

FINAL PLAT
FOR
"TRI-CITY PAVILLIONS II"

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH,
RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA

DEDICATION

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

THAT TRI CITY RETAIL LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR TRI-CITY PAVILLIONS II, LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 5 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.

IN WITNESS WHEREOF:

TRI CITY RETAIL LLC, A COLORADO 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.

TRI CITY RETAIL LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: LINDEN COMMONS RETAIL, LLC, A COLORADO LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

BY: LARC MANAGER, INC., A DELAWARE CORPORATION, ITS MANAGER

BY: _____
CORY D. BOSS

ITS: VICE PRESIDENT

ACKNOWLEDGMENT

TRI CITY RETAIL LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
CORY D. BOSS DATE

ITS: VICE PRESIDENT

ON THIS ____ DAY OF _____, 2016, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED CORY D. BOSS WHO ACKNOWLEDGED HIMSELF TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING TO THE INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____
NOTARY PUBLIC MY COMMISSION EXPIRES

APPROVALS

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

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVAL AND LIES WITHIN THE DOMESTIC WATER SERVICES OF THE CITY OF MESA, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576.

CITY ENGINEER DATE

LEGAL DESCRIPTION

PARCEL 1:
A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HANDHOLE AT THE INTERSECTION OF MAIN STREET AND DOBSON ROAD MARKING THE WEST QUARTER CORNER OF SAID SECTION 20 FROM WHICH A BRASS CAP FLUSH AT THE INTERSECTION OF MAIN STREET AND SYCAMORE BEARS NORTH 89°06'00" EAST A DISTANCE OF 1366.30 FEET, SAID LINE BEING THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 AND THE BASIS FOR THE BEARINGS IN THIS DESCRIPTION;

THENCE NORTH 89°06'00" EAST 485.29 FEET ALONG SAID SOUTH LINE;
THENCE NORTH 00°54'00" WEST 76.59 FEET TO THE NORTH LINE OF THE LRT PARCEL 30.7054, AS DESCRIBED BY RICHARD ALCOCER, RLS 13166, AND TO THE POINT OF BEGINNING;
THENCE SOUTH 89°06'54" WEST 12.26 FEET;
THENCE SOUTH 38°55'15" WEST 2.08 FEET;
THENCE SOUTH 89°06'00" WEST 106.83 FEET;
THENCE NORTH 85°56'57" WEST 36.33 FEET;
THENCE SOUTH 89°06'54" WEST 148.79 FEET;
THENCE NORTH 00°31'09" WEST 148.46 FEET;
THENCE NORTH 89°23'20" EAST 194.39 FEET;
THENCE SOUTH 79°33'37" EAST 112.02 FEET;
THENCE SOUTH 00°54'00" EAST 127.03 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HANDHOLE AT THE INTERSECTION OF MAIN STREET AND DOBSON ROAD MARKING THE WEST QUARTER CORNER OF SAID SECTION 20 FROM WHICH A BRASS CAP FLUSH AT THE INTERSECTION OF MAIN STREET AND SYCAMORE BEARS NORTH 89°06'00" EAST A DISTANCE OF 1366.30 FEET, SAID LINE BEING THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 AND THE BASIS FOR THE BEARINGS IN THIS DESCRIPTION;

THENCE NORTH 00°00'00" WEST 1172.68 FEET ALONG THE WEST LINE OF SAID SECTION 20;
THENCE SOUTH 89°52'42" EAST 65.00 FEET TO THE LINE 65.00 FEET EAST OF AND PARALLEL TO SAID WEST LINE;
THENCE SOUTH 00°00'00" EAST 359.12 FEET ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING;
THENCE SOUTH 89°58'10" EAST 618.51 FEET;
THENCE SOUTH 00°01'50" WEST 404.31 FEET;
THENCE SOUTH 89°06'00" WEST 204.34 FEET;
THENCE SOUTH 00°54'00" EAST 194.37 FEET;
THENCE NORTH 79°33'37" WEST 112.02 FEET;
THENCE SOUTH 89°23'20" WEST 194.39 FEET;
THENCE SOUTH 00°31'09" EAST 148.46 FEET;
THENCE SOUTH 89°06'54" WEST 104.05 FEET;
THENCE NORTH 45°27'00" WEST 13.75 FEET;
THENCE NORTH 00°00'00" WEST 724.39 FEET TO THE POINT OF BEGINNING.

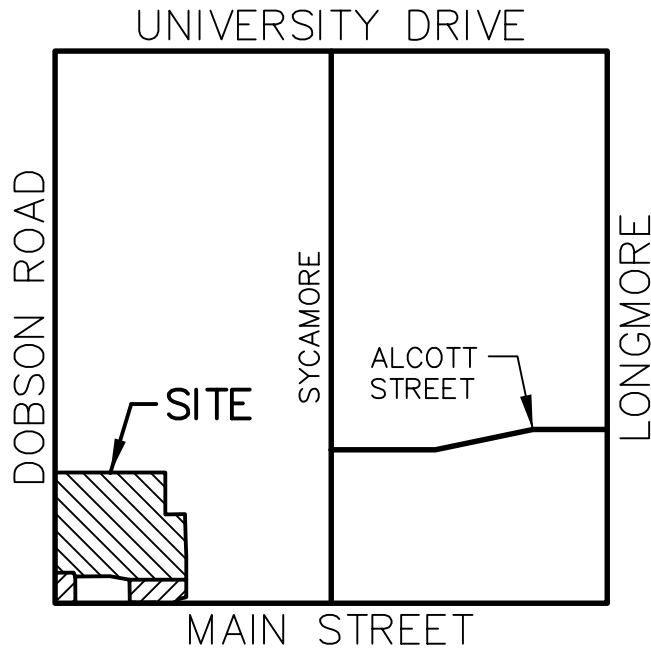
PARCEL 3:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CALCULATED POSITION OF THE WEST QUARTER CORNER OF SAID SECTION 20, AS DEPICTED IN BOOK 1101 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA, FROM WHICH THE BRASS CAP IN HAND HOLE MARKING THE NORTHWEST CORNER OF SECTION 20 BEARS NORTH 00°00'02" EAST, A DISTANCE OF 2652.39 FEET;

THENCE NORTH 89°06'00" EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 485.29 FEET;
THENCE NORTH 00°54'00" WEST, A DISTANCE OF 76.59 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00°54'00" WEST, A DISTANCE OF 321.41 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 398.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20;
THENCE NORTH 89°06'00" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 204.34 FEET;
THENCE NORTH 00°01'50" EAST, A DISTANCE OF 169.50 FEET;
THENCE NORTH 89°23'04" EAST, A DISTANCE OF 111.12 FEET;
THENCE SOUTH 00°36'56" EAST, A DISTANCE OF 36.39 FEET;
THENCE SOUTH 01°39'14" EAST, A DISTANCE OF 126.90 FEET;
THENCE SOUTH 02°11'58" EAST, A DISTANCE OF 67.52 FEET;
THENCE SOUTH 00°01'53" WEST, A DISTANCE OF 235.50 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MAIN STREET, AS DEPICTED IN BOOK 1101 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES:
THENCE SOUTH 76°12'48" WEST, A DISTANCE OF 42.79 FEET;
THENCE SOUTH 34°03'52" WEST, A DISTANCE OF 19.68 FEET;
THENCE SOUTH 89°06'00" WEST, A DISTANCE OF 13.53 FEET;
THENCE SOUTH 00°00'31" EAST, A DISTANCE OF 5.48 FEET;
THENCE SOUTH 89°06'54" WEST, A DISTANCE OF 104.84 FEET;
THENCE NORTH 00°53'14" WEST, A DISTANCE OF 5.45 FEET;
THENCE SOUTH 89°06'00" WEST, A DISTANCE OF 118.50 FEET;
THENCE NORTH 40°41'26" WEST, A DISTANCE OF 2.06 FEET;
THENCE SOUTH 89°06'54" WEST, A DISTANCE OF 26.14 FEET TO THE TRUE POINT OF BEGINNING.

GENERAL NOTES

- CONSTRUCTION WITHIN PUBLIC EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING, UNLESS APPROVED BY THE CITY OF MESA.
- ALL UTILITIES SHALL BE CONSTRUCTED UNDERGROUND
- ELECTRIC LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION.
- ALL COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION.
- A PROPERTY OWNERS ASSOCIATION SHALL MAINTAIN PRIVATE UTILITIES, PRIVATE FACILITIES, COMMON AREA LANDSCAPING AND LANDSCAPING IN THE RIGHT-OF-WAY ADJACENT TO THE PROJECT. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE FOR SUCH AREAS.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION OF THE CITY OF MESA.
- ALL DRYWELLS SHOWN ON THIS PROJECT SHALL BE MAINTAINED BY THE OWNER(S) AND ARE TO BE REPLACED BY THE OWNER(S) WHEN THEY CEASE TO DRAIN THE SURFACE WATER IN A 36 HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL SILTING CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL.
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRIVES, PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES OR LANDSCAPE AREAS WITHIN THIS PROJECT.



SURVEYOR

NOT TO SCALE

SURVEYOR

SUPERIOR SURVEYING SERVICES INC.
12415 N. 23RD AVENUE
PHOENIX, ARIZONA 85027
CONTACT: DAVID S. KLEIN
PHONE: 1(602)869-0223
EMAIL: Dave@superiorsurveying.com

OWNER

TRI CITY RETAIL LLC, A COLORADO LIMITED LIABILITY COMPANY
2338 W. ROYAL PALM ROAD
PHOENIX, AZ 85021
CONTACT: CODY D. BOSS
PHONE: (973)285-0660
EMAIL: coryb@amarco.com

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS THE BRASS TAG IN THE TOP OF CURB ON THE NORTHWEST CORNER OF THE INTERSECTION OF DOBSON ROAD AND UNIVERSITY DRIVE HAVING AN ELEVATION OF 1211.62, CITY OF MESA DATUM.

FLOODZONE DESIGNATION

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2265M, DATED NOVEMBER 4, 2015, THE SUBJECT PROPERTY IS LOCATED IN ZONE X. ZONE X 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 DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT
QUIT CLAIM DEED IN 2007-04020927, MARICOPA COUNTY RECORDS
QUIT CLAIM DEED IN 2008-1098701, MARICOPA COUNTY RECORDS

DAVID S. KLEIN
R.L.S. 42137
DATE SEPTEMBER 7, 2016

FOR REVIEW
NOT FOR
CONSTRUCTION
OR RECORDING

FINAL PLAT FOR
"TRI-CITY PAVILLIONS II"
MESA, AZ 85201

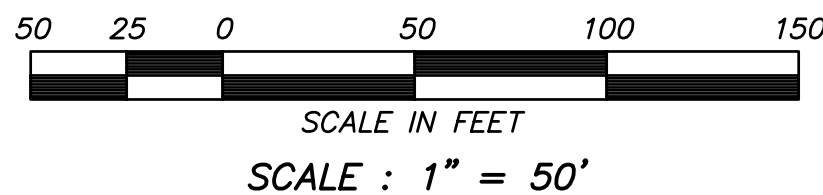
21415 N. 23rd Avenue, Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com



DWN: GBF CHK: DK
SHEET 1 OF 2
DATE: 8/30/16
JOB NO.: 160473

NORTHWEST CORNER
SECTION 20, T01N, R05E
FOUND 3" CITY OF MESA
BRASS CAP IN HANDHOLE
STAMPED 26412

NORTH 1/4 CORNER
SECTION 20, T01N, R05E
FOUND 3" CITY OF MESA
BRASS CAP IN HANDHOLE



LINE TABLE		
LINE	BEARINGS	LENGTH
L1	N 00°54'00" W	76.60'
L2	S 89°06'54" W	38.39'
L3	S 38°55'15" W	2.09'
L4	S 89°06'00" W	106.63'
L5	N 85°56'57" W	36.33'
L6	S 89°06'54" W	252.83'
L7	N 00°31'09" W	148.46'
L8	N 89°23'20" E	194.39'
L9	S 79°33'37" E	112.02'
L10	S 89°52'32" E	65.00'
L11	N 89°06'00" E	204.34'
L12	N 45°26'50" W	13.76'

LINE TABLE		
LINE	BEARINGS	LENGTH
L13	N 89°23'04" E	111.12'
L14	S 00°36'56" E	36.39'
L15	S 01°39'14" E	126.90'
L16	S 02°11'58" E	67.52'
L17	S 76°12'48" W	42.79'
L18	S 34°03'52" W	19.68'
L19	S 89°06'00" W	13.53'
L20	S 00°00'31" E	5.48'
L21	S 89°06'54" W	104.84'
L22	N 00°53'14" W	5.45'
L23	S 89°06'00" W	118.50'
L24	N 40°41'26" W	2.06'

REFERENCE MARKER LINE TABLE		
LINE	BEARINGS	LENGTH
RM1	N 39°19'51" W	102.99'
RM2	N 30°00'07" E	104.48'
RM3	N 39°19'51" W	101.99'
RM4	N 00°09'38" W	85.98'
RM5	N 30°00'07" E	105.95'

LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- SET 1/2" CAPPED REBAR STAMPED 42137
- FOUND 1/2" CAPPED REBAR STAMPED 37936
- SET NAIL IN WASHER STAMPED 42137
- FOUND NAIL IN WASHER STAMPED 37936
- FOUND 3" CITY OF MESA BRASS CAP IN HANDHOLE (UNLESS OTHERWISE NOTED)
- FOUND CITY OF MESA BRASS CAP FLUSH
- CALCULATED POSITION NO MONUMENT FOUND OR SET
- A.P.N. ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- BK. BOOK
- PG. PAGE
- DKT. DOCKET

FINAL PLAT FOR
"TRI-CITY PAVILLIONS II"
MESA, AZ 85201

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: GBF CHK: DK
SHEET 2 OF 2
DATE: 9/7/16
JOB NO.: 160473

—FOR REVIEW—
NOT FOR
CONSTRUCTION
OR RECORDING