

# PARCEL A FINAL PLAT

## FOR

# RAY ROAD COMMERCE CENTER NORTH

A PORTION OF LAND LOCATED IN SECTION 19, 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

SS

KNOW ALL MEN BY THESE PRESENTS:

THAT PHX-MESA GATEWAY AIRPORT 193, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED (LAND SPLIT) UNDER THE NAME OF "PARCEL A FINAL PLAT FOR RAY ROAD COMMERCE CENTER", A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID "PARCEL A FINAL PLAT FOR RAY ROAD COMMERCE CENTER" AND HEREBY DECLARE THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF LOTS, TRACTS, EASEMENTS AND VEHICULAR NON-ACCESS EASEMENTS CONSTITUTING SAME AND THAT EACH LOT AND TRACT SHALL BE KNOW BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

TRACTS ARE HEREBY PROVIDED FOR THE PURPOSE SHOWN BELOW AND/OR AS OTHERWISE SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

TRACT "A" IS HEREBY DECLARED A COMMON PRIVATE ROADWAY WITH THE RIGHT OF INGRESS AND EGRESS FOR THE USE EMERGENCY AND SERVICE VEHICLES, THE OWNERS AND THE RAY ROAD COMMERCE CENTER ASSOCIATION, INC. AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR RAY ROAD COMMERCE CENTER.

A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT OVER THE ENTIRE TRACT "A" AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF MESA.

THE UNDERSIGNED OWNER(S) AGREE AS FOLLOWS:

- THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNER.
- THAT THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED AS DRAINAGE FACILITIES AND RETENTION BASINS FOR THE INCLUSIVE CONVEYANCE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FOR ROADWAY IMPROVEMENTS 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;
- THAT 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 ROADWAY IMPROVEMENTS PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA;
- THAT 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
- THAT 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 OR 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.

IN WITNESS WHEREOF: PHX-MESA GATEWAY AIRPORT 193, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE ON THE UNDERSIGNED, THEREUNTO DULY AUTHORIZED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

BY: PHX-MESA GATEWAY AIRPORT 193, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ITS: \_\_\_\_\_

### OWNER ACKNOWLEDGEMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

SS

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2018, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGE SELF TO BE THE \_\_\_\_\_ OF PHX-MESA GATEWAY AIRPORT 193, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING LAND SPLIT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

DATE

### BASIS OF BEARING

BASIS OF BEARING NORTH 00 DEGREES 53 MINUTES 56 SECONDS WEST, THE EAST LINE OF THE SOUTHEAST QUARTER SECTION 19, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

### BENCHMARK

BENCHMARK CITY OF MESA BRASS TAG - TOP OF CURB - NE CORNER OF POWER ROAD & INTERSTATE 202 - ELEVATION 1324.10 NAVD88

### TITLE REFERENCE

THIS SURVEY IS BASED UPON THE REPORT OF COMMITMENT FOR TITLE INSURANCE ISSUE BY FIRST AMERICAN TITLE INSURANCE COMPANY FOR COMMITMENT FOR TITLE INSURANCE REPORT FILE NO. 11-168633, AND DATED SEPTEMBER 19, 2016.

XCL ENGINEERING LLC HAS RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE REPORT OF TITLE AND SCHEDULE B DOCUMENTS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY LISTED HEREON. XCL ENGINEERING LLC AND RICHARD E. JONES (RLS) MAKES NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

### SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF APRIL, 2016; AND THIS PLAT REPRESENTS THE SURVEY MADE. I FURTHER CERTIFY ALL EXTERIOR SECTION MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE ACCURATELY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

RICHARD E. JONES

R.L.S.No. 27742

PHONE: (480)275-2711



NOTE:

A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

### PLAT NOTES

- ALL UTILITIES AND ELECTRIC LINES ARE TO BE INSTALLED UNDERGROUND.
- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- ALL INDIVIDUAL LOT CORNERS SHALL BE SET WITH 1/2" REBAR AND CAP OR TAG BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT. PROPERTY CORNERS WILL BE SET AT COMPLETION OF MASS GRADING.
- NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
- IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ARE ALLOWED.
- VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES, OR LANDSCAPED AREAS WITHIN THE PROJECT OF WITHIN THE PUBLIC RIGHT-OF-WAY ALONG RAY ROAD.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL IMPROVEMENTS, OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE PART OF THIS DEVELOPMENT WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY OF MESA.
- 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.
- THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 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.

12. CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.

13. AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT HAS BEEN RECORDED WITH MARICOPA COUNTY RECORDER.

14. THIS SUBDIVISION IS WITHIN ONE (1) MILE OF PHOENIX MESA GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.

15. NOISE ATTENUATION MEASURES ARE TO BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE BUILDINGS TO ACHIEVE A NOISE LEVEL REDUCTION OF 25 DB.

16. TRACT 'A' IS HEREBY DEDICATED AS AN EASEMENT FOR INGRESS/EGRESS FOR REFUSE AND EMERGENCY VEHICLES, PUBLIC UTILITIES AND FACILITIES AND DRAINAGE PURPOSES.

17. 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).

### APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

APPROVED BY: \_\_\_\_\_

MAYOR

ATTEST: \_\_\_\_\_

CLERK

THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITH THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH A.R.S. 45-576.

CITY ENGINEER

DATE

### PROPERTY OWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION \_\_\_\_\_ DULY ELECTED \_\_\_\_\_ OF RAY ROAD COMMERCE CENTER SERVICE ASSOCIATION, INC. ACKNOWLEDGES THE RESPONSIBILITIES IDENTIFIED HEREON:

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

### ACKNOWLEDGEMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

SS

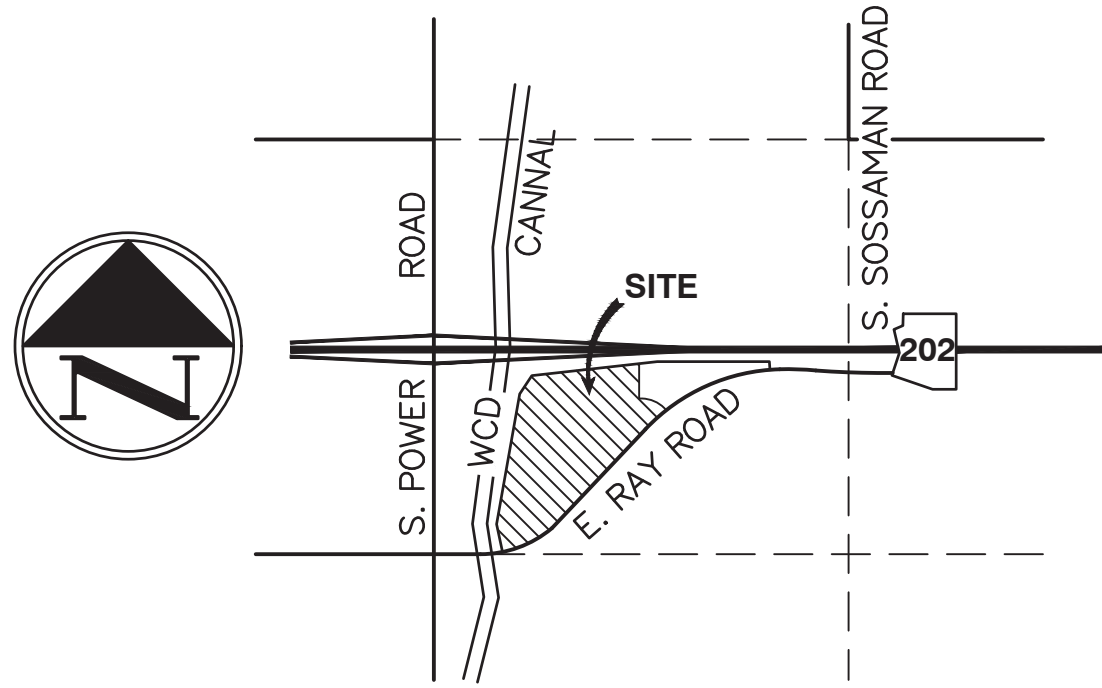
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2018, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGE SELF TO BE THE \_\_\_\_\_ OF PHX-MESA GATEWAY AIRPORT 193, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING LAND SPLIT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

DATE



### VICINITY MAP

SECTION 19, T1S, R7E  
NOT TO SCALE

### CIVIL ENGINEER / SURVEYOR

XCL ENGINEERING, L.L.C.  
1460 S. KAREN DR.  
CHANDLER, AZ 85286  
CONTACT: OMAR CERVANTES, P.E.  
PHONE: (480)275-2711  
EMAIL: ocervantes@xclengineering.com

### OWNER / DEVELOPER

PHX-MESA GATEWAY AIRPORT 193, LLC  
C/O ORSETT PROPERTIES, LTD.  
5353 NORTH 16TH STREET, SUITE #105  
PHOENIX, ARIZONA 85016  
CONTACT: STEVE VINCENT  
PHONE: (602)241-3220  
FAX: (602)241-3294

### SITE INFORMATION

APN: 304-30-041  
SITE NET AREA: 2,430,932 S.F. OR 55.8065 AC.  
ZONING: LI (LIGHT INDUSTRIAL)

PARCEL A FINAL PLAT

RAY ROAD COMMERCE CENTER NORTH  
EAST RAY ROAD & SOUTH SOSSAMAN ROAD  
MESA, AZ 85269

TITLE:

PROJECT:

PROJ.No.:

SCALE:

DESCRIPTION

DATE:

REV

DATE

DRAWING No.

FP01  
SHEET 1 OF 2





SANTAN FREEWAY - LOOP 202

ROOSEVELT WATER CONSERVATION DISTRICT CANAL  
OWNER: FLOOD CONTROL DISTRICT OF MARICOPA COUNTY  
APN: 304-30-026E

SAME MONUMENT

SW CNR OF S19, T1S, R7E.  
FND. BCHH

OWNER: ALI ADVISOR INC  
APN: 304-30-027C

OWNER: PHOENIX-MESA GATEWAY AIRPORT AUTHORITY  
APN: 304-30-027P

OWNER: PHOENIX-MESA GATEWAY AIRPORT AUTHORITY  
APN: 304-30-027P

PARCEL : B  
APN: 304-30-042  
(NOT PART OF THIS PLAT)

OWNER: PHX-MESA GATEWAY AIRPORT 193 LLC  
APN: 304-30-038

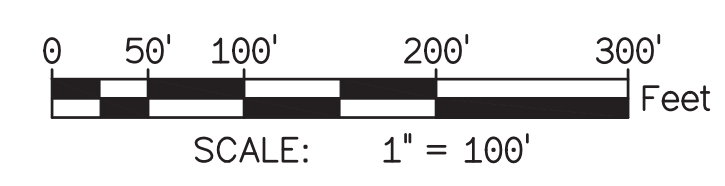
OWNER: GATEWAY PROPERTIES OF AZ LLC  
APN: 304-30-039

PARCEL : A  
(NOT PART OF THIS PLAT)

SOUTH SOSSAMAN ROAD

EAST RAY ROAD

EAST RAY ROAD

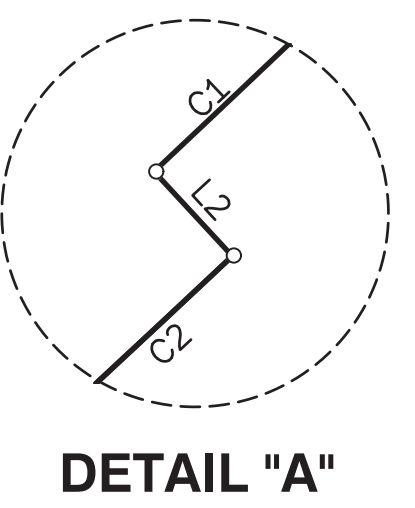


- Found Monument as Notes
- Found Brass Cap Flush
- Found Brass Cap in Hand Hole
- Set 1/2" Rebar R.L.S. #27742
- Subdivision Corner
- Property Line
- Roadway Center Line
- Right-of-Way (ROW)
- Easement Line (PUE, Esmnt.)
- Breakline
- (R) Recorded
- (M) Measured
- MCR Maricopa County Recorder
- RLS Registered Land Surveyor
- APN Assessor Parcel Number
- POB Point of Beginning
- POC Point of Commencing
- FND. Found
- CNR Corner
- ROW Right-of-Way
- PUE Public Utility & Facility Easement
- VNAE Vehicular Non Access Easment

PARCEL AREA TABLE		
Parcel No.	Area (S.F.)	Area (Acre)
1	133,967.09	3.0755
2	133,246.10	3.0589
3	148,995.29	3.4205
4	167,298.79	3.8407
TRACT "A"	62,135.33	1.4264
PARCEL A	1,416,418.05	32.5165

PARCEL LINE TABLE		
Line No.	Length	Direction
L1	20.06'	S07° 12' 20"E
L2	6.00'	S42° 45' 21"E
L3	122.24'	S00° 35' 45"E
L4	78.94'	S44° 35' 16"E
L5	13.87'	S44° 35' 16"E
L7	35.50'	N45° 24' 44"E
L8	13.87'	S44° 35' 16"E
L9	34.59'	N40° 15' 09"W
L10	34.59'	S40° 15' 09"E
L11	874.84'	N88° 52' 12"E
L12	42.00'	S78° 59' 45"E
L13	39.28'	S11° 00' 15"W

CURVE TABLE					
Curve No.	Length	Radius	Delta	Chord Direction	Chord Length
C1	33.70'	1367.00'	1° 24' 45"	S46° 06' 22"W	33.70'
C2	164.57'	1431.05'	6° 35' 20"	S50° 03' 18"W	164.48'
C3	57.18'	1431.05'	2° 17' 21"	S63° 48' 32"W	57.17'
C4	232.36'	1431.05'	9° 18' 12"	N58° 00' 48"E	232.11'
C5	440.70'	1432.00'	17° 37' 59"	N55° 39' 39"E	438.97'
C6	649.92'	1432.00'	26° 00' 14"	N77° 28' 46"E	644.35'
C7	293.22'	360.97'	46° 32' 32"	N67° 51' 32"W	285.23'
C8	284.33'	350.02'	46° 32' 32"	S67° 51' 32"E	276.57'
C9	302.11'	371.92'	46° 32' 32"	N67° 51' 32"W	293.88'
C10	33.98'	25.00'	77° 51' 57"	S49° 56' 13"W	31.42'
C11	49.38'	71.50'	39° 34' 16"	N08° 46' 53"W	48.41'
C12	132.91'	48.50'	157° 00' 30"	S49° 56' 13"W	95.05'
C13	49.38'	71.50'	39° 34' 16"	S71° 20' 40"E	48.41'
C14	354.93'	396.75'	51° 15' 24"	S14° 37' 27"E	343.21'
C15	360.75'	403.25'	51° 15' 24"	S14° 37' 27"E	348.84'



SEE DETAIL "A" ON THIS SHEET

TITLE: **PARCEL A FINAL PLAT**

PROJECT: **RAY ROAD COMMERCE CENTER NORTH  
EAST RAY ROAD & SOUTH SOSSAMAN ROAD  
MESA, AZ 85269**

DATE: SCALE: PROJ.No.:

REV	DATE	DESCRIPTION

**XCL ENGINEERING, LLC**  
3115 South Price Road,  
Suite 121,  
Chandler, AZ 85286  
Ph: (480) 275-2711  
www.xclengineering.com

CERTIFIED BY:

**27742**  
RICHARD E. JONES  
Registered Professional Engineer  
Arizona, U.S.A.  
Expires 3/31/2021

DRAWING No.  
**FP02**  
SHEET 2 OF 2

SW CNR OF S19, T1S, R7E.  
FND. BRASS CAP W/LS TAG 6451

SAME SECTION LINE