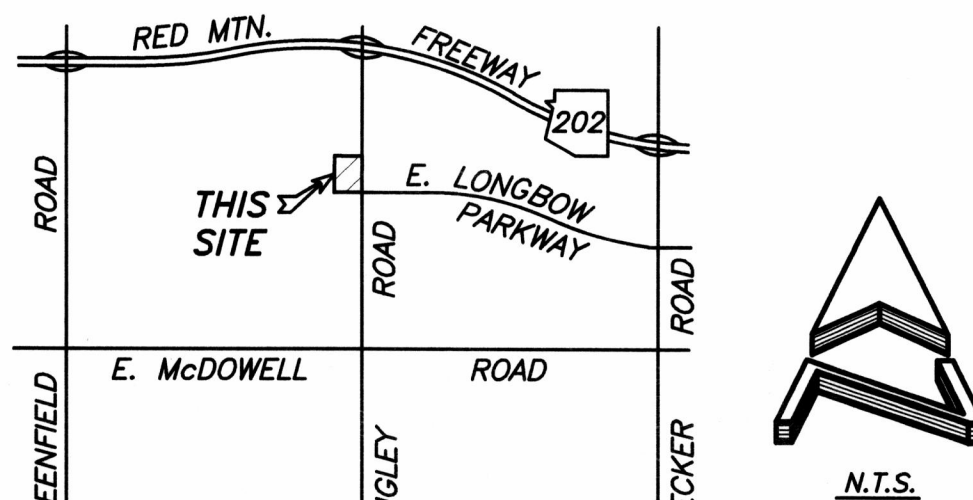


PRELIMINARY PLAT
FOR
RED MOUNTAIN BUSINESS PARK
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF
SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 EAST, OF THE GILA
AND SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA



Vicinity Map

Parent Legal Descriptions

SPECIAL WARRANTY DEED DOC. NO. 2016-0338440, M.C.R.

EXHIBIT 'A'

A portion of the Northeast quarter of Section 34, Township 2 North, Range 6 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Commencing at the Northeast corner of said Section 34, said point being a found Brass Cap in Handhole, from which the East quarter corner of Section 34 bears South 00 degrees 29 minutes 07 seconds West, for a distance of 2691.07 feet, said point being a found City of Mesa Brass Cap in Handhole;

Thence South 00 degrees 29 minutes 07 seconds West, along the East line of the Northeast quarter of said Section 34, for a distance of 1045.01 feet;

Thence North 89 degrees 30 minutes 53 seconds West, for a distance of 65.00 feet, to a point on the existing 65 foot West right-of-way line of North Higley Road, to found half-inch rebar with cap L.S. #42137, said point being the POINT OF BEGINNING;

Thence South 00 degrees 29 minutes 07 seconds West, along the existing 65 foot West right-of-way line, for a distance of 786.58 feet;

Thence North 89 degrees 30 minutes 46 seconds West, for a distance of 235.00 feet, to a point on a line 300 feet West of and parallel to the East line of the Northeast quarter of said Section 34;

Thence North 00 degrees 29 minutes 07 seconds East, along the line 300 feet West of and parallel to the East line of the Northeast quarter of said Section 34, for a distance of 786.58 feet;

Thence South 89 degrees 30 minutes 53 seconds East, for a distance of 235.00 feet, to the POINT OF BEGINNING.

Said Parcel No. 1 contains 4.243 Acres (184,848 S.F.) more or less.

SPECIAL WARRANTY DEED DOC. NO. 2016-0338437, M.C.R.

EXHIBIT 'A'

A portion of the Northeast quarter of Section 34, Township 2 North, Range 6 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Commencing at the Northeast corner of said Section 34, said point being a found Brass Cap in Handhole, from which the East quarter corner of Section 34 bears South 00 degrees 29 minutes 07 seconds West, for a distance of 2691.07 feet, said point being a found City of Mesa Brass Cap in Handhole;

Thence South 00 degrees 29 minutes 07 seconds West, along the East line of the Northeast quarter of said Section 34, for a distance of 1045.01 feet;

Thence North 89 degrees 30 minutes 53 seconds West, for a distance of 65.00 feet, to a point on the existing 65 foot West right-of-way line of North Higley Road, to found half-inch rebar with cap L.S. #42137;

Thence South 00 degrees 29 minutes 07 seconds West, along the existing 65 foot West right-of-way line, for a distance of 786.58 feet, to the POINT OF BEGINNING;

Thence continuing South 00 degrees 29 minutes 07 seconds West, along the existing 65 foot West right-of-way line, for a distance of 859.94 feet, to a point on the South line of the Northeast quarter of Section 34, said point being a found half-inch rebar with Cap L.S. #42137;

Thence North 89 degrees 55 minutes 23 seconds West, along said South line of the Northeast quarter of Section 34, for a distance of 235.01 feet, to a point on a line 300 feet West of and parallel to the East line of the Northeast quarter of said Section 34, said point being a found half-inch rebar with Cap L.S. #31034;

Thence North 00 degrees 29 minutes 07 seconds East, along the line 300 feet West of and parallel to the East line of the Northeast quarter of said Section 34, for a distance of 861.62 feet;

Thence South 89 degrees 30 minutes 46 seconds East, for a distance of 235.00 feet, to the POINT OF BEGINNING.

Said Parcel No. 2 contains 4.644 Acres (202,286 S.F.) more or less.

Survey Reference Documents:

1. RECORD OF SURVEY PLSS SUBDIVISION MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY, AS RECORDED IN BOOK 661, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA.
2. RECORD OF SURVEY, AS RECORDED IN BOOK 785, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA.
3. UNRECORDED A.L.T.A./N.S.P.S. LAND TITLE SURVEY PREPARED BY SUPERIOR SURVEYING SERVICES, JOB NO. 160138, DATED 4/29/16.
4. SPECIAL WARRANTY DEED PER DOCUMENT NO. 2016-0338440, RECORDS OF MARICOPA COUNTY, ARIZONA.
5. SPECIAL WARRANTY DEED PER DOCUMENT NO. 2016-0338437, RECORDS OF MARICOPA COUNTY, ARIZONA.
6. DECLARATION OF INGRESS/EGRESS, UTILITY AND SIGNAGE EASEMENT PER DOCUMENT NO. 2016-0338438, RECORDS OF MARICOPA COUNTY, ARIZONA.
7. DECLARATION OF WATER RUNOFF EASEMENT PER DOCUMENT NO. 2016-0338439, RECORDS OF MARICOPA COUNTY, ARIZONA.
8. OVERHEAD & UNDERGROUND POWER EASEMENT PER DOCKET 11417, PAGE 960, RECORDS OF MARICOPA COUNTY, ARIZONA.
9. UNDEGROUND POWER EASEMENT PER DOCUMENT NO. 1997-0228028, RECORDS OF MARICOPA COUNTY, ARIZONA.
10. DECLARATION OF INGRESS/EGRESS EASEMENT PER DOCUMENT NO. 2012-0960950, RECORDS OF MARICOPA COUNTY, ARIZONA.

Flood Zone Designation:

THIS SITE IS LOCATED IN FLOOD ZONE 'X' AS DESIGNATED IN FEMA FLOOD MAP# 04013G2280L, DATED OCTOBER 16, 2013. ZONE 'X' IS DEFINED AS: "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS 1.0% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH AREAS LESS THAN 1 SQUARE MILE; AREAS PROTECTED BY LEVEES FROM 1.0% FLOOD CHANCE."

Areas:

Gross Area: 11.344 Acres (494,143 S.F.)
Net Area: 8.887 Acres (387,134 S.F.)
(Excludes 65' R/W for N. Higley Road)

LOT	AREA (S.F.)	AREA (AC.)
1	35,310	0.811
2	55,259	1.268
3	61,572	1.413
4	32,967	0.757
5	89,103	2.045
6	95,297	2.188
TRACT A	17,626	0.405
TOTAL	387,134	8.887

Owners

DCSJ LLC
1908 N. ROSEMONT
MESA, AZ 85205
PHONE: (480) 218-6925
FAX: (480) 218-6921
ATTN: COREY SMITH

FARRELLY ENTERPRISES, LLC
2730 E. FAIRFIELD CIRCLE
MESA, AZ 85213

Land Surveyor

STANDAGE & ASSOCIATES
409 S. EL DORADO ROAD
MESA, ARIZONA 85202
PHONE: (480) 892-8090
FAX: (480) 892-8545
CONTACT: BILL STANDAGE
EMAIL: bill@standage.phxcoxmail.com

Basis of Bearing

A BEARING OF SOUTH 00 DEGREES 29 MINUTES 07 SECONDS WEST WAS USED FOR THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 EAST, G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA PER SPECIAL WARRANTY DEED DOCUMENT NO. 2016-0338440, RECORDS OF MARICOPA COUNTY, ARIZONA.

Site Data

GENERAL PLAN DESIGNATION LIGHT INDUSTRIAL
GROSS AREA 11.344 Ac.
TOTAL LOTS 6 EA.
Zoning LI
APN'S 141-37-001D

REVISIONS:

PRELIMINARY PLAT

RED MOUNTAIN BUSINESS PARK

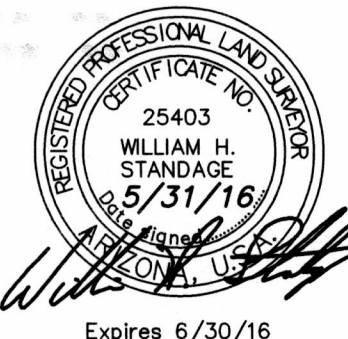
Standage & Associates, Ltd.
Consulting Engineers
409 S. El Dorado
Mesa, Arizona 85202
(480) 892-8090

SHEET: 1
OF: 2

PROJECT: 160500

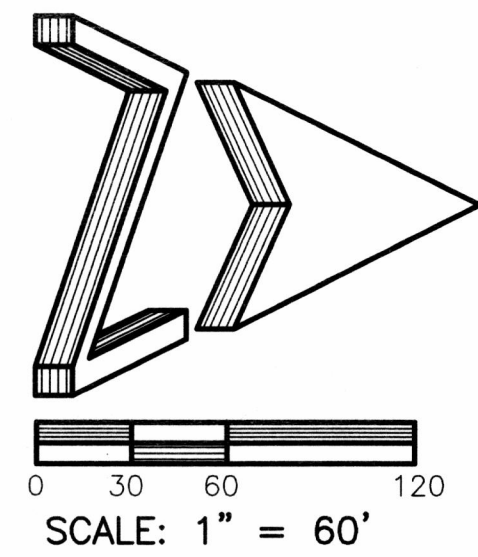
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PREPARED: BWB/WH

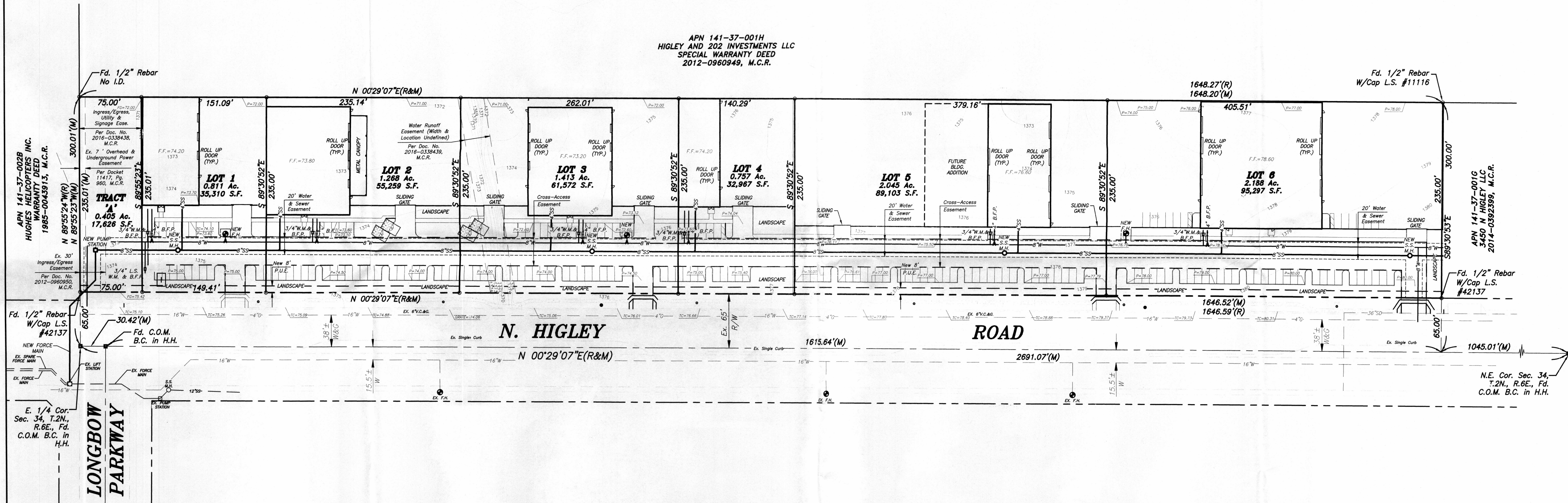


Legend

	Section Line or Street Centerline	R.	Range
	Street Right-of-Way Line	Sec.	Section
	Property Line	Cor.	Corner
	Easement Line	Alum.	Aluminum
	Building Setback Line	Bk.	Book
(R)	Record Bearing & Distance	Pg.	Page
(M)	Measured Bearing & Distance	R/W	Right-of-Way
(C)	Calculated Bearing & Distance	I.D.	Identification
o	Set 1/2" Rebar W/Cap #25403 (Unless Otherwise Noted)	L.S.	Registered Land Surveyor
Fd.	Found	Ease.	Easement
B.C.	Brass Cap	C.O.M.	City of Mesa
H.H.	Handhole	M.C.R.	Maricopa County Recorder
T.	Township	F.F.	Finish Floor Elevation
		P.U.E.	Public Utility Easement



APN 141-37-001H
HIGLEY AND 202 INVESTMENTS LLC
SPECIAL WARRANTY DEED
2012-0960949, M.C.R.



REVISIONS:

PRELIMINARY PLAT

RED MOUNTAIN BUSINESS PARK

Standage & Associates, Ltd.
Consulting Engineers
409 S. El Dorado
Mesa, Arizona 85202
(480) 892-8090



Expires 6/30/16

SHEET: 2
OF: 2
PROJECT: 160500
No.:
SCALE: 1"=60'
PREPARED: BWB/WHS