

FINAL PLAT
FOR
54th Street Business Park
LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF
SECTION 23, TOWNSHIP 1 NORTH, RANGE 6 EAST, OF THE GILA
AND SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

Dedication:

STATE OF ARIZONA }
COUNTY OF MARICOPA)
KNOW ALL MEN BY THESE PRESENTS:

THAT EML 54TH STREET L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, OWNERS, DOES HEREBY PUBLISH THIS FINAL PLAT FOR 54TH STREET BUSINESS PARK, LOCATED WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 6 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.

EML 54TH STREET L.L.C., AN ARIZONA 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.

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 EML 54TH STREET L.L.C., AN ARIZONA 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 EML 54TH STREET L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, OR THE SUCCESSORS OR ASSIGNS OF EML 54TH STREET L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY EML 54TH STREET L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, OR THE SUCCESSORS OR ASSIGNS OF EML 54TH STREET L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, 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.

EML 54TH STREET L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, OR ITS SUCCESSORS OR ASSIGNS 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.

EML 54TH STREET L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "CONTROLLED VEHICULAR ACCESS EASEMENT" OR "CVAE" FOR PURPOSES OF LIMITING VEHICULAR ACCESS TO A SITE FROM A STREET TO THOSE CONTROLLED ACCESS POINTS AND AREAS APPROVED BY THE CITY TRAFFIC ENGINEER.

DRAINAGE COVENANTS:
THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE 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.

EML 54TH STREET L.L.C., AN ARIZONA 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 EML 54TH STREET L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

EML 54TH STREET L.L.C., 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 _____, 2016.

EML 54TH STREET L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____
TITLE: MANAGER

Owner

EML 54TH STREET LLC
1908 N. ROSEMONT
MESA, AZ 85205
PHONE: (480) 218-6925
FAX: (480) 218-6921
ATTN: COREY SMITH

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@standageeng.com

Acknowledgment:

STATE OF ARIZONA }
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____ 2016, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE MANAGING MEMBER OF EML 54TH STREET, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED, AS SUCH, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:
I HEREUANTO SET MY HAND AND OFFICIAL SEAL.

BY: _____
MY COMMISSION EXPIRES: _____

Sheet Index:

SHEET 1 COVER SHEET
SHEET 2 FINAL PLAT

Flood Zone Designation:

THIS SITE IS LOCATED IN FLOOD ZONE 'X' AS DESIGNATED IN FEMA FLOOD MAP# 04013C2290L, 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."

Parent Legal Description

SPECIAL WARRANTY DEED DOC. NO. 2015-0573565, M.C.R.

PARCEL 'A'

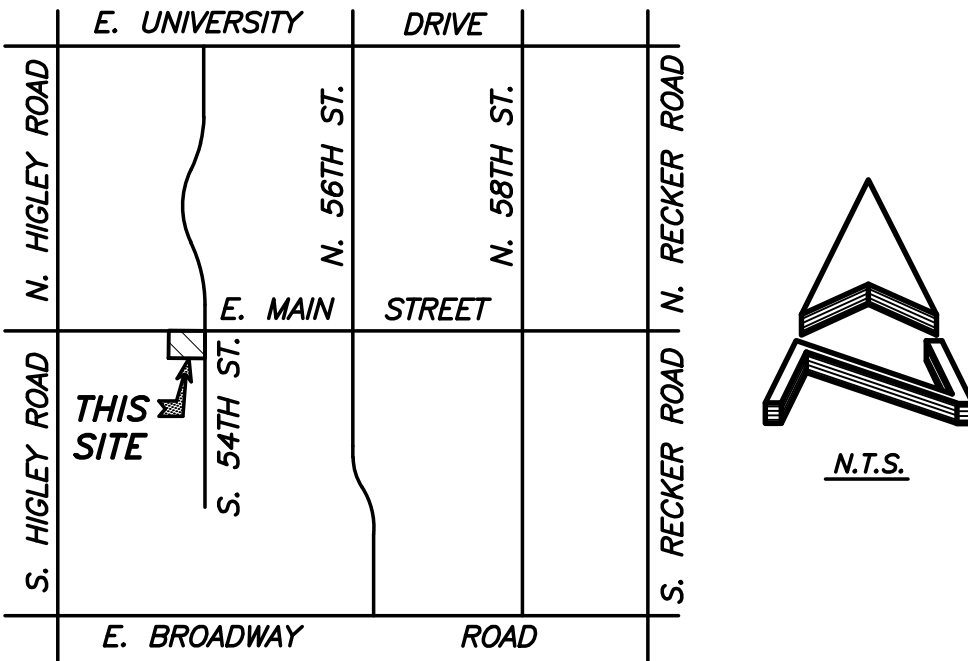
A Parcel of land lying in the Southwest quarter of Section Twenty-three (23), Township One (1) North, Range Six (6) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows: Commencing at the West quarter corner Section Twenty-three (23), Township One (1), North, Range Six (6) East; thence Easterly on an assumed bearing of "East" along the North line of the Southwest quarter of said Section Twenty-three (23), a distance of 422.50 feet to a point; thence South 00 degrees 28 minutes 40 seconds West, a distance of 98.00 feet to a point on the South Right-of-Way line of APACHE TRAIL to the Point of Beginning; thence East along said South Right-of-Way line of APACHE TRAIL, a distance of 863.77 feet to a point of intersection of the West Right-of-Way line of 54th street, being the True Point of Beginning; thence South 00 degrees 16 minutes 10 seconds West (South 00 degrees 30 minutes 57 seconds West - Record) a distance of 300.00 feet along said Westerly Right-of-Way line of 54th Street; thence West, a distance of 200.00 feet; thence North 00 degrees 16 minutes 10 seconds East, a distance of 300.00 feet to a point on the said Southerly Right-of-Way line of APACHE TRAIL; thence East, along said Southerly Right-of-Way line, a distance of 200.00 feet to the TRUE POINT OF BEGINNING.

PARCEL 'B'

A Parcel of land lying in the Southwest quarter of Section Twenty-three (23), Township One (1) North, Range Six (6) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows: Commencing at the West quarter corner Section Twenty-three (23), Township One (1), North, Range Six (6) East; thence Easterly on an assumed bearing of "East" along the North line of the Southwest quarter of said Section Twenty-three (23), a distance of 422.50 feet to a point; thence South 00 degrees 28 minutes 40 seconds West, a distance of 98.00 feet to a point on the South Right-of-Way line of APACHE TRAIL to the Point of Beginning; thence East along said South Right-of-Way line of APACHE TRAIL, a distance of 863.77 feet to a point of intersection of the West Right-of-Way line of 54th street; thence West, along the South Right-of-Way line of APACHE TRAIL, 200.00 feet to the True Point of Beginning; thence South 00 degrees 16 minutes 10 seconds West, (South 00 degrees 30 minutes 57 seconds West - Record) a distance of 300.00 feet; thence West a distance of 250.00 feet; thence North 00 degrees 16 minutes 10 seconds East, a distance of 300.00 feet to a point on the said Southerly Right-of-Way line of APACHE TRAIL; thence East, along said Southerly Right-of-Way line, a distance of 250.00 feet to the TRUE POINT OF BEGINNING.

PARCEL 'C'

A Parcel of land lying in the Southwest quarter of Section Twenty-three (23), Township One (1) North, Range Six (6) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows: Commencing at the West quarter corner Section Twenty-three (23), Township One (1), North, Range Six (6) East; of the Gila and Salt River Base and Meridian; thence Easterly on an assumed bearing of "East" along the North line of the Southwest quarter of said Section Twenty-three (23), a distance of 422.50 feet to a point; thence South 00 degrees 28 minutes 40 seconds West, a distance of 98.00 feet to a point on the South Right-of-Way line of APACHE TRAIL to the Point of Beginning; thence East along said South Right-of-Way line of APACHE TRAIL, a distance of 863.77 feet to a point of intersection of the West Right-of-Way line of 54th street; thence West, along the South Right-of-Way line of APACHE TRAIL, 450.00 feet to the True Point of Beginning; thence South 00 degrees 16 minutes 10 seconds West, (South 00 degrees 30 minutes 57 seconds West - Record) a distance of 300.00 feet; thence West a distance of 200.00 feet; thence North 00 degrees 16 minutes 10 seconds East, a distance of 300.00 feet to a point on the said Southerly Right-of-Way line of APACHE TRAIL; thence East, along said Southerly Right-of-Way line, a distance of 200.00 feet to the TRUE POINT OF BEGINNING.



Vicinity Map

General Notes:

1. CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO PAVING, UTILITIES, 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. 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 LANDSCAPING WITHIN THE RIGHT OF WAY ALONG S. CRISMON ROAD OR E. BASELINE ROAD.
4. THIS DEVELOPMENT IS IN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AS ASSURED WATER SUPPLY.
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. CITY OF MESA WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY ACCESS EASEMENTS OR PUBLIC/PRIVATE UTILITY EASEMENTS OR TRACTS. OWNERSHIP AND ALL MAINTENANCE RESPONSIBILITIES WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, THEIR SUCCESSORS AND HEIRS.
7. ALL LANDSCAPED AREAS, INCLUDING SIDEWALK AREAS SHALL BE FOR THE COMMON USE OF ALL PROPERTY OWNERS.
8. THE USE OF PAVED AREAS ARE DEDICATED AS SHOWN ON SHEET 2. OWNERSHIP & MAINTENANCE OF THE PAVED AREAS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, THEIR SUCCESSORS AND HEIRS.
9. A DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS (CC&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, INCLUDING CROSS-ACCESS & CROSS DRAINAGE EASEMENTS.
10. GATES FOR THE SECURED PARKING AREAS FOR THIS DEVELOPEMENT SHALL REMAIN OPEN DURING BUSINESS HOURS.

Certification:

"I, WILLIAM H. STANDAGE, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CONSISTING OF TWO SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF MARCH 2016; 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."



William H. Standage
Standage & Assoc., Ltd.
409 S. El Dorado Mesa, AZ 85202
Arizona Registered Land Surveyor, #25403

Approvals

APPROVED BY THE MAYOR & CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THE _____ DAY OF _____, 2016.

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

Assured Water Supply

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.

BY: _____
CITY ENGINEER

DATE

REVISIONS:		FINAL PLAT		54TH STREET BUSINESS PARK	
SHEET: 1 OF: 2		PROJECT No.: 150525		SCALE: 1"=20'	
PREPARED: BWB/WHS		Standage & Associates, Ltd. Consulting Engineers		409 S. El Dorado Mesa, Arizona 85202 (480) 892-8090	

W. 1/4 Cor. Sec.
23, T.1N., R.6E.,
Fd. B.C. in H.H.

N 90°00'00"E(R&M) (BASIS OF BEARING)

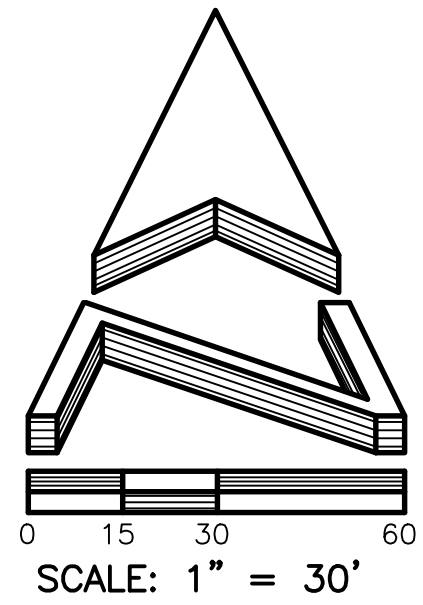
E. MAIN

STREET

2633.16'(M)

N.W. Cor. N.E. 1/4, S.W. 1/4,
Sec. 23, (Calculated Position)
Fd. B.C. in H.H. 1.05' West
(Not Accepted)

Center Sec. 23,
T.1N., R.6E., Fd.
B.C. in H.H.



Legend

	Section Line or Street Centerline
	Street Right-of-Way Line
	Property Line
	Easement Line
(R)	Record Bearing & Distance Warranty Deed Doc. No. 2015-0573565, M.C.R.
(M)	Measured Bearing & Distance
(C)	Calculated Bearing & Distance
o	Set 1/2" Rebar W/Cap #25403 (Unless Otherwise Noted)
Fd.	Found
B.C.	Brass Cap
H.H.	Handhole
T.	Township
R.	Range
Sec.	Section
Cor.	Corner
Bk.	Book
Pg.	Page
Doc.	Document
R/W	Right-of-Way
I.D.	Identification
L.S.	Registered Land Surveyor
C.V.A.E.	Controlled Vehicular Access Easement
M.C.R.	Maricopa County Recorder
P.U.E.	Public Utility Easement

Line Table

LINE	BEARING	DISTANCE
L1	N 90°00'00"E	23.09'
L2	N 90°00'00"E	20.00'
L3	S 00°30'03"W	20.00'
L4	N 90°00'00"W	65.37'
L5	S 00°00'00"E	10.98'
L6	N 90°00'00"W	8.00'
L7	N 00°00'00"W	10.98'
L8	N 90°00'00"W	51.94'
L9	S 00°00'00"E	10.98'
L10	N 90°00'00"W	8.00'
L11	N 00°00'00"W	10.98'
L12	N 90°00'00"W	71.73'
L13	S 00°00'00"E	10.98'
L14	N 90°00'00"W	8.00'
L15	N 00°00'00"W	10.98'
L16	N 90°00'00"W	20.72'
L17	S 00°00'00"E	20.00'
L18	N 00°00'00"W	40.00'
L19	N 00°00'00"W	11.89'
L20	N 90°00'00"W	15.65'
L21	N 00°00'00"E	8.11'
L22	N 90°00'00"E	38.74'
L23	N 50°11'40"W	10.39'
L24	N 00°00'00"E	35.62'
L25	N 50°11'40"E	10.96'

Basis of Bearing

A BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST WAS
USED FOR THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION
23, TOWNSHIP 1 NORTH, RANGE 6 EAST, G&S.R.B.&M., MARICOPA
COUNTY, ARIZONA PER SPECIAL WARRANTY DEED DOCUMENT NO.
2015-0573565, RECORDS OF MARICOPA COUNTY, ARIZONA.

Survey Reference Documents:

- RECORD OF SURVEY PLSS SUBDIVISION MARICOPA COUNTY GEODETIC
DENSIFICATION AND CADASTRAL SURVEY, AS RECORDED IN BOOK 661, PAGE 17,
RECORDS OF MARICOPA COUNTY, ARIZONA.
- RECORD OF SURVEY, AS RECORDED IN BOOK 1212, PAGE 29, RECORDS OF
MARICOPA COUNTY, ARIZONA.
- SPECIAL WARRANTY DEED PER DOCUMENT NO. 2015-0573565, RECORDS OF
MARICOPA COUNTY, ARIZONA.

Areas:

Gross Area: 6.210 Acres (270,493 S.F.)
Net Area: 4.473 Acres (194,831 S.F.)
(Excludes 30' R/W for S. 54th Street &
98' R/W for E. Main Street)

Lot/Tract Table:

LOT	AREA (S.F.)	AREA (AC.)
1	34,667	0.796
2	27,399	0.629
3	24,301	0.558
4	33,988	0.780
5	41,222	0.946
6	11,304	0.260
7	9,713	0.223
8	10,347	0.238
TRACT A	1,890	0.043
TOTAL	194,830	4.473

REVISIONS:

FINAL PLAT

54TH STREET BUSINESS PARK

Standage & Associates, Ltd.
Consulting Engineers

409 S. El Dorado
Mesa, Arizona 85202
(480) 892-8090

SHEET: 2
OF: 2

PROJECT
No.: 150525

SCALE: 1"=30'

PREPARED: BWB/WHS

