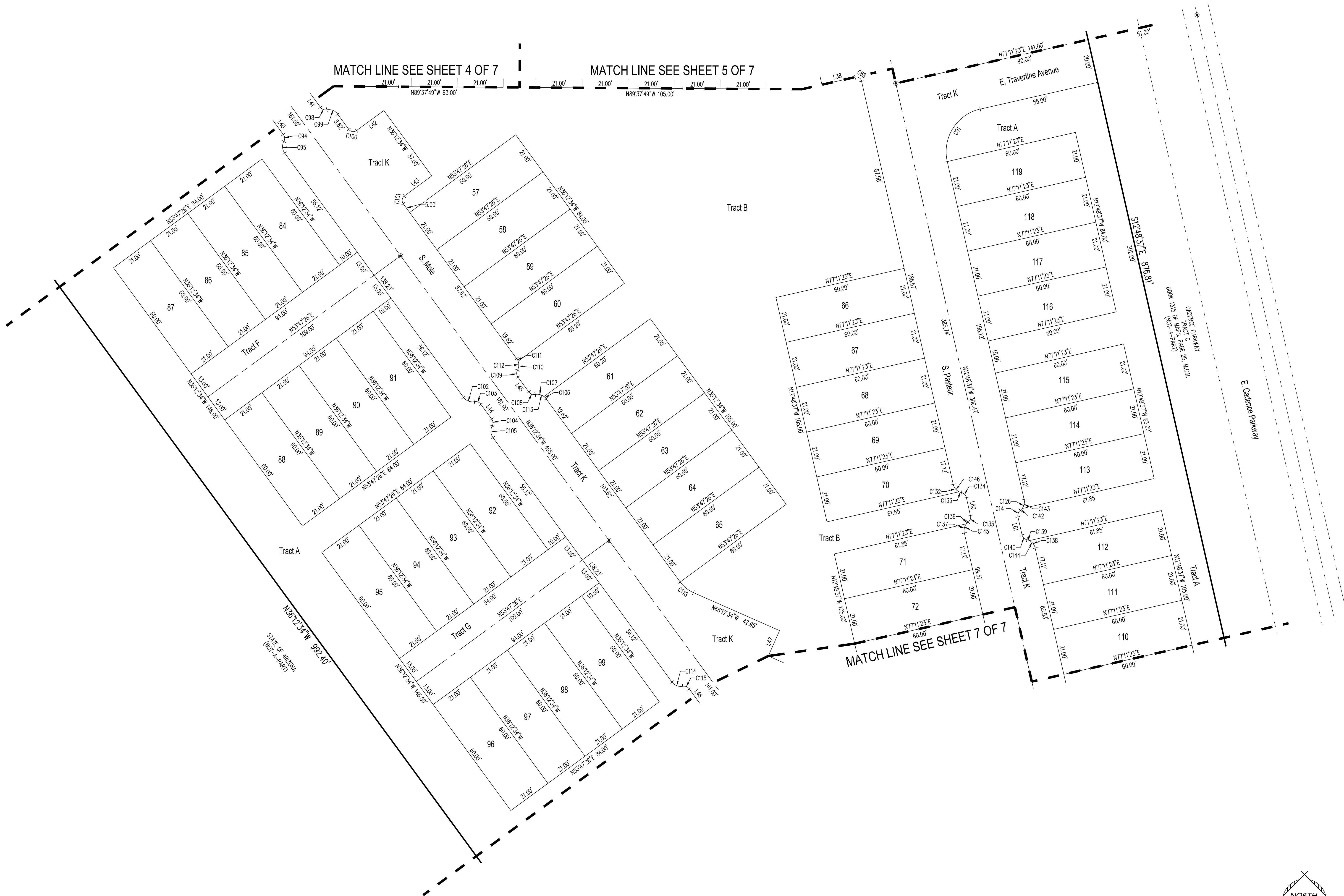
SECTION MONUMENT AS NOTED
SET BRASS CAP AT COMPLETION OF CONSTRUCTION
SET REBAR W/ CAP RLS 51360
FOUND MONUMENT AS NOTED
MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION
LAND SURVEYOR
REGISTERED LAND SURVEYOR
PUBLIC UTILITY EASEMENT
RIGHT-OF-WAY
SIGHT VISIBILITY TRIANGLES

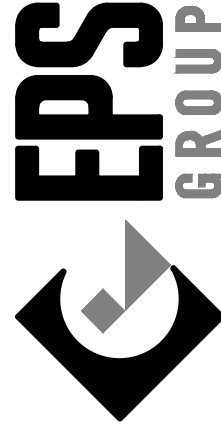
	PLAT BOUNDARY
	CENTER LINE
	LOT LINE
	EXISTING CENTER LINE
	EXISTING RIGHT-OF-WAY
	SECTION LINE
	EXISTING EASEMENT LINE
	EMERGENCY ACCESS EASEMENT
	SIGHT VISIBILITY EASEMENT LINE
	WATER EASEMENT











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www.epsgroupinc.com

The ANNEX at Cadence


MESA, ARIZONA

FINAL PLAT

Project:


Revisions:

Call at least two full working days
before you begin excavation.


800-871-8000 (TOLL FREE) or 480-503-2250
in Maricopa County: (602)263-1100

Drawn by: A.G.

Reviewed by: R.M.



53160
RAYMOND S.
MUNOZ III
Signed: 1/26/21
ARIZONA, U.S.A.

Job No.

19-1165

FP01

Sheet No.

6
of 7

