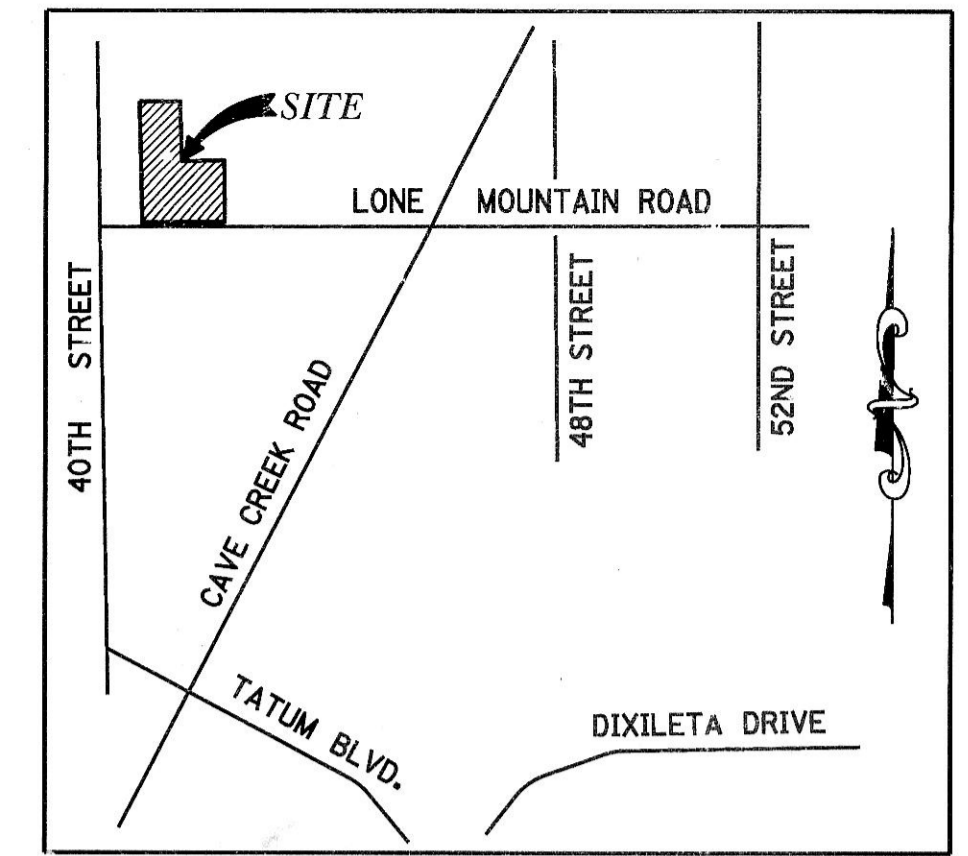


FINAL PLAT FOR "40TH STREET & LONE MOUNTAIN" "A PLANNED RESIDENTIAL DEVELOPMENT SUBJECT TO SINGLE FAMILY DESIGN REVIEW" CAVE CREEK, ARIZONA 85331

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
N.T.S.

DEDICATION:

STATE OF ARIZONA)
)SS.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT LM COMMUNITIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "40TH STREET & LONE MOUNTAIN", A PLANNED RESIDENTIAL DEVELOPMENT SUBJECT TO SINGLE FAMILY DESIGN REVIEW, A PORTION OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "40TH STREET & LONE MOUNTAIN", A PLANNED RESIDENTIAL DEVELOPMENT SUBJECT TO SINGLE FAMILY DESIGN REVIEW, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT. LM COMMUNITIES, LLC, AS OWNER, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

TRACTS "B", "C", "D", "E", "F", AND "G" ARE HEREBY DECLARED AS COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. AN EASEMENT FOR DRAINAGE IS HEREBY DEDICATED OVER TRACTS "B", "C", "D", "E", AND "G".

TRACT "A" IS HEREBY DECLARED AS A PRIVATE ACCESS WAY TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. AN EASEMENT FOR PUBLIC WATER AND SEWER, REFUSE COLLECTION, DRAINAGE, AND EMERGENCY AND SERVICE TYPE VEHICLE ACCESS IS HEREBY DEDICATED TO THE PUBLIC OVER TRACT "A".

IN WITNESS WHEREOF, THAT LM COMMUNITIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREBY CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF JASON PHILLIPS, ITS OWNER THEREUNTO DULY AUTHORIZED THIS 30th DAY OF JUNE, 2017.

OWNER/AUTHORIZED SIGNER

ACKNOWLEDGEMENT:

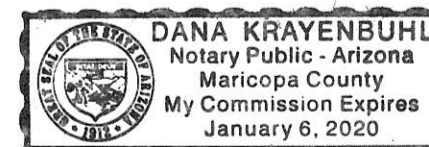
STATE OF ARIZONA)
)SS.
COUNTY OF MARICOPA)

BEFORE ME THIS 30th DAY OF JUNE, 2017, JASON PHILLIPS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE OF LM COMMUNITIES, LLC, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT JASON PHILLIPS AS OWNER, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL

Dana Kravenbuhl
NOTARY PUBLIC

01/06/2020
EXPIRES



APPROVAL BLOCK:

APPROVED BY: Negan Sheets DATE: 7/19/17
FOR PLANNING AND DEVELOPMENT DEPARTMENT

APPROVED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA THE 30 DAY OF July, 2017

ATTEST: C. Meyer DATE: _____
CITY CLERK

NOTES:

NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN A PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, SANITARY SEWER EASEMENT, OR WATER EASEMENT EXCEPT AS NOTED BELOW. PAVING AND REMOVABLE TYPE FENCES, WITH NO CONTINUOUS FOOTING, ARE ALLOWED IN PUBLIC UTILITY EASEMENTS, SEWER EASEMENTS, AND WATER EASEMENTS WITH APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPARTMENT. NO VEGETATION SHALL BE PLANTED WITHIN ANY EASEMENT WITHOUT PRIOR APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPARTMENT LANDSCAPE ARCHITECT. PUBLIC SANITARY SEWER OR WATER MAINS SHALL BE PLACED IN THE APPROPRIATE WATER AND SEWER EASEMENT. WATER MAINS THAT ARE PLACED WITHIN AN EASEMENT ARE REQUIRED TO BE DUCTILE IRON PIPE PER THE WATER SERVICES DEPARTMENT "DESIGN STANDARDS FOR WATER DISTRIBUTION MAIN". IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PHOENIX SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING, OR VEGETATION THAT BECOMES DAMAGED OR MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, RECONSTRUCTION, OR REPAIR. THE CITY OF PHOENIX MAY, BUT IS NOT REQUIRED TO, CONSTRUCT AND/OR MAINTAIN, AT ITS SOLE DISCRETION, DRAINAGE FACILITIES ON OR UNDER THE LAND IN THE DRAINAGE EASEMENTS.

DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.

ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.

ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.

OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.

STRUCTURES AND LANDSCAPING AT THE INTERSECTION OF 41ST WAY WITH LONE MOUNTAIN ROAD WITHIN A TRIANGLE MEASURING 33' ALONG LONE MOUNTAIN ROAD AND 15' ALONG 41ST WAY WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.

STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.

AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" OR EASEMENTS (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES) IN ACCORDANCE WITH APPROVED PLANS.

EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT FOR A TOTAL OF 30 DWELLINGS WITHIN THE ENTIRE SUBDIVISION.

A MINIMUM 20' SETBACK (18' IF VERTICALLY OPENING GARAGE DOORS ARE PROVIDED) WILL BE PROVIDED FROM BACK OF SIDEWALK TO FACE OF GARAGE DOOR.

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
ADRIAN FONTES
2017-0749391 10/10/17 11.33
BOOK 1347 PAGE 19
PAPER RECORDING

0916811-4-2-2
haroj

APPLICANT/DEVELOPER:

LM COMMUNITIES, LLC
PO BOX 26768
SCOTTSDALE, ARIZONA 85255

CONTACT: JASON PHILLIPS
PHONE: (602) 920-3998

ENGINEER:

3 ENGINEERING
6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85251

CONTACT: MATTHEW J. MANCINI, P.E.
PHONE: (602) 334-4387
EMAIL: MATT@3ENGINEERING.COM

SURVEYOR

3 ENGINEERING
6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85251

CONTACT: JIM LOFTIS, RLS
PHONE: (602) 334-4387

BENCHMARK:

C.O.P PUBLISHED CONTROL
AT INTERSECTION OF
48TH STREET & LONE MOUNTAIN

MARICOPA COUNTY HIGHWAY DEPARTMENT
BRASS CAP IN HAND-HOLE

ELEVATION = 1925.01 (NAVD-29)

BASIS OF BEARING:

HELD NORTH AT 89°46'23" EAST, BETWEEN THE SOUTHWEST CORNER OF SECTION 18 AND THE SOUTH 1/4 OF SECTION 18.

FLOODPLAIN NOTE:

THE ENTIRE SITE LIES WITHIN A FEMA ZONE X FLOODPLAIN AND IS NOT SUBJECT TO FLOOD INSURANCE.

SURVEYOR CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JANUARY, 2017; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

INDEX OF SHEETS	
	DESCRIPTION
PT01	COVER SHEET
PT02	KEY MAP & TABLES
PT03	FINAL PLAT SHEET
PT04	FINAL PLAT SHEET

REGISTERED LAND SURVEYOR

6-28-17
DATE

ADDRESS: 6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251

TELEPHONE: (602) 334-4387



FINAL PLAT FOR 40TH STREET & LONE MOUNTAIN

COVER SHEET
FINAL PLAT
FOR
40TH STREET & LONE MOUNTAIN

3e engineering
planning civil engineering surveying

3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 490-3230
WWW.3ENGINEERING.COM

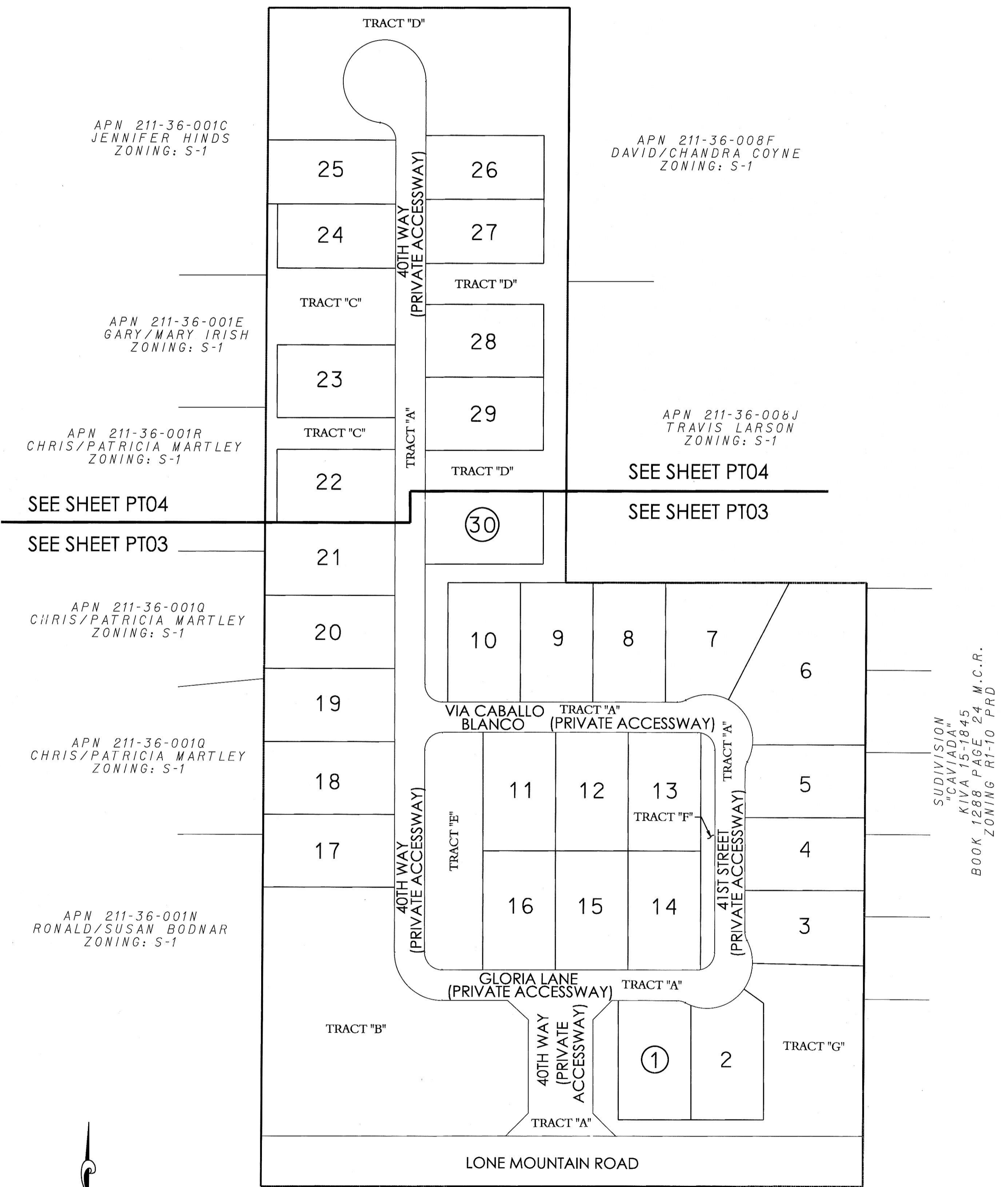
PROJECT NO.
5002
DATE: 6/28/2017
SHEET NO.
PT01
1 of 4

KIVA 16-1575
SDEV 1600319
QS 55-37
PLAT 170026

40th ST. & LONE MTN.

APN 211-36-007N
4032 E. FOREST PLEASANT INC.
ZONING: RU-43

FOREST PLEASANT PLACE



APN 211-36-008F
DAVID/CHANDRA COYNE
ZONING: S-1

APN 211-36-006J
TRAVIS LARSON
ZONING: S-1

SEE SHEET PT04
SEE SHEET PT03

APN 211-36-001Q
CHRIS/PATRICIA MARTLEY
ZONING: S-1

APN 211-36-001Q
CHRIS/PATRICIA MARTLEY
ZONING: S-1

APN 211-36-001N
RONALD/SUSAN BODNAR
ZONING: S-1

TATUM RANCH COMMUNITY ASSOCIATION
ZONING R1-6

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haroj

SUBDIVISION
"CAVIADA"
KIVA 16-1575
BOOK 1288 PAGE 24 M.C.R.
ZONING R1-10 PRD

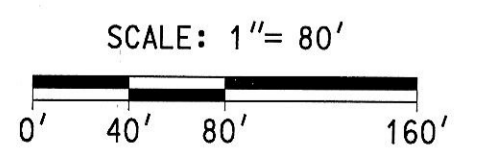
CURVE TABLE					
NO.	RADIUS	ARC	DELTA	CHORD-BEARING	CHORD
1	36.00	56.54	90°00'00"	S45°13'37.0"E	50.91'
2	19.42	9.66	28°30'47"	S75°58'13.5"E	9.56'
3	50.00	128.31	147°01'34"	N44°46'23.0"E	95.89'
4	19.42	9.66	28°30'47"	N14°29'00.5"W	9.56'
5	19.42	9.66	28°30'47"	N14°01'46.5"E	9.56'
6	50.00	128.31	147°01'34"	N45°13'37.0"W	95.89'
7	19.42	9.66	28°30'47"	S75°30'59.5"W	9.56'
8	19.42	30.50	90°00'00"	N45°13'37.0"W	27.46'
9	45.58	209.87	263°49'04"	S47°51'51.0"W	67.84'
10	19.42	28.41	83°49'04"	S42°08'09.0"E	25.94'
11	52.58	82.59	90°00'00"	S45°13'37.0"E	74.36'
12	19.42	30.50	90°00'00"	N44°46'23.0"E	27.46'
13	19.42	30.50	90°00'00"	S45°13'37.0"E	27.46'
14	19.42	30.50	90°00'00"	S44°46'23.0"W	27.46'
15	19.42	30.50	90°00'00"	N45°13'37.0"W	27.46'

AREA TABLE	
LOT AREA	7.40 ACRES
TRACT AREA	6.49 ACRES
R/W AREA	0.84 ACRES
TOTAL AREA	14.83 ACRES

LOT TABLE		
LOT#	AREA (SF)	AREA (ACRES)
1	10,369	0.24
2	10,289	0.24
3	10,393	0.24
4	10,545	0.24
5	10,457	0.24
6	21,602	0.50
7	13,031	0.30
8	10,462	0.24
9	10,460	0.24
10	10,460	0.24
11	10,400	0.24
12	10,400	0.24
12	10,400	0.24
14	10,400	0.24
15	10,400	0.24
16	10,400	0.24
17	11,584	0.27
18	11,552	0.27
19	11,520	0.27
20	11,487	0.26
21	11,455	0.26
22	10,400	0.24
23	10,400	0.24
24	9,100	0.21
25	9,874	0.23
26	9,100	0.21
27	9,100	0.21
28	10,400	0.24
29	10,400	0.24
30	10,400	0.24

- LEGEND:**
- ☐ SECTION MONUMENTATION - AS NOTED
 - △ SUBDIVISION CORNER - AS NOTED TO BE SET AT COMPLETION OF CONSTRUCTION
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 - - - EASEMENT LINE
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 - - - ADJACENT PARCEL LINE
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 - MAG MARICOPA ASSOCIATION OF GOVERNMENTS
 - A.P.N. ASSESSOR'S PARCEL NUMBER

TRACT AREA AND USAGE TABLE		
TRACT	AREA (ACRES)	DESCRIPTION OF USE
A	1.92	PRIVATE ACCESS WAY OVER WHICH IS HEREBY DEDICATED TO THE PUBLIC AN EASEMENT FOR DRAINAGE, REFUSE COLLECTION, EMERGENCY AND SERVICE TYPE VEHICLES. SEWER EASEMENT, WATER EASEMENT
B	1.41	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE/SWE, EX. ELECTRICAL EASEMENT
C	0.45	OPEN SPACE, LANDSCAPING, DRAINAGE, RETENTION, PUE/SWE
D	1.60	OPEN SPACE, DRAINAGE, LANDSCAPING, WATER & EMERGENCY ACCESS EASEMENT, PUE/SWE
E	0.38	OPEN SPACE, RETENTION, DRAINAGE, LANDSCAPING, PUE/SWE
F	0.09	OPEN SPACE, LANDSCAPING, PUE/SWE
G	0.64	OPEN SPACE, DRAINAGE, LANDSCAPING, PUE/SWE
TOTAL TRACT AREA		6.49 ACRES



FINAL PLAT FOR 40TH STREET & LONE MOUNTAIN

KEY MAP & TABLES
FINAL PLAT
FOR
40TH STREET & LONE MOUNTAIN



3 ENGINEERING, LLC 4370 E. THOMAS ROAD SUITE #300 SCOTTSDALE, ARIZONA 85251 PHONE: (602) 334-4387 FAX: (602) 490-3230 WWW.3ENGINEERING.COM	PROJECT NO. 5002 DATE: 6/28/2017 SHEET NO. PT02 2 of 4
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KIVA 16-1575
SDEV 1600319
QS 55-37
PLAT 170026

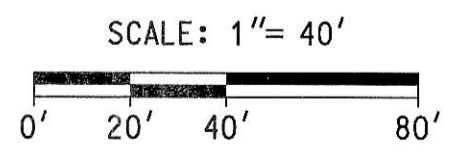
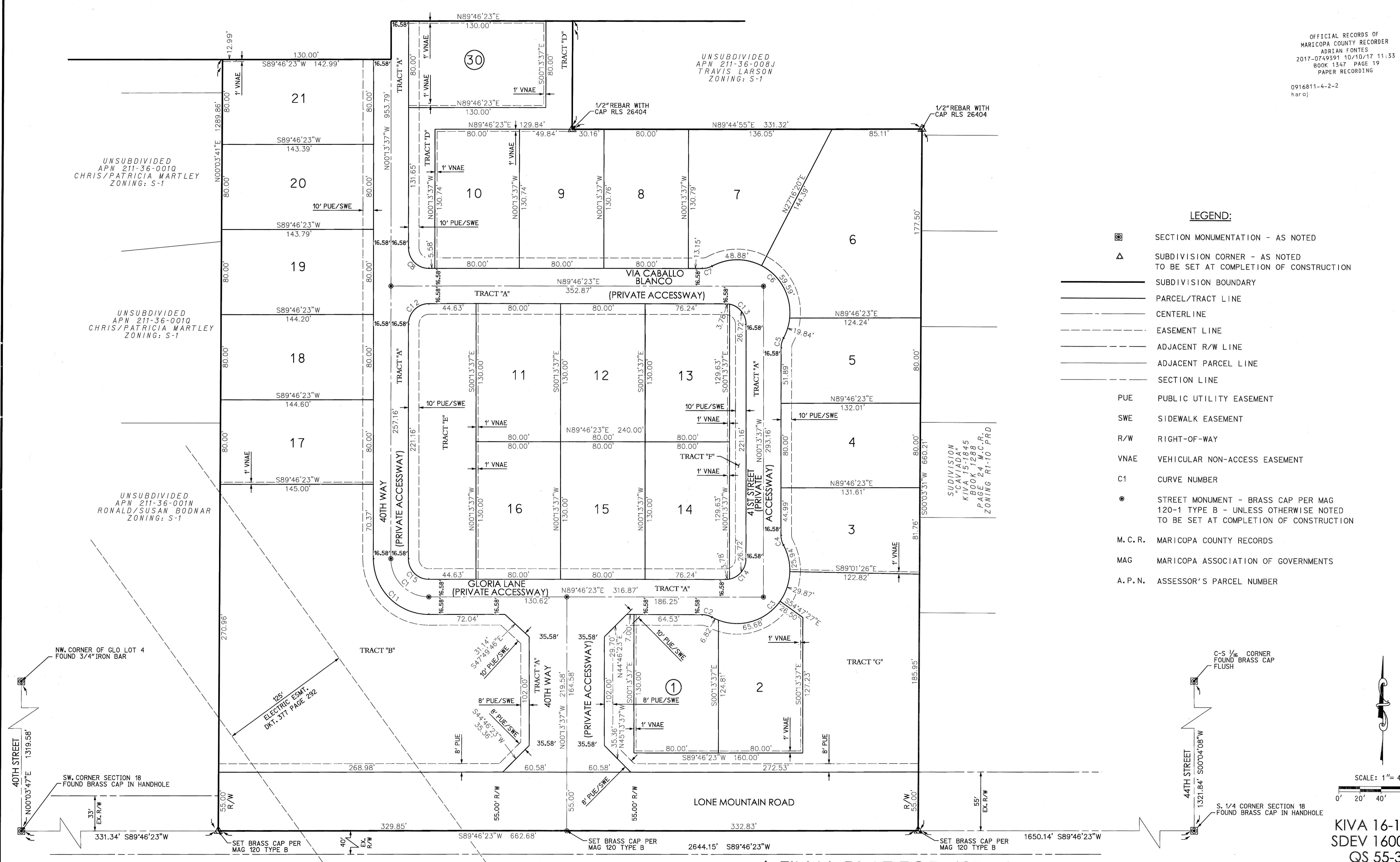
MATCHLINE - SEE SHEET PT04

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2017-0749591 10/10/17 11:33
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PAPER RECORDING

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haroj

LEGEND:

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- A. P. N. ASSESSOR'S PARCEL NUMBER



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FINAL PLAT FOR 40TH STREET & LONE MOUNTAIN

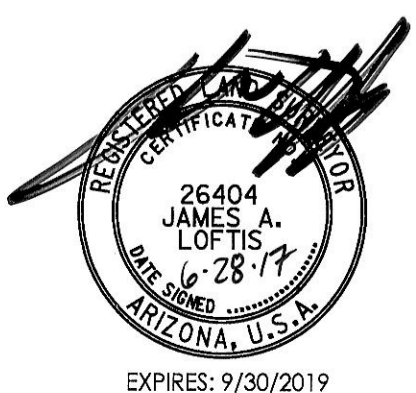
FINAL PLAT SHEET
FINAL PLAT
FOR
40TH STREET & LONE MOUNTAIN

3e engineering
planning civil engineering surveying

3 ENGINEERING, LLC
6370 E THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
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WWW.3ENGINEERING.COM

PROJECT NO.
5002
DATE: 6/28/2017
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SUBDIVISION
TATUM RANCH COMMUNITY ASSOCIATION
ZONING R1-6



UNSUBDIVIDED
APN 211-36-0010
CHRIS/PATRICIA MARTLEY
ZONING: S-1

UNSUBDIVIDED
APN 211-36-0010
CHRIS/PATRICIA MARTLEY
ZONING: S-1

UNSUBDIVIDED
APN 211-36-001N
RONALD/SUSAN BODNAR
ZONING: S-1

UNSUBDIVIDED
APN 211-36-008J
TRAVIS LARSON
ZONING: S-1

SUBDIVISION
"CAVIADA"
KIVA 15-8845
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NW CORNER OF GLO LOT 4
FOUND 3/4" IRON BAR

C-S 1/8" CORNER
FOUND BRASS CAP
FLUSH

SW CORNER SECTION 18
FOUND BRASS CAP IN HANDHOLE

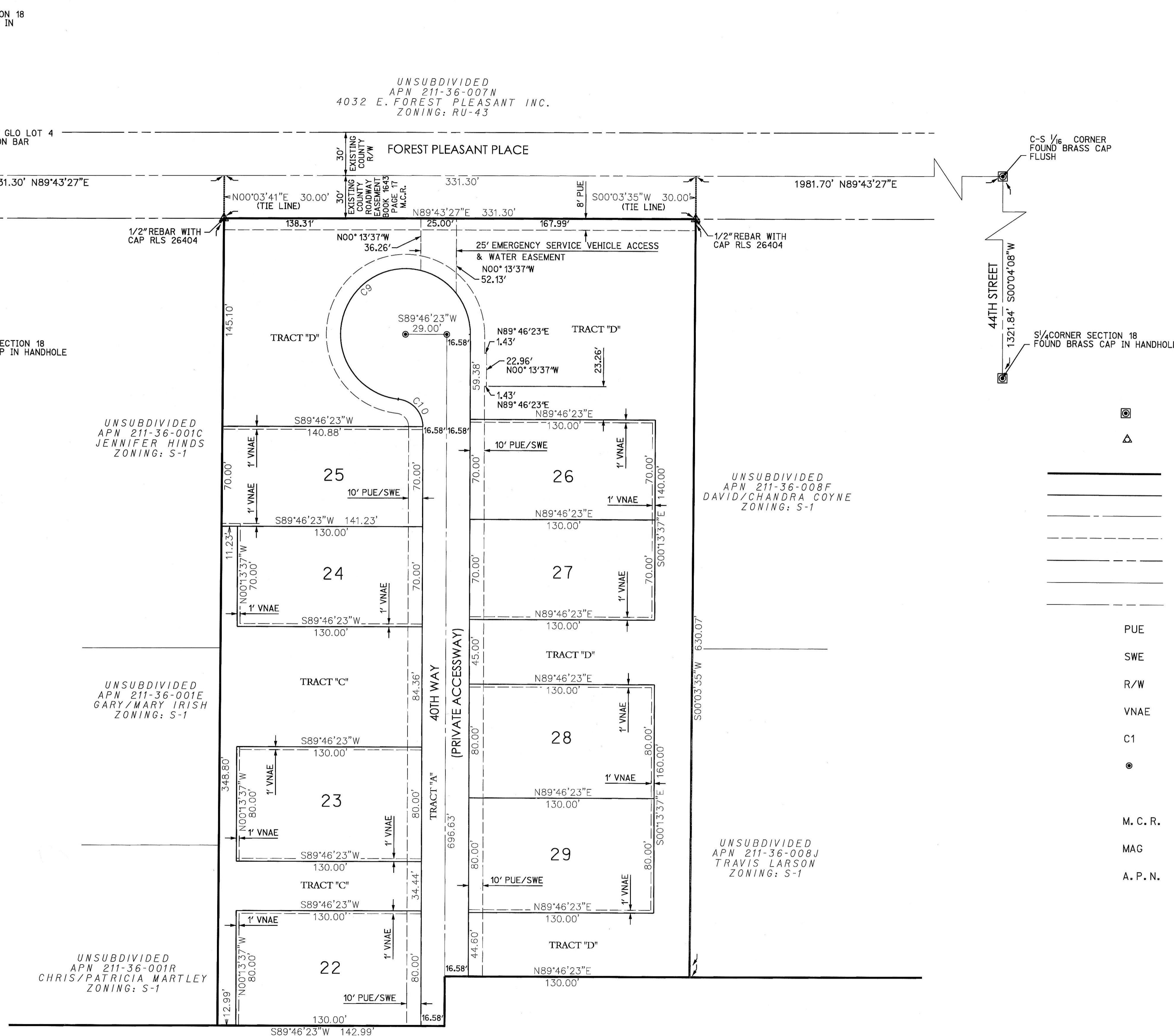
S-1/4 CORNER SECTION 18
FOUND BRASS CAP IN HANDHOLE

SET BRASS CAP PER
MAG 120 TYPE B

SET BRASS CAP PER
MAG 120 TYPE B

SET BRASS CAP PER
MAG 120 TYPE B

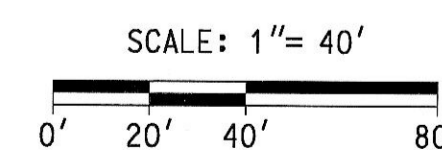
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 APN 211-36-007N
 4032 E. FOREST PLEASANT INC.
 ZONING: RU-43



LEGEND:

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MATCHLINE - SEE SHEET PT03



KIVA 16-1575
 SDEV 1600319
 QS 55-37
 PLAT 170026



FINAL PLAT FOR 40TH STREET & LONE MOUNTAIN

FINAL PLAT SHEET
 FINAL PLAT
 FOR
 40TH STREET & LONE MOUNTAIN



3 ENGINEERING, LLC 6370 W. THORNDIKE ROAD SUITE # 200 SCOTTSDALE, ARIZONA 85251 PHONE: (602) 334-4387 FAX: (602) 490-5280 WWW.3ENGINEERING.COM	PROJECT NO. 5002 DATE: 6/28/2017 SHEET NO. PT04 4 of 4
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DRAWN BY: MATTHEW XU