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DEDICATION

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

THAT CANYON WINDS RETIREMENT LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS MAP OF DEDICATION FOR CANYON WINDS SENIOR LIVING, LOCATED IN SECTION 31, TOWNSHIP 2 NORTH, RANGE 7 EAST, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS MAP OF DEDICATION SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH OF THE EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

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 SIDEWALK EASEMENTS AND CITY UTILITY AND FACILITY EASEMENTS, AS SHOWN ON THE SAID MAP OF DEDICATION 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 CITY 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 CANYON WINDS RETIREMENT 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 CANYON WINDS RETIREMENT LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OR THE SUCCESSORS OR ASSIGNS OF CANYON WINDS RETIREMENT LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY CANYON WINDS RETIREMENT LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OR THE SUCCESSORS OR ASSIGNS OF CANYON WINDS RETIREMENT 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.

CANYON WINDS RETIREMENT 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 MAP OF DEDICATION, 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 MAP OF DEDICATION, HAS CONSENTED TO OR JOINED IN THIS PLAT AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH CANYON WINDS RETIREMENT LLC, AN ARIZONA LIMITED LIABILITY COMPANY, WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS MAP OF DEDICATION IS RECORDED.

IN WITNESS WHEREOF: CANYON WINDS RETIREMENT 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 OFFICER THIS ____ DAY OF _____, 2017.

CANYON WINDS RETIREMENT LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ACKNOWLEDGMENT

ON THIS ____DAY OF _____, 2017, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED (_____), WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF, I HAVE HERE UNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____ DATE _____

LENDER'S RATIFICATION

UMB BANK, N.A.
BY: _____

ACKNOWLEDGMENT

ON THIS ____DAY OF _____, 2017, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED (_____), WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF, I HAVE HERE UNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____ DATE _____

MAP OF DEDICATION
FOR CANYON WINDS SENIOR LIVING
CITY UTILITIES AND FACILITIES EASEMENT
SIDEWALK EASEMENTS

A PORTION OF THE SOUTH HALF OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, R MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31, A BRASS CAP IN HANDHOLE, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION, A BRASS CAP IN HANDHOLE, BEARS SOUTH 89 DEGREES 38 MINUTES 45 SECONDS EAST, A DISTANCE OF 2639.17 FEET;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, SOUTH 89 DEGREES 38 MINUTES 45 SECONDS EAST, A DISTANCE OF 144.76 FEET;

THENCE LEAVING SAID SOUTH LINE, NORTH 00 DEGREES 21 MINUTES 15 SECONDS EAST, A DISTANCE OF 65.00 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF MCDOWELL ROAD;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 38 MINUTES 45 SECONDS EAST, A DISTANCE OF 52.50 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF N. BOULDER CANYON AND THE POINT OF BEGINNING;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 44 DEGREES 38 MINUTES 45 SECONDS WEST, A DISTANCE OF 28.28 FEET;

THENCE NORTH 00 DEGREES 21 MINUTES 15 SECONDS EAST, A DISTANCE OF 109.15 FEET, TO THE BEGINNING OF A CURVE WITH A RADIUS OF 324.50 FEET;

THENCE ALONG SAID CURVE TURNING TO THE LEFT, AN ARC LENGTH OF 128.27 FEET, WITH A DELTA ANGLE OF 22 DEGREES 38 MINUTES 52 SECONDS TO A POINT OF REVERSE CURVATURE, SAID CURVE HAVING A RADIUS OF 127.50 FEET;

THENCE ALONG SAID CURVE, AN ARC LENGTH OF 65.75 FEET, WITH A DELTA ANGLE OF 29 DEGREES 32 MINUTES 53 SECONDS;

THENCE NORTH 07 DEGREES 15 MINUTES 16 SECONDS EAST, A DISTANCE OF 33.02 FEET, TO THE BEGINNING, OF A CURVE WITH A RADIUS OF 64.00 FEET;

THENCE ALONG SAID CURVE TURNING TO THE RIGHT, AND ARC LENGTH OF 37.70 FEET, WITH A DELTA ANGLE OF 33 DEGREES 45 MINUTES 10 SECONDS TO A POINT OF REVERSE CURVATURE, SAID CURVE HAVING A RADIUS OF 59.00 FEET;

THENCE ALONG SAID CURVE, AN ARC LENGTH OF 164.11 FEET, WITH A DELTA ANGLE OF 159 DEGREES 22 MINUTES 03 SECONDS, TO A POINT OF REVERSE CURVATURE, SAID CURVE HAVING A RADIUS OF 34.00 FEET;

THENCE ALONG SAID CURVE, AN ARC LENGTH OF 35.83 FEET, WITH A DELTA ANGLE OF 60 DEGREES 22 MINUTES 39 SECONDS, TO A POINT OF REVERSE CURVATURE, SAID CURVE HAVING A RADIUS OF 175.50 FEET;

THENCE ALONG SAID CURVE, AN ARC LENGTH OF 294.89 FEET, WITH A DELTA ANGLE 96 DEGREES 16 MINUTES 21 SECONDS;

THENCE NORTH 38 DEGREES 17 MINUTES 23 SECONDS EAST, A DISTANCE OF 106.78 FEET, TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 177.50 FEET;

THENCE ALONG SAID CURVE TURNING TO THE RIGHT, AN ARC LENGTH OF 131.13 FEET, WITH A DELTA ANGLE OF 42 DEGREES 19 MINUTES 39 SECONDS TO A POINT OF REVERSE CURVATURE, SAID CURVE HAVING AN RADIUS OF 54.00 FEET;

THENCE ALONG SAID CURVE, AN ARC LENGTH OF 50.53 FEET, WITH A DELTA ANGLE OF 53 DEGREES 36 MINUTES 48 SECONDS, TO A POINT OF REVERSE CURVATURE, SAID CURVE HAVING A RADIUS OF 57.00 FEET;

THENCE ALONG SAID CURVE, AN ARC LENGTH OF 56.33 FEET, WITH A DELTA ANGLE OF 56 DEGREES 37 MINUTES 25 SECONDS, TO A POINT OF REVERSE CURVATURE, SAID CURVE HAVING A RADIUS OF 54.00 FEET;

THENCE ALONG SAID CURVE, AN ARC LENGTH OF 50.36 FEET, WITH A DELTA ANGLE OF 53 DEGREES 26 MINUTES 05 SECONDS, TO A POINT OF COMPOUND CURVATURE, SAID CURVE HAVING A RADIUS 177.50 FEET;

THENCE ALONG SAID CURVE, AN ARC LENGTH OF 17.95 FEET, WITH A DELTA ANGLE OF 5 DEGREES 47 MINUTES 41 SECONDS, TO A POINT OF REVERSE CURVATURE, SAID CURVE HAVING A RADIUS OF 532.50 FEET;

THENCE ALONG SAID CURVE, AN ARC LENGTH OF 185.93 FEET, WITH A DELTA ANGLE OF 20 DEGREES 00 MINUTES 21 SECONDS;

THENCE SOUTH 63 DEGREES 10 MINUTES 08 SECONDS EAST, A DISTANCE OF 242.51 FEET, TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 432.50 FEET;

THENCE ALONG SAID CURVE TURNING TO THE LEFT, AN ARC LENGTH OF 193.17 FEET, WITH A DELTA ANGLE OF 25 DEGREES 35 MINUTES 27 SECONDS;

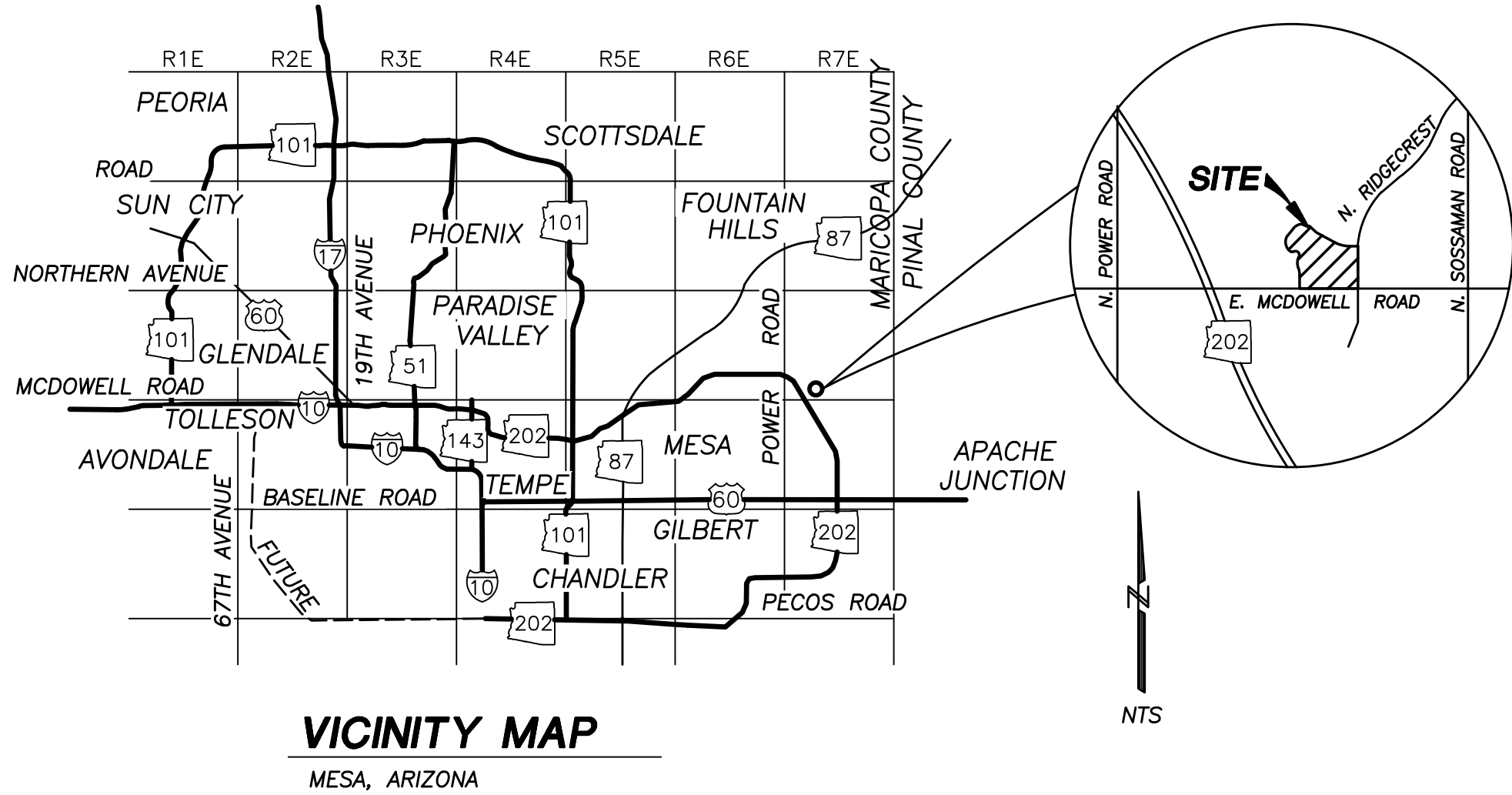
THENCE SOUTH 88 DEGREES 45 MINUTES 35 SECONDS EAST, A DISTANCE OF 73.36 FEET, TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 12.00 FEET;

THENCE ALONG SAID CURVE TURNING TO THE RIGHT, AN ARC LENGTH OF 7.92 FEET, WITH A DELTA ANGLE OF 37 DEGREES 47 MINUTES 43 SECONDS;

THENCE SOUTH 00 DEGREES 21 MINUTES 15 SECONDS WEST, A DISTANCE OF 538.87 FEET, TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 20.00 FEET;

THENCE ALONG SAID CURVE TURNING TO THE RIGHT, AN ARC LENGTH OF 31.42 FEET, WITH A DELTA ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE NORTH 89 DEGREES 38 MINUTES 45 SECONDS WEST, A DISTANCE OF 753.64 FEET, TO THE POINT OF BEGINNING.



OWNER

CANYON WINDS RETIREMENT LLC
8432 E SHEA BLVD., SUITE 100
SCOTTSDALE, AZ 85260

ENGINEER

JMA ENGINEERING CORPORATION
531 E BETHANY HOME ROAD, GARDEN SUITE
PHOENIX, ARIZONA 85012
PHONE: (602) 248-0286
FAX: (602) 248-0976
CONTACT: JAY MIHALEK, PE, RLS

NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, REMOVABLE SECTION TYPE FENCING.
- UTILITY LINES ARE TO BE CONSTRUCTED UNDER GROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33.
- ELECTRICAL LINES TO BE CONSTRUCTED UNDER GROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- 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 WITHIN THE PUBLIC RIGHTS-OF-WAY.

SURVEYOR'S STATEMENT

I, JAY EDWARD MIHALEK, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT CONSISTING OF (2) TWO SHEETS 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 RETRACTED; THAT THE CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT TIME OF CONSTRUCTION.

JAY EDWARD MIHALEK, RLS 17375
JMA ENGINEERING CORPORATION
531 E. BETHANY HOME ROAD, GARDEN SUITE
PHOENIX, ARIZONA 85012



APPROVALS

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

APPROVED BY: _____ ATTEST: _____
MAYOR CLERK

MAP OF DEDICATION

PUBLIC UTILITIES AND FACILITIES EASEMENT, SIDEWALK EASEMENTS
SECTION 31, T2N, R7E, GILA AND SALT RIVER BASE AND MERIDIAN, MARCOPA COUNTY, ARIZONA

Manager	AS
Checked	JM
Job No.	1518



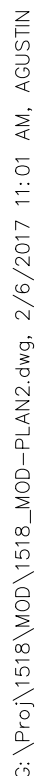
1988 - 2017
Celebrating 29 Years

SHEET
1
OF 2

JMA ENGINEERING CORPORATION







JMA

531 E. Bethany Home Road, Garden Suite
Phoenix, Arizona 85012
Voice 602.248.0286
Fax 602.248.0976



LINE	LENGTH	DIRECTION
L1	11.42	N58°00'00"E
L2	20.00	S32°00'00"E
L3	13.93	S58°00'00"W
L4	9.95	N0°00'03"W
L5	20.00	N90°00'00"E
L6	9.95	S0°00'03"E
L7	13.98	N0°00'00"E
L8	15.00	N89°59'57"E
L9	13.98	S0°00'00"E
L10	20.27	N90°00'00"E
L11	15.58	N0°00'03"W
L12	20.00	N89°59'57"E
L13	15.58	S0°00'03"E
L14	12.89	N90°00'00"W
L15	20.00	N0°00'00"E
L16	12.89	N90°00'00"E
L17	40.81	N0°00'00"E
L18	36.92	N38°30'00"W
L19	12.63	N62°00'00"W
L20	9.73	S28°00'00"W
L21	20.00	N62°00'00"W

L21	20.00	N62°00'00"W
L22	9.73	N28°00'00"E
L23	22.70	S28°00'00"W
L24	10.00	N62°00'00"W
L25	22.70	N28°00'00"E
L26	34.33	N62°00'00"W
L27	15.59	S33°00'00"W
L28	20.00	N57°00'00"W
L29	15.59	N33°00'00"E
L30	19.23	N57°00'00"W
L31	12.35	S52°00'00"E
L32	20.00	S38°00'00"W
L33	12.35	N52°00'00"W
L34	27.62	S38°00'00"W
L35	19.43	N32°00'00"W
L36	30.90	N58°00'00"E
L37	27.41	S58°00'00"W
L38	57.05	N32°00'00"W
L39	46.70	S22°58'58"W
L40	50.42	N22°58'58"E
L41	23.94	S77°00'00"E
L42	34.33	S13°42'15"E
L43	43.61	N13°42'15"W

	CENTERLINE
	RIGHT-OF-WAY
	PROPERTY LINE
	EASEMENT
	CHISELED "X"
	BRASS CAP
	BRASS CAP IN HANDHOLE

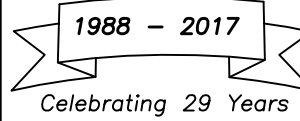
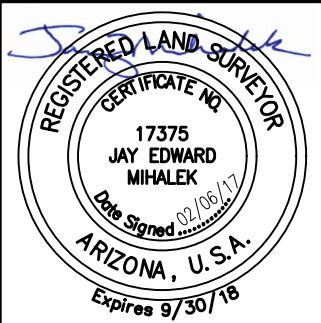
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
PUFE	PUBLIC UTILITY AND FACILITIES EASEMENT
ESMT	EASEMENT
MCR	MARICOPA COUNTY RECORDER
APN	ASSESSOR PARCEL NUMBER
BCHH	BRASS CAP IN HAND HOLE
BCF	BRASS CAP FLUSH

SECTION 31, T2N, R7E, GILA AND SALT RIVER BASE AND MERIDIAN, MARCOPA COUNTY, ARIZONA

JMA

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Manager	AS
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Job No.	1518



SHEET
2
OF 2