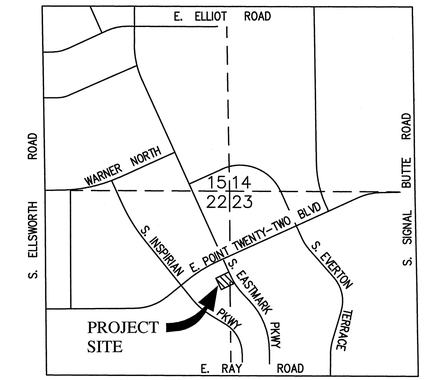
FINAL PLAT
FOR

EASTMARK®

SEQUOIA CHARTER SCHOOL AT EASTMARK AND A REPLAT OF TRACT 'N', MAP OF DEDICATION, EASTMARK - PHASE 2, BOOK 1166, PAGE 8, MCR

SITUATED IN SECTIONS 22 & 23, TOWNSHIP 1 SOUTH, RANGE 7 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 DMB MESA PROVING GROUNDS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "SEQUOIA CHARTER SCHOOL AT EASTMARK AND A REPLAT OF TRACT 'N', MAP OF DEDICATION, EASTMARK – PHASE 2, BOOK 1166, PAGE 8, MCR", LOCATED WITHIN SECTIONS 22 & 23, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, 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, 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.

IT IS AGREED THAT DMB MESA PROVING GROUNDS LLC OR ITS SUCCESSORS OR ASSIGNS SHALL HAVE FULL USE OF THE EASEMENT PREMISES EXCEPT FOR THE PURPOSE FOR WHICH THE SAME IS HEREIN CONVEYED TO THE CITY OF MESA, AND EXCEPT FOR USES WHICH INTERFERE WITH THE ENJOYMENT BY THE CTY OF MESA OF THE RIGHTS AND SERVITUDE HEREIN CONVEYED TO IT, 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 DMB MESA PROVING GROUNDS, LLC OR THE SUCCESSORS OR ASSIGNS OF DMB MESA PROVING GROUNDS, LLC AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY DMB MESA PROVING GROUNDS, LLC OR THE SUCCESSORS OR ASSIGNS OF DMB MESA PROVING GROUNDS, LLC 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.

DMB MESA PROVING GROUNDS LLC 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 DMB MESA PROVING GROUNDS LLC WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:
DMB MESA PROVING GROUNDS LLC, 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_____, 2014.

DMB MESA PROVING GROUNDS LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____,

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA }
}SS
COUNTY OF MARICOPA }

ON THIS _____ DAY OF _____, 20___,

BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED, _____WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

_____ _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____,20__

NOTES

1. THE SUBDIVISION IS LOCATED IN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. UTILITY LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER R(42)33.
3. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE MESA PROVING GROUNDS COMMUNITY PLAN APPROVED ON NOVEMBER 3, 2008, AND AS MAY BE SUBSEQUENTLY AMENDED.
4. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE PARKS, DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THE SUBDIVISION SHOWN ON THIS PLAT OR LANDSCAPING WITHIN THE RIGHT OF WAY ALONG THE ROADS SHOWN HEREON UNLESS OTHERWISE AGREED TO AMONG THE CITY AND OWNER IN A SEPARATE WRITTEN AGREEMENT. THE MAINTENANCE OF EASEMENT PREMISES SHOWN ON THIS PLAT WHICH LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.
5. AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT IS RECORDED IN MARICOPA COUNTY RECORDER DOCUMENT # 2011–0357115 AND RE–RECORDED IN DOCUMENT # 2011–0432679. THIS SUBDIVISION IS WITHIN THREE (3) MILES OF PHOENIX–MESA GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.
6. IN ORDER TO COMPLY WITH THE "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS", ARIZONA BOARD OF TECHNICAL REGISTRATION SUBSTANTIVE POLICY STATEMENT # 12, AND CITY OF MESA SUBDIVISION PLAT STAKING REQUIREMENTS, THE OWNER AND CITY HAVE AGREED THAT ALL BOUNDARY AND LOT CORNERS WILL BE STAKED PRIOR TO COMPLETION OF PAVING IMPROVEMENTS, IF SUCH CORNERS ARE SET UNDER THE SUPERVISION OF AN ARIZONA REGISTERED LAND SURVEYOR OTHER THAN THE ONE WHOSE NAME APPEARS ON THIS PLAT. A SEPARATE RESULTS–OF–SURVEY DRAWING FOR THESE INTERIOR CORNERS WILL NEED TO BE RECORDED.
7. ALL CURVES ARE TANGENT, COMPOUND, OR REVERSE UNLESS NOTED OTHERWISE.
8. 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.
9. THE CITY OF MESA WILL NOT BE RESPONSIBLE FOR ANY SPECIAL TYPE OF SURFACE MATERIAL SUCH AS BUT NOT LIMITED, TO SPECIALTY PAVEMENT, CONCRETE, COLORED STAMPED PAVEMENT OR CONCRETE, OR BRICKS, AS NOTED WITHIN THE PROJECTS 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).

APPROVAL

APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF MESA, ARIZONA THIS _____DAY OF _____, 2014.

APPROVED BY: _____ _____
DATE

ATTEST: _____ _____
CITY CLERK DATE

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.

_____ _____
CITY ENGINEER DATE

OWNER

DMB MESA PROVING GROUNDS LLC,
A DELAWARE LIMITED LIABILITY COMPANY
7600 E. DOUBLETREE RANCH ROAD
SUITE 300
SCOTTSDALE, AZ 85258
TEL (480) 367–7000
FAX (480) 367–9788
CONTACT: SHANNON FRANCOEUR

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN
BEARING SOUTH 89°38'44" EAST

FLOODPLAIN DESIGNATION

THE PROPERTY LIES IN FLOOD ZONE "D", DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT ASSOCIATION (FEMA) AS "AREAS OF UNDETERMINED FLOOD HAZARD", PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER, 04013C2705F UNPUBLISHED

ZONING

PC (PLANNED COMMUNITY)
COMMUNITY NAME: DU–7
LAND USE GROUP: LUG CS

ENGINEER

HOSKIN RYAN CONSULTANTS, INC.
6245 N. 24TH PARKWAY, SUITE 100
PHOENIX, AZ. 85016
TEL (602) 252–8384
FAX (602) 252–8385
CONTACT: RYAN H. RAAB, PE

SITE INFORMATION

AREA – 174,240 SQUARE FEET, OR 4.00 ACRES

SHEET INDEX

1 – COVER
2 – PLAN

SURVEYOR CERTIFICATE

I, MICHAEL A. BANTA, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT CONSISTING OF 4 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED; THAT THE CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT TIME OF CONSTRUCTION.

MICHAEL A. BANTA
REGISTERED LAND SURVEYOR NO. 38175
HOSKIN RYAN CONSULTANTS, INC.
6245 N. 24TH PARKWAY, SUITE 100
PHOENIX, AZ. 85016
TEL (602) 252–8384

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
38175
MICHAEL A.
BANTA
Date Signed 8/21/14
ARIZONA, U.S.A.

EXPIRES 9/30/2014

REVIEWED BY _____ DATE _____
DRAFTED BY _____ DATE _____
CHECKED BY _____ DATE _____

AREA 4.00 AC | SHEET 1 OF 2
Job No: 13–010–13 | Date: 08/21/2014

Hoskin•Ryan Consultants Inc.
creative engineering solutions
6245 N. 24th Parkway, Suite #100
Phoenix, Arizona 85016
Office: (602) 252-8384 Fax: (602) 252-8385 www.hoskinryan.com
Land Planning • Hydrology • Land Development • Civil Engineering • Surveying

G:\Projects\13\13–010 BASIS Mesa – DMB\13–Eastmark 2014 Misc. Engineering Services\Survey\DWG's\M–FINAL PLAT EDKEY.dwg

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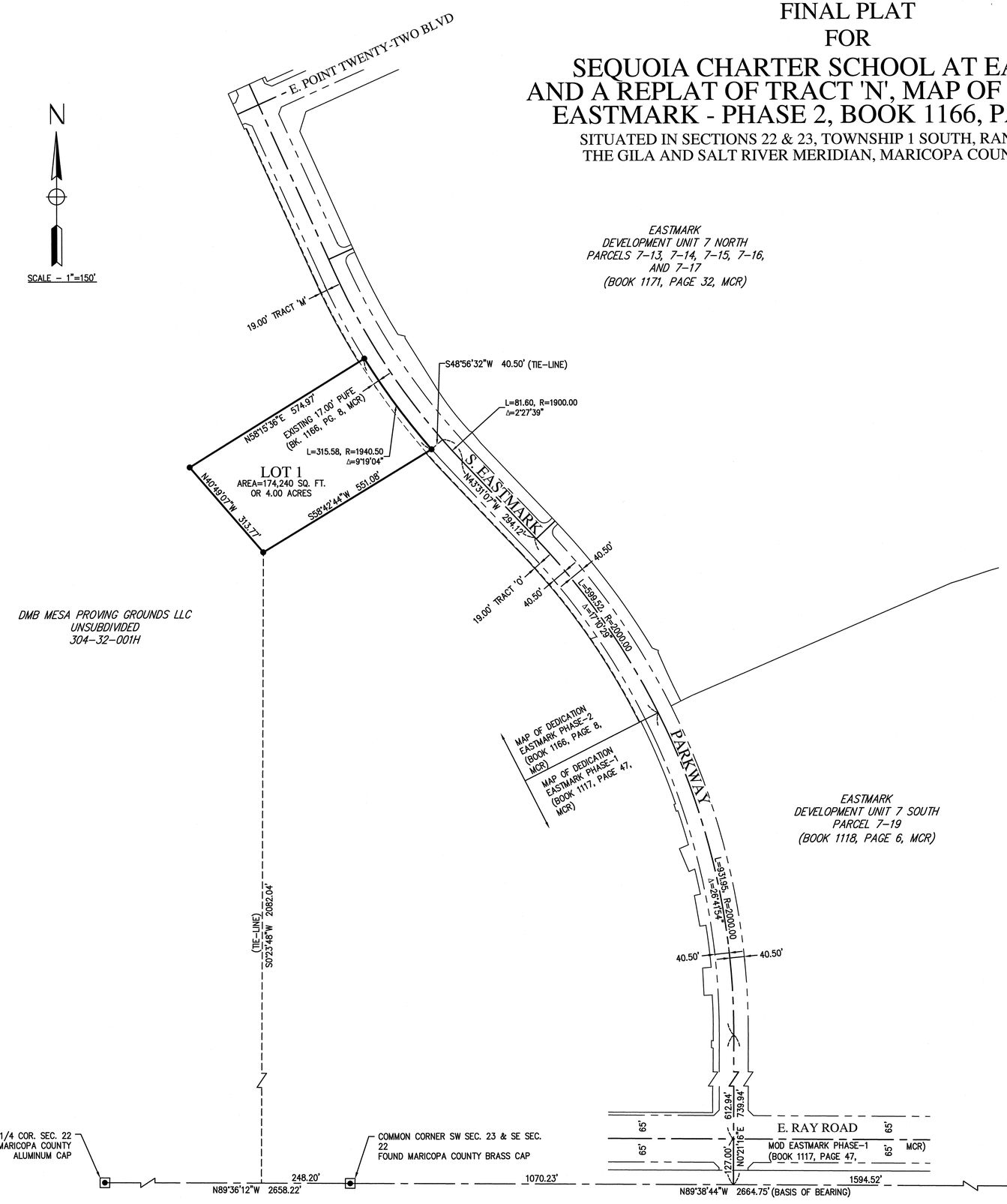

LEGEND

◉	SECTION CORNER (AS NOTED)
●	INDICATES SET 1/2" REBAR WITH CAP RLS 38175(UNLESS OTHERWISE NOTED)
———	PROPERTY LINE
———	ADJOINER PROPERTY LINE
—— – – ——	SECTION LINE
—— – – ——	RIGHT OF WAY (FUTURE)
ROW	RIGHT-OF-WAY
MCR	MARICOPA COUNTY RECORDS
BK	BOOK
PG	PAGE
MOD	MAP OF DEDICATION
COR	CORNER
PUFE	PUBLIC UTILITY & FACILITIES EASEMENT

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
38175
MICHAEL A.
BANTA
Date Signed 8/21/14
ARIZONA, U.S.A.

EXPIRES 9/30/2014

REVIEWED BY ____ DATE ____
DRAFTED BY ____ DATE ____
CHECKED BY ____ DATE ____

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AREA 4.00 AC	SHEET 2 OF 2
Job No: 13-010-13	Date: 08/21/2014

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