KNOW ALL MEN BY THESE PRESENTS: THAT NEWPORT HOMES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR THE ANNEX AT CADENCE SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT SAID MAP 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.

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.

NEWPORT HOMES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, 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, ALL OTHER EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN. CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES, SHALL BE LIMITED TO UTILITIES. UNLESS APPROVED OTHERWISE BY THE CITY OF MESA, AND INDICATED HEREON, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NON-EXCLUSIVE EASEMENTS.

IT IS AGREED THAT NEWPORT HOMES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR ITS SUCCESSORS OR ASSIGNS SHALL HAVE FULL USE OF THE EASEMENT PREMISES EXCEPT FOR THE PURPOSES 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, OR ANY PART OF SAME SHALL BE CONSTRUCTED, INSTALLED OR PLACED ON OR OVER SAID EASEMENT OR ANY PART THEREOF BY NEWPORT HOMES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF NEWPORT HOMES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY NEWPORT HOMES. LLC. AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF NEWPORT HOMES, 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.

NEWPORT HOMES, 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 3-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.

NEWPORT HOMES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, 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.

NEWPORT HOMES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY HEREBY GRANTS TO THE CITY OF MESA A PERMANENT. NON-EXCLUSIVE EASEMENT OVER, UNDER, AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "PARKWAY EASEMENT" OR "PKWY ESMT" OR "PKWY" FOR PURPOSES OF ESTABLISHING AREAS FOR CITY USE 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, CONDUCTORS, 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 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 EASEMENT PROPERTY FOR ALL USES AND FACILITIES ALLOWED HEREIN. UNLESS APPROVED OTHERWISE BY THE CITY OF MESA, NEITHER NEWPORT HOMES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR ITS SUCCESSORS AND ASSIGNS WILL GRANT AN EASEMENT TO ANY OTHER PERSON OR ENTITY OVER. UNDER OR UPON ANY AREAS DESIGNATED ON THIS PLAT AS PARKWAY EASEMENT, NEWPORT HOMES, LLC. AN ARIZONA LIMITED LIABILITY COMPANY RETAINS THE RIGHT TO INSTALL AND MAINTAIN LANDSCAPING WITHIN THE EASEMENT PROPERTY IN A MANNER THAT WILL NOT UNREASONABLY INTERFERE WITH THE RIGHTS OF THE CITY PROVIDED THAT GRANTOR'S USE OF THE EASEMENT PROPERTY SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CITY OF MESA CODES AND ORDINANCES AS MAY BE AMENDED FROM TIME TO TIME.

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

DRAINAGE COVENANTS:

THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT AS TRACTS "A" AND "B" ARE HEREBY RESERVED AS DRAINAGE FACILITIES AND RETENTION BASINS FOR THE INCLUSIVE CONVEYANCE OR DRAINAGE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FOR THE PUBLIC RIGHT-OF-WAY PER THE IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO MAINTAIN SAID DRAINAGE FACILITY.

THE DRAINAGE FACILITIES AND RETENTION AREAS SHALL BE MAINTAINED BY NEWPORT HOMES, LLC. AN ARIZONA LIMITED LIABILITY COMPANY OR ITS 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 TO OR THREATENING TO VIOLATE ANY OF THESE COVENANTS, TO PREVENT HIM OR THEM FROM SO DOING, AND TO RECOVER DAMAGES AT LAW OR IN EQUITY HEREUNDER SHALL HAVE THE RIGHT TO RECOVER. IN ADDITION TO ANY DAMAGES. A REASONABLE SUM AS AND FOR ATTORNEYS' FEES AND COURT COSTS.

NEWPORT HOMES, 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 NEWPORT HOMES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS

IN WITNESS THEREOF: NEWPORT HOMES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS CAUSED ITS NAME TO BE AFFIXED AND HAVE EXECUTED THIS FINAL PLAT BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED THIS _____ DAY OF _____, 2021.

NEWPORT HOMES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY BY _____ DATE _____

ACKNOWLEDGMENT

STATE OF ARIZONA

MY COMMISSION EXPIRES:

COUNTY OF MARICOPA ___, 2021 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED ON THIS ___ DAY OF _____ . WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN. AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC

FINAL PLAT

The ANNEX at Cadence

A PORTION OF THE NORTHWEST QUARTER OF SECTION 27 TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, AND A PORTION OF LOT 3 OF THAT LAND SPLIT FOR 'CADENCE AT GATEWAY SOUTH' RECORDED IN BOOK 1558. PAGE 50 OF MARICOPA COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 1

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 27, BEING MARKED BY A BRASS CAP IN HANDHOLE, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 27, BEING MARKED BY A BRASS CAP IN HANDHOLE, BEARS NORTH 1 DEGREES 07 MINUTES 11 SECONDS WEST, 2628.31 FEET;

THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 1 DEGREES 07 MINUTES 11 SECONDS WEST, 746.37 FEET;

THENCE NORTH 88 DEGREES 52 MINUTES 49 SECONDS EAST, 1252.17 FEET TO AN ANGLE POINT ON THE WESTERLY LIMITS OF TRACT C OF 'CADENCE PARKWAY' A PLAT RECORDED IN BOOK 1315, PAGE 25 OF MARICOPA COUNTY RECORDS, SAID POINT ALSO BEING THE POINT OF BEGINNING:

THENCE NORTH 36 DEGREES 12 MINUTES 34 SECONDS WEST, 917.55 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3 AND A POINT HEREAFTER REFERRED TO AS POINT "A";

THENCE ALONG THE SOUTHERLY LIMITS OF SAID LOT 3, NORTH 77 DEGREES 11 MINUTES 23 SECONDS EAST, 572.68 FEET TO A POINT ON THE WESTERLY LIMITS OF SAID TRACT C;

THENCE ALONG SAID WESTERLY LIMITS, SOUTH 12 DEGREES 48 MINUTES 37 SECONDS EAST, 669.50 FEET;

THENCE CONTINUING ALONG SAID WESTERLY LIMITS, NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, 114.48 FEET;

THENCE CONTINUING ALONG SAID WESTERLY LIMITS, SOUTH 0 DEGREES 30 MINUTES 43 SECONDS WEST, 215.94

THENCE CONTINUING ALONG SAID WESTERLY LIMITS, NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, 48.44

PARCEL NO. 2:

FEET TO THE POINT OF BEGINNING.

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3 AND THE AFOREMENTIONED POINT "A";

THENCE ALONG THE WESTERLY LIMITS OF SAID LOT 3, NORTH 36 DEGREES 12 MINUTES 34 SECONDS WEST, 74.85 FEET

THENCE CONTINUING ALONG THE WESTERLY LIMITS OF SAID LOT 3, NORTH 0 DEGREES 21 MINUTES 36 SECONDS EAST, 21.79 FEET;

THENCE CONTINUING ALONG THE WESTERLY LIMITS OF SAID LOT 3, SOUTH 89 DEGREES 37 MINUTES 14 SECONDS EAST, 138,75 FEET:

THENCE CONTINUING ALONG THE WESTERLY LIMITS OF SAID LOT 3. NORTH 0 DEGREES 22 MINUTES 11 SECONDS

THENCE SOUTH 89 DEGREES 37 MINUTES 49 SECONDS EAST, 199.61 FEET;

THENCE NORTH O DEGREES 21 MINUTES 36 SECONDS EAST, 75.14 FEET TO AN ANGLE POINT ON THE WESTERLY LIMITS OF SAID TRACT C;

THENCE ALONG SAID WESTERLY LIMITS. SOUTH 89 DEGREES 38 MINUTES 24 SECONDS EAST. 179.50 FEET:

THENCE CONTINUING ALONG THE WESTERLY LIMITS OF SAID TRACT C, SOUTH 24 DEGREES 33 MINUTES 03 SECONDS EAST, 29.44 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 274.00 FEET:

THENCE CONTINUING ALONG THE WESTERLY LIMITS OF SAID TRACT C, SOUTHEASTERLY 4.90 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 1 DEGREES 01 MINUTES 32 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 303.27 FEET;

THENCE CONTINUING ALONG THE WESTERLY LIMITS OF SAID TRACT C. SOUTHEASTERLY 67.57 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12 DEGREES 45 MINUTES 57 SECONDS:

THENCE CONTINUING ALONG THE WESTERLY LIMITS OF SAID TRACT C, SOUTH 12 DEGREES 48 MINUTES 37 SECONDS EAST, 207.31 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3;

THENCE ALONG THE SOUTHERLY LIMITS OF SAID LOT 3, SOUTH 77 DEGREES 11 MINUTES 23 SECONDS EAST, 572.68 FEET TO THE POINT OF BEGINNING.

RATIFICATION AND APPROVAL OF PLAT

STATE OF ARIZONA SS COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

THAT CADENCE HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS FINAL PLAT FOR THE ANNEX AT CADENCE AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS MAP.

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

CADENCE HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

ITS: _____

GENERAL NOTES

- 1. 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.
- 2. THE CADENCE HOMEOWNERS ASSOCIATION HAS BEEN ESTABLISHED WITH ALL PROPERTY OWNERS IN THE DEVELOPMENT BEING MEMBERS OF THAT ASSOCIATION. THE CADENCE HOMEOWNERS ASSOCIATION SHALL OWN AND MAINTAIN ALL COMMON AREA TRACTS.
- 3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R(42)33.
- 4. ELECTRICAL LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- 5. COMMUNICATION LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- 6. AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT HAS BEEN RECORDED WITH MARICOPA COUNTY RECORDER (MARICOPA COUNTY RECORDING NO. 2016-0075035). THIS SUBDIVISION IS WITHIN THREE (3) MILES OF PHOENIX-GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE
- 7. 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. THE CADENCE 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
- 8. 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.
- 9. 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.
- 10. 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).
- 11. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT THE MAINTENANCE OF ANY DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THE TRACTS SHOW ON THIS MAP OF DEDICATION OR LANDSCAPING WITHIN THE RIGHT-OF-WAY ALONG THE ROADS SHOW 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
- 12. 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.
- 13. NOISE ATTENUATION MEASURES ARE TO BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE BUILDINGS TO ACHIEVE A NOISE LEVEL REDUCTION OF 25DB.
- 14. THIS SUBDIVISION IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA DEVELOPMENT AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY,
- 15. A COMMUNITY MAINTENANCE AGREEMENT FOR THIS PLAT HAS BEEN RECORDED WITH MARICOPA COUNTY RECORDER (MARICOPA COUNTY RECORDING NO. 2015-0429040).
- 16. A DEVELOPMENT, FINANCING PARTICIPATION, WAIVER AND INTERGOVERNMENTAL AGREEMENT FOR THE CADENCE COMMUNITY FACILITIES DISTRICT FOR THIS PLAT HAS BEEN RECORDED WITH THE MARICOPA COUNTY RECORDER (MARICOPA COUNTY RECORDING NO. 2015-0833434).
- 17. AASHTO 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.
- 18. IN ORDER TO COMPLY WITH THE "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS." ARIZONA BOARD OF TECHNICAL REGISTRATION SUBSTANTIVE 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.
- 19. 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).

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

ACKNOWLEDGMENT

STATE OF ARIZONA COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF ___ OF CADENCE HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION FOR AND ON BEHALF THEREOF.

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

NOTARY PUBLIC DATE MY COMMISSION EXPIRES:

OWNER

NEWPORT HOMES, LLC 4860 E. BASELINE ROAD, SUITE 107 MESA, AZ 85206 TEL: (480) 840-4064 CONTACT: DARRYN LANE darryn@lavidahomes.com

CADENCE PARKWAY E. WILLIAMS FIELD ROAD

E. RAY ROAD

SECTION 27 T.1 S., R.7 E. **VICINITY MAP**

NOT TO SCALE

ENGINEER

EPS GROUP, INC. 1130 N. ALMA SCHOOL RD., SUITE 120 MESA, AZ 85201 TEL: (480) 503-2250 FAX: (480) 503-2258 CONTACT: MIKE LOTEMPIO, P.E. mike.lotempio@epsgroupinc.com

SHEET INDEX

COVER SHEET LOT AREA TABLE, TRACT AREA & USAGE TABLE, CURVE TABLE, LINE TABLE AND DETAIL

3–7 FINAL PLAT PLAN

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 276, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

BEARING: NORTH 1 DEGREES 07 MINUTES 11 SECONDS WEST, AS SHOWN ON FINAL PLAT, BOOK 1315 OF MAPS, PAGE 25, MARICOPA COUNTY RECORDS.

FLOODPLAIN STATEMENT

THIS SITE IS LOCATED WITHIN "ZONE X SHADED" AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 04013C2760L DATED OCTOBER 16, 2013.

THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA, ON THIS ____ DAY OF

CITY CLERK

WATER SERVICE AREA OF THE CITY OF MESA, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576.

.____ DATE: ______ CITY ENGINEER

CERTIFICATION

I, RAYMOND MUNOZ, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA: THAT THIS FINAL PLAT CONSISTING OF 7 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH AUGUST 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 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

. u 30 Nessa, 480.

ad at

Revisions:

ARIZONA 811.
Arizona Bitos Statos, Inc.

Drawn by: A.G. Reviewed by: R.M.

RAYMOND S. g MUNOZ III (

Job No. 19-1165 **FP01**

Sheet No.

		CUR	VE TABL	.E				CUR	/E TAB	LE				CUR	VE TABI	.E	
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG	CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG	CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	4.90'	274.00'	1°01'32"	4.90'	S25°03'49"E	C50	38.31'	60.00'	36°34'45"	37.66	S17°55'12"E	C99	5.59'	5.00'	64°03'20"	5.30'	N68°14'14"W
C2	67.57	303.27	12 ° 45 ' 57"	67.43	N19°11'36"W	C51	57.46	90.00'	36°34'45"	56.49	S17°55'12"E	C100	3.93'	2.50'	90°00'00"	3.54	S81°12'34"E
C3	54.98'	35.00'	90°00'01"	49.50'	S45°22'11"W	C52	47.88'	75.00'	36°34'45"	47.07 '	S17°55'12"E	C101	3.93'	2.50'	90°00'00"	3.54	S08°47'26"W
C4	36.93'	50.00'	42°19'27"	36.10'	S21°31'55"W	C53	5.59'	5.00'	64°03'20"	5.30'	S68°14'16"E	C102	5.59'	5.00'	64°03'20"	5.30'	S68°14'16"E
C5	27.97	20.00'	80°07'45"	25.75	S50°18'18"W	C54	3.35'	3.00'	64°03'20"	3.18'	N68°14'14"W	C103	3.35'	3.00'	64°03'20"	3.18'	N68°14'14"W
C6	4.36'	2.50'	99 ° 52'15"	3.83'	S39°41'42"E	C55	3.35'	3.00'	64°03'20"	3.18'	N04°10'54"W	C104	3.35'	3.00'	64°03'20"	3.18'	N04°10'54"W
C7	8.74'	15.00'	33 ° 23 ' 18"	8.62'	N72°56'10"W	C56	5.59'	5.00'	64°03'20"	5.30'	S04°10'54"E	C105	5.59'	5.00'	64°03'20"	5.30'	S04°10'54"E
C8	8.74	15.00'	33°23'18"	8.62'	S72°56'10"E	C57	5.59'	5.00'	64°03'20"	5.30'	N04°10'53"W	C106	1.40'	5.00'	16°04'21"	1.40'	N44°14'45"W
C9	3.93'	2.50'	90°00'00"	3.54'	N45°22'11"E	C58	3.35'	3.00'	64°03'20"	3.18'	S04°10'54"E	C107	4.19'	5.00'	47°58'59"	4.07'	N76°16'25"W
C10	3.93'	2.50'	90°00'00"	3.54'	S44°37'49"E	C59	3.35'	3.00'	64°03'20"	3.18'	S68°14'14"E	C108	3.35'	3.00'	64°03'20"	3.18'	S68°14'14"E
C11	3.93'	2.50'	90°00'00"	3.54'	N45°22'11"E	C60	5.59'	5.00'	64°03'20"	5.30'	N68°14'14"W	C109	3.35'	3.00'	64°03'20"	3.18'	S04°10'54"E
C12	3.93'	2.50'	90°00'00"	3.54'	S44°37'49"E	C61	40.22'	63.00'	36°34'45"	39.54	S72°04'48"W	C110	4.19'	5.00'	47°58'59"	4.07'	N03°51'16"E
C13	2.31'	1.00'	132°19'27"	1.83'	N23°28'05"W	C62	31.92'	50.00'	36°34'45"	31.38'	S72°04'48"W	C111	1.40'	5.00'	16°04'21"	1.40'	N28°10'24"W
C14	46.93'	35.00'	76°49'12"	43.49'	N51°13'13"W	C63	23.62'	37.00'	36°34'46"	23.22'	S72°04'48"W	C112	5.59'	5.00'	64°03'20"	5.30'	N04°10'54"W
C15	26.82'	20.00'	76°49'12"	24.85'	N51°13'13"W	C64	2.84'	3.00'	54°18'53"	2.74'	N62*28'23"W	C113	5.59'	5.00'	64°03'20"	5.30'	N68°14'14"W
C16	3.93'	1.50'	150°00'00"	2.90'	N62°11'23"E	C65	2.84'	3.00'	54°18'53"	2.74'	S62°28'23"E	C114	5.59'	5.00'	64°03'20"	5.30'	S68°14'14"E
C17	13.41'	10.00'	76°49'12"	12.43'	N51°13'13"W	C66	2.84'	3.00'	5418'53"	2.74'	N63°12'44"E	C115	3.35'	3.00'	64°03'20"	3.18'	N68°14'14"W
C18 C19	7.85'	15.00'	30°00'00" 50°58'25"	7.76'	N27°48'37"W	C67	2.84'	3.00'	5418'53"	2.74'	S63°12'44"W	C116	3.35'	3.00'	64°03'20"	3.18'	N04°10'54"W
C20	4.45' 1.14'	5.00' 5.00'	13°04'55"	4.30' 1.14'	N12°40'35"E N44°42'15"E	C69	2.84'	3.00' 3.00'	5418'53" 5418'53"	2.74 ['] 2.74 [']	N63°12'44"E S63°12'44"W	C117	5.59' 7.85'	5.00' 15.00'	64°03'20" 30°00'01"	5.30' 7.76'	S04°10'54"E S51°12'34"E
C20	3.35	3.00	64°03'20"	3.18	S19°13'03"W	C70	2.84	3.00	5418'53"	2.74	N62*28'23"W	C119	3.93	1.50'	150°00'00"	2.90'	S38°47'26"W
C22	3.35	3.00'	64°03'20"	3.18	S44°50'17"E	C71	2.84	3.00	5418'53"	2.74	S62°28'23"E	C120	3.93'	2.50'	90°00'00"	3.54	S81°12'34"E
C23	1.14	5.00'	13°04'56"	1.14	N70°19'29"W	C72	20.01	87.00	1310'48"	19.97	N83°46'47"E	C121	3.93'	2.50'	90°00'00"	3.54	S08°47'26"W
C24	4.45	5.00'	50°58'24"	4.30'	N38°17'49"W	C73	23.00'	100.00	13°10'48"	22.95	N83°46'47"E	C122	26.71	20.00'	76°31'40"	24.77	S74°28'24"E
C25	5.59'	5.00'	64°03'20"	5.30'	N19°13'03"E	C74	25.99'	113.00'	13°10'48"	25.94	N83°46'47"E	C123	13.36'	10.00'	76°31'42"	12.39'	S74°28'24"E
C26	5.59'	5.00'	64°03'20"	5.30'	N44°50'17"W	C75	5.59'	5.00'	64°03'20"	5.30'	S44°50'17"E	C124	3.93'	2.50'	90°00'00"	3.54	N67°44'13"W
C27	3.93'	1.50'	150°00'00"	2.90'	N62"11'23"E	C76	3.35'	3.00'	64°03'20"	3.18'	N44°50'17"W	C125	5.24	2.50'	120°00'00"	4.33'	S37°15'46"W
C28	7.85	15.00'	30 ° 00'00"	7.76	N27°48'37"W	C77	3.35'	3.00'	64°03'20"	3.18'	N19°13'03"E	C126	5.59'	5.00'	64°03'20"	5.30'	N19°13'03"E
C29	2.84	3.00'	54°18'53"	2.74	S63°12'44"W	C78	5.59'	5.00'	64°03'20"	5.30'	S19°13'03"W	C127	46.75	35.00'	76°31'40"	43.35'	S74°28'24"E
C30	2.84	3.00'	54°18'53"	2.74	N63°12'44"E	C79	4.45'	5.00'	50°58'24"	4.30'	N12°40'35"E	C128	48.91	35.00'	80°04'23"	45.03'	N27°13'34"E
C31	2.84'	3.00'	54°18'53"	2.74'	S62°28'23"E	C80	1.14'	5.00'	13°04'55"	1.14'	N44°42'15"E	C129	4.76'	2.50'	109"11'28"	4.08'	S28°08'31"E
C32	2.84'	3.00'	54°18'53"	2.74'	N62°28'23"W	C81	3.35'	3.00'	64°03'20"	3.18'	S19°13'03"W	C130	27.95	20.00'	80°04'23"	25.73'	N27°13'34"E
C33	2.84'	3.00'	54°18'53"	2.74	S62°28'23"E	C82	3.35'	3.00'	64°03'20"	3.18'	S44°50'17"E	C131	34.26	50.00'	39 ° 15'50"	33.60'	N06°49'18"E
C34	2.84'	3.00'	54°18'53"	2.74'	N62°28'23"W	C83	1.14'	5.00'	13°04'55"	1.14'	N70°19'30"W	C132	4.45'	5.00'	50°58'24"	4.30'	S38°17'50"E
C35	2.84'	3.00'	54°18'53"	2.74	S63°12'44"W	C84	4.45'	5.00'	50°58'24"	4.30'	N38°17'50"W	C133	1.14'	5.00'	13°04'55"	1.14'	S70°19'30"E
C36	2.84'	3.00'	54°18'53"	2.74'	N63°12'44"E	C85	5.59'	5.00'	64°03'20"	5.30'	N19°13'03"E	C134	3.35'	3.00'	64°03'20"	3.18'	N44°50'17"W
C37	2.84'	3.00'	54°18'53"	2.74'	S63°12'44"W	C86	5.59'	5.00'	64°03'20"	5.30'	N44°50'17"W	C135	3.35'	3.00'	64°03'20"	3.18'	N19°13'03"E
C38	2.84'	3.00'	54°18'53"	2.74'	N63°12'44"E	C87	3.93'	2.50'	90°00'00"	3.54	N32°11'23"E	C136	1.14'	5.00'	13°04'55"	1.14'	S44°42'15"W
C39	2.84'	3.00'	54°18'53"	2.74'	S62°28'23"E	C88	3.93'	2.50'	90°00'00"	3.54'	N57°48'37"W	C137	4.45'	5.00'	50°58'24"	4.30'	S12°40'35"W
C40	2.84'	3.00'	54°18'53"	2.74'	N62°28'23"W	C89	8.23'	20.00'	23°34'41"	8.17'	N65°24'02"E	C138	4.45'	5.00'	50°58'25"	4.30'	N38°17'50"W
C41	2.84'	3.00'	54°18'53"	2.74'	S62°28'23"E	C90	31.42'	20.00'	90°00'00"	28.28'	S57°48'37"E	C139	1.14'	5.00'	13°04'54"	1.14'	N70°19'30"W
C42	2.84'	3.00'	5418'53"	2.74'	N62°28'23"W	C91	31.42'	20.00'	90°00'00"	28.28'	S32°11'23"W	C140	3.35'	3.00'	64°03'20"	3.18'	S44°50'17"E
C43	2.84'	3.00'	54°18'53"	2.74'	S63°12'44"W	C92	5.59'	5.00'	64°03'20"	5.30'	S68°14'14"E	C141	3.35'	3.00'	64°03'20"	3.18'	S19"13'03"W
C44 C45	2.84' 3.93'	3.00' 2.50'	54°18'53" 90°00'00"	2.74 ['] 3.54 [']	N63°12'44"E S45°22'11"W	C93	3.35' 3.35'	3.00' 3.00'	64°03'20" 64°03'20"	3.18' 3.18'	N68°14'14"W N04°10'54"W	C142 C143	1.14 ['] 4.45 [']	5.00' 5.00'	13°04'56" 50°58'24"	1.14' 4.30'	N44°42'14"E N12°40'34"E
C45	3.93	2.50'	90'00'00"	3.54	S45 ZZ 11 W S44°37'49"E	C94 C95	5.59	5.00	64°03'20"	5.30'	S04°10'54"E	C143	5.59	5.00	64°03'20"	5.30	N12 40 34 E N44°50'17"W
C46	3.93'	2.50'	90'00'00"	3.54	S45°22'11"W	C95	5.59	5.00	64°03'20"	5.30	N04°10'54"W	C144	5.59	5.00	64°03'20"	5.30	S19°13'03"W
C47	7.85	15.00'	30°00'00"	7.76	S14°37'49"E	C97	3.35	3.00	64°03'20"	3.18	S04°10'54"E	C145	5.59	5.00	64°03'20"	5.30'	S44°50'17"E
C49	2.62'	1.00'	150°00'00"	1.93'	S75°22'11"W	C98	3.35	3.00	64°03'20"	3.18	S68°14'14"E		0.03	0.00	010020	0.00	311001/ L
510	۷.0۷	1.00	,50 00 00	1.33	3/0 ZZ 11 W			5.00	010020	0.10	JUU IT IT L						

	LINE TABLE				LINE TABLE				
LINE	BEARING	LENGTH		LINE	BEARING	LENGTH			
L1	N00°21'36"E	21.79'		L32	N36°12'34"W	8.38'			
L2	S24°33'03"E	29.44'		L33	S89°37'49"E	5.25'			
L3	N89°29'17"W	48.44'		L34	S89°37'49"E	5.25'			
L4	N89°37'49"W	10.29'		L35	S12°48'37"E	8.38'			
L5	S56°14'31"E	11.61'		L36	S12°48'37"E	8.38'			
L6	N89°37'49"W	15.24'		L37	S77°11'23"W	15.50'			
L7	N00°22'11"E	26.00'		L38	N77°11'23"E	15.50'			
L8	N00°22'11"E	15.50'		L39	N77°11'23"E	20.00'			
L9	S00°22'11"W	15.50'		L40	N36°12'34"W	8.38'			
L10	S89°37'49"E	3.00'		L41	N36°12'34"W	8.38'			
L11	N00°22'11"E	15.50'		L42	S53°47'26"W	15.50'			
L12	S00°22'11"W	15.50'		L43	N53°47'26"E	15.50'			
L13	N42°48'37"W	12.91'		L44	N36°12'34"W	8.38'			
L14	S47°11'23"W	13.33'		L45	N36°12'34"W	8.38'			
L15	S42°48'37"E	19.67'		L46	N36°12'34"W	8.38'			
L16	S47°11'23"W	12.67'		L47	N23°47'26"E	12.67'			
L17	S12°48'37"E	8.38'		L48	N66°12'34"W	19.67'			
L18	N42°48'37"W	15.19'		L49	N23°47'26"E	13.33'			
L19	S47°11'23"W	13.33'		L50	S66°12'34"E	16.01'			
L20	N89°37'49"W	5.25'		L51	S53°47'26"W	15.50'			
L21	N89°37'49"W	5.25'		L52	N53°47'26"E	15.50'			
L22	N89°37'49"W	5.25'		L53	S67°15'46"W	15.90'			
L23	N89°37'49"W	5.25'		L54	N22°44'14"W	15.50'			
L24	N89°37'49"W	15.50'		L55	S22°44'14"E	15.34'			
L25	N00°22'11"E	3.00'		L56	N07°15'46"E	12.67'			
L26	N89°37'49"W	15.50'		L57	S82°44'14"E	19.67'			
L27	N89°37'49"W	15.50'		L58	N07°15'46"E	13.33'			
L28	N60°22'11"E	13.33'		L59	S82°44'14"E	28.70'			
L29	S29°37′49″E	9.73'		L60	S12°48'37"E	8.38'			
L30	N00°22'11"E	4.36'		L61	S12°48'37"E	8.38'			
L31	N36°12'34"W	8.38'		L62	N89°37'49"W	8.00'			

AREA SUMMARY

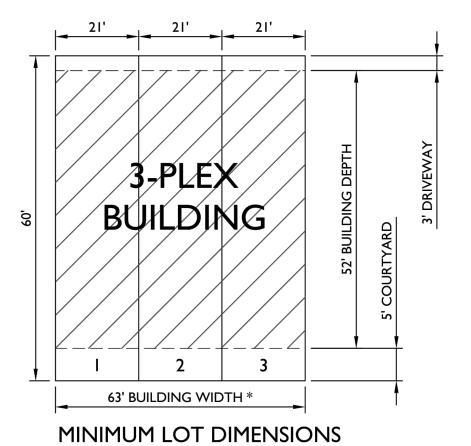
LOTS AREA	170,127 SF±	3.9056 AC±
TRACTS AREA	180,614 SF±	4.1463 AC±
PRIVATE DRIVE AREA	24,845 SF±	0.5704 AC±
PRIVATE STREET AREA	73,875 SF±	1.6959 AC±
GROSS AREA	449,461 SF±	10.3182 AC±

LO	T AREA	ΓABLE	LO	T AREA	ΓABLE	LC	T AREA	TABLE	LO	T AREA	ΓABLE		LO	T AREA 1	ΓABLE
LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)	L)T #	AREA (SF)	AREA (AC)
1	1,260	0.0289	28	1,260	0.0289	55	1,260	0.0289	82	1,260	0.0289		109	1,260	0.0289
2	1,260	0.0289	29	1,260	0.0289	56	1,259	0.0289	83	1,260	0.0289		110	1,260	0.0289
3	1,260	0.0289	30	1,260	0.0289	57	1,260	0.0289	84	1,260	0.0289		111	1,260	0.0289
4	1,260	0.0289	31	1,260	0.0289	58	1,260	0.0289	85	1,260	0.0289		112	1,262	0.0290
5	1,260	0.0289	32	1,260	0.0289	59	1,260	0.0289	86	1,260	0.0289		113	1,262	0.0290
6	1,260	0.0289	33	1,260	0.0289	60	1,260	0.0289	87	1,260	0.0289		114	1,260	0.0289
7	1,260	0.0289	34	1,260	0.0289	61	1,260	0.0289	88	1,260	0.0289		115	1,260	0.0289
8	1,260	0.0289	35	1,260	0.0289	62	1,260	0.0289	89	1,260	0.0289		116	1,260	0.0289
9	1,260	0.0289	36	1,260	0.0289	63	1,260	0.0289	90	1,260	0.0289		117	1,260	0.0289
10	1,260	0.0289	37	1,260	0.0289	64	1,260	0.0289	91	1,260	0.0289		118	1,260	0.0289
11	1,260	0.0289	38	1,260	0.0289	65	1,260	0.0289	92	1,260	0.0289		119	1,260	0.0289
12	1,260	0.0289	39	1,260	0.0289	66	1,260	0.0289	93	1,260	0.0289		20	1,255	0.0288
13	1,260	0.0289	40	1,260	0.0289	67	1,260	0.0289	94	1,260	0.0289		121	1,260	0.0289
14	1,260	0.0289	41	1,260	0.0289	68	1,260	0.0289	95	1,260	0.0289		22	1,262	0.0290
15	1,260	0.0289	42	1,260	0.0289	69	1,260	0.0289	96	1,260	0.0289		23	1,262	0.0290
16	1,260	0.0289	43	1,260	0.0289	70	1,262	0.0290	97	1,260	0.0289		24	1,260	0.0289
17	1,260	0.0289	44	1,260	0.0289	71	1,262	0.0290	98	1,260	0.0289		25	1,260	0.0289
18	1,260	0.0289	45	1,260	0.0289	72	1,260	0.0289	99	1,260	0.0289		126	1,260	0.0289
19	1,260	0.0289	46	1,260	0.0289	73	1,260	0.0289	100	1,260	0.0289		27	1,260	0.0289
20	1,260	0.0289	47	1,260	0.0289	74	1,260	0.0289	101	1,260	0.0289		28	1,260	0.0289
21	1,260	0.0289	48	1,260	0.0289	75	1,260	0.0289	102	1,260	0.0289		129	1,260	0.0289
22	1,260	0.0289	49	1,260	0.0289	76	1,260	0.0289	103	1,260	0.0289		30	1,260	0.0289
23	1,260	0.0289	50	1,260	0.0289	77	1,260	0.0289	104	1,260	0.0289		131	1,262	0.0290
24	1,260	0.0289	51	1,260	0.0289	78	1,260	0.0289	105	1,260	0.0289		32	1,262	0.0290
25	1,260	0.0289	52	1,260	0.0289	79	1,260	0.0289	106	1,260	0.0289		33	1,260	0.0289
26	1,260	0.0289	53	1,260	0.0289	80	1,260	0.0289	107	1,260	0.0289		34	1,260	0.0289
27	1,260	0.0289	54	1,260	0.0289	81	1,260	0.0289	108	1,273	0.0292		35	1,261	0.0290

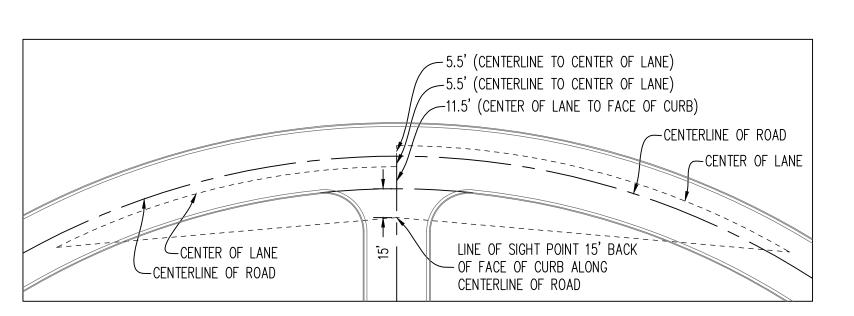
	TRACT USE TABLE		
TRACT	USE	AREA (SF)	AREA (AC)
Tract A	OPEN SPACE, LANDSCAPE, PUBLIC UTILITY AND FACILITIES EASEMENT, PEDESTRIAN ACCESS, DRAINAGE AND RETENTION	119,020	2.7323
Tract B	OPEN SPACE, LANDSCAPE, PUBLIC UTILITY AND FACILITIES EASEMENT, PEDESTRIAN ACCESS, RETENTION AND AMENITY	32,741	0.7516
Tract C	OPEN SPACE, LANDSCAPE, PUBLIC UTILITY AND FACILITIES EASEMENT AND PEDESTRIAN ACCESS	17,006	0.3904
Tract D	OPEN SPACE, LANDSCAPE, PUBLIC UTILITY AND FACILITIES EASEMENT AND PEDESTRIAN ACCESS	11,847	0.2720
Tract E	PRIVATE DRIVE EASEMENT, PUBLIC UTILITY AND FACILITIES EASEMENT	2,444	0.0561
Tract F	PRIVATE DRIVE EASEMENT, PUBLIC UTILITY AND FACILITIES EASEMENT	2,444	0.0561

	TRACT USE TABLE		
TRACT	USE	AREA (SF)	AREA (AC)
Tract G	PRIVATE DRIVE EASEMENT, PUBLIC UTILITY AND FACILITIES EASEMENT	2,444	0.0561
Tract H	PRIVATE DRIVE EASEMENT, PUBLIC UTILITY AND FACILITIES EASEMENT	2,444	0.0561
Tract I	PRIVATE DRIVE EASEMENT, PUBLIC UTILITY AND FACILITIES EASEMENT	7,021	0.1612
Tract J	PRIVATE DRIVE EASEMENT, PUBLIC UTILITY AND FACILITIES EASEMENT	8,047	0.1847
Tract K	PRIVATE STREET EASEMENT, PUBLIC UTILITY AND FACILITIES EASEMENT, PUBLIC WATER AND SEWER, DRAINAGE, REFUSE COLLECTION, EMERGENCY AND SERVICE VEHICLES	73,875	1.6959

* All tract usage listed are blanket in nature unless specifically defined as shown on the plan view.



* BUILDING WIDTH VARIES BETWEEN THE 3-PLEX, 4-PLEX, 5-PLEX BUILDINGS



TYPICAL SIGHT VISIBILITY EASEMENT N.T.S.

NOTES:

- 1. SIGHT VISIBILITY EASEMENT BASED ON CITY OF MESA DESIGN GUIDELINES FOR SIGHT TRIANGLES (IN FEET) ON STRAIGHT SECTIONS OF ROAD. LEFT TURN MANEUVER FROM STOP. REVISED 10/20/2004. DESIGN SPEED = 30 MILES PER HOUR.
- 2. SIGHT VISIBILITY EASEMENT SHOWN ON CORRESPONDING PARCEL FINAL PLAT, IMPROVEMENT PLANS, MASS GRADING AND LANDSCAPE ARCHITECTURE PLANS.
- 3. [] NO FENCE, WALL, SHRUBBERY, SIGN OR OTHER OBSTRUCTION TO VISION BETWEEN A HEIGHT OF THREE FEET (3') AND L_____ EIGHT FEET (8') ABOVE THE CENTERLINE GRADES OF THE INTERSECTING STREETS WITHIN THE SIGHT VISIBILITY EASEMENTS.



at

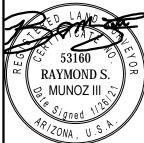
Revisions:

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

ARIZONA 81

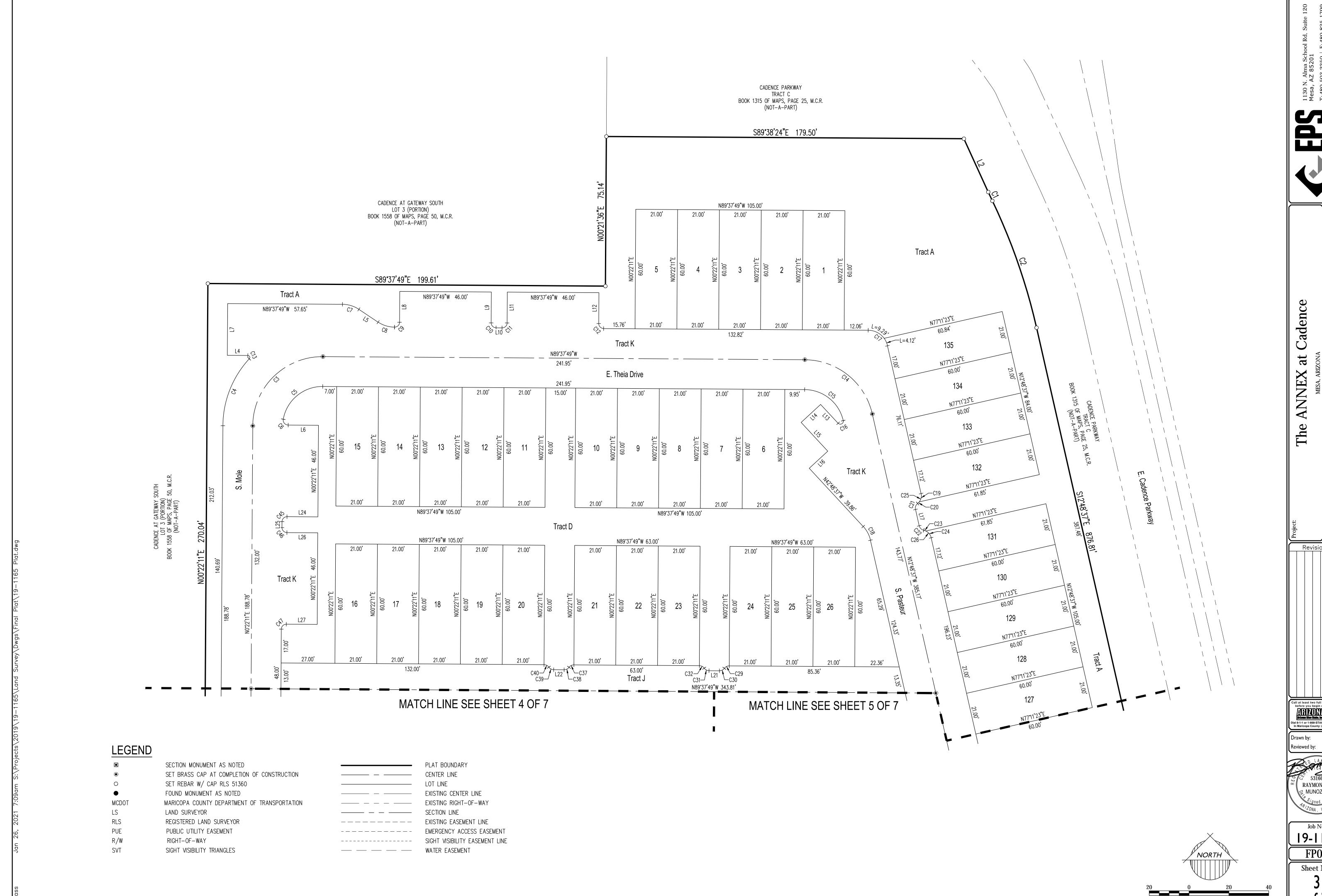
Artown blue State, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-53. In Maricopa County: (602)263-1100



Job No. 19-1165

FP01 Sheet No.



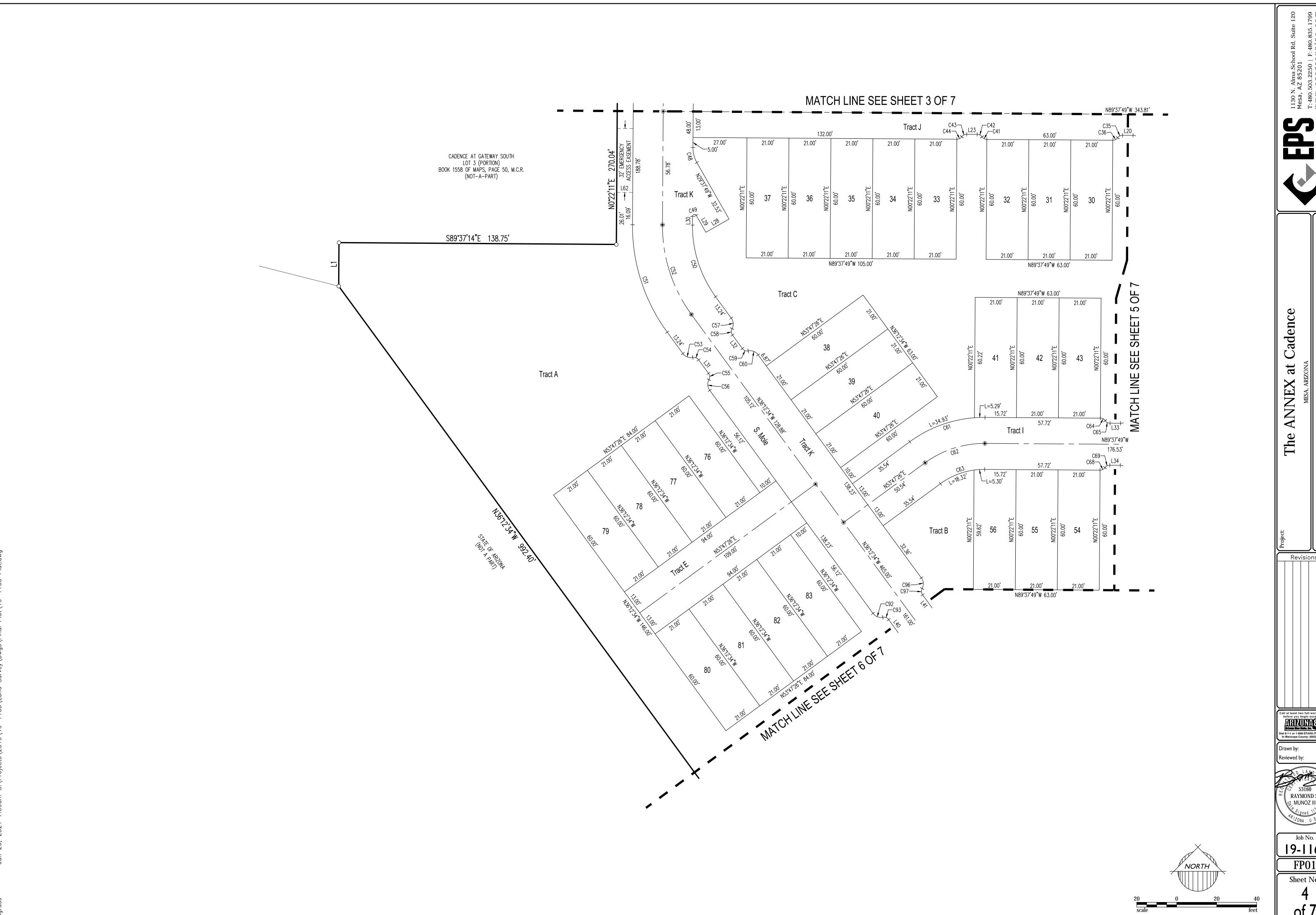
FINAL PLAT

Revisions:

53160 RAYMOND S.

Job No. 19-1165 FP01

Sheet No.



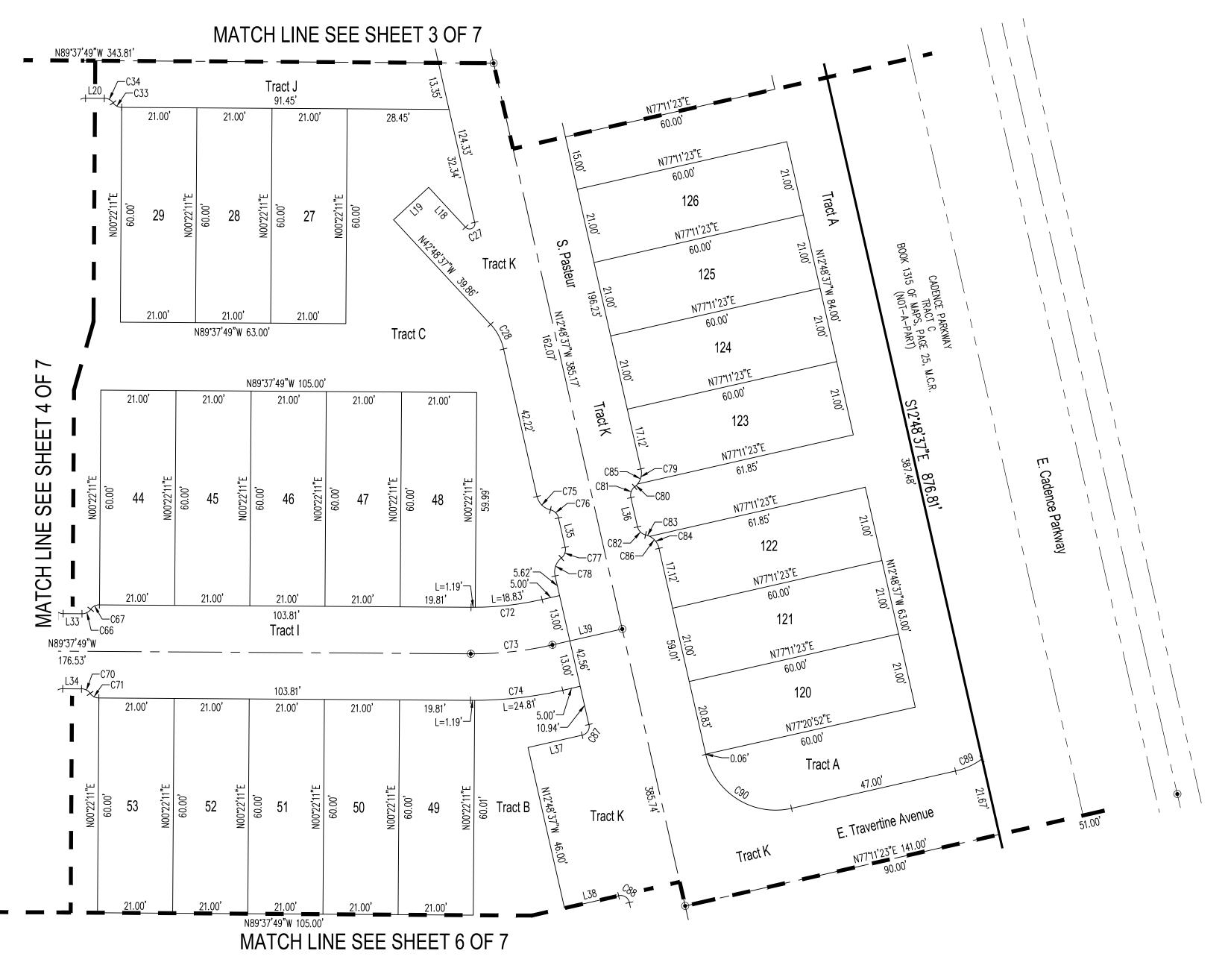
1130 N. Alma School Rd, Suite 120 Mesa, AZ 85201 T:480.503.2250 | F:480.835.1799 w w w . e p s g r o u p i n c . c o m

FINAL PLAT

Revisions:



Job No. 19-1165 FP01 Sheet No.



MATCH LINE SEE SHEET 4 OF 7

MATCH LINE SEE SHEET 4 OF 7

N00°22′11″E

N00°22′11″E

60.00′

Cadence

ANNEX at

Revisions:

RAYMOND S. દ્રુ MUNOZ III ્

Job No.

FP01

Sheet No.

19-1165

