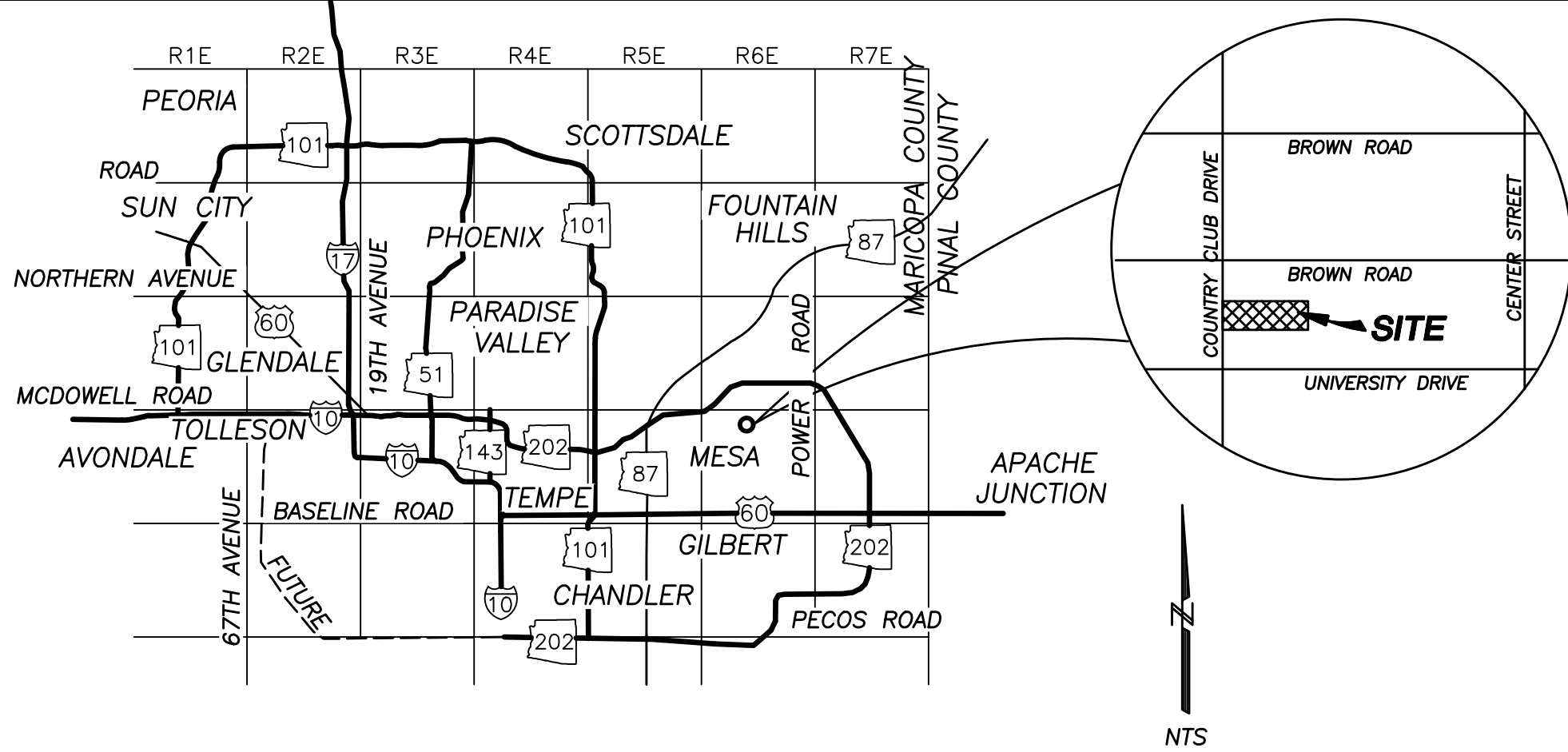


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MAP OF DEDICATION
THE PRESIDIO APARTMENTS
715 N COUNTRY CLUB DRIVE, MESA, ARIZONA
LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 15, T1N, R5E, GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
MESA, ARIZONA

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS.

KNOW ALL MEN BY THESE PRESENTS:

COUNTRY CLUB 72 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "THE PRESIDIO APARTMENTS", LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HERON, 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.

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 PUBLIC UTILITY AND RIGHT OF WAY, AS SHOWN ON THE SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. PUBLIC UTILITY AND RIGHT OF WAY EASEMENTS ARE FOR PURPOSES OF ESTABLISHING AREAS FOR CITY USE TO CONSTRUCT, INSTALL, ACCESS, MAINTAIN, REPAIR, RECONSTRUCT, REPLACE, REMOVE, UTILITIES AND FACILITIES (INCLUDING, BUT NOT LIMITED TO, WATER, WASTEWATER, GAS, ELECTRIC, PIPES, LANDSCAPING, STORM DRAINAGE, WATER RETENTION AND DETENTION, 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 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. CONSTRUCTION WITHIN THE EASEMENT GRANTED HEREBY, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, AND PAVING, CURBING, 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.

IT IS AGREED THAT COUNTRY CLUB 72 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, 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 THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY COUNTRY CLUB 72 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OR THE SUCCESSORS OR ASSIGNS OF COUNTRY CLUB 72 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, 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.

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.

IN WITNESS WHEREOF:

COUNTRY CLUB 72 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 UNDERSIGNED OFFICER THIS ____ DAY OF _____, 2018.

COUNTRY CLUB 72 LLC,
AN ARIZONA LIMITED LIABILITY COMPANY

BY: XXXXXXXXXXXXXXXXXXXXXXXX

BY: _____

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

ACKNOWLEDGMENT

ON THIS ____ DAY OF _____, 201____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED (_____), WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF, I HAVE HERE UNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES

DATE

LEGAL DESCRIPTION

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 423.04 FEET SOUTH OF THE WEST QUARTER CORNER OF SAID SECTION 15;

THENCE SOUTH, 245.36 FEET;

THENCE EAST ALONG THE NORTH LINE OF SANDAL RIDGE CONDOMINIUM, ACCORDING TO BOOK 223 OF MAPS, PAGE 27, 40 RODS, MORE OR LESS, TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15;

THENCE NORTH ALONG SAID EAST LINE, 245.36 FEET TO A POINT ON THE NORTH LINE OF THAT PROPERTY DESCRIBED IN INSTRUMENT RECORDED IN DOCUMENT NO. 87-0414077;

THENCE WEST ALONG SAID NORTH LINE, 40 RODS, MORE OR LESS, TO THE POINT OF BEGINNING; EXCEPT THE WEST 55.00 FEET AND EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15;

THENCE NORTH 00 DEGREES 12 MINUTES 41 SECONDS EAST, 1973.93 FEET:

THENCE NORTH 89 DEGREES 59 MINUTES 10 SECONDS EAST, 55.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE NORTH 00 DEGREES 12 MINUTES 41 SECONDS EAST, 5.00 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 10 SECONDS EAST, 25.00 FEET;

THENCE SOUTH 00 DEGREES 12 MINUTES 41 SECONDS WEST, 5.00 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 10 SECONDS WEST, 25.00 FEET TO THE POINT OF BEGINNING, AS SET FORTH IN ORDER FOR IMMEDIATE POSSESSION RECORDED IN DOCUMENT NO. 92-0090474.

BASIS OF BEARINGS

NORTH 0°20'33" WEST ALONG THE MONUMENT LINE COUNTRY CLUB DRIVE, SAID LINE ALSO BEING THE WEST LINE OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN. TAKEN FROM "AMENDED PLSS SUBDIVISION RECORD OF SURVEY MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY " BOOK 956, PAGE 441 OF OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER.

OWNER

COUNTRY CLUB 72 LLC, AN ARIZONA LIMITED LIABILITY COMPANY
2920 E MOHAWK LANE, SUITE 100
PHOENIX, AZ 85050

SURVEYOR

JMA ENGINEERING CORPORATION
531 EAST BETHANY HOME ROAD, GARDEN SUITE
PHOENIX, ARIZONA 85012
PHONE: (602) 248-0286
FAX: (602) 248-0976
CONTACT: JAY MIHALEK, RLS

NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, REMOVABLE SECTION TYPE FENCING.
- UTILITY LINES ARE TO BE CONSTRUCTED UNDER GROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33.
- ELECTRICAL LINES TO BE CONSTRUCTED UNDER GROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- 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 OR WITHIN THE PUBLIC RIGHTS-OF-WAY.

APPROVALS

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

_____, DAY OF _____, 201____.

APPROVED BY: _____ ATTEST: _____
MAYOR CLERK

SURVEYOR'S STATEMENT NOTE

I, JAY E. MIHALEK, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA: THAT THIS PLAT CONSISTING OF 2 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF DECEMBER OF 2016; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS, CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

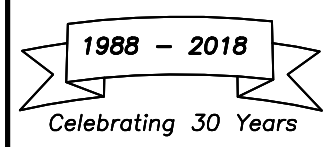
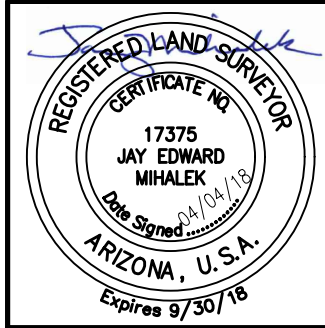
JAY E. MIHALEK, RLS # 17375

04/04/18
DATE

FINAL PLAT
THE PRESIDIO APARTMENTS
715 N COUNTRY CLUB DRIVE, MESA ARIZONA

JMA ENGINEERING CORPORATION
JMA
531 E. Bethany Home Road, Garden Suite
Phoenix, Arizona 85012
Voice 602.248.0286
Fax 602.248.0976

Manager	AS
Checked	JM
Job No.	1626



SHEET
1
OF 2

LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 15, T1N, R5E, GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

— **BROWN ROAD**

RIO SALADO PARKWAY

BAILEY LIVING TRUST
APN 137-28-076

_____	CENTERLINE
=====	RIGHT-OF-WAY
-----	PROPERTY LINE
— — — —	EASEMENT
◎	FOUND BRASS CAP
⊠	FOUND BRASS CAP IN HANDHOLE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
PUFE	PUBLIC UTILITY AND FACILITIES EASEMENT
ESMT	EASEMENT
MCR	MARICOPA COUNTY RECORDER
APN	ASSESSOR PARCEL NUMBER
BCHH	BRASS CAP IN HAND HOLE
BCF	BRASS CAP FLUSH
(R)	RECORDED
(M)	MEASURED

R1 "AMENDED PLSS SUBDIVISION RECORD OF SURVEY MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY", BOOK 956, PAGE 441 OF OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER.

R2 "THE SANDAL RIDGE CONDOMINIUM", BOOK 223, PAGE 27 OF OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER.

R3 "WARRANTY DEED", DOCUMENT NO. 2017-0518647 OF OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER.

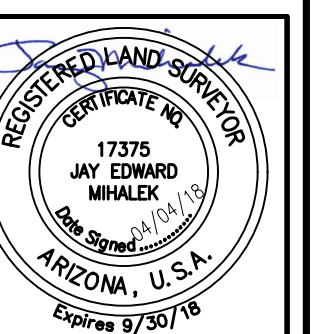
UNIVERSITY DRIVE

JMA ENGINEERING CORPORATION

12 Fax 602.248.0976

THE PRESIDIO APARTMENTS
715 N COUNTRY CLUB DRIVE, MESA ARIZONA

Manager	AS
Checked	JM
Job No.	1626



1988 - 2018
Celebrating 30 Years

SHEET
2
OF 2

SUE 04.04.18