FINAL PLAT

CADENCE AT GATEWAY SOUTH

BEING A PORTION OF THAT LAND SPLIT OF 'CADENCE AT GATEWAY SOUTH' RECORDED IN BOOK 1558, PAGE 50 OF MARICOPA COUNTY RECORDS LYING WITHIN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT PPGN-ELLSWORTH, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AND MOUNTAINSIDE FITNESS ACQUISITIONS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR CADENCE AT GATEWAY SOUTH SITUATED IN A PORTION 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 LOTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE LOTS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

PPGN-ELLSWORTH, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AND MOUNTAINSIDE FITNESS ACQUISITIONS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY DEDICATES TO THE CITY OF MESA FOR USE AS SUCH THE 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 PPGN-ELLSWORTH, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AND MOUNTAINSIDE FITNESS ACQUISITIONS, 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 PPGN-ELLSWORTH, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP OR THE SUCCESSORS OR ASSIGNS OF PPGN-ELLSWORTH, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AND MOUNTAINSIDE FITNESS ACQUISITIONS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY PPGN-ELLSWORTH, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AND MOUNTAINSIDE FITNESS ACQUISITIONS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF PPGN-ELLSWORTH, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AND MOUNTAINSIDE FITNESS ACQUISITIONS, 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.

PPGN-ELLSWORTH, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AND MOUNTAINSIDE FITNESS ACQUISITIONS, 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 PPGN-ELLSWORTH, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AND MOUNTAINSIDE FITNESS ACQUISITIONS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS THEREOF: PPGN-ELLSWORTH, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AND MOUNTAINSIDE FITNESS ACQUISITIONS, 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 _____, 20__.

	PPGN-ELLSWORTH, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP,
BY:	
ITS:	
	MOUNTAINSIDE FITNESS ACQUISITIONS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
BY:	
ITS:	

ACKNOWLEDGEMENT

STATE OF ARIZONA COUNTY OF MARICOPA)

BEFORE ME THIS _____ DAY OF ___ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED THEMSELF TO BE THE _____ OF PPGN-ELLSWORTH, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AND ACKNOWLEDGED THAT THEY, AS _____, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC MY COMMISSION EXPIRES:

ACKNOWLEDGEMENT

STATE OF ARIZONA COUNTY OF MARICOPA)

BEFORE ME THIS _____ DAY OF ___ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED THEMSELF TO BE THE _____ __ OF MOUNTAINSIDE FITNESS ACQUISITIONS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT THEY, AS _____, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

DATE NOTARY PUBLIC MY COMMISSION EXPIRES:

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 27, BEING MARKED BY A 3" MCDOT BRASS CAP IN HANDHOLE, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 27, BEING MARKED BY A 3" MCDOT 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, 1719.52 FEET;

THENCE NORTH 88 DEGREES 52 MINUTES 49 SECONDS EAST, 95.00 FEET TO THE POINT OF

THENCE ALONG A LINE 95.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE, NORTH 1 DEGREES 07 MINUTES 11 SECONDS WEST, 221.06 FEET TO THE SOUTHWEST CORNER OF TRACT C OF 'CADENCE PARKWAY' AS RECORDED IN BOOK 1315, PAGE 25 OF MARICOPA COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY LIMITS OF SAID TRACT C, SOUTH 89 DEGREES 38 MINUTES 24 SECONDS EAST, 92.76 FEET;

THENCE CONTINUING ALONG THE SOUTHERLY LIMITS OF SAID TRACT C, NORTH 0 DEGREES 21 MINUTES 36 SECONDS EAST, 137.00 FEET;

THENCE CONTINUING ALONG THE SOUTHERLY LIMITS OF SAID TRACT C, SOUTH 89 DEGREES 38 MINUTES 24 SECONDS EAST, 763.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 0 DEGREES 21 MINUTES 28 SECONDS WEST A DISTANCE OF 300.77 FEET;

THENCE CONTINUING ALONG THE SOUTHERLY LIMITS OF SAID TRACT C, SOUTHEASTERLY 49.09 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 9 DEGREES 21 MINUTES 05 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF

THENCE CONTINUING ALONG THE SOUTHERLY LIMITS OF SAID TRACT C, SOUTHEASTERLY 3.11 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF O DEGREES 38

THENCE CONTINUING ALONG THE SOUTHERLY LIMITS OF SAID TRACT C, SOUTH 80 DEGREES 56 MINUTES 01 SECONDS EAST, 27.10 FEET;

THENCE CONTINUING ALONG THE SOUTHERLY LIMITS OF SAID TRACT C AND THE PROLONGATION THEREOF, SOUTH 0 DEGREES 21 MINUTES 36 SECONDS WEST, 203.56 FEET;

THENCE NORTH 89 DEGREES 37 MINUTES 49 SECONDS WEST, 199.61 FEET;

THENCE SOUTH 0 DEGREES 22 MINUTES 11 SECONDS WEST, 270.04 FEET;

THENCE NORTH 89 DEGREES 37 MINUTES 14 SECONDS WEST, 138.75 FEET;

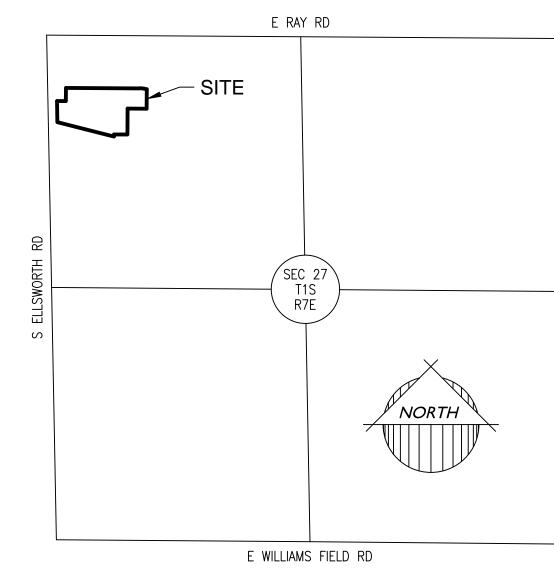
THENCE SOUTH 0 DEGREES 21 MINUTES 36 SECONDS WEST, 21.79 FEET;

THENCE NORTH 75 DEGREES 45 MINUTES 49 SECONDS WEST, 608.40 FEET TO THE POINT OF BEGINNING.

LOT AREA Table			
LOT #	AREA (SF)	AREA (AC)	
1	50,619	1.1621	
2	30,673	0.7042	
3	32,308	0.7417	
4	164,777	3.7828	
5	73,855	1.6955	
TOTAL	352,233	8.0862	

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
- 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 PLAT.
- 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 COMMERCIAL 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 PROPERTY
- 11. 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.
- 12. NOISE ATTENUATION MEASURES ARE TO BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE BUILDINGS TO ACHIEVE A NOISE LEVEL REDUCTION OF 25DB.
- 13. THIS SUBDIVISION IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA DEVELOPMENT AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 14. 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).
- 15. 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.
- 16. 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 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.
- 17. ALL CURVES ARE TANGENT, COMPOUND, OR REVERSE UNLESS NOTED OTHERWISE.



VICINITY MAP NOT TO SCALE

OWNER(S)

PPGN-ELLSWORTH, LLLP 17700 N PACESETTER WAY, SUITE 100 SCOTTSDALE, AZ 85255

MOUNTAINSIDE FITNESS ACQUISITIONS, LLC 1230 W WASHINGTON ST, SUITE 111 TEMPE, AZ 85281

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, BEING NORTH 01 DEGREES 07 MINUTES 11 SECONDS WEST AS MEASURED AND AS SHOWN ON THAT PLAT RECORDED IN BOOK 1315, PAGE 25 OF MARICOPA COUNTY RECORDS.

FEMA FLOOD ZONE DELINEATION

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

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA, ON THIS _____ DAY OF _____, 20__.

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 FNGINFFR

CERTIFICATION

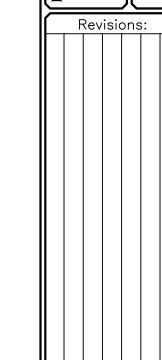
I, RAYMOND MUNOZ, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS FINAL PLAT CONSISTING OF 2 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF AUGUST, 2019; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

RAYMOND S MUNOZ III, RLS NO. 53160 EPS GROUP, INC. 1130 N ALMA SCHOOL RD SUITE 120 MESA, AZ 85201



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CE EN



RAYMOND S. 3 MUNOZ III 🤇 Tres 3131

Job No. 19-0828 **FP01**

Sheet No.