

DEDICATION:

STATE OF ARIZONA }  
COUNTY OF MARICOPA }

THAT KW PROPERTY INVESTMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "GATEWAY PLAZA", LOCATED IN LOCATED IN A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND 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, 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.

KW PROPERTY INVESTMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, 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.

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 KW PROPERTY INVESTMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, 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 KW PROPERTY INVESTMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, OR THE SUCCESSORS OR ASSIGNS OF KW PROPERTY INVESTMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY KW PROPERTY INVESTMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, OR THE SUCCESSORS OR ASSIGNS OF KW PROPERTY INVESTMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF MESA. THE RIGHTS AND OBLIGATIONS OF THE CITY OF MESA SHALL BE CONSTRUTED BROADLY AND CONSISTENT WITH THE PERFORMANCE OF ITS OBLIGATIONS TO PROVIDE UTILITY SERVICE TO ITS CUSTOMERS.

KW PROPERTY INVESTMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, 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.

KW PROPERTY INVESTMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, 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.

KW PROPERTY INVESTMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, 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 KW PROPERTY INVESTMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

THE UNDERSIGNED OWNER(S), AGREE AS FOLLOWS:

1. THAT THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT (OR MAP OF DEDICATION) AS (NAME TRACT OR OTHERWISE DESCRIBE LOCATION) ARE HEREBY RESERVED AS DRAINAGE FACILITIES AND RETENTION BASINS FOR THE INCLUSIVE CONVEYANCE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FOR PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO MAINTAIN SAID DRAINAGE FACILITIES AND RETENTION AREAS;

2. THAT 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;

DEDICATION:

3. THAT 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

4. THAT 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.

IN WITNESS WHEREOF:

KW PROPERTY INVESTMENT, LLC, A UTAH 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 \_\_\_\_\_, 2015.

BY \_\_\_\_\_

TITLE \_\_\_\_\_

ACKNOWLEDGMENT:

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015, \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME,

THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE \_\_\_\_\_ OF KW PROPERTY INVESTMENTS, LLC, A UTAH LIMITED LIABILITY COMPANY, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE

THAT \_\_\_\_\_ AS \_\_\_\_\_, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC \_\_\_\_\_

EXPIRES \_\_\_\_\_

LEGAL DESCRIPTION:

PARCEL NO. 1:

THE EAST HALF OF THE NORTH HALF OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 30;  
THENCE SOUTH 1 DEGREES 23 MINUTES 00 SECONDS EAST ALONG THE WEST SECTION LINE 844 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 88 DEGREES 36 MINUTES 15 SECONDS EAST 559.15 FEET;  
THENCE SOUTH 1 DEGREES 38 MINUTES 15 SECONDS EAST 422 FEET;  
THENCE SOUTH 88 DEGREES 36 MINUTES 15 SECONDS WEST 561.02 FEET TO A POINT ON THE WEST SECTION LINE WHICH IS DISTANT 1266 FEET FROM THE NORTHWEST CORNER OF SAID SECTION;  
THENCE NORTH 1 DEGREES 23 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE 422 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

THE WEST HALF OF THE NORTH HALF OF THE FOLLOWING DESCRIBED PROPERTY:  
THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 30;  
THENCE SOUTH 01 DEGREES 23 MINUTES 00 SECONDS EAST ALONG THE WEST SECTION LINE 844.00 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 88 DEGREES 36 MINUTES 15 SECONDS EAST, 599.15 FEET;  
THENCE SOUTH 01 DEGREES 38 MINUTES 15 SECONDS EAST, 422.00 FEET;  
THENCE SOUTH 88 DEGREES 36 MINUTES 15 SECONDS WEST, 561.02 FEET; TO A POINT ON THE WEST SECTION LINE WHICH IS A DISTANT 1266.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION;  
THENCE NORTH 01 DEGREES 23 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE 422.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:

THE SOUTH HALF OF THE FOLLOWING DESCRIBED PROPERTY:  
THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 30;  
THENCE SOUTH 01 DEGREES 23 MINUTES 00 SECONDS EAST ALONG THE WEST SECTION LINE 844.00 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 88 DEGREES 36 MINUTES 15 SECONDS EAST, 599.15 FEET;  
THENCE SOUTH 01 DEGREES 38 MINUTES 15 SECONDS EAST, 422.00 FEET;  
THENCE SOUTH 88 DEGREES 36 MINUTES 15 SECONDS WEST, 561.02 FEET; TO A POINT ON THE WEST SECTION LINE WHICH IS A DISTANT 1266.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION;  
THENCE NORTH 01 DEGREES 23 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE 422.00 FEET TO THE POINT OF BEGINNING.

FINAL PLAT  
FOR  
GATEWAY PLAZA

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

2. "NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN A PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, SANITARY SEWER EASEMENT, OR WATER EASEMENT EXCEPT AS NOTED BELOW. PAVING AND REMOVABLE TYPE FENCES, WITH NO CONTINUOUS FOOTING, ARE ALLOWED IN PUBLIC UTILITY EASEMENTS, SEWER EASEMENTS, AND WATER EASEMENTS WITH APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPARTMENT. NO VEGETATION SHALL BE PLANTED WITHIN ANY EASEMENT WITHOUT PRIOR APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPARTMENT LANDSCAPE ARCHITECT. PUBLIC SANITARY SEWER OR WATER MAINS SHALL BE PLACED IN THE APPROPRIATE WATER AND SEWER EASEMENT. WATER MAINS THAT ARE PLACED WITHIN AN EASEMENT ARE REQUIRED TO BE DUCTILE IRON PIPE PER THE WATER SERVICES DEPARTMENT "DESIGN STANDARDS FOR WATER DISTRIBUTION MAIN". IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PHOENIX SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING, OR VEGETATION THAT BECOMES DAMAGED OR MUST BE REMOVED DURING THE COURSE OF MAINTENANCE. CONSTRUCTION, RECONSTRUCTION, OR REPAIR. THE CITY OF PHOENIX MAY, BUT IS NOT REQUIRED TO, CONSTRUCT AND/OR MAINTAIN, AT ITS SOLE DISCRETION, DRAINAGE FACILITIES ON OR UNDER THE LAND IN THE DRAINAGE EASEMENTS."

3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.

4. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS OF WAYS IN ACCORDANCE WITH APPROVED PLANS.

5. NOISE ATTENUATION MEASURES BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE BUILDINGS TO ACHIEVE A NOISE LEVEL REDUCTION OF 25 DB.

6. DUE TO THE PROXIMITY TO PHOENIX-MESA GATEWAY AIRPORT, ANY PROPOSED STRUCTURE IS SUBJECT TO AN FAA FILING FOR REVIEW IN CONFORMANCE WITH CFR TITLE 14 PART 77.9 (FORM 7460), TO DETERMINE ANY EFFECT TO NAVIGABLE AIRSPACE, AIR NAVIGATION FACILITIES. A COMPLETED FORM WITH RESPONSE BY THE FAA MUST ACCOMPANY BUILDING PERMIT APPLICATION FOR STRUCTURES ON THIS PROPERTY.

7. AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT IS RECORDED WITH MARICOPA COUNTY RECORDER. THIS SUBDIVISION IS WITHIN 1 MILE OF WILLIAMS GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATIVE OFFICE.

8. CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, REMOVABLE SECTION TYPE FENCING.

9. 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.

10. 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 SOUTH POWER ROAD.

11. 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.

FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2760L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X.

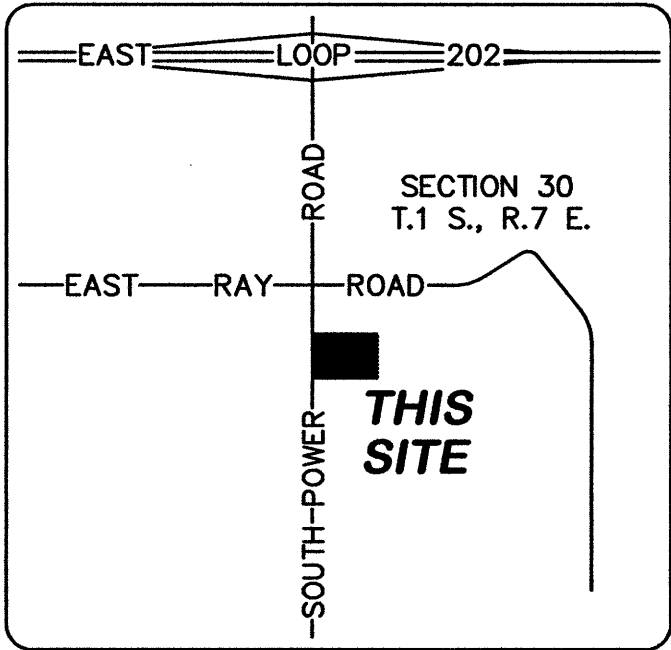
ZONE: X IS DEFINED AS AREAS OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, AREAS OF 1% ANNUAL CHANCE SHEET FLOW FLOODING WHERE THE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 1% ANNUAL CHANCE STREAM FLOODING WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEES. NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE. INSURANCE PURCHASE IS NOT REQUIRED IN THESE ZONES.

BASIS OF BEARING:

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, PER EXHIBIT 1, OF THE TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. NCS-566794-PHX1, DATED SEPTEMBER 13, 2012, BEING A BEARING OF: SOUTH 01 DEGREES 23 MINUTES 00 SECONDS EAST.

PERTINENT RECORDED INFORMATION:

- (R) RECORDED DATA ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-566794-PHX1, EFFECTIVE DATE: SEPT. 13, 2012.
- (M) MEASURED INFORMATION FROM FIELD DATA COLLECTION.
- (C) CALCULATED INFORMATION FROM RECORDED DOCUMENTS AS NOTED.



VICINITY MAP:

OWNER:

KW PROPERTY INVESTMENTS LLC  
166 E. 14000 SOUTH, SUITE 210  
DRAPER, UTAH 84020

SURVEYOR:

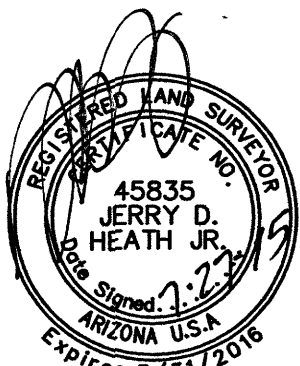
HUNTER ENGINEERING, INC.  
10450 N. 74TH ST., SUITE 200  
SCOTTSDALE, ARIZONA 85258  
PHONE: (480) 991-3985  
FAX: (480) 991-3986  
CONTACT: JERRY HEATH, R.L.S.

LOT AREAS:

LOT 1 NET AREA: 1.163 ACRES 50,677 S.F.±	LOT 3 NET AREA: 2.503 ACRES 109,008 S.F.±
LOT 2 NET AREA: 1.082 ACRES 47,130 S.F.±	TOTAL NET AREA: 4.748 ACRES 206,815 S.F.±

CERTIFICATION:

"I JERRY D. HEATH JR., HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT CONSISTING 2 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF JULY 2014; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS, CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED".



APPROVALS:

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

BY: \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
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

RECORDER

CIVIL AND SURVEY

HUNTER  
ENGINEERING

10450 N. 74TH ST., SUITE 200  
SCOTTSDALE, AZ 85258  
T 480 991 3985  
F 480 991 3986

FINAL PLAT  
FOR  
GATEWAY PLAZA

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 30  
TWN: 1S  
RANGE: 7E

JOB NO.:  
LGEC146-SP

SCALE  
1"=30'

SHEET  
1 OF 2

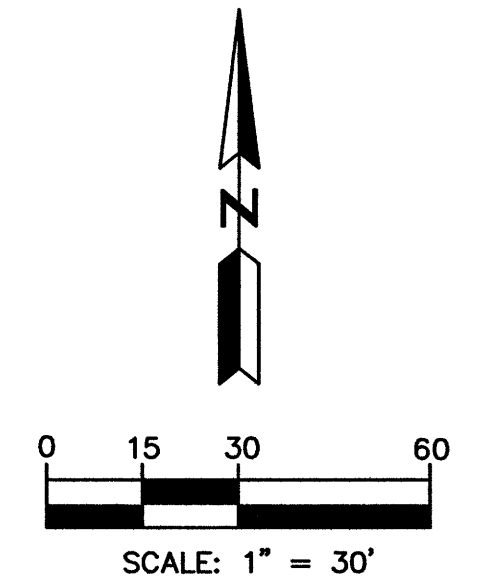


# FINAL PLAT

## FOR

# GATEWAY PLAZA

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



### WATER EASE: LINE TABLE:

LINE	BEARING	DISTANCE
WE1	N01°23'00"W	20.00'
WE2	N88°36'15"E	240.39'
WE3	N88°36'15"E	10.02'
WE4	S01°23'45"E	20.00'
WE5	S88°36'15"W	15.00'
WE6	S01°23'45"E	15.00'
WE7	S01°23'45"E	8.71'
WE8	S88°36'15"W	20.00'
WE9	N01°23'45"W	8.71'
WE10	N01°23'45"W	15.00'
WE11	S88°36'15"W	124.45'
WE12	S01°23'45"E	15.00'
WE13	S01°23'45"E	3.58'
WE14	S88°36'15"W	9.00'
WE15	N01°23'45"W	3.58'
WE16	N01°23'45"W	15.00'
WE17	S88°36'15"W	81.97'

### LEGEND:

- △ PK/WASHER
  - X CHISELED X
  - ⊗ BRASS CAP IN HANDHOLE
  - FOUND AS NOTED
  - ⊙ BRASS CAP FLUSH
  - SET REBAR
  - MONUMENT LINE
  - PROPERTY LINE
  - - - EASEMENT LINE
  - - - RIGHT-OF-WAY LINE
- (R) RECORDED DATA ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-566794-PHX1, EFFECTIVE DATE: SEPT. 13, 2012.
- (M) MEASURED INFORMATION FROM FIELD DATA COLLECTION.
- (C) CALCULATED INFORMATION FROM RECORDED DOCUMENTS AS NOTED.

N.W. COR. SEC.  
30, T.1S, R.7E.  
FND. BRASS CAP  
IN HANDHOLE

ROAD

POWER

SOUTH

(BASIS OF BEARING)

N01°23'00"W(R&C)

W. LINE N.W. 1/4  
SEC. 30, T.1S, R.7E.

2631.22'(M)  
211.00'(C)

70' R/W  
INST. NO.13-0277867  
M.C.R.

844.00'(R&C)

APN  
304-37-022C

APN  
304-37-021D

FND. 1/2" REBAR  
& CAP ILLEGIBLE

APN  
304-37-015B

APN  
304-37-015C

FND. 1/2" REBAR  
& CAP RLS19344

3' ELEC. EASE.  
DKT.6613, PG.639  
M.C.R.

3' ELEC. EASE.  
DKT.6613, PG.639  
M.C.R.

APN  
304-37-017

**LOT 2**  
NET AREA: 1.082 ACRES  
47,130 S.F.±

**LOT 3**  
NET AREA: 2.503 ACRES  
109,008 S.F.±

**LOT 1**  
NET AREA: 1.163 ACRES  
50,677 S.F.±

20' WATER LINE  
EASEMENT DEDICATED  
HEREON

CIVIL AND SURVEY

**HUNTER**  
ENGINEERING

10450 N. 74TH ST., SUITE 200  
SCOTTSDALE, AZ 85258  
P 480.991.3885  
F 480.991.3886



**FINAL PLAT**  
FOR  
**GATEWAY PLAZA**  
THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 30  
TOWNSHIP: 1S  
RANGE: 7E

JOB NO.:  
LGEC146-SP

SCALE  
1"=30'

SHEET  
**2** OF **2**

PURPOSE:  
FINAL PLAT

DATE: 11-13-2014  
DRAWN BY: PJE/KJD  
CHECKED BY: JDH

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