FINAL PLAT OF

GUADSWORTH UNIT 1

A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

DUNN-EDWARDS CORPORATION, A DELAWARE CORPORATION, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR GUADSWORTH UNIT 1, A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, 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.

DUNN-EDWARDS CORPORATION 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 DUNN-EDWARDS CORPORATION 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 DUNN-EDWARDS CORPORATION OR THE SUCCESSORS OR ASSIGNS OF DUNN-EDWARDS CORPORATION AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY DUNN-EDWARDS CORPORATION OR THE SUCCESSORS OR ASSIGNS OF DUNN-EDWARDS CORPORATION 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.

DUNN-EDWARDS CORPORATION HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "PUBLIC UTILITY AND FACILITIES EASEMENT' OR "PUFE" FOR PURPOSES OF UTILITY SERVICES,

DUNN-EDWARDS CORPORATION HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "PUBLIC UTILITY EASEMENT' OR "PUFE" FOR PURPOSES OF UTILITY SERVICES,

DUNN-EDWARDS CORPORATION HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "CONTROLLED VEHICULAR ACCESS EASEMENT" OR "CVAE" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH VEHICULAR ACCESS WILL REQUIRE CITY APPROVAL FOR ANY DRIVEWAYS OR ANY OTHER MEANS OF VEHICULAR INGRESS/EGRESS.

DUNN-EDWARDS CORPORATION HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" OR "DE" FOR PURPOSES OF DRAINAGE AND STORM WATER RUNOFF.

DUNN-EDWARDS CORPORATION HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "PUBLIC DRAINAGE EASEMENT" OR "PDE" FOR PURPOSES OF DRAINAGE AND STORM WATER RUNOFF FROM PUBLIC RIGHT-OF-WAY.

DRAINAGE COVENANTS:

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.

DUNN-EDWARDS CORPORATION, A DELAWARE CORPORATION 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 DUNN-EDWARDS CORPORATION, A DELAWARE CORPORATION WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

DUNN-EDWARDS CORPORATION, A DELAWARE CORPORATION, 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.

DUNN-EDWARDS CORPORATION, A DELAWARE CORPORATION

ACKNOWLEDGMENT

STATE OF ARIZONA

COUNTY OF MARICOPA BEFORE ME THIS _____ DAY OF ___ __ 2018, _____ PERSONALLY APPEARED BEFORE ME. THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE ___ ___, THE LEGAL OWNER

, EXECUTED THIS INSTRUMENT FOR

OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT _____ AS ____ THE PURPOSES HEREIN CONTAINED.

NOTARY PUBLIC

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

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 9;

THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, SOUTH 0 DEGREES 00 MINUTES 32 SECONDS WEST, 88.66 FEET;

THENCE DEPARTING SAID EAST LINE, NORTH 89 DEGREES 59 MINUTES 28 SECONDS WEST, 65.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ELLSWORTH ROAD AS SHOWN ON THAT PLAT RECORDED IN BOOK 586, PAGE 41 OF MARICOPA COUNTY RECORDS;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 0 DEGREES 00 MINUTES 32 SECONDS WEST, 235.04 FEET;

THENCE NORTH 88 DEGREES 46 MINUTES 56 SECONDS WEST, 279.97 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH O DEGREES OO MINUTES 32 SECONDS EAST, 8.92 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF

THENCE SOUTHWESTERLY 158.22 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 30 DEGREES 13 MINUTES 02 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 400.00 FEET;

THENCE SOUTHWESTERLY 210.91 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 30 DEGREES 12 MINUTES 37 SECONDS;

THENCE SOUTH O DEGREES OO MINUTES O7 SECONDS EAST, 49.70 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ONZA AVENUE AS SHOWN ON SAID PLAT:

THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 81 DEGREES 01 MINUTES 11 SECONDS WEST, 16.95 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 270.00 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, WESTERLY 41.64 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 8 DEGREES 50 MINUTES 12 SECONDS:

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 51 MINUTES 23 SECONDS WEST, 332.11 FEET TO A POINT ON THE EASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DOCUMENT 2001-0694271 OF MARICOPA COUNTY RECORDS;

THENCE ALONG SAID EASTERLY LINE, NORTH 1 DEGREES 11 MINUTES 58 SECONDS EAST, 687.91 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GUADALUPE ROAD;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 88 DEGREES 46 MINUTES 56 SECONDS EAST, 186.30 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 1 DEGREES 11 MINUTES 58 SECONDS WEST, 10.00 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 88 DEGREES 46 MINUTES 56 SECONDS EAST, 284.96 FEET;

THENCE SOUTH O DEGREES OO MINUTES 32 SECONDS EAST, 250.06 FEET TO THE POINT OF BEGINNING.

GENERAL NOTES

- 1. CONSTRUCTION WITH EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE, OR REMOVABLE SECTION-TYPE FENCING
- 2. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES, PRIVATE DRIVES OR LANDSCAPED AREAS WITHIN THIS PROJECT OR LANDSCAPING IN THE RIGHTS-OF-WAY OF E, GUADALUPE ROAD, S. ELLSWORTH ROAD AND E. ONZA AVENUE.
- 3. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- 4. UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R.(42)33.
- 5. ELECTRICAL LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-1-133.
- 6. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL IMPROVEMENTS, OR ALTERATION BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY OF MESA.
- 7. INDIVIDUAL LOT ENGINEERS ARE TO PROVIDE ENGINEERING CALCULATIONS TO THE CITY OF MESA THAT SHOWS THE PROPOSED DEVELOPMENT OF THE LOTS. THE DATA SHALL SHOW AND EXPLAIN THE INCREASE OR DECREASE OF THE FLOWS PRODUCED BY THE LOTS FROM THE EXISTING
- 8. INDIVIDUAL LOT ENGINEER(S) WILL OBTAIN APPROVED DRAINAGE REPORT(S) FROM THE CITY OF MESA AND COMPLY WITH THOSE REQUIREMENTS INDIVIDUAL LOT OWNERS OF THESE CUSTOM LOTS OR THEIR ENGINEERS ARE RESPONSIBLE FOR THE GRADING AND HYDRAULIC DESIGN OF THE IMPROVEMENTS TO THE LOTS. THIS INCLUDES, BUT IS NOT LIMITED TO, LOT GRADING, PROTECTION FROM FLOOD INUNDATION, SCOUR PROTECTION, PROTECTION FROM LATERAL MIGRATION OF THE WASHES, AS WELL AS THE HANDLING OF LOCAL DRAINAGE. INCLUDING POSSIBLE ADDITIONAL LOT RETENTION. IF REQUIRED.
- 9, IF "EXPANSIVE" SOIL, EARTH FISSURES, OR ANOTHER SOIL RELATED PROBLEM IS EVIDENT. INDICATE SPECIAL CONSTRUCTION REQUIREMENTS ON THE IMPROVEMENT PLANS.
- 10. A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) HAS BEEN OR WILL BE RECORDED FOR THIS SUBDIVISION WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL AREAS SHOWN ON THIS PLAT.
- 11. AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT HAS BEEN RECORDED WITH THE MARICOPA COUNTY RECORDER. THIS SUBDIVISION IS WITHIN THREE (3) MILES OF THE PHOENIX-MESA GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.
- 12. THESE PROPERTIES, DUE TO THEIR PROXIMITY TO PHOENIX MESA GATEWAY AIRPORT, WILL EXPERIENCE AIRCRAFT OVER-FLIGHTS THAT GENERATE NOISE LEVELS WHICH WILL BE OF CONCERN TO SOME INDIVIDUALS.
- 13. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2 INCH REBAR AND CAP BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- 14. THE OWNER INTENDS TO GRADE THE SITE, INSTALL ROADS AND UTILITIES FOR FUTURE LOT DEVELOPMENT. EACH LOT WILL REQUIRE AN INDIVIDUAL GRADING AND DRAINAGE PLAN, PREPARED AND SEALED BY A PROFESSIONAL ENGINEER. THE INDIVIDUAL LOT PLANS WILL BE BASED UPON THE ACTUAL DEVELOPMENT AND THE BUILDING CONFIGURATION.
- 15. THERE ARE NO BUILDINGS PROPOSED FOR THE SITE, FUTURE BUILDING PADS WILL BE DESIGNED DURING INDIVIDUAL LOT DEVELOPMENT, THE BUILDING SITES SHOULD NOT BE INUNDATED DURING A 100-YEAR STORM EVENT AND THE FINISHED FLOOR ELEVATIONS SHOULD BE AT LEAST 14 INCHES ABOVE THE 100-YEAR STORM EVENT.
- 16. FINISHED FLOOR ELEVATIONS SHOULD EXCEED BOTH THE FLOOD ELEVATION OF A 100-YEAR EVENT STORM AND THE LOT OUTFALL ELEVATION.
- 17. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER
- 18. PUBLIC UTILITY AND FACILITY EASEMENTS WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS FOR THE RELOCATION OF SRP AND SOUTHWEST GAS FACILITIES IN PUFE'S ON THIS PLAT. THE DETERMINATION OF PUBLIC EASEMENT IN M.C.C. 9-1-1 INCLUDES THE PUFE'S ON THIS PLAT, THE TERMS "PUBLIC EASEMENT" IN M.C.C. 9-1-5(A) INCLUDES PUFE'S, AND PUFE'S ON THIS PLAT ARE SUBJECT TO M.C.C. 9-1-5(A).

DEVELOPER

WESTERN DEVCO, LLC 7975 N. HAYDEN RD. SUITE D261 SCOTTSDALE, AZ 85258

PHNE: (602) 400-1164 CONTACT: JEFFREY CORSO EMAIL: JEFF.CORSO@WESTERNDEVCO.COM

E. BASELINE RD SEC. 9, T.1 S., R.7 E. E GUADALUPE RD PROJECT E ELLIOT RD

VICINITY MAP

(NOT TO SCALE)

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN DKT. NO. RECORDS OF MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS PLAT, THE DECLARATION OF RESTRICTIONS RECORDED CONCURRENTLY HEREWITH, AND EACH AND EVERY DEDICATION CONTAINED HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAMES THIS _____ DAY OF _____, 2018

OWNER

4885 E 52ND PL

LOS ANGELES, CA 90058

DUNN-EDWARDS CORPORATION

DUNN-EDWARDS CORPORATION, A DELAWARE CORPORATION	
BY:	
ITC.	

LIEN HOLDER RATIFICATION

ACKNOWLEDGMENT

STATE OF ARIZONA

COUNTY OF MARICOPA)

BEFORE ME THIS _____ DAY OF __ ___ 2018, ____ PERSONALLY APPEARED BEFORE ME. THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC **EXPIRES**

AREA CALCULATIONS									
DESCRIPTION	AREA (SF)	AREA (ACRES)							
PARCEL 'A'	208,081 SF	4.7769 AC							
PARCEL 'B'	42,923 SF	0.9854 AC							
PARCEL 'C'	49,386 SF	1.1337 AC							
TOTAL AREA	300,390 SF	6.8960 AC							

FEMA FLOOD ZONE DELINEATION

THIS PROJECT IS LOCATED WITHIN ZONE X OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, MAP #04013C2760L, DATED OCT. 16 2013. ZONE X IS 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.

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT BASE AND RIVER MERIDIAN, BEING SOUTH 88 DEGREES 46 MINUTES 56 SECTIONS EAST, AS SHOWN ON THAT RECORD OF SURVEY RECORDED IN BOOK 1309, PAGE 19 OF MARICOPA COUNTY RECORDS.

REFERENCE DOCUMENTS:

RECORD OF SURVEY, BOOK 1309, PAGE 19, MCR

AMENDED AND RESTATED LOT SPLIT MAP, BOOK 910, PAGE 37, MCR

APPROVALS

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

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.

____ DATE: _____ CITY ENGINEER

FINAL PLAT CERTIFICATION

I. RAYMOND MUNOZ, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA: THAT THIS PLAT CONSISTING OF 3 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF DECEMBER 2017; THAT THE SURVEY 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 RETRACED.

RAYMOND MUNOZ, R.L.S. 53160 EPS GROUP, INC. 2045 S. VINEYARD AVENUE, SUITE 101 MESA, AZ 85210

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SWORTH

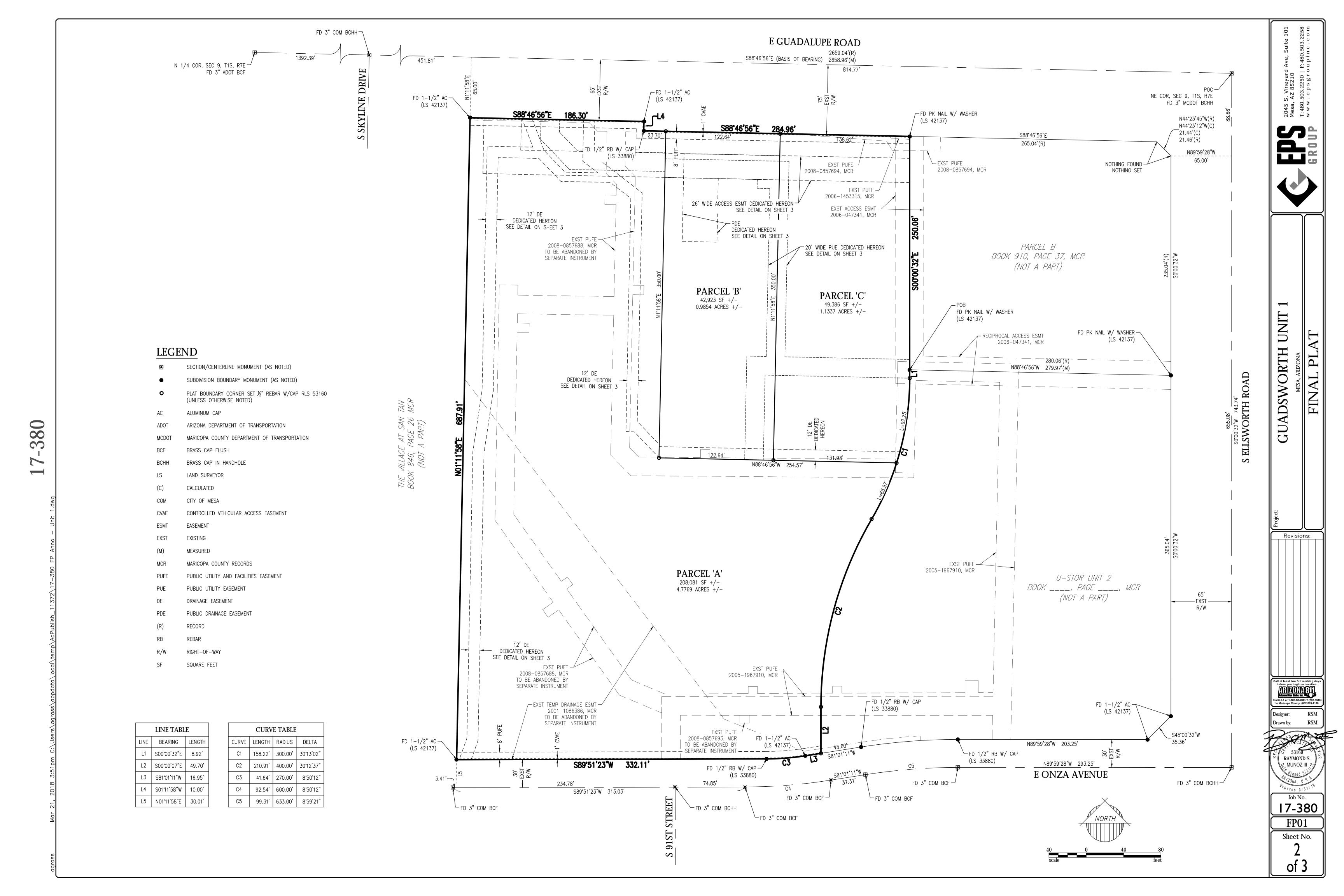
Revisions:

ARIZONA 811 Arizona Bino Stake, Inc. Drawn by:

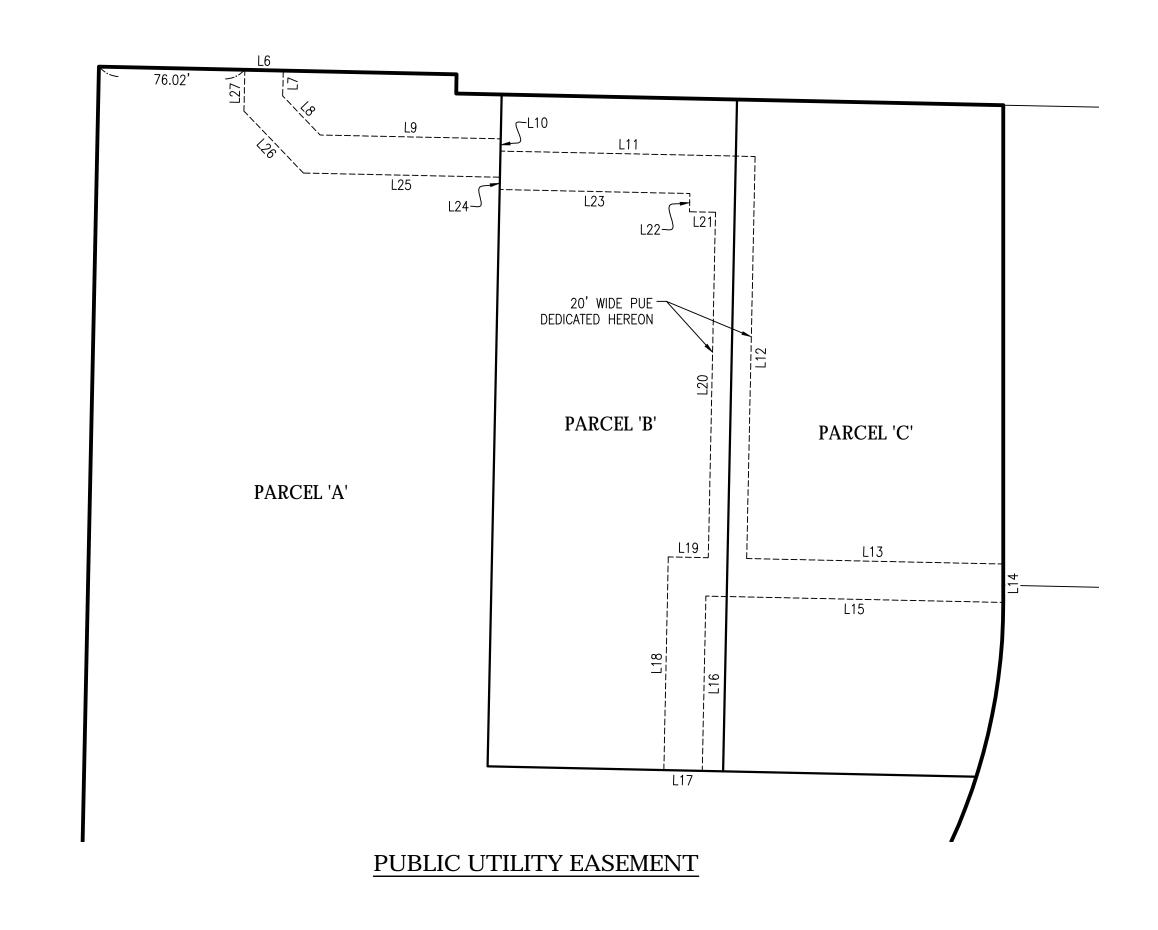
RAYMOND S. g MUNOZ III 、

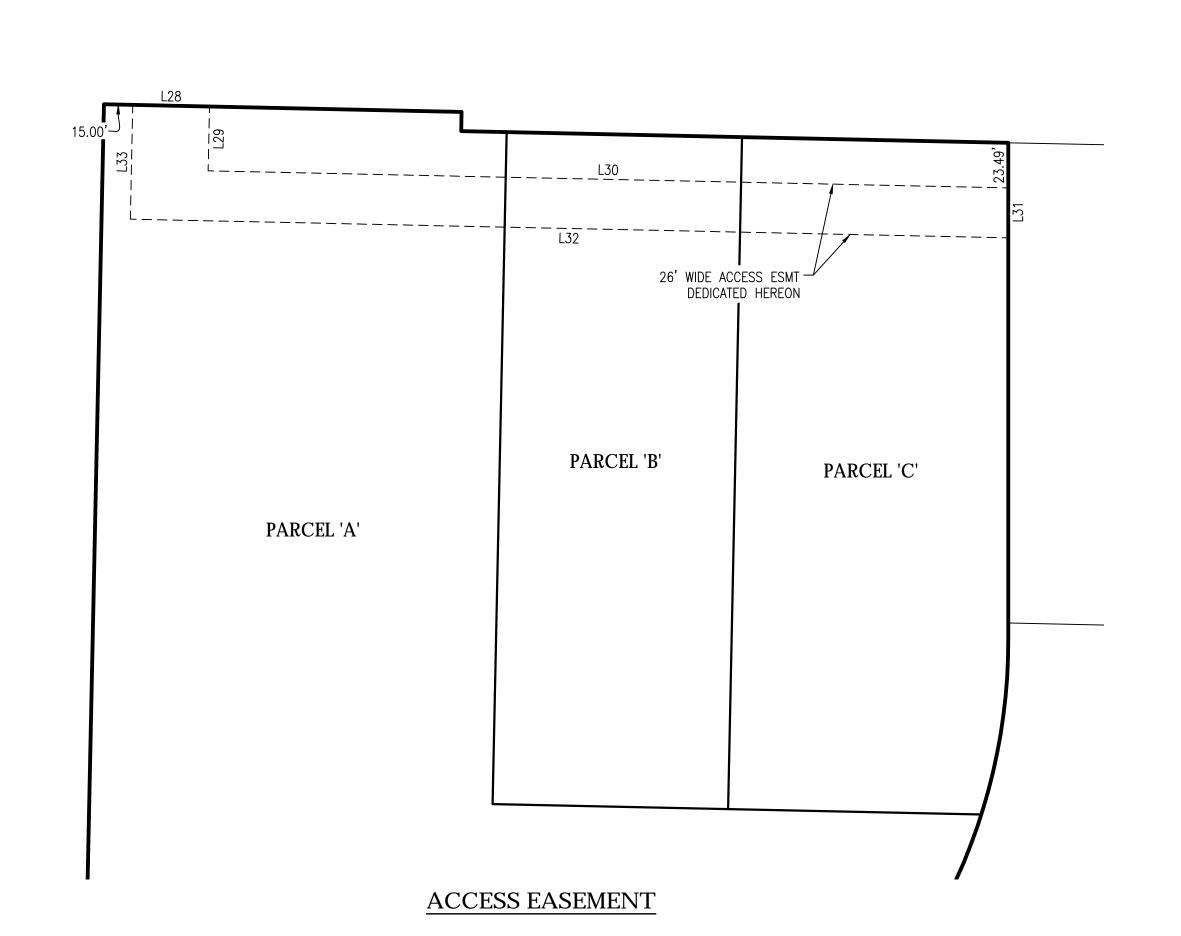
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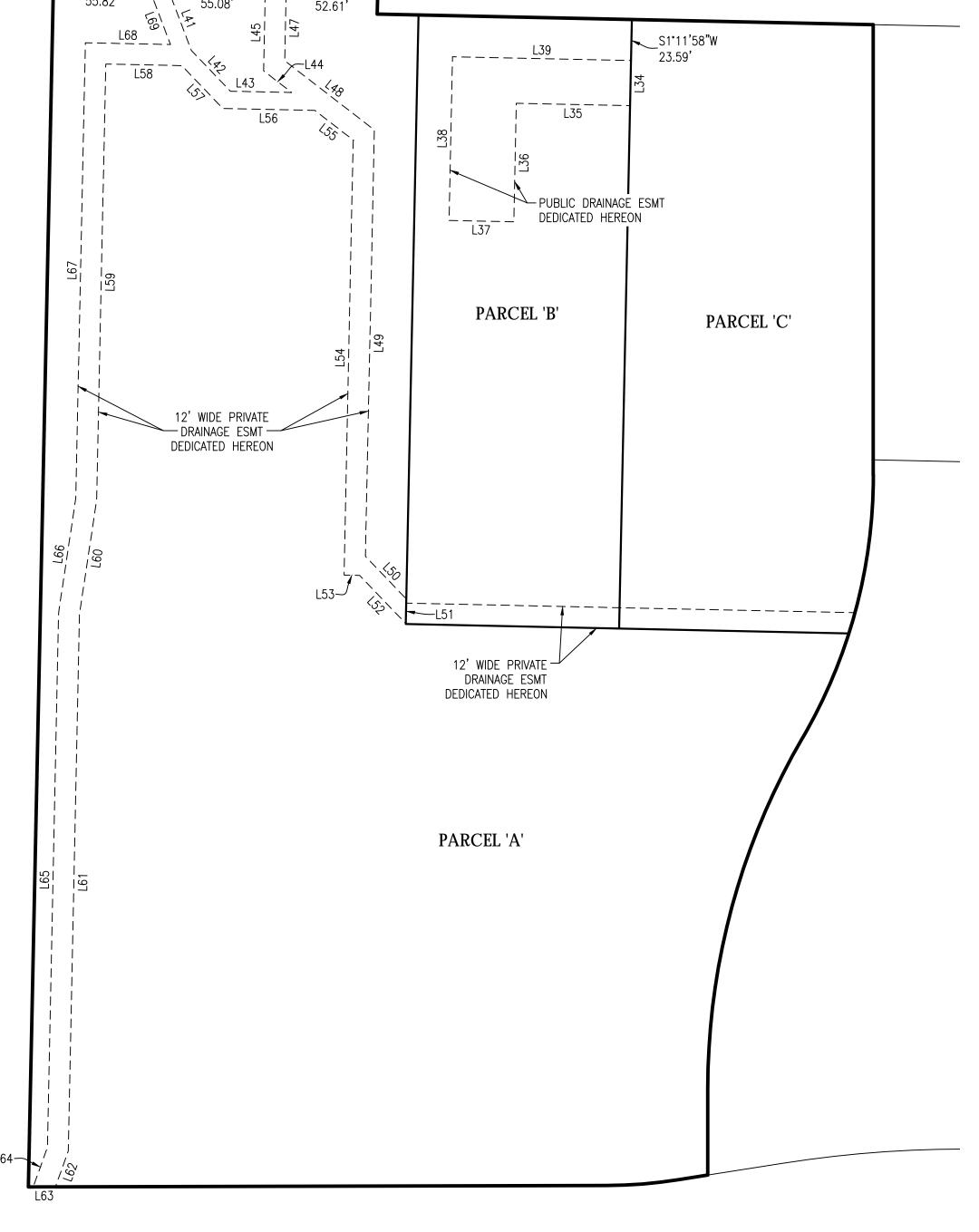






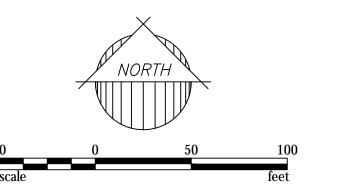


LINE TABLE											
LINE	BEARING	LENGTH									
L6	S88°46'56"E	20.00'									
L7	S01°11'58"W	13.19'									
L8	S43°48'02"E	28.16'									
L9	S88°46'56"E	94.07									
L10	S01*11'58"W	6.39'									
L11	S88°46'56"E	132.64									
L12	S01°11'58"W	209.43'									
L13	S88*46'56"E	133.66									
L14	S00°00'32"E	20.00'									
L15	N88°46'56"W	154.92'									
L16	S01°11'58"W	91.08'									
L17	N88°46'56"W	20.00'									
L18	N01°11'58"E	111.08'									
L19	S88°46'56"E	20.83'									
L20	N01°11'58"E	179.94									
L21	N88°46'56"W	13.57									
L22	N01°11'58"E	9.49'									
L23	N88°46'56"W	99.07'									
L24	N01°11'58"E	6.39'									
L25	N88°46'56"W	102.35									
L26	N43°48'02"W	44.73'									
L27	N01°11'58"E	21.48'									
L28	S88°46'56"E	40.00'									
L29	S01°11'58"W	33.49'									
L30	S88°46'56"E	416.75									
L31	S00°00'32"E	26.01									
L32	N88°46'56"W	457.30'									
L33	N01°11'58"E	59.49'									



DRAINAGE EASEMENT

LINE TABLE				LINE TABLE LINE			LINE TABLE				LINE TABLE		
LINE	BEARING	LENGTH	Ī	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH		LINE	BEARING	LENGTH
L34	S01°11'58"W	25.97'		L43	S88°47'30"E	35.19'	L52	N43°46'59"W	38.33'		L61	S01°11'58"W	308.49
L35	N88°48'02"W	65.38'		L44	N52°19'20"W	20.33'	L53	N88°48'02"W	8.91'		L62	S19°41'32"W	21.80'
L36	S01°11'58"W	68.08'		L45	N01°08'33"E	44.00'	L54	N01°11'58"E	249.97		L63	S89°51'23"W	12.76'
L37	N88°48'02"W	37.23'		L46	S88°51'27"E	12.00'	L55	N52°19'20"W	27.85'		L64	N19°41'32"E	24.17
L38	N01°11'58"E	94.05'		L47	S01°08'33"W	37.96'	L56	N88°47'30"W	52.86'		L65	N01°11'58"E	307.31
L39	S88°48'02"E	102.61		L48	S52°19'20"E	65.01'	L57	N43°47'30"W	34.05'		L66	N08°32'41"E	66.49
L40	S88°46'56"E	10.78'		L49	S01°11'58"W	244.97	L58	N88°47'30"W	43.67'		L67	N01°11'57"E	261.61
L41	S20°46'08"E	35.81'		L50	S43°46'59"E	33.95'	L59	S01°11'57"W	250.38'		L68	S88°47'30"E	48.93'
L42	S43°47'30"E	32.37'	Ī	L51	S01°11'57"W	14.15'	L60	S08°32'41"W	66.49'		L69	N20°46'08"W	32.38'



Revisions:

GUADSWORTH UNIT

17-380 Sheet No.