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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, DOES HEREBY PUBLISH THIS FINAL PLAT FOR PARCEL A FINAL PLAT, LOCATED IN SECTION 19, TOWNSHIP 1 SOUTH, RANGE 7 EAST, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, 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.

PHX-MESA GATEWAY AIRPORT 193, LLC, HEREBY DEDICATES AND CONVEYS TO THE CITY OF MESA, IN FEE, ALL REAL PROPERTY DESIGNATED ON THIS PLAT AS "RIGHT-OF-WAY" OR "R/W" FOR USE AS PUBLIC RIGHT-OF-WAY.

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 VEHICULAR NON-ACCESS EASEMENTS AND PUBLIC UTILITY AND FACILITY EASEMENTS, AS SHOWN ON THE SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. THE DEDICATION OF REAL PROPERTY MARKED AS STREETS ON THIS PLAT IS A DEDICATION TO THE CITY OF MESA, IN FEE, FOR THE CITY'S USE AS PUBLIC RIGHT-OF-WAY. THE DEDICATION OF REAL PROPERTY MARKED AS PUBLIC UTILITY AND FACILITIES EASEMENTS IS A DEDICATION OF A PUBLIC UTILITY AND FACILITIES EASEMENT TO THE CITY, WITH SUCH DEDICATION INCLUDING THE FOLLOWING USES: TO CONSTRUCT, INSTALL, ACCESS, MAINTAIN, REPAIR, RECONSTRUCT, REPLACE, REMOVE, UTILITIES AND FACILITIES (INCLUDING, BUT NOT LIMITED TO, WATER, WASTEWATER, GAS, ELECTRIC, STORM WATER, PIPES, CONDUIT, CABLES, AND SWITCHING EQUIPMENT), CONDUCTORS, CABLES, FIBER OPTICS, COMMUNICATION AND SIGNAL LINES, TRANSFORMERS, VAULTS, MANHOLES, CONDUITS, PIPES AND CABLES, FIRE HYDRANTS, STREET LIGHTS, STREET PAVEMENT, CURBS, GUTTERS, SIDEWALKS, TRAFFIC SIGNALS, EQUIPMENT AND SIGNS, PUBLIC TRANSIT FACILITIES, SHELTERS AND IMPROVEMENTS, LANDSCAPING, STORM DRAINAGE, WATER RETENTION AND DETENTION, FLOOD CONTROL, 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 (PROVIDED THAT GROUND LEVEL SHALL NOT BE ALTERED IN A MANNER THAT CONFLICTS WITH THE OPERATION, MAINTENANCE, OR REPAIR OF EXISTING UTILITY OR PUBLIC IMPROVEMENTS) 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. ALL OTHER EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN. UNLESS APPROVED OTHERWISE BY THE CITY OF MESA, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

IT IS AGREED THAT PHX-MESA GATEWAY AIRPORT 193, LLC, 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 ALWAYS THAT NO BUILDING OR STRUCTURE OF ANY NATURE OR KIND WHATSOEVER, INCLUDING WITHOUT LIMITATION FENCES, NOR ANY PART OF SAME, SHALL BE CONSTRUCTED, INSTALLED OR PLACED ON OR OVER SAID EASEMENT OR ANY PART THEREOF BY PHX-MESA GATEWAY AIRPORT 193, LLC, OR THE SUCCESSORS OR ASSIGNS OF PHX-MESA GATEWAY AIRPORT 193, LLC, AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY PHX-MESA GATEWAY AIRPORT 193, LLC, OR THE SUCCESSORS OR ASSIGNS OF PHX-MESA GATEWAY AIRPORT 193, LLC, 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.

PHX-MESA GATEWAY AIRPORT 193, LLC, HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "SIGHT VISIBILITY EASEMENT" OR "SVE" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO LANDSCAPING OTHER THAN GROUND COVER, FLOWERS AND GRANITE LESS THAN 2-FEET (MATURE) IN HEIGHT, AND/OR TREES WITH BRANCHES NOT LESS THAN 8-FEET ABOVE GROUND, WHICH TREES, IF ANY, MUST BE SPACED NOT LESS THAN 8 FEET APART.

PHX-MESA GATEWAY AIRPORT 193, LLC, HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "VEHICULAR NON-ACCESS EASEMENT" OR "VNAE" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO VEHICULAR ACCESS IS PERMITTED.

DRAINAGE COVENANTS:

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT IS HEREBY RESERVED AS A DRAINAGE FACILITY AND RETENTION BASIN FOR THE INCLUSIVE CONVEYANCE OF DRAINAGE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FOR THE PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA, TOGETHER WITH THE RIGHT TO INGRESS AND EGRESS TO MAINTAIN SAID DRAINAGE FACILITY.

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 PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA;

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.

PHX-MESA GATEWAY AIRPORT 193, LLC, WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS THE SOLE OWNER 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

PARCEL A FINAL PLAT "B"  
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.

ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH PHX-MESA GATEWAY AIRPORT 193, LLC, WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

PHX-MESA GATEWAY AIRPORT 193, 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.

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.

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

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

- 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.

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

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

- 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).

CIVIL ENGINEER / SURVEYOR

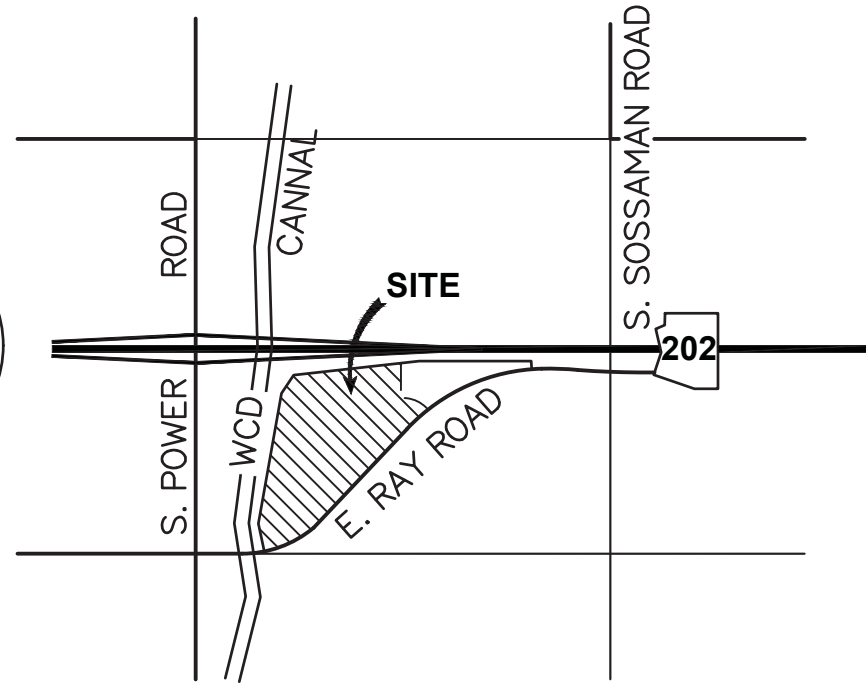
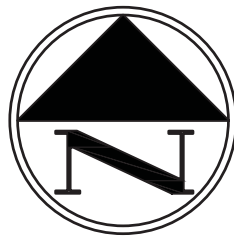
XCL ENGINEERING, L.L.C.  
1460 S. KAREN DR.  
CHANDLER, AZ 85286  
CONTACT: OMAR CERVANTES, P.E.  
PHONE: (480)275-2711  
EMAIL: ocervantes@xclengineering.com

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: 1,414,829.98 S.F. OR 32.4800 AC.  
ZONING: LI-AF-PAD (LIGHT INDUSTRIAL)



VICINITY MAP  
SECTION 19, T1S, R7E  
NOT TO SCALE

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



XCL ENGINEERING, LLC  
1460 South Karen Drive,  
Chandler, AZ 85286  
Ph: (480) 275-2711



www.xclengineering.com

CERTIFIED BY:

PARCEL A FINAL PLAT

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

TITLE:

PROJECT:

DATE: 7/28/18

XCL No.:

A.S.

SCALE:

DESCRIPTION

DATE

REV

SHEET

1

OF

2

DRAWING No.

FP01





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ROOSEVELT WATER CONSERVATION DISTRICT CANAL

OWNER: FLOOD CONTROL DISTRICT OF MARICOPA COUNTY  
APN: 304-30-026E

OWNER: ALL ADVISOR INC  
APN: 304-30-027J

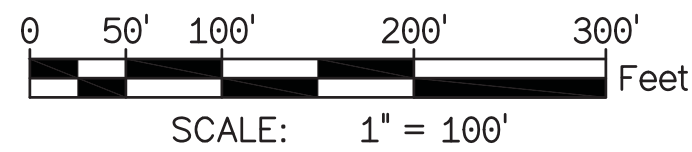
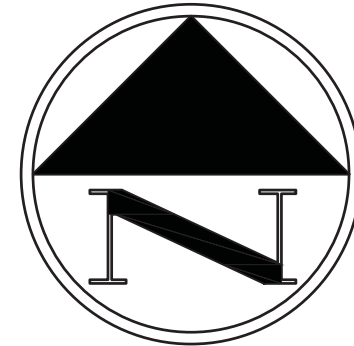
OWNER: GATEWAY PROPERTIES OF AZ LLC  
APN: 304-30-039

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

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

### LEGEND

- Found Monument as Notes
- Found Brass Cap Flush
- Found Brass Cap in Hand Hole
- Set ½" Rebar R.L.S. #27742
- Subdivision Corner
- Property Line
- Roadway Center Line
- Right-of-Way (ROW)
- Easement Line (PUE, Esmnt.)
- Breakline
- Recorded
- Measured
- MCR
- Registered Land Surveyor
- APN
- Assessor Parcel Number
- POB
- Point of Beginning
- POC
- Point of Commencing
- FND.
- Found
- CNR
- Corner
- ROW
- Right-of-Way
- PUFE
- Public Utility & Facility Easement
- VNAE
- Vehicular Non Access Easment



PARCEL AREA TABLE		
Parcel No.	Area (S.F.)	Area (Acre)
5	93,232.49	2.1403
6	93,600.00	2.1488
7	93,600.00	2.1488
8	118,369.15	2.7174
9	103,818.57	2.3833
10	124,401.96	2.8559
11	109,200.00	2.5069
12	122,197.33	2.8053
13	112,000.00	2.5712
14	138,710.31	3.1844
15	126,992.25	2.9153
TRACT "A"	61,172.18	1.4043

CURVE TABLE					
Curve No.	Length	Radius	Delta	Chord Direction	Chord Length
C1	649.92'	1432.00'	026° 00' 14"	N77° 28' 46"E	644.35'
C2	476.39'	1432.00'	019° 03' 39"	N54° 56' 49"E	474.20'
C3	60.51'	1367.00'	002° 32' 11"	S64° 28' 05"W	60.51'
C4	206.66'	1367.00'	008° 39' 42"	N49° 44' 35"E	206.46'
C5	63.11'	1367.00'	002° 38' 42"	S52° 45' 05"W	63.10'
C6	71.01'	1367.00'	002° 58' 34"	N49° 56' 27"E	71.00'
C7	72.54'	1367.00'	003° 02' 26"	S46° 55' 57"W	72.53'
C8	243.57'	396.75'	035° 10' 29"	S22° 39' 54"E	239.76'
C9	354.93'	396.75'	051° 15' 24"	S14° 37' 27"E	343.21'
C10	357.84'	400.00'	051° 15' 24"	S14° 37' 27"E	346.03'
C11	360.75'	403.25'	051° 15' 24"	N14° 37' 27"W	348.84'
C12	111.36'	396.75'	016° 04' 55"	S02° 57' 48"W	110.99'
C13	8.44'	48.50'	009° 58' 24"	S23° 34' 49"E	8.43'
C14	49.38'	71.50'	039° 34' 16"	S08° 46' 53"E	48.41'
C15	33.98'	25.00'	077° 51' 57"	N49° 56' 13"E	31.42'
C16	302.11'	371.92'	046° 32' 32"	S67° 51' 32"E	293.88'

PARCEL LINE TABLE		
Line No.	Length	Direction
L1	112.53'	S00° 35' 45"E
L2	65.03'	N40° 15' 09"W
L3	28.27'	S40° 15' 09"E
L4	28.85'	N40° 15' 09"W
L5	28.51'	N40° 15' 09"W
L6	42.00'	S78° 59' 45"E
L7	39.28'	N11° 00' 15"E
L8	13.87'	S44° 35' 16"E

TITLE: <b>PARCEL B FINAL PLAT</b>		DATE: 7/28/18		SCALE: A.S.	XCL No.: 14-0050
PROJECT: <b>RAY ROAD COMMERCE CENTER EAST RAY ROAD &amp; SOUTH SOSSAMAN ROAD MESA, AZ 85269</b>					
<b>XCL ENGINEERING, LLC</b> 1460 South Karen Drive, Chandler, AZ 85286 Ph: (480) 275-2711 www.xclengineering.com	REV	DATE	DESCRIPTION		



CERTIFIED BY:  RICHARD E. JONES 7/28/18 Arizona, U.S.A. Expires 3/31/2021	DRAWING NO. <b>FP02</b> SHEET 2 OF 2
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