

FINAL PLAT
FOR
EASTMARK DEVELOPMENT UNIT 6 -
INFRASTRUCTURE FOR COMMERCIAL PARCELS

LOCATED IN PORTIONS OF SECTIONS 14 AND 15, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S

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 "EASTMARK - S. EVERTON TERRACE", PORTIONS OF SECTIONS 14 & 15, 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 ESTABLISHED BY THIS FINAL PLAT 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 TRACTS "A" THROUGH "B" DESIGNATED ON THIS FINAL PLAT, 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 TRACTS OR ANY IMPROVEMENTS OR LANDSCAPING WITHIN SUCH TRACTS AND SHALL HAVE NO LIABILITY FOR ANY CLAIMS ARISING OUT OF ANY PUBLIC OR PRIVATE USE OF SUCH TRACTS; 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 TRACTS, 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.

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:

TRACTS "A" THROUGH "B" SHOWN ON THIS FINAL PLAT ARE 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 AREAS 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

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 ATTORNEYS 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 ITS AUTHORIZED REPRESENTATIVE THIS ___ DAY OF _____, 2018.

DMB MESA PROVING GROUNDS LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY: DMB/BROOKFIELD EASTMARK LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

BY: BROOKFILED EASTMARK LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS ADMINISTRATIVE MEMBER

BY: _____

ITS: _____

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THE FOREGOING INSTRUMENT WAS EXECUTED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS _____ DAY OF _____, 2018.

BY: _____

THE AUTHORIZED REPRESENTATIVE OF DMB MESA PROVING GROUNDS LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

NOTARY PUBLIC DATE

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THE FOREGOING INSTRUMENT WAS EXECUTED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS _____ DAY OF _____, 2018.

BY: _____

THE AUTHORIZED REPRESENTATIVE OF DMB MESA PROVING GROUNDS LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

NOTARY PUBLIC DATE

RATIFICATION AND APPROVAL OF PLAT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

EASTMARK RESIDENTIAL ASSOCIATION, INC. AN ARIZONA NON-PROFIT CORPORATION. HEREBY RATIFIES, AFFIRMS AND APPROVES THIS FINAL PLAT FOR "EASTMARK DEVELOPMENT UNIT 6 - INFRASTRUCTURE FOR COMMERCIAL PARCELS" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS FINAL PLAT.

IN WITNESS WHEREOF, EASTMARK RESIDENTIAL ASSOCIATION, INC. HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS ___ DAY OF _____, 2018.

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

BY: _____

ITS: _____

ACKNOWLEDGMENT OF RATIFICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 2018.

BY _____ THE _____ OF
WELLS FARGO BANK, NATIONAL ASSOCIATION.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RATIFICATION AND APPROVAL OF PLAT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THE UNDERSIGNED, BEING THE BENEFICIARY UNDER THE DEED OF TRUST RECORDED AS DOCUMENT NUMBER: 2016-0910174, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFRIMS AND APPROVES THIS FINAL PLAT.

WELLS FARGO BANK, NATIONAL ASSOCIATION

BY: _____

ITS: _____

ACKNOWLEDGMENT OF RATIFICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 2018.

BY _____ THE _____ OF
WELLS FARGO BANK, NATIONAL ASSOCIATION.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

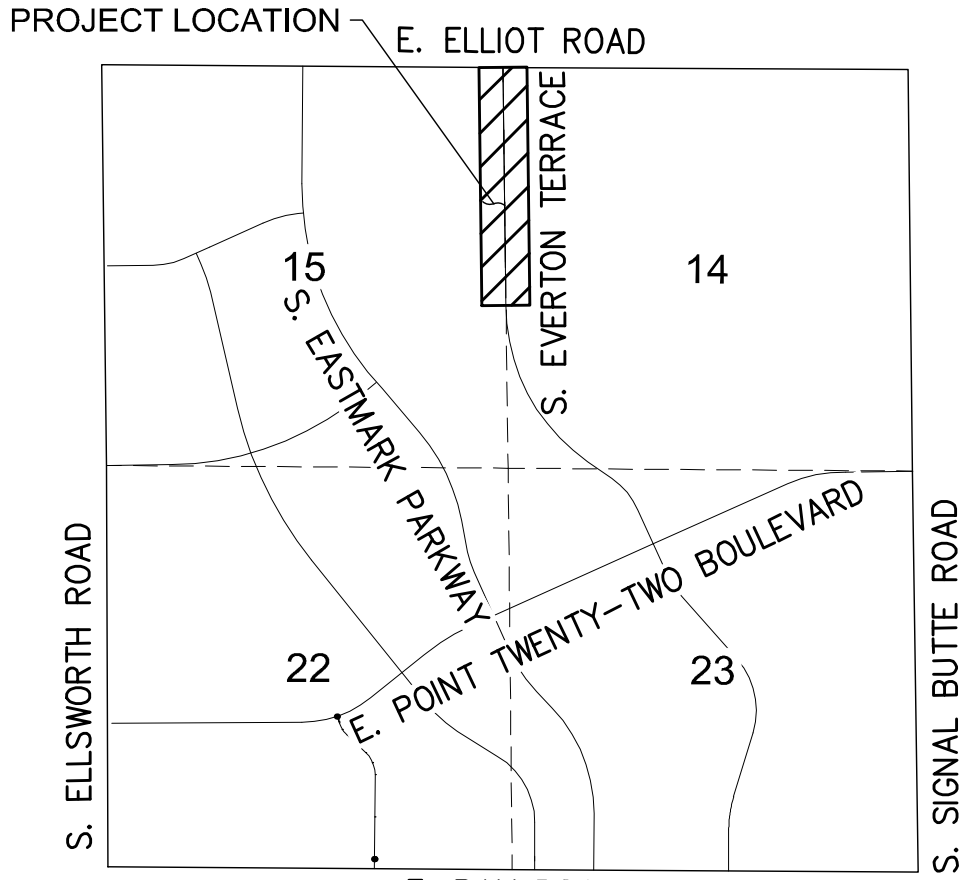
APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THIS _____ DAY OF _____, 2018.

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.

APPROVED BY: _____ CITY ENGINEER DATE



VICINITY MAP
NOT TO SCALE

OWNER

DMB ASSOCIATES, INC
7600 E. DOUBLETREE RANCH ROAD
SUITE 300
SCOTTSDALE, ARIZONA 85258
CONTACT: ERIC TUNE
PHONE: (480) 367-7000

ENGINEER

SUNRISE ENGINEERING, INC.
2152 SOUTH VINEYARD, SUITE 123
MESA, ARIZONA 85210
CONTACT: CHRIS MOORE
PHONE: (480) 768-8600

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN BEING N89°38'13"W BETWEEN THE NORTHEAST CORNER OF SAID SECTION 15 BEING A MARICOPA COUNTY BRASS CAP FLUSH WITH PAVEMENT AND THE NORTH QUARTER CORNER OF SAID SECTION 15, BEING A CITY OF MESA BRASS CAP IN HAND HOLE

FLOOD PLAIN

THE PROPERTY LIES IN FLOOD ZONE "D" DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS "AREA OF UNDETERMINED FLOOD HAZARD" PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER, 04013C2760L UNPUBLISHED

ZONING

PLANNED COMMUNITY (PC) WITH AN APPROVED COMMUNITY PLAN. THE DEVELOPMENT UNIT PLAN FOR DEVELOPMENT UNIT 5/6 SOUTH (DU5/6S), APPROVED MAY 17, 2017.

UTILITIES/SERVICES	
SERVICE	UTILITY COMPANY
CATV	COX COMMUNICATIONS
ELECTRIC	SALT RIVER PROJECT
FIBER	CENTURYLINK
GAS	SOUTHWEST GAS
IRRIGATION	SALT RIVER PROJECT
WATER/SEWER	CITY OF MESA
STORM DRAIN	CITY OF MESA
FIRE	CITY OF MESA
REFUSE	CITY OF MESA

SHEET INDEX

SHEET #	DESCRIPTION	TITLE
1	COVER SHEET	COV
2	NOTES, LEGAL DESCRIPTION, & TRACT TABLE	RP1
3	PLAT	RP2

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST, 2017; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Nicholas W. Jarrett 01/29/18
NICHOLAS W. JARRETT DATE

AREA 6.96 ACRES

2152 SOUTH VINEYARD, SUITE 123
MESA, ARIZONA 85210
TEL 480.768.8600 • FAX 480.768.8609
www.sunrise-eng.com

EASTMARK DEVELOPMENT UNIT 6 -
INFRASTRUCTURE FOR COMMERCIAL PARCELS
PLAT
COVER SHEET

SET NO. 06049	DESIGNED CFM	DRAWN SLF	CHECKED NWJ	SHEET NO. 1 of 3	COV
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NOTES

- 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.
- 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.
- UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE 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.
- 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.
- 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.
- 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.
- PUBLIC UTILITY AND FACILITY EASEMENTS WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS FOR RELOCATION COSTS FOR THE RELOCATION OF SRP AND SOUTHWEST GAS 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).
- 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 PLAT.
- 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.
- THIS SUBDIVISION IS LOCATED IN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL CURVES ARE TANGENT, COMPOUND, OR REVERSE UNLESS NOTED OTHERWISE.

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION FOR S. EVERTON TERRACE RIGHT OF WAY:

A PORTION OF LAND LOCATED IN SECTIONS 14 AND 15 OF TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15 FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 15 BEARS NORTH 89°38'13" WEST A DISTANCE OF 2629.05 FEET;

THENCE SOUTH 00°43'30" EAST 65.01 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°41'09" EAST 28.50 FEET;

THENCE SOUTH 00°43'30" EAST 2228.37 FEET;

THENCE SOUTH 01°53'18" WEST 350.80 FEET;

THENCE NORTH 89°45'48" WEST 25.00 FEET;

THENCE NORTH 03°20'36" WEST 350.36 FEET;

THENCE NORTH 00°43'30" WEST 2229.45 FEET;

THENCE SOUTH 89°38'21" EAST 28.51 FEET TO THE POINT OF BEGINNING.

CONTAINS 141398 SQUARE FEET OR 3.246 ACRES, MORE OR LESS.

LEGAL DESCRIPTION FOR S. EVERTON TERRACE TRACT A:

A PORTION OF LAND LOCATED IN SECTIONS 14 AND 15 OF TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15 FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 15 BEARS NORTH 89°38'13" WEST A DISTANCE OF 2629.05 FEET;

THENCE SOUTH 00°43'30" EAST 65.01 FEET;

THENCE NORTH 89°38'21" WEST 28.51 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°43'30" EAST 2229.45 FEET;

THENCE SOUTH 03°20'36" EAST 350.36 FEET;

THENCE NORTH 89°45'48" WEST 19.54 FEET;

THENCE NORTH 03°20'36" WEST 349.59 FEET;

THENCE NORTH 00°43'30" WEST 2230.27 FEET;

THENCE SOUTH 89°38'13" EAST 19.50 FEET TO THE POINT OF BEGINNING.

CONTAINS 50312 SQUARE FEET OR 1.155 ACRES, MORE OR LESS.

LEGAL DESCRIPTION FOR S. EVERTON TERRACE TRACT B:

A PORTION OF LAND LOCATED IN SECTIONS 14 AND 15 OF TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15 FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 15 BEARS NORTH 89°38'13" WEST A DISTANCE OF 2629.05 FEET;

THENCE SOUTH 00°43'30" EAST 65.01 FEET;

THENCE SOUTH 89°41'09" EAST 28.50 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°41'09" EAST 42.01 FEET;

THENCE SOUTH 00°43'30" EAST 2579.02 FEET;

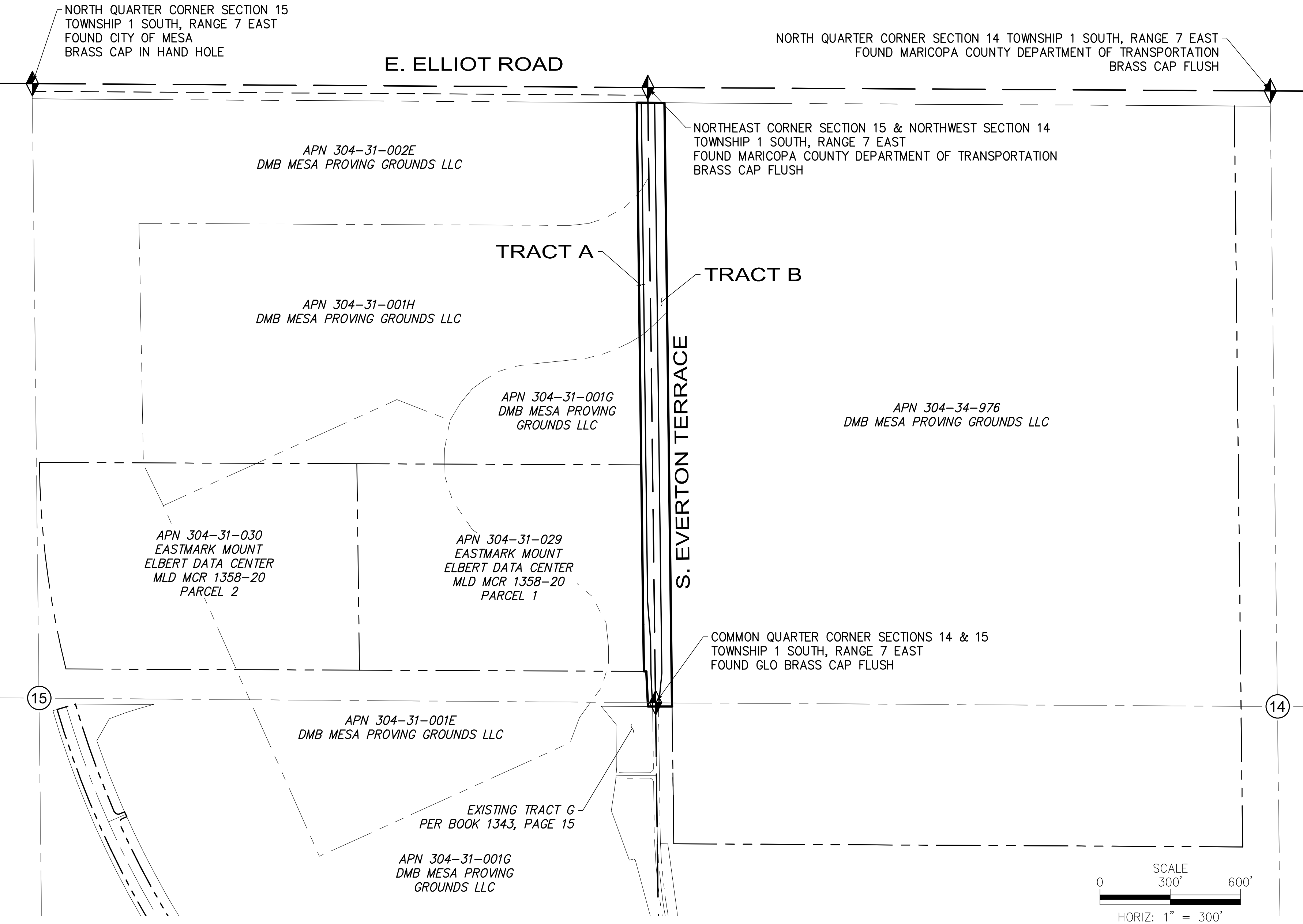
THENCE NORTH 89°45'48" WEST 58.01 FEET;

THENCE NORTH 01°53'18" EAST 350.80 FEET;

THENCE NORTH 00°43'30" WEST 2228.37 FEET TO THE POINT OF BEGINNING.

CONTAINS 111143 SQUARE FEET OR 2.551 ACRES, MORE OR LESS.

TRACT TABLE			
PARCEL	SF	AC	USE
S. EVERTON TERRACE	141,506	3.25	RIGHT-OF-WAY
TRACT A	52,658	1.21	LANDSCAPE, PUBLIC DRAINAGE, PUBLIC UTILITIES & FACILITIES EASEMENT (PUFE)
TRACT B	109,466	2.51	LANDSCAPE, PUBLIC DRAINAGE, PUBLIC UTILITIES & FACILITIES EASEMENT (PUFE)



LEGEND

- SECTION MONUMENT
- PROPERTY CORNER
- RIGHT OF WAY MONUMENT
- INTERSECTION MONUMENT
- WITNESS MONUMENT

LINE LEGEND

- BOUNDARY LINE
- OTHER PROPERTY LINE
- PROPERTY LINE
- EASEMENT LINE AS NOTED
- SECTION LINE
- SUB-SECTION LINE
- RIGHT OF WAY LINE
- SURVEY TIE LINE

AREA 6.96 ACRES

Brookfield
Residential

SUNRISE
ENGINEERING
2152 SOUTH VINEYARD, SUITE 123
MESA, ARIZONA 85210
TEL 480.768.8600 • FAX 480.768.8609
www.sunrise-eng.com

**EASTMARK DEVELOPMENT UNIT 6 –
INFRASTRUCTURE FOR COMMERCIAL PARCELS**
PLAT
NOTES, LEGAL DESCRIPTION, & TRACT TABLE

SET NO. 06049	DESIGNED CFM	DRAWN SLF	CHECKED NWJ	SHEET NO. 2 of 3	RP1
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