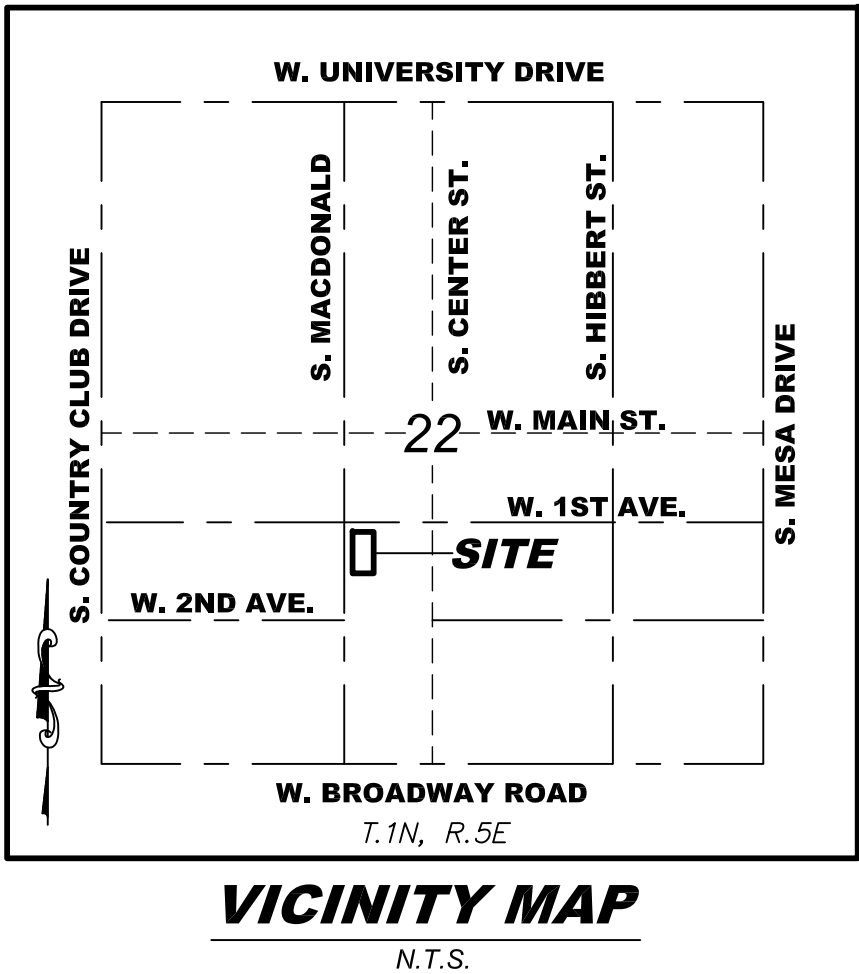


FINAL PLAT
SEC FIRST & MACDONALD

A REPLAT OF A PORTION OF LOTS 3, 4, 5 AND 6, BLOCK 14, MESA, ACCORDING TO BOOK 23 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



7301 EAST EVANS ROAD
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SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

KNOW ALL MEN BY THESE PRESENTS:

THAT CITY OF MESA, AN ARIZONA MUNICIPAL CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "SEC FIRST & MACDONALD", A REPLAT OF A PORTION OF LOTS 3, 4, 5 AND 6, BLOCK 14, MESA, ACCORDING TO BOOK 23 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "SEC FIRST & MACDONALD" AND HEREBY SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE STREETS, LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH STREET, LOT, TRACTS AND EASEMENT SHALL BE KNOWN BY THE NAME, NUMBER OR LETTER GIVEN TO EACH RESPECTIVELY ON SAID PLAT.. ALL EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN.

CITY OF MESA, AN ARIZONA MUNICIPAL CORPORATION, AS OWNER HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS ____ DAY OF _____, 20____.

BY: CITY OF MESA, AN ARIZONA MUNICIPAL CORPORATION

ITS _____

BY: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

ON THIS ____ DAY OF _____ 20____, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF CITY OF MESA, AN ARIZONA MUNICIPAL CORPORATION, AND ACKNOWLEDGED THAT HE/SHE, AS SUCH OFFICER, BEING AUTHORIZED TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED IN WITNESS THEREOF. I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____
NOTARY PUBLIC MY COMMISSION EXPIRES _____

AREA

SUBJECT PROPERTY CONTAINS 84,905 SQUARE FEET OR 1.949 ACRES NET.

BENCHMARK

BRASS TAG AT THE NORTHEAST CORNER OF MESA DRIVE AND BROADWAY ROAD.
ELEVATION = 1233.60 (CITY OF MESA DATUM, NAVD 88)

BASIS OF BEARING

THE CENTERLINE OF 1ST AVENUE WHICH BEARS NORTH 89 DEGREES 43 MINUTES 54 SECONDS WEST.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2265 M, DATED NOVEMBER 4, 2015, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (SHADED). 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.

LEGAL DESCRIPTION

A PORTION OF LOTS 3, 4, 5 AND 6, BLOCK 14, MESA, ACCORDING TO BOOK 23 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 22, 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 THE INTERSECTION OF THE MONUMENT LINES OF SOUTH MACDONALD STREET AND FIRST AVENUE, FROM WHICH THE INTERSECTION OF THE MONUMENT LIES OF CENTER STREET AND FIRST AVENUE BEARS SOUTH 89 DEGREES 43 MINUTES 54 SECONDS EAST, A DISTANCE OF 794.77 FEET;

THENCE SOUTH 89 DEGREES 43 MINUTES 54 SECONDS EAST, ALONG THE MONUMENT LINE OF FIRST AVENUE, A DISTANCE OF 268.07 FEET;

THENCE SOUTH 00 DEGREES 16 MINUTES 06 SECONDS WEST, DEPARTING SAID MONUMENT LINE OF FIRST AVENUE, A DISTANCE OF 66.00 FEET A POINT ON THE SOUTHERLY RIGHT OF WAY OF FIRST AVENUE AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTH 00 DEGREES 16 MINUTES 38 SECONDS WEST, DEPARTING SAID SOUTHERLY RIGHT OF WAY OF FIRST AVENUE, A DISTANCE OF 420.01 FEET;

THENCE NORTH 89 DEGREES 43 MINUTES 25 SECONDS WEST, A DISTANCE OF 202.05 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF MACDONALD STREET;

THENCE NORTH 00 DEGREES 16 MINUTES 24 SECONDS EAST, ALONG SAID EASTERLY RIGHT OF WAY OF MACDONALD STREET, A DISTANCE OF 420.18 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY OF 1ST AVENUE;

THENCE SOUTH 89 DEGREES 43 MINUTES 54 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY OF 1ST AVENUE, A DISTANCE OF 202.08 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

NOTES

1. ALL COMMUNICATION AND ELECTRIC LINES TO BE INSTALLED UNDERGROUND PER ARIZONA CORP. COMMISSION GENERAL ORDER U-48.

2. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.

3. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES, PRIVATE DRIVES, LANDSCAPED AREAS WITHIN THIS PROJECT.

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

5. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL ANY OTHER IMPROVEMENTS OR ALTERNATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION FROM THE CITY OF MESA.

6. 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 PROPERTY OWNER(S).

ENGINEER

KLAND ENGINEERING
7227 NORTH 16TH STREET, SUITE 217
PHOENIX, AZ 85020
PHONE: 480-344-0480
FAX 480-393-8825

OWNER

CITY OF MESA,
AN ARIZONA MUNICIPAL
CORPORATION
20 EAST MAIN STREET
MESA, AZ 85211

DEVELOPER

MESA HOUSING ASSOCIATES II, LLC
C/O TODD MARSHALL
INFO@UDPARTNERS.COM

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THIS _____ DAY OF _____ 20____.

BY: _____ ATTEST: _____
MAYOR CLERK

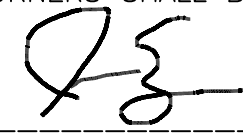
ASSURED WATER SUPPLY

THIS 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.

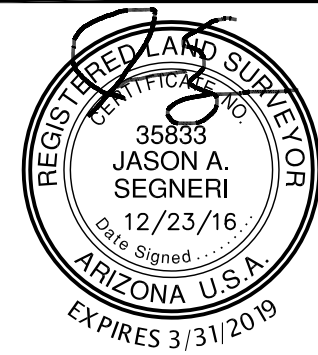
BY: _____ CITY ENGINEER _____ DATE _____

SURVEYOR'S CERTIFICATION

I JASON A. SEGNERI, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT CONSISTING OF 2 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF JANUARY 2016; 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 CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT THE TIME OF CONSTRUCTION.

BY:  12/23/16
JASON A. SEGNERI, REGISTERED LAND SURVEYOR DATE
ARIZONA REGISTRATION NO. 35833
7301 EAST EVANS ROAD
SCOTTSDALE, ARIZONA 85260

FINAL PLAT
SEC FIRST & MACDONALD
MESA, ARIZONA



DRAWING NAME:
15-249 PLAT
JOB NO. 2015-249
DRAWN: JAS
CHECKED: RMH
DATE: 1-22-2016
SCALE: N.T.S.
SHEET: 1 OF 2

S. ROBSON

S. ROBSON

S89°42'41"E 795.19'

N89°42'27"W 794.83'

S00°16'24"W 792.34'
S. MACDONALD

66'
R/W

N00°16'24"E 420.18'

LOT 1
63,356 SQ FT

CITY OF MESA
PORTION LOT 4
BOOK 3, PAGE 11 M.C.R.
NOT A PART

N89°43'25"W 202.05'

LOT 2
21,549 SQ FT

S015°38"W 110.00'

N90°00'00"E 85.54'

66'
R/W

S89°43'54"E 202.08'

124.58'

77.50'

L=54.93'
R=35.00'
T=14.95'
D=89°35'23"

S89°55'23"E 3.03'

S00°16'38"W 420.21'

321.00'

MHA WEST LLC
LOT 2
BOOK 1127, PAGE 14 M.C.R.
NOT A PART

CITY OF MESA
PORTION LOT 3
BOOK 3, PAGE 11 M.C.R.
NOT A PART

W. 1ST AVENUE
S89°43'54"E 794.77'
BASIS OF BEARING

129.32'

S89°42'56"E 794.70'
W. 2ND AVENUE
(ALIGNMENT)

MESA HOUSING
ASSOCIATES LLC
LOT 1
BOOK 1127, PAGE 14 M.C.R.
NOT A PART

CITY OF MESA
LOT 2
BOOK 3, PAGE 11 M.C.R.
NOT A PART

CHURCH OF JESUS CHRIST
LDS PRES CORP BIS
LOT 8
BOOK 3, PAGE 11 M.C.R.
NOT A PART

CITY OF MESA
LOT 1
BOOK 3, PAGE 11 M.C.R.
NOT A PART

397.38'

66'
R/W

S. CENTER STREET
N00°16'42"E 792.56'

LEGEND

- FOUND STONE IN HANDHOLE
- FOUND 1/2" REBAR
- FOUND BRASS CAP IN HANDHOLE
- SET PROPERTY CORNER

R/W RIGHT OF WAY

PROPERTY LINE

ADJACENT PROPERTY LINE

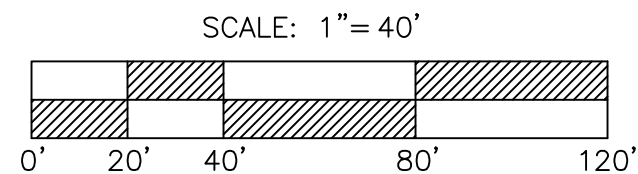
LOT LINE - BOOK 23, PAGE 18

STREET MONUMENT LINE

LOT AREA TABLE

LOT 1: 63,356 SQ FT

LOT 2: 21,549 SQ FT



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FINAL PLAT SEC FIRST & MACDONALD MESA, ARIZONA



DRAWING NAME:
15-249 PLAT
JOB NO. 2015-249
DRAWN: JAS
CHECKED: RMH
DATE: 1-22-2016
SCALE: 1"=40'
SHEET: 2 OF 2