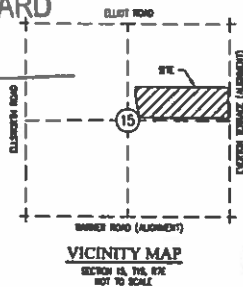


APPROVED PLANS

PLANNING AND ZONING BOARD

DATE: 6-20-18
WITH STIPS: YES ☒ NO ☐

DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

THAT THE MESA PHOENIX GROUND LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF LOTS 1 AND 2, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "EASTMARK DUS PARCELS 5-1 AND 5-2", A REPLAT OF A PORTION OF "TRACT A" OF THE FINAL PLAT FOR EASTMARK DEVELOPMENT UNIT 6 - INFRASTRUCTURE FOR COMMERCIAL PARCELS, RECORDED AS BOOK 1576, PAGE 10, MARICOPA COUNTY RECORDS (BOOK), AND A PORTION OF SECTION 15, 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 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 SHOWN TO IT RESPECTIVELY.

THE MESA PHOENIX GROUND LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF LOTS 1 AND 2, WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT THEY ARE THE SOLE OWNERS OF THE PROPERTY COVERED BY THIS PLAT AND THAT EVERY INTEREST, EASEMENT, OR OTHER PERSON OR ENTITY HAVING ANY INTEREST THAT IS APPLICABLE TO OR INCONSISTENT WITH THE FOREGOING DECLARATION, OR ANY OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT, HAS CONSENTED TO BE JOINED IN THIS PLAT AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE ON WHICH THE MESA PHOENIX GROUND LLC HAS RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

THE MESA PHOENIX GROUND LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

BY: UNINCORPORATED EASTMARK LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS ADMINISTRATIVE MEMBER

BY: _____

BY: _____

BY: _____

BY: _____

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018, BY _____ OF _____, _____, MARICOPA COUNTY, ARIZONA, IN ITS CAPACITY AS _____, MEMBER OF THE MESA PHOENIX GROUND LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS MANAGER OF THE MESA PHOENIX GROUND LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF THEREOF.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018, BY _____ OF _____, _____, MARICOPA COUNTY, ARIZONA, IN ITS CAPACITY AS _____, MEMBER OF THE MESA PHOENIX GROUND LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS MANAGER OF THE MESA PHOENIX GROUND LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF THEREOF.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

IN WITNESS WHEREOF:

MEET MESA 1, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

BY: _____

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF MARICOPA

THIS FOREGOING DECLARATION OF COVENANTS AND NOTICE OF RIGHT OF REPURCHASE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018, BY _____ OF MEET MESA 1, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

PRELIMINARY PLAT
FOREASTMARK DUS
PARCELS 5-1 AND 5-2A PORTION OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA

RATIFICATION AND APPROVAL OF PLAT

STATE OF ARIZONA
COUNTY OF MARICOPA

EASTMARK COMMUNITY ALLIANCE, INC., AN ARIZONA NON-PROFIT CORPORATION HEREBY RATIFIES, AFFIRMS AND APPROVES THIS FINAL PLAT FOR "EASTMARK DUS PARCELS 5-1 AND 5-2" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS FINAL PLAT.

IN WITNESS WHEREOF, EASTMARK COMMUNITY ALLIANCE, INC., HAS CAUSED ITS NAME TO BE AFFIRMED BY THE UNDERSIGNED, DUTY AUTHORIZED OFFICER THIS _____ DAY OF _____, 2018.

EASTMARK COMMUNITY ALLIANCE, INC., AN ARIZONA NON-PROFIT CORPORATION

BY: _____

BY: _____

ACKNOWLEDGMENT OF RATIFICATION

STATE OF ARIZONA
COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018, BY _____ OF _____, _____, MARICOPA COUNTY, ARIZONA, IN ITS CAPACITY AS _____, MEMBER OF THE MESA PHOENIX GROUND LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS MANAGER OF THE MESA PHOENIX GROUND LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF THEREOF.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

RATIFICATION AND APPROVAL

STATE OF ARIZONA
COUNTY OF MARICOPA

THE UNDERSIGNED, BEING THE BENEVOLENT UNDER THE DEED OF TRUST RECORDED AS DOCUMENT NUMBER: 2008-000004, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS MAJOR LAND DIVISION.

WELLS FARGO BANK, NATIONAL ASSOCIATION

BY: _____

BY: _____

ACKNOWLEDGMENT OF RATIFICATION

STATE OF ARIZONA
COUNTY OF MARICOPA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018, BY _____ OF WELLS FARGO BANK, NATIONAL ASSOCIATION.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

LEGAL DESCRIPTIONS

PARCEL 5-1

THAT PORTION OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCED AT A 3" CITY OF MESA BRASS CAP IN HAND-HOLE, FOUND AT THE NORTH 1/4 CORNER OF SAID SECTION 15, FROM WHENCE A 3" MARICOPA COUNTY BRASS CAP, PLUMB, FOUND AT THE NORTHEAST CORNER OF SAID SECTION 15, HAS A BEARING OF SOUTH 89°30'15" EAST, (BASIS OF BEARING) A DISTANCE OF 3,029.05 FEET.

THENCE ALONG THE NORTH LINE OF SAID SECTION 15, SOUTH 89°30'15" EAST, A DISTANCE OF 1,000.00 FEET.

THENCE DEPARTING SAID NORTH LINE OF SECTION 15, SOUTH 89°30'15" WEST, A DISTANCE OF 1,000.00 FEET, TO A LINE 1,000.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, AND THE TRUE POINT OF BEGINNING.

THENCE DEPARTING SAID PARALLEL LINE, SOUTH 89°30'15" EAST, A DISTANCE OF 1,334.17 FEET, TO THE WEST RIGHT-OF-WAY LINE OF S. EDITION TERRACE, AS SHOWN ON THE FINAL PLAT FOR EASTMARK DEVELOPMENT UNIT 6 - INFRASTRUCTURE FOR COMMERCIAL PARCELS, RECORDED AS BOOK 1576, PAGE 10, MARICOPA COUNTY RECORDS (BOOK).

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

THENCE SOUTH 89°30'15" EAST, A DISTANCE OF 1,000.00 FEET.

THENCE SOUTH 41°30'15" EAST, A DISTANCE OF 1,000.00 FEET.

THENCE SOUTH 89°30'15" EAST, A DISTANCE OF 1,334.17 FEET.

THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE OF S. EDITION TERRACE, NORTH 89°30'15" WEST, A DISTANCE OF 1,334.17 FEET, TO SAID LINE BEING 1,000.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 15.

THENCE ALONG SAID PARALLEL LINE, NORTH 89°30'15" WEST, A DISTANCE OF 888.75 FEET, TO THE TRUE POINT OF BEGINNING.

CONTAINING 1,000.00 SQUARE FEET OR 0.0230 ACRES MORE OR LESS.

PARCEL 5-2

THAT PORTION OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCED AT A 3" CITY OF MESA BRASS CAP IN HAND-HOLE, FOUND AT THE NORTH 1/4 CORNER OF SAID SECTION 15, FROM WHENCE A 3" MARICOPA COUNTY BRASS CAP, PLUMB, FOUND AT THE NORTHEAST CORNER OF SAID SECTION 15, HAS A BEARING OF SOUTH 89°30'15" EAST, (BASIS OF BEARING) A DISTANCE OF 3,029.05 FEET.

THENCE ALONG THE NORTH LINE OF SAID SECTION 15, SOUTH 89°30'15" EAST, A DISTANCE OF 1,000.00 FEET.

THENCE DEPARTING SAID NORTH LINE OF SECTION 15, SOUTH 89°30'15" WEST, A DISTANCE OF 1,000.00 FEET, TO A LINE 1,000.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, AND THE TRUE POINT OF BEGINNING.

THENCE ALONG SAID PARALLEL LINE, SOUTH 89°30'15" EAST, A DISTANCE OF 888.75 FEET.

THENCE DEPARTING SAID PARALLEL LINE, NORTH 89°30'15" WEST, A DISTANCE OF 1,334.17 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIAL POINT BEARING NORTH 79°30'15" EAST, A DISTANCE OF 3,029.05 FEET.

THENCE NORTHWEST, A DISTANCE OF 1,000.00 FEET, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°30'15", SAID CURVE HAVING A CURVE OF NORTH 71°30'15" WEST, A DISTANCE OF 888.75 FEET, TO A POINT OF NON-TANGENCY.

THENCE SOUTH 89°30'15" EAST, A DISTANCE OF 1,334.17 FEET, TO THE TRUE POINT OF BEGINNING.

CONTAINING 1,000.00 SQUARE FEET OR 0.0230 ACRES MORE OR LESS.

SHEET INDEX

SHEET 1 COVER, NOTES & LEGAL DESCRIPTIONS
SHEET 2 SECTIONAL CORNER & NOTES
SHEET 3 MAJOR LAND DIVISION MAP

OWNER (PARCEL 5-1)

MEET 1 MESA 1, L.L.C.
A DELAWARE LIMITED LIABILITY COMPANY
C/O ENDORSE DATA CENTERS
1400 LINDER STREET
SUITE 200
DENVER, CO 80202
TEL: (303) 555-1000
FAX: (303) 555-1000
CONTACT: JEFF HANSEN

SURVEYOR/ENGINEER

HOSKIN RYAN CONSULTANTS, INC.
3000 N. 40TH STREET, SUITE 200
PHOENIX, AZ 85018
TEL: (602) 255-1000
FAX: (602) 255-1000
CONTACT: JEFF HANSEN

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN HELD SOUTH 89°30'15" EAST.

FLOODPLAIN

THE WEST PORTION OF THE PROJECT SITE IS WITHIN FLOOD ZONE "X" SHOWN ON THE 1:25,000 SCALE FLOOD MAP, DATED 1983, WHICH SHOWS AREAS OF 1% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH AVERAGE 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: 150000000, REVISED DATE: OCTOBER 16, 2011.

THE EAST PORTION OF THE PROJECT SITE APPEARS TO BE WITHIN FLOOD ZONE "X", 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.

ZONING

PC-PLANNED COMMUNITY

Hoskin-Ryan Consultants, Inc.
Professional Engineering

3000 N. 40th Street, Suite 200
Phoenix, Arizona 85018
Office: (602) 255-1000 Fax: (602) 255-1000 www.hoskin-ryan.com

AREA 51.000 AC

SHEET 1 OF 3

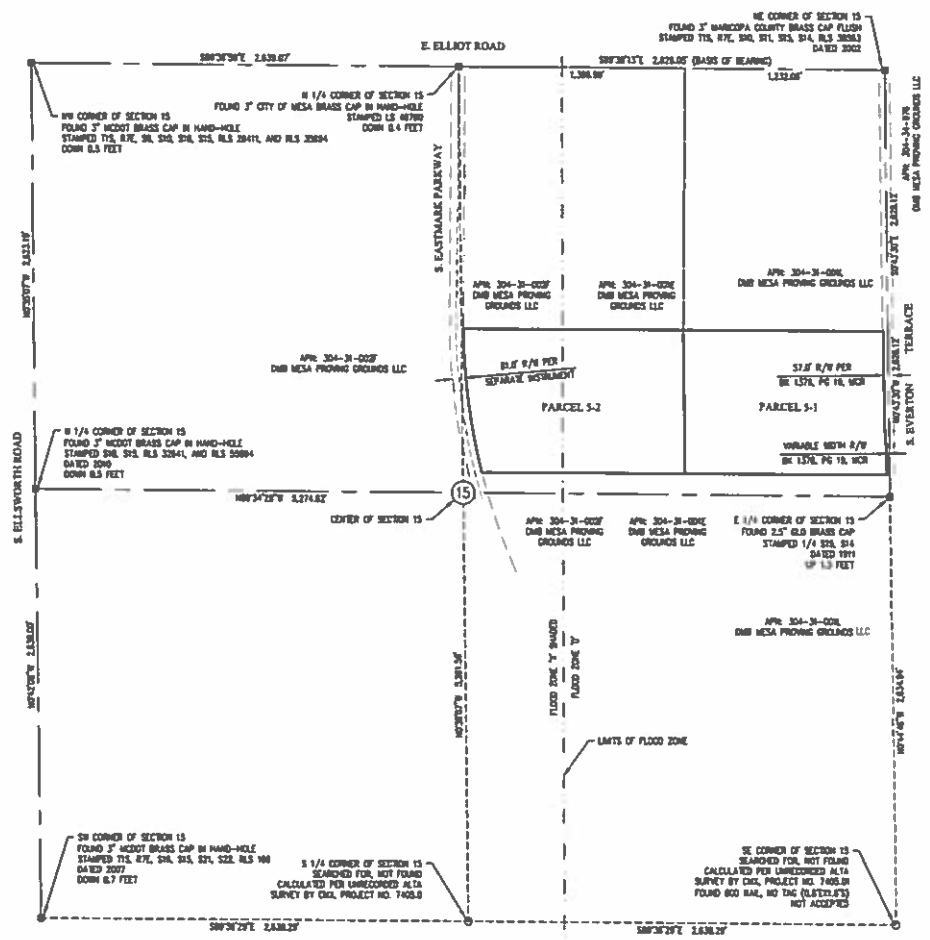
JOB NO. 1-11-002-01

DATE 1/1/18

LINDA HANSEN - PROJECT MANAGER - LINDA HANSEN - PROJECT MANAGER

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. 2013-027862, AND RE-RECORDED AS DOCUMENT NO. 2013-027862, 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)311.
4. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE MESA FLOODING 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 PAVES, 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 EASEMENTS SHOWN ON THIS PLAT WHICH USE WITHIN THE LOTS IS THE RESPONSIBILITY OF THE LOT OWNER.
6. AN AVIATION EASEMENT AND RELEASE FOR THIS PLAT IS RECORDED IN MARICOPA COUNTY RECORDER DOCUMENT # 2011-035715 AND RE-RECORDED IN DOCUMENT # 2011-043576. THIS SUBDIVISION IS WITHIN THREE (3) MILES OF PHOENIX-MESA GATEWAY AIRPORT. INFORMATION REGARDING AIRPORT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.
7. IN ORDER TO COMPLY WITH THE "ARIZONA BOUNDARY SURVEY MANUAL STANDARDS", ARIZONA BOARD OF TECHNICAL REGISTRATION, SUBSTANTIVE POLICY STATEMENT #12, AND CITY OF MESA SUBDIVISION PLAT STAMPING 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 MESA 15-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, COMPASS, OR REVERSE UNLESS NOTED OTHERWISE.
10. CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, HOOD, 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 WITHIN 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. 2013-027862, AND RE-RECORDED AS DOCUMENT NO. 2013-027862, 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 AS PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS FOR THE RELOCATION OF SWP AND SOUTHWEST GAS FACILITIES IN PLATES ON THIS PLAT. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. § 9-1-1 INCLUDES THE PLATES ON THIS PLAT. THE TERM "PUBLIC EASEMENT" IN M.C.C. § 9-1-1(A) INCLUDES PLATES, AND PLATES ON THIS PLAT ARE SUBJECT TO M.C.C. § 9-1-1(A).



SECTIONAL CONTROL
SECTION 15, T15, 67E
SCALE: 1" = 200'



Hoskin • Ryan Consultants Inc.
creating engineering solutions

3028 N. 40th Street, Suite # 100
Phoenix, Arizona 85018
Office (602) 552-5561 Fax (602) 552-5285 www.hoskinryan.com

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

