COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT TANNER-FUNK HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "PARKSIDE VILLAS", LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10 TOWNSHIP 1 NORTH, RANGE 6 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 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.

TANNER-FUNK HOLDINGS, 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 PUBLIC RIGHT-OF-WAY.

EACH OF THE OWNERS, AS TO THE PORTION OF THE PROPERTY OWNED BY THAT OWNER, 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 FINAL PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES PUBLIC UTILITY AND FACILITY EASEMENTS ARE FOR PURPOSES OF ESTABLISHING AREAS 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 THE 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 TANNER-FUNK HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR ITS SUCCESSORS OR ASSIGNS SHALL HAVE FULL USE OF THE EASEMENT EXCEPT FOR THE PURPOSE FOR WHICH THE SAME IS HEREIN CONVEYED TO THE CITY OF MESA, AND PROVIDED ALWAYS THAT NO BUILDING OF STRUCTURE OF ANY NATURE OR KIND WHATSOEVER, INCLUDING WITHOUT LIMITATION FENCES, NOR ANY PART O SAME, SHALL BE CONSTRUCTED, INSTALLED OR PLACED ON OR OVER SAID EASEMENT OR ANY PART THEREOF BY TANNER-FUNK HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF TANNER-FUNK HOLDINGS, LLC., AN ARIZONA LIMITED LIABILITY COMPANY AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY TANNER-FUNK HOLDINGS, LLC., AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OR TANNER-FUNK HOLDINGS, 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.

TANNER-FUNK HOLDINGS, 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 FINAL PLAT AS "SIGHT VISIBILITY EASEMENT" OR "SVE" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO LANDSCAPING OTHER THAT GROUND COVER, FLOWERS AND GRANITE LESS THAT 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 THAT 8 FEET APART.

TANNER-FUNK HOLDINGS, 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:

E DRAINAGE EASEMENT SHOWN ON THIS PLAT AS TRACT "E" AREA 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 PUBLIC RIGHTS-OF-WAY 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.

TANNER-FUNK HOLDINGS, 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 FINAL 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 TANNER-FUNK HOLDINGS. LLC., AN ARIZONA CORPORATION WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

TANNER-FUNK HOLDINGS, LLC.,	AN ARIZONA LIMITED	LIABILITY COMPANY, AS C	WNER, HAS HERETO CAUSED ITS
NAME TO BE AFFIXED AND THE	SAME TO BE ATTES	TED BY THE SIGNATURE OF	THE UNDERSIGNED OFFICER.

THIS _____, DAY OF _____, 2021.

TANNER-FUNK HOLDINGS, LLC., AN ARIZONA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF ARIZONA) SS COUNTY OF MARICOPA)

ON THIS ____ DAY OF _____ 2021, BEFORE ME, THE UNDERSIGNED, NOTARY PUBLIC,

PERSONALLY APPEARED ______ WHO ACKNOWLEDGED

_____ OF TANNER-FUNK HOLDINGS LLC. HIMSELF/HERSELF TO BE THE _____ AN ARIZONA LIMITED LIABILITY COMPANY.

BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THEIR NAME AS OFFICER. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES:

FINAL PLAT PARKSIDE VILLAS

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10 TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

PARCEL NO. 1:

THE EAST 182.5 FEET OF THE WEST 365 FEET OF THE EAST 515 FEET OF THE SOUTH 216.65 FEET OF THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. MARICOPA COUNTY. ARIZONA, LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF THE ROOSEVELT WATER CONSERVATION DISTRICT CANAL, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;

THENCE RUNNING SOUTH 325 FEET;

THENCE WEST 873.18 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE ROOSEVELT WATER CONSERVATION DISTRICT CANAL;

THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;

THENCE EAST ALONG SAID NORTH LINE 1030 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

THE EAST 182.5 FEET OF THE EAST 515 FEET OF THE SOUTH 216.65 FEET OF THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF THE ROOSEVELT WATER CONSERVATION DISTRICT CANAL, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10:

THENCE RUNNING SOUTH 325 FEET;

THENCE WEST 873.18 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE ROOSEVELT WATER CONSERVATION DISTRICT CANAL;

THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;

THENCE EAST ALONG SAID NORTH LINE 1030 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF MESA, A MUNICIPAL CORPORATION, IN RECORDING NO. 84-0245528, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY

DESCRIBED AS FOLLOWS: A PORTION OF SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST

QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30: THENCE SOUTH 108.35 FEET TO A POINT; THENCE WEST 432.14 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 216.65 FEET TO A POINT: THENCE WEST 82.86 FEET TO A POINT;

THENCE NORTH 216.65 FEET TO A POINT; THENCE EAST 82.86 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:

THE NORTH 66.65 FEET OF THE EAST 150 FEET OF THE SOUTH 216.65 FEET OF THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF THE ROOSEVELT WATER CONSERVATION DISTRICT CANAL, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;

THENCE RUNNING SOUTH 325 FEET;

THENCE WEST 873.18 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE ROOSEVELT WATER CONSERVATION DISTRICT CANAL;

THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;

THENCE EAST ALONG SAID NORTH LINE 1030 FEET TO THE POINT OF BEGINNING;

EXCEPT THE EAST 25.00 THEREOF CONVEYED TO THE CITY OF MESA, A MUNICIPAL CORPORATION IN RECORDING NO. 94-0549210, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 4:

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF ROOSEVELT WATER CONSERVATION DISTRICT CANAL;

EXCEPT THE NORTH 325 FEET OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER. AS MEASURED ALONG THE EAST LINE THEREOF; AND

EXCEPT THE SOUTH 674 FEET OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AS MEASURED ALONG THE EAST LINE THEREOF; AND EXCEPT BEGINNING AT A POINT 674 FEET NORTH OF THE

SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE

SOUTHWEST QUARTER: THENCE WEST 483.00 FEET TO A POINT; THENCE NORTHWESTERLY, PARALLEL WITH THE ROOSEVELT WATER CONSERVATION DISTRICT CANAL, 117.00 FEET; THENCE WEST 432.14 FEET TO THE TRUE POINT OF BEGINNING THENCE SOUTH 216.65 FEET TO A POINT; THENCE WEST 82.86 FEET TO A POINT; THENCE NORTH 216.65

THENCE EAST 82.86 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:

FEET TO A POINT:

THE NORTH 66.65 FEET OF THE EAST 150 FEET OF THE SOUTH 216.65 FEET OF THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF THE ROOSEVELT WATER CONSERVATION DISTRICT CANAL, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;

THENCE RUNNING SOUTH 325 FEET;

THENCE WEST 873.18 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE ROOSEVELT WATER CONSERVATION DISTRICT CANAL;

THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10:

THENCE EAST ALONG SAID NORTH LINE 1030 FEET TO THE POINT OF BEGINNING;

EXCEPT THE EAST 25.00 THEREOF CONVEYED TO THE CITY OF MESA, A MUNICIPAL CORPORATION IN RECORDING NO. 94-0549210, RECORDS OF MARICOPA COUNTY, ARIZONA

PARCEL NO. 4:

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10. TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY. ARIZONA, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF ROOSEVELT WATER CONSERVATION DISTRICT CANAL;

EXCEPT THE NORTH 325 FEET OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AS MEASURED ALONG THE EAST LINE THEREOF; AND

EXCEPT THE SOUTH 674 FEET OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AS MEASURED ALONG THE EAST LINE THEREOF; AND

EXCEPT BEGINNING AT A POINT 674 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER:

THENCE WEST 483.00 FEET TO A POINT: THENCE NORTHWESTERLY, PARALLEL WITH THE ROOSEVELT WATER CONSERVATION DISTRICT CANAL, 117.00 FEET; THENCE EAST 336.00 FEET; THENCE SOUTH 89.00 FEET; THENCE EAST 200.00 FEET;

THENCE SOUTH 15.00 FEET TO THE POINT OF BEGINNING; AND

EXCEPT THAT PART IF ANY, LYING WITHIN THAT PARCEL CONVEYED IN INSTRUMENT RECORDED IN DOCKET 1264, PAGE 419, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE

RIGHT-OF-WAY OF THE ROOSEVELT WATER CONSERVATION DISTRICT CANAL, WHICH IS 33.00 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10;

THENCE RUNNING IN A SOUTHEASTERLY DIRECTION ALONG SAID RIGHT-OF-WAY, 324.00 FEET; THENCE EAST 228.00 FEET; THENCE NORTHWESTERLY PARALLEL TO SAID RIGHT-OF-WAY, 324.00 FEET, MORE OR LESS, TO A POINT WHICH IS DIRECTLY EAST 228.00 FEET OF THE POINT OF BEGINNING; THENCE WEST 228.00 FEET TO THE POINT OF BEGINNING; AND

EXCEPT THAT PORTION CONVEYED TO THE CITY OF MESA, A MUNICIPAL CORPORATION, IN RECORDING NO. 84-0245528, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; THENCE SOUTH 325.00 FEET TO A POINT;

THENCE WEST 432.14 FEET TO THE TRUE POINT F BEGINNING; THENCE SOUTH 196.00 FEET; THENCE WEST 103.86 FEET:

THENCE SOUTHEASTERLY PARALLEL TO THE ROOSEVELT WATER CONSERVATION DISTRICT CANAL 117.00 FEET: THENCE WEST 240.00 FEET TO A POINT ON THE EASTERLY LINE OF THE ROOSEVELT WATER CONSERVATION DISTRICT CANAL 242.23 FEET TO A POINT;

THENCE EAST 125.00 FEET TO A POINT; THENCE NORTH 100.00 THENCE EAST 270.77 FEET TO THE POINT OF BEGINNING; AND

EXCEPT THAT PORTION CONVEYED TO THE CITY OF MESA, A MUNICIPAL CORPORATION, IN DOCKET 15368, PAGE 137, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY **DESCRIBED AS FOLLOWS:**

BEGINNING AT A POINT 325 FEET SOUTH AND 873.18 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10. TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID POINT BEGIN ON THE EAST RIGHT-OF-WAY LINE OF THE ROOSEVELT WATER CONSERVATION DISTRICT CANAL; THENCE EAST 170.27 FEET; THENCE SOUTH 100 FEET; THENCE WEST 125 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE ROOSEVELT WATER CONSERVATION DISTRICT CANAL;

BEGINNING; EXCEPT ANY PART THEREOF, LYING WITHIN THE NORTH 325 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, AS MEASURED ALONG THE EAST

THENCE NORTHWESTERLY ALONG SAID EAST RIGHT-OF-WAY

LINE, A DISTANCE OF 109.77 FEET, TO THE POINT OF

LINE THEREOF; AND

EXCEPT THAT EAST 25.00 THEREOF AS CONVEYED TO THE CITY OF MESA, A MUNICIPAL CORPORATION IN RECORDING NO. 94-0549210, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 5: THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF ROOSEVELT WATER CONSERVATION DISTRICT CANAL, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 674 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER:

THENCE WEST 483.00 FEET TO A POINT: THENCE NORTHWESTERLY, PARALLEL WITH THE ROOSEVELT WATER CONSERVATION DISTRICT CANAL, 117.00 FEET; THENCE EAST 336.00 FEET;

THENCE SOUTH 89.00 FEET: THENCE EAST 200.00 FEET: THENCE SOUTH 15.00 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF MESA, A MUNICIPAL CORPORATION IN RECORDING NO. 84-0436592 RERECORDED IN RECORDING NO. 84-0512196, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED

AS FOLLOWS: THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING EAST OF THE EASTERLY

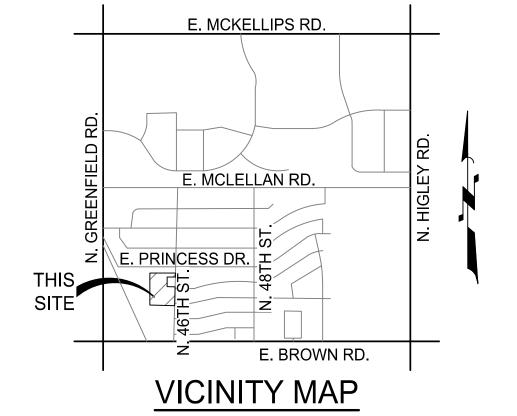
RIGHT-OF-WAY LINE OF ROOSEVELT WATER CONSERVATION DISTRICT CANAL, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 674 FEET NORTH AND 200 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE WEST 283 FEET TO A POINT;

THENCE NORTHWESTERLY PARALLEL WITH THE ROOSEVELT WATER CONSERVATION DISTRICT CANAL, 117 FEET; THENCE EAST 103.86 FEET;

APPROVALS

____ DAY OF ______ , 2021.

THENCE SOUTH 104 FEET; THENCE WEST 50.86 FEET TO THE POINT OF BEGINNING.



PROJECT DESCRIPTION

"PARKSIDE VILLAS" IS A PLANNED RESIDENTIAL DEVELOPMENT OF 36 LOTS WITH PRIVATE STREETS. PROPOSED ZONING FOR THE SITE IS RSL-2.5,

*FIRE SPRINKLERS TO BE PROVIDED FOR EACH RESIDENCE.

OWNER / DEVELOPER

TANNER-FUNK HOLDINGS, LLC. 1806 N. LINDSAY RD #103 MESA, AZ 85213 PH: (480) 466-9948 **CONTACT: BEAU TANNER**

ENGINEER

BABBITT NELSON **ENGINEERING** 1140 EAST GREENWAY ST. SUITE 2 MESA, ARIZONA 85203 TEL: (480) 610-1341

CONTACT: DARREN SMITH

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 01 NORTH, RANGE 06 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. BEARING NO1°00'56"E.

GROSS AREA = 4.85 ACRES NET AREA = 4.58 ACRES

SITE DATA

WITH PAD OVERLAY.

1. CONSTRUCTION WITHIN UTILITY EASEMENTS. EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, OR

REMOVABLE TYPE FENCING. 2. UTILITY LINES ARE TO BE CONSTRUCTED UNDER GROUND AS REQUIRED BY THE

ARIZONA CORPORATION COMMISSION GENERAL ORDER R.(42)33. 3. ELECTRICAL LINES ARE TO BE CONSTRUCTED UNDER GROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.

4. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, OR LANDSCAPED AREAS WITHIN THE PROJECT OR WITHIN THE PUBLIC RIGHTS-OF-WAY ALONG 46TH STREET.

5. 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. 6. THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA

AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY. 7. THE PROPERTY DEPICTED ON THIS PLAT IS LOCATED WITHIN AN AREA DESIGNATED AS FLOOD ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ON FLOOD

INSURANCE RATE MAP PANEL NO. 04013C2280L WITH A DATE OF OCTOBER 16, 2013. 8. PUBLIC UTILITY AND FACILITY EASEMENTS WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS OF SRP AND SOUTHWEST GAS FACILITIES IN PUFES ON THIS PLAT. THE DEFINITION OF "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). 9. THIS PROPERTY, DUE TO ITS PROXIMITY TO FALCON FIELD AIRPORT, WILL EXPERIENCE AIRCRAFT OVERFLIGHTS, WHICH ARE EXPECTED TO GENERATE NOISE LEVELS THAT MAY BE OF CONCERN TO SOME INDIVIDUALS.

PARKSIDE

CITY ENGINEER

HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576.

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

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

DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA, WHICH IS DESIGNATED AS



CERTIFICATIONS

I, BRUCE R. HEYSE, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT CONSISTING OF 2 SHEETS 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 THE TIME OF CONSTRUCTION.



JOB NO. 19096 19096FP01.DWG

SHEET NO.

