

FINAL PLAT OF SOSSAMAN CENTER

A REPLAT OF LOT 2, COSTCO WHOLESALE & SUPERSTITION COMMERCE PARK
AS RECORDED IN BOOK 958, PAGE 10, MARICOPA COUNTY RECORDS
LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH,
RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

KNOW ALL MEN BY THESE PRESENTS:

THAT SOSSAMAN DEVELOPMENT LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT OF SOSSAMAN CENTER, A REPLAT OF LOT 2, COSTCO WHOLESALE & SUPERSTITION COMMERCE PARK, AS RECORDED IN BOOK 958, PAGE 10, MARICOPA COUNTY RECORDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, 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.

SOSSAMAN DEVELOPMENT LLC 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 SOSSAMAN DEVELOPMENT LLC 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 SOSSAMAN DEVELOPMENT LLC OR THE SUCCESSORS OR ASSIGNS OF SOSSAMAN DEVELOPMENT LLC AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY SOSSAMAN DEVELOPMENT LLC OR THE SUCCESSORS OR ASSIGNS OF SOSSAMAN DEVELOPMENT 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.

SOSSAMAN DEVELOPMENT LLC 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.

SOSSAMAN DEVELOPMENT LLC 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:

1) THAT THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT 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) 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;

3) 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) 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:

SOSSAMAN DEVELOPMENT LLC, AN ARIZONA 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 _____, 20____.

SOSSAMAN DEVELOPMENT LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)

COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, 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 HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION

LOT 2, COSTCO WHOLESALE & SUPERSTITION COMMERCE PARK, ACCORDING TO BOOK 958 OF MAPS, PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA.

NOTES

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

2. UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33.

3. ELECTRICAL LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.

4. 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 SOSSAMAN ROAD AND HAMPTON AVENUE.

5. 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.

6. THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

7. AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT FOR WILLIAMS GATEWAY AIRPORT IS RECORDED WITHIN THE MARICOPA COUNTY RECORDER. THE SUBDIVISION IS WITHIN FIVE MILES OF WILLIAMS GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE. THESE PROPERTIES, DUE TO THEIR PROXIMITY TO WILLIAMS GATEWAY AIRPORT, ARE LIKELY TO EXPERIENCE AIRCRAFT OVER FLIGHTS THAT GENERATE NOISE LEVELS WHICH WILL BE OF CONCERN TO SOME INDIVIDUALS.

8. SPECIAL SURFACE MATERIAL NOTE:

THE CITY OF MESA WILL NOT BE RESPONSIBLE FOR ANY SPECIAL TYPE OF SURFACE MATERIAL SUCH AS BUT NOT LIMITED TO PAVEMENT, CONCRETE, COLORED STAMPED PAVEMENT OR CONCRETE, OR BRICKS, AS NOTED WITHIN THE PROJECT'S 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).

9. A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (C.C.&R'S) HAS BEEN OR WILL BE RECORDED FOR THIS SUBDIVISION WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL AREAS SHOWN ON THIS PLAT.

10. COMPLIANCE WITH ALL CONDITIONS OF APPROVAL FOR CASE Z14-048.

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA, ON THIS

_____ DAY OF _____, 20____.

APPROVED 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 A.R.S. 45-576.

BY: _____ CITY ENGINEER DATE _____

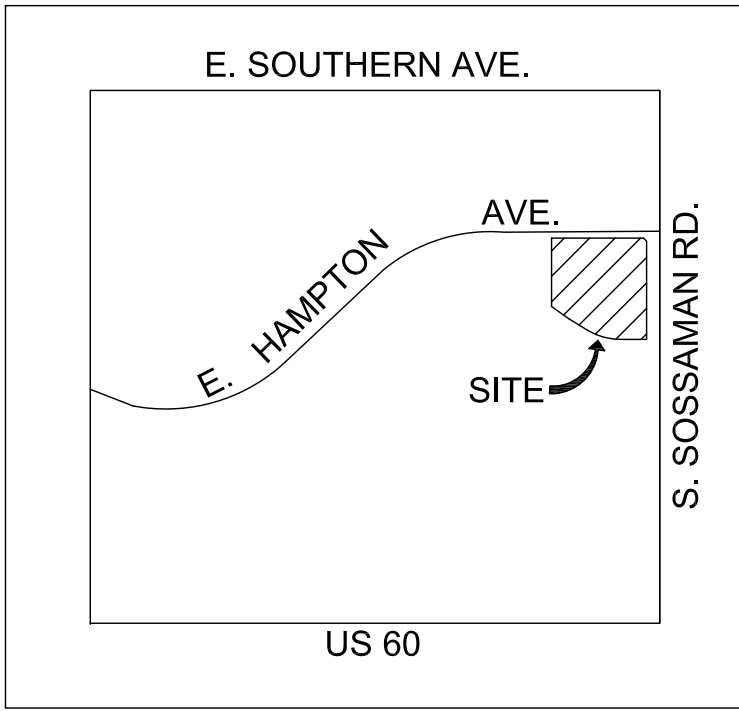
BENCHMARK

BRASS TAG ON TOP OF CURB AT THE NORTHEAST CORNER OF SOSSAMAN ROAD AND SOUTHERN AVENUE.
ELEVATION=1408.69 NAVD88 (CITY OF MESA DATA)

CERTIFICATION

I, JAY VANLANDSCHOOT, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CONSISTING OF 3 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 RETRACED; THAT THE LOT CORNERS SHALL BE LOCATED AS SHOWN AT THE TIME OF CONSTRUCTION.

Jay Vanlandschoot 9/3/15
JAY VANLANDSCHOOT R.L.S. #45763 DATE _____



VICINITY MAP
N.T.S.

OWNER/DEVELOPER

SOSSAMAN DEVELOPMENT LLC
4601 E. CHANDLER BLVD.
PHOENIX, AZ 85048
PH: (480) 326-1404
CONTACT: MAURICE KHOURY

ENGINEER

SBL ENGINEERING, LLC
1957 E. SUNBURST LANE
TEMPE, AZ 85284
PH: (602) 326-5848
FX: (480) 619-6334
CONTACT: CRAIG BAKER

ARCHITECT

CW ARCHITECTURE
7400 E. McDONALD DRIVE #122
SCOTTSDALE, AZ 85250
PH: (480) 264-7273
CONTACT: CORY WIEBERS

SURVEYOR

LSRS LAND SURVEYING
4639 E. RED RANGE WAY
CAVE CREEK, AZ 85331
PH: (480) 650-4006
FX: (480) 718-7668
CONTACT: JAY VANLANDSCHOOT

BASIS OF BEARING

BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 31, WHICH BEARS S00°38'13"E, AS SHOWN ON FINAL PLAT OF COSTCO WHOLESALE AND SUPERSTITION COMMERCE PARK, RECORDED IN BOOK 958 OF MAPS, PAGE 10, M.C.R.

EXISTING ZONING

THE CURRENT ZONING FOR THIS SUBDIVISION IS "LC PAD"

LOT TABLE

LOT#	SQUARE FEET±	ACRES±
LOT 1	41,934	0.963
LOT 2	44,860	1.030
LOT 3	57,267	1.315
LOT 4	21,310	0.489
LOT 5	50,402	1.157
NET TOTAL	215,773	4.954

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	MAP NUMBER	FIRM DATE	FLOOD ZONE
040048	04013C2295L	10/16/2013	X

ZONE "X": 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.



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FINAL PLAT OF
SOSSAMAN CENTER
MESA, ARIZONA



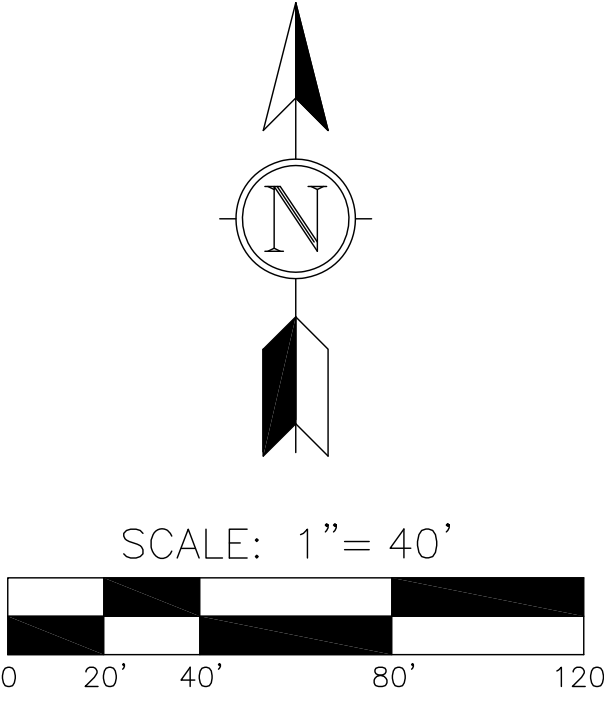
PROJ. NO: 14037
CAD FILE: 14037_FP
DATE: 4/13/15
DRAWN: JV
SCALE: N.T.S.

REVISIONS

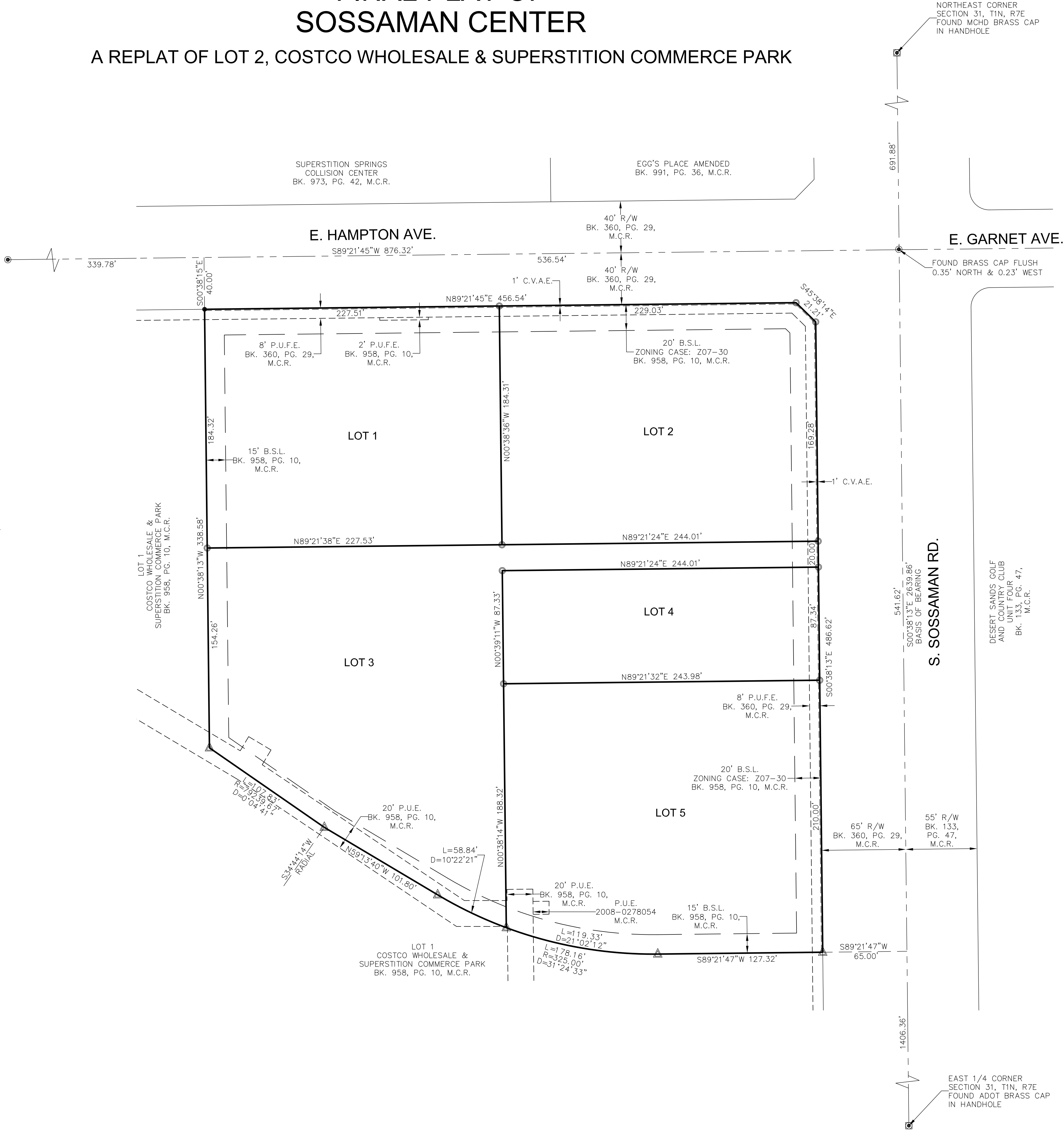
SHEET
1 of 3

FINAL PLAT OF
SOSSAMAN CENTER

A REPLAT OF LOT 2, COSTCO WHOLESALE & SUPERSTITION COMMERCE PARK

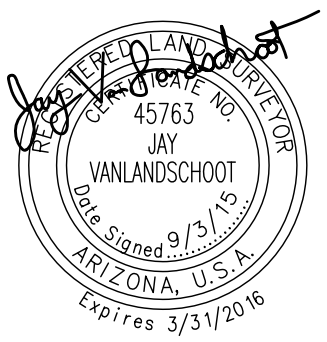


- LEGEND**
- FOUND BRASS CAP FLUSH
 - ⊙ FOUND BRASS CAP IN HANDHOLE
 - FOUND 1/2" REBAR WITH ILLEGIBLE CAP AFFIXED TAG RLS #45763
 - 1/2" REBAR WITH CAP & TAG RLS #45763 TO BE SET
 - △ MAG NAIL WITH WASHER RLS #45763 TO BE SET
- M.C.R. MARICOPA COUNTY RECORDER
R/W RIGHT-OF-WAY
BK. BOOK
PG. PAGE
B.S.L. BUILDING SETBACK LINE
C.V.A.E. CONTROLLED VEHICULAR ACCESS EASEMENT
P.U.F.E. PUBLIC UTILITY AND FACILITY EASEMENT
ADOT ARIZONA DEPARTMENT OF TRANSPORTATION
MCHD MARICOPA COUNTY HIGHWAY DEPARTMENT



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FINAL PLAT OF
SOSSAMAN CENTER
MESA, ARIZONA



PROJ. NO:	14037
CAD FILE:	14037_FP
DATE:	4/13/15
DRAWN:	JV
SCALE:	1"=40'

REVISIONS	

A REPLAT OF LOT 2, COSTCO WHOLESALE & SUPERSTITION COMMERCE PARK

A REPLAT OF LOT 2, COSTCO WHOLESALE & SUPERSTITION COMMERCE PARK



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M.C.R. MARICOPA COUNTY RECORDER

R/W RIGHT-OF-WAY

BK. BOOK

PG. PAGE

B.S.L. BUILDING SETBACK LINE

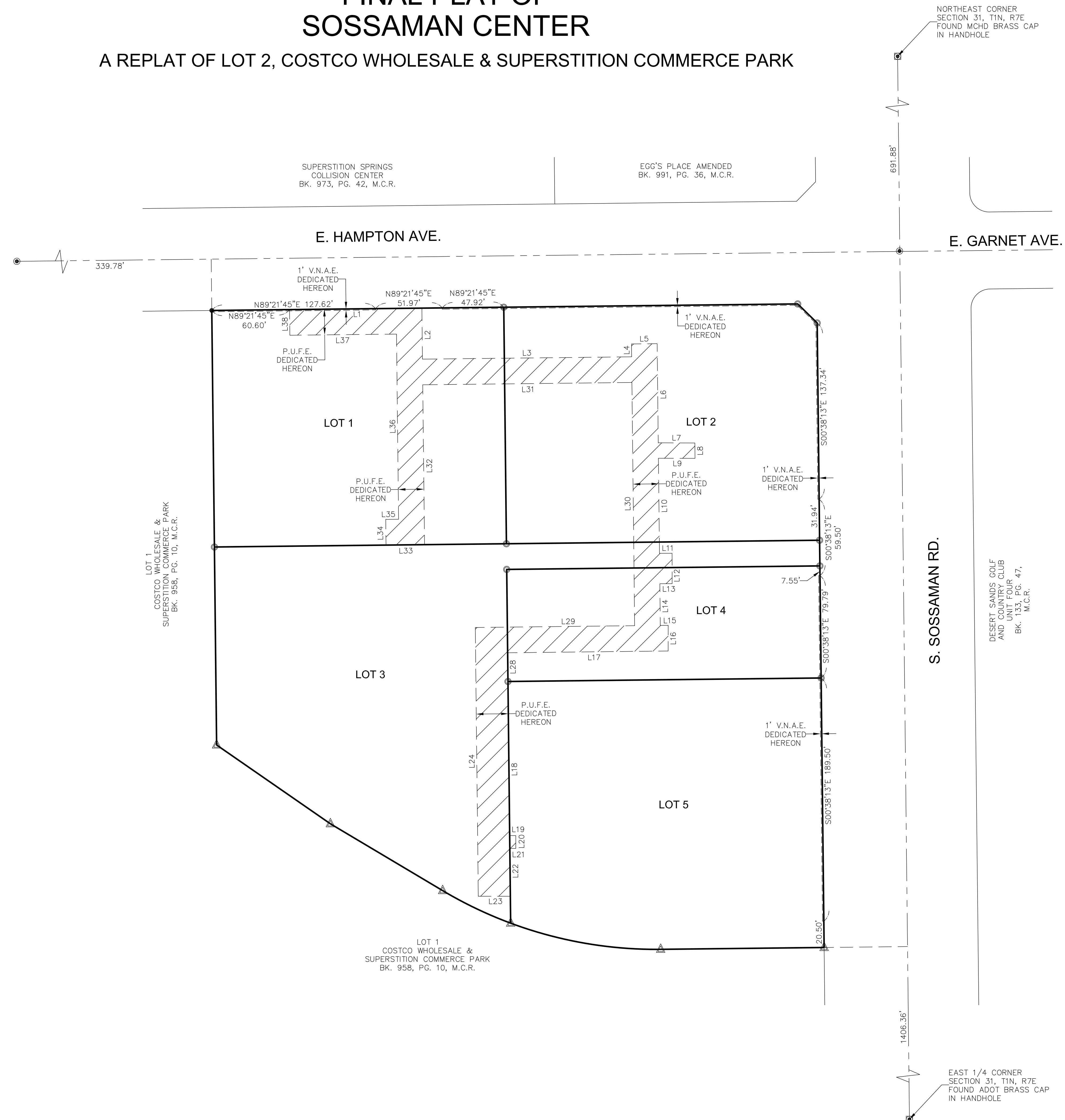
V.N.A.E. VEHICULAR NON-ACCESS EASEMENT

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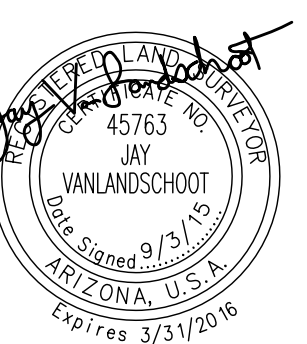
MCHD MARICOPA COUNTY HIGHWAY DEPARTMENT

LINE TABLE		
LINE	LENGTH	BEARING
L1	103.11	N89°21'45"E
L2	39.77	S00°38'36"E
L3	162.98	N89°21'24"E
L4	10.00	N00°38'36"W
L5	20.00	N89°21'24"E
L6	77.25	S00°38'36"E
L7	28.53	S89°48'19"E
L8	12.00	S00°38'15"E
L9	28.52	N89°48'19"W
L10	74.09	S00°38'36"E
L11	9.81	N89°56'32"E
L12	23.69	S00°03'28"E
L13	9.56	S89°56'32"W
L14	32.49	S00°38'36"E
L15	6.13	N89°21'45"E
L16	20.00	S00°03'35"W
L17	125.05	S89°21'45"W
L18	120.08	S00°38'14"E
L19	4.76	N90°00'00"E
L20	10.00	S00°03'35"W
L21	4.64	N90°00'00"W
L22	37.28	S00°38'14"E
L23	25.00	N90°00'00"W
L24	209.45	N00°38'14"W
L28	22.37	S00°39'11"E
L29	124.16	N89°21'45"E
L30	189.52	N00°38'36"W
L31	162.98	S89°21'24"W
L32	124.54	S00°38'36"E
L33	30.02	S89°21'38"W
L34	20.00	N00°38'15"W
L35	10.01	N89°21'31"E
L36	144.31	N00°38'36"W
L37	83.11	S89°21'45"W
L38	20.00	N00°38'36"W



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**FINAL PLAY OF
SOSSAMAN CENTER
MESA, ARIZONA**



ROJ. NO:	14037
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