

CLEARVIEW BUSINESS PARK

1529 S. CLEARVIEW AVENUE

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH,
RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA.

NOTES:

- 1.- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND
- 2.- THIS SITE LIES IN ZONE "X" ACCORDING TO FEMA MAP NUMBER 04013C2295L DATED OCTOBER 16, 2013.
- 3.- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THIS PROJECT OR LANDSCAPING WITHIN THE RIGHT-OF-WAY ALONG WEST BROADWAY ROAD.
- 4.- A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS HAS BEEN RECORDED FOR THIS SUBDIVISION WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL AREAS SHOWN ON THIS PLAT.
- 5.- 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 IN WRITING BY THE CITY OF MESA.
- 6.-UTILITY LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER 4. (42)33.
- 7.-NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION PLANTED NOR ALLOWED TO GROW WITHIN OR ACROSS, NOR SHALL IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT AND NOTHING SHOULD IMPEDE THE FLOW OF STORM WATER OVER, UNDER, OR THROUGH SAID AREAS, KNOWN ON THIS PLAT AS "PRIVATE DRAINAGE EASEMENTS, WITHOUT THE WRITTEN AUTHORIZATION FROM THE CITY OF MESA."
8. IN THE EVENT THAT AN OWNER PURCHASES MULTIPLE SUITES, AN AFFIDAVIT OF CHANGE FOR A LOT CONSOLIDATION MUST BE RECORDED PRIOR TO REMOVING PARTY WALLS.
9. PUBLIC UTILITY AND FACILITY EASEMENTS WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS FOR THE RELOCATION OF SRP FACILITIES IN PUFES ON THIS PLAT. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. § 9-1-1 INCLUDES THE PUFES ON THIS PLAT, THE TERM "PUBLIC EASEMENT" IN M.C.C. § 9-1-5(A) INCLUDES PUFES, AND PUFES ON THIS PLAT ARE SUBJECT TO M.C.C. § 9-1-5(A).

LEGEND

- BRASS CAP IN HAND HOLE
- SET 1/2" REBAR #41076
- PK NAIL #41076
- △ SUBDIVISION CORNERS
- ✱ FOUND COTTON SPINDLE
- DSL DISPLAY SETBACK LINE
- PSL PARKING SETBACK LINE
- PUFE PUBLIC UTILITY & FACILITIES EASEMENT
- PUE PUBLIC UTILITIES EASEMENT
- R/W RIGHT OF WAY
- L.B. LANDSCAPE BUFFER
- CVAE CONTROLLED VEHICLES ACCESS EASEMENT
- BSL BUILDING SETBACK LINE
- ESMT EASEMENT
- P.O.B. POINT OF BEGINNING
- PL PROPERTY LINE

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE, USE DEPTH)
040048	2295 10-16-13	L	10-16-13	X	

ENGINEER'S CERTIFICATION: THE LOWEST FLOOR ELEVATION(S) AND/OR FLOODPROOFING ELEVATION(S) ON THIS PLAN, ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A ONE-HUNDRED YEAR STORM, AND ARE IN ACCORDANCE WITH CITY OF MESA, REVISED CODE, CHAPTER 37 -- FLOODWAYS & FLOODPLAINS ORDINANCE.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA

ON THE ____ DAY OF _____, 2017

APPROVED BY: _____ ATTEST: _____

MAYOR

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.

APPROVED BY: _____ CITY ENGINEER _____ DATE _____

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS.

KNOW ALL MEN BY THESE PRESENTS:

THAT FAE HOLDINGS 416754R LLC, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR CLEARVIEW BUSINESS PARK, LOCATED IN SECTION 31, TOWNSHIP 1 NORTH, RANGE 7 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.

FAE HOLDINGS 416754R LLC 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 VEHICULAR NON-ACCESS EASEMENTS AND PUBLIC UTILITY AND FACILITY EASEMENTS, AS SHOWN ON THE SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. THE DEDICATION OF REAL PROPERTY MARKED AS STREETS ON THIS PLAT IS A DEDICATION TO THE CITY OF MESA, IN FEE, FOR THE CITY'S USE AS PUBLIC RIGHT-OF-WAY. THE DEDICATION OF REAL PROPERTY MARKED AS PUBLIC UTILITY AND FACILITIES EASEMENTS IS A DEDICATION OF A PUBLIC UTILITY AND FACILITIES EASEMENT TO THE CITY, WITH SUCH DEDICATION INCLUDING THE FOLLOWING USES: 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 (PROVIDED THAT GROUND LEVEL SHALL NOT BE ALTERED IN A MANNER THAT CONFLICTS WITH THE OPERATION, MAINTENANCE, OR REPAIR OF EXISTING UTILITY OR PUBLIC IMPROVEMENTS) 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, UNLESS APPROVED OTHERWISE BY THE CITY OF MESA, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

IT IS AGREED THAT FAE HOLDINGS 416754R LLC 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 [INSERT FULL NAME OF OWNER ENTITY] OR THE SUCCESSORS OR ASSIGNS OF [INSERT FULL NAME OF OWNER ENTITY] AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY [INSERT FULL NAME OF OWNER ENTITY] OR THE SUCCESSORS OR ASSIGNS OF [INSERT FULL NAME OF OWNER ENTITY] 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.

FAE HOLDINGS 416754R 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 2-FEET (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.

FAE HOLDINGS 416754R 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 "VEHICULAR NON-ACCESS EASEMENT" OR "VNAE" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO VEHICULAR ACCESS IS PERMITTED.

DRAINAGE COVENANTS:

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT AS TRACT [IDENTIFY TRACT] IS HEREBY RESERVED AS A DRAINAGE FACILITY AND RETENTION BASIN FOR THE INCLUSIVE CONVEYANCE OF DRAINAGE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FOR THE PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA, TOGETHER WITH THE RIGHT TO INGRESS AND EGRESS TO MAINTAIN SAID DRAINAGE FACILITY.

THE DRAINAGE FACILITIES AND RETENTION AREAS SHALL BE MAINTAINED BY THE OWNER, HIS 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 IMPROVEMENT 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

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.

FAE HOLDINGS 416754R LLC 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 FAE HOLDINGS 416754R LLC WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

FAE HOLDINGS 416754R LLC, 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.

FAE HOLDINGS 416754R LLC

BY: Vaughn Burdidge
VAUGHN BURDIDGE - OWNER

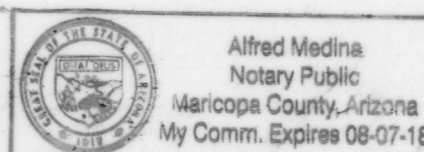
ACKNOWLEDGMENT

BEFORE ME THIS 21st DAY OF August, 2017, Vaughn Burdidge PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE, THE LEGAL OWNER OF THE LOT 3 PLATTED HEREON AND ACKNOWLEDGE THAT Vaughn Burdidge EXECUTED THIS INSTRUMENT FOR PURPOSES HEREIN CONTAINED.

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

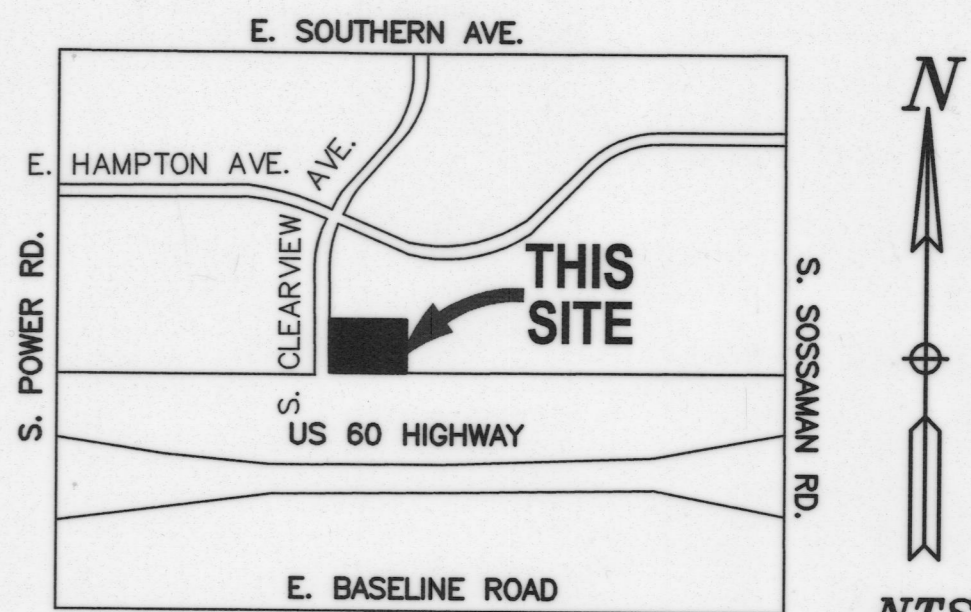
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/7/18



CURVE TABLE

NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
C1	22°38'05"	866.05'	866.05'	342.13'



VICINITY MAP

N.T.S.

LEGAL DESCRIPTION

PARCEL 3 OF A LOT SPLIT MAP FOR UNIT 5C OF SUPERSTITION SPRINGS, RECORDED IN BOOK 682, PAGE 26, MARICOPA COUNTY RECORDS.

SITE DATA

APN: 218-56-448-F
LOT AREA = 87,073 SF
= 1.9989 AC

BENCHMARK

NORTHEAST CORNER OF SOSSAMAN & SOUTHERN
FOUND BRASS TAG AT TOP OF CURB
ELEV=1408.54

BASIS OF BEARINGS:

THE SOUTH LINE OF UNIT 5C OF SUPERSTITION SPRINGS, RECORDED IN BOOK 354, PAGE 17, MARICOPA COUNTY RECORDER BEARS SOUTH 89°26'50" EAST.

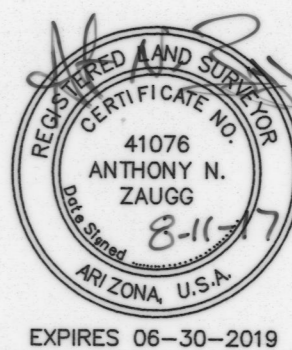
OWNER

DALLAS STEWART
FAE HOLDINGS 416754R LLC
4885 S 900 E SUITE 104
SALT LAKE CITY UT 84117
PHONE: 801-231-7233
EMAIL: dallasstewart454@gmail.com

CERTIFICATION:

I, ANTHONY N. ZAUGG, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT CONSISTING OF 1 SHEET, REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF MAY 2017; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS, CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ANTHONY N. ZAUGG
LS #41076



4111 E VALLEY AUTO DRIVE #103
MESA, ARIZONA 85206
PHONE (480) 844-1666
E-MAIL: ace@allenconsultengr.com

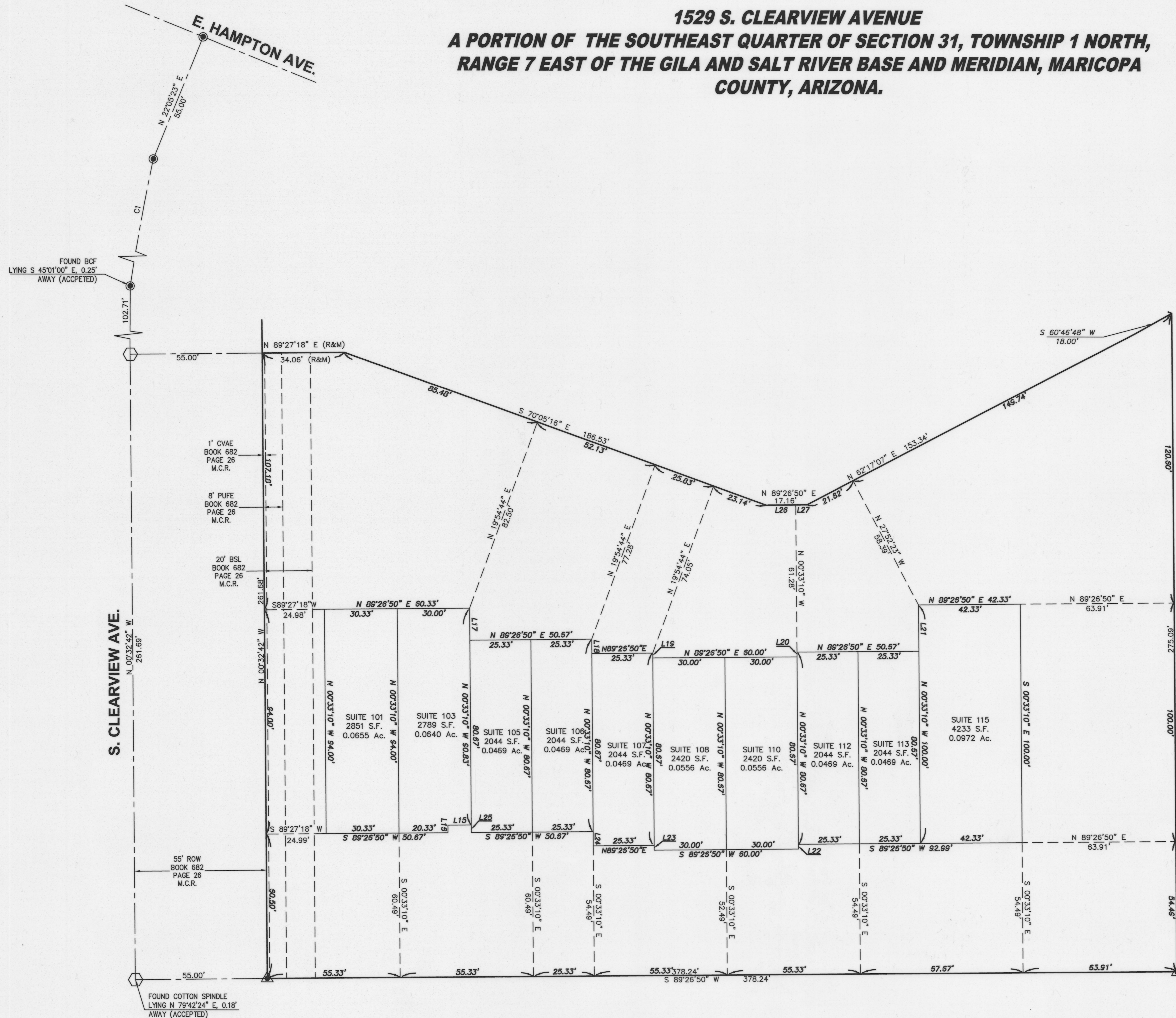
CLEARVIEW BUSINESS PARK
1529 S. CLEARVIEW AVE.
MESA, ARIZONA
CONDOMINIUM PLAT

JOB NUMBER	94174	SHEET	1	OF	2
DRAWING	CONDO PLAT				
DRAFTSMAN	CHECKED BY			DATE	08-11-17

CLEARVIEW BUSINESS PARK

1529 S. CLEARVIEW AVENUE

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH,
RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA.



CURVE TABLE

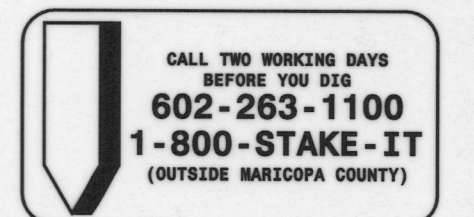
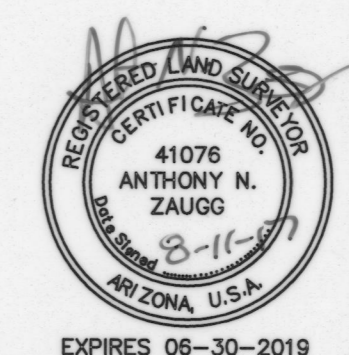
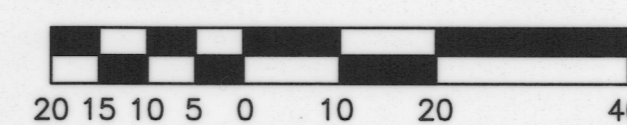
NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
C1	22°38'05"	866.05'	866.05'	342.13'

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L15	S 89°26'50" W	9.67'
L16	S 00°33'10" E	3.17'
L17	S 00°33'10" E	13.33'
L18	S 00°33'10" E	6.00'
L19	S 00°33'10" E	2.00'
L20	N 00°33'10" W	2.00'
L21	N 00°33'10" W	19.33'
L22	S 00°33'10" E	2.00'
L23	N 00°33'10" W	2.00'
L24	N 00°33'10" W	6.00'
L25	N 00°33'10" W	3.17'
L26	N 89°26'50" E	12.44'
L27	N 89°26'50" E	4.66'



SCALE 1" = 20'



ALLEN CONSULTING ENGINEERS, INC.

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E-MAIL: ace@allenconsultengr.com

**CLEARVIEW BUSINESS PARK
1529 S. CLEARVIEW AVE.
MESA, ARIZONA
CONDOMINIUM PLAT**

JOB NUMBER	94174	SHEET	2	OF	2
DRAWING	CONDO PLAT	CHECKED BY		DATE	05-05-17
DRAFTSMAN					