

PRELIMINARY PLAT OF "BIRCHWOOD CIRCLE BUSINESS CENTER" **A RE-PLAT OF LOT 8 OF BROADWAY BUSINESS PARK, BOOK 229** **OF MAPS, PAGE 24, AND CCI BUSINESS CENTER, BOOK 289 OF MAPS,** **PAGE 34, MARICOPA COUNTY RECORDS**

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA
 COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS, BROADWOOD CIRCLE INVESTORS, INC., AS OWNER, HAS SUBMITTED UNDER THE NAME OF "BIRCHWOOD CIRCLE BUSINESS CENTER" LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND HEREBY PUBLICLY AND PLAT FOR THE PLAT OF "BIRCHWOOD CIRCLE BUSINESS CENTER" A COMMON AREA, SUBDIVISION AND HEREBY DEDICATES SAID PLAT AND ITS FORM THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS AND EASEMENTS CONVEYING SAME, AND THAT EACH LOT AND TRACT SHALL BE KNOWN BY THE NUMBER, OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT. BROADWOOD CIRCLE INVESTORS, INC., AS OWNER, HEREBY DEDICATES TO THE CITY OF MESA, FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SETS TO BE DEDICATED ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

PUBLIC UTILITY EASEMENTS ARE DEDICATED FOR THE BENEFITS OF PUBLIC UTILITIES AND ARE LOCATED HEREON SHOWN, IN, OVER AND UNDER THE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF NECESSARY UTILITIES, PUBLIC UTILITIES LOCATING UTILITY FACILITIES IN THIS PUBLIC UTILITY EASEMENT SHALL COMPLY WITH THE CODES AND REGULATIONS OF THE CITY OF MESA, ARIZONA. SUCH PUBLIC UTILITIES SHALL BE AND REMAIN RESPONSIBLE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE AND REPAIR OF SAID UTILITY FACILITIES.

TRACT "A" IS HEREBY DEDICATED AS A COMMON AREA TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. AN EASEMENT FOR DRAINAGE IS HEREBY DEDICATED UNDER TRACT "A".

OWNER WARRANTS AND REPRESENTS TO THE CITY OF MESA TO BE THE SOLE OWNER OF THE PROPERTY COVERED HEREIN AND THAT EVERY LEASE, EASEMENT, MORTGAGE, OR OTHER PERSON, OR ENTITY, HAVING ANY INTEREST IN THE LAND ADJACENT TO OR INCIDENT WITH THE DESCRIBED CONVEYANCE, OR OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT HAS CONSENTED TO OR JOINED IN THIS PLAT AS EVIDENCED BY INSTRUMENTS WHEN RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE, ON WHICH OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF,
 BROADWOOD CIRCLE INVESTORS, INC.

BY:

 SECRET

ACKNOWLEDGMENT

STATE OF ARIZONA
 COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _____, 2014, BY _____, IN THEIR AUTHORIZED CAPACITY ON BEHALF OF BROADWOOD CIRCLE INVESTORS, INC.

MY COMMISSION EXPIRES

NOTARY PUBLIC

DESCRIPTION

SUBJECT PORTION OF LOT 8, BROADWAY BUSINESS PARK, ACCORDING TO BOOK 229 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 8, THENCE SOUTHWEST 89 DEGREES 00 MINUTES 00 SECONDS EAST, 251.50 FEET, ALONG THE EAST LINE OF SAID LOT 8 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BROADWAY ROAD;
 THENCE ALONG A CURVE TO THE LEFT 32.17 FEET, SAID CURVE HAVING A RADIUS OF 26.80 FEET, A CENTRAL ANGLE OF 26 DEGREES 31 MINUTES 47 SECONDS AND LONG CHORD BEARING SOUTH 70 DEGREES 11 MINUTES 02 SECONDS WEST, 31.62 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THENCE NORTH 89 DEGREES 00 MINUTES 00 SECONDS WEST, 141.61 FEET, THENCE SOUTH 89 DEGREES 00 MINUTES 00 SECONDS WEST, 225.10 FEET TO A POINT ON THE WEST LINE OF SAID LOT 8;
 THENCE THE FOLLOWING TWO COURSES BEING ALONG SAID WEST LINE OF LOT 8:
 1) NORTH 03 DEGREES 00 MINUTES 00 SECONDS EAST, 75.75 FEET; AND
 2) NORTH 14 DEGREES 17 MINUTES 34 SECONDS EAST, 48.53 FEET, THENCE NORTH 89 DEGREES 00 MINUTES 00 SECONDS EAST, 231.87 FEET ALONG THE NORTH LINE OF SAID LOT 8 TO THE POINT OF BEGINNING.

AND:

LOT 1, BROADWAY BUSINESS PARK, AND TRACT A, CCI BUSINESS CENTER, ACCORDING TO BOOK 289 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA.

OWNER

BROADWOOD CIRCLE INVESTORS, INC.
 3125 N. OLAHUE STREET, SUITE 1
 CHANDLER, ARIZONA 85225

NOTES

- CONSTRUCTION WITHIN PUBLIC EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES AND WEDD, WINE OR REMOVABLE SECTION TYPE FENCING, UNLESS APPROVED BY THE CITY OF MESA.
- ALL UTILITIES SHALL BE CONSTRUCTED UNDERGROUND.
- ELECTRIC LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION.
- ALL COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION.
- A PROPERTY OWNERS ASSOCIATION SHALL MAINTAIN PRIVATE UTILITIES, PRIVATE FACILITIES, COMMON AREA LANDSCAPING AND LANDSCAPING IN THE RIGHT-OF-WAY ADJACENT TO THE PROJECT. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE FOR SUCH AREAS.
- 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 DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION OF THE CITY OF MESA.
- ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING THE 50-YEAR STORM WITHIN 36 HOURS, OTHERWISE, IF ANY EXISTING BASIN FAILS TO MEET THIS REQUIREMENT, MUST TAKE CORRECTIVE ACTION TO BRING THE BASIN INTO COMPLIANCE.
- ALL DRYWELLS SHOWN ON THIS PROJECT SHALL BE MAINTAINED BY THE OWNERS AND ARE TO BE REPLACED BY THE OWNERS WHEN THEY CEASE TO DRAIN THE SURFACE WATER IN A 30 DAY PERIOD. REGULAR MAINTENANCE OF THE DRYWELL SUMP CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL.
- A VEHICULAR AND PEDESTRIAN CROSS ACCESS EASEMENT IS HEREBY CREATED AMONGST LOTS 1-4 AND TRACT "A", AND ANY FUTURE SUBDIVISIONS THERE OF.

SURVEYORS NOTES

- THE BASES OF BEARINGS IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 19, USING A BEARING OF SOUTH 89 DEGREES 56 MINUTES 55 SECONDS WEST, PER THE FINAL PLAT OF BROADWAY BUSINESS PARK, RECORDED IN BOOK 229 OF MAPS, PAGE 24, MARICOPA COUNTY RECORDS.
- ALL FILE INFORMATION AND THE DESCRIPTION SHOWN IS BASED ON A COMMITMENT FOR FILE INSURANCE ISSUED BY FIDELITY NATIONAL FILE AGENTS, ISSUING AGENT FOR FIDELITY NATIONAL FILE INSURANCE COMPANY, ORDER NUMBER 20000001-002-001, DATED MARCH 24, 2014.

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

SUBDIVISION OF "BROADWAY BUSINESS PARK" RECORDED IN BOOK 229 OF MAPS, PAGE 24, MARICOPA COUNTY RECORDS

SUBDIVISION OF "CCI BUSINESS CENTER" RECORDED IN BOOK 289 OF MAPS, PAGE 34, MARICOPA COUNTY RECORDS

SURVEYOR

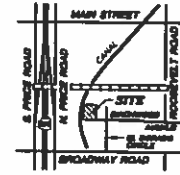
SUPERIOR SURVEYING SERVICES, INC.
 21415 N. 23RD AVENUE
 PHOENIX, AZ 85027
 PHONE: (602) 969-0921
 FAX: (602) 969-0928
 CONTACT: DAVID S. KLEIN

FLOOD ZONE

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 08062C04R, DATED OCTOBER 14, 2013, THE SUBJECT PROPERTY IS LOCATED IN ZONE X (SHADED). ZONE X (SHADED) IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF 1 FEET OR MORE, OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

AREA

LOT NO.	AREA
LOT 1	6,625 SQ. FT. 0.108 ACRES
LOT 2	6,218 SQ. FT. 0.143 ACRES
LOT 3	5,580 SQ. FT. 0.127 ACRES
LOT 4	6,620 SQ. FT. 0.109 ACRES
TRACT "A"	3,618 SQ. FT. 0.083 ACRES
TOTAL	73,751 SQ. FT. 1.725 ACRES



VICINITY MAP
 NOT TO SCALE

APPROVALS

THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LETS WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA, ARIZONA WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576, ARIZONA REVISED STATUTES.

CITY ENGINEER _____ DATE _____

PLANNING MANAGER _____ DATE _____

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE INFORMATION DESCRIBED HEREIN HAVE EITHER BEEN SET ON LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JULY 8, 2014
 DAVID S. KLEIN
 S.E. 40137
 21415 N. 23RD AVENUE
 PHOENIX, AZ 85027

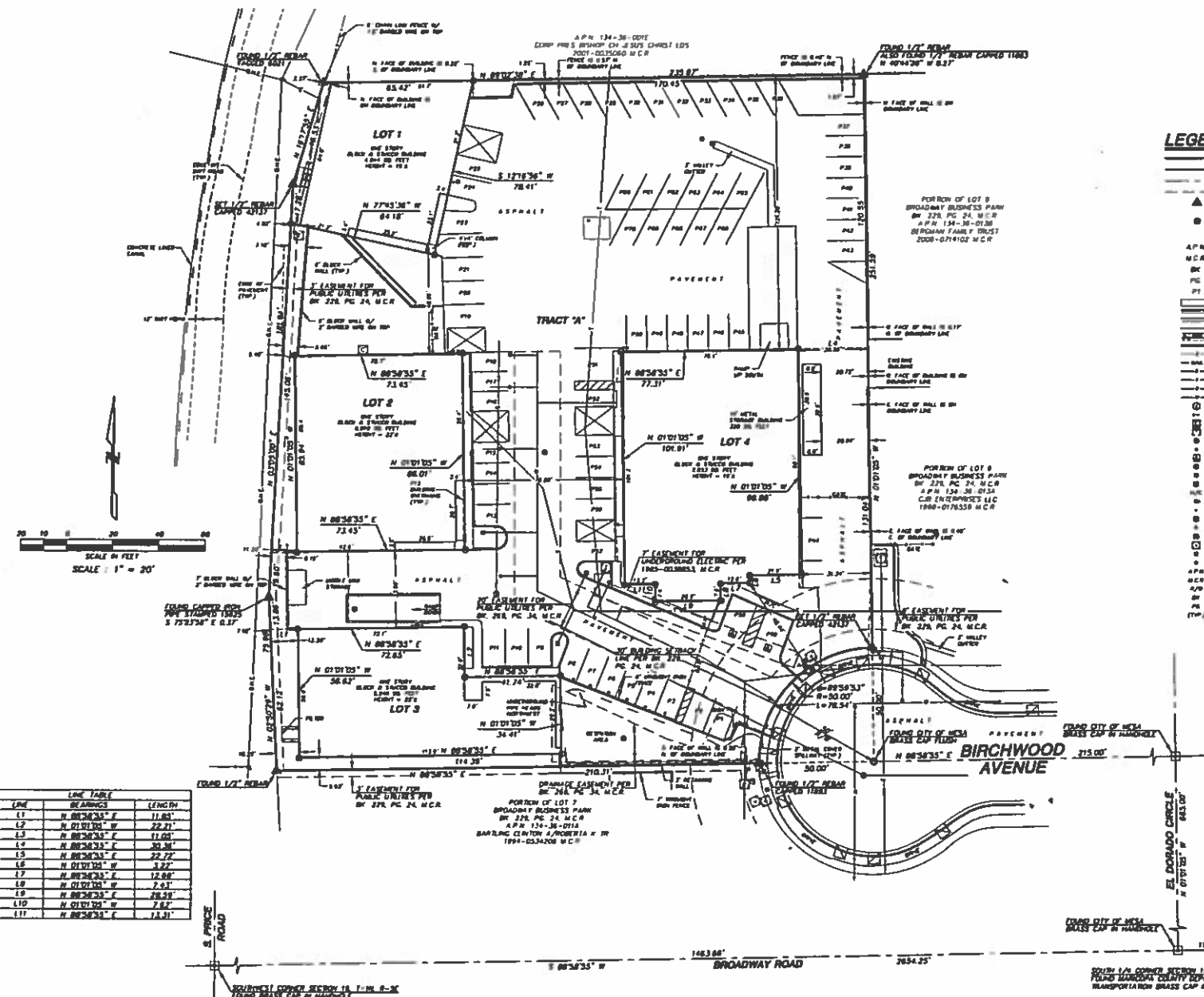


PRELIMINARY PLAT OF
 BIRCHWOOD CIRCLE BUSINESS CENTER
 MESA, ARIZONA

21415 N. 23rd Avenue, Phoenix, AZ 85027
 602-969-0921
 www.superiorsurveyservices.com
 info@superiorsurveyservices.com

SUPERIOR
 SURVEYING SERVICES, INC.

Sheet of 008-001
 SHEET 1 OF 2
 DATE: 7/8/14
 AND JULY 14, 2014



LINE	BEARINGS	LENGTH
L1	N. 88°34'25" E.	11.83'
L2	N. 01°01'05" W.	22.21'
L3	N. 88°34'25" E.	11.05'
L4	N. 88°34'25" E.	35.36'
L5	N. 88°34'25" E.	22.72'
L6	N. 01°01'05" W.	3.22'
L7	N. 88°34'25" E.	12.86'
L8	N. 01°01'05" W.	2.51'
L9	N. 88°34'25" E.	28.58'
L10	N. 01°01'05" W.	2.82'
L11	N. 88°34'25" E.	13.31'

PRELIMINARY PLAT OF
BIRCHWOOD CIRCLE BUSINESS CENTER
MESA, ARIZONA

21415 N. 35th Avenue, Phoenix, AZ 85027
602-448-0223 (office) 602-448-0728 (fax)
www.superior-surveying.com
info@superior-surveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DATE: 3/24/17
DRAWN BY: JRM
CHECKED BY: JRM
DATE: 3/24/17
JOB NO.: 100894

ALTA / ACSM LAND TITLE SURVEY

OF
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 18,
TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA

NOTES

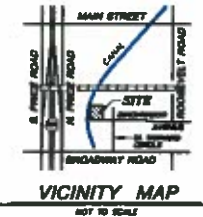
- 1) The basis of bearing is the monument line of Broadway Road, also being the South line of the Southwest Quarter of Section 18, using a bearing of South 88 degrees 00 minutes 55 seconds West, per the Final Plat of BROADWAY BUSINESS PARK, recorded in Book 229 of Maps, Page 24, records of Maricopa County, Arizona.
- 2) All the information and the description shown is based on a Certification for this Survey issued by the Arizona Department of Transportation, Order Number 22000053-023-181, dated March 26, 2014.
- 3) The number of striped parking spaces on the subject property are as follows:
Regular: 60
Handicapped: 70
Total: 130
- 4) The building lines and dimensions shown depict the exterior building footprint of ground level based on their measurements. This information is intended to depict the general configuration of the building or ground level and may or may not be the exact dimensions of the building footprint. The building square footage shown is based on the exterior building footprint and is not intended to reflect the interior or finished area of any building. The building offset dimensions shown are to critical building features. Building heights shown are the measurement between the adjacent natural ground in the highest point on the building underlain by the ground.
- 5) According to TSM Final Insurance Rate Map, Map Number 040103243, dated October 16, 2013, the subject property is located in Zone 1 (Uninsured). Zone 1 (Uninsured) is defined as "Areas of 0.25 or more acres that are not within 150 feet of a water body or water body with a depth of more than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1500 annual floods."
- 6) The survey was not provided with zoning information by the insurer pursuant to Title 10, Chapter 10-101. According to City of Mesa Zoning Map, the subject property is located in Light Industrial District. The following zoning-related information is based solely on the surveyor's interpretation of the City of Mesa Zoning Ordinance. The certification on this survey does not guarantee or provide any warranty that the subject property is in compliance with the zoning regulations shown on this survey or any other zoning regulation that applies to the subject property.
Setback, Setback, Restrictions:
Front: by measurement of adjacent street, according to the same.
Side: Street: 15 ft.
Rear: or Subdivision Collector: 20 ft.
Industrial/Commercial Collector: 30 ft.
Local Street: 20 ft.
Frontage: 30 ft. for buildings; 15 ft. for parking structures.
Building Height Restrictions:
40 feet
Other Zoning Area Restrictions:
1/4
Other Requirements:
Ground Industrial Buildings and Uses: 750 of 1 space per 500 square feet plus 250 of 1 space per 375 square feet
Industrial: 1 space per 600 square feet
- 7) The underground utilities shown are based on information obtained from plans and markings, combined with observed evidence. However, lacking excavation, the exact location of underground features cannot be completely guaranteed and reliability is limited. If this site is to be improved, the utilities and their locations shown on this survey should be verified. Please call on underground utility locator or "GULL STAKE" at 353-1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.
- 8) This ALTA / ACSM Land Title Survey was prepared specifically for the use of the parties named in the certification and their representatives. Use of this survey by any other party is forbidden unless otherwise permitted in writing in advance by Superior Surveying Services, Inc. This survey is not to be used for other purposes. Superior Surveying Services, Inc. shall have no liability for any unauthorized use of this information without their prior written consent.

SCHEDULE "B" ITEMS

- 1) Easements, conditions, covenants and restrictions on set forth on the plat recorded in Book 229 of Maps, Page 24.
Affects: All Parties
- 2) Easements, conditions, covenants and restrictions on set forth on the plat recorded in Book 219 of Maps, Page 38.
Affects: Parties 2
- 3) Easements, conditions, restrictions and easements but nothing in any easements or restrictions, if any, including but not limited to, those based upon race, color, religion, sex, sexual orientation, family status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except in the event that said covenant or restriction is permitted by applicable law, as set forth in the document.
Recording for: Deed 14590, Page 1000
Modification(s) of said easements, conditions and restrictions
Recording for: 02-015507
Affects: All Parties
(AFFECTS SUBJECT PROPERTY - NOT PLATABLE)
- 4) Matters contained in that certain document
(Entire Document Running With the Land)
Dated: December 26, 1993
Recording for: Deed 11, 1993
Recording for: Deed 14590, Page 1024
Affects: All Parties
(AFFECTS SUBJECT PROPERTY - NOT PLATABLE)
- 5) Easements, conditions, restrictions, party rules and easements but nothing in any easements or restrictions, if any, including but not limited to, those based upon race, color, religion, sex, sexual orientation, family status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except in the event that said covenant or restriction is permitted by applicable law, as set forth in the document.
Recording for: 04-198201
Date and changes on set forth in the above mentioned document.
Recording for: 02 Business Center Association
Affects: Parties 2
(AFFECTS SUBJECT PROPERTY - NOT PLATABLE)
- 6) Matters contained in that certain document
(Entire Document Running With the Land)
Dated: July 08, 1994
Recording for: July 08, 1994
Recording for: 04-198204
Affects: Parties 2
(AFFECTS SUBJECT PROPERTY - PERTAINS TO RETENTION BASIN CONSTRUCTED TO RETAIN STREET RUNOFF FROM BROADWOOD CIRCLE - NOT PLATABLE)

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT
SUBDIVISION OF "BROADWAY BUSINESS PARK" RECORDED IN BOOK 229 OF MAPS, PAGE 24, MARICOPA COUNTY RECORDS
SUBDIVISION OF "CO BUSINESS CENTER" RECORDED IN BOOK 269 OF MAPS, PAGE 34, MARICOPA COUNTY RECORDS



DESCRIPTION

PARCEL NO. 1:
That portion of Lot 4, BROADWAY BUSINESS PARK, according to Book 229 of Maps, page 24, records of Maricopa County, Arizona, described as follows:
BEGINNING at the Northwest corner of said Lot 4;
thence South 88 degrees 00 minutes 02 seconds East, 231.90 feet, along the East line of said Lot 4 to a point on the West line of said Lot 4;
thence along a curve to the left 32.17 feet, said curve having a radius of 50.00 feet, a central angle of 36 degrees 51 minutes 07 seconds and tang chord bearing South 79 degrees 13 minutes 02 seconds West, 21.62 feet along said West line of said Lot 4;
thence North 02 degrees 01 minutes 38 seconds West, 141.61 feet, to the West line of said Lot 4;
thence the following long courses being along said West line of Lot 4:
1) North 03 degrees 03 minutes 00 seconds East 73.79 feet and
2) North 16 degrees 17 minutes 35 seconds East, 46.53 feet;
thence North 88 degrees 02 minutes 36 seconds East, 230.87 feet along the North line of said Lot 4 to the POINT OF BEGINNING.

PARCEL NO. 2:
Lots 1 through 4 inclusive, and Tract A, CO BUSINESS CENTER, according to Book 269 of Maps, page 34, records of Maricopa County, Arizona.

AREA = 1725 ACRES
78,197 SQ. FT.

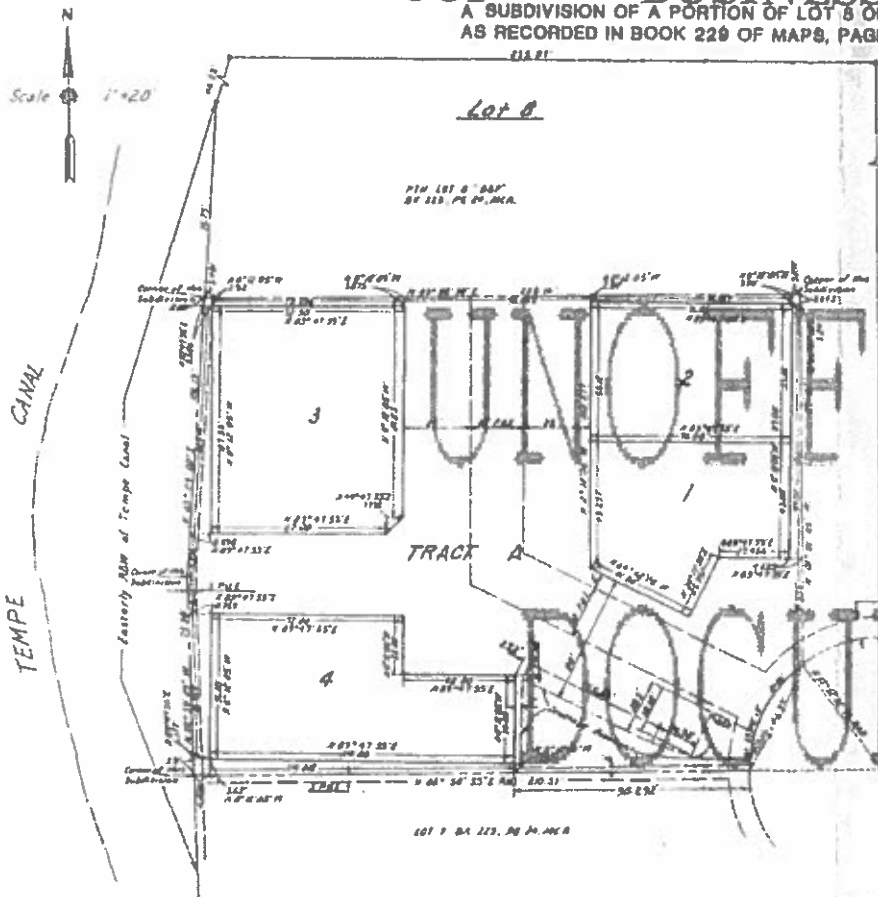
CERTIFICATION

By: BROADWOOD CIRCLE SURVEYS, INC., an Arizona corporation, FIDELITY NATIONAL FIRE INSURANCE COMPANY, an Arizona corporation, FIDELITY NATIONAL FIRE INSURANCE COMPANY.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standards and Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and ACSM, and includes Items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 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CCI BUSINESS CENTER

A SUBDIVISION OF A PORTION OF LOT 8 OF "BROADWAY BUSINESS PARK",
AS RECORDED IN BOOK 229 OF MAPS, PAGE 24, MARICOPA COUNTY, ARIZONA.

269-34
7-9-84



DEDICATION:

State of Arizona
County of Maricopa } ss
Know all men by these presents that Consumers Construction Inc., an Arizona Corporation, as owner, has subdivided under the name of CCI Business Center, a portion of Lot 8 of Broadway Business Park, as recorded in Book 229 of Maps, Page 24, Maricopa County, Arizona, shown hereon, and hereby publishes this plat of said CCI Business Center and hereby declares that said plat sets forth the location and gives the dimensions of the lots, tract and easements, constituting the same, that each lot and tract shall be shown by the number or name that it bears on each of said plat and that Consumers Construction Inc., an Arizona Corporation, as owner, hereby dedicates Public Utility Easements over the above described premises, easements are hereby dedicated for the purposes shown hereon.
In witness whereof, Consumers Construction Inc., an Arizona Corporation, as owner, hereunto caused its corporate name to be signed and its corporate seal to be affixed by the undersigned officer, duly authorized this 22nd day of June, 1984.

Arthur D. Seiler, President

ACKNOWLEDGEMENT:

State of Arizona
County of Maricopa } ss
Do hereby certify that on the 22nd day of June, 1984, before me the undersigned officer, personally appeared Arthur D. Seiler, who acknowledged him to be the President of Consumers Construction Inc., an Arizona Corporation, and that, as such officer, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, as owner and President, by himself as said officer.
In witness whereof, I hereunto set my hand and official seal.

Notary Public, Arthur D. Seiler, Commission expires _____

APPROVALS:

Approved by the City Council of the City of Mesa, Arizona this _____ day of _____, 1984.

Mayor, James H. Hinkle
City Clerk, John A. Hinkle

That I hereby certify the area shown hereon is platted and set within the same the water service area of the City of Mesa which is shown on the map and may supply in accordance with all its City Engineer, John A. Hinkle, Date 7/1/84.

NOTES:

The City of Mesa is not responsible for and will not accept maintenance of any private utilities, streets, facilities, landscaped areas etc., within this project.

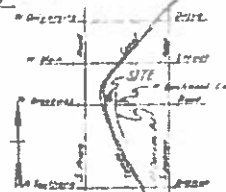
Construction within easements shall be limited to utilities, and road, water or removable section type fencing.

Number of Lots: 4

Gross Area: 0.9468 Acres

LEGEND

- Existing Lot 8 Boundary
- New Subdivision Boundary
- Easements
- Right of Way (RAD)
- Set A Rebar
- Found B Rebar



VICINITY MAP

Not to scale

BASIS OF BEARINGS:

The bearing N 88° 58' 55" E of the south line of Lot 8 as shown on map of Broadway Business Park, recorded in book 229 of Maps, Page 24, Records of Maricopa County, Arizona, was taken as the basis of bearings for this map.

ENGINEER'S CERTIFICATE:

I, Dale W. Johnson, hereby certify that I am a Registered Professional Engineer in the State of Arizona, that this map, consisting of one sheet, correctly represents a survey made under my supervision during the month of July, 1983; that the survey is true and complete as shown; that all monuments shown actually exist; that their positions are correctly shown and that said monuments are sufficient to enable the survey to be retraced.

Dale W. Johnson
720

WATSON AND JOHNSON ENGINEERS, INC.
1000 N. GILBERT
SUITE 100
PHOENIX, ARIZONA 85012

100

Sheet of Map

269-34



ARCHITECTURE • PLANNING • INTERIORS

VERNON P. ANDERSON ARCHITECT

14424 North 13th Street • Phoenix, Arizona 85022

Tel. (602) 993-8798 Fax. (602) 993-2804

September 2, 2014

City of Mesa
Development & Sustainability Dept.
55 North Center Street
Mesa, Arizona 85201

Attention : Preliminary Plat Review Team

"Proposed Re-Plat of Lot B of Broadway
Business Park and CCI Business Center"
2628 West Birchwood Circle, Mesa, AZ
Birchwood Circle Business Center

RE:

VPA #14-12

SUBJECT: Project Narrative

The location of the Proposed Replat is north of Broadway Road and west of El Dorado Circle. The entire site (1.725 acres) was Lot #8 of "Broadway Business Park" as recorded 1981. In 1984 Consumer Construction Inc., the owner at that time, recorded a subdivision of the site to "CCI Business Center". The north portion and a strip along the east boundary of the site remained as Lot #8 of Broadway Business Park (APN 134-36-012B) with one structure Building 'D'. The south portion of the lot was subdivided and has three structures:

1. Building 'A' Lots #1 (APN 134-36-016) & #2 (APN 134-36-017) a condominium
2. Building 'B' Lot #3 (APN 134-36-018)
3. Building 'C' Lot #4 (APN 134-36-019)
4. Tract 'A' Common Area (APN 134-36-20)

Previous owner(s) developed the site with the (4) four buildings that are existing. Birchwood Circle Investors purchased the entire property in 1990 and currently maintains ownership. In March of this year we contacted the City of Mesa regarding replatting the entire site into a single subdivision with each building on a separate lot with the remainder of the site as common area. Based upon information received at that time, a Final Plat "Birchwood Circle Business Center" (BCBC) was completed and submitted for approval (PLN 2014-00275). Review of the proposed plat by Mesa staff has identified the that :

1. The existing site is recorded in two separate subdivisions
2. The PAD Overlay on the south portion of lot must be expanded to entire site.

These two items required the project to follow a more comprehensive verification process and a Zoning change prior to completion of the plat.

This existing site and the properties to the north, east and south are Zoned Limited Industrial. West of the Property is the Tempe Canal and the City of Tempe. The south portion of the site current has a PAD Overlay as well. Buildings on the site currently have Warehouse/ Manufacturing/ Office uses (see proposed BCBC plat) as follows:

4. Lot #1 BCBC Building 'D' - 2,569 s.f. Warehouse & 1,881 s.f. Offices
2. Lot #2 BCBC Building 'B' - 4,682 s.f. Warehouse & 1,519 s.f. Offices
3. Lot #3 BCBC Building 'C' - 4,102 s.f. Manufacturing/Warehouse & 1,352 s.f. Offices
1. Lot #4 BCBC Building 'A' - 4,492 s.f. Warehouse & 3,341 s.f. Offices (vacant)

Page 2

Proposed Re-Plat for
Birchwood Circle Business Center

Existing buildings on site are constructed with masonry exterior walls with wood framed roof structures. Buildings A, B, D & the Offices of C are not sprinklered. The Warehouse/Manufacturing portion of Building C is sprinklered. The buildings are approximately 22' to top of the parapet walls. There are six foot high CMU walls between the buildings on the west property line and along the north & east property lines. A trash dumpster is provided on a concrete pad adjacent to the parking in the middle of Parcel No. 1. and is serviced by a private company. See the ATA Survey for existing site development.

All water, sewer and power utilities to the buildings are existing to remain. There is (1) one on site fire hydrant located near the southwest corner of Building A and (1) one fire hydrant adjacent to the east side driveway, at the southeast corner of the site.

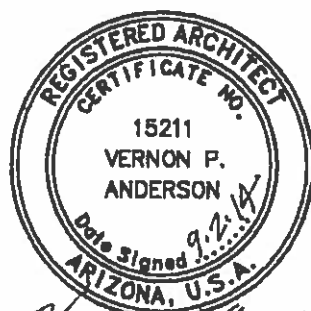
This Preliminary submittal includes an ALTA Survey of existing development and the Proposed Plat for "Birchwood Circle Business Center" as previously submitted (PLN 2014-00275 for final review). No new development or change of occupancy are proposed with this re-plat and PAD expansion. Property owners, businesses and neighborhood associations in the area will be notified per the attached Citizens Participation Plan to solicit feedback regarding "Birchwood Circle Business Center"

A Pre-Submittal Conference was held on August 4, 2014 to complete Step 1 of the plat process. The Planning Department indicated that the proposed "Birchwood Circle Business Center" Plat is compatible with the General Plan and Zoning. Expansion of the PAD to the entire site is required in addition to the preliminary plat. Comments from Development Coordination, Building Construction Codes and Fire Codes reviewers identified General Codes that would apply if any new development were proposed. The Development Coordination team indicated that the existing driveway entrances in the Right-of-Way would need to be modified to current ADA requirements with permit prior to final plat approval.

If you need any additional information regarding this project, please call me 602-568-0573 or email vpaarchitects@a.com

Respectfully,

Vernon P. Anderson Architect



Vernon P. Anderson
EXPIRES 3/31/2017

Citizen Participation Plan for Birchwood Circle Business Center

Date: August 27, 2014

Purpose: The purpose of this Citizens Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site of an application for the Birchwood Circle Business Center Plat. Located at 2628 West Birchwood Circle, the site is north of Broadway Road and west of El Dorado. The application is for expansion of the existing PAD overlay (lots 1-4 & Tract 'A' of CCI Business Center) to include all of the proposed Birchwood Circle Business Center Plat. This plan will ensure that those affected by this application will have adequate opportunity to learn about and comment on the proposed zoning expansion.

Contact:

Vernon P. Anderson Architect
14424 North 13th Street
Phoenix, AZ 85022
(602) 586-0573 (cell), (602) 993-8798 (office)
email: vpaaarchitects@a.com

Pre-application Meeting: The pre-application meeting with City of Mesa planning staff was held on August 4, 2014. The staff reviewed the application and recommended that adjacent owners, businesses and registered neighborhoods be contacted.

Action Plan: In order to provide effective citizen participation in conjunction the application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts re-zoning may have on the community.

1. A contact list will be developed for citizens and agencies in this area including:
 - a. All registered neighborhood associations within one mile of the project
 - b. Homeowners Associations within one half mile of the project
 - c. Interested neighbors within 1,000 feet of the site.
2. All persons listed on the contact list will receive a letter describing the application, project schedule, site plan and contact information for inquiries.
 - a. If inquiries require additional communication the interested parties will be contacted.
 - b. If there is a large number of inquiries, a meeting will be held for the community to ask questions and state concerns. A sign-in list and comment forms will be provided. Copies of the sign-in list and comments will be given to the City of Mesa Planner assigned to the project.
3. Neighborhood Associations, Homeowners Associations and Neighbors within 1,000 feet of the site will be informed personally of the project and asked for comments.
4. All material such as sign-in sheets, comments and petitions received will be copied to the City of Mesa Planning Department.

Page 2

Citizens Participation Plan
Birchwood Circle Business Center

Schedule:

Pre-application meeting - August 4, 2014

Initial Letters and Neighborhood contacts - August 29, 2014

Application Submittal - September 2, 2014

Neighborhood meeting if needed - September 26, 2014

Submittal of Citizens Participation Report and Notification Materials - October 3, 2014

Planning and Zoning Board Hearing - November 9, 2014

If you need any additional information regarding this project, please call me 602-568-0573 or email vpaarchitects@q.com

Respectfully,

Vernon P. Anderson Architect



Citizen Participation Report for Birchwood Circle Business Center

Date: October 14, 2014

Purpose: This report provides results of the Implementation of the Citizens Participation Plan for the Birchwood Circle Business Center Re-Plat and Zoning Expansion. Located at 2628 West Birchwood Circle, the site is north of Broadway Road and west of El Dorado. The application is for expansion of the existing PAD overlay (lots 1-4 & Tract 'A' of CCI Business Center) to include all of the proposed Birchwood Circle Business Center Plat. This report provides evidence that citizens, neighbors and interested persons have had adequate opportunity to learn about and comment on the proposed replat and zoning expansion proposed in the application. A copy of the neighbor notification information is attached.

Contact:

Vernon P. Anderson Architect
14424 North 13th Street
Phoenix, AZ 85022
(602) 586-0573 (cell), (602) 993-8798 (office)
email: vpaarchitects@a.com

Correspondence:

Letters containing a description of the proposed application with copies of the existing plat & proposed plat (see attached) were sent to neighbors within 1,000 feet of the project and to Neighborhood Homeowners Association located within a mile (as identified by the City of Mesa)

The correspondence was sent to 39 contacts(see attached). Five letters came back that had incorrect addresses. The addresses were revised and the letter were sent out again.

Results:

As of October 14, 2014 there have been no inquiries, comments or concerns from the neighbors to the architect and no indication from Angelica Guevara regarding any comments to the City of Mesa Planning Department.

If you need any additional information regarding this project, please call or email me.

Respectfully,


Vernon P. Anderson Architect



EXPIRES 3/31/2017