FINAL PLAT

FOF

DU3/4 EAST PHASE 2 INFRASTRUCTURE

LOCATED IN A PORTION OF THE EAST HALF OF SECTION 22,
TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY ARIZONA

DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT DMB MESA PROVING GROUNDS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR 'DU3/4 EAST PHASE 2 INFRASTRUCTURE', LOCATED IN A PORTION OF THE EAST HALF OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH OF THE STREETS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE STREETS, TRACTS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY. ALL EASEMENTS ARE GRANTED FOR THE PURPOSES SHOWN HEREON.

DMB MESA PROVING GROUNDS LLC HEREBY DEDICATES AND CONVEYS TO THE CITY OF MESA, IN FEE, ALL REAL PROPERTY DESIGNATED ON THIS FINAL PLAT AS "RIGHT-OF-WAY" OR "R/W" FOR USE AS PUBLIC RIGHT-OF-WAY

WITHOUT LIMITING IN ANY MANNER THE DEDICATIONS AND RIGHTS CREATED IN FAVOR OF THE CITY OF MESA, ARIZONA BY THIS FINAL PLAT, THE COSTS OF PUBLIC INFRASTRUCTURE CONSTRUCTED OR INSTALLED IN THE RIGHT—OF—WAY OR PUBLIC EASEMENTS OR IN TRACT A, TO THE EXTENT THAT IT IS COMPRISED OF CFD—ELIGIBLE IMPROVEMENTS (AS DEFINED BELOW), MAY BE FINANCED WITH, AND THE DEVELOPER REIMBURSED BY, THE PROCEEDS OF BONDS ISSUED BY THE EASTMARK COMMUNITY FACILITIES DISTRICT NO. 1 (CITY OF MESA, ARIZONA), IN ACCORDANCE WITH THE TERMS OF THE DEVELOPMENT, FINANCING PARTICIPATION AND INTERGOVERNMENTAL AGREEMENT FOR EASTMARK COMMUNITY FACILITIES DISTRICT NO. 1 (CITY OF MESA, ARIZONA), DATED AS OF MAY 11, 2012, RECORDED IN THE OFFICE OF THE MARICOPA COUNTY RECORDER, DOCUMENT NUMBER 20120401237, AND AS AMENDED ON OCTOBER 19, 2015, RECORDED IN THE OFFICE OF THE MARICOPA COUNTY RECORDER. DOCUMENT NUMBER 20150774986. AND AS AMENDED FROM TIME TO TIME.

DMB MESA PROVING GROUNDS LLC HEREBY DEDICATES TO THE CITY OF MESA FOR USE AS SUCH THE PUBLIC UTILITY AND FACILITY EASEMENTS, AS SHOWN ON THE SAID FINAL PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. 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 FINAL PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

IT IS AGREED THAT DMB MESA PROVING GROUNDS LLC OR ITS SUCCESSORS OR ASSIGNS SHALL HAVE FULL USE OF THE EASEMENT PREMISES EXCEPT FOR THE PURPOSES FOR WHICH THE SAME IS HEREIN GRANTED TO THE CITY OF MESA, AND PROVIDED ALWAYS THAT EXCEPT FOR USES WHICH INTERFERE WITH THE ENJOYMENT BY DMB MESA PROVING GROUNDS LLC OF THE RIGHTS AND SERVITUDE HEREIN CONVEYED TO IT, 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 DMB MESA PROVING GROUNDS LLC OR THE SUCCESSORS OR ASSIGNS OF DMB MESA PROVING GROUNDS LLC AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY DMB MESA PROVING GROUNDS LLC OR THE SUCCESSORS OR ASSIGNS OF DMB MESA PROVING GROUNDS LLC 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.

DMB MESA PROVING GROUNDS LLC HEREBY GRANTS TO THE CITY OF MESA AND THE EASTMARK COMMUNITY FACILITIES DISTRICT NO. 1 (THE "CFD") A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON THOSE PORTIONS OF TRACT "A" DESIGNATED ON THIS FINAL PLAT THAT ARE IMPROVED WITH CFD-ELIGIBLE IMPROVEMENTS (AS DEFINED BELOW), FOR THE PURPOSE OF PUBLIC USE AND ENJOYMENT; PROVIDED THAT THE CITY OF MESA AND THE CFD SHALL HAVE NO OBLIGATION WHATSOEVER FOR INSTALLING, CONSTRUCTING, MAINTAINING, REPLACING, REPAIRING OR OPERATING SUCH TRACT OR ANY IMPROVEMENTS OR LANDSCAPING WITHIN SUCH TRACT AND SHALL HAVE NO LIABILITY FOR ANY CLAIMS ARISING OUT OF ANY PUBLIC OR PRIVATE USE OF SUCH TRACT; AND FURTHER PROVIDED THAT (I) DMB MESA PROVING GROUNDS LLC HEREBY EXPRESSLY RESERVES FROM THE FOREGOING GRANT OF EASEMENT, TOGETHER WITH THE RIGHT TO TRANSFER THE SAME, THE RIGHT TO ENTER UPON, USE AND IMPROVE SUCH TRACT, INCLUDING THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND REPLACE SUCH IMPROVEMENTS AS IT OR ITS ASSIGNEE MAY FROM TIME TO TIME DEEM NECESSARY OR DESIRABLE, SUBJECT TO ORDINARY APPROVALS BY THE CITY OF MESA, WHICH ENTRY, USE AND /OR IMPROVEMENTS SHALL NOT BE INCONSISTENT WITH, AND SHALL NOT UNREASONABLY INTERFERE WITH, THE FOREGOING EASEMENT, AND (II) ALL PERSONS AND ENTITIES EXERCISING THE FOREGOING EASEMENT RIGHTS SHALL AVOID ANY DAMAGE TO SUCH TRACTS AND ANY IMPROVEMENTS LOCATED AT ANY TIME THEREON, AND THE FOREGOING EASEMENT IS GRANTED ON THE CONDITION THAT ALL PERSONS AND ENTITIES USING SUCH EASEMENT, OTHER THAN THE CITY OF MESA AND THE CFD, SHALL HOLD THE CITY OF MESA AND THE CFD HARMLESS FOR, FROM AND AGAINST ANY AND ALL DAMAGES, CLAIMS, LIABILITIES OR EXPENSES WHICH MAY RESULT FROM THEIR EXERCISE OF THE FOREGOING EASEMENT RIGHTS.

THE TERM "CFD-ELIGIBLE IMPROVEMENTS" AS USED HEREIN, MEANS ANY AND ALL IMPROVEMENTS SHOWN ON THE PLANS ENTITLED "EASTMARK S. COPERNICUS IMPROVEMENT PLANS", "EASTMARK E. POINT TWENTY TWO BLVD IMPROVEMENT PLANS" AND "EASTMARK S. INSPIRIAN PARKWAY IMPROVEMENT PLANS" PREPARED BY EPS GROUP, INC., JOB NO. 16-260, AS FINALLY APPROVED BY THE CITY OF MESA, INCLUDING IMPROVEMENTS SHOWN ON ANY CITY APPROVED CHANGE ORDERS PERTAINING TO SAID PLANS.

DMB MESA PROVING GROUNDS LLC HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "SIGHT VISIBILITY EASEMENT" OR "SVE" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO LANDSCAPING OTHER THAN GROUND COVER, FLOWERS AND GRANITE LESS THAN 3-FOOT (MATURE) IN HEIGHT, AND/OR TREES WITH BRANCHES NOT LESS THAN 8-FEET ABOVE GROUND, WHICH TREES, IF ANY, MUST BE SPACED NOT LESS THAN 8-FEET APART.

DRAINAGE COVENANTS:

TRACT "A" SHOWN ON THIS FINAL PLAT IS HEREBY RESERVED AS PUBLIC DRAINAGE FACILITIES AND RETENTION BASINS FOR THE INCLUSIVE CONVEYANCE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FOR PUBLIC RIGHTS—OF—WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO MAINTAIN SAID DRAINAGE FACILITIES AND RETENTION AREAS.

THE DRAINAGE FACILITIES AND RETENTION AREA SHALL BE MAINTAINED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS AND SHALL PROVIDE STORM WATER CONVEYANCE AND STORAGE AS PRIVATE DRAINAGE FACILITIES AND PRIVATE RETENTION BASINS ADEQUATE TO CONVEY AND STORE DRAINAGE FROM SAID PUBLIC RIGHTS-OF-WAY, PER THE APPROVED PLANS ON FILE WITH THE CITY OF MESA;

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

DEDICATION (CONT'D)

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.

DMB MESA PROVING GROUNDS LLC WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED BY THIS FINAL 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 FINAL PLAT, HAS CONSENTED TO OR JOINED IN THIS FINAL PLAT AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH DMB MESA PROVING GROUNDS LLC WILL RECORD NOT LATER THAN TEN \$10) DAYS FROM THE DATE ON WHICH THIS FINAL PLAT IS RECORDED.

IN WITNESS WHEREOF: DMB MESA PROVING GROUNDS LLC, A DELAWARE 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 _____, 20____.

DMB MESA PROVING GROUNDS LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: DMB ASSOCIATES, INC., AN ARIZONA CORPORATION, ITS PROJECT MANAGER

BY: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }

THE FOREGOING INSTRUMENT WAS EXECUTED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS _____

DAY OF _____, 20___, BY _____ THE _____ OF DMB ASSOCIATES, INC., AN ARIZONA CORPORATION, AS THE PROJECT MANAGER OF DMB MESA PROVING GROUNDS LLC, A DELAWARE LIMITED LIABILITY COMPANY.

RATIFICATION AND APPROVAL OF PLAT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

THE UNDERSIGNED, BEING THE BENEFICIARY UNDER THE DEED OF TRUST RECORDED AS DOCUMENT NO. 2016 0910174, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS FINAL PLAT.

WELLS FARGO BANK, NATIONAL ASSOCIATION

BY: ______

MY COMMISSION EXPIRES:

ACKNOWLEDGMENT OF RATIFICATION

STATE OF ARIZONA

SS

COUNTY OF MARICOPA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ______, 2017, BY ______, THE ______, THE ______ OF WELLS FARGO BANK, NATIONAL ASSOCIATION.

RATIFICATION AND APPROVAL OF PLAT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

THAT EASTMARK COMMUNITY ALLIANCE, INC, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS FINAL PLAT OF 'DU3/4 EAST PHASE 2 INFRASTRUCTURE', AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS PLAT.

IN WITNESS WHEREOF, EASTMARK COMMUNITY ALLIANCE, INC, AN ARIZONA NON-PROFIT CORPORATION, HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED,

DULY AUTHORIZED OFFICER THIS _____ DAY OF ______, 20_____, 20_____

EASTMARK COMMUNITY ALLIANCE, INC, AN ARIZONA NON-PROFIT CORPORATION

BY: ______

ITS: _____

ACKNOWLEDGMENT OF RATIFICATION

STATE OF ARIZONA

SS

COUNTY OF MARICOPA

THE FORGOING INSTRUMENT WAS EXECUTED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,

THIS ______ DAY OF ______, 20_____. BY:

______, THE _______ OF EASTMARK COMMUNIT

ALLIANCE, INC, AN ARIZONA NON-PROFIT CORPORATION, ON BEHALF OF THE NON-PROFIT CORPORATION.

NOTARY PUBLIC ______

RATIFICATION AND APPROVAL OF PLAT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

STATE OF ARIZONA

IN WITNESS WHEREOF: THAT EASTMARK RESIDENTIAL ASSOCIATION, INC, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS FINAL PLAT OF 'DU3/4 EAST PHASE 2 INFRASTRUCTURE', AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS PLAT.

IN WITNESS WHEREOF, EASTMARK RESIDENTIAL ASSOCIATION, INC, AN ARIZONA NON-PROFIT CORPORATION, HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED,

DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 20____, 20____

EASTMARK RESIDENTIAL ASSOCIATION, INC, AN ARIZONA NON-PROFIT CORPORATION

BY _______

ACKNOWLEDGMENT OF RATIFICATION

THE FORGOING INSTRUMENT WAS EXECUTED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS _____

DAY OF ______, 20____. BY: _______, THE _____

OF EASTMARK RESIDENTIAL ASSOCIATION, INC, AN ARIZONA NON-PROFIT CORPORATION, ON BEHALF OF THE NON-PROFIT CORPORATION.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

APPROVAL

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

APPROVED BY ______, ATTEST _______ CITY CLERK

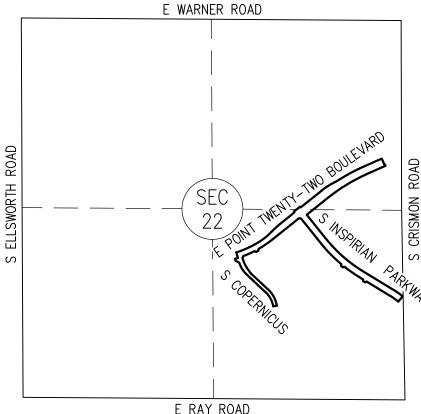
THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576.

OWNER

DMB MESA PROVING GROUNDS LLC 7600 E DOUBLETREE RANCH ROAD SCOTTSDALE, AZ 85258 TEL: (480) 367-7000 FAX: (480) 367-9788 CONTACT: ERIC TUNE

ENGINEER

EPS GROUP, INC
2045 S VINEYARD AVENUE, SUITE 101
MESA, AZ 85210
TEL: (480) 503-2250
FAX: (480) 503-2258
CONTACT: JOHN C MCGHEE, PE





BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN BEARING S89°38'44"E

FLOODPLAIN

A PORTION OF THE PLATTED PROPERTY LIES WITHIN FLOOD ZONE 'X' OTHER FLOOD AREAS 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", ACCORDING TO MAP NO. 04013C2760L, WITH AN EFFECTIVE DATE OF 10/15/13.

A PORTION OF THE PLATTED PROPERTY LIES WITHIN ZONE 'D', DEFINED AS "AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE", ACCORDING TO MAP NO. 04013C2780L, WITH AN EFFECTIVE DATE OF 10/15/13.

PUBLIC UTILITIES

WATER CITY OF MESA
SEWER CITY OF MESA
FIRE CITY OF MESA
ELECTRIC SALT RIVER PROJECT
TELEPHONE CENTURY LINK
GAS SOUTHWEST GAS CORP
CABLE COX COMMUNICATIONS
REFUSE CITY OF MESA

ZONING

PLANNED COMMUNITY DISTRICT (PC) WITH AN APPROVED COMMUNITY PLAN, THE DEVELOPMENT UNIT PLAN FOR DEVELOPMENT UNITS 3/4 (DU3/4), APPROVED MAY 12, 2014.

SHEET INDEX

1 COVER, DEDICATION, SITE DATA, BASIS OF BEARING AND CERTIFICATIONS

2 SHEET LAYOUT, NOTES, LEGAL DESCRIPTION, TRACT AREA & USAGE TABLE AND AREA SUMMARY

3 FINAL PLAT PLAN SHEET

4 FINAL PLAT PLAN SHEET, DETAIL, LINE TABLE AND CURVE TABLE

CERTIFICATION

I, RAYMOND MUNOZ, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OF DEDICATION, CONSISTING OF 2 SHEETS, REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION, DURING THE MONTH OF DECEMBER, 2016; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE; THAT THE BOUNDARY MONUMENTS EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

RAYMOND MUNOZ, RLS (NO. 53160) EPS GROUP, INC 2045 S VINEYARD AVENUE, SUITE 101 MESA, AZ 85210





EAST PHASE 2 INFRASTRUG

lect: DU3

Revisions:

Call at least two full working da before you begin excavation.

ARIZONA 811.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348 In Maricopa County: (602)263-1100

Designer: RSM

Drawn by: RSM

Signed Si

FP01
Sheet No.

AREA: 8.693 AC O

1

LEGAL DESCRIPTION

A PORTION OF THE EAST HALF OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 23, FROM WHICH THE SOUTH QUARTER CORNER THEREOF, BEARS SOUTH 89 DEGREES 38 MINUTES 44 SECONDS EAST, A DISTANCE OF 2,664.75 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 44 SECONDS EAST, 292.20 FEET; THENCE NORTH 0 DEGREES 21 MINUTES 16 SECONDS EAST, 127.00 FEET; THENCE NORTH 0 DEGREES 21 MINUTES 16 SECONDS EAST, 494.28 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 1000.00 FEET; THENCE NORTHWESTERLY 886.15 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 50 DEGREES 46 MINUTES 21 SECONDS TO THE POINT OF BEGINNING;

THENCE SOUTH 39 DEGREES 34 MINUTES 55 SECONDS WEST, 40.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 39 DEGREES 34 MINUTES 55 SECONDS WEST A DISTANCE OF 959.50 FEET;

THENCE NORTHWESTERLY 139.33 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 8 DEGREES 19 MINUTES 12 SECONDS;

THENCE NORTH 58 DEGREES 44 MINUTES 17 SECONDS WEST, 374.06 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHWESTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 58 DEGREES 44 MINUTES 17 SECONDS WEST, 35.00 FFFT TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 58 DEGREES 44 MINUTES 17 SECONDS WEST A DISTANCE OF 20.00 FEET;

THENCE NORTHWESTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE NORTH 58 DEGREES 44 MINUTES 17 SECONDS WEST, 50.51 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 2040.50

THENCE NORTHWESTERLY 243.95 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 6 DEGREES 51 MINUTES 00 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHWESTERLY 31.05 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 88 DEGREES 57 MINUTES 26 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 50 DEGREES 50 MINUTES 43 SECONDS WEST, 35.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 50 DEGREES 50 MINUTES 43 SECONDS WEST A DISTANCE OF 20.00 FEET;

THENCE NORTHWESTERLY 31.05 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 88 DEGREES 57 MINUTES 26 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 2040.50 FEET:

THENCE NORTHWESTERLY 391.46 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10 DEGREES 59 MINUTES 31 SECONDS;

THENCE NORTH 38 DEGREES 48 MINUTES 38 SECONDS WEST, 448.16 FEET;

THENCE NORTH 83 DEGREES 48 MINUTES 38 SECONDS WEST. 28.28 FEET:

THENCE SOUTH 51 DEGREES 11 MINUTES 22 SECONDS WEST, 469.05 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 1482.00

THENCE SOUTHWESTERLY 231.86 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 8 DEGREES 57 MINUTES 50 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHWESTERLY 30.92 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 88 DEGREES 34 MINUTES 10 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 61 DEGREES 35 MINUTES 02 SECONDS WEST, 35.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 61 DEGREES 35 MINUTES 02 SECONDS WEST A DISTANCE OF 20.00 FEET;

THENCE NORTHWESTERLY 30.92 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 88 DEGREES 34 MINUTES 10 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 1482.00 FEET;

THENCE SOUTHWESTERLY 164.90 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 6 DEGREES 22 MINUTES 31 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 25 DEGREES 19 MINUTES 39 SECONDS WEST, 28.55 FEET;

THENCE SOUTH 19 DEGREES 07 MINUTES 18 SECONDS EAST, 53.02 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 381.50 FEET;

THENCE SOUTHEASTERLY 92.28 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 13 DEGREES 51 MINUTES 30 SECONDS TO A

POINT OF COMPOUND CURVATURE OF A CURVE HAVING A RADIUS OF 1076.81 FEET;

THENCE SOUTHEASTERLY 72.82 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 3 DEGREES 52 MINUTES 30 SECONDS TO A

POINT OF COMPOUND CURVATURE OF A CURVE HAVING A RADIUS OF 137.03 FEET;

THENCE SOUTHEASTERLY 22.38 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 9 DEGREES 21 MINUTES 26 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 46 DEGREES 48 MINUTES 09 SECONDS EAST, 329.38 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 412.50 FEET;

THENCE SOUTHEASTERLY 263.21 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36 DEGREES 33 MINUTES 34 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 79 DEGREES 45 MINUTES 25 SECONDS WEST, 51.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE

SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 79 DEGREES 45 MINUTES 25 SECONDS WEST A DISTANCE OF 361.50 FEET:

THENCE NORTHWESTERLY 230.67 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 36 DEGREES 33 MINUTES 34 SECONDS;

THENCE NORTH 46 DEGREES 48 MINUTES 09 SECONDS WEST, 326.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH 36 DEGREES 26 MINUTES 30 SECONDS EAST A DISTANCE OF 312.16 FEET;

THENCE NORTHWESTERLY 112.12 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20 DEGREES 34 MINUTES 42 SECONDS TO A POINT OF COMPOUND CURVATURE OF A CURVE HAVING A RADIUS OF 444.50

THENCE NORTHWESTERLY 107.51 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 13 DEGREES 51 MINUTES 30 SECONDS;

THENCE NORTH 19 DEGREES 07 MINUTES 18 SECONDS WEST, 10.52 FEET;

THENCE NORTH 68 DEGREES 27 MINUTES 45 SECONDS WEST, 51.72 FEET;

THENCE NORTH 15 DEGREES 56 MINUTES 57 SECONDS WEST, 31.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 15 DEGREES 56 MINUTES 57 SECONDS WEST A DISTANCE OF 1482.00 FEET;

THENCE NORTHEASTERLY 43.56 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 1 DEGREES 41 MINUTES 03 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 17 DEGREES 37 MINUTES 59 SECONDS WEST, 81.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 17 DEGREES 37 MINUTES 59 SECONDS WEST A DISTANCE OF 1401.00 FEET;

THENCE NORTHEASTERLY 395.29 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16 DEGREES 09 MINUTES 57 SECONDS TO A POINT OF COMPOUND CURVATURE OF A CURVE HAVING A RADIUS OF 717.50 FEET;

THENCE NORTHEASTERLY 174.33 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 13 DEGREES 55 MINUTES 15 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 806.50 FEET;

THENCE NORTHEASTERLY 125.41 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 8 DEGREES 54 MINUTES 33 SECONDS;

THENCE NORTH 51 DEGREES 11 MINUTES 22 SECONDS EAST, 295.74 FEET;

THENCE NORTH 38 DEGREES 48 MINUTES 38 SECONDS WEST, 14.00 FEET;

THENCE NORTH 51 DEGREES 11 MINUTES 22 SECONDS EAST, 112.00 FEET;

THENCE SOUTH 38 DEGREES 48 MINUTES 38 SECONDS EAST, 14.00 FEET;

THENCE NORTH 51 DEGREES 11 MINUTES 22 SECONDS EAST, 387.49 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 806.50 FEET;

THENCE NORTHEASTERLY 188.04 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 13 DEGREES 21 MINUTES 31 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 717.50 FEET;

THENCE NORTHEASTERLY 87.38 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 6 DEGREES 58 MINUTES 40 SECONDS TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 32 DEGREES 11 MINUTES 39 SECONDS EAST A DISTANCE OF 2703.28 FEET;

THENCE NORTHEASTERLY 366.78 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 7 DEGREES 46 MINUTES 26 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 65 DEGREES 48 MINUTES 55 SECONDS

THENCE SOUTH 24 DEGREES 11 MINUTES 05 SECONDS EAST, 95.00 FEET;

EAST, 291.20 FEET;

THENCE NORTH 65 DEGREES 48 MINUTES 55 SECONDS EAST. 5.00 FEET:

THENCE SOUTH 24 DEGREES 11 MINUTES 05 SECONDS EAST, 17.00 FEET;

THENCE SOUTH 65 DEGREES 48 MINUTES 55 SECONDS WEST, 296.20 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 2437.00

THENCE SOUTHWESTERLY 622.09 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14 DEGREES 37 MINUTES 33 SECONDS;

THENCE SOUTH 51 DEGREES 11 MINUTES 22 SECONDS WEST, 376.58 FEET;

THENCE SOUTH 38 DEGREES 48 MINUTES 38 SECONDS EAST, 437.16 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 1945.50

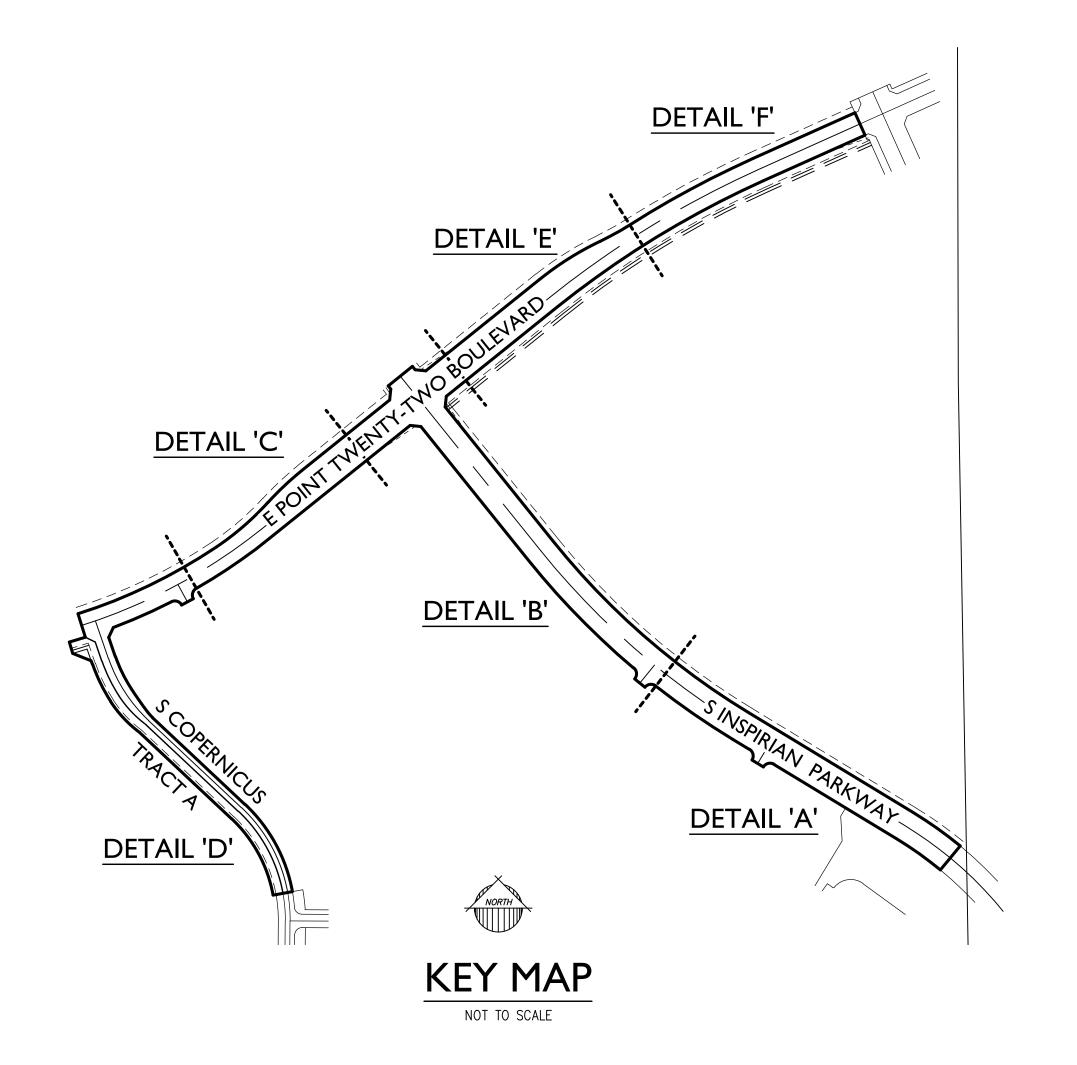
THENCE SOUTHEASTERLY 676.65 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19 DEGREES 55 MINUTES 39 SECONDS;

THENCE SOUTH 58 DEGREES 44 MINUTES 17 SECONDS EAST, 499.57 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 1054.50 FEET;

THENCE SOUTHEASTERLY 151.41 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 8 DEGREES 13 MINUTES 37 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 32 DEGREES 35 MINUTES 33 SECONDS WEST, 14.10 FEET;

THENCE SOUTH 39 DEGREES 34 MINUTES 55 SECONDS WEST, 40.50 FEET TO THE POINT OF BEGINNING.



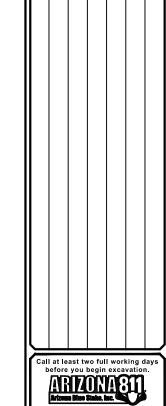
NOTES

- 1. CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, AND REMOVABLE SECTION TYPE FENCING.
- 2. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL IMPROVEMENTS, OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY OF MESA.
- 3. UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE CORPORATION COMMISSION GENERAL ORDER R. (42)33.
- 4. ELECTRICAL LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- 5. COMMUNICATION LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- 6. AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT IS RECORDED IN MARICOPA COUNTY RECORDER DOCUMENT #2011-0357115 AND RE-RECORDED IN DOCUMENT #2011-0432679. THIS SUBDIVISION IS WITHIN THREE (3) MILES OF PHOENIX-MESA GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.
- 7. ALL TRACTS SHOWN ON THIS FINAL PLAT, AFTER THE COMPLETION OF CONSTRUCTION OF IMPROVEMENTS HEREON, WILL BE CONVEYED TO EASTMARK COMMUNITY ALLIANCE, INC., AN ARIZONA NON-PROFIT CORPORATION (THE "ALLIANCE"), OR EASTMARK RESIDENTIAL ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION (THE "ASSOCIATION"), AND THEREAFTER SHALL BE OWNED AND MAINTAINED BY THE ALLIANCE OR THE ASSOCIATION, AS APPLICABLE.
- 8. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE PARKS, DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THIS FINAL PLAT OR LANDSCAPING WITHIN THE RIGHTS-OF-WAY ALONG THE ROADS SHOWN HEREON. ALL TRACTS SHALL BE PRIVATELY OWNED AND MAINTAINED. THE MAINTENANCE OF EASEMENT PREMISES SHOWN ON THIS FINAL PLAT WHICH LIE WITHIN THE BOUNDARIES OF A TRACT IS THE RESPONSIBILITY OF THE TRACT OWNER.
- 9. PUBLIC UTILITY AND FACILITY EASEMENT (PUFE) WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS FOR THE RELOCATION OF SRP FACILITIES IN PUFE'S ON THIS FINAL PLAT.
- 10. UNDER THE COMMUNITY MAINTENANCE AGREEMENT BETWEEN THE CITY OF MESA, DMB MESA PROVING GROUNDS LLC, AND THE ALLIANCE, DATED JUNE, 2012 (THE "COMMUNITY MAINTENANCE AGREEMENT"), OR AS MAY BE SUBSEQUENTLY AMENDED, DMB (OR ITS ASSIGNEES, WHICH MAY INCLUDE THE ALLIANCE OR THE ASSOCIATION) IS TO MAINTAIN ANY AND ALL LANDSCAPING IMPROVEMENTS LOCATED WITHIN AND ALONG THE OUTER EDGE OF THE PUBLIC RIGHT-OF-WAY DEDICATED PURSUANT TO THIS FINAL
- 11. IN ORDER TO COMPLY WITH THE "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS", ARIZONA BOARD OF TECHNICAL REGISTRATION, SUBSTANTIVE POLICY STATEMENT #12. AND CITY OF MESA SUBDIVISION PLAT STAKING REQUIREMENTS, THE OWNER AND CITY HAVE AGREED THAT ALL BOUNDARY AND TRACT CORNERS WILL BE STAKED PRIOR TO COMPLETION OF PAVING IMPROVEMENTS, IF SUCH CORNERS ARE SET UNDER THE SUPERVISION OF AN ARIZONA REGISTERED LAND SURVEYOR OTHER THAN THE ONE WHOSE NAME APPEARS ON THIS FINAL PLAT. A SEPARATE RESULTS-OF-SURVEY DRAWING FOR THESE INTERIOR CORNERS WILL NEED TO BE RECORDED.
- 12. THIS SUBDIVISION IS LOCATED IN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 13. ALL CURVES ARE TANGENT, COMPOUND, OR REVERSE UNLESS NOTED OTHERWISE.

TRACT USE TABLE				
TRACT	USE	AREA (SF)	AREA (AC)	
А	LANDSCAPE, OPEN SPACE, PUFE, SRP PDE	23,774	0.546	

AREA SUMMARY

RIGHT-OF-WAY:	354,897 SQ FT	8.147 AC
TRACTS (A)	23,774 SQ FT	0.546 AC
TOTAL:	378,671 SQ FT	8.693 AC



Revisions:

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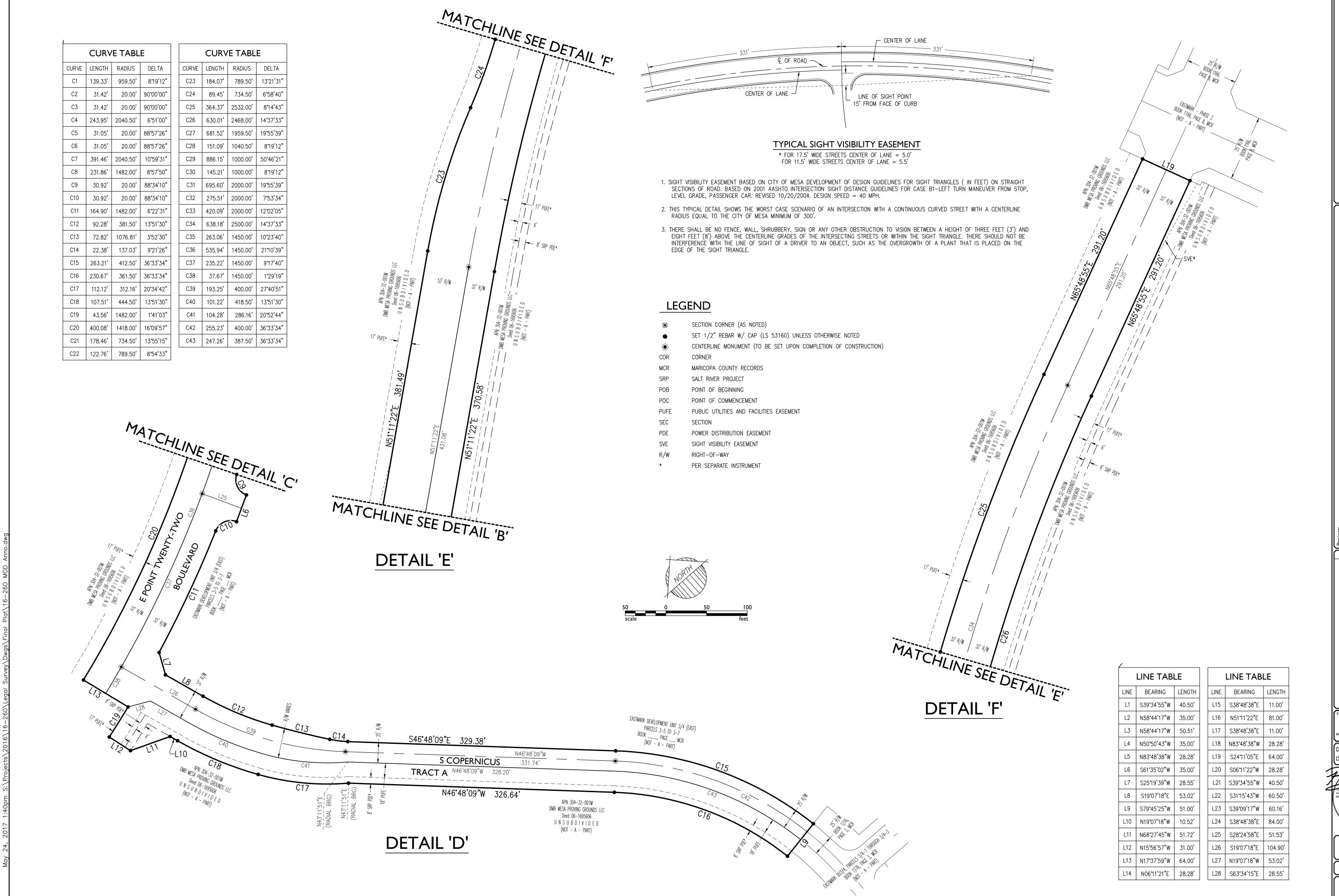
PHA

ial 8-1-1 or 1-800-STAKE-IT (782-5 In Maricopa County: (602)263-110 Designer: Drawn by:

> RAYMOND S. g MUNOZ III 、

Job No. 16-260 FP02 Sheet No.

AREA: 8.693 AC



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145 S. Vineyard Ave, Suite esa, AZ 85210 480.503.2250 | F:480.503... w w . e p s g r o u p i n c . c

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MESA, ARIZONA

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Revisions:

Call at least two full working da before you begin excavation.

ARIZONA 811.

Arizona Bios Stale, Inc.

or1-800-STAKE-IT (782-5348)
copa County: (602)263-1100

ner: RSM
n by: RSM

Signed Si

Job No.

16-260

FP04

Sheet No.

AREA: 8.693 AC