

FINAL 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 269 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 } ss

KNOWN ALL MEN BY THESE PRESENTS:

THAT BIRCHWOOD CIRCLE INVESTORS, INC., AN ARIZONA CORPORATION, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR BIRCHWOOD CIRCLE BUSINESS CENTER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 EAST, 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.

BIRCHWOOD CIRCLE INVESTORS, INC., AN ARIZONA CORPORATION, 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.

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. PUBLIC UTILITY AND FACILITY EASEMENTS ARE FOR PURPOSES OF ESTABLISHING AREAS FOR CITY USE 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 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. CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING, UNLESS APPROVED OTHERWISE BY THE CITY OF MESA, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

IT IS AGREED THAT BIRCHWOOD CIRCLE INVESTORS, INC., AN ARIZONA CORPORATION, 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 BIRCHWOOD CIRCLE INVESTORS, INC., AN ARIZONA CORPORATION, OR THE SUCCESSORS OR ASSIGNS OF BIRCHWOOD CIRCLE INVESTORS, INC., AN ARIZONA CORPORATION, AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY BIRCHWOOD CIRCLE INVESTORS, INC., AN ARIZONA CORPORATION, OR THE SUCCESSORS OR ASSIGNS OF BIRCHWOOD CIRCLE INVESTORS, INC., AN ARIZONA CORPORATION, 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.

DRAINAGE COVENANTS:

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.

BIRCHWOOD CIRCLE INVESTORS, INC., AN ARIZONA CORPORATION, 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 BIRCHWOOD CIRCLE INVESTORS, INC., AN ARIZONA CORPORATION, WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

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

IN WITNESS WHEREOF:

BIRCHWOOD CIRCLE INVESTORS, INC., AN ARIZONA CORPORATION, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

BIRCHWOOD CIRCLE INVESTORS, INC., AN ARIZONA CORPORATION

BY:

\_\_\_\_\_  
SIGNEE

DESCRIPTION

THAT 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 SOUTH 01 DEGREES 01 MINUTES 05 SECONDS EAST, 251.59 FEET, ALONG THE EAST LINE OF SAID LOT 8 TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WEST BIRCHWOOD CIRCLE; 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 47 SECONDS AND LONG CHORD BEARING SOUTH 70 DEGREES 33 MINUTES 02 SECONDS WEST, 31.62 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE; THENCE NORTH 01 DEGREES 01 MINUTES 05 SECONDS WEST, 141.61 FEET; THENCE SOUTH 89 DEGREES 02 MINUTES 38 SECONDS WEST, 225.14 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 05 MINUTES 00 SECONDS EAST 75.75 FEET; AND 2) NORTH 16 DEGREES 17 MINUTES 55 SECONDS EAST, 46.53 FEET; THENCE NORTH 89 DEGREES 02 MINUTES 36 SECONDS EAST, 235.87 FEET ALONG THE NORTH LINE OF SAID LOT 8 TO THE POINT OF BEGINNING.

AND:

LOTS 1 THROUGH 4 INCLUSIVE, AND TRACT A, CCI BUSINESS CENTER, ACCORDING TO BOOK 269 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA.

OWNER

BIRCHWOOD CIRCLE INVESTORS, INC., AN ARIZONA CORPORATION  
3135 N. DELAWARE STREET, SUITE 1  
CHANDLER, ARIZONA 85225

NOTES

- CONSTRUCTION WITHIN PUBLIC EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE 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 DRYWELLS SHOWN ON THIS PROJECT SHALL BE MAINTAINED BY THE OWNER(S) AND ARE TO BE REPLACED BY THE OWNER(S) WHEN THEY CEASE TO DRAIN THE SURFACE WATER IN A 36 HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL SILTING CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL.
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRIVES, PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES OR LANDSCAPE AREAS WITHIN THIS PROJECT.

ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015 BY \_\_\_\_ SIGNEE(S)\_\_\_\_, IN THEIR AFOREMENTIONED CAPACITIES ON BEHALF OF BIRCHWOOD CIRCLE INVESTORS, INC.

MY COMMISSION EXPIRES

NOTARY PUBLIC

SURVEYORS NOTES

1. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 19, USING A BEARING OF SOUTH 88 DEGREES 58 MINUTES 55 SECONDS WEST, PER THE FINAL PLAT OF BROADWAY BUSINESS PARK, RECORDED IN BOOK 229 OF MAPS, PAGE 24, MARICOPA COUNTY RECORDS.

2. ALL TITLE INFORMATION AND THE DESCRIPTION SHOWN IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE AGENCY, ISSUING AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER 22000852--022--LB1, DATED MARCH 26, 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 269 OF MAPS, PAGE 34, MARICOPA COUNTY RECORDS

SURVEYOR

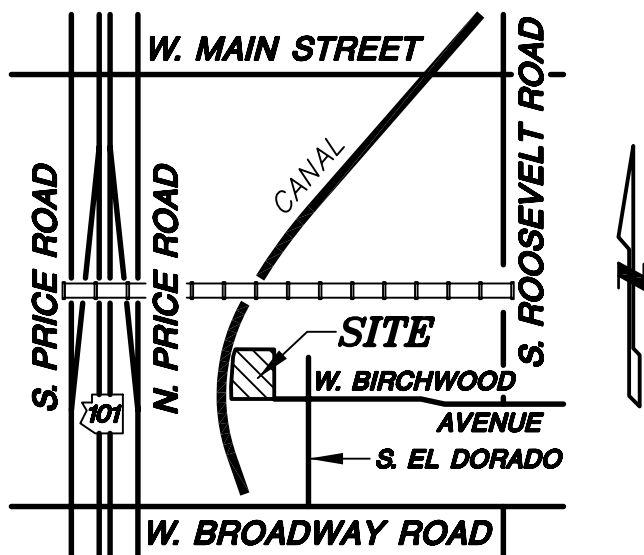
SUPERIOR SURVEYING SERVICES INC.  
21415 N. 23RD AVENUE  
PHOENIX, AZ 85027  
PHONE: (623)869-0223  
FAX: (623)869-0726  
CONTACT: DAVID S. KLEIN

FLOOD ZONE

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2245L, DATED OCTOBER 16, 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 LESS THAN 1 FOOT 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	4,625 SQ. FT. 0.106 ACRES
LOT 2	6,318 SQ. FT. 0.145 ACRES
LOT 3	5,550 SQ. FT. 0.127 ACRES
LOT 4	8,030 SQ. FT. 0.184 ACRES
TRACT "A"	50,628 SQ. FT. 1.163 ACRES
TOTAL	75,151 SQ. FT. 1.725 ACRES



VICINITY MAP

NOT TO SCALE

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
MAYOR CITY CLERK

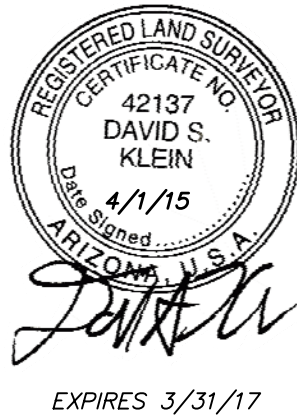
THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576.

CITY ENGINEER DATE

CERTIFICATION

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

APRIL 1, 2015  
DAVID S. KLEIN  
R.L.S. 42137  
21415 N. 23RD AVENUE  
PHOENIX, AZ 85027



FINAL PLAT OF  
BIRCHWOOD CIRCLE BUSINESS CENTER  
MESA, ARIZONA

21415 N. 23rd Avenue, Phoenix, AZ 85027  
623-869-0223 (office) 623-869-0726 (fax)  
www.superiorsurveying.com  
info@superiorsurveying.com



DWN: JW CHK: DK

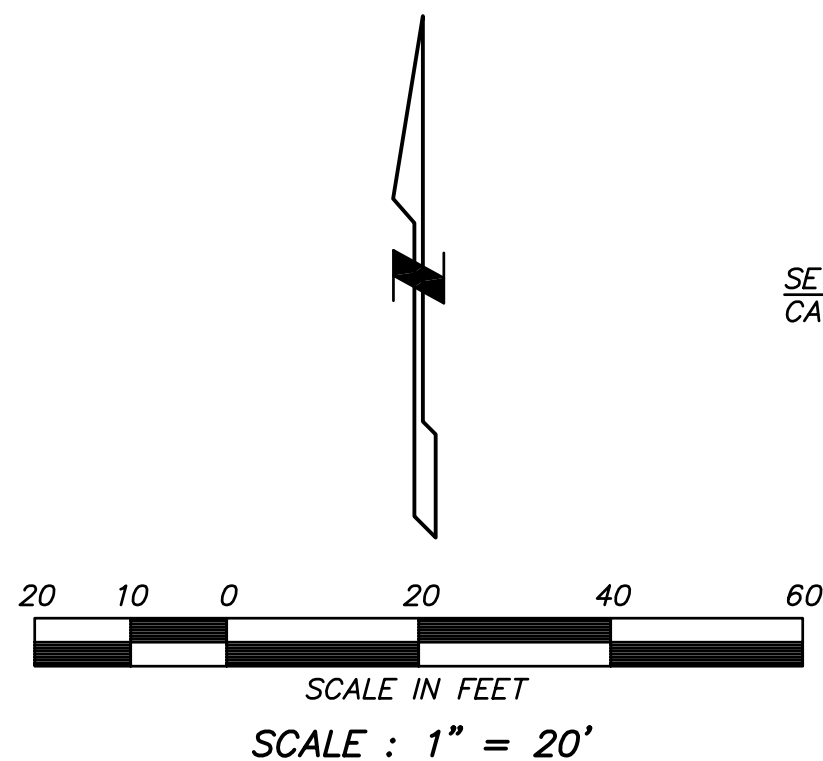
SHEET 1 OF 2

DATE: 4/1/15

JOB NO.: 140364

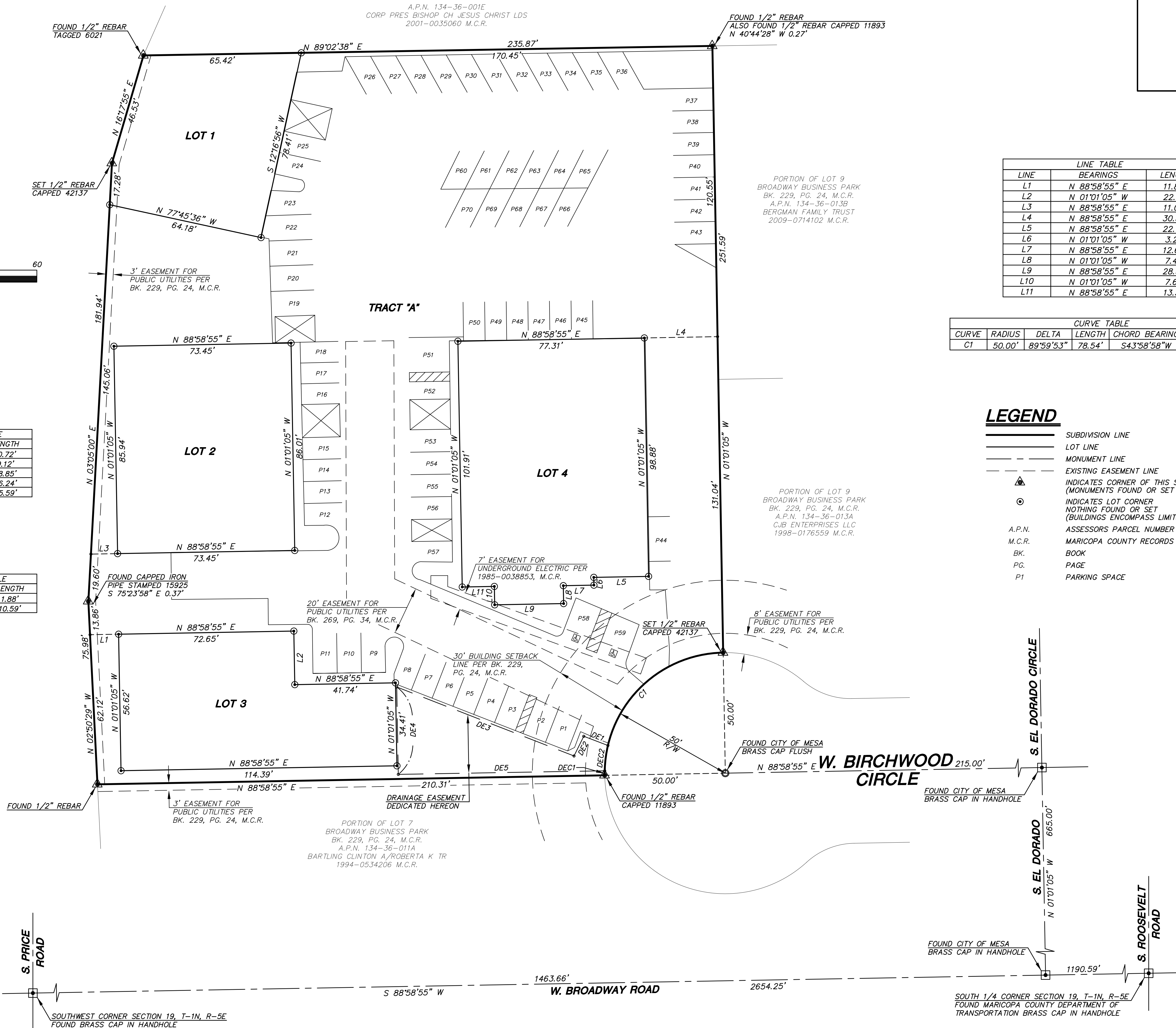
PLN2014-00275





DRAINAGE EASEMENT LINE TABLE		
LINE	BEARINGS	LENGTH
DE1	N 69°06'21" W	10.72'
DE2	S 26°21'11" W	9.12'
DE3	N 68°43'49" W	78.85'
DE4	S 01°01'05" E	36.24'
DE5	N 89°00'11" E	85.59'

DRAINAGE EASEMENT CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
DEC1	50.00'	2°09'00"	1.88'
DEC2	50.00'	12°08'20"	10.59'

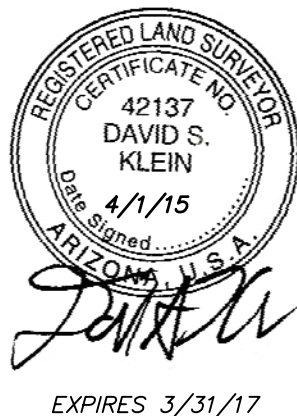


LINE TABLE		
LINE	BEARINGS	LENGTH
L1	N 88°58'55" E	11.85'
L2	N 01°01'05" W	22.21'
L3	N 88°58'55" E	11.05'
L4	N 88°58'55" E	30.36'
L5	N 88°58'55" E	22.72'
L6	N 01°01'05" W	3.22'
L7	N 88°58'55" E	12.68'
L8	N 01°01'05" W	7.43'
L9	N 88°58'55" E	28.59'
L10	N 01°01'05" W	7.62'
L11	N 88°58'55" E	13.31'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	50.00'	89°59'53"	78.54'	S43°58'58"W	70.71'

### LEGEND

- SUBDIVISION LINE
- LOT LINE
- MONUMENT LINE
- EXISTING EASEMENT LINE
- INDICATES CORNER OF THIS SUBDIVISION (MONUMENTS FOUND OR SET AS NOTED)
- INDICATES LOT CORNER
- NOTHING FOUND OR SET (BUILDINGS ENCOMPASS LIMITS OF LOTS)
- A.P.N. ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- BK. BOOK
- PG. PAGE
- P1 PARKING SPACE



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MESA, ARIZONA

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623-869-0223 (office) 623-869-0726 (fax)  
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DWN: JW CHK: DK  
SHEET 2 OF 2  
DATE: 4/1/15  
JOB NO.: 140364

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