

DEDICATION

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

DMB MESA PROVING GROUNDS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS MAP OF DEDICATION FOR "EAST POINT TWENTY-TWO BOULEVARD & SOUTH ELLSWORTH ROADS", BEING A MAP OF DEDICATION LOCATED WITHIN 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 MAP OF DEDICATION SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH OF THE STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE STREETS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER OR LETTER GIVEN TO IT RESPECTIVELY.

DMB MESA PROVING GROUNDS LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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" FOR USE AS PUBLIC RIGHT-OF-WAY.

WITHOUT LIMITING IN ANY MANNER THE DEDICATIONS OF RIGHTS CREATED IN FAVOR OF THE CITY OF MESA, ARIZONA BY THIS MAP OF DEDICATION, THE COSTS OF PUBLIC INFRASTRUCTURE CONSTRUCTED OR INSTALLED IN THE RIGHT-OF-WAY OR PUBLIC EASEMENTS ESTABLISHED BY THIS MAP OF DEDICATION 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 (THE CITY OF MESA, ARIZONA) , DATED AS OF MAY 11, 2012, RECORDED IN THE OFFICE OF MARICOPA COUNTY RECORDER, DOCUMENT NUMBER 20120401237, AND AS AMENDED ON OCTOBER 19, 2015, RECORDED IN THE OFFICE OF MARACOPA COUNTY RECORDER DOCUMENT NUMBER 20150774986, AND AMENDED FROM TIME TO TIME.

DMB MESA PROVING GROUNDS LLC HEREBY DEDICATES TO THE CITY OF MESA FOR THE USE AS SUCH THE PUBLIC UTILITY AND FACILITY EASEMENTS, AS SHOWN ON THE SAID MAP OF DEDICATION 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 MAP OF DEDICATION 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 EXCEPT FOR THE PURPOSE FOR WHICH THE SAME IS HEREIN CONVEYED TO THE CITY OF MESA, AND 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.

DRAINAGE COVENANTS:

FUTURE PUBLIC DRAINAGE FACILITIES AND RETENTION BASINS FOR THE INCLUSIVE CONVEYANCE AND STORAGE OF DRAINAGE 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 FACILITES AND RETENTION AREAS, WILL BE CREATED ON SUBSEQUENT PLATS ADJACENT TO THIS MAP OF DEDICATION.

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.

DMB MESA PROVING GROUNDS LLC, A DELAWARE 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 MAP OF DEDICATION AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH DMB MESA PROVING GROUNDS LLC, A DELAWARE LIMITED LIABILITY COMPANY, WILL RECORD NOT LATER THAN TEN (10) DAYS FROM THE DATE ON WHICH THIS MAP OF DEDICATION IS RECORDED.

IN WITNESS WHEREOF:

DMB MESA PROVING GROUNDS LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

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

BY: _____

ITS: _____

BY: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

ON THIS, THE ____ DAY OF _____, 2018, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,

PERSONALLY APPEARED _____, WHO ACKNOWLEDGED

HIMSELF/HERSELF TO BE THE _____ OF DMB MESA PROVING GROUNDS LLC, A DELAWARE LIMITED LIABILITY COMPANY. BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THEIR NAME AS OFFICER. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

MAP OF DEDICATION
FOR
EAST POINT TWENTY-TWO BOULEVARD
& SOUTH ELLSWORTH ROAD
BEING A MAP OF DEDICATION LOCATED WITHIN
SECTION 22, TOWNSHIP 1 SOUTH,
RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER

DMB MESA PROVING GROUNDS LLC
7600 EAST DOUBLE TREE RANCH ROAD
SUITE 300
SCOTTSDALE, AZ 85258
PHONE: (480) 367-7000
FAX: (480) 367-9788

SURVEYOR

WOOD, PATEL & ASSOCIATES, INC.
1640 SOUTH STAPLEY DRIVE - SUITE 243
MESA, ARIZONA 85204
(480) 834-3300
SURVEYOR@WOODPATEL.COM

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

ON THIS, THE ____ DAY OF _____, 2018, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,

PERSONALLY APPEARED _____, WHO ACKNOWLEDGED

HIMSELF/HERSELF TO BE THE _____ OF DMB MESA PROVING GROUNDS LLC, A DELAWARE LIMITED LIABILITY COMPANY. BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THEIR NAME AS OFFICER. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

RATIFICATION AND APPROVAL OF MAP

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

THE EASTMARK COMMUNITY ALLIANCE, INC, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS MAP OF DEDICATION FOR "EAST POINT TWENTY-TWO BOULEVARD & SOUTH ELLSWORTH ROAD", AND THE RESPONSIBILITY IMPOSED UPON IT UNDER THIS MAP.

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 _____, 2018

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

BY: _____

NAME: _____

ITS: _____

ACKNOWLEDGEMENT OF RATIFICATION

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

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

THIS ____ DAY OF _____, 2018, BY

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

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

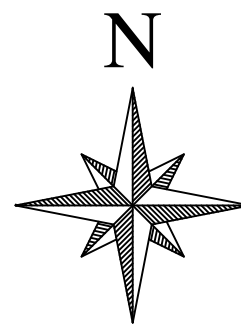
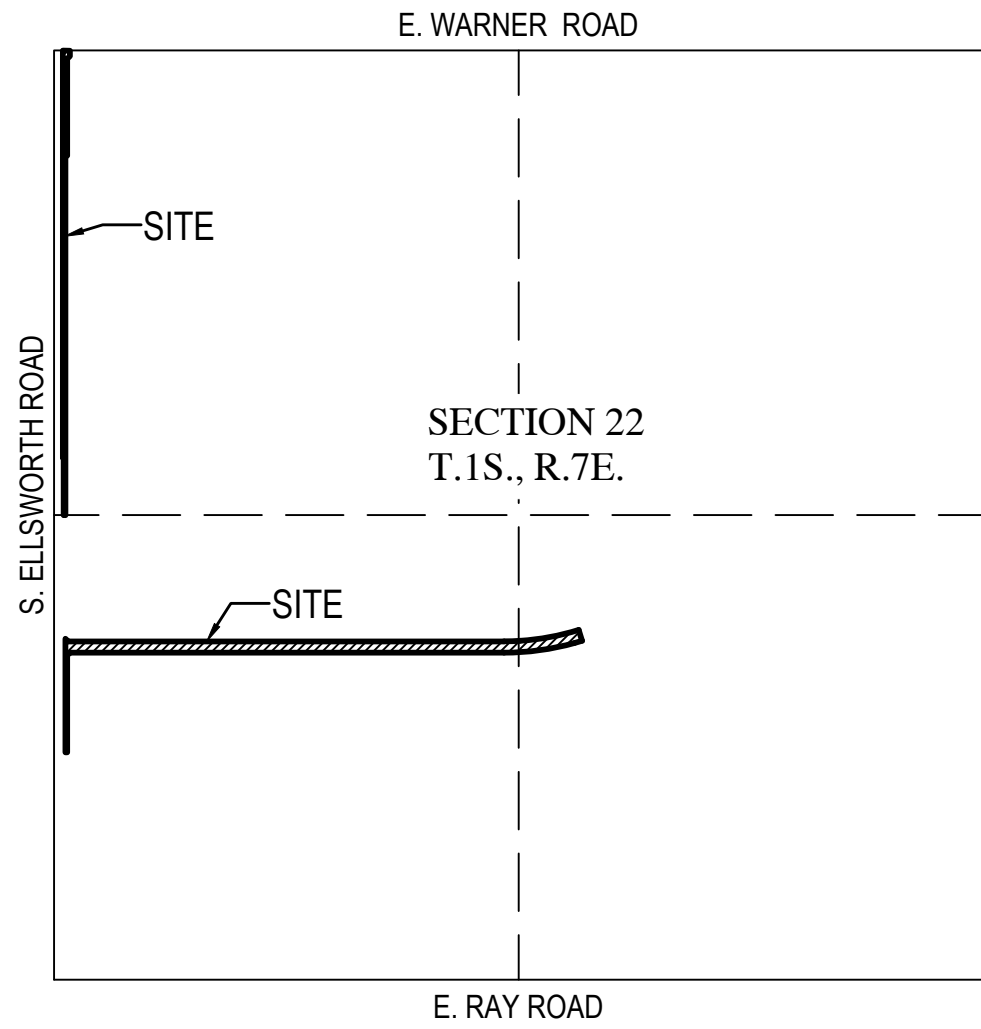
APPROVALS

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

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: _____ DATE _____
CITY ENGINEER



VICINITY MAP

N.T.S.

RATIFICATION AND APROVAL OF MAP

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 MAP OF DEDICATION.

WELLS FARGO BANK, NATIONAL ASSOCIATION.

BY: _____

ITS: _____

ACKNOWLEDGEMENT OF RATIFICATION

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2018, BY

_____, THE _____ OF WELL FARGO BANK, NATIONAL ASSOCIATION.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

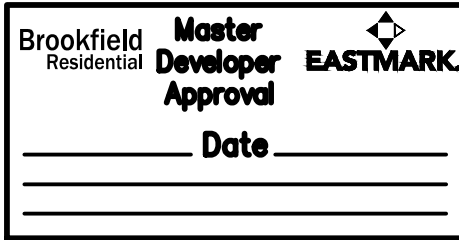
BASIS OF BEARING

THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, HAVING A BEARING OF SOUTH 00 DEGREES 15 MINUTES 50 SECONDS EAST.

CERTIFICATION

I, GABRIEL S. RIOS, OF WOOD, PATEL & ASSOCIATES, INC. HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT CONSISTING OF FOUR (4) SHEETS REPRESENTS A SURVEY PERFORMED DURING THE MONTH OF OCTOBER, 2017; THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS", AND IS TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

GABRIEL S. RIOS
REGISTERED LAND SURVEYOR #48932
WOOD, PATEL & ASSOCIATES, INC.
1640 SOUTH STAPLEY DRIVE, SUITE 243
MESA, ARIZONA 85204



WOOD/PATEL
MISSION: CLIENT SERVICE ®
(602) 335-8500
WWW.WOODPATEL.COM

MAP OF DEDICATION

EAST POINT TWENTY-TWO BOULEVARD & SOUTH ELLSWORTH ROAD



EXPIRES 12-31-20

CHECKED BY	GSR
CAD TECHNICIAN	DAB
SCALE	N.T.S.
DATE	01/29/2018
JOB NUMBER	174692
SHEET	1 OF 4

DESCRIPTION

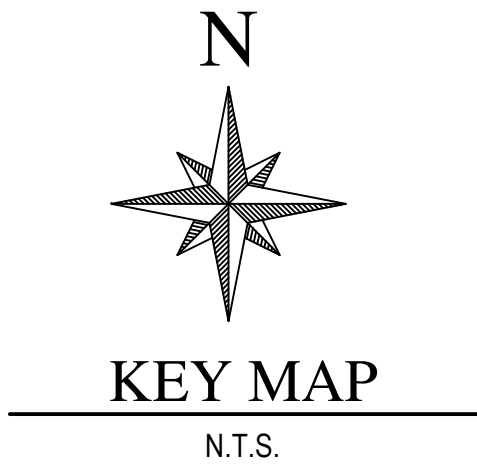
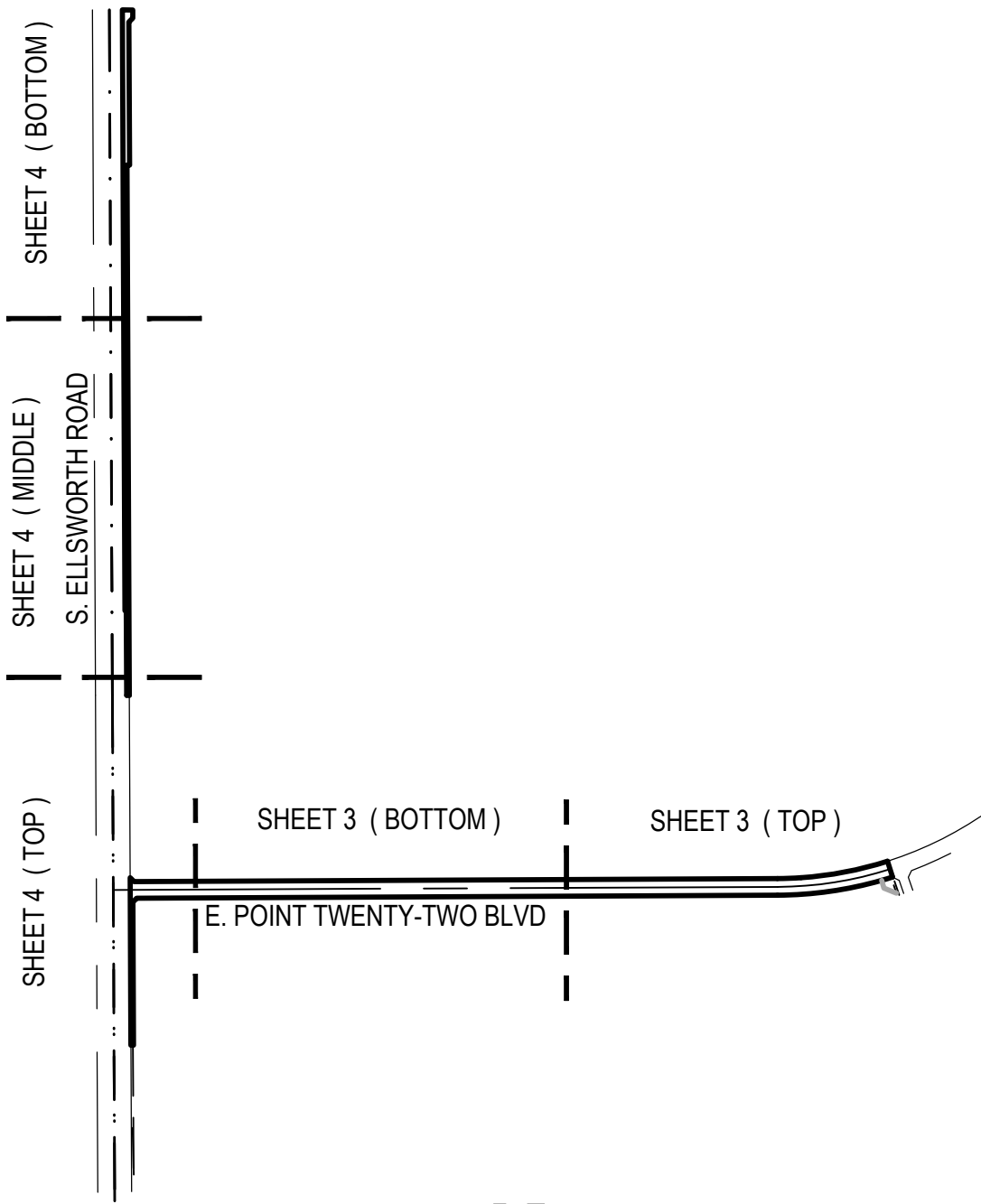
A PARCEL OF LAND LYING WITHIN SECTION 22, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 22, A 3-INCH BRASS CAP IN HANDHOLE, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION, A 3-INCH BRASS CAP IN HANDHOLE, BEARS SOUTH 00°15'50" EAST A DISTANCE OF 2835.72 FEET;
THENCE ALONG THE WEST LINE OF SAID SECTION, SOUTH 00°15'50" EAST, A DISTANCE OF 701.82 FEET;
THENCE NORTH 89°44'10" EAST A DISTANCE OF 65.00 FEET, TO THE POINT OF BEGINNING;
THENCE SOUTH 45°15'50" EAST, A DISTANCE OF 21.21 FEET;
THENCE NORTH 89°44'10" EAST, A DISTANCE OF 2,473.10 FEET TO THE BEGINNING OF A CURVE;
THENCE EASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,418.00 FEET, CONCAVE NORTH, THROUGH A CENTRAL ANGLE OF 17°22'10", A DISTANCE OF 429.87 FEET;
THENCE SOUTH 17°37'59" EAST, A DISTANCE OF 64.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;
THENCE WESTERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,482.00 FEET, CONCAVE NORTH, WHOSE RADIUS BEARS NORTH 17°37'59" WEST, THROUGH A CENTRAL ANGLE OF 01°41'03", A DISTANCE OF 43.56 FEET; THENCE CONTINUE, WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1,482.00 FEET, THROUGH A CENTRAL ANGLE OF 15°41'07", A DISTANCE OF 405.71 FEET;
THENCE SOUTH 89°44'10" WEST, A DISTANCE OF 2,463.10 FEET;
THENCE SOUTH 44°44'10" WEST, A DISTANCE OF 21.21 FEET;
THENCE SOUTH 00°15'50" EAST, A DISTANCE OF 550.00 FEET;
THENCE SOUTH 89°44'10" WEST, A DISTANCE OF 10.00 FEET;
THENCE NORTH 00°15'50" WEST, A DISTANCE OF 644.00 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH

A PARCEL OF LAND LYING WITHIN 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 WEST QUARTER CORNER OF SECTION 22, A 3-INCH BRASS CAP IN HANDHOLE, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION, A 3-INCH BRASS CAP IN HANDHOLE, BEARS NORTH 00°15'13" WEST, A DISTANCE OF 2634.80 FEET;
THENCE ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION, SOUTH 89°36'20" EAST, A DISTANCE OF 55.00 FEET, TO THE POINT OF BEGINNING;
THENCE NORTH 00°15'13" WEST, A DISTANCE OF 325.48 FEET;
THENCE NORTH 89°38'34" WEST, A DISTANCE OF 5.00 FEET;
THENCE NORTH 00°15'13" WEST, A DISTANCE OF 2,309.89 FEET, TO THE NORTH LINE OF SAID SECTION;
THENCE ALONG SAID NORTH LINE, NORTH 89°44'47" EAST, A DISTANCE OF 40.00 FEET;
THENCE LEAVING SAID NORTH LINE, SOUTH 00°15'13" EAST, A DISTANCE OF 32.00 FEET;
THENCE SOUTH 44°44'47" WEST, A DISTANCE OF 21.21 FEET;
THENCE SOUTH 00°15'13" EAST, A DISTANCE OF 550.00 FEET;
THENCE SOUTH 89°44'47" WEST, A DISTANCE OF 10.00 FEET;
THENCE SOUTH 00°15'13" EAST, A DISTANCE OF 2,038.54 FEET;
THENCE NORTH 89°36'20" WEST, A DISTANCE OF 10.00 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) THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE FACILITIES, PRIVATE DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THIS PROJECT, OR LANDSCAPING WITHIN THE RIGHT-OF-WAY.
- 3) 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 WITH IN 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. RECONSTRUCTION OF THE SPECIAL TYPE OF SURFACE MATERIAL SHALL BE THE RESPONSIBILITY OF THE ADJACENT HOME OWNER'S ASSOCIATION OR THE PROPERTY OWNER(S).
- 4) 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.
- 5) UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R.(42)33.
- 6) ELECTRICAL LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- 7) COMMUNICATION LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- 8) AN AVIATION EASEMENT AND RELEASE FOR THIS MAP OF DEDICATION 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.
- 9) THE MAINTENANCE OF THE LANDSCAPING, PUBLIC AND PRIVATE DRAINAGE AND ASSOCIATED IMPROVEMENTS WITHIN RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE ADJACENT HOME OWNER'S ASSOCIATION OR THE PROPERTY OWNER(S).
- 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 MAP.
- 11) PUBLIC UTILITY AND FACILITY EASEMENTS WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS FOR THE RELOCATION OF SRP FACILITIES AND SOUTHWEST GAS FACILITIES IN PUFES ON THIS MAP OF DEDICATION. 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 MAP ARE SUBJECT TO M.C.C. § 9-1-5(A).
- 12) THIS MAP IS LOCATED IN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 13) THE PROPERTY DEPICTED ON THIS MAP OF DEDICATION IS LOCATED WITHIN AN AREA DESIGNATED AS OTHER FLOOD AREAS ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C2760L AND 04013C2780L, WITH A DATE OF OCTOBER 15, 2013.

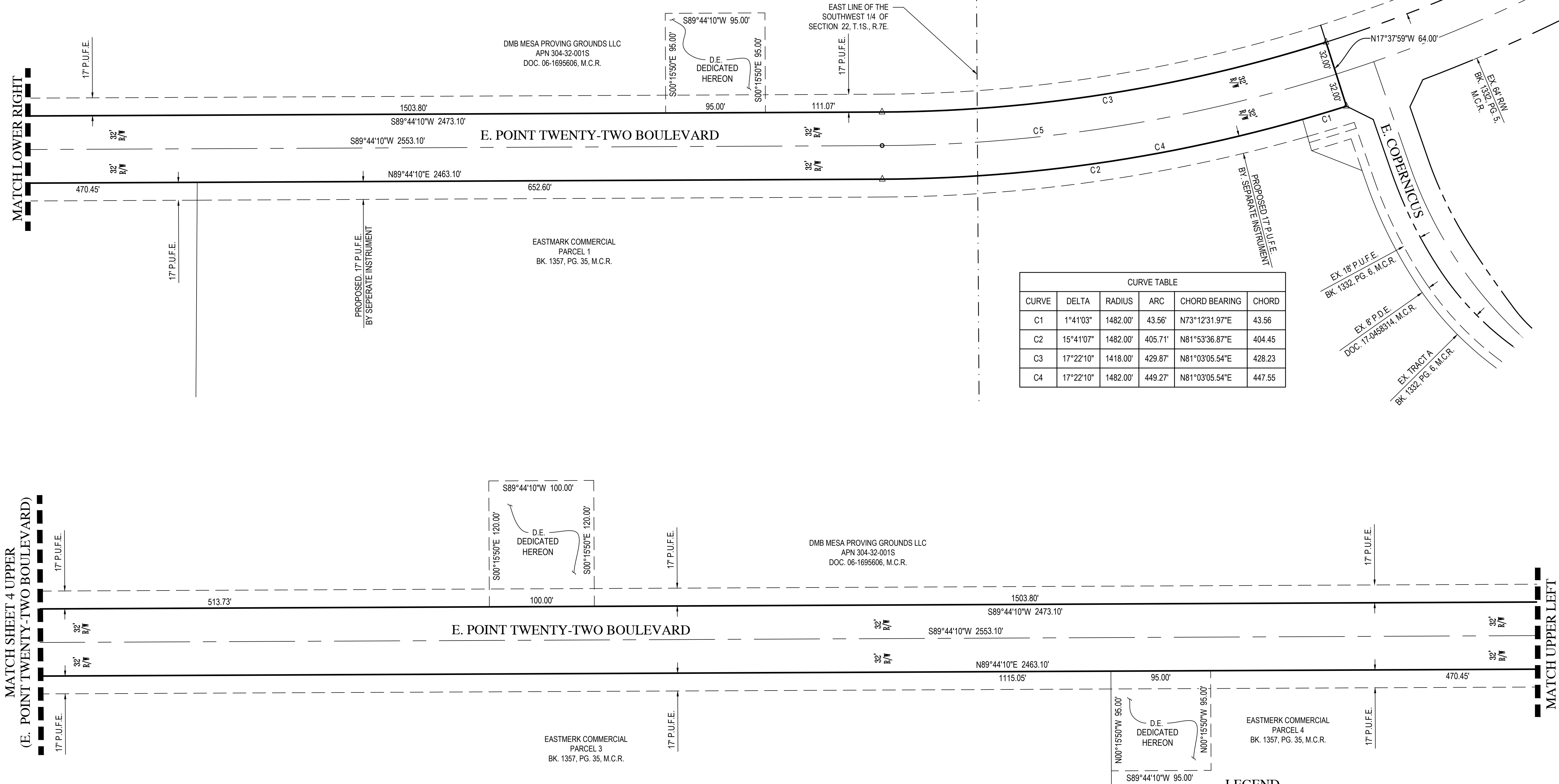
WOOD/PATEL
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WWW.WOODPATEL.COM

MAP OF DEDICATION
EAST POINT TWENTY-TWO BOULEVARD & SOUTH ELLSWORTH ROAD



CHECKED BY	GSR
CAD TECHNICIAN	DAB
SCALE	N.T.S.
DATE	01/29/2018
JOB NUMBER	174692
SHEET	2 OF 4

Z:\Exam\2017\174692\Survey\Plan\692-401.dwg



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	1°41'03"	1482.00'	43.56'	N73°12'31.97"E	43.56
C2	15°41'07"	1482.00'	405.71'	N81°53'36.87"E	404.45
C3	17°22'10"	1418.00'	429.87'	N81°03'05.54"E	428.23
C4	17°22'10"	1482.00'	449.27'	N81°03'05.54"E	447.55

LEGEND

△

○

●

DOC.

D.E.

EX.

R/W

FD.

M.C.R.

PG.

P.D.E.

P.U.F.E.

BK.

APN

CORNER OF THIS MAP
SET MONUMENT W / RLS TAG OR CAP
UNLESS OTHERWISE NOTED

SURVEY MONUMENT SET AS NOTED

SURVEY MONUMENT FOUND AS NOTED

DOCUMENT

DRAINAGE EASEMENT

EXISTING

RIGHT-OF-WAY

FOUND

MARICOPA COUNTY RECORDS

PAGE

POWER DISTRIBUTION EASEMENT

PUBLIC UTILITY & FACILITY EASEMENT

BOOK

ASSESSOR PARCEL NUMBER

MAP BOUNDARY LINE

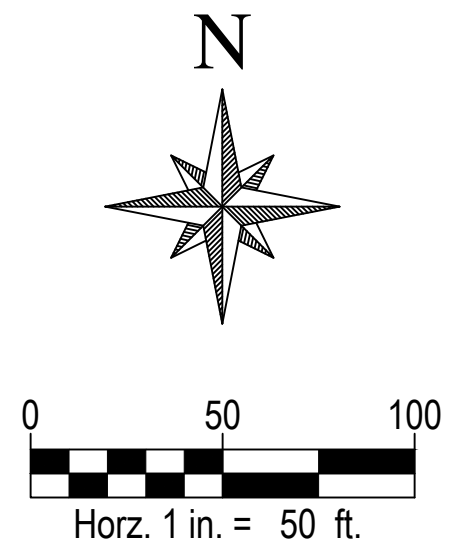
PROPERTY LINE

CENTER LINE

RIGHT-OF-WAY LINE

SECTION LINE

EASEMENT LINE AS NOTED



REGISTERED LAND SURVEYOR

48532

GABRIEL S. RIOS

EXPIRES 12-31-20

CHECKED BY: GSR

CAD TECHNICIAN: DAB

SCALE: 1" = 50'

DATE: 01/29/2018

JOB NUMBER: 174692

SHEET: 3 OF 4

Brookfield
Residential

Master
Developer
Approval

EASTMARK

Date

PRAIRIE DOG INVESTMENTS III LLC
APN 304-31-011F
DOC. 09-0789173, M.C.R.

ELLSWORTH ROAD 30 LLC
APN 304-31-010G
DOC. 06-0650510, M.C.R.

ELLSWORTH ROAD 29 LLC
APN 304-31-010F
DOC. 11-0385819, M.C.R.

SOUTHWEST CORNER OF
SECTION 22, T.1S., R.7E.
FD. 3" BRASS CAP IN HANDHOLE

S. ELLSWORTH ROAD

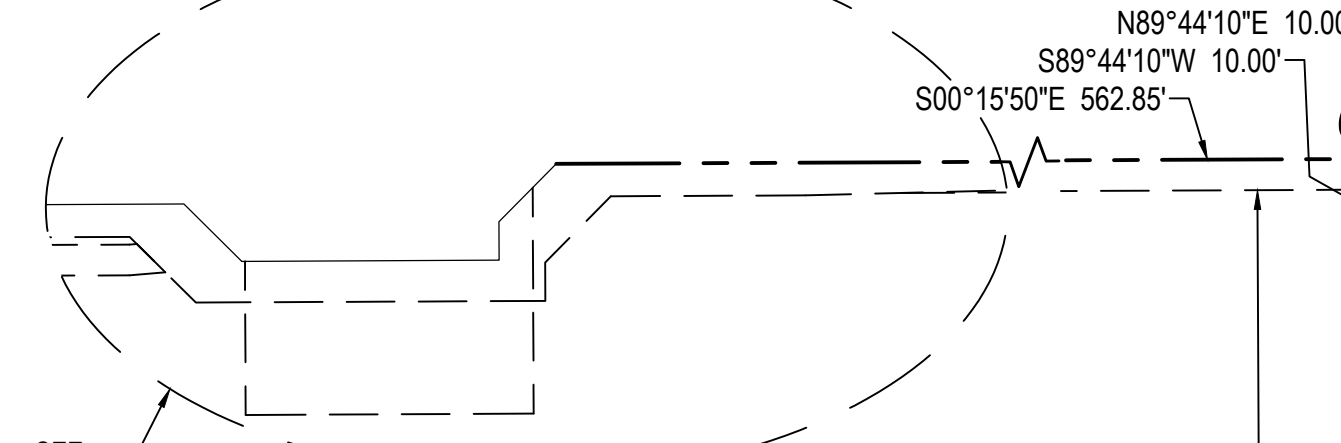
1886.90'

POINT OF BEGINNING

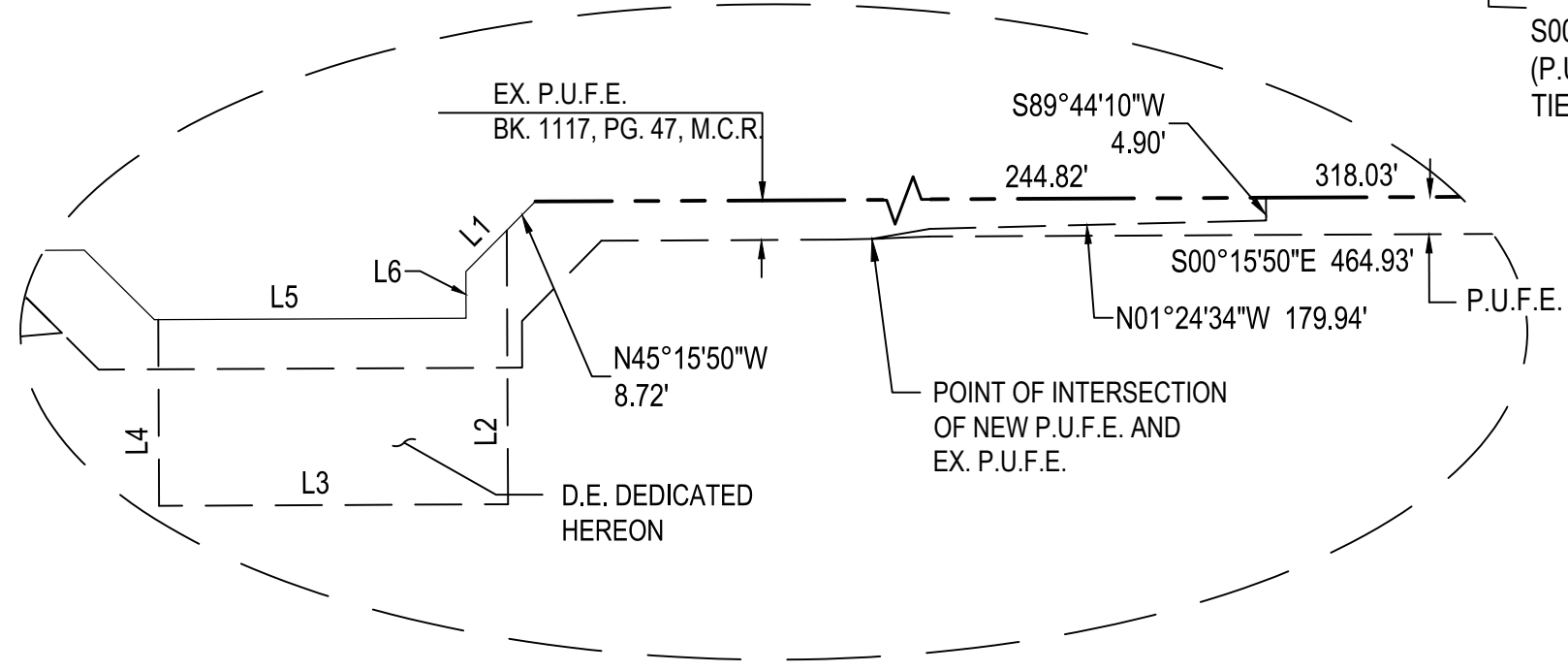
S00°15'50"E 2635.72'

701.82'

MATCH MIDDLE LEFT



SEE
DETAIL



DETAIL
N.T.S.

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S45°15'50"E	21.21'
L2	N89°44'10"E	58.83'
L3	S00°15'50"E	75.00'
L4	S89°44'10"W	40.00'
L5	N00°15'50"W	67.00'
L6	S89°44'10"W	10.00'

EASTMARK CONNERCIAL
PARCEL 3
BK. 1357, PG. 35, M.C.R.

BD218 LLC
APN 304-31-0143G
DOC. 07-1268711, M.C.R.

MATCH SHEET 3 LOWER LEFT

LEGEND

- △ CORNER OF THIS MAP
SET MONUMENT W / RLS TAG OR CAP
UNLESS OTHERWISE NOTED
- SURVEY MONUMENT SET AS NOTED
- SURVEY MONUMENT FOUND AS NOTED
- DOC. DOCUMENT
- EX. EXISTING
- R/W RIGHT-OF-WAY
- FD. FOUND
- M.C.R. MARICOPA COUNTY RECORDS
- PG. PAGE
- P.D.E. POWER DISTRIBUTION EASEMENT
- P.U.F.E. PUBLIC UTILITY & FACILITY EASEMENT
- BK. BOOK
- D.E. DRAINAGE EASEMENT
- APN ASSESSOR PARCEL NUMBER
- MAP BOUNDARY LINE
- PROPERTY LINE
- CENTER LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- EASEMENT LINE AS NOTED

DMB MESA PROVING GROUNDS LLC
APN 304-32-001S
DOC. 06-1695606, M.C.R.

MATCH UPPER RIGHT

WEST 1/4 CORNER OF
SECTION 22, T.1S., R.7E.
FD. 3" BRASS CAP IN HANDHOLE
POINT OF COMMENCEMENT

S. ELLSWORTH ROAD

N00°15'13"W 2634.80'

POINT OF BEGINNING

S89°36'20"E 10.00'

S00°15'13"E 325.48'

S89°38'34"E 5.00'

S00°15'13"E 2309.89'

N00°15'13"W 2038.54'

DMB MESA PROVING GROUNDS LLC
APN 304-32-001S
DOC. 06-1695606, M.C.R.

15' RW
DEDICATED
WITH THIS MAP



0 50 100
Horz. 1 in. = 50 ft.

MATCH LOWER LEFT

MATCH MIDDLE RIGHT

S. ELLSWORTH ROAD

S00°15'13"E 2309.89'

N00°15'13"W 2038.54'

N89°44'47"E 10.00'

N00°15'13"W 550.00'

N44°44'47"E 21.21'

N00°15'13"W 32.00'

PROPOSED, 20" SEWER EASEMENT
BY SEPERATE INSTRUMENT

S89°44'47"W 40.00'



CHECKED BY GSR
CAD TECHNICIAN DAB
SCALE 1" = 50'
DATE 01/29/2018
JOB NUMBER 174692
SHEET 4 OF 4