

# ANNECY

A PORTION OF THE NORTHWEST QUARTER OF SECTION 7,  
TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE  
G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA

BOOK 820 PAGE 34

OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL

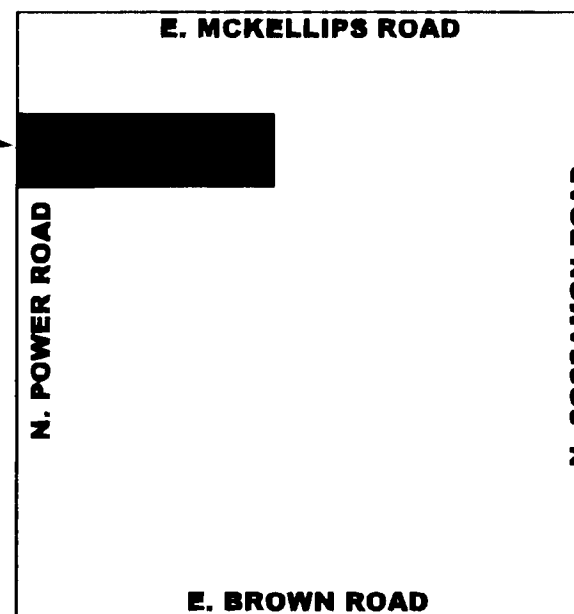
2006-0306247

03/07/2006

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THIS  
SITE



VICINITY MAP

NTS

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 73°45'19" E	27.82'
L2	S 74°57'36" E	27.82'
L3	N 89°23'51" E	17.80'
L4	N 89°23'51" E	2.27'
L5	N 89°23'51" E	10.07'
L6	N 89°23'51" E	10.00'
L7	N 89°23'51" E	20.07'
L8	S 74°57'36" E	19.86'
L9	S 74°57'36" E	7.96'
L10	N 89°23'51" E	10.07'
L11	N 89°23'51" E	10.00'
L12	N 89°23'51" E	17.25'
L13	N 89°23'51" E	2.82'
L14	N 89°23'51" E	10.07'
L15	N 89°23'51" E	10.07'
L16	S 74°53'23" E	15.06'
L17	S 75°02'36" E	12.76'
L18	N 89°23'51" E	30.92'
L19	N 89°23'51" E	34.82'
L20	N 69°08'26" W	3.19'

TYPICAL BUILDING SETBACK  
INTERIOR & CORNER LOT

(MAX ROOF AREA = 35%)  
N.T.S.

\* \* SIDES MUST TOTAL 20'

## LEGEND

PUE PUBLIC UTILITY EASEMENT  
VNAE VEHICULAR NON ACCESS EASEMENT  
ROW RIGHT OF WAY  
SVE SIGHT VISIBILITY EASEMENT  
• SET REBAR CAPPED  
• RLS #16097  
△ SUBDIVISION CORNER  
BSL BUILDING SETBACK LINE

## LOT TABLE

NAME	SQUARE FEET	ACRES
1	10,004	0.3467
2	16870	0.3873
3	16870	0.3873
4	16870	0.3873
5	16870	0.3873
6	16870	0.3873
7	16870	0.3873
8	15435	0.3543
9	16533	0.3795
10	19144	0.4395
11	16870	0.3873
12	16694	0.3832
13	16695	0.3833
14	16870	0.3873
15	16870	0.3873
16	16870	0.3873
17	16870	0.3873
18	16539	0.3797
19	17009	0.3905
20	17119	0.3930
21	17324	0.3977
22	17414	0.3998
23	18114	0.4158
24	18214	0.4181
25	20340	0.4669
26	20231	0.4644
27	24428	0.5608
28	18600	0.4270
29	17500	0.4017
30	18114	0.4158
31	17414	0.3998
32	17500	0.4017
33	17500	0.4017
34	17263	0.3963
35	21954	0.5040
36	18204	0.4179
37	18320	0.4206
38	18352	0.4213
39	19089	0.4382
40	18187	0.4175
41	18337	0.4210
42	18337	0.4210
43	21541	0.4945
44	20541	0.4716
45	20123	0.4620
46	19190	0.4405
47	19089	0.4382
48	18352	0.4213
49	18352	0.4213
50	20639	0.4738
51	18675	0.4287
52	19528	0.4483
53	19527	0.4483
54	21967	0.5043
55	24127	0.5539
56	20579	0.4724
57	22806	0.5236
58	21148	0.4855
59	20846	0.4786
60	21095	0.4843
61	21145	0.4854
62	21144	0.4854
63	20967	0.4813
64	20967	0.4813
65	19508	0.4478

## SITE DATA

GROSS AREA = 1,665,205 S.F. (38.2279 AC)  
NET AREA = 1,611,772 S.F. (37.0012 AC)

## CURVE TABLE

CURVE NUMBER	DELTA	RADIUS	ARC LENGTH	TANGENT LENGTH
C1	60°00'00"	20.00'	20.94'	11.55'
C2	80°04'22"	55.00'	76.86'	46.21'
C3	59°25'32"	55.00'	57.04'	31.39'
C4	85°03'55"	55.00'	81.66'	50.46'
C5	54°45'23"	67.50'	64.51'	34.96'
C6	2°33'46"	67.50'	3.02'	1.51'
C7	90°11'58"	30.00'	47.23'	30.10'
C8	90°00'00"	20.00'	31.42'	20.00'
C9	91°32'56"	55.00'	87.88'	56.51'
C10	42°34'16"	55.00'	49.80'	24.50'
C11	79°04'15"	55.00'	75.90'	45.40'
C12	23°58'52"	217.50'	91.03'	46.19'
C13	8°27'49"	182.50'	26.96'	13.50'
C14	12°32'17"	30.00'	6.56'	3.30'
C15	74°27'03"	32.50'	42.23'	24.69'
C16	82°04'15"	55.00'	78.78'	47.87'
C17	59°23'51"	55.00'	57.02'	31.37'
C18	72°59'38"	55.00'	70.07'	40.69'
C19	66°31'50"	55.00'	63.86'	36.08'
C20	73°36'52"	55.00'	70.66'	41.16'
C21	65°54'35"	55.00'	63.27'	35.66'
C22	20°18'31"	55.00'	19.49'	9.85'
C23	109°35'57"	55.00'	105.21'	77.97'
C24	60°47'25"	67.50'	71.62'	39.59'
C25	12°34'16"	217.50'	49.80'	24.50'
C26	23°58'52"	182.50'	76.39'	38.76'
C27	140°51'23"	55.00'	135.21'	154.70'
C28	3°35'15"	30.00'	1.88'	0.94'
C29	13°39'38"	67.50'	16.09'	8.09'
C30	28°37'26"	55.00'	27.48'	14.03'
C31	17°07'54"	67.50'	20.18'	10.17'
C32	21°23'21"	55.00'	20.53'	10.39'
C33	20°57'05"	55.00'	20.11'	10.17'
C34	24°35'21"	200.00'	85.83'	43.59'
C35	23°58'52"	200.00'	83.71'	42.48'
C36	74°27'03"	50.00'	64.97'	37.99'
C37	21°27'43"	50.00'	18.73'	9.48'

## NOTES:

- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
- COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R.14233.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION PLANTED, NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE TRACTS WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER OR THROUGH THE TRACTS.
- EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING FOR A TOTAL OF 65 UNITS.
- THE ANNECY HOMEOWNERS ASSOCIATION SHALL OWN TRACTS "A", "B", "C", "D", "E" AND "F" AND SHALL MAINTAIN THE LANDSCAPING, DRAINAGE AND ASSOCIATED IMPROVEMENTS WITHIN SAID TRACTS. IT SHALL ALSO BE THE RESPONSIBILITY OF THE PROJECT'S HOMEOWNERS ASSOCIATION TO MAINTAIN THE LANDSCAPING WITHIN THE RIGHT-OF-WAY ALONG N. POWER ROAD & N. 72ND STREET.
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE FACILITIES, PRIVATE STREETS AND LANDSCAPED AREAS WITHIN THIS PROJECT OR LANDSCAPING WITHIN THE RIGHT-OF-WAY ALONG POWER RD. OR 72ND ST.
- THE CITY OF MESA WILL NOT BE RESPONSIBLE FOR ANY SPECIAL PAVEMENT NOTED WITHIN THIS PROJECT. SHOULD REMOVAL OF SPECIAL PAVEMENT BE REQUIRED BY THE CITY OF MESA FOR MAINTENANCE OF THE UTILITY LINES, THE CITY WILL ONLY BE REQUIRED TO BACKFILL AND PROVIDE TEMPORARY PAVEMENT OVER SAID UTILITY. RECONSTRUCTION OF THE SPECIAL PAVEMENT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- THIS SUBDIVISION IS SUBJECT TO THE CITY OF MESA RESIDENTIAL DEVELOPMENT GUIDELINES.
- MAINTENANCE OF THE FENCE EASEMENTS LOCATED ON LOTS 19 AND 20 SHALL BE THE RESPONSIBILITY OF THE ANNECY HOMEOWNERS ASSOCIATION.
- THE CITY OF MESA IS NOT RESPONSIBLE FOR MAINTENANCE OF THE STORM DRAIN LINE BEYOND THE LIMITS OF THE RIGHT-OF-WAY ALONG 72ND ST. BEYOND THOSE LIMITS, OWNERSHIP AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
- LOT 19 IS LIMITED TO A SINGLE STORY HOME ONLY.
- A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) HAS BEEN OR WILL BE RECORDED FOR THIS SUBDIVISION WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL AREAS SHOWN ON THIS PLAT.
- AS EACH LOT DEVELOPS, EACH INDIVIDUAL LOT OWNER IS RESPONSIBLE FOR PROVIDING FINAL LOT GRADING PER APPROVED GRADING AND DRAINAGE PLAN ON FILE WITH THE CITY OF MESA. GRADING AND DRAINAGE PLAN SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
- THIS IS A PRIVATE, GATED SUBDIVISION WITH PRIVATE CLUB AMENITIES.

TRACT	USE	AREA (S.F.)	AREA (AC.)
A	LANDSCAPE, RECREATION, DRAINAGE, PUE	74,786 S.F.	1.7169 AC.
B	LANDSCAPE, RECREATION, DRAINAGE, PUE	18,528 S.F.	0.4253 AC.
C	LANDSCAPE, RECREATION, DRAINAGE, PUE	85,502 S.F.	1.9629 AC.
D	LANDSCAPE, RECREATION, PUE	3,811 S.F.	0.0875 AC.
E	LANDSCAPE, RECREATION	1,637 S.F.	0.0376 AC.
F	PRIVATE STREETS FOR INGRESS/ EGRESS & EMERGENCY ACCESS, DRAINAGE, PUE	211,215 S.F.	4.8488 AC.

## DEDICATION

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) SS

KNOW ALL MEN BY THESE PRESENTS, THAT CORNERSTONE ANNECY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SHOWN HEREON, AND HEREBY PUBLISHES THE PLAT OF ANNECY, AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, STREET AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME OR LETTER GIVEN EACH RESPECTIVELY ON THE PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

TRACTS "A", "B", "C", "D" AND "E" INCLUSIVE, ARE HEREBY DESIGNATED AS COMMON AREA TO BE OWNED AND MAINTAINED BY THE ANNECY HOMEOWNERS ASSOCIATION (THE "ASSOCIATION") AND ARE TO BE USED FOR OPEN SPACE, PUBLIC DRAINAGE, RETENTION, IRRIGATION, LANDSCAPING, PUBLIC UTILITY EASEMENTS AND OTHER USES AS DESIGNATED ON THE PLAT. DWELLING UNITS SHALL NOT BE CONSTRUCTED ON SAID TRACTS. TRACT "F" IS HEREBY DECLARED A PRIVATE ACCESSWAY FOR THE EXCLUSIVE USE AND BENEFIT OF THE MEMBERS OF THE ASSOCIATION, AND THEIR TENANTS, GUESTS AND INVITEES, AS PROVIDED IN THE ANNECY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO BE HEREAFTER RECORDED. THERE IS HEREBY DEDICATED TO THE CITY OF MESA (THE CITY) TRACT "F" AS AN EASEMENT FOR INGRESS/EGRESS FOR REFUSE AND EMERGENCY TYPE VEHICLES, PUBLIC UTILITIES AND DRAINAGE PURPOSES AND IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. CORNERSTONE ANNECY, LLC, AS OWNER HEREBY DEDICATES TO THE CITY OF MESA THE RIGHT-OF-WAY FOR 72ND STREET AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. THE PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF MESA AS NON-EXCLUSIVE EASEMENTS FOR PUBLIC UTILITIES, ALL SUCH UTILITIES SHALL BE LOCATED UNDERGROUND IN CONFORMITY WITH EXISTING AND FUTURE STANDARDS APPLICABLE TO UNDERGROUND UTILITIES. NOTHING CONTAINED HEREIN SHALL BE DEEMED TO DEDICATE ANY PORTIONS OF TRACTS "A", "B", "C", "D", "E" AND "F" FOR PUBLIC USE OTHER THAN EASEMENTS GRANTED TO THE CITY HEREIN.

THE UNDERSIGNED OWNER AGREES AS FOLLOWS:

1.- THAT THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT AS TRACTS "A", "B", "C" AND "F" AND WITHIN LOT NUMBERS 50 THROUGH 65 ARE HEREBY RESERVED AS DRAINAGE FACILITIES AND RETENTION BASINS FOR THE INCLUSIVE CONVEYANCE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FOR PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO MAINTAIN SAID DRAINAGE FACILITIES AND RETENTION AREAS;

2.- THAT 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.

3.- THAT 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

4.- THAT 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 OR 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.

IN WITNESS WHEREOF: CORNERSTONE ANNECY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED HIS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE HIS SIGNATURE, THEREUNTO DULY AUTHORIZED.

DONE AT MESA, ARIZONA, THIS 21<sup>ST</sup> DAY OF February, 2006.  
BY: CORNERSTONE HOMES AND DEVELOPMENT, INC., AN ARIZONA CORPORATION  
ITS: MANAGER

BY:

TODD TUCKER  
ITS: PRESIDENT

## APPROVALS

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF MESA, ARIZONA.  
ON THE 5<sup>TH</sup> DAY OF DECEMBER, 2006, 2006.

BY: *Peggy Klassen*  
MAYOR

ATTEST: *Brian Jones*  
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.

*Kurt Nash* 3-1-06  
CITY ENGINEER

## ACKNOWLEDGMENT

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) SS

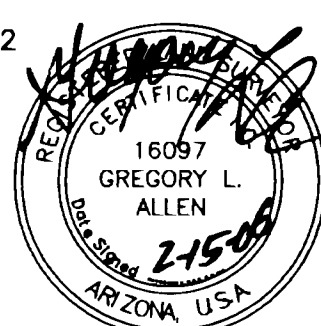
ON THIS THE 21<sup>ST</sup> DAY OF February, 2006, BEFORE ME, THE UNDERSIGNED NOTARY, PERSONALLY APPEARED TODD TUCKER, AS PRESIDENT OF THE MANAGER OF THE OWNER, WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING HIS NAME.

IN WITNESS WHEREOF: I HERUNTO SET FORTH MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 4-18-06 *Peggy Klassen*

"I, GREGORY L. ALLEN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THIS PLAT CONSISTING OF 3 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF SEPTEMBER 2004; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS, CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED."

*Gregory L. Allen* 2-15-06  
GREGORY L. ALLEN, P.E., R.L.S.  
2550 N. THUNDERBIRD CIR. #132  
MESA, AZ 85215



DATE
2-15-06

<b>ALLEN CONSULTING ENGINEERS, INC.</b>		2550 N. THUNDERBIRD CIRCLE #132 MESA, ARIZONA 85215 PHONE (480) 844-1866 FAX (480) 830-8453 E-MAIL: ace@allenconsulting.com	
<b>ANNECY MCKELLIPS AND POWER RD. MESA, ARIZONA FINAL PLAT</b>			
JOB NUMBER	93245	SHEET	1 OF 3
DRAWING	COVER FINAL	CHECKED BY	DATE 02-15-06
DRAFTSMAN			



**A PORTION OF THE NORTHWEST QUARTER OF SECTION 7,  
TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE  
G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA**

**MOONDANCE UNIT 1  
BOOK 274, PAGE 6, MCR**

NW CORNER G.L.O. LOT 1,  
NW 1/4 CORNER SECTION 7,  
T-1-N, R-7-E.

EX. 17'x10' POWER DISTRIBUTION EASEMENT PER DKT. 03-1742999

EX. 20' POWER DISTRIBUTION EASEMENT PER DKT. 03-1742998

E. INGRAM CIR.

TRACT F

TRACT D

TRACT A

TRACT B

TRACT F

TRACT G

N. SARANAC ST.

E. IVY GLEN ST.

MATCHLINE - SEE SHEET 3

BOOK 820  
OFFICIAL MARICOPA COUNTY HELEN  
2006-  
03/07/2006

04  
SCHNEIDERGERS

Figure 1 is a plan view of a proposed road layout. The layout shows a main road with a centerline and two side roads branching off. A north arrow is at the top. A scale bar at the bottom indicates 1 inch equals 50 feet. Dimensions include a 6-foot offset, a 660.15-foot segment, and a 50-foot segment. The side roads are labeled SW, WE, and T.



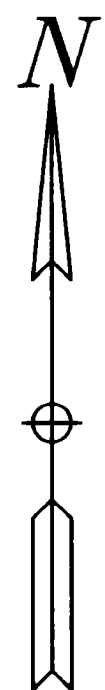
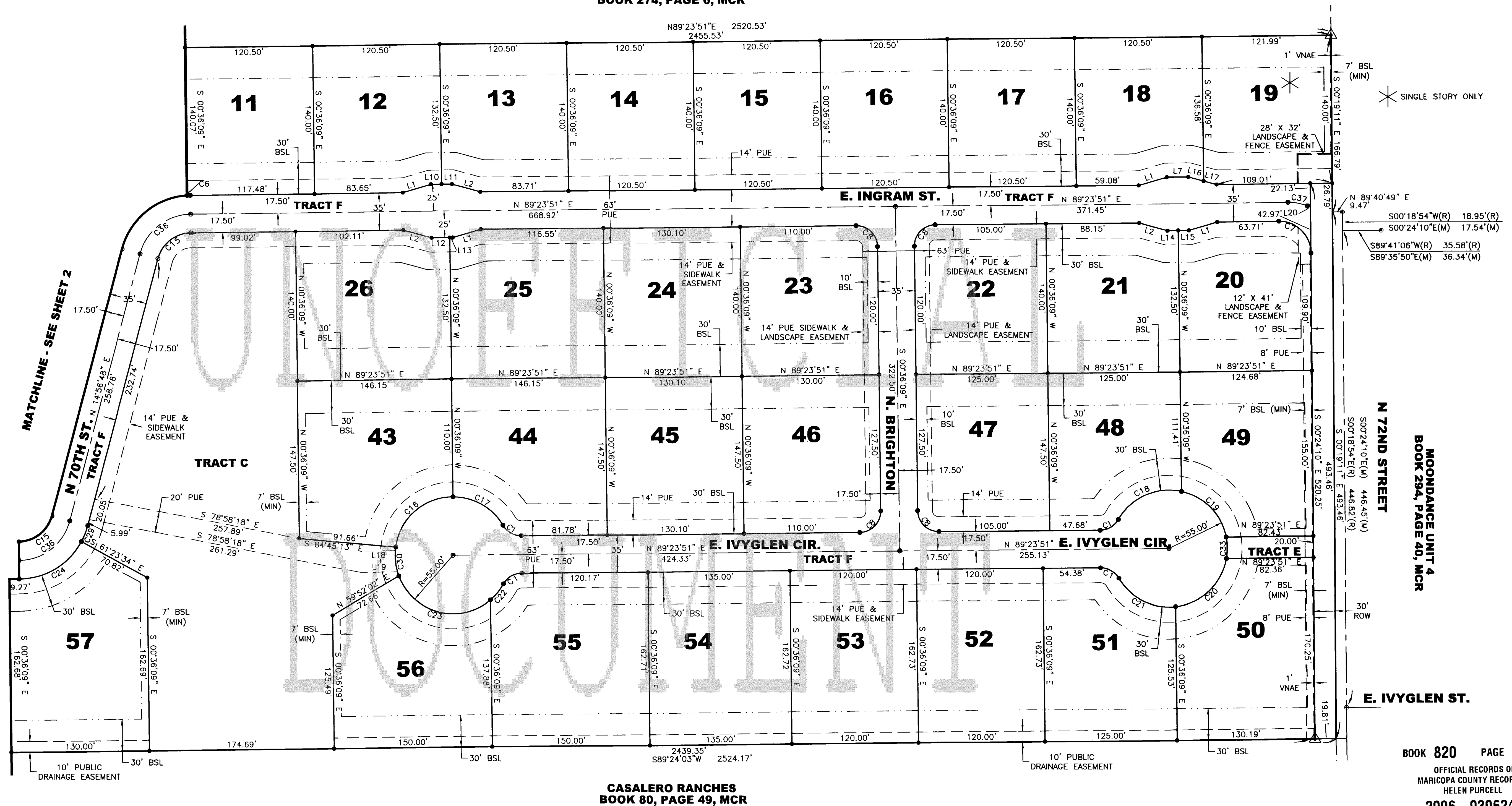
2550 N. THUNDERBIRD CIRCLE #132  
MESA, ARIZONA 85215  
PHONE (480) 844-1666  
FAX (480) 830-8453  
E-MAIL: ace@allenconsultengr.com

JOB NUMBER	93245	SHEET	2	OF	3
DRAWING	FINAL				
DRAFTSMAN	CHECKED BY		DATE 02-15-06		

# ANNECY

A PORTION OF THE NORTHWEST QUARTER OF SECTION 7,  
TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE  
G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA


MOONDANCE UNIT 1  
BOOK 274, PAGE 6, MCR



SCALE 1" = 50'



DATE
1608
GREGORY L. ALLEN
2-15
ARIZONA, U.S.A.



**ALLEN**  
**CONSULTING**  
**ENGINEERS, INC.**

2560 N. THUNDERBIRD CIRCLE #132  
MESA, ARIZONA 85215  
PHONE (480) 844-1668  
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E-MAIL: aee@allenconsulting.com

**ANNECY**  
**MCKELLIPS AND POWER RD.**  
**MESA, ARIZONA**  
**FINAL PLAT**

JOB NUMBER	93245	SHEET	3	OF	3
DRAWING	FINAL 2				
DRAFTSMAN		CHECKED BY		DATE	02-15-06