

FINAL PLAT OF "PLAZA DE FIESTA"
A RE-PLAT OF A PORTION OF TRACT "F" OF DOBSON RANCH UNIT
ONE, BOOK 172 OF MAPS, PAGE 5, MARICOPA COUNTY RECORDS

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 5 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss

KNOWN ALL MEN BY THESE PRESENTS:

THAT 75 CACTUS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "PLAZA DE FIESTA", LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 5 EAST, 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.

75 CACTUS LLC, 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 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 75 CACTUS LLC, 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 75 CACTUS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OR THE SUCCESSORS OR ASSIGNS OF 75 CACTUS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY 75 CACTUS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OR THE SUCCESSORS OR ASSIGNS OF 75 CACTUS LLC, 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.

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.

75 CACTUS LLC, 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 75 CACTUS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

75 CACTUS LLC, 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 OFFICE THIS ____ DAY OF _____, 2017.

75 CACTUS LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY:

KIRK ZENK, COO

DESCRIPTION

TRACT F, DOBSON RANCH UNIT ONE, ACCORDING TO BOOK 172 OF MAPS, PAGE 5, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 150 FEET OF THE EAST 150 FEET, THEREOF; AND

EXCEPT COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT F;

THENCE NORTH 88 DEGREES 13 MINUTES 28 SECONDS EAST, ALONG THE SOUTH LINE OF SAID TRACT F, 218.19 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 74 DEGREES 35 MINUTES 53 SECONDS EAST, 35.95 FEET;
THENCE NORTH 88 DEGREES 34 MINUTES 32 SECONDS EAST, 75.04 FEET;
THENCE SOUTH 82 DEGREES 33 MINUTES 15 SECONDS EAST, 45.23 FEET;
THENCE SOUTH 03 DEGREES 21 MINUTES 52 SECONDS EAST, 0.76 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT F;
THENCE SOUTH 88 DEGREES 13 MINUTES 28 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT F, 154.65 FEET TO THE POINT OF BEGINNING, AS CONVEYED TO THE CITY OF MESA, AN ARIZONA MUNICIPAL CORPORATION IN WARRANTY DEED RECORDED DECEMBER 2, 1998 IN RECORDING NO. 1998-1091137, MARICOPA COUNTY RECORDS, AND RERECORDED DECEMBER 21, 1998 IN RECORDING NO. 1998-1152902, MARICOPA COUNTY RECORDS; AND

EXCEPT BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT F;

THENCE SOUTH 03 DEGREES 21 MINUTES 52 SECONDS EAST, ALONG THE EAST LINE OF SAID TRACT F, 489.68 FEET;
THENCE SOUTH 88 DEGREES 13 MINUTES 28 SECONDS WEST, 20.56 FEET;
THENCE NORTH 01 DEGREE 59 MINUTES 21 SECONDS WEST, 42.00 FEET;
THENCE NORTH 05 DEGREES 44 MINUTES 10 SECONDS EAST, 74.64 FEET;
THENCE NORTH 02 DEGREES 10 MINUTES 18 SECONDS WEST, 299.56 FEET;
THENCE NORTH 03 DEGREES 21 MINUTES 52 SECONDS WEST, 73.87 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT F;
THENCE NORTH 88 DEGREES 13 MINUTES 28 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT F, 1.50 FEET TO THE POINT OF BEGINNING, AS CONVEYED TO THE CITY OF MESA, AN ARIZONA MUNICIPAL CORPORATION IN WARRANTY DEED RECORDED DECEMBER 2, 1998 IN RECORDING NO. 1998-1091137, MARICOPA COUNTY RECORDS, AND RE-RECORDED DECEMBER 21, 1998 IN RECORDING NO. 1998-1152902, MARICOPA COUNTY RECORDS.

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.

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2017 BY KIRK ZENK, IN HIS AFOREMENTIONED CAPACITIES ON BEHALF OF 75 CACTUS LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES

NOTARY PUBLIC

SURVEYORS NOTES

1. THE BASIS OF BEARING IS THE MONUMENT LINE OF GUADALUPE ROAD, ALSO BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 5, USING A BEARING OF SOUTH 88 DEGREES 13 MINUTES 28 SECONDS WEST PER THE PLAT OF DOBSON RANCH UNIT ONE, BOOK 172 OF MAPS, PAGE 5, RECORDS OF MARICOPA COUNTY, ARIZONA.

2. ALL TITLE INFORMATION AND THE DESCRIPTION SHOWN IS BASED ON A 2ND AMENDED COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER 39001812-039-PG, EFFECTIVE DATE JANUARY 15, 2015 AND AMENDED ON FEBRUARY 4, 2015.

REFERENCES

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

SUBDIVISION OF "DOBSON RANCH UNIT ONE" RECORDED IN BOOK 172 OF MAPS, PAGE 5, MARICOPA COUNTY RECORDS

PLSS SUBDIVISION RECORD ON SURVEY OF "GDACS" RECORDED IN BOOK 669 OF MAPS, PAGE 47, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 1130 OF MAPS, PAGE 28, MARICOPA COUNTY RECORDS

OWNER

75 CACTUS LLC,
AN ARIZONA LIMITED LIABILITY COMPANY
6621 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250

SURVEYOR

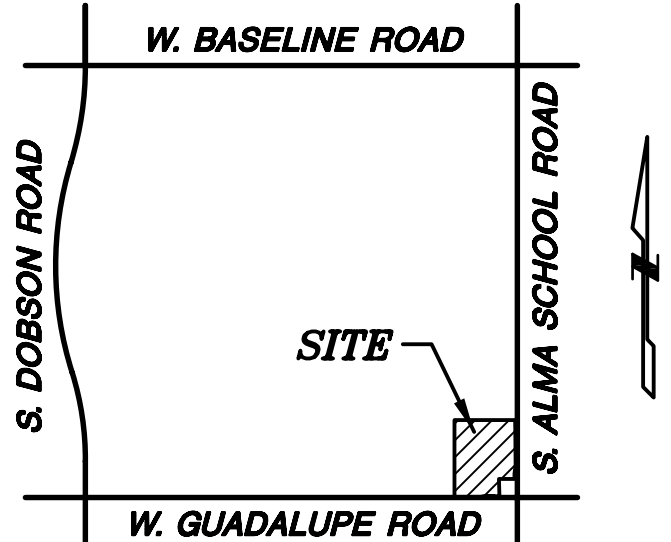
SUPERIOR SURVEYING SERVICES INC.
21415 N. 23RD AVENUE
PHOENIX, AZ 85027
PHONE: (623)869-0223
FAX: (623)869-0726
CONTACT: DAVID S. KLEIN

FLOOD ZONE

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2730M, 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."

AREA

| LOT NO. | AREA |
|---------|--------------------------------|
| LOT 1 | 282,943 SQ. FT. 6.495 ACRES |
| LOT 2 | 19,738 SQ. FT. 0.453 ACRES |
| TOTAL | 302,681 SQ. FT. 6.948 ACRES |



VICINITY MAP
NOT TO SCALE

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA, ON THIS ____ DAY OF _____, 2017.

BY: _____ ATTEST: _____
MAYOR CITY CLERK

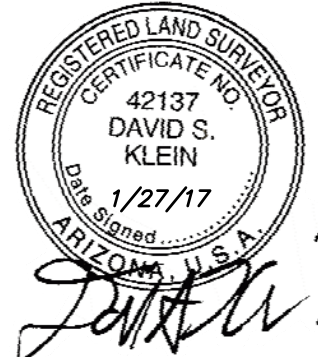
THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576.

CITY ENGINEER DATE

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JANUARY 27, 2017
DAVID S. KLEIN
R.L.S. 42137
21415 N. 23RD AVENUE
PHOENIX, AZ 85027



EXPIRES 3/31/17

FINAL PLAT OF
"PLAZA DE FIESTA"
MESA, ARIZONA

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.

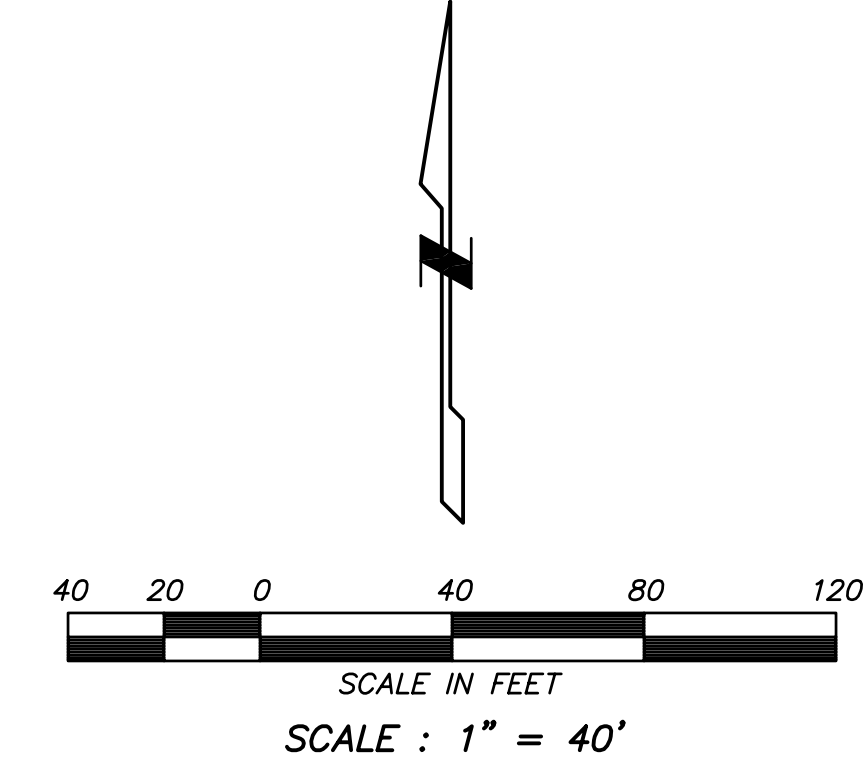
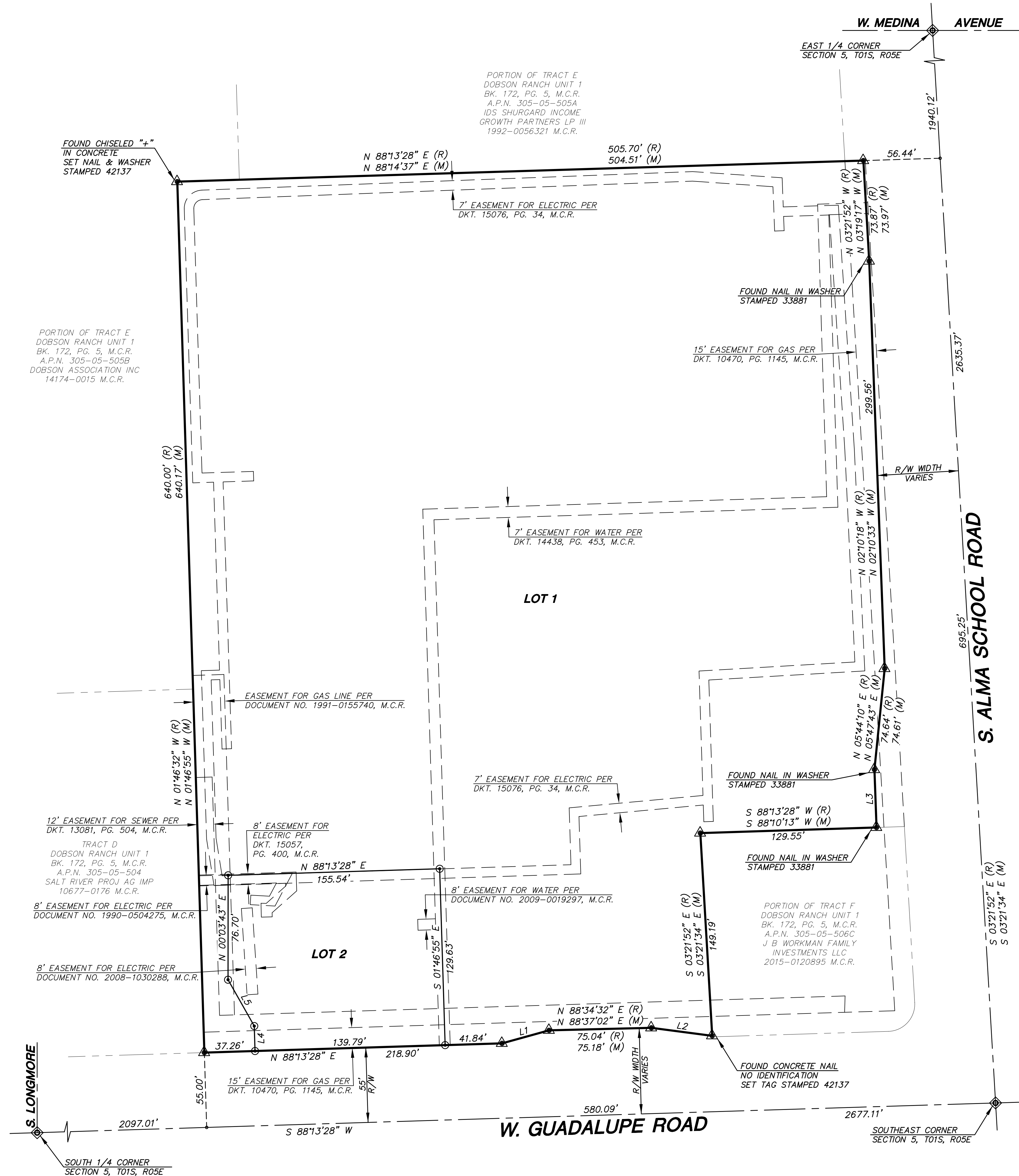
DWN: JW CHK: DK

SHEET 1 OF 2

DATE: 1/27/17

JOB NO.: 160944

PLN2016-00893



- LEGEND**
- SUBDIVISION LINE
 - LOT LINE
 - MONUMENT LINE
 - EXISTING EASEMENT LINE
 - INDICATES CORNER OF THIS SUBDIVISION
FOUND 1/2" CAPPED REBAR STAMPED 33881
(UNLESS OTHERWISE NOTED)
 - INDICATES LOT CORNER
SET NAIL & WASHER STAMPED 42137
 - A.P.N. ASSESSORS PARCEL NUMBER
 - M.C.R. MARICOPA COUNTY RECORDS
 - R/W RIGHT OF WAY
 - BK. BOOK
 - DKT. DOCKET
 - PG. PAGE
 - (R) RECORD PER DESCRIPTION
 - (M) MEASURED

| LINE TABLE | | |
|------------|-------------------|------------|
| LINE | BEARINGS | LENGTH |
| L1 | N 74°35'53" E (R) | 35.95' (R) |
| | N 74°30'46" E (M) | 35.89' (M) |
| L2 | S 82°33'15" E | 45.23' (R) |
| | | 45.12' (M) |
| L3 | N 01°59'21" W (R) | 42.00' (R) |
| | N 02°03'50" W (M) | 42.54' (M) |
| L4 | N 01°46'55" W | 18.36' |
| L5 | N 29°32'25" W | 39.11' |



PLN2016-00893

FINAL PLAT OF
"PLAZA DE FIESTA"
MESA, ARIZONA

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



DWN: JW CHK: DK
SHEET 2 OF 2
DATE: 1/27/17
JOB NO.: 160944