

PRELIMINARY PLAT
FOR
EASTMARK DU7
PARCELS 7-52, 7-53, AND 7-54

A REPLAT OF A PORTION OF TRACTS "P" AND "M" AND TRACT "O", OF THE MAP OF DEDICATION EASTMARK - PHASE 2, RECORDED AS BOOK 1166, PAGE 8, MARICOPA COUNTY RECORDS, AND A PORTION OF SECTIONS 22 AND 23, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT DMB MESA PROVING GROUNDS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF PARCELS 7-52 AND 7-53, AND AZ EDU PROPERTIES LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER OF PARCEL 7-54, DO HEREBY PUBLISH THIS FINAL PLAT FOR "EASTMARK DU7 PARCELS 7-52, 7-53, AND 7-54", A REPLAT OF A PORTION OF TRACTS "P" AND "M", AND TRACT "O", OF THE MAP OF DEDICATION EASTMARK - PHASE 2, RECORDED AS BOOK 1166, PAGE 8, MARICOPA COUNTY RECORDS, AND A PORTION OF SECTIONS 22 AND 23, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER 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 LOTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE LOTS AND EASEMENTS SHALL BE KNOWN BY THE NAME OR LETTER GIVEN TO IT RESPECTIVELY.

THAT DMB MESA PROVING GROUNDS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF PARCELS 7-52 AND 7-53, AND AZ EDU PROPERTIES LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER OF PARCEL 7-54, WARRANT AND REPRESENT TO THE CITY OF MESA THAT THEY ARE THE SOLE OWNERS 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 DMB/BROOKFIELD EASTMARK LLC WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

THE OWNERS HEREBY DEDICATE TO THE CITY OF MESA FOR USE AS SUCH THE PUBLIC UTILITY AND FACILITY EASEMENTS ("PUFE"), AS SHOWN ON THE SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. ALL OTHER EASEMENT ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN. CONSTRUCTION WITH EASEMENT, 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 PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

IN WITNESS WHEREOF:

DMB MESA PROVING GROUNDS LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

BY: BROOKFIELD 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 ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2018, BY _____ THE _____ OF _____, BROOKFIELD EASTMARK LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS ADMINISTRATIVE MEMBER OF DMB/BROOKFIELD EASTMARK LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS MANAGER OF DMB MESA PROVING GROUNDS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF THEREOF.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2018, BY _____ THE _____ OF _____, BROOKFIELD EASTMARK LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS ADMINISTRATIVE MEMBER OF DMB/BROOKFIELD EASTMARK LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS MANAGER OF DMB MESA PROVING GROUNDS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF THEREOF.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

IN WITNESS WHEREOF:

AZ EDU PROPERTIES LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE AUTHORIZED REPRESENTATIVE THIS

_____, DAY OF _____, 2018.

AZ EDU PROPERTIES LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: AUTHORIZED REPRESENTATIVE

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 AZ EDU PROPERTIES LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RATIFICATION & APPROVAL OF PLAT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

EASTMARK COMMUNITY ALLIANCE, INC., AN ARIZONA NON-PROFIT CORPORATION HEREBY RATIFIES, AFFIRMS AND APPROVES THIS FINAL PLAT FOR "EASTMARK DU7 PARCELS 7-52, 7-53, AND 7-54" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS FINAL PLAT.

IN WITNESS WHEREOF, EASTMARK COMMUNITY ALLIANCE, INC. 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: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME 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: _____

RATIFICATION & 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, AFFIRMS 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: _____

APPROVAL

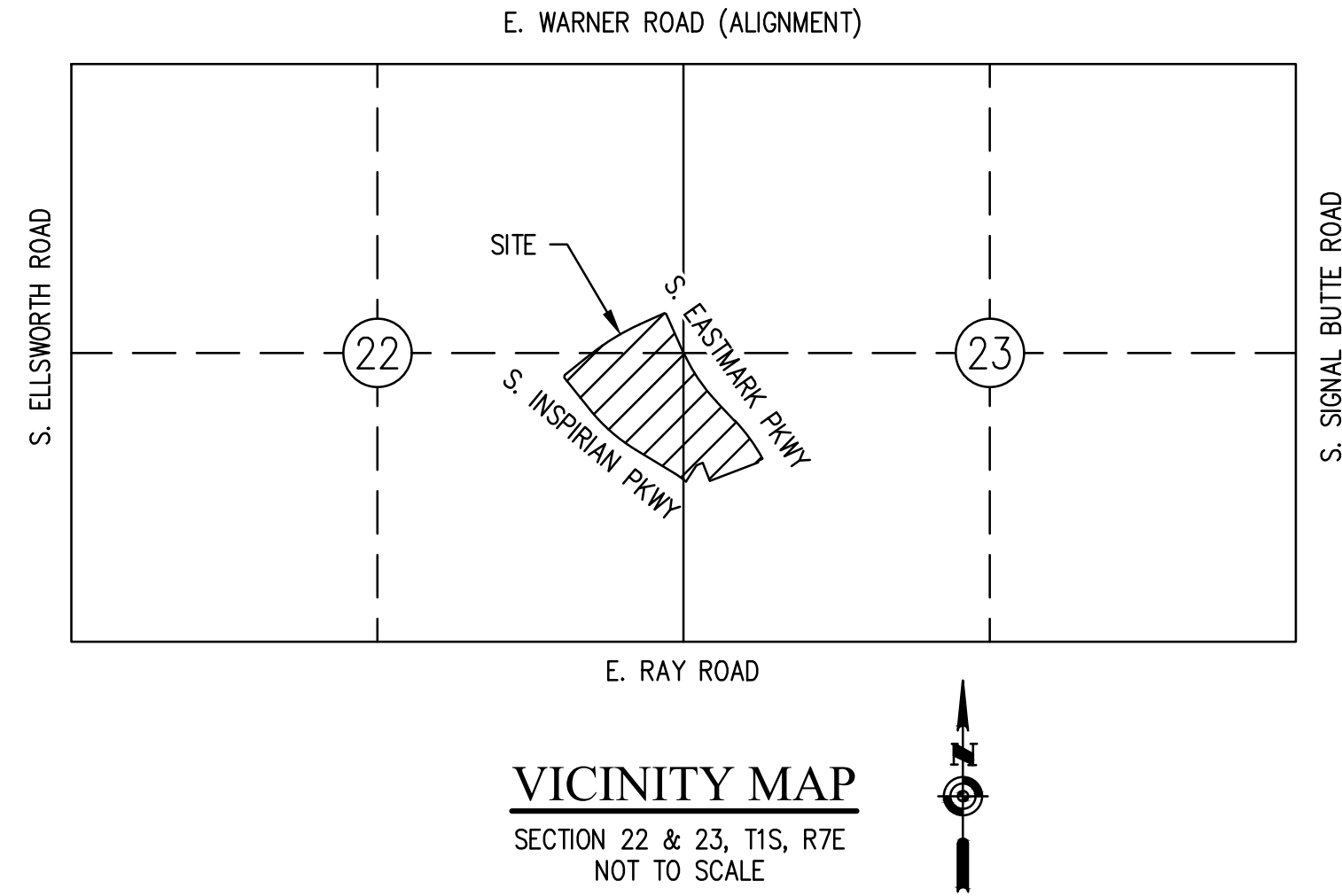
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THIS ____

DAY OF _____, 2018.

APPROVED BY: _____ ATTEST _____
MAYOR 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



OWNER (PARCELS 7-52 AND 7-53)

DMB MESA PROVING GROUNDS LLC,
A DELAWARE LIMITED LIABILITY COMPANY
14646 N. KIERLAND BLVD
SUITE 165
SCOTTSDALE, AZ 85254
TEL (602) 903-7501
FAX (602) 903-7540
CONTACT: ERIC J. TUNE, PE, LEED AP

ENGINEER

HOSKIN RYAN CONSULTANTS, INC.
5050 N. 40TH STREET, SUITE 100
PHOENIX, AZ 85018
TEL: (602) 252-8384
FAX: (602) 252-8385
CONTACT: RYAN H. RAAB, PE

OWNER (PARCEL 7-54)

AZ EDU PROPERTIES LLC
23528 GENESEE TRAIL ROAD
GOLDEN, CO 80401

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. HELD NORTH 89°38'44" WEST, BETWEEN A 2" MARICOPA COUNTY ALUMINUM CAP AT THE SOUTH QUARTER CORNER OF SECTION 23 AND A 3" MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP AT THE SOUTHWEST CORNER OF SECTION 23, AS SHOWN ON (R3).

REFERENCE SURVEYS

R1 - FINAL PLAT FOR "EASTMARK 7-51", RECORDED AS BOOK 1269, PAGE 21, MCR
R2 - FINAL PLAT FOR "EASTMARK 7-50" (PHASE 2), RECORDED AS BOOK 1201, PAGE 12, MCR
R3 - MAP OF DEDICATION EASTMARK - PHASE 2, RECORDED AS BOOK 1166, PAGE 8, MCR
R4 - FINAL PLAT FOR DU3/4 EAST PHASE 2 INFRASTRUCTURE, RECORDED AS BOOK 1332, PAGE 6, MCR
R5 - FINAL PLAT FOR EASTMARK LOT 6 OF 7-50 (PHASE 2) REPLAT, RECORDED AS BOOK 1336, PAGE 6, MCR
R6 - MAP OF DEDICATION EASTMARK - PHASE 1, RECORDED AS BOOK 1117, PAGE 47, MCR

FLOODPLAIN

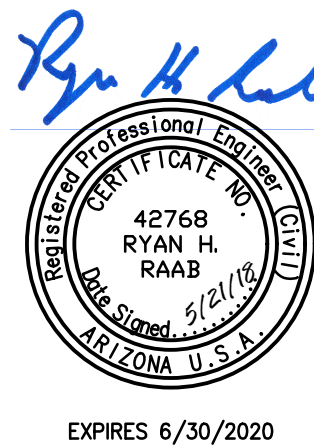
THE PROJECT SITE APPEARS TO BE WITHIN FLOOD ZONE "D", DEFINED AS AREAS OF UNDETERMINED BUT POSSIBLE FLOOD HAZARDS. MAP PANEL HAS NOT BEEN PRINTED, PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD MAP SERVICE CENTER.

ZONING

PC-PLANNED COMMUNITY

SHEET INDEX

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Land Planning • Hydrology • Land Development • Civil Engineering • Surveying

AREA 42.404 AC

SHEET 1 OF 4

Job No: 1-17-010-02

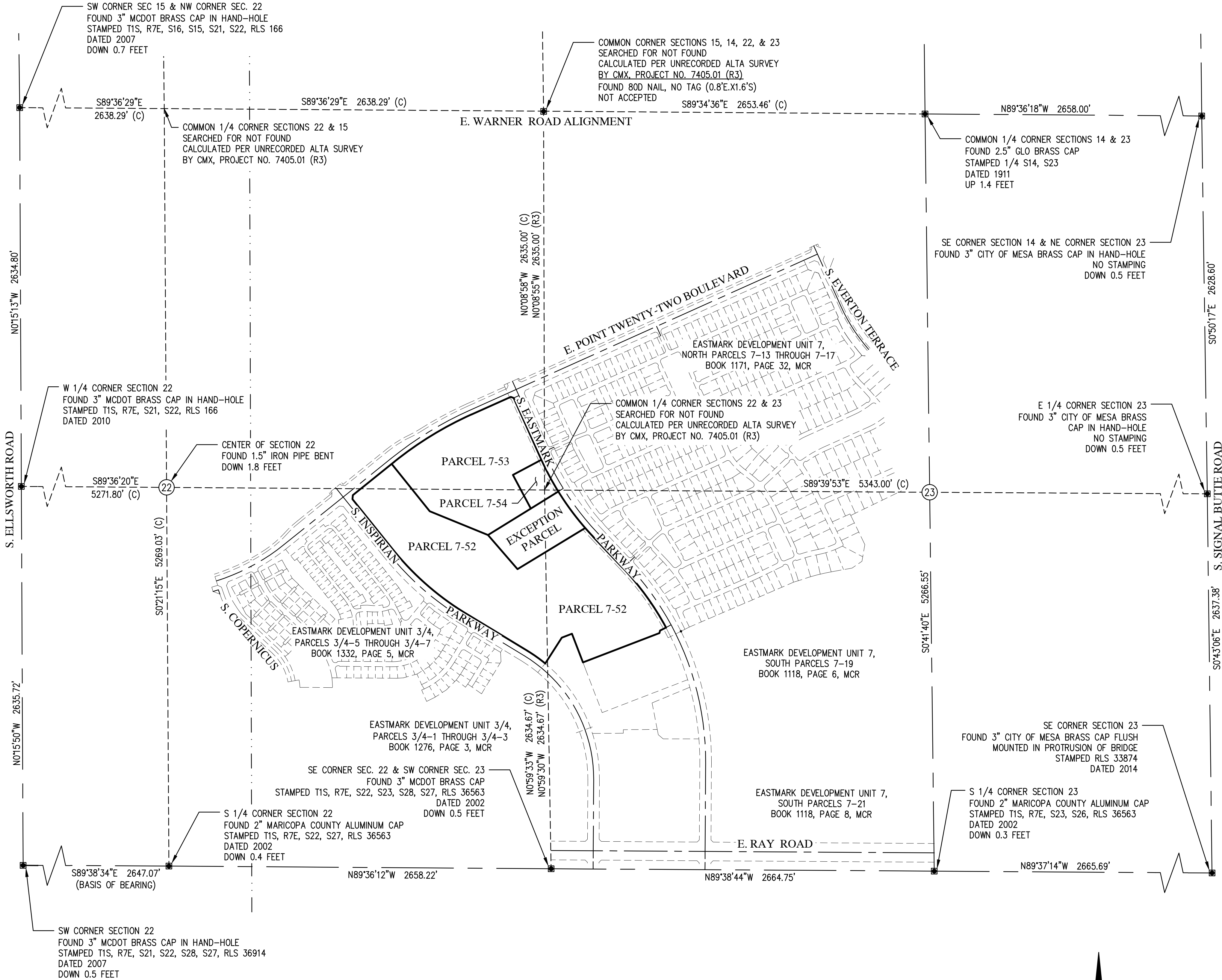
Date: 5/21/18

REVIEWED BY _____ DATE _____
DRAFTED BY _____ DATE _____
CHECKED BY _____ DATE _____

G:\Projects\17\Phoenix\1-17-010 Eastmark Great Park\01 -Prel & Final Design\170105-PP01.dwg

NOTES

1. THE USE AND MAINTENANCE OF ALL AREAS WITHIN THIS PLAT ARE GOVERNED BY THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR EASTMARK, RECORDED ON FEBRUARY 6, 2013 AS DOCUMENT NO. 2013 0122018, AND RE-RECORDED AS DOCUMENT NO. 2013 0217662, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA (AND ONE OR MORE "SUPPLEMENTAL DECLARATIONS" NOW RECORDED OR TO BE RECORDED AT A LATER DATE).
2. THIS SUBDIVISION IS LOCATED IN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
3. UTILITY LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER R(42)33.
4. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE MESA PROVING GROUNDS COMMUNITY PLAN APPROVED ON NOVEMBER 3, 2008, AND AS MAY BE AMENDED FROM TIME TO TIME.
5. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PARKS, DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THE SUBDIVISION SHOWN ON THIS PLAT OR LANDSCAPING WITHIN THE RIGHT OF WAY ALONG THE ROADS SHOWN HEREON. ALL LOTS SHALL BE PRIVATELY OWNED AND MAINTAINED. THE MAINTENANCE OF EASEMENT PREMISES SHOWN ON THIS PLAT WHICH LIE WITHIN THE LOTS IS THE RESPONSIBILITY OF THE LOT OWNER.
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. 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 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 PLAT, A SEPARATE RESULTS-OF-SURVEY DRAWING FOR THESE EXTERIOR CORNERS WILL NEED TO BE RECORDED.
8. ALL CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAPPED OR TAGGED, BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT AT THE TIME OF CONSTRUCTION.
9. ALL CURVES ARE TANGENT, COMPOUND, OR REVERSE UNLESS NOTED OTHERWISE.
10. CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, WOOD, WIRE AND REMOVABLE SECTION TYPE FENCING.
11. 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.
12. THE CITY OF MESA WILL NOT BE RESPONSIBLE FOR ANY SPECIAL TYPE OF SURFACE MATERIAL SUCH AS BUT NOT LIMITED, TO SPECIALTY PAVEMENT, CONCRETE, COLORED STAMPED PAVEMENT OR CONCRETE, OR BRICKS, AS NOTED WITHIN THE PROJECTS 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 LAND OWNER.
13. ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
14. THE USE AND MAINTENANCE OF ALL AREAS SHOWN ON THIS PLAT ARE GOVERNED BY THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR EASTMARK, RECORDED ON FEBRUARY 6, 2013 AS DOCUMENT NO. 2013 0122018, AND RE-RECORDED AS DOCUMENT NO. 2013 0217662, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA (AND ONE OR MORE "SUPPLEMENTAL DECLARATIONS: NOW RECORDED OR TO BE RECORDED AT A LATER DATE), THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR EASTMARK RESIDENTIAL COMMUNITY, RECORDED ON FEBRUARY 6, 2013 AS DOCUMENT NO. 2013 0122019, AND RE-RECORDED AS DOCUMENT NO. 2013 0391883, IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA (AND ONE OR MORE "SUPPLEMENTAL DECLARATIONS: NOW RECORDED OR TO BE RECORDED AT A LATER DATE), AND THE AMENDED AND RESTATED COMMUNITY RECREATION COVENANT FOR EASTMARK RESIDENTIAL COMMUNITY, RECORDED ON FEBRUARY 6, 2013 AS DOCUMENT NO. 2013 0122020, IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA (AND ONE OR MORE "SUPPLEMENTAL DECLARATIONS" NOW RECORDED OR TO BE RECORDED AT A LATER DATE).
15. 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 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).
16. THE BOUNDARIES OF TRACT M, O, AND P, AS SHOWN ON THE MAP OF DEDICATION FOR EASTMARK - PHASE 2, BOOK 1166 OF MAPS, PAGE 8, M.C.R., ARE AMENDED TO EXCLUDE FROM SUCH TRACTS THE AREAS LYING WITHIN PARCELS 7-52, 7-53, AND 7-54, AS SHOWN ON THIS PLAT. THE PUBLIC UTILITY AND FACILITIES EASEMENTS AND OTHER EASEMENTS LYING WITHIN SUCH AREAS, AS SHOWN ON SUCH PREVIOUSLY RECORDED MAP OF DEDICATION AND FINAL PLAT, ARE NOT AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.



LEGAL DESCRIPTION

PARCEL 7-52

A PORTION OF TRACT "P" AND TRACT "O" OF THE MAP OF DEDICATION EASTMARK – PHASE 2, RECORDED AS BOOK 1166, PAGE 8, MARICOPA COUNTY RECORDS, AND A PORTION OF SECTIONS 22 AND 23, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2' MARICOPA COUNTY ALUMINUM CAP AT THE SOUTH QUARTER CORNER OF SAID SECTION 23, FROM WHENCE A 3' MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP AT THE SOUTHWEST CORNER OF SAID SECTION 23 HAS A BEARING OF NORTH 89°38'44" WEST (BASIS OF BEARING), A DISTANCE OF 2,664.75 FEET, AS SHOWN ON THE MAP OF DEDICATION FOR EASTMARK – PHASE 1, RECORDED AS BOOK 1117, PAGE 47, MARICOPA COUNTY RECORDS (MCR);

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, NORTH 89°38'44" WEST, A DISTANCE OF 1,594.49 FEET;

THENCE DEPARTING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, NORTH 0°21'16" EAST, A DISTANCE OF 127.00 FEET, TO THE INTERSECTION OF THE CENTERLINES FOR S. EASTMARK PARKWAY AND E. RAY ROAD, AS SHOWN ON SAID MAP OF DEDICATION;

THENCE ALONG SAID CENTERLINE FOR S. EASTMARK PARKWAY, AS SHOWN ON SAID MAP OF DEDICATION, THE FOLLOWING TWO (2) COURSES:

THENCE NORTH 0°21'16" EAST, A DISTANCE OF 612.94 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS BEARING NORTH 89°38'44" WEST, A DISTANCE OF 2,000.00 FEET;

THENCE NORTHWESTERLY, A DISTANCE OF 931.95 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°41'54", CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A CHORD BEARING NORTH 12°59'40" WEST, A DISTANCE OF 923.54 FEET, TO THE CENTERLINE OF S. EASTMARK PARKWAY, AS SHOWN ON THE MAP OF DEDICATION FOR EASTMARK – PHASE 2, RECORDED AS BOOK 1166, PAGE 8, MCR, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,000.00 FEET;

THENCE NORTHWESTERLY, A DISTANCE OF 71.46 FEET, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°02'50", SAID CURVE HAVING A CHORD BEARING NORTH 27°22'02" WEST, A DISTANCE OF 71.45 FEET;

THENCE DEPARTING SAID CENTERLINE OF S. EASTMARK PARKWAY, SOUTH 61°36'33" WEST, A DISTANCE OF 40.50 FEET, TO THE NORTH LINE OF LOT 1, AS SHOWN ON THE FINAL PLAT FOR EASTMARK LOT 6 OF 7-50 (PHASE 2) REPLAT, RECORDED AS BOOK 1336, PAGE 6, MCR, AND THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID NORTH LINE OF LOT 1, THE FOLLOWING THREE (3) COURSES:

THENCE SOUTH 63°25'54" WEST, A DISTANCE OF 45.89 FEET;

THENCE SOUTH 13°07'59" WEST, A DISTANCE OF 18.35 FEET;

THENCE SOUTH 69°02'56" WEST, A DISTANCE OF 569.69 FEET, TO THE EAST LINE OF LOT 5, AS SHOWN ON THE FINAL PLAT EASTMARK 7-50 (PHASE 2), RECORDED AS BOOK 1201, PAGE 12, MCR;

THENCE ALONG SAID EAST LINE OF LOT 5, NORTH 20°57'04" WEST, A DISTANCE OF 213.50 FEET, TO THE NORTH LINE OF SAID LOT 5;

THENCE DEPARTING SAID EAST LINE OF LOT 5, ALONG SAID NORTH LINE OF LOT 5, SOUTH 69°02'56" WEST, A DISTANCE OF 76.01 FEET;

THENCE CONTINUING ALONG SAID NORTH LINE OF LOT 5, SOUTH 32°35'33" WEST, A DISTANCE OF 213.56 FEET, TO THE EAST RIGHT-OF-WAY LINE OF S. INSPIRIAN PARKWAY, AS SHOWN ON THE FINAL PLAT FOR DU3/4 EAST PHASE 2 INFRASTRUCTURE, RECORDED AS BOOK 1332, PAGE 6, MCR, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS BEARING SOUTH 39°34'55" WEST, A DISTANCE OF 1,040.50 FEET;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF S. INSPIRIAN PARKWAY, THE FOLLOWING FIVE (5) COURSES:

THENCE NORTHWESTERLY, A DISTANCE OF 151.09 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 8°19'12", CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A CHORD BEARING NORTH 54°34'41" WEST, A DISTANCE OF 150.96 FEET;

THENCE NORTH 58°44'17" WEST, A DISTANCE OF 499.57 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS BEARING NORTH 31°15'43" EAST, A DISTANCE OF 1,959.50 FEET;

THENCE NORTHWESTERLY, A DISTANCE OF 681.52 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°55'39", CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A CHORD BEARING NORTH 48°46'28" WEST, A DISTANCE OF 678.09 FEET;

THENCE NORTH 38°48'38" WEST, A DISTANCE OF 448.16 FEET;

THENCE NORTH 6°11'22" EAST, A DISTANCE OF 28.28 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF E. POINT TWENTY-TWO BOULEVARD, AS SHOWN ON SAID FINAL PLAT;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF E. POINT TWENTY-TWO BOULEVARD, NORTH 51°11'22" EAST, A DISTANCE OF 346.35 FEET;

THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE OF E. POINT TWENTY-TWO BOULEVARD, SOUTH 38°48'38" EAST, A DISTANCE OF 422.43 FEET;

THENCE SOUTH 67°48'59" EAST, A DISTANCE OF 437.73 FEET, TO THE WEST LINE OF LOT 1, AS SHOWN ON THE FINAL PLAT FOR EASTMARK 7-51, RECORDED AS BOOK 1269, PAGE 21, MCR;

THENCE ALONG SAID WEST LINE OF LOT 1, SOUTH 40°49'07" EAST, A DISTANCE OF 313.77 FEET, TO THE SOUTH LINE OF SAID LOT 1;

THENCE DEPARTING SAID WEST LINE OF LOT 1, ALONG SAID SOUTH LINE OF LOT 1 AND THE EASTERLY PROJECTION THEREOF, NORTH 58°42'44" EAST, A DISTANCE OF 551.08 FEET, TO THE WEST RIGHT-OF-WAY LINE OF SAID S. EASTMARK PARKWAY, AS SHOWN ON THE MAP OF DEDICATION FOR EASTMARK – PHASE 2, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS BEARING NORTH 48°56'32" EAST, A DISTANCE OF 1,940.50 FEET;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF S. EASTMARK PARKWAY, THE FOLLOWING THREE (3) COURSES:

THENCE SOUTHEASTERLY, A DISTANCE OF 83.34 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°27'39", CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A CHORD BEARING SOUTH 42°17'17" EAST, A DISTANCE OF 83.33 FEET;

THENCE SOUTH 43°31'07" EAST, A DISTANCE OF 294.12 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS BEARING SOUTH 46°28'53" WEST, A DISTANCE OF 1,959.50 FEET;

THENCE SOUTHEASTERLY, A DISTANCE OF 517.36 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°07'40", CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A CHORD BEARING SOUTH 35°57'17" EAST, A DISTANCE OF 515.86 FEET, TO THE TRUE POINT OF BEGINNING.

CONTAINING 1,207,300 SQUARE FEET OR 27.716 ACRES, MORE OR LESS.

LEGAL DESCRIPTION (CONT'D)

PARCEL 7-53

A PORTION OF TRACT "M" OF THE MAP OF DEDICATION EASTMARK – PHASE 2, RECORDED AS BOOK 1166, PAGE 8, MARICOPA COUNTY RECORDS, AND A PORTION OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2' MARICOPA COUNTY ALUMINUM CAP AT THE SOUTH QUARTER CORNER OF SAID SECTION 23, FROM WHENCE A 3' MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP AT THE SOUTHWEST CORNER OF SAID SECTION 23 HAS A BEARING OF NORTH 89°38'44" WEST (BASIS OF BEARING), A DISTANCE OF 2,664.75 FEET, AS SHOWN ON THE MAP OF DEDICATION FOR EASTMARK – PHASE 1, RECORDED AS BOOK 1117, PAGE 47, MARICOPA COUNTY RECORDS (MCR);

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, NORTH 89°38'44" WEST, A DISTANCE OF 1,594.49 FEET;

THENCE DEPARTING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, NORTH 0°21'16" EAST, A DISTANCE OF 127.00 FEET, TO THE INTERSECTION OF THE CENTERLINES FOR S. EASTMARK PARKWAY AND E. RAY ROAD, AS SHOWN ON SAID MAP OF DEDICATION;

THENCE ALONG SAID CENTERLINE FOR S. EASTMARK PARKWAY, AS SHOWN ON SAID MAP OF DEDICATION, THE FOLLOWING TWO (2) COURSES:

THENCE NORTH 0°21'16" EAST, A DISTANCE OF 612.94 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS BEARING NORTH 89°38'44" WEST, A DISTANCE OF 2,000.00 FEET;

THENCE NORTHWESTERLY, A DISTANCE OF 931.95 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°41'54", CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A CHORD BEARING NORTH 12°59'40" WEST, A DISTANCE OF 923.54 FEET, TO THE CENTERLINE OF S. EASTMARK PARKWAY, AS SHOWN ON THE MAP OF DEDICATION FOR EASTMARK – PHASE 2, RECORDED AS BOOK 1166, PAGE 8, MCR, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,000.00 FEET;

THENCE ALONG SAID CENTERLINE FOR S. EASTMARK PARKWAY, AS SHOWN ON SAID MAP OF DEDICATION, THE FOLLOWING FOUR (4) COURSES:

THENCE NORTHWESTERLY, A DISTANCE OF 599.51 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°10'29", CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A CHORD BEARING NORTH 34°55'52" WEST, A DISTANCE OF 597.27 FEET;

THENCE NORTH 43°31'07" WEST, A DISTANCE OF 294.12 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS BEARING NORTH 46°28'53" EAST, A DISTANCE OF 1,900.00 FEET;

THENCE NORTHWESTERLY, A DISTANCE OF 641.13 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°20'02", CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A CHORD BEARING NORTH 33°51'06" WEST, A DISTANCE OF 638.10 FEET;

THENCE NORTH 24°11'05" WEST, A DISTANCE OF 465.92 FEET;

THENCE DEPARTING SAID CENTERLINE OF S. EASTMARK PARKWAY, SOUTH 65°48'55" WEST, A DISTANCE OF 40.50 FEET, TO THE EAST LINE OF TRACT 'M', AS SHOWN ON SAID MAP OF DEDICATION FOR EASTMARK – PHASE 2, AND THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID EAST LINE OF TRACT 'M', THE FOLLOWING TWO (2) COURSES:

THENCE SOUTH 24°11'05" EAST, A DISTANCE OF 465.92 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS BEARING NORTH 65°48'55" EAST, A DISTANCE OF 1,940.50 FEET;

THENCE SOUTHEASTERLY, A DISTANCE OF 5.53 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°09'48", CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A CHORD BEARING SOUTH 24°15'59" EAST, A DISTANCE OF 5.53 FEET;

THENCE DEPARTING SAID EAST LINE OF TRACT 'M', SOUTH 62°02'16" WEST, A DISTANCE OF 224.15 FEET;

THENCE SOUTH 27°57'44" EAST, A DISTANCE OF 265.00 FEET, TO THE NORTH LINE OF LOT 1, AS SHOWN ON THE FINAL PLAT FOR EASTMARK 7-51, RECORDED AS BOOK 1269, PAGE 21, MCR;

THENCE ALONG SAID NORTH LINE OF LOT 1, SOUTH 58°15'36" WEST, A DISTANCE OF 349.97 FEET;

THENCE DEPARTING SAID NORTH LINE OF LOT 1, NORTH 67°48'59" WEST, A DISTANCE OF 437.73 FEET;

THENCE NORTH 38°48'38" WEST, A DISTANCE OF 422.43 FEET, TO THE SOUTH RIGHT-OF-WAY LINE FOR E. POINT TWENTY-TWO BOULEVARD, AS SHOWN ON THE FINAL PLAT FOR EASTMARK DU3/4 EAST PHASE 2 INFRASTRUCTURE, RECORDED AS BOOK 1332, PAGE 6, MCR;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR E. POINT TWENTY-TWO BOULEVARD, THE FOLLOWING THREE (3) COURSES:

THENCE NORTH 51°11'22" EAST, A DISTANCE OF 24.24 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS BEARING SOUTH 38°48'38" EAST, A DISTANCE OF 2,468.00 FEET;

THENCE NORTHEASTERLY, A DISTANCE OF 630.01 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°37'33", CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A CHORD BEARING NORTH 58°30'08" EAST, A DISTANCE OF 628.30 FEET;

THENCE NORTH 65°48'55" EAST, A DISTANCE OF 291.20 FEET, TO THE SOUTH RIGHT-OF-WAY LINE FOR E. POINT TWENTY-TWO BOULEVARD AND THE NORTHWEST CORNER OF TRACT "M", AS SHOWN ON SAID MAP OF DEDICATION FOR EASTMARK – PHASE 2;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 65°48'55" EAST, A DISTANCE OF 9.00 FEET, TO SAID EAST LINE OF TRACT 'M';

THENCE ALONG SAID EAST LINE OF TRACT 'M', SOUTH 69°11'05" EAST, A DISTANCE OF 21.21 FEET, TO THE TRUE POINT OF BEGINNING.

CONTAINING 582,725 SQUARE FEET OR 13.378 ACRES, MORE OR LESS.

PARCEL 7-54

A PORTION OF TRACT "M" OF THE MAP OF DEDICATION EASTMARK – PHASE 2, RECORDED AS BOOK 1166, PAGE 8, MARICOPA COUNTY RECORDS, AND A PORTION OF SECTIONS 22 AND 23, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2' MARICOPA COUNTY ALUMINUM CAP AT THE SOUTH QUARTER CORNER OF SAID SECTION 23, FROM WHENCE A 3' MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP AT THE SOUTHWEST CORNER OF SAID SECTION 23 HAS A BEARING OF NORTH 89°38'44" WEST (BASIS OF BEARING), A DISTANCE OF 2,664.75 FEET, AS SHOWN ON THE MAP OF DEDICATION FOR EASTMARK – PHASE 1, RECORDED AS BOOK 1117, PAGE 47, MARICOPA COUNTY RECORDS (MCR);

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, NORTH 89°38'44" WEST, A DISTANCE OF 1,594.49 FEET;

THENCE DEPARTING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, NORTH 0°21'16" EAST, A

LEGAL DESCRIPTION (CONT'D)

DISTANCE OF 127.00 FEET, TO THE INTERSECTION OF THE CENTERLINES FOR S. EASTMARK PARKWAY AND E. RAY ROAD, AS SHOWN ON SAID MAP OF DEDICATION;

THENCE ALONG SAID CENTERLINE FOR S. EASTMARK PARKWAY, AS SHOWN ON SAID MAP OF DEDICATION, THE FOLLOWING TWO (2) COURSES:

THENCE NORTH 0°21'16" EAST, A DISTANCE OF 612.94 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS BEARING NORTH 89°38'44" WEST, A DISTANCE OF 2,000.00 FEET;

THENCE NORTHWESTERLY, A DISTANCE OF 931.95 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°41'54", CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A CHORD BEARING NORTH 12°59'40" WEST, A DISTANCE OF 923.54 FEET, TO THE CENTERLINE OF S. EASTMARK PARKWAY, AS SHOWN ON THE MAP OF DEDICATION FOR EASTMARK – PHASE 2, RECORDED AS BOOK 1166, PAGE 8, MCR, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,000.00 FEET;

THENCE ALONG SAID CENTERLINE FOR S. EASTMARK PARKWAY, AS SHOWN ON SAID MAP OF DEDICATION, THE FOLLOWING THREE (3) COURSES:

THENCE NORTHWESTERLY, A DISTANCE OF 599.51 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°10'29", CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A CHORD BEARING NORTH 34°55'52" WEST, A DISTANCE OF 597.27 FEET;

THENCE NORTH 43°31'07" WEST, A DISTANCE OF 294.12 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS BEARING NORTH 46°28'53" EAST, A DISTANCE OF 1,900.00 FEET;

THENCE NORTHWESTERLY, A DISTANCE OF 390.59 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°46'43", CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A CHORD BEARING NORTH 37°37'45" WEST, A DISTANCE OF 389.90 FEET;

THENCE DEPARTING SAID CENTERLINE OF S. EASTMARK PARKWAY, SOUTH 58°15'36" WEST, A DISTANCE OF 40.50 FEET, TO THE EAST LINE OF TRACT 'N', AS SHOWN ON SAID MAP OF DEDICATION FOR EASTMARK – PHASE 2, RECORDED AS BOOK 1166, PAGE 8, MCR, AND THE TRUE POINT OF BEGINNING;

THENCE DEPARTING SAID EAST LINE OF TRACT 'N', THENCE SOUTH 58°15'36" WEST, A DISTANCE OF 19.00 FEET, TO THE NORTH LINE OF LOT 1, AS SHOWN ON THE FINAL PLAT FOR EASTMARK 7-51, RECORDED AS BOOK 1269, PAGE 21, MCR, ALSO BEING THE SOUTHWEST CORNER OF OF SAID TRACT "M";

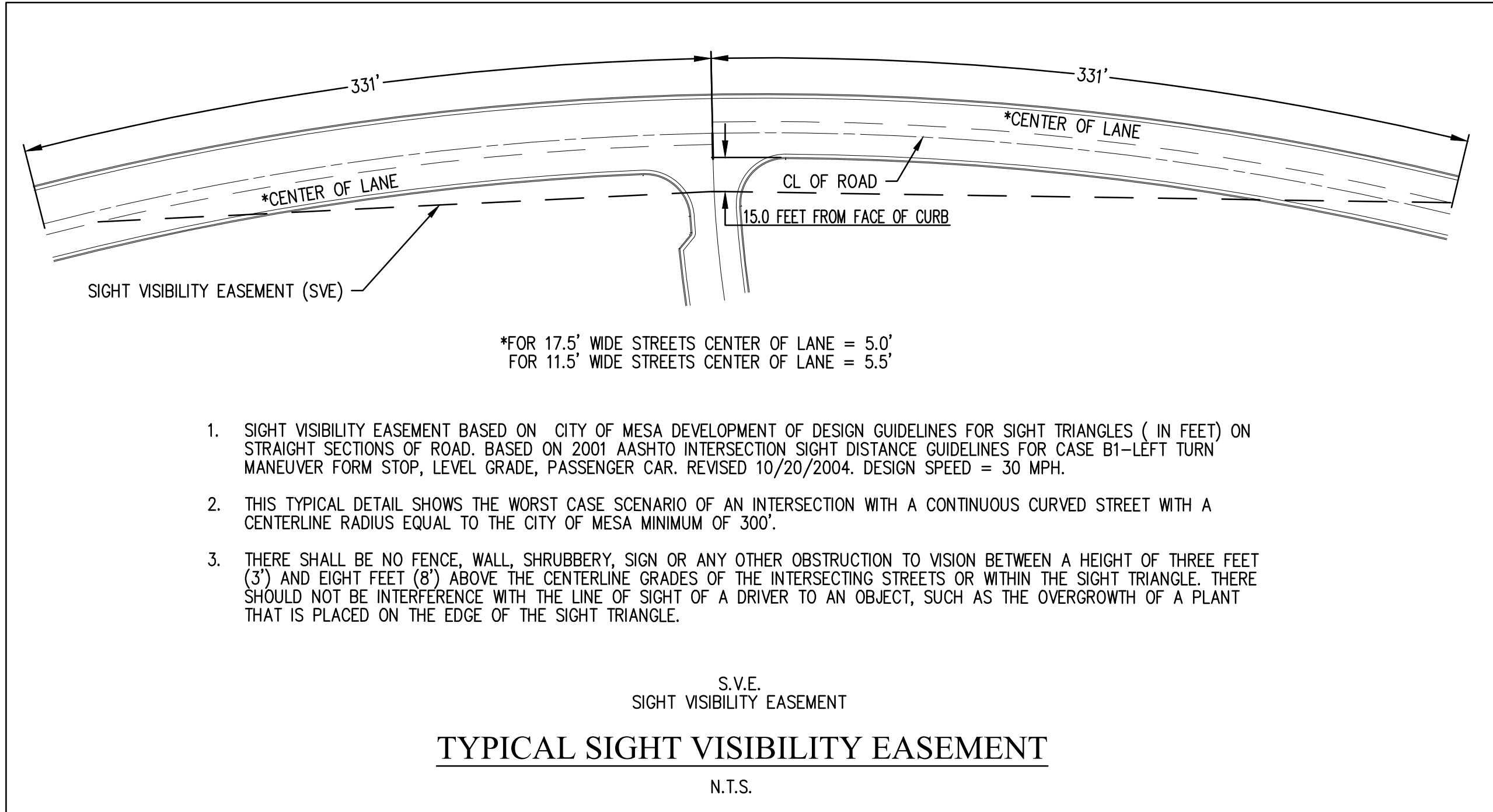
THENCE ALONG SAID NORTH LINE OF LOT 1, SOUTH 58°15'36" WEST, A DISTANCE OF 206.00 FEET;

THENCE DEPARTING SAID NORTH LINE OF LOT 1, NORTH 27°57'44" WEST, A DISTANCE OF 265.00 FEET;

THENCE NORTH 62°02'16" EAST, A DISTANCE OF 224.15 FEET, TO THE EAST LINE OF TRACT 'M', OF SAID MAP OF DEDICATION, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS BEARING NORTH 65°39'07" EAST, A DISTANCE OF 1,940.50 FEET;

THENCE SOUTHEASTERLY, A DISTANCE OF 250.35 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 7°23'31", CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A CHORD BEARING SOUTH 28°02'39" EAST, A DISTANCE OF 250.17 FEET, TO THE TRUE POINT OF BEGINNING.

CONTAINING 57,113 SQUARE FEET OR 1.311 ACRES, MORE OR LESS.



1. SIGHT VISIBILITY EASEMENT BASED ON CITY OF MESA DEVELOPMENT OF DESIGN GUIDELINES FOR SIGHT TRIANGLES (IN FEET) ON STRAIGHT SECTIONS OF ROAD. BASED ON 2001 AASHTO INTERSECTION SIGHT DISTANCE GUIDELINES FOR CASE B1-LEFT TURN MANEUVER FORM STOP, LEVEL GRADE, PASSENGER CAR. REVISED 10/20/2004. DESIGN SPEED = 30 MPH.
2. THIS TYPICAL DETAIL SHOWS THE WORST CASE SCENARIO OF AN INTERSECTION WITH A CONTINUOUS CURVED STREET WITH A CENTERLINE RADIUS EQUAL TO THE CITY OF MESA MINIMUM OF 300'.
3. THERE SHALL BE NO FENCE, WALL, SHRUBBERY, SIGN OR ANY OTHER OBSTRUCTION TO VISION BETWEEN A HEIGHT OF THREE FEET (3') AND EIGHT FEET (8') ABOVE THE CENTERLINE GRADES OF THE INTERSECTING STREETS OR WITHIN THE SIGHT TRIANGLE. THERE SHOULD NOT BE INTERFERENCE WITH THE LINE OF SIGHT OF A DRIVER TO AN OBJECT, SUCH AS THE OVERGROWTH OF A PLANT THAT IS PLACED ON THE EDGE OF THE SIGHT TRIANGLE.

S.V.E.
SIGHT VISIBILITY EASEMENT

TYPICAL SIGHT VISIBILITY EASEMENT

N.T.S.

REVIEWED BY _____ DATE _____
DRAFTED BY _____ DATE _____
CHECKED BY _____ DATE _____



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Land Planning • Hydrology • Land Development • Civil Engineering • Surveying

AREA 42.404 AC	SHEET 3 OF 4
Job No: 1-17-010-02	Date: 5/21/18

