



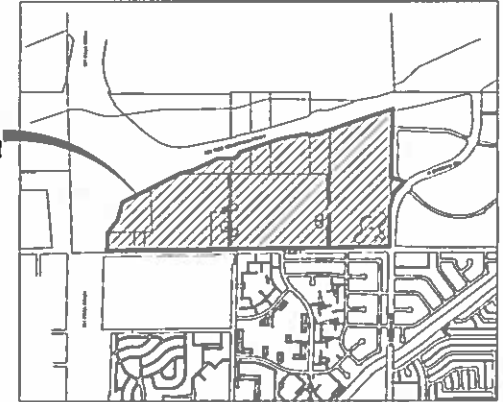
mesa·az

PRELIMINARY PLAT:
MESA SPRING TRAINING FACILITY AND
RIVERVIEW PARK SUBDIVISION
CITY OF MESA, MARICOPA COUNTY, ARIZONA
PROJECT NUMBER: 10-554-001

APPROVED PLANS
PLANNING AND ZONING BOARD

DATE: 1-15-14
WITH STIPS: YES X NO

PROJECT
LOCATION



VICINITY MAP
NTS

NOTES

- 1. THE EASEMENTS SHOWN ARE BASED ON INFORMATION PROVIDED BY SECURITY TITLE AGENCY, NOVEMBER 20, 2013 AND EASEMENTS DEDICATED BY SRP AS SHOWN ON THE LEGEND IN DOC# 2013-0933977, MCR.
2. TRACTS B, C, D, E, F, AND H WILL BE DEDICATED TRACTS FOR DRAINAGE BASINS.
3. TRACT A WILL BE A DEDICATED TRACT FOR DRAINAGE AND PARKING.
4. TRACT G WILL BE A DEDICATED TRACT FOR THE NORTHWEST WATER RECLAMATION PLANT ODOR CONTROL FACILITY.
5. EXISTING EASEMENTS WITH FACILITIES THAT HAVE BEEN ABANDONED DURING CONSTRUCTION OF THE NEW CLUBS SPRING TRAINING FACILITY WILL BE ABANDONED BY SEPARATE INSTRUMENT.
6. LOTS 2, 7, 8 AND 9 MAY BE USED, SOLD, OR LEASED BY THE CITY OF MESA FOR FUTURE DEVELOPMENT, CLUBS PARKING, OR CITY OF MESA GENERAL USE.
7. LOTS 1, 3, AND 5 WILL BE USED FOR THE CLUBS SPRING TRAINING FACILITY COMPLEX AND SHALL BE USED BY THE CITY OF MESA AND/ OR THE CLUBS PER THE EXISTING DEVELOPMENT AGREEMENT BETWEEN THE CLUBS AND THE CITY OF MESA.
8. LOT 4 SHALL REMAIN THE CITY OF MESA NORTHWEST WATER RECLAMATION PLANT.
9. LOT 8 WILL BE A PUBLIC PARKING LOT, UNLESS CHANGED IN THE FUTURE BY THE CITY.
10. ALL STREETS WILL BECOME PUBLIC RIGHTS-OF-WAY AND SHALL BE DEDICATED TO THE PUBLIC, EXCEPT AS CONTROLLED BY TRANSPORTATION AND BY THE DEVELOPMENT AGREEMENT BETWEEN THE CLUBS AND THE CITY OF MESA DURING GAMES OR OTHER EVENTS.
11. STREET NAMES SHOWN ARE SUBJECT TO CHANGE, PER FINAL CITY APPROVAL.
12. CITY OF MESA MAIN LINE UNDERGROUND UTILITIES, EXCEPT SERVICE LINES, SHALL BE WITHIN DEDICATED RIGHTS-OF-WAY OR DEDICATED EASEMENTS AS SHOWN ON THE FINAL PLAT.
13. DIMENSIONS ARE SUBJECT TO MINOR CHANGES BASED ON FINAL PLAT UPDATE AND PLACEMENT OF MONUMENTS BY THE REGISTERED LAND SURVEYOR.
14. THE EXCEPTION PARCELS SHOWN HAVE BEEN SUBDIVIDED PER A MINOR LAND DIVISION, AND ARE NOT A PART OF THIS PLAT.

SHEET INDEX

Table with 2 columns: COVER SHEET, PLAN SHEETS. Values: 1, 2 & 3

EXISTING UTILITY SERVICES

Table listing utility services: WATER SEWER, ELECTRIC, CITY COMMUNICATIONS, GAS, TELEPHONE, CABLE. Associated with City of Mesa and Century Link.

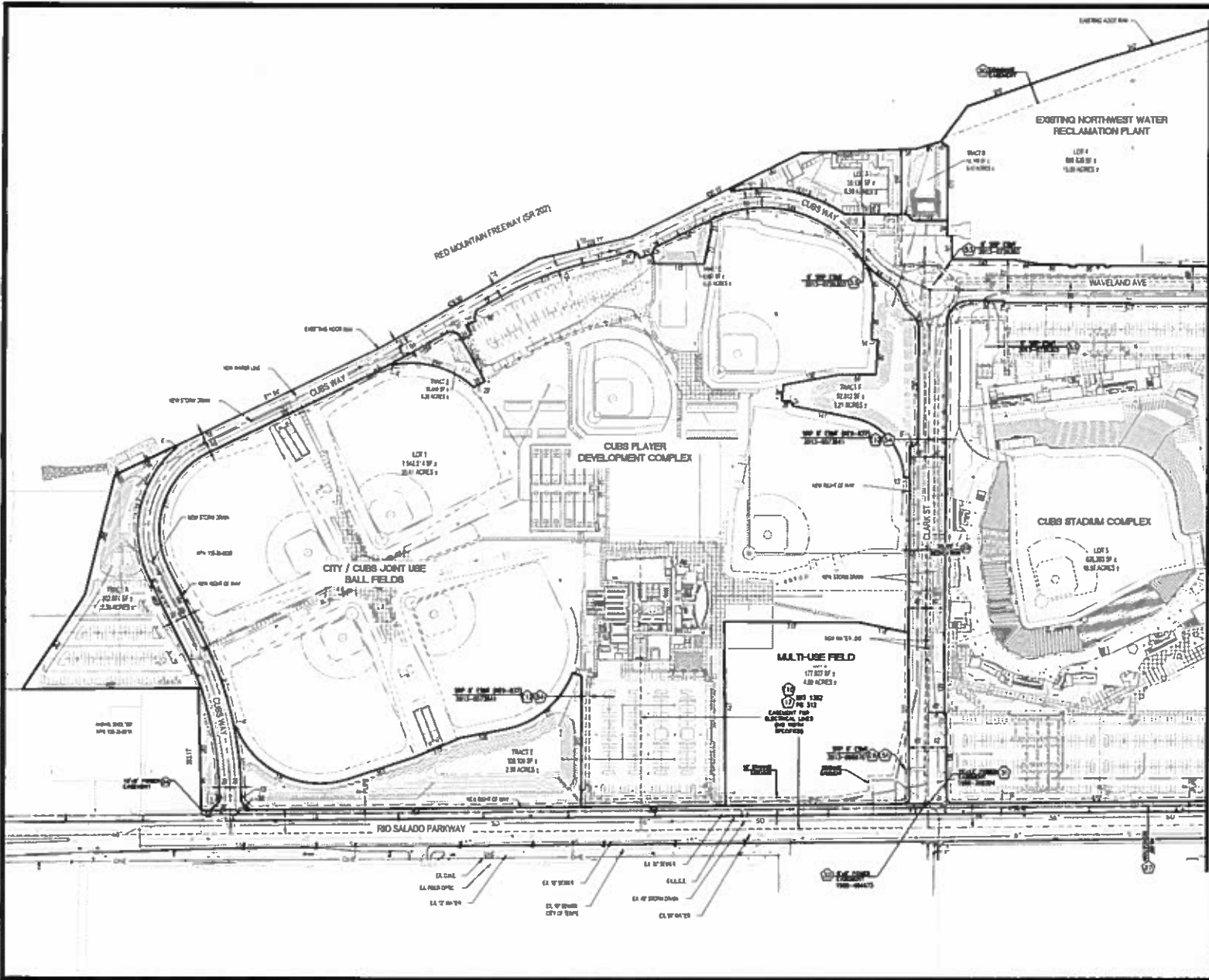
EXISTING EASEMENTS LEGEND (# PER TITLE REPORT, E# PER SRP DOCUMENT)

- 1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. PURPOSE: CUP ALL SEWER LINES AND APPURTENANT FACILITIES. RECORDED: BOOK 313 OF DEEDS, PAGE 343.
2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. PURPOSE: CUP ALL SEWER LINES AND APPURTENANT FACILITIES. RECORDED: DOCKET 246, PAGE 381.
3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. PURPOSE: DRAINAGE PURPOSES. RECORDED: DOCKET 9802, PAGE 850.
4. RIGHT OF WAY FOR ROADWAY OVER THE SOUTH 45 FEET OF SAID LAND AS SET FORTH IN DOCUMENTS. CITY OF MESA RESOLUTION NO. 4361. RECORDED: DOCKET 13800, PAGE: 138. CITY OF MESA RESOLUTION NO. 5218. RECORDED: 1983-248144.
5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. PURPOSE: ELECTRIC LINES AND APPURTENANT FACILITIES. RECORDED: DOCKET 15481, PAGE 794.
6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. PURPOSE: ELECTRIC LINES AND APPURTENANT FACILITIES. RECORDED: 1990-284324.
7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. PURPOSE: ELECTRIC LINES AND APPURTENANT FACILITIES. RECORDED: 1990-484472.
8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. PURPOSE: ELECTRIC LINES AND APPURTENANT FACILITIES. RECORDED: 1991-327407.
9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. PURPOSE: ELECTRIC LINES AND APPURTENANT FACILITIES. RECORDED: 1988-553708.
10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. PURPOSE: ELECTRIC LINES AND APPURTENANT FACILITIES. RECORDED: 2001-333343.
11. ALL MATTERS SET FORTH IN DOCUMENT, CITY OF MESA RESOLUTION NO. 7884. RECORDED: 2002-900888.
12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. PURPOSE: ELECTRIC LINES AND APPURTENANT FACILITIES. RECORDED: 2000-840078.
13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. PURPOSE: ELECTRIC LINES AND APPURTENANT FACILITIES. RECORDED: 2013-0933977.
14. SRP EASEMENT, 2003-1422730, MCR.
15. SRP EASEMENT, 2003-0912254, MCR.
16. SRP EASEMENT, DKT 3238 PG 287, MCR.
17. SRP EASEMENT, DKT 13388 PG 170, MCR.
18. SRP EASEMENT, DKT 1382 PG 312, MCR.
19. SRP EASEMENT, 1886-0330083.
20. SRP EASEMENT, 2013-0073841.

DATE: 1/15/14 11:10:56AM-101 (1/15/14) CHANGING CLUBS SPRING TRAINING FACILITY & RIVERVIEW PARK SUBDIVISION DOCUMENT: 10-554-001 PLAT COVER SHEET 1.000

City of Mesa Engineering Department logo and title block information including project name, sheet number (1 of 3), and date (N/A).

DATE: 11/11/2014 10:04:45T PROJECT: CUBS SPRING TRAINING FACILITY - PRELIMINARY DEVELOPMENT OF EXISTING DOCUMENTS AND PLANS FOR TRACT 2 OF THE PROJECT



SCALE: 1" = 100'

MARK: 344 67 12 44 6 20 15 10 5 0 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100

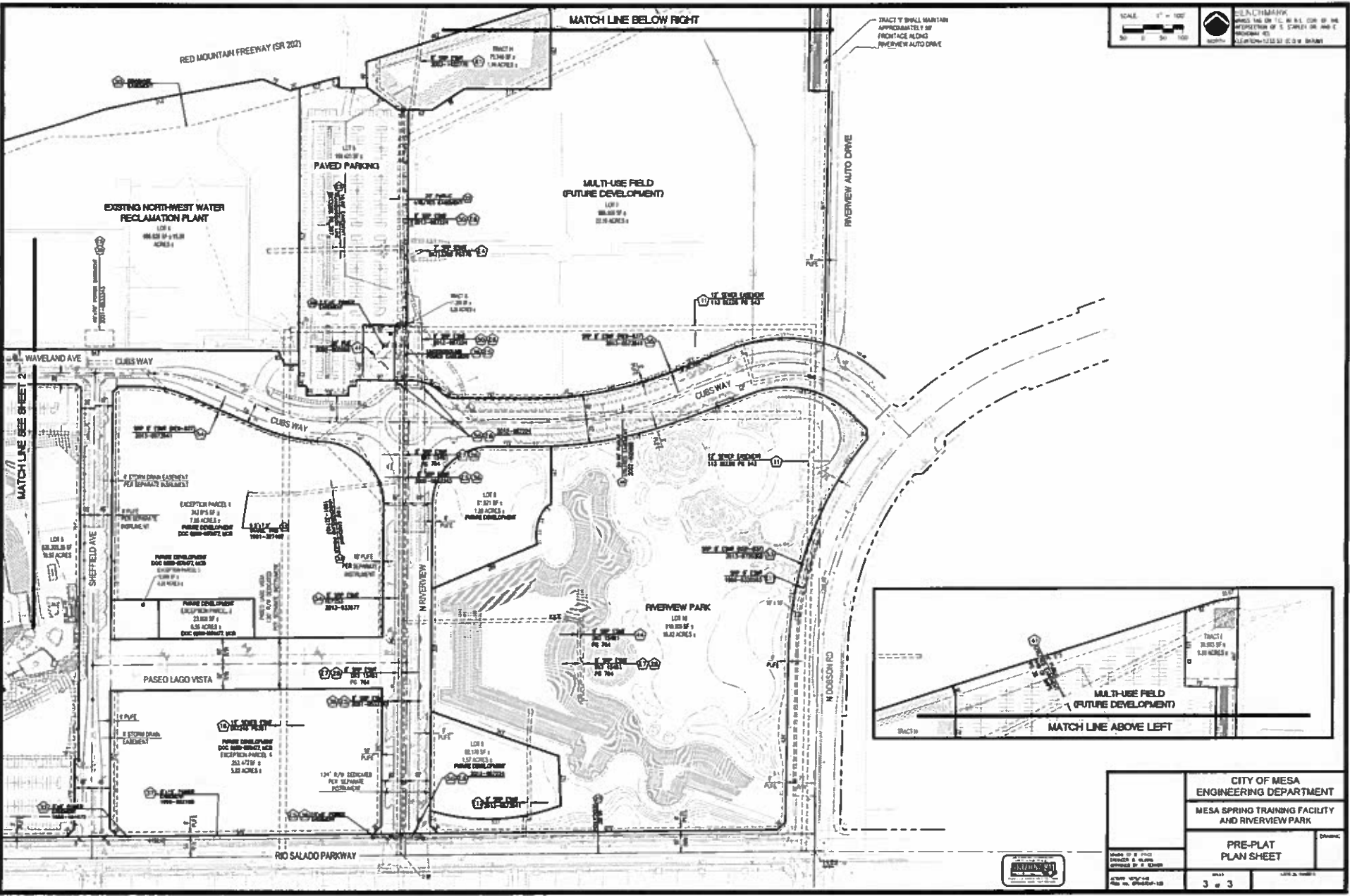
BENCHMARK: 344 67 12 44 6 20 15 10 5 0 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100

MATCH LINE SEE SHEET 3



<p align="center">CITY OF MESA ENGINEERING DEPARTMENT</p> <p align="center">MESA SPRING TRAINING FACILITY AND RIVERVIEW PARK</p>		<p align="center">PRE-PLAT PLAN SHEET</p>	<p align="center">DATE</p> <p align="center">2 0 3</p>
			<p align="center">DRAWN BY</p> <p align="center">[Signature]</p>

DATE: 3/15/24 11:30 AM - 12:00 PM CHECKED: CUBS SPRING TRAINING FACILITY & RIVERVIEW DEVELOPMENT DESIGN DEVELOPER: JASON BOGGS/DEVELOPER: JASON BOGGS/SCALE: 1/8" = 100' MATCH LINE SEE SHEET 2 MATCH LINE BELOW RIGHT



SCALE: 1" = 100'
 0' 50' 100'

BENCHMARK
 SPERS TAG ON T.C. WALL COR. OF THE INTERSECTION OF S. TOWLER DR AND E. RIVERVIEW RD.
 ELEVATION: 1123.53 (10' BELOW)

CITY OF MESA ENGINEERING DEPARTMENT MESA SPRING TRAINING FACILITY AND RIVERVIEW PARK		DWG NO. 3 of 3

DATE: 3/15/24 11:30 AM - 12:00 PM
 CHECKED: CUBS SPRING TRAINING FACILITY & RIVERVIEW DEVELOPMENT
 DESIGN DEVELOPER: JASON BOGGS/DEVELOPER: JASON BOGGS/SCALE: 1/8" = 100'

