

DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS:

THAT (NAME OF PROPERTY OWNER), AS OWNER HAS SUBDIVIDED UNDER THE NAME OF (THE NAME OF THE FINAL PLAT), (PROVIDE THE LOCATION OF THE PROPERTY – SECTION, TOWNSHIP, RANGE), OF THE GILA AND SALT RIVER MERIDIAN, CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS (TYPE OF PLAT) AS AND FOR THE PLAT OF (NAME OF PLAT), AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVE 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.

IF THERE IS RIGHT-OF-WAY BEING DEDICATED, ADD THE FOLLOWING STATEMENT:

(NAME OF PROPERTY OWNER), HEREBY DEDICATES IN FEE, ALL RIGHTS TITLE AND INTEREST TO THE CITY OF AVONDALE FOR USE AS SUCH, THE STREET RIGHT OF WAYS AS SHOWN ON SAID MAP AND INCLUDED IN THE ABOVE-DESCRIBED PREMISES.

IF THERE IS A PUBLIC UTILITY EASEMENT BEING DEDICATED, ADD THE FOLLOWING STATEMENT:

A PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED TO THE CITY OF AVONDALE AS SHOWN HEREON.

IF THERE IS A MAINTENANCE IMPROVEMENT DISTRICT (MID) ASSOCIATED WITH THE PLAT, ADD THE FOLLOWING STATEMENT:

THE CITY IS HEREBY GRANTED AN EASEMENT FOR MAINTENANCE OF LANDSCAPING, IRRIGATION, DRAINAGE FACILITIES, HARDSCAPE AND RETENTION AREAS ON (IDENTIFY THE TRACTS). THIS EASEMENT MAY BE EXERCISED BY THE CITY OF AVONDALE AT ANY SUCH TIME WHEN THE GRANTOR, ITS SUCCESSORS OR ASSIGNEES, INCLUDING A (NAME OF THE COMMUNITY ASSOCIATION) FORMED OVER THIS SUBDIVISION FAILS TO EXIST AND PROVIDE THE REQUIRED MAINTENANCE AND OPERATION OF THE LANDSCAPING, IRRIGATION, DRAINAGE FACILITIES, RETENTION AREAS, AND/OR HARDSCAPE.

NOTE: MID LANGUAGE IS REQUIRED ONLY FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS.

FINAL PLAT
TYPE AND NAME OF DEVELOPMENT
(Location, Street Address/Cross Roads)
Section, Township & Range

OWNER/DEVELOPER

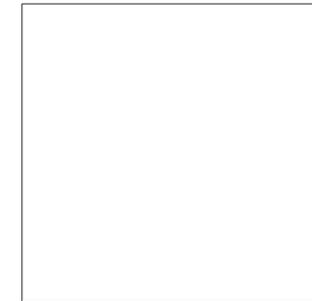
Company
Contact Person
Address
City, State Zip
PHONE:
FAX:

SURVEYOR

Company
Contact Person
Address
City, State Zip
PHONE:
FAX:

ENGINEER

Company
Contact Person
Address
City, State Zip
PHONE:
FAX:



VICINITY MAP



NOTES:

1. ALL LANDSCAPING WITHIN THE LOCAL, COLLECTOR AND ARTERIAL STREET RIGHT-OF-WAY IS TO BE MAINTAINED BY _____ HOMEOWNERS ASSOCIATION EXCLUDING MEDIANS ON ARTERIAL STREETS.
2. ALL UTILITY AND PUBLIC SERVICE EASEMENTS, INCLUDING ANY LIMITATIONS OF EASEMENTS; AND CONSTRUCTION WITHIN SUCH EASEMENTS SHALL BE LIMITED TO UTILITIES, LANDSCAPING AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCES.
3. ALL EXISTING OVERHEAD UTILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH CITY OF AVONDALE MUNICIPAL CODE AND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
4. NO ALTERATIONS SHALL BE MADE TO THE STORM WATER RETENTION AREAS AND APPROVED OR EXISTING CONVEYANCE PATTERNS THAT ARE A PART OF THESE PREMISES WITHOUT WRITTEN APPROVAL BY THE CITY OF AVONDALE.
5. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS SUBDIVISION WITHOUT WRITTEN AUTHORIZATION BY THE CITY OF AVONDALE.
6. NO WALLS/FENCES SHALL BE BUILT WITHOUT PRIOR CITY OF AVONDALE APPROVAL.
8. ALL STORM DRAIN PIPES FROM THE CATCH BASINS TO THE RETENTION BASINS, AND ALL SPILLWAYS FROM THE SCUPPERS TO THE RETENTION BASINS, SHALL BE MAINTAINED BY THE HOA.
9. ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING 100 YEAR, 2 HOUR STORM WITHIN 36 HOURS. OWNER MUST TAKE CORRECTIVE ACTIONS TO BRING THE BASIN INTO COMPLIANCE.

BENCHMARK:

(COA BENCHMARK USED)

BASIS OF BEARING:

(BASIS OF BEARING)

APPROVALS

APPROVED BY THE CITY OF AVONDALE, ARIZONA, THIS _____ DAY OF _____, 20XX.

CITY ENGINEER DATE

CERTIFIED CITY CLERK DATE

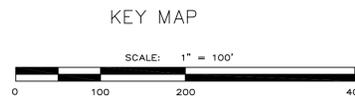
SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF _____, 20XX. THAT THE PLAT IS CORRECT AND ACCURATE. THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED OR ESTABLISHED AS DESCRIBED AND THE LOT CORNERS PERMANENTLY SET.

REGISTERED LAND SURVEYOR DATE (SEAL)

ACKNOWLEDGEMENT:

LEGEND:



SHEET INDEX:

XXX
XXX

LAND AREA TABLE:

GROSS AREA OF PROJECT	XXXX ACRES
RIGHT OF WAY AREA	
LOT 1	
LOT 2	
TRACT A	
TRACT B	

100 YEAR ASSURED WATER SUPPLY:

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREAS OF THE CITY OF AVONDALE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576 ARIZONA REVISED STATUTES.

STREET CLASSIFICATION	R.O.W. DEDICATION	
	SF	AC
LOCAL		
COLLECTOR		
ARTERIAL		

DESIGNED
PLOTTED
(FIRM INFORMATION HERE)

DEVELOPER/OWNER
NAME
PROJECT NAME
NAME
PLAT TYPE
FINAL PLAT

ORIGINAL PLAN DATE

LATEST REVIEW DATE

SHEET NUMBER
OF

PROJECT NUMBER
XXXX