

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT QUEEN CREEK UNIFIED SCHOOL DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, AS OWNER OF LOT 1, EASTMARK MULTI-FAMILY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF LOT 2, DMB MESA PROVING GROUNDS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF LOT 3, AND THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, AS OWNER OF LOT 4, DO HEREBY PUBLISH THIS FINAL PLAT FOR "EASTMARK COMMERCIAL", SITUATED IN 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 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 QUEEN CREEK UNIFIED SCHOOL DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, AS OWNER OF LOT 1, PCS DEVELOPMENT, INC, A NEVADA CORPORATION, AS OWNER OF LOT 2, DMB MESA PROVING GROUNDS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF LOT 3, AND THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION, AS OWNER OF LOT 4, WARRANTS AND REPRESENTS 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 MESA PROVING GROUNDS 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, WIFE, 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:

QUEEN CREEK UNIFIED SCHOOL DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, 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.

QUEEN CREEK UNIFIED SCHOOL DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA

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 QUEEN CREEK UNIFIED SCHOOL DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

IN WITNESS WHEREOF:

EASTMARK MULTI-FAMILY, LLC, A DELAWARE 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.

EASTMARK MULTI-FAMILY, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: JENNINGS HOLDINGS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,

ITS: MANAGING MEMBER

BY: PAUL JENNINGS, TRUSTEE OF THE PAUL JENNINGS TRUST DATED MARCH 8, 2006, AS AMENDED,

ITS: SOLE MEMBER

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THE FOREGOING INSTRUMENT WAS EXECUTED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS DAY OF , 2018,

BY: JENNINGS HOLDINGS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,

ITS: MANAGING MEMBER

BY: PAUL JENNINGS, TRUSTEE OF THE PAUL JENNINGS TRUST DATED MARCH 8, 2006, AS AMENDED,

ITS: SOLE MEMBER

NOTARY PUBLIC

MY COMMISSION EXPIRES:

FINAL PLAT
FOR

EASTMARK COMMERCIAL
PARCELS 1 THROUGH 4, OF THE MINOR LAND DIVISION, EASTMARK
COMMERCIAL, RECORDED UNDER BOOK _____, PAGE _____, MARICOPA
COUNTY RECORDS, BEING SITUATED IN SECTION 22, TOWNSHIP 1
SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

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:

THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION. 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.

THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE.

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 THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

OWNER (LOT 1)

QUEEN CREEK UNIFIED SCHOOL DISTRICT
20217 EAST CHANDLER HEIGHTS ROAD
QUEEN CREEK, AZ 85142
TEL: (480) 987-5935
FAX: (480) 987-9714

OWNER (LOT 2)

EASTMARK MULTI-FAMILY LLC
A DELAWARE LIMITED LIABILITY COMPANY

OWNER (LOT 3)

DMB MESA PROVING GROUNDS LLC,
A DELAWARE LIMITED LIABILITY COMPANY
14646 N. KIERLAND BLVD
SUITE 270
SCOTTSDALE, AZ 85254
TEL (602) 903-7501
FAX (602) 903-7540
CONTACT: ERIC J. TUNE, PE, LEED AP

OWNER (LOT 4)

CORPORATION OF THE PRESIDING
BISHOP OF THE CHURCH OF JESUS
CHRIST OF LATTER-DAY SAINTS
50 EAST NORTH TEMPLE
SALT LAKE CITY, UT 84150

SURVEYOR

HOSKIN RYAN CONSULTANTS, INC.
5050 N. 40TH STREET, SUITE 100
PHOENIX, AZ 85018
TEL: (602) 252-8384
FAX: (602) 252-8385
CONTACT: KENNETH P. CONVERSE, RLS

RATIFICATION AND APPROVAL

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 MINOR LAND DIVISION.

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

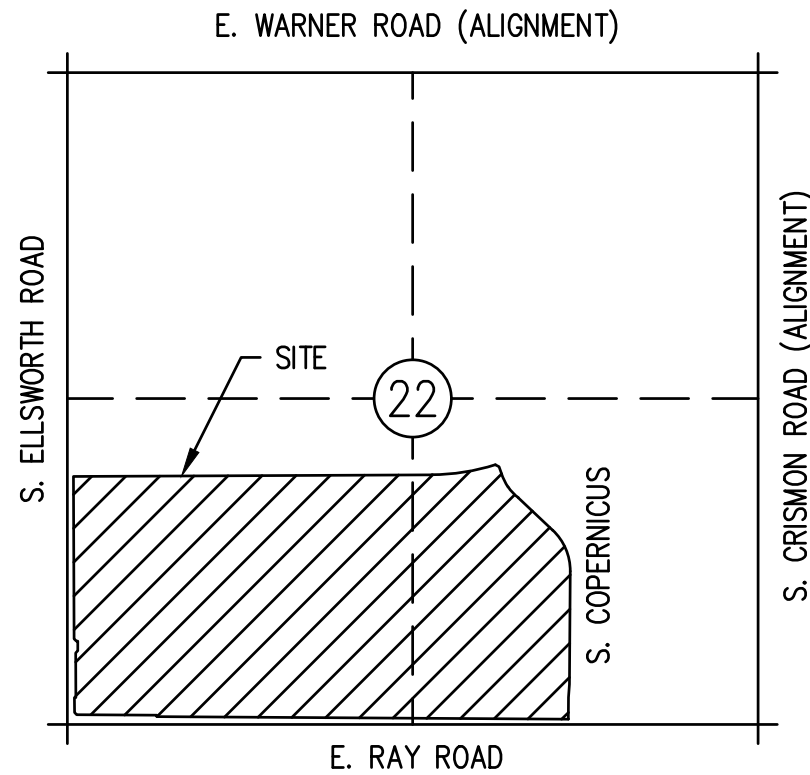
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THIS

DAY OF , 2018.

APPROVED BY: MAYOR 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.

APPROVED BY: CITY ENGINEER DATE



VICINITY MAP

SECTION 22, T1S, R7E
NOT TO SCALE



REFERENCE SURVEYS

R1 - MAP OF DEDICATION FOR EASTMARK - PHASE 1, BOOK 1117, PAGE 47, MCR
R2 - MINOR LAND DIVISION FOR EASTMARK COMMERCIAL - BOOK _____, PAGE ___, MCR

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, HELD SOUTH 89°38'34" EAST, BETWEEN A 3" MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HAND-HOLE AT THE SOUTHWEST CORNER OF SECTION 22 AND A 2" MARICOPA COUNTY ALUMINUM CAP AT THE SOUTH QUARTER CORNER OF SECTION 22, AS SHOWN ON R1.

ZONING

PC - PLANNED COMMUNITY

FLOODPLAIN

THE WEST PORTION OF THE PROJECT SITE IS WITHIN FLOOD ZONE "X" SHADED, 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, PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE RATE MAPS, MAP NUMBER 04013C2760L, REVISED DATED OCTOBER 16, 2013.

THE EAST PORTION OF 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.

LIMITS OF FLOOD ZONES ARE SHOWN HEREON.

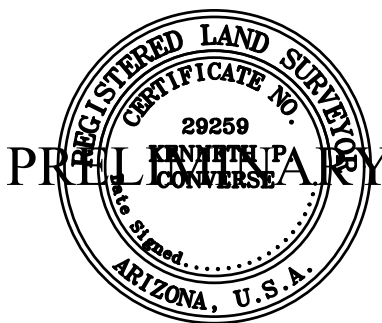
SURVEYOR'S CERTIFICATION

I, KENNETH P. CONVERSE, 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 UNDER MY SUPERVISION DURING THE MONTH OF APRIL 2017; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE; THAT THE BOUNDARY MONUMENTS EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; THAT THE CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT TIME OF CONSTRUCTION.

KENNETH P. CONVERSE
ARIZONA REGISTERED LAND SURVEYOR
REGISTRATION 29259
HOSKIN RYAN CONSULTANTS, INC.
5050 N. 40TH STREET, SUITE 100
PHOENIX, AZ 85018

3/15/18
DATE OF PLAT

Expires 06/30/2019



Hoskin•Ryan Consultants Inc.
creative engineering solutions

5050 N. 40th Street, Suite #100
Phoenix, Arizona 85018
Office: (602) 252-8384 Fax: (602) 252-8385 www.hoskinryan.com

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

AREA 129.914 AC

SHEET 1 OF 4

Job No: 1-17-066-02

Date: 3/15/18

REVIEWED BY
DATE
DRAFTED BY
DATE
CHECKED BY
DATE

C:\Projects\17\Phoenix\1-17-066 Eastmark Minor Land Div\01 -Minor Land Div\Survey\DWG's\1706602S-FP.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 THE "SUPPLEMENTAL DECLARATION" 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 THE "SUPPLEMENTAL DECLARATION" TO BE RECORDED AGAINST THE PROPERTY HEREAFTER), 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 THE "SUPPLEMENTAL DECLARATION" TO BE RECORDED AGAINST THE PROPERTY HEREAFTER), 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 THE "SUPPLEMENTAL DECLARATION" TO BE RECORDED AGAINST THE PROPERTY HEREAFTER).
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).

LEGAL DESCRIPTIONS

LOT 1

THAT PORTION OF TRACT 'A', OF THE FINAL PLAT FOR EASTMARK DU3/4 EAST PHASE 2 INFRASTRUCTURE, RECORDED AS BOOK 1332, PAGE 6, MARICOPA COUNTY RECORDS (MCR), AND TRACT 'V' OF THE FINAL PLAT FOR EASTMARK DEVELOPMENT UNIT 3/4 PARCELS 3/4-1 THROUGH 3/4-3, RECORDED AS BOOK 1276, PAGE 3, MCR 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 3' MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HAND-HOLE FOUND AT THE SOUTHWEST CORNER OF SECTION 22 FROM WHENCE A 2" MARICOPA COUNTY ALUMINUM CAP MONUMENT FOUND AT THE SOUTH QUARTER CORNER OF SAID SECTION HAS A BEARING OF SOUTH 89°38'34" EAST, A DISTANCE OF 2,647.07 FEET (BASIS OF BEARING);

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, SOUTH 89°38'34" EAST, A DISTANCE OF 1880.29 FEET;

THENCE DEPARTING SAID SOUTH LINE OF THE SOUTHWEST QUARTER, NORTH 0°21'26" EAST, A DISTANCE OF 192.00 FEET, TO NORTH RIGHT-OF-WAY LINE OF E. RAY ROAD, AS SHOWN ON THE MAP OF DEDICATION FOR EASTMARK - PHASE 1, RECORDED AS BOOK 1117, PAGE 47, MCR, AND THE **TRUE POINT OF BEGINNING**;

THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, NORTH 0°21'26" EAST, A DISTANCE OF 1,683.39 FEET;

THENCE NORTH 89°44'10" EAST, A DISTANCE OF 652.60 FEET, TO THE BEGINNING OF TANGENT CURVE, HAVING A RADIUS OF 1,482.00 FEET;

THENCE EASTERLY, A DISTANCE OF 449.27 FEET, ALONG SAID CURVE, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 17°22'10", TO THE WEST RIGHT-OF-WAY LINE OF S. COPERNICUS, AS SHOWN ON THE FINAL PLAT FOR EASTMARK DU3/4 EAST PHASE 2 INFRASTRUCTURE, RECORDED AS BOOK 1332, PAGE 6, MCR;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, THE FOLLOWING 6 COURSES:

THENCE SOUTH 63°34'15" EAST, A DISTANCE OF 28.55 FEET;

THENCE SOUTH 19°07'18" EAST, A DISTANCE OF 53.02 FEET, TO THE BEGINNING OF A TANGENT CURVE, HAVING A RADIUS OF 418.50 FEET;

THENCE SOUTHEASTERLY, A DISTANCE OF 101.22 FEET, ALONG SAID CURVE, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 13°51'30", TO THE BEGINNING OF A COMPOUND CURVE, HAVING A RADIUS OF 286.16 FEET;

THENCE SOUTHEASTERLY, A DISTANCE OF 104.28 FEET, ALONG SAID CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 20°52'44", TO A POINT OF NON-TANGENCY;

THENCE SOUTH 46°48'09" EAST, A DISTANCE OF 328.20 FEET, TO THE BEGINNING OF A TANGENT CURVE, HAVING A RADIUS OF 387.50 FEET;

THENCE SOUTHERLY, A DISTANCE OF 247.26 FEET, ALONG SAID CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 36°33'34", TO THE NORTHWEST CORNER OF THE RIGHT-OF-WAY FOR S. COPERNICUS, AS SHOWN ON THE FINAL PLAT FOR EASTMARK DEVELOPMENT UNIT 3/4, PARCELS 3/4-1 THROUGH 3/4-3, RECORDED AS BOOK 1276, PAGE 3, MCR, AND THE BEGINNING OF A COMPOUND CURVE, HAVING A RADIUS OF 387.50 FEET;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE FOR S. COPERNICUS, THE FOLLOWING 5 COURSES:

THENCE SOUTHERLY, A DISTANCE OF 71.96 FEET, CONTINUING ALONG SAID CURVE, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 10°38'23';

THENCE SOUTH 0°23'48" WEST, A DISTANCE OF 785.50 FEET;

THENCE SOUTH 4°12'38" WEST, A DISTANCE OF 90.20 FEET;

THENCE SOUTH 0°23'48" WEST, A DISTANCE OF 150.00 FEET, TO THE BEGINNING OF A TANGENT CURVE, HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHERLY, A DISTANCE OF 2.51 FEET, ALONG SAID CURVE, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 7°10'51", TO SAID NORTH RIGHT-OF-WAY LINE OF E. RAY ROAD;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF E. RAY ROAD, NORTH 89°36'12" WEST, A DISTANCE OF 845.19 FEET;

THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE OF E. RAY ROAD, NORTH 89°38'34" WEST, A DISTANCE OF 766.84 FEET, TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 2,613,586 SQUARE FEET OR 60.000 ACRES, MORE OR LESS.

LOT 2

THAT 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 3' MARICOPA COUNTY BRASS CAP IN HAND-HOLE, FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 22, FROM WHENCE, A 2" MARICOPA COUNTY ALUMINUM CAP MONUMENT, FOUND AT THE SOUTH QUARTER CORNER OF SAID SECTION 22, BEARING SOUTH 89°38'34" EAST, A DISTANCE OF 2647.07 FEET (BASIS OF BEARINGS), AS SHOWN ON THE MAP OF DEDICATION FOR EASTMARK - PHASE 1, RECORDED UNDER BOOK 1117, PAGE 47, MARICOPA COUNTY RECORDS (MCR);

THENCE ALONG THE SOUTH LINE OF SAID SECTION 22, SOUTH 89°38'34" EAST, A DISTANCE OF 1352.45 FEET;

THENCE DEPARTING SAID SOUTH LINE OF SECTION 22, NORTH 00°21'26" EAST, A DISTANCE OF 192.00 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF E. RAY ROAD, AS SHOWN ON SAID MAP OF DEDICATION, AND THE **TRUE POINT OF BEGINNING**;

THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, NORTH 00°00'00" WEST, A DISTANCE OF 305.93 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 101.48 FEET, TO THE BEGINNING OF A TANGENT CURVE, TO THE RIGHT, HAVING A RADIUS OF 90.00 FEET;

THENCE NORTHWESTERLY, A DISTANCE OF 80.13 FEET, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°00'38", SAID CURVE HAVING A CHORD OF NORTH 64°29'41" WEST, A DISTANCE OF 77.51 FEET, TO A POINT OF TANGENCY;

THENCE NORTH 38°59'22" WEST, A DISTANCE OF 33.87 FEET, TO THE BEGINNING OF A TANGENT CURVE, TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET;

THENCE NORTHWESTERLY, A DISTANCE OF 11.94 FEET, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°12'34", SAID CURVE HAVING A CHORD OF NORTH 21°53'05" WEST, A DISTANCE OF 11.76 FEET, TO THE BEGINNING OF A REVERSE CURVE, TO THE LEFT, HAVING A RADIUS OF 75.00 FEET;

THENCE NORTHWESTERLY, A DISTANCE OF 52.43 FEET, ALONG SAID CURVE, THOUGH A CENTRAL ANGLE OF 40°03'26", SAID CURVE HAVING A CHORD OF NORTH 24°48'31" WEST, A DISTANCE OF 51.37 FEET, TO A POINT OF NON-TANGENCY;

THENCE NORTH 00°00'12" WEST, A DISTANCE OF 163.14 FEET;

THENCE SOUTH 89°59'44" EAST, A DISTANCE OF 750.20 FEET;

LEGAL DESCRIPTIONS (CONT'D)

THENCE SOUTH 00°21'26" WEST, A DISTANCE OF 589.56 FEET, TO SAID NORTH RIGHT-OF-WAY LINE OF E. RAY ROAD;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF E. RAY ROAD, NORTH 89°38'34" WEST, A DISTANCE OF 527.84 FEET, TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 368,562 SQUARE FEET OR 8.461 ACRES, MORE OR LESS.

LOT 3

THAT 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 3' CITY OF MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HAND HOLE FOUND AT THE SOUTHWEST CORNER OF SECTION 22, FROM WHENCE A 2" MARICOPA COUNTY ALUMINUM CAP MONUMENT, FOUND AT THE SOUTH QUARTER CORNER OF SECTION 22 BEARING SOUTH 89°38'34" EAST, A DISTANCE OF 2,647.07 FEET (BASIS OF BEARING), AS SHOWN ON THE MAP OF DEDICATION FOR EASTMARK - PHASE 1, RECORDED UNDER BOOK 1117, PAGE 47, MARICOPA COUNTY OFFICIAL RECORDS (MCR);

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, SOUTH 89°38'34" EAST, A DISTANCE OF 1,880.29 FEET;

THENCE DEPARTING SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, NORTH 0°21'26" EAST, A DISTANCE OF 192.00 FEET, TO A LINE 192.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, AS SHOWN ON THE MAP OF DEDICATION FOR EASTMARK - PHASE 1, RECORDED AS BOOK 1117, PAGE 47, MCR;

THENCE ALONG SAID PARALLEL LINE, NORTH 89°38'34" WEST, A DISTANCE OF 527.84 FEET, TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID PARALLEL LINE, NORTH 89°38'34" WEST, A DISTANCE OF 718.30 FEET;

THENCE DEPARTING SAID PARALLEL LINE, NORTH 0°21'26" EAST, A DISTANCE OF 10.00 FEET, TO A LINE 202.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22;

THENCE ALONG SAID PARALLEL LINE, NORTH 89°38'34" WEST, A DISTANCE OF 556.33 FEET;

THENCE DEPARTING SAID PARALLEL LINE, NORTH 44°57'12" WEST, A DISTANCE OF 21.33 FEET, TO A LINE 65.00 FEET EAST OF AND PARALLEL WITH THE CENTERLINE OF S. ELLSWORTH ROAD;

THENCE ALONG SAID PARALLEL LINE, NORTH 0°15'50" WEST, A DISTANCE OF 103.79 FEET;

THENCE NORTH 89°44'10" EAST, A DISTANCE OF 10.00 FEET, TO A LINE 75.00 FEET EAST OF AND PARALLEL WITH SAID CENTERLINE OF S. ELLSWORTH ROAD;

THENCE ALONG SAID PARALLEL LINE, NORTH 0°15'50" WEST, A DISTANCE OF 309.95 FEET;

THENCE NORTH 44°44'10" EAST, A DISTANCE OF 21.21 FEET, TO A LINE 90.00 FEET EAST OF AND PARALLEL WITH SAID CENTERLINE OF S. ELLSWORTH ROAD;

THENCE ALONG SAID PARALLEL LINE, NORTH 0°15'50" WEST, A DISTANCE OF 67.00 FEET;

THENCE DEPARTING SAID PARALLEL LINE, SOUTH 89°44'10" WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 45°15'50" WEST, A DISTANCE OF 21.21 FEET, TO A LINE 65.00 FEET EAST OF AND PARALLEL WITH SAID CENTERLINE OF S. ELLSWORTH ROAD;

THENCE ALONG SAID PARALLEL LINE, NORTH 0°15'50" WEST, A DISTANCE OF 1,127.85 FEET;

THENCE DEPARTING SAID PARALLEL LINE, NORTH 89°44'10" EAST, A DISTANCE OF 1,270.05 FEET;

THENCE SOUTH 0°15'50" EAST, A DISTANCE OF 409.01 FEET;

THENCE NORTH 89°44'10" EAST, A DISTANCE OF 561.02 FEET;

THENCE SOUTH 0°21'26" WEST, A DISTANCE OF 684.80 FEET;

THENCE NORTH 89°59'44" WEST, A DISTANCE OF 750.20 FEET;

THENCE SOUTH 00°00'12" EAST, A DISTANCE OF 163.14 FEET, TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET;

THENCE SOUTHEASTERLY, A DISTANCE OF 52.43 FEET, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°03'26", SAID CURVE HAVING A CHORD OF SOUTH 24°48'31" EAST, A DISTANCE OF 51.37 FEET, TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHEASTERLY, A DISTANCE OF 11.94 FEET, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°12'34", SAID CURVE HAVING A CHORD OF SOUTH 21°53'05" EAST, A DISTANCE OF 11.76 FEET, TO A POINT OF TANGENCY;

THENCE SOUTH 38°59'22" EAST, A DISTANCE OF 33.87 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET;

THENCE SOUTHEASTERLY, A DISTANCE OF 80.13 FEET, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°00'38", SAID CURVE HAVING A CHORD OF SOUTH 64°29'41" EAST, A DISTANCE OF 77.51 FEET, TO A POINT OF TANGENCY;

THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 101.48 FEET;

THENCE SOUTH 0°00'00" EAST, A DISTANCE OF 305.93 FEET, TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 2,446,527 SQUARE FEET OR 56.165 ACRES, MORE OR LESS.

LEGAL DESCRIPTIONS (CONT'D)

LOT 4

THAT 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 3' MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HAND HOLE FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 22, FROM WHENCE A 2" MARICOPA COUNTY ALUMINUM CAP MONUMENT FOUND AT THE SOUTH QUARTER CORNER OF SAID SECTION 22, BEARING SOUTH 89°38'34" EAST, A DISTANCE OF 2,647.07 FEET (BASIS OF BEARING);

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, SOUTH 89°38'34" EAST, A DISTANCE OF 1880.29 FEET;

THENCE DEPARTING SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, NORTH 0°21'26" EAST, A DISTANCE OF 192.00 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF E. RAY ROAD, AS SHOWN ON THE MAP OF DEDICATION FOR EASTMARK - PHASE 1, RECORDED AS BOOK 1117, PAGE 47, MARICOPA COUNTY RECORDS (MCR), ALSO BEING THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED UNDER INSTRUMENT NUMBER 2017-0612133, MCR;

THENCE ALONG THE WEST LINE OF SAID PARCEL OF LAND NORTH 00°21'26" EAST, A DISTANCE OF 1274.36 FEET, TO THE **TRUE POINT OF BEGINNING**;

THENCE DEPARTING SAID WEST LINE, SOUTH 89°44'10" WEST, A DISTANCE OF 561.02 FEET;

THENCE NORTH 00°15'50" WEST, A DISTANCE OF 409.01 FEET;

THENCE NORTH 89°44'10" EAST, A DISTANCE OF 565.45 FEET, TO SAID WEST LINE OF THAT PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED UNDER INSTRUMENT NUMBER 2017-0612133, MCR;

THENCE ALONG SAID WEST LINE, SOUTH 00°21'26" WEST, A DISTANCE OF 409.03 FEET, TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 230,367 SQUARE FEET OR 5.288 ACRES, MORE OR LESS.

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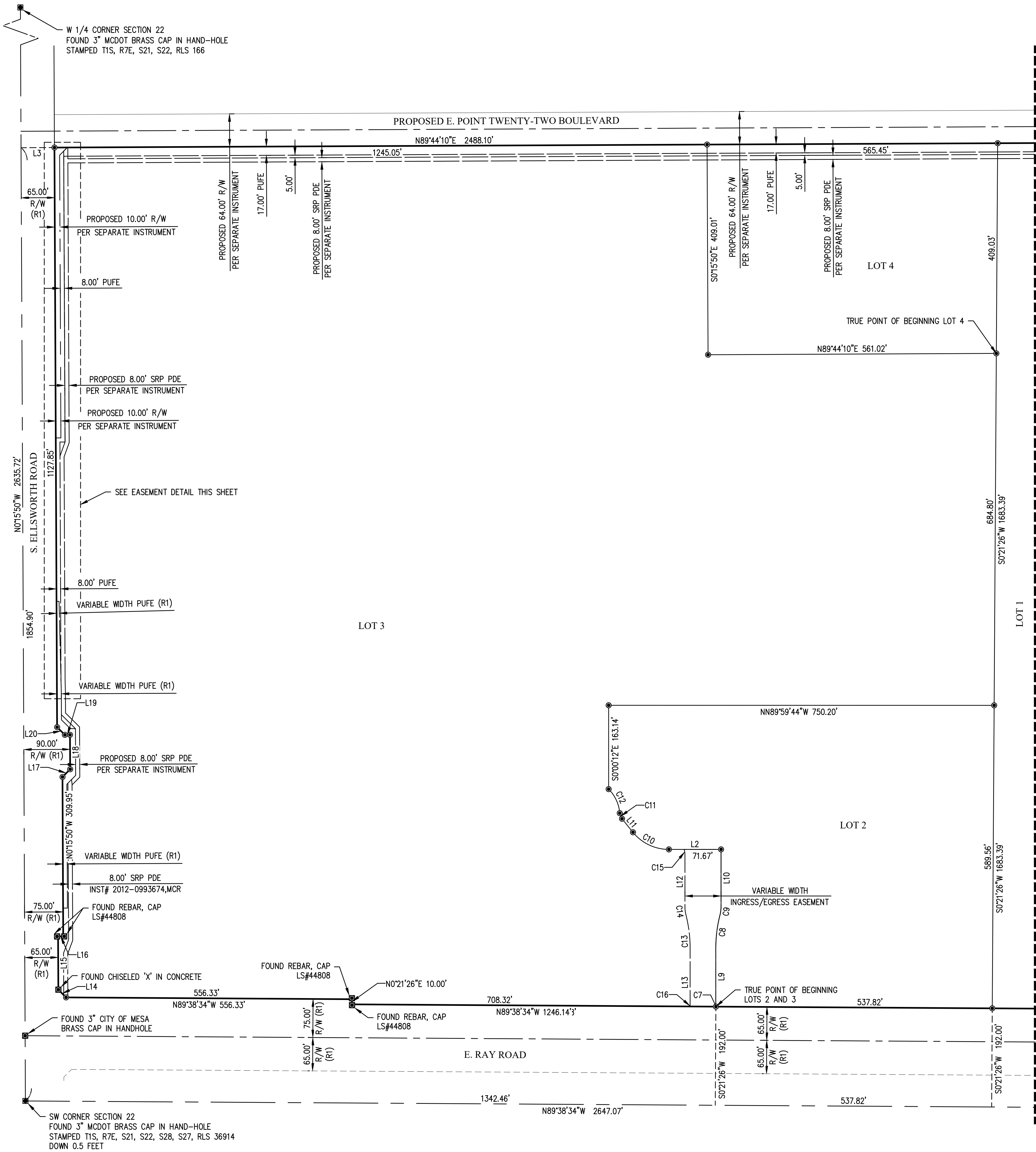
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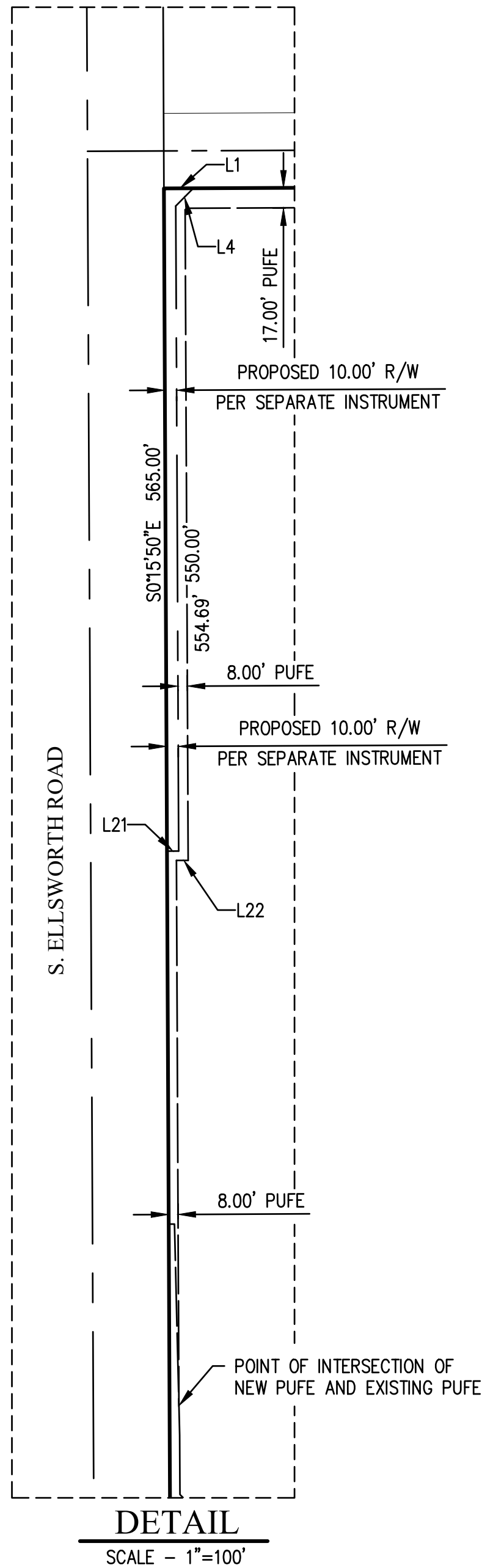
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AREA 129.914 AC	SHEET 2 OF 4
Job No: 1-17-066-02	Date: 3/15/18

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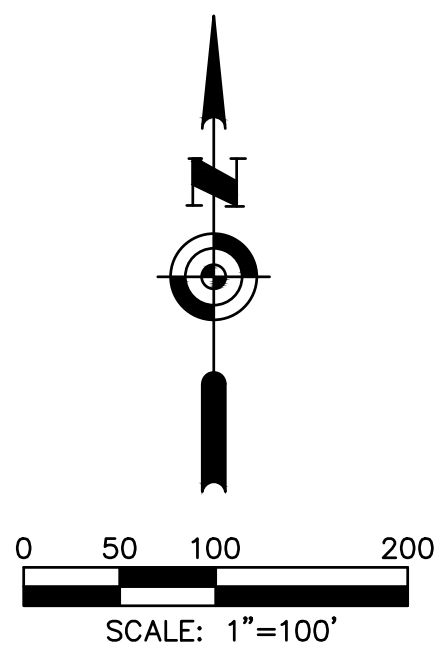
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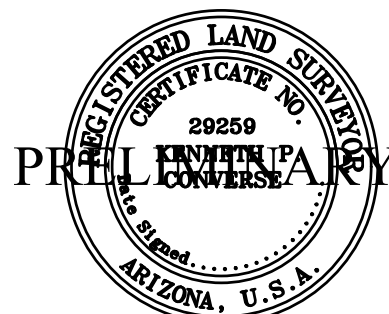
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MCR	MARICOPA COUNTY RECORDS
BK	BOOK
PG	PAGE
PDE	POWER DISTRIBUTION EASEMENT
PUE	PUBLIC UTILITY & FACILITIES EASEMENT
INST#	INSTRUMENT NUMBER
■	FOUND MONUMENT, AS NOTED
●	FOUND 1/2" REBAR WITH CAP LS#29259
---	SECTION LINE
---	TIE LINE
---	SITE BOUNDARY
---	EASEMENT
---	ADJACENT PROPERTY LINE
---	RIGHT-OF-WAY
---	CENTERLINE

PARCEL LINE AND CURVE TABLE					
LINE NO./CURVE NO	LENGTH	BEARING/DELTA	RADIUS	CHORD LENGTH	CHORD DIRECTION
C1	449.27	17°22'10"	1482.00	447.55	N81°03'06"E
C2	101.22	13°51'30"	418.50	100.98	S26°03'03"E
C3	104.28	20°52'44"	286.16	103.70	S43°25'10"E
C4	247.26	36°33'34"	387.50	243.08	S28°31'22"E
C5	71.96	10°38'23"	387.50	71.86	S4°55'24"E
C6	2.51	7°10'51"	20.00	2.50	S3°59'13"W
C7	2.38	6°49'25"	20.00	2.38	S3°24'43"E
C8	64.25	14°17'42"	257.50	64.08	S7°08'51"W
C9	17.34	14°17'42"	69.50	17.29	S7°08'51"W
C10	80.13	51°00'38"	90.00	77.51	S64°29'41"E
C11	11.94	34°12'34"	20.00	11.76	S21°53'05"E
C12	52.43	40°03'26"	75.00	51.37	N24°48'31"W
C13	64.25	14°17'43"	257.50	64.08	N7°08'51"W
C14	17.34	14°17'43"	69.50	17.30	N7°08'51"W
C15	11.63	17°46'33"	37.50	11.59	N7°03'15"W
C16	2.63	7°32'17"	20.00	2.63	N3°46'08"E
L1	25.00	S89°44'10"W			
L2	101.48	S90°00'00"E			
L3	65.00	S89°44'10"W			
L4	21.21	S44°44'10"W			
L5	28.55	S63°34'15"E			
L6	53.02	S19°07'18"E			
L7	90.20	S4°12'38"W			
L8	150.00	S0°23'48"W			
L9	111.75	S0°00'00"E			
L10	111.00	S0°00'00"W			
L11	33.87	S38°59'22"E			
L12	99.50	N0°00'00"E			
L13	111.19	N0°00'00"W			
L14	21.33	N44°57'12"W			
L15	103.79	N0°15'50"W			
L16	10.00	N89°44'10"E			
L17	21.21	N44°44'10"E			
L18	67.00	S0°15'50"E			
L19	10.00	S89°44'10"W			
L20	21.21	N45°15'50"W			
L21	10.00	S89°44'10"W			
L22	10.00	S89°44'10"W			



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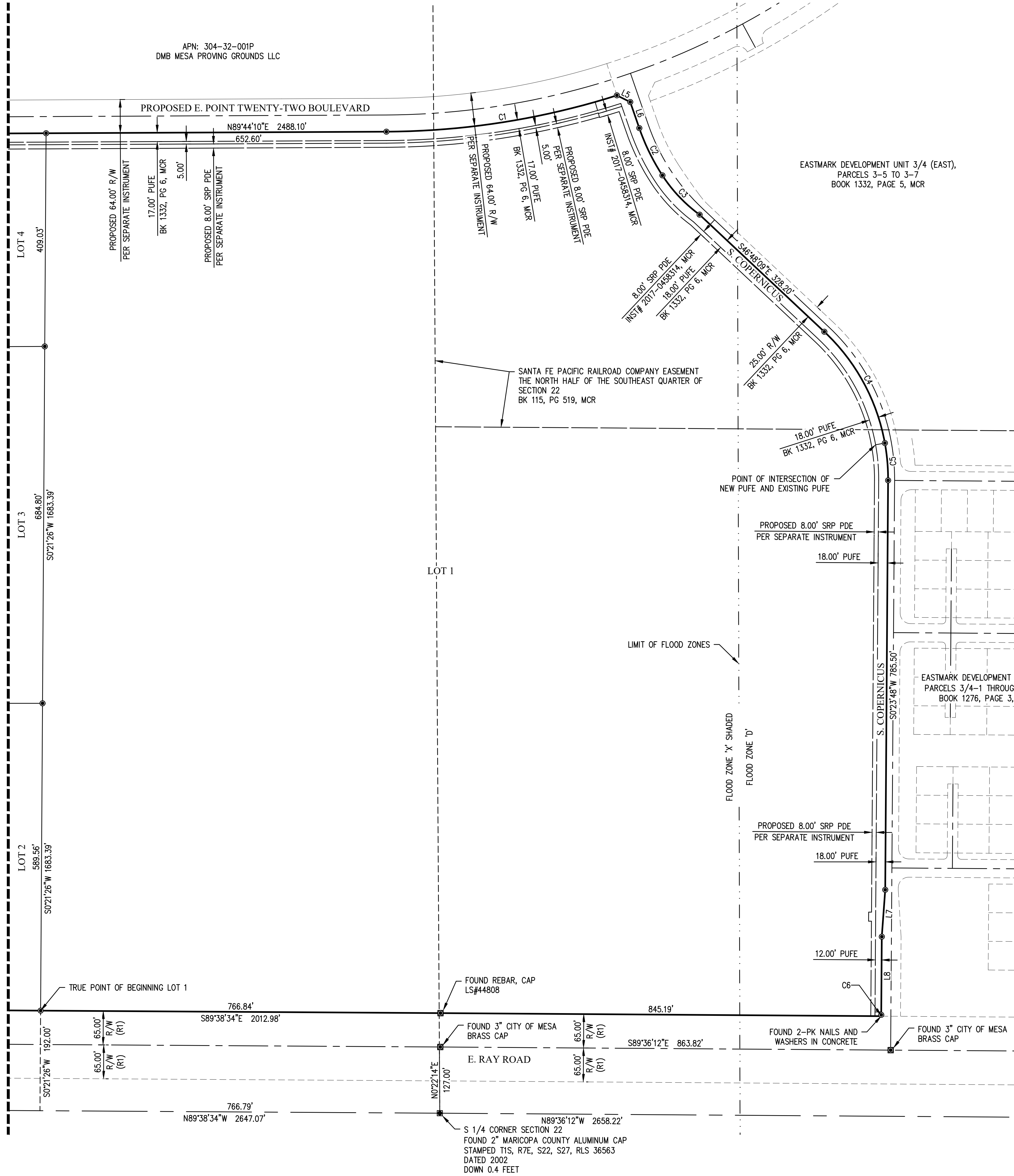
SHEET 3 OF 4

Job No: 1-17-066-02

Date: 3/15/18

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SEE SHEET 3

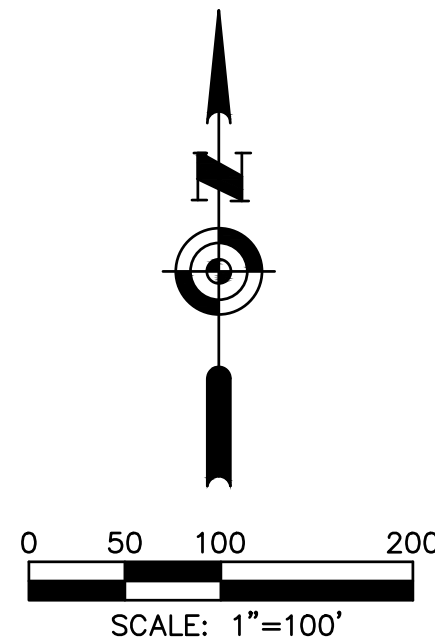


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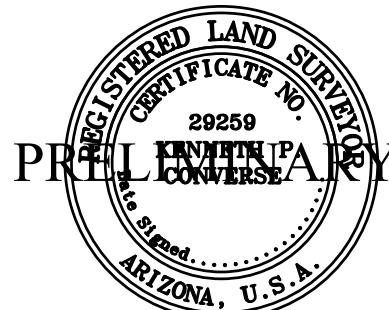
- MCR MARICOPA COUNTY RECORDS
- BK BOOK
- PG PAGE
- PDE POWER DISTRIBUTION EASEMENT
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PARCEL LINE AND CURVE TABLE

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C12	52.43	40°03'26"	75.00	51.37	N24°48'31"W
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L1	25.00	S89°44'10"W			
L2	101.48	S90°00'00"E			
L3	65.00	S89°44'10"W			
L4	21.21	S44°44'10"W			
L5	28.55	S63°34'15"E			
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L13	111.19	N0°00'00"W			
L14	21.33	N44°57'12"W			
L15	103.79	N0°15'50"W			
L16	10.00	N89°44'10"E			
L17	21.21	N44°44'10"E			
L18	67.00	S0°15'50"E			
L19	10.00	S89°44'10"W			
L20	21.21	N45°15'50"W			
L21	10.00	S89°44'10"W			
L22	10.00	S89°44'10"W			



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SHEET 4 OF 4

Job No: 1-17-066-02

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