

MAP OF DEDICATION WILLIAMS FIELD ROAD

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 7 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 26, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 26 BEARS SOUTH 89 DEGREES 33 MINUTES 34 SECONDS EAST, 2650.69 FEET;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, SOUTH 89 DEGREES 33 MINUTES 34 SECONDS EAST, 915.66 FEET TO THE SOUTHEAST CORNER OF THAT PLAT RECORDED AS 'ENCORE AT EASTMARK' - PARCEL 9-5' IN BOOK 1241, PAGE 21 OF MARICOPA COUNTY RECORDS AND THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF SAID PLAT, NORTH 0 DEGREES 26 MINUTES 26 SECONDS EAST, 65.00 FEET TO A POINT ON A LINE 65.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89 DEGREES 33 MINUTES 34 SECONDS EAST, 1644.05 FEET;

THENCE NORTH 45 DEGREES 00 MINUTES 43 SECONDS EAST, 21.05 FEET TO A POINT ON A LINE 75.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26;

THENCE ALONG SAID PARALLEL LINE, SOUTH 0 DEGREES 24 MINUTES 59 SECONDS EAST, 47.00 FEET TO A POINT ON THE NORTH LINE OF THAT PROPERTY DESCRIBED IN DOCUMENT NUMBER 2005-0928928 OF MARICOPA COUNTY RECORDS;

THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 33 MINUTES 34 SECONDS WEST, 1250.43 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 26;

THENCE ALONG SAID EAST LINE, SOUTH 0 DEGREES 34 MINUTES 36 SECONDS EAST, 33.01 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26;

THENCE ALONG SAID SOUTH LINE, NORTH 89 DEGREES 33 MINUTES 34 SECONDS WEST, 409.69 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN;

ASSUMED BEARING: SOUTH 89 DEGREES 33 MINUTES 34 SECONDS EAST.

FEMA FLOOD ZONE DELINEATION

ACCORDING TO FEMA.GOV WEBSITE, THE SITE IS LOCATED WITHIN AN AREA WHICH THERE IS NO FLOOD MAP PRINTED.

DEDICATION

STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL PERSONS BY THESE PRESENTS:

THAT AVH EM, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS MAP OF DEDICATION FOR WILLIAMS FIELD ROAD, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT SAID MAP SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE STREETS CONSTITUTING SAME, AND THAT EACH STREET SHALL BE KNOWN BY THE DESIGNATION GIVEN ON SAID MAP.

OWNER HEREBY DEDICATES AND CONVEYS TO THE CITY OF MESA IN FEE, ALL REAL PROPERTY DESIGNATED ON THIS MAP OF DEDICATION AS "RIGHT-OF-WAY" OR "R/W".

THE AGREEMENTS CONTAINED HEREIN SHALL BE A COVENANT RUNNING WITH THE LAND AND, UPON RECORDING, SHALL BE BINDING UPON AN 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.

AVH EM, LLC, AN ARIZONA LIMITED LIABILITY COMPANY WARRANT AND REPRESENT TO THE CITY OF MESA THAT THEY ARE THE SOLE OWNERS 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 OWNERS WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS THEREOF:

AVH EM, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAVE CAUSED THEIR NAME TO BE AFFIXED AND HAVE EXECUTED THIS MAP OF DEDICATION BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED THIS ____ DAY OF ____, 20__.

AVH EM, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

GENERAL NOTES

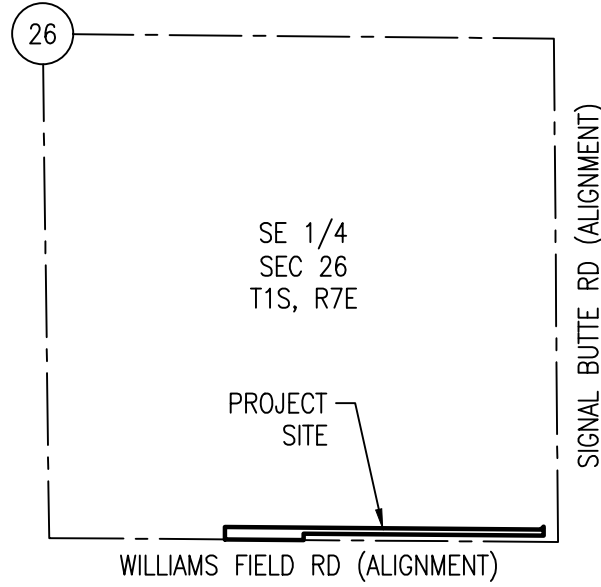
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R(42)33.
- ELECTRICAL LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- COMMUNICATION LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- THIS MAP IS WITHIN TWO (2) MILES OF PHOENIX-MESA GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.
- 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.
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT THE MAINTENANCE OF ANY DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THE RIGHT-OF-WAY ALONG THE ROADS SHOWN HEREON.
- AASHTO GUIDELINES SHALL BE USED FOR ROADWAY DESIGN, SIGHT DISTANCE DESIGN AND ASSOCIATED REQUIREMENTS. OTHER GUIDELINES MAY BE APPROVED AT THE DUP, SITE PLAN OR SUBDIVISION LEVEL PROCESSES BY THE CITY TRAFFIC ENGINEER.
- THIS MAP OF DEDICATION IS LOCATED IN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

AREA TABLE

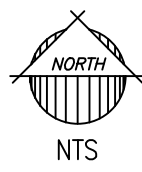
R/W	66,720 SQ FT	1.5317 ACRES (MORE OR LESS)
TOTAL	66,720 SQ FT	1.5317 ACRES (MORE OR LESS)

OWNER

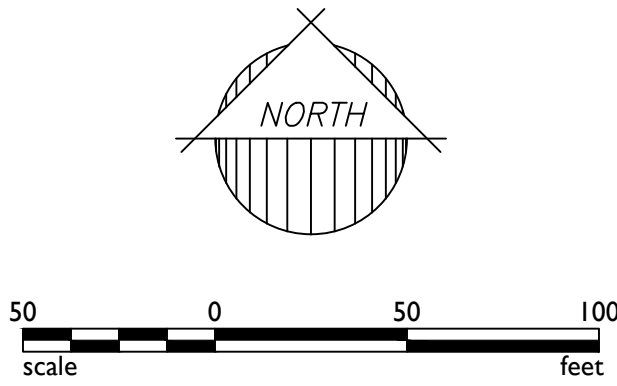
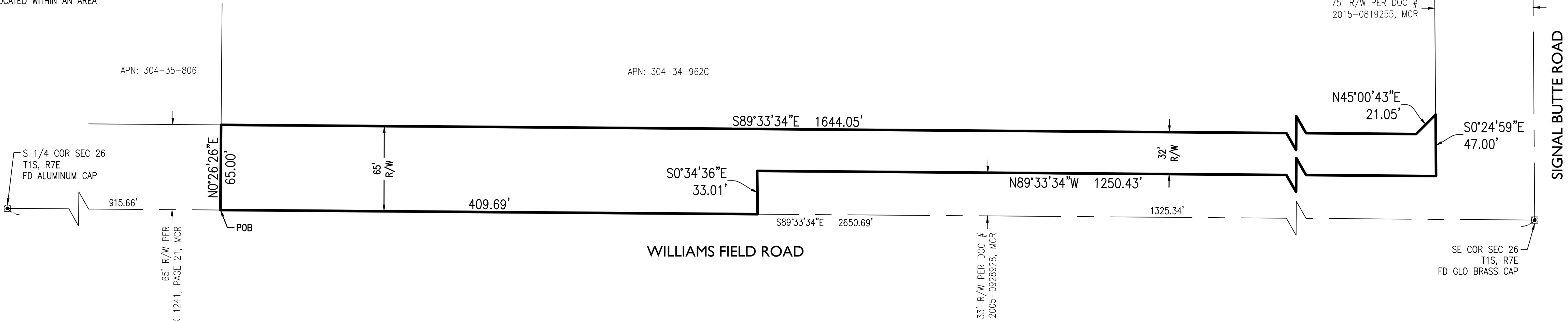
AVH EM, LLC
4900 N SCOTTSDALE RD
SUITE 1400
SCOTTSDALE, AZ 85251
(480) 214-7388



VICINITY MAP



NTS



ACKNOWLEDGEMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 20__, BY ____ OF ____ FOR AND ON BEHALF THEREOF.

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

BY: _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

APPROVALS

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

BY: _____ ATTEST: _____
MAYOR CITY CLERK

THIS IS TO CERTIFY THAT THE AREA PLOTTED 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

LEGEND

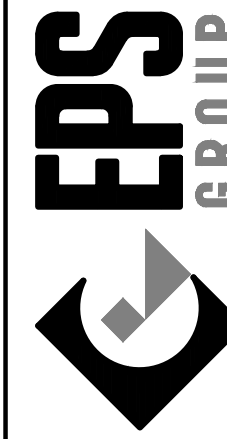
COR	CORNER
DOC	DOCUMENT
E	EAST
FD	FOUND
GLO	GENERAL LAND OFFICE
MCR	MARICOPA COUNTY RECORDS
R/W	RIGHT-OF-WAY
S	SOUTH
SE	SOUTHEAST
SEC	SECTION
▣	SECTION CORNER (AS NOTED)

CERTIFICATION

I, RAYMOND MUNOZ, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OF DEDICATION REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF SEPTEMBER 2016; AND THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RAYMOND MUNOZ, RLS 53160
EPS GROUP, INC
2045 S VINEYARD AVE
SUITE 101
MESA, AZ 85210

2045 S. Vineyard Ave., Suite 101
Mesa, AZ 85210
T:480.503.2358 | F:480.503.2358
www.epsgroupinc.com

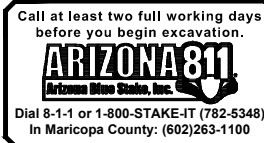


Williams Field Road
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

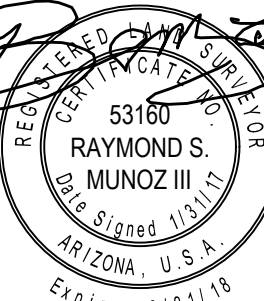
MAP OF DEDICATION

Project:

Revisions:



Designer: RSM
Drawn by: RSM



Job No.
16-136

MOD

Sheet No.
1
of **1**