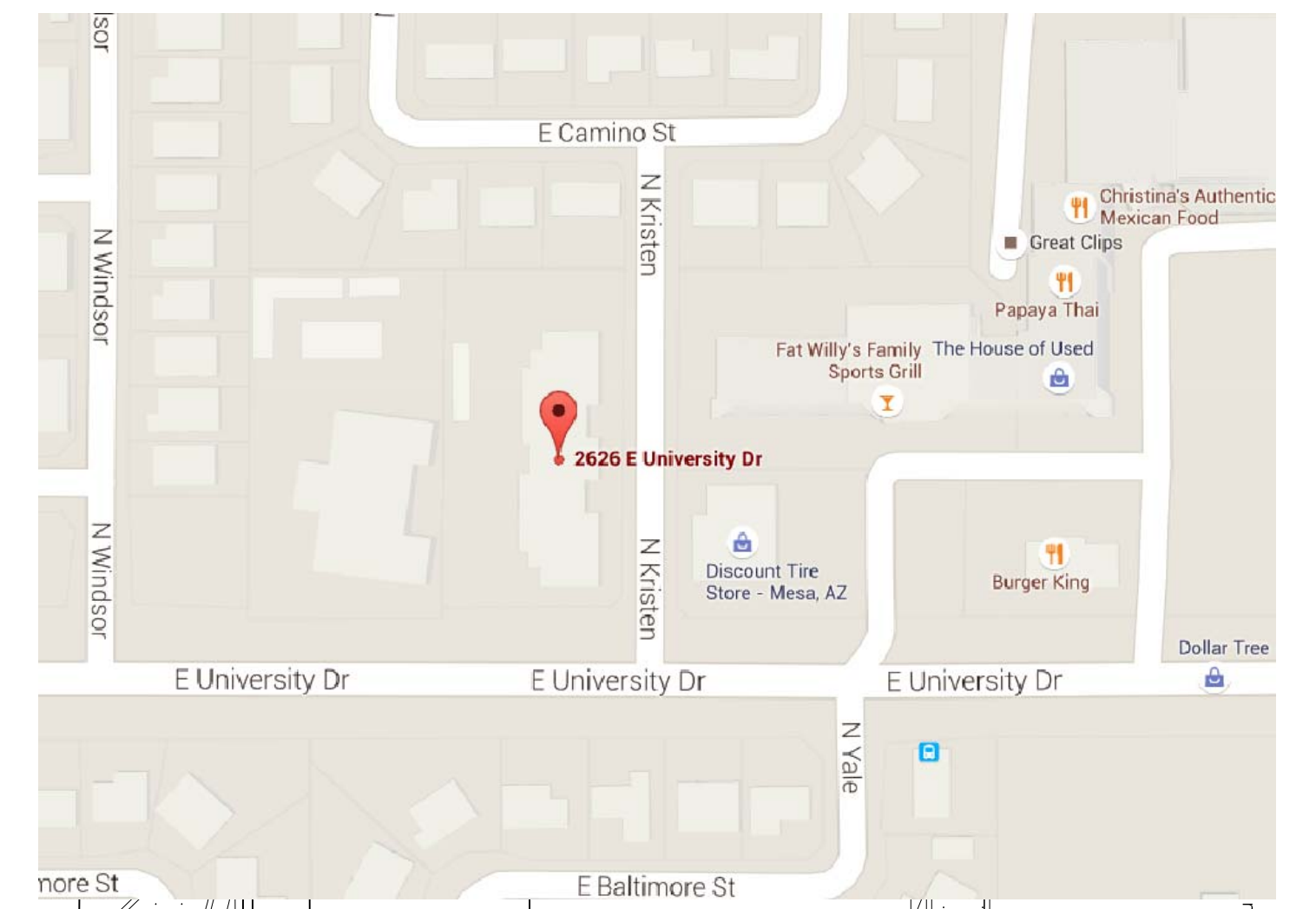


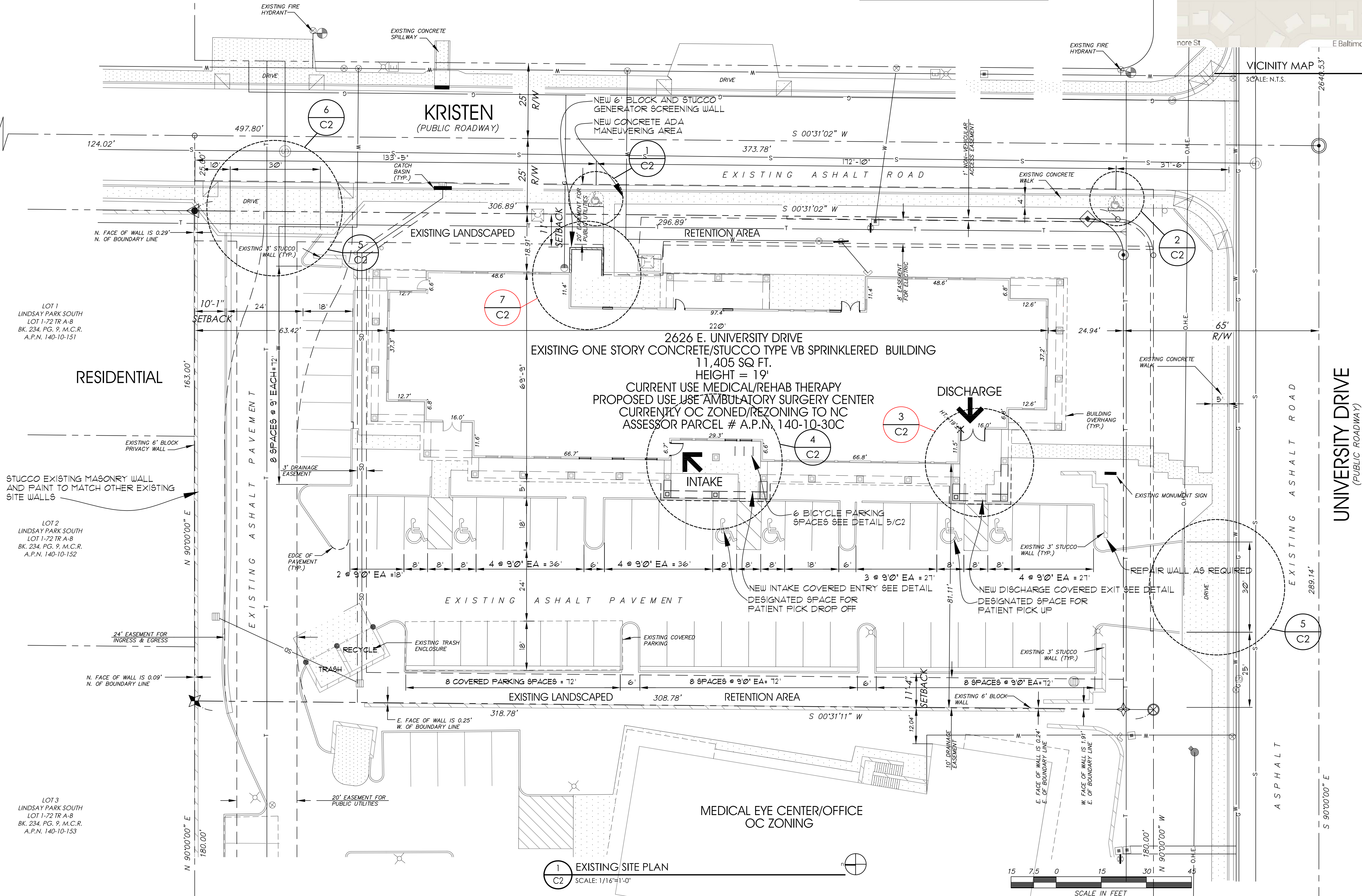
RESIDENTIAL

PARKING RATIO TABLE	
PARKING REQUIRED	57
PARKING PROVIDED	56

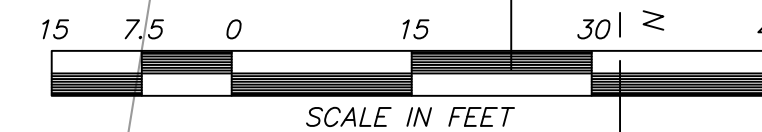
SHOPPING CENTER
LC ZONING



VICINITY MAP
SCALE: N.T.S.



1 EXISTING SITE PLAN
C2 SCALE: 1/16"=1'-0"



array • architecture + interiors, inc.

FILENAME: 16089 MESA SITE
PROJ. NO.: 16-089
DRAWN BY: JE/JBH
PLOT SCALE: 1:1
DATE: 07/23/2018

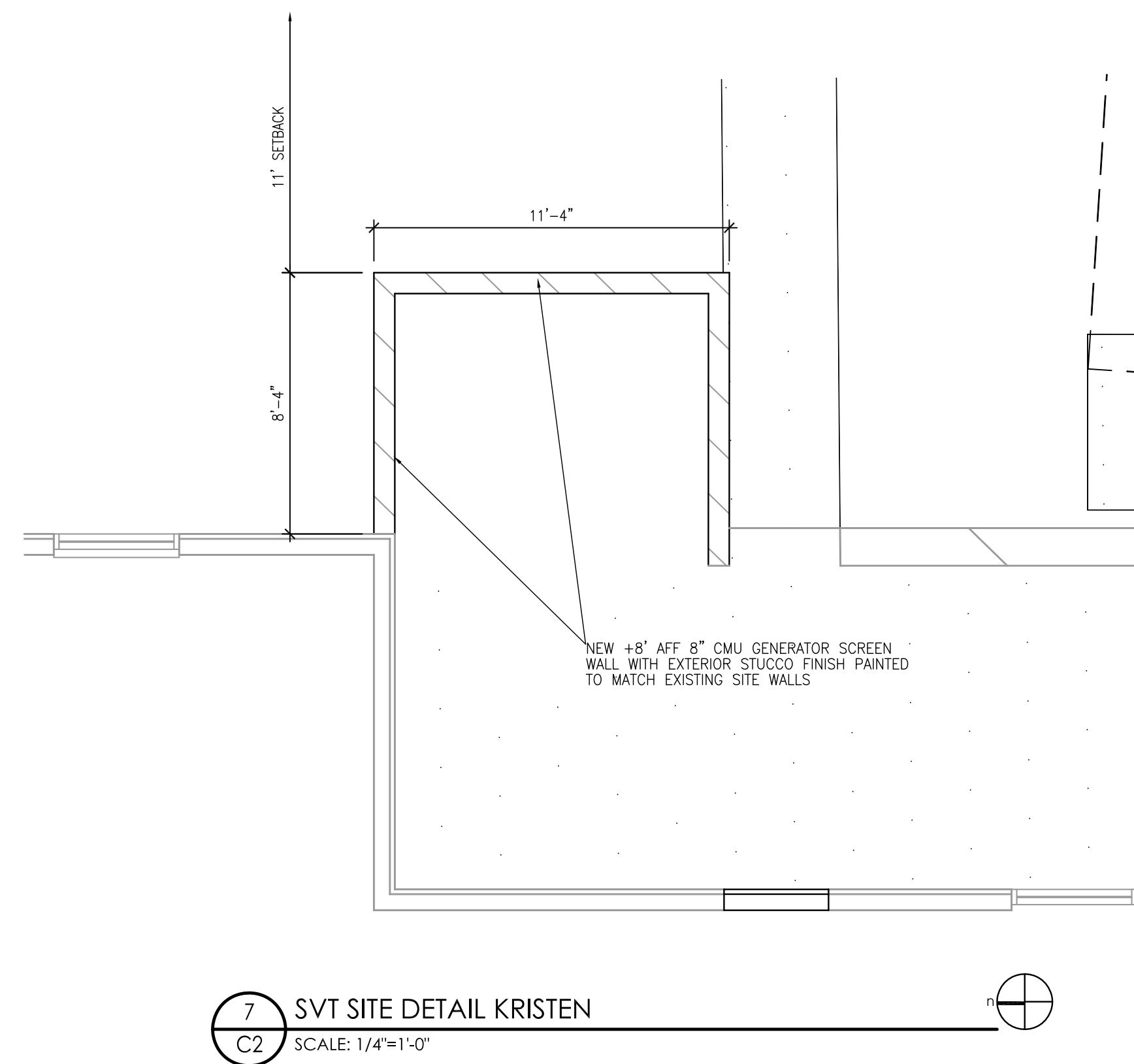
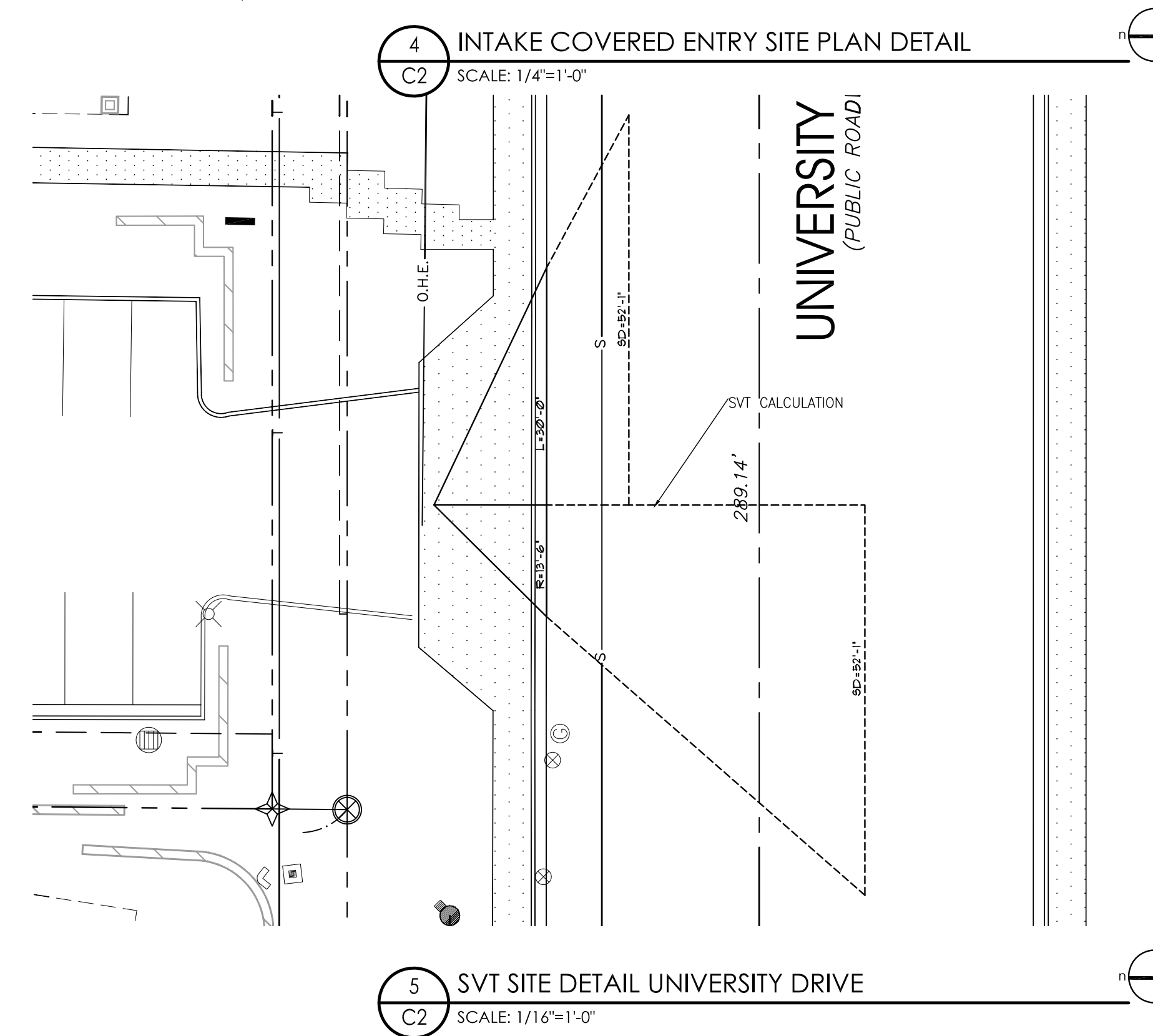
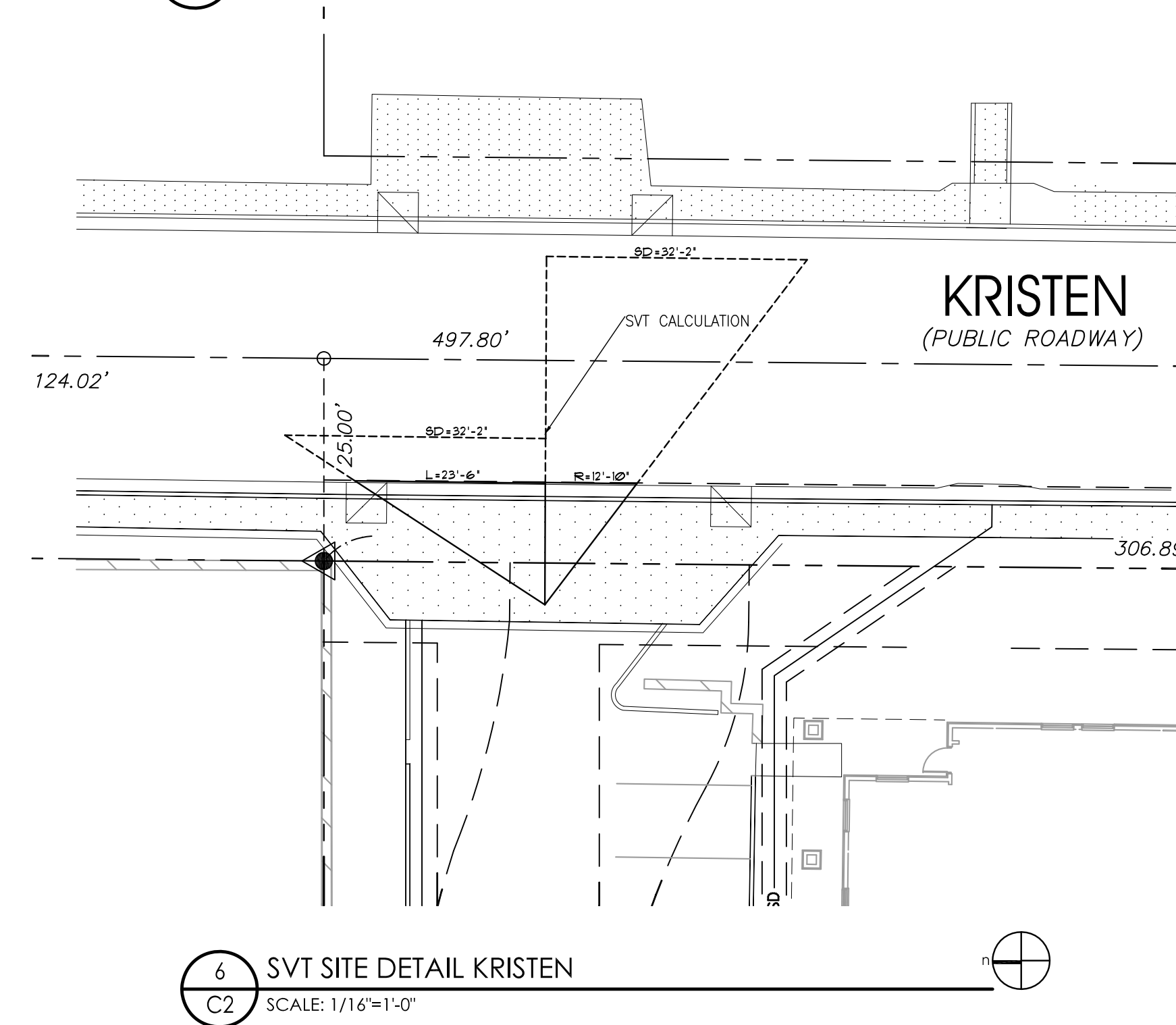
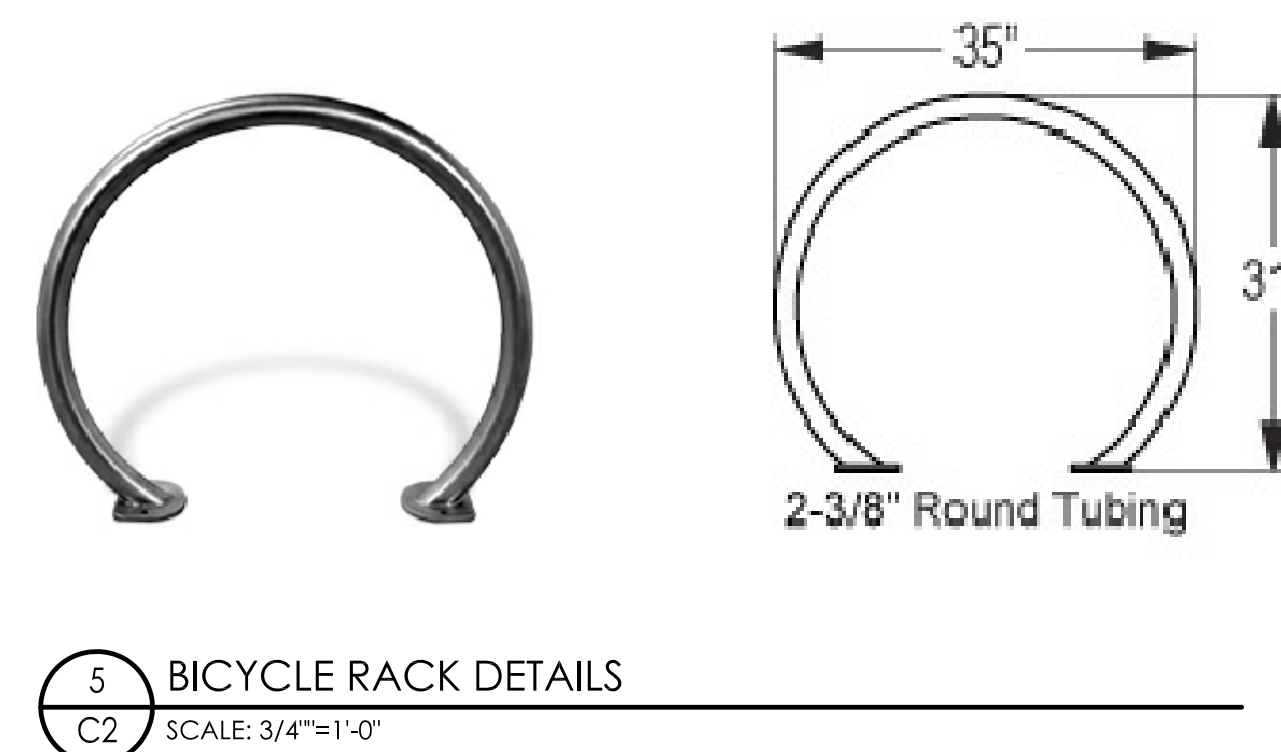
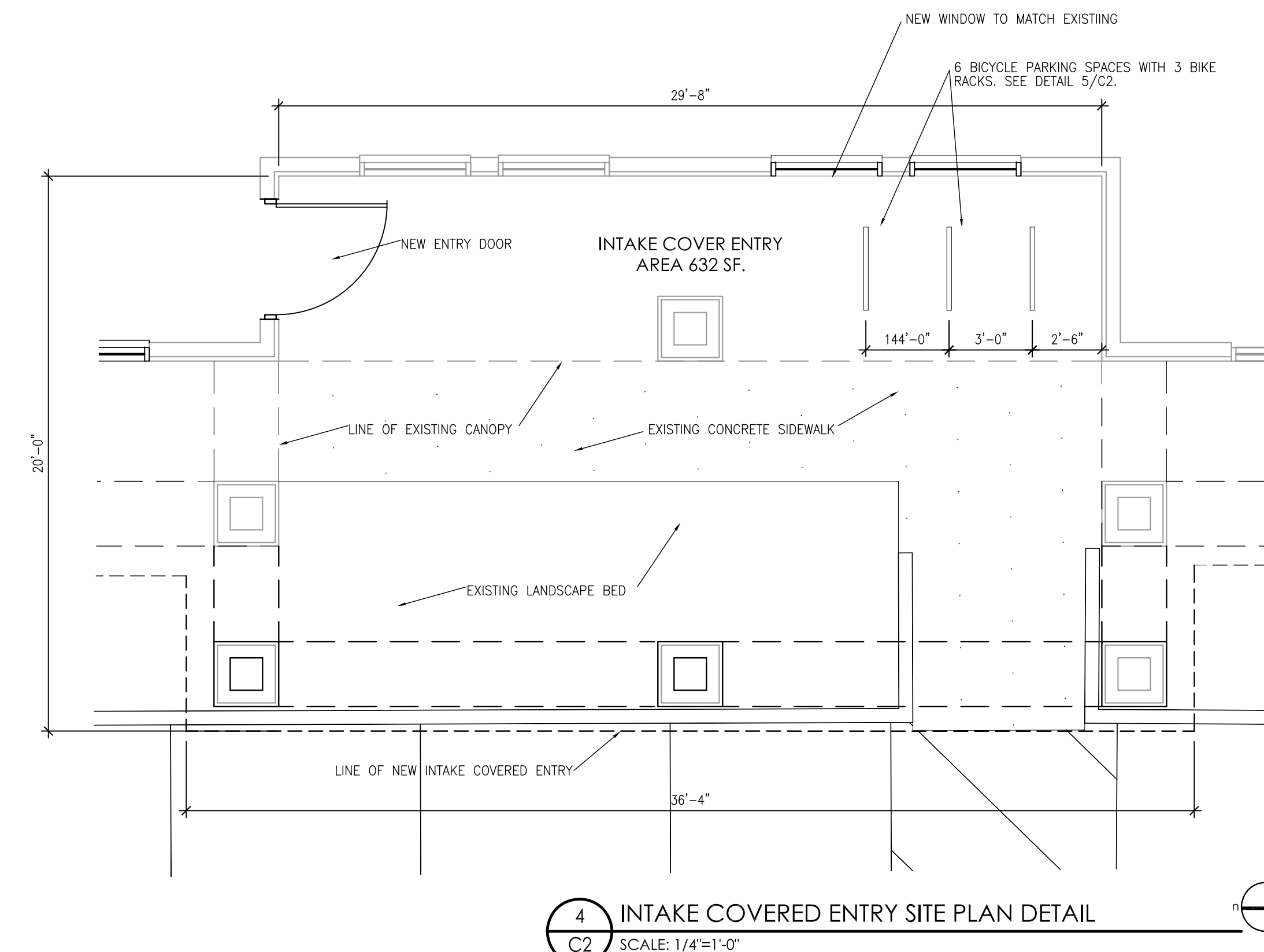
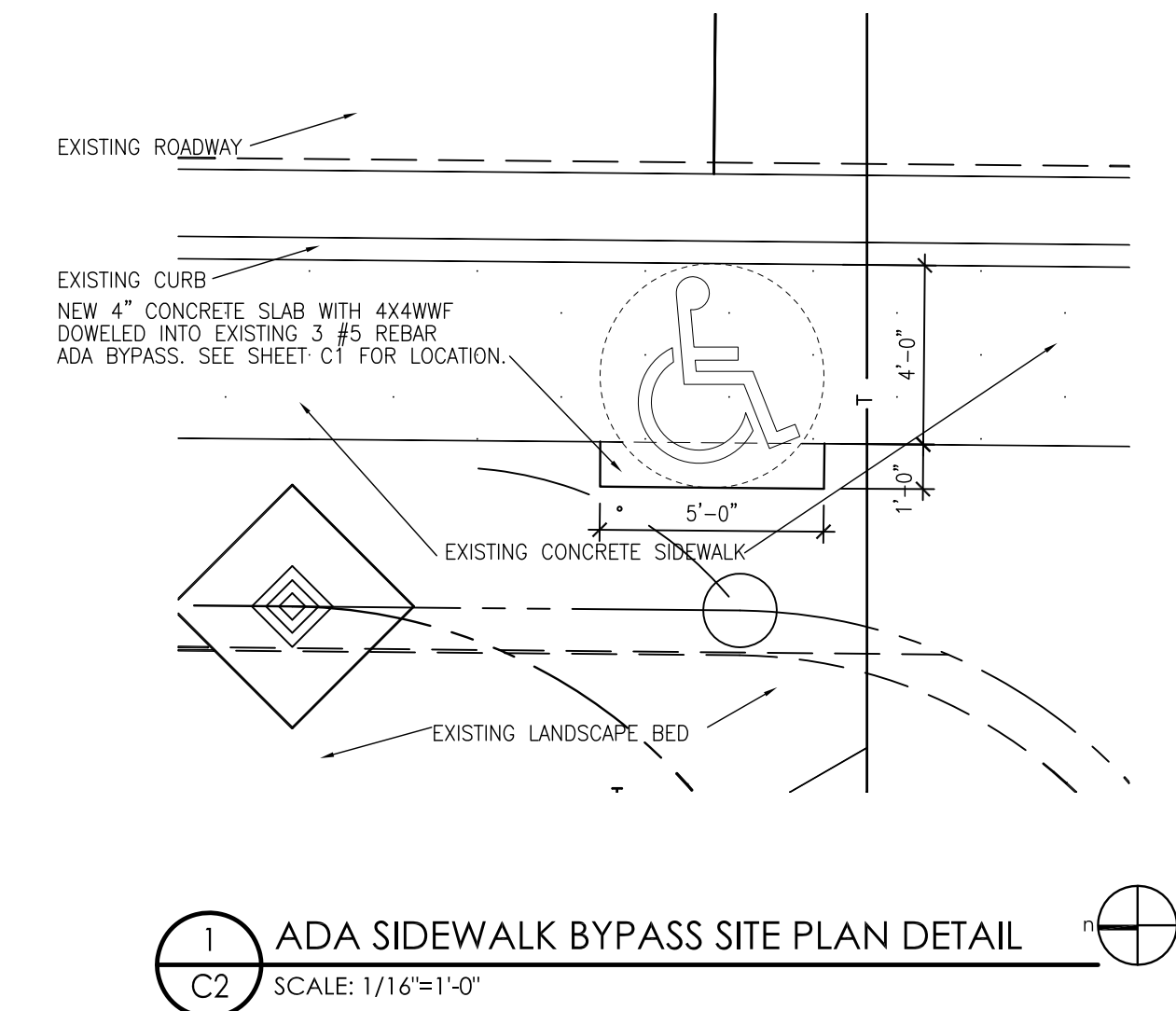
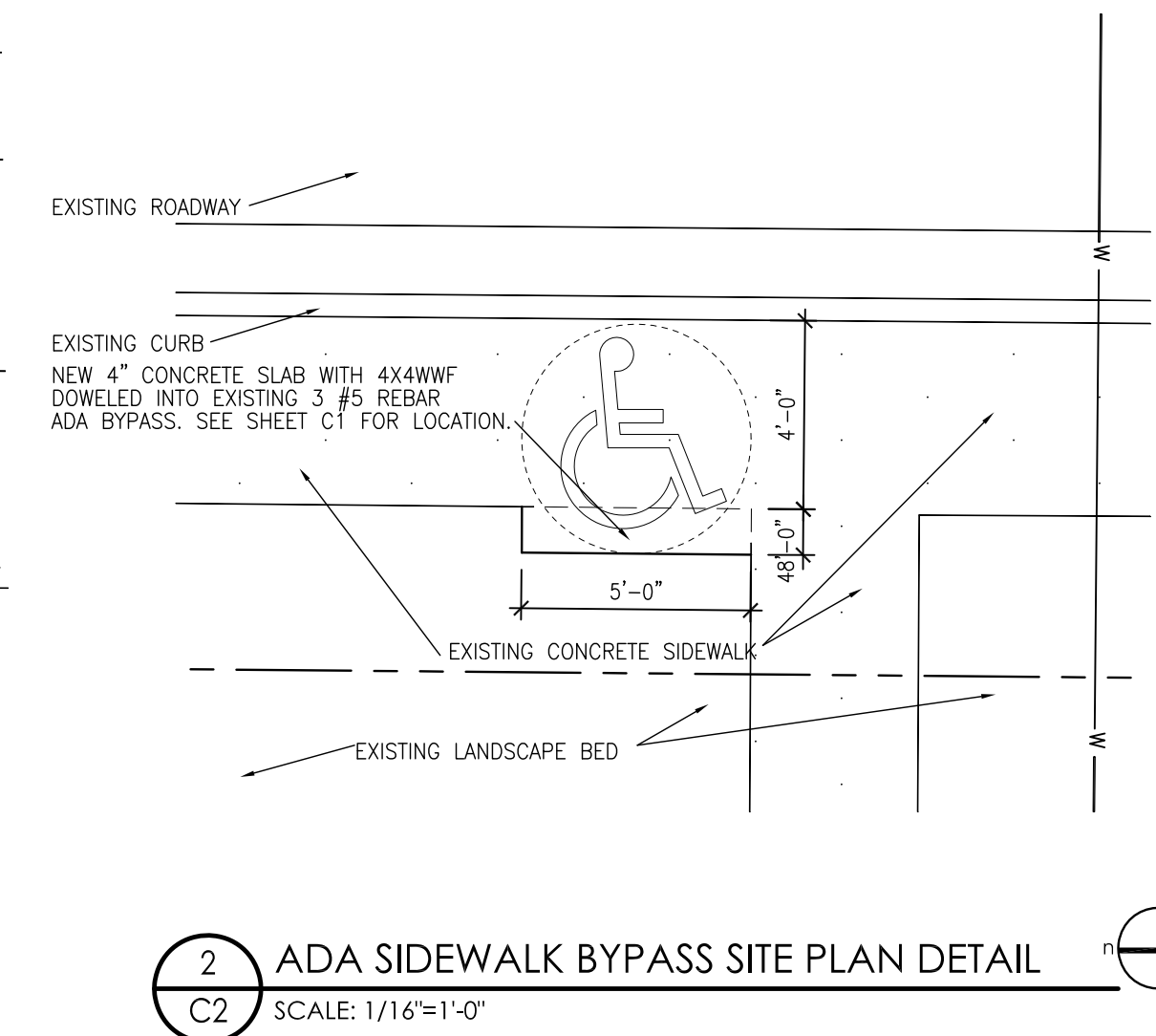
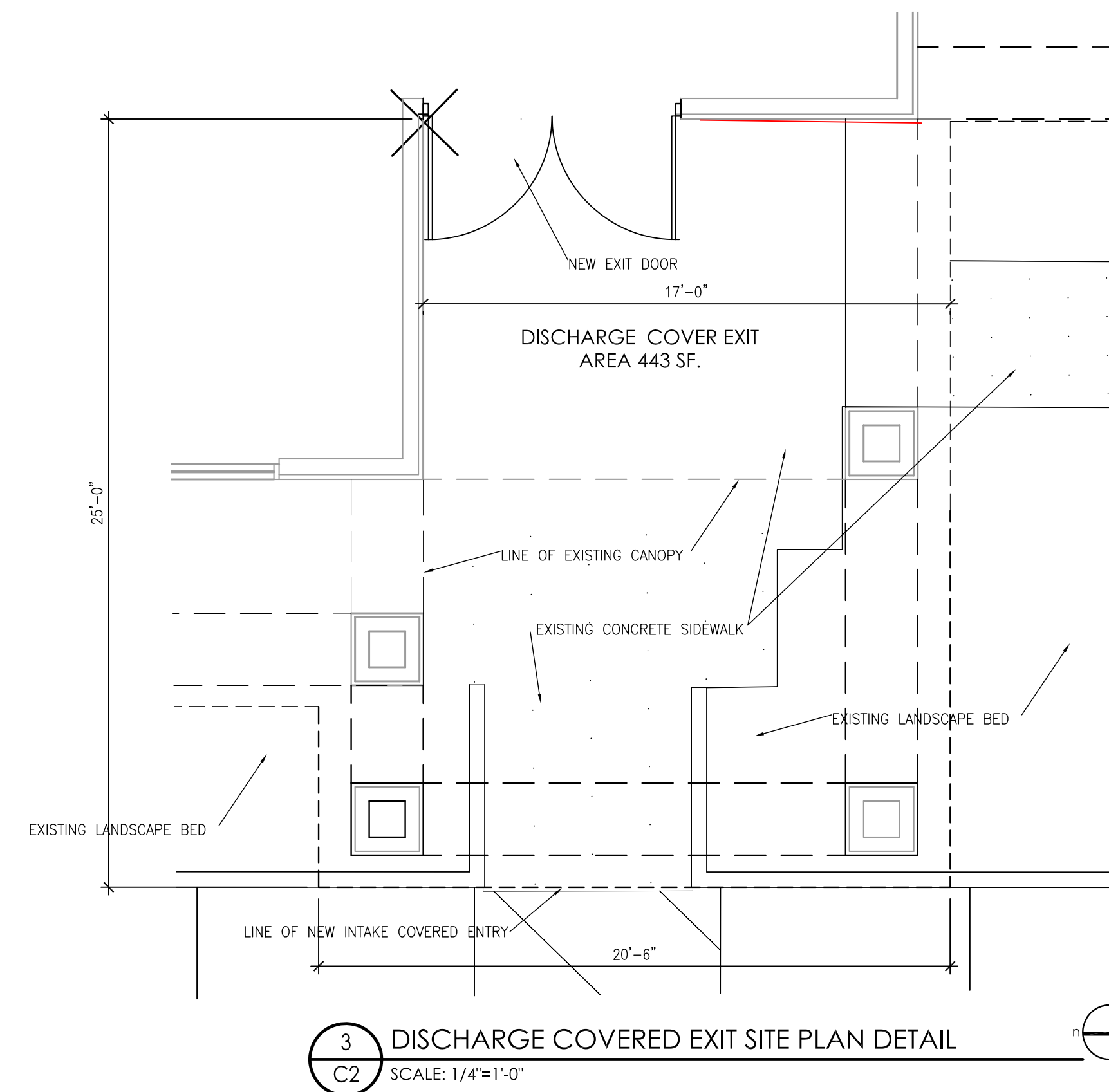
EXISTING SITE PLAN WITH MODIFICATIONS

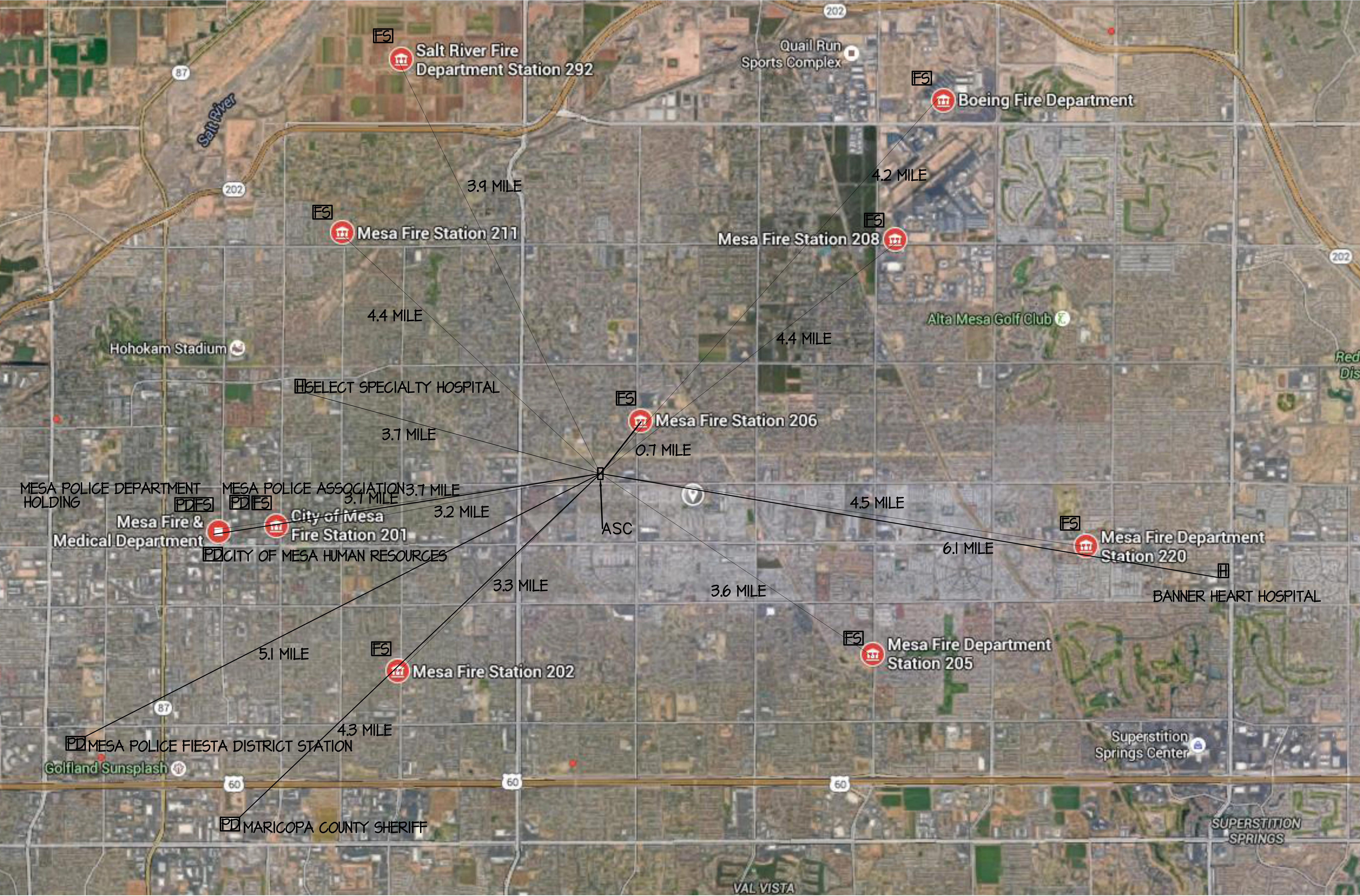
AMBULATORY SURGERY CENTER

AZ SURGERY, LLC
2626 EAST UNIVERSITY DRIVE | MESA, ARIZONA 85213

SHEET NO:

C1





SITE MAP
NO SCALE

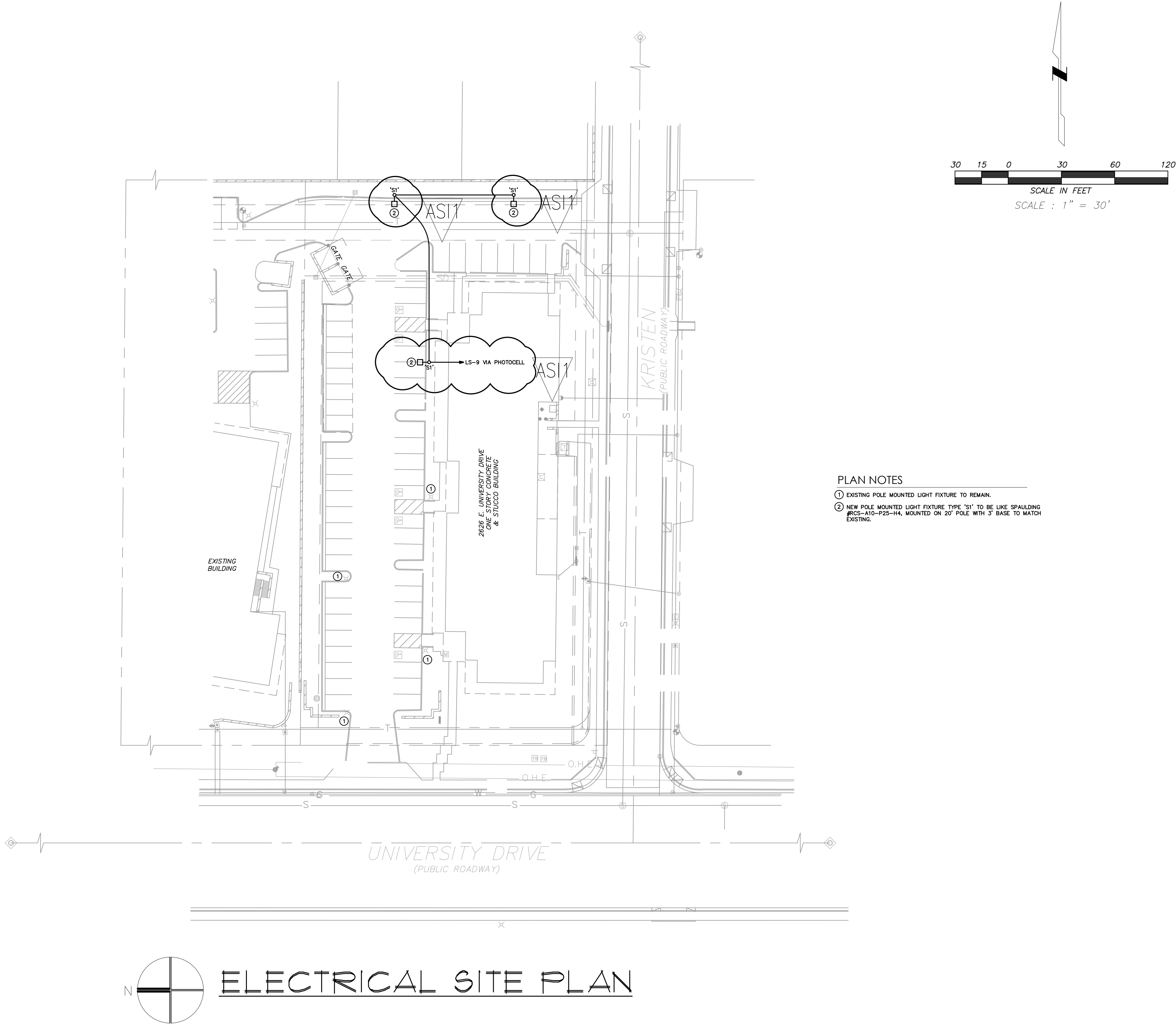
LEGEND	
	FIRE STATION
	POLICE DEPARTMENT
	HOSPITAL

FIRE STATION SITE PLAN

AMBULATORY SURGERY CENTER
AZ SURGERY, LLC
2626 EAST UNIVERSITY DRIVE | MESA, ARIZONA 85213

FILENAME: 1601MEP	BY: PWH
PROJ. NO: 16011	ADDENDUM 1
DRAWN BY: JMS	ADDENDUM 2
DATE: 05-09-2016	ADDENDUM 2A
	ADDENDUM 2B
	ADDENDUM 2C
	ADDENDUM 2D
	ADDENDUM 2E
	ADDENDUM 2F
	ADDENDUM 2G
	ADDENDUM 2H
	ADDENDUM 2I
	ADDENDUM 2J
	ADDENDUM 2K
	ADDENDUM 2L
	ADDENDUM 2M
	ADDENDUM 2N
	ADDENDUM 2O
	ADDENDUM 2P
	ADDENDUM 2Q
	ADDENDUM 2R
	ADDENDUM 2S
	ADDENDUM 2T
	ADDENDUM 2U
	ADDENDUM 2V
	ADDENDUM 2W
	ADDENDUM 2X
	ADDENDUM 2Y
	ADDENDUM 2Z

DAE
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Indianapolis, Indiana 46202
voice (317) 464-9090
fax (317) 464-9090
www.dae-engineering.com
Email: dae@dae-engineering.com
Mechanical, Electrical, and Energy Engineering



ELECTRICAL SITE PLAN

AMBULATORY SURGERY CENTER
AZ SURGERY, LLC
2626 EAST UNIVERSITY DRIVE | MESA, ARIZONA 85213

SHEET NO:

ES7.01

FILENAME: 1601MEP	BY:
PROJ. NO: 16011	PWH
DRAWN BY: JMS	PWH
PLOT SCALE: AS SHOWN	PWH
DATE: 05-09-2016	PWH
REV#	ADDENDUM 1
5/24/16	ADDENDUM 2
5/31/16	ADDENDUM 2A
6/04/16	ADDENDUM 2B
6/22/16	ADDENDUM 2C

DAE
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Mechanical, Electrical, and Energy Engineering

ALTA / NSPS
LAND TITLE SURVEY
OF
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18,
TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA

NOTES

- 1) The basis of bearing is the monument line of University Drive, also being the South line of the Southwest quarter of Section 18, using a bearing of North 90 degrees 00 minutes 00 seconds West per the Amended Plat of NORTH MESA PLAZA, Book 276 of Maps, Page 20, records of Maricopa County, Arizona.
- 2) All title information and the description shown is based on a Commitment for Title Insurance issued by Chicago Title Agency, Inc. Order Number C1601570-346-DH, with an effective date of February 19, 2016.
- 3) The number of striped parking spaces on the subject property are as follows:
Regular: 51
Handicapped: 5
Total: 56
- 4) The building lines and dimensions shown depict the exterior building footprint at ground level based on field measurements. This information is intended to depict the general configuration of the building at ground level and may or may not be the exact dimensions of the building foundation. The building square footage shown is based on the exterior building footprint and is not intended to reflect the interior or leasable area of any building. The building offset distances shown are to actual building corners. Building heights shown are the measurement between the adjacent natural ground to the highest point on the building visible from the ground.
- 5) According to FEMA Flood Insurance Rate Map, Map Number 04013C2270M, dated November 4, 2015, 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."
- 6) The surveyor was not provided with zoning information by the owner pursuant to Table A item 6(b). According to City of Mesa Planning and Zoning GIS portal, accessed June 7, 2016, the subject property is zoned OC PAD, Office Commercial, Planned Area Development.
- 7) The underground utilities shown are based on information obtained from plans and markings, combined with observed evidence. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. If this site is to be improved, the utilities and their locations shown on this survey should be verified. Please call an underground utility locator or "ARIZONA 811" at (602)263-1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.
- 8) At the time the field work was performed, there was no observable evidence of recent earth moving work, building construction or building additions.
- 9) The Surveyor has not obtained any information relating to, and has no knowledge of any proposed changes to street right of way lines. Except as shown hereon no evidence of recent street or sidewalk construction or repairs was observed at the time of this survey.
- 10) There was no observable evidence of cemeteries, gravesites, or burial grounds on the subject property as disclosed by record documents provided to the surveyor, or observed in the process of conducting the survey.
- 11) The subject property has direct physical access to University Drive and Kristen being improved and open public rights-of-way.
- 12) The descriptions provided mathematically close and contain no gaps, gores or overlaps between the parcels described.
- 13) This ALTA / NSPS Land Title Survey was prepared specifically for the use of the parties named in the certification and their representatives. Use of this survey by any other party is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. This survey is not to be used for design purposes. Superior Surveying Services, Inc. shall have no liability for any unauthorized use of this information without their prior written consent.

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

FINAL PLAT OF "LINDSAY PARK SOUTH" RECORDED IN BOOK 234 OF MAPS, PAGE 9, MARICOPA COUNTY RECORDS

PLAT OF "NORTH MESA PLAZA" RECORDED IN BOOK 276 OF MAPS, PAGE 20, MARICOPA COUNTY RECORDS

AMENDED PLAT OF "NORTH MESA PLAZA" RECORDED IN BOOK 276 OF MAPS, PAGE 34, MARICOPA COUNTY RECORDS

FINAL PLAT OF "VILLAGE PLACE" RECORDED IN BOOK 380 OF MAPS, PAGE 43, MARICOPA COUNTY RECORDS

RESUBDIVISION OF "NORTH MESA PLAZA SECOND AMENDED" RECORDED IN BOOK 432 OF MAPS, PAGE 9, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 623 OF MAPS, PAGE 24, MARICOPA COUNTY RECORDS

PLSS SUBDIVISION OF "GEODETIC DENSIFICATION AND CADASTRAL" RECORDED IN BOOK 661 OF MAPS, PAGE 17, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 857 OF MAPS, PAGE 50, MARICOPA COUNTY RECORDS

DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Tract A, Amended Plat of North Mesa Plaza, according to Book 276 of Maps, Page 34, and Affidavit of Correction recorded November 26, 1986 in Recording No. 1986-654667, records of Maricopa County, Arizona, situated in the Southeast quarter of Section 18, Township 1 North, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Except that property described as follows:

Beginning at the Southwest corner of said Tract A;

Thence North 00 degrees 31 minutes 11 seconds East, along the West line of said Tract A, 318.78 feet to the Northwest corner, thereof;

Thence East, along the North line of said Tract A, 180.00 feet;

Thence South 00 degrees 31 minutes 11 seconds West, 318.78 feet to a point on the South line of said Tract A;

Thence West, along said South line, 180.00 feet to the point of beginning; and

Except that portion which was conveyed to the City of Mesa, an Arizona municipal corporation in Warranty Deed recorded August 11, 2000 in Recording No. 2000-613989, records of Maricopa County, Arizona, described as follows:

Commencing at the Northeast corner of said Tract A;

Thence South 00 degrees 31 minutes 11 seconds West, along the East line of said Tract A, 296.89 feet to the TRUE POINT OF BEGINNING and a point of curvature, whose center bears North 89 degrees 28 minutes 49 seconds West, 12.00 feet;

Thence Southwesterly, along said curve, through a central angle of 89 degrees 29 minutes 01 second, an arc length of 18.74 feet;

Thence North 89 degrees 59 minutes 48 seconds West, 151.12 feet;

Thence South 00 degrees 31 minutes 20 seconds West, 10.00 feet;

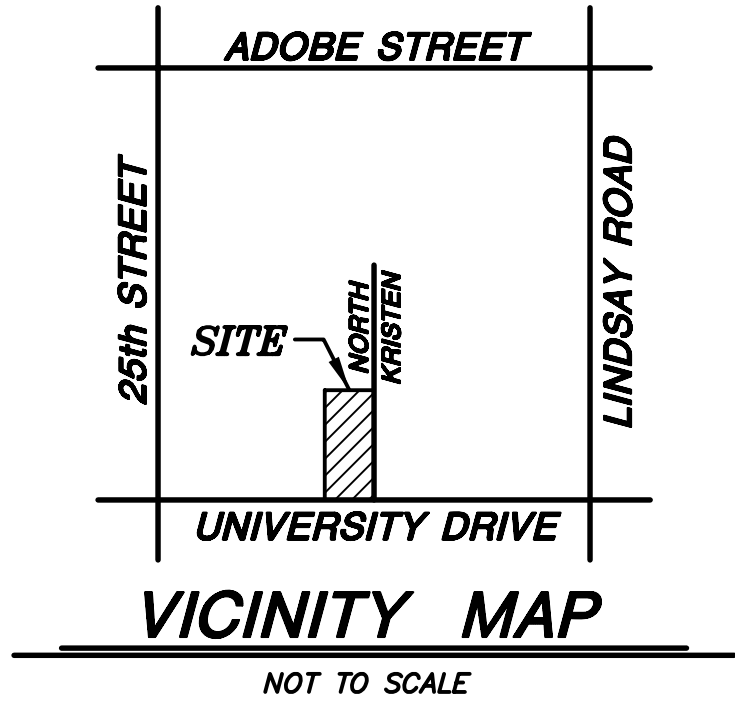
Thence South 89 degrees 59 minutes 48 seconds East, 151.12 feet to a point of curvature, whose center bears North 00 degrees 00 minutes 12 seconds East, 12.00 feet;

Thence Northeasterly, along said curve, through a central angle of 89 degrees 29 minutes 01 second, an arc length of 18.74 feet to a point of tangency;

Thence North 00 degrees 31 minutes 11 seconds East, 10.00 feet back to the point of beginning.

AREA = 1.155 ACRES

50,301 SQ. FT.



SCHEDULE "B" ITEMS

- 4) Reservations contained in the Patent From: The United States of America To: Annie C. Toney Recording Date: March 22, 1897 Recording No.: Book 43 of Deeds, Page 581 Which among other things recites as follows: Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts; and also subject to the right of the proprietor of a vein or lode to extract and remove his or therefrom should the same be found to penetrate or intersect the premises hereby granted, as provided by law; and the reservation from the lands hereby granted of a right of way thereon for ditches or canals constructed by the authority of the United States. (PERTAINS TO LAND PATENT OVER SUBJECT PROPERTY - NOT PLOTTABLE)
- 5) Easements, covenants, conditions and restrictions as set forth on Map: Amended Plat of North Mesa Plaza Recorded: December 21, 1984 Book: 276 of Maps, Page 34 (PLOTTED HEREON)
- 6) All matters set forth in Document: Entitled: Drainage Agreement Recorded: August 12, 1988 Recording No.: 88-399927 (BLANKET EASEMENT OVER SUBJECT PROPERTY & ADJOINING PROPERTY FOR DRAINAGE - NOT PLOTTABLE)
- 7) All matters set forth in Document: Entitled: Easement Agreement Recorded: November 1, 1988 Recording No.: 88-537794 (PLOTTED HEREON)
- 8) Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: drainage purposes Recorded: August 11, 2000 Recording No.: 00-613987 (PLOTTED HEREON)
- 9) All matters set forth in Document: Entitled: Covenant Running With The Land Recorded: August 11, 2000 Recording No.: 00-613988 (REFERENCES SUBJECT PROPERTY - NOT PLOTTABLE)
- 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: January 23, 2001 Recording No.: 01-047855 (PLOTTED HEREON)
- 11) Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: environmental purposes Recorded: October 25, 2001 Recording No.: 01-993450 (REFERENCES SUBJECT PROPERTY - NOT PLOTTABLE)

SIGNIFICANT OBSERVATIONS

- A) EVIDENCE OF POTENTIAL ENCROACHMENT OF WALL OVER WEST BOUNDARY LINE BY A MAXIMUM OF 0.24 FEET.
- B) EVIDENCE OF POTENTIAL ENCROACHMENT OF WALL OVER NORTH BOUNDARY LINE BY A MAXIMUM OF 0.29 FEET.

CERTIFICATION

To: EVERGREEN INVESTMENT CORP.; TOWER INVESTMENTS, LLC, a Delaware limited liability company; OKLAHOMA FIDELITY BANK, A DIVISION OF FIDELITY BANK; and CHICAGO TITLE INSURANCE COMPANY;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 16 and 17 of Table A thereof. The field work was completed on June 2, 2016.

Date of Plat or Map: June 7, 2016
David S. Klein
R.L.S. 42137



EXPIRES 3/31/17

REVISIONS	DESCRIPTION
DATE	

ALTA / NSPS LAND TITLE SURVEY

2626 E. UNIVERSITY DRIVE

MESA, AZ 85213

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

SUPERIOR
SURVEYING SERVICES, INC.

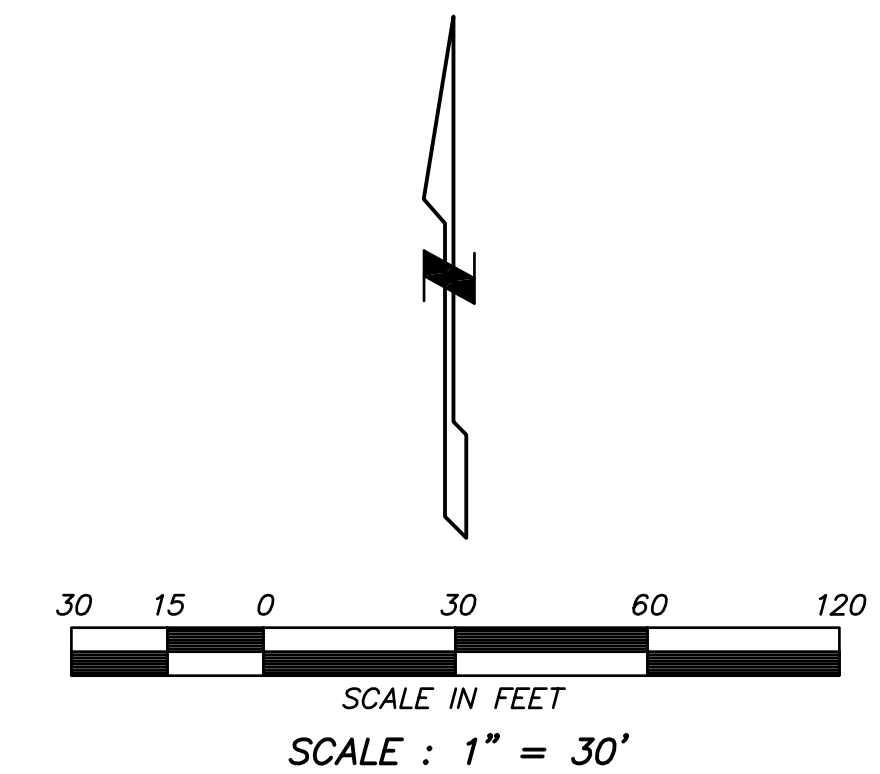
DWN: AJW CHK: DK

SHEET 1 OF 2

DATE: 6/7/16

JOB NO.: 160552

--- BOUNDARY LINE
 --- CENTER LINE OR MONUMENT LINE
 CONCRETE SURFACE
 24 INCH VERTICAL CURB & GUTTER
 6 INCH CONCRETE CURB
 INDICATES DRIVEWAY (MEANS OF ACCESS)
 UNDERGROUND GAS LINE
 UNDERGROUND SEWER LINE
 UNDERGROUND STORM SEWER LINE
 UNDERGROUND TELECOMMUNICATIONS LINE
 UNDERGROUND WATER LINE
 WALL
 FENCE
 GATE
 OVERHEAD ELECTRIC LINE
 FOUND 1/2" REBAR
 NO IDENTIFICATION
 SET 1/2" CAPPED REBAR
 STAMPED 42137
 FOUND 1/2" CAPPED REBAR
 STAMPED 25379
 SET WALL IN WASHER IN WALL
 FOOTING STAMPED 42137
 FOUND 1/2" REBAR NO IDENTIFICATION
 SET CAP STAMPED 42137
 FOUND 1/2" TAGGED REBAR
 STAMPED 25379
 SCHEDULE B ITEM
 SPRINKLER HOOK-UP (FIRE DEPARTMENT)
 BACK FLOW PREVENTER
 ELECTRIC BOX
 ELECTRIC CABINET
 ELECTRIC TRANSFORMER
 FIRE HYDRANT
 GAS METER
 GUARD POST OR GATE POST
 GAS VALVE
 HANDICAPPED SPACE
 METAL GRATE (CIRCULAR)
 METAL GRATE (RECTANGULAR)
 LIGHT POLE
 MAIL BOX
 H/C PEDESTRIAN ACCESS RAMP
 POWER POLE
 POWER POLE W/ UNDERGROUND ELECTRIC
 SEWER CLEAN OUT
 SEWER MANHOLE
 STREET SIGN
 TELEPHONE RISER
 WATER METER
 WATER VALVE
 A.P.N. ASSESSORS PARCEL NUMBER
 M.C.R. MARICOPA COUNTY RECORDS
 R/W RIGHT OF WAY
 BK. BOOK
 PG. PAGE
 (TYP.) TYPICAL



LINE TABLE		
LINE	BEARINGS	LENGTH
L1	N 89°59'48" W (R)	151.12
	N 90°00'00" W (M)	151.12
L2	S 00°31'20" W (R)	10.00
	S 00°31'11" W (M)	10.00
L3	S 89°59'48" E (R)	151.12
	S 90°00'00" E (M)	151.12
L4	N 00°31'11" E (R)	10.00
	N 00°31'02" E (M)	10.00

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	12.00'	89°29'01" (R)	18.74
	12.00'	89°28'58" (M)	18.74
C2	12.00'	89°29'01" (R)	18.74
	12.00'	89°28'58" (M)	18.74



EXPIRES 3/31/1

REVISIONS

ALTA / NSPS LAND TITLE SURVEY
2626 E. UNIVERSITY DRIVE
MESA, AZ 85213

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



SUPERIOR
SURVEYING SERVICES, INC.

DWN: AJW CHK: D

SHEET 2 OF 2

DATE: 6/7/16

ICB NO. 10055

JOB NO.: 16055