



Final Plat

Requirement and Process Overview

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The Final Plat process is intended to provide for the detailed planning and review of a Final Plat and related supporting documents. The Final Plat process is the third step of a three-part subdivision process. The Final Plat must be designed in substantial conformance with the approved Preliminary Plat and any conditions added at the time of Preliminary Plat approval.

Important Note

Please note that all applications and fees must be submitted electronically via the City of Mesa's DIMES portal. To set up an account visit:

<http://mesaaz.gov/business/development-services/planning>

Click on the dimes logo to get started:



For an application to be accepted, the applicant must provide all of the required information described on the submittal checklist at the time of formal submittal. It shall be the responsibility of the applicant to ensure the accuracy and completeness of the request. Incomplete applications will NOT be accepted.

Required Documents:

The following checklist is intended to provide an outline for applicants to ensure a complete submittal and avoid processing delays due to inadequate information. Final Plat applications shall include all items listed in the following checklist.

- Application – submitted through the DIMES portal:
<https://aca.accela.com/MESA/Default.aspx>
- Application Fee – consistent with the City of Mesa’s Fee Schedule.
- Title Report – along with all recorded documents showing proof of ownership.
- Project Narrative – describing the proposed subdivision, including a description of any proposed phasing of improvements and utility installation.
- Final Plat – consisting of the following:
 - Final Plat to be recorded shall be ink on mylar, measuring 24 inches by 36 inches.

Identification Data

- Drawn to a standard engineering scale at no more than one hundred (100) feet to one (1) inch. Use more than one sheet if necessary.
- Proposed name of subdivision, legal description, and acreage.
- Name and address of subdivider, engineer, surveyor, and owners of subject property.
- Date of preparation and all subsequent revisions, scale, and north arrow.

Survey Data

- Boundaries of the tract to be subdivided shall be fully balanced and closed, showing all bearings, distances, and mathematical calculations, determined by an accurate survey in the field. The surveyor/engineer of record shall also provide a copy of the computer closure, properly stamped and signed showing registration number. All dimensions shall be expressed in feet and decimals thereof.
- Any excepted parcel(s) within the plat boundaries shall show all bearings and distances, determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.
- Location and description of cardinal points to which all dimensions, angles, bearings, and similar data on the plat shall be referenced. Each of two (2)

corners of the subdivision traverse shall be tied by course and distance to separate section or quarter section corners.

- Location of all physical encroachments upon the boundaries or the tract.

Descriptive Data

- Name, right-of-way lines, courses, lengths, and width of all public streets, alleys, pedestrian ways, and utility easements; radii, points of tangency, curve lengths, and central angles of all curvilinear streets, alleys, and intersection corners.
- All drainageways, earth fissures, or other natural features shall be shown on the plat. The rights-of-way of all major drainageways shall be dedicated drainage easements or rights-of-way as determined by the Engineering Department.
- All easements for right-of-way provided for public services or utilities and any limitations of the easements. The following notations shall be placed on all final plats: "Construction within easements, except by public agencies and utility companies, shall be limited to utilities and wood, wire, or removable section-type fencing."
- Location, dimensions, and square footage of all lots.
 - All residential lots shall be numbered by consecutive numbers throughout the plat. "Exceptions," "tracts," and "common open space" shall be so designated, lettered, or named and clearly dimensioned. Ownership and maintenance responsibility for common open space areas shall be indicated on the plat.
 - Location, dimensions, bearings, radii, arcs, and central angles of all sites to be dedicated to the City with the use clearly indicated.
 - Location of all adjoining subdivisions with date, book, and page number of recordation noted, or if unrecorded or unsubdivided, so noted.
 - Any deed restrictions or restrictive covenants required or to be imposed upon the plat or any part or parts thereof pertaining to the intended use of the land shall be submitted as a part of the total recording submittal.
- Tract Table – Identification of all tracts, their purpose, and acreages.
- Lot Table – Identify all lot numbers, width & depth, area, lot disturbance area (*for Desert Upland only), and acreage of overall site.

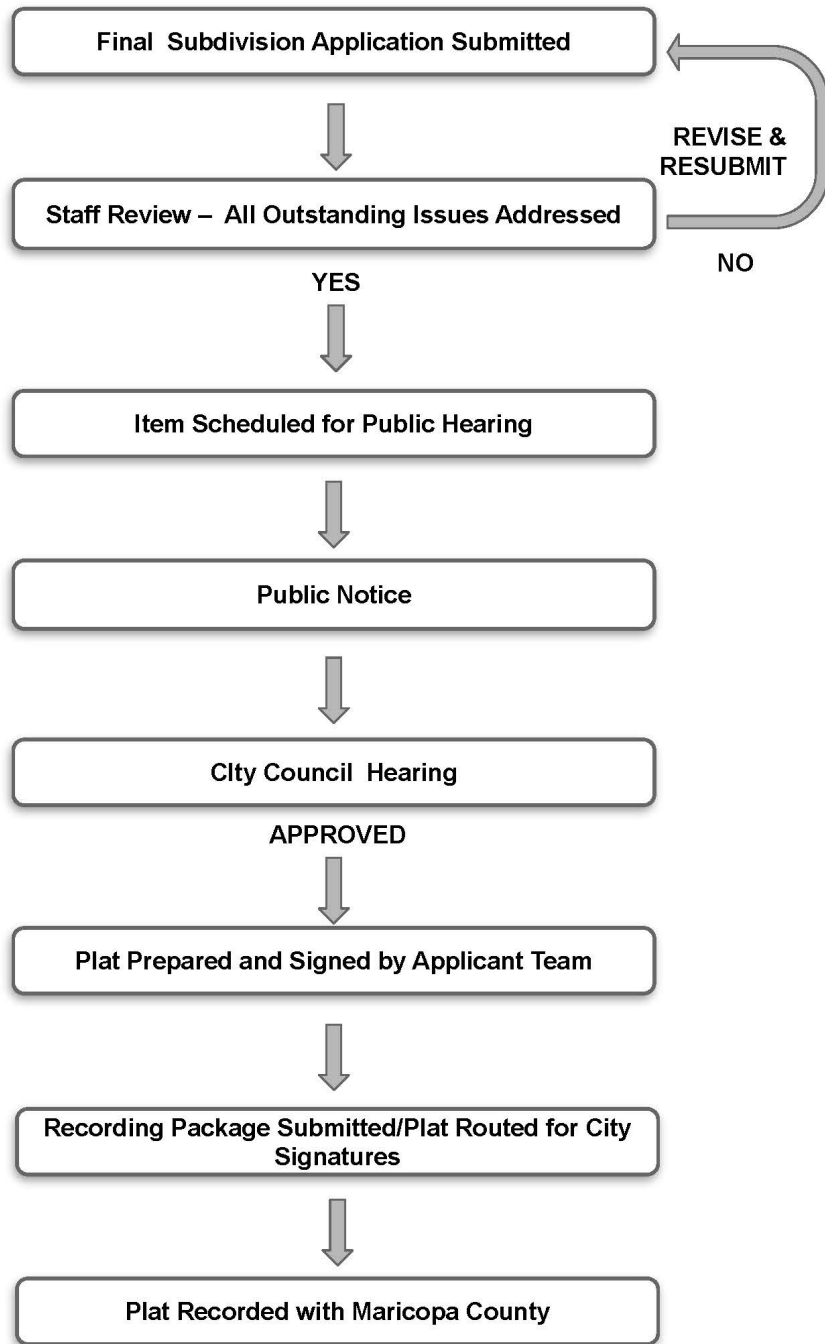
Dedication and Acknowledgment

- Statement of dedication of all streets, alleys, drainage retention basins and drainage ways, pedestrian/bicycle ways, and easements for public use, including sanitation, fire, and other emergency-related vehicles, executed by the person holding title of record, by persons holding titles as vendees under land contract, by spouse of said parties, lienholders, and all other parties having an interest in the property. If lands dedicated are mortgaged, the mortgagee shall also sign the plat.
- Dedication shall include a written location by section, township, and range of the tract. If the plat contains private streets, the public easement which shall be reserved shall include the right to install and maintain utilities in the private street, including refuse collections, fire, and other emergency services.
- Acknowledgment of Dedication. Execution of dedication acknowledged and certified by a notary public.

Required Certifications

- Certification by the registered land surveyor preparing the plat that the plat is correct and accurate and that the monuments described in it have either been set or located as described. All maps shall contain the seal of a registered land surveyor, as per Arizona Revised Statutes (ARS).
- Certification by the City Engineer of plat approval and that the plat lies within the domestic water service area of the City of Mesa, designated as having an assured water supply in accordance with Arizona Revised Statutes, and that all engineering conditions and requirements have been complied with. In cases of private water companies, the owner of the private water company shall sign the assured water supply statement.

FINAL SUBDIVISION PLAT PROCESS



Standard Dedication Language

DEDICATION

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT [insert full name of owner entity, and type of entity (e.g., a Delaware limited liability company)], AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR [name the subdivision or community], LOCATED IN [make quarter section and township reference, if applicable], 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.

[Insert full name of owner entity] 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.

WITHOUT LIMITING IN ANY MANNER THE DEDICATIONS AND RIGHTS CREATED IN FAVOR OF THE CITY OF MESA, ARIZONA BY THIS FINAL PLAT, THE COSTS OF PUBLIC INFRASTRUCTURE CONSTRUCTED OR INSTALLED IN THE RIGHTS OF WAY OR PUBLIC EASEMENTS ESTABLISHED BY THIS FINAL PLAT MAY BE FINANCED WITH, AND THE DEVELOPER REIMBURSED BY, THE PROCEEDS OF BONDS ISSUED BY A COMMUNITY FACILITIES DISTRICT, IN ACCORDANCE WITH THE TERMS OF A DEVELOPMENT, FINANCING PARTICIPATION AND INTERGOVERNMENTAL AGREEMENT. [Omit the preceding paragraph if no CFD is contemplated. If the CFD is already formed, make specific reference to it, and to the CFD development agreement.]

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 PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. THE DEDICATION OF REAL PROPERTY MARKED AS STREETS ON THIS PLAT IS A DEDICATION TO THE CITY OF MESA, IN FEE, FOR THE CITY'S USE AS PUBLIC RIGHT-OF-WAY. THE DEDICATION OF REAL PROPERTY MARKED AS PUBLIC UTILITY AND FACILITIES EASEMENTS IS A DEDICATION OF A PUBLIC UTILITY AND FACILITIES EASEMENT TO THE CITY, WITH SUCH DEDICATION INCLUDING THE FOLLOWING USES: 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 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 [insert full name of owner entity] 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 OR STRUCTURE OF ANY NATURE OR KIND WHATSOEVER, INCLUDING WITHOUT LIMITATION FENCES, NOR ANY PART OF SAME, SHALL BE CONSTRUCTED, INSTALLED OR PLACED ON OR OVER SAID EASEMENT OR ANY PART THEREOF BY [insert full name of owner entity] OR THE SUCCESSORS OR ASSIGNS OF [insert full name of owner entity] AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY [insert full name of owner entity] OR THE SUCCESSORS OR ASSIGNS OF [insert full name of owner entity] 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.

[insert full name of owner entity] HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "SIGHT VISIBILITY EASEMENT" OR "SVE" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO LANDSCAPING OTHER THAN GROUND COVER, FLOWERS AND GRANITE LESS THAN 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 THAN 8 FEET APART.

[insert full name of owner entity] 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:

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT AS TRACT [identify tract] IS 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.

[insert full name of owner entity] 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 [insert full name of owner entity] WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

[Insert full name of owner entity, and type of entity (e.g., a Delaware limited liability company)], AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS ___ DAY OF _____, 2012.

[Insert full name of owner entity, and type of entity (e.g., a Delaware limited liability company)]

BY: [Insert title of signer and relationship to owner entity]

Signature Block:

APPROVALS

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

BY: _____
MAYOR DATE

ATTEST: _____
CITY CLERK DATE

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

APPROVED: _____
CITY ENGINEER DATE

Standard notes:

Required:

“Public Utility and Facility Easements (PUFE) will be treated like Public Utility Easements when determining who pays relocation costs of SRP and Southwest Gas Facilities in PUFE’s on this plat. The definition of Public Easement in M.C.C. §9-1-1 includes the PUFEs on this plat, the term “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).”

“The City of Mesa is not responsible for and will not accept maintenance of any private utilities, private facilities, private drainage facilities or landscaped areas within the project, or landscaping within adjacent right-of-way.”

“Construction within utility easements except by public agencies and utility companies, shall be limited to utilities, paving, and wood, wire, removable section type fencing.”

“Utility lines are to be constructed underground as required by the Arizona Corporation Commission General Order R. (42) 33.”

“Electrical lines to be constructed underground as required by the Arizona Corporation Commission General Order R-14-2-133.”

“The City of Mesa is not responsible for and will not accept maintenance of any private drainage facilities, private utilities, private facilities, or landscaped areas within the project or within the public rights-of-way along [redacted] [list the public street names].”

“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.”

“This Development is within the City of Mesa Water Supply (Service) area and has been designated as having an Assured Water Supply.”

“All utilities shall be installed underground.”

“Electrical lines to be constructed underground as required by the Arizona Corporation Commission.”

Notes to be provided if applicable:

“This subdivision is subject to the City of Mesa Desert Uplands Development Standards. [Add this note if the project is located in the City of Mesa designated DU].”

“Individual lot Engineers are to provide engineering calculations to the City of Mesa that shows the development of the lot will not increase the flows produced by the lot in the existing condition.”

“Individual lot Engineers must comply with any section 401 or 404 requirements for this subdivision that have been permitted with the CORPS of Engineers.”

“Individual lot Engineer(s) will obtain approved Drainage Report(s) from the City of Mesa and comply with those requirements. Individual lot owners of these custom lots or their Engineers are responsible for the grading and hydraulic design of the improvements to the lots. This includes, but is not limited to, lot grading, protection from flood inundation, scour protection, protection from lateral migration of the washes, as well as the handling of local drainage. Including possible additional lot retention, if required.”

“Drive in Tract “A” will serve as access to lot numbers _____ [list lot numbers]. The proposed lots will be graded and bermed with 12-inch high berms to accommodate irrigation flows. These graded bermed areas will also function as retention basins to contain storm water run off on-site. Each lot is designed as a single water shed. Retention basins will have 6:1 sideslopes on all sides. All runoff from existing and proposed areas will be collected in the irrigated turf areas surrounding the residential structures on each lot. No off-site flows enter this site. Finished floor elevations and private drive areas to be 12-inches above retention high water line(s).”

“The _____ [insert the Home Owners Association or Business Owners Name] will have the responsibility for maintaining the “Common Areas” to be noted as Tracts or Easements including landscaping and drainage facilities in accordance with approved construction documents (plans).”

“Whenever Drainage Easements are greater than the standard setbacks, the Easement Line will become the new required Building Set Back.”

“All units shown on this plat shall each have a Fire Sprinkler System. These Fire Sprinkler Systems shall meet the requirements of the Mesa Fire Code.”

“The area within the sight visibility easement and or triangle is to be clear of landscaping, signs, fences, or other items higher than 36-inch above street grades in these areas.”

“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 with in 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 Homeowners Association, Business Owner's Association, or the property owner(s).”

“This subdivision is subject to the “Development Agreement” between the City of Mesa and _____, recorded in document no. _____, M.C.R., Dated, _____.”

“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.”

“Tract _____ is hereby dedicated as an easement for ingress/egress for refuse and emergency vehicles, public utilities and facilities and drainage purposes. To the City of Mesa for use as such the public utility and facilities easements, the controlled vehicular access easement and a blanket easement upon, across, over and under all accessways for ingress and egress for refuse and emergency type vehicles.”

“Proposed or future landscape and irrigation systems that are to be designed and installed within any PUF or PUE must be designed in accordance with the City of Mesa Procedure Manual for Landscape and Irrigation Standards.”

“This subdivision is subject to the City of Mesa Residential Development Guidelines as well as the building form standards established in the City of Mesa Zoning Ordinance.”

Airport related plat notes:

Falcon Field

“This property, due to its proximity to Falcon Field Airport and The Boeing Company Flight Operations Facility, will experience aircraft overflights, which are expected to generate noise levels and other effects that may be of concern to some individuals. The mix of aviation activities and types of aircraft expected to be located at Falcon Field Airport and The Boeing Company Flight Operations Facility now and in the future may include, but is not limited to: scheduled and unscheduled commercial charters, commercial air carriers and commercial and military air cargo operations, and military and developmental aircraft testing and operations, all of which are expected to use large commercial and military aircraft, corporate and executive jets, helicopters, general aviation aircraft, aviation flight training schools using training aircraft and high performance military jets and aircraft. The size of aircraft and frequency of use of such aircraft may change over time depending on market and technology changes. Information regarding aircraft operations and airport development is available through the Falcon Field Airport administration office.”

“The property covered by this plat is subject to that certain Aircraft Operation, Sound and Avigation Easement And Release For Falcon Field Airport and Flight Operations At The Boeing Company Flight Operations Facility dated [REDACTED], and recorded in the Maricopa County Recorder’s Office as Recording No. [REDACTED]. Refer to the Easement for details. This subdivision is within [REDACTED] ([REDACTED]) miles of Falcon Field Airport and ([REDACTED]) mile of The Boeing Company Flight Operations Facility.”

“Noise attenuation measures have been, or are to be, incorporated into the design and construction of the homes to achieve a noise level reduction to 45 decibels.”

Phoenix-Mesa Gateway

“This property, due to its proximity to Phoenix-Mesa Gateway are likely to experience aircraft overflights, which could generate noise levels that may be of concern to some individuals. Information regarding aircraft operations and airport development is available through the Phoenix-Mesa Gateway Airport administration office.”

“An Avigation Easement and Release for this plat is recorded with Maricopa County Recorder. This subdivision is within [REDACTED] miles of Phoenix-Mesa Gateway Airport. Information regarding aircraft operations and airport development is available through the airport administration office.”

“Noise attenuation measures have been, or are to be, incorporated into the design and construction of the homes to achieve a noise level reduction to 45 decibels.”