

FINAL PLAT
LONGBOW BUSINESS PARK PHASE 1

LOT 3A-2 OF THE LAND SPLIT MAP FOR LONGBOW BUSINESS PARK - LOT 3A, ACCORDING TO BOOK 1395 OF MAPS, PAGE 23, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE EAST HALF OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS.
KNOW ALL MEN BY THESE PRESENTS:

THAT LONGBOW CAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR LONGBOW BUSINESS PARK PHASE 1, A REPLAT OF LOT 3A-2, "LAND SPLIT MAP FOR LONGBOW BUSINESS PARK - LOT 3A", ACCORDING TO BOOK 1395 OF MAPS, PAGE 23, RECORDS OF MARICOPA COUNTY, LOCATED IN OF THE EAST HALF OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 6 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 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.

LONGBOW CAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, 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.

WITHOUT LIMITING IN ANY MANNER THE DEDICATIONS AND RIGHTS CREATED IN FAVOR OF THE CITY OF MESA, ARIZONA BY THIS FINAL PLAT, THE COSTS OF PUBLIC INFRASTRUCTURE CONSTRUCTED OR INSTALLED IN THE RIGHTS OF WAY OR PUBLIC EASEMENTS ESTABLISHED BY THIS FINAL PLAT MAY BE FINANCED WITH, AND THE DEVELOPER REIMBURSED BY, THE PROCEEDS OF BONDS ISSUED BY A COMMUNITY FACILITIES DISTRICT, IN ACCORDANCE WITH THE TERMS OF A DEVELOPMENT, FINANCING PARTICIPATION AND INTERGOVERNMENTAL AGREEMENT.

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 LONGBOW CAS, 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 BF CONSTRUCTED, INSTALLED OR PLACED ON OR OVER SAID EASEMENT OR ANY PART THEREOF BY LONGBOW CAS, LLC OR THE SUCCESSORS OR ASSIGNS OF LONGBOW CAS, LLC AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY LONGBOW CAS, LLC OR THE SUCCESSORS OR ASSIGNS OF LONGBOW CAS, LLC WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF MESA. THE RIGHTS AND OBLIGATIONS TO PROVIDE UTILITY SERVICE TO ITS CUSTOMERS.

LONGBOW CAS, 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.

LONGBOW CAS, 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.

LONGBOW CAS, 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 ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH LONGBOW CAS, LLC WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

LONGBOW CAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAVE HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAVE EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED, THIS_____DAY OF _____, 2018.

LONGBOW CAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____
NAME: _____

ACKNOWLEDGMENT:

STATE OF _____ }
COUNTY OF _____ } SS.

ON THIS _____ DAY OF _____, 20____, BEFORE ME, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE _____ OF LONGBOW CAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND BEING DULY AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC MY COMMISSION EXPIRES

NOTES

- 1. CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, OR REMOVABLE SECTION-TYPE FENCING.
- 2. UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33.
- 3. ELECTRICAL LINES ARE TO BE CONSTRUCTED AS REQUIRED BY THE ARIZONA CORPORATION COMMISSON GENERAL ORDER R-14-2-133.
- 4. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES, OR LANDSCAPED AREAS WITHIN THE PROJECT.
- 5. 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.
- 6. THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AS ASSURED WATER SUPPLY.
- 7. AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT IS RECORDED WITHIN THE MARICOPA COUNTY RECORDER. THE SUBDIVISION IS WITHIN 1 MILE OF FALCON FIELD AIRPORT, INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINSTRATION OFFICE.
- 8. SPECIAL SURFACE MATERIAL NOTE:
THE CITY OF MESA WILL NOT BE RESPONSIBLE FOR ANY SPECIAL TYPE OF SURFACE MATERIAL SUCH AS BUT NOT LIMITED TO PAVEMENT, CONCRETE, COLORED STAMPED PAVEMENT OR CONCRETE, OR BRICKS, AS NOTED WITHIN THE PROJECT'S 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 HOMEOWNERS ASSOCIATION, BUSINESS OWNER'S ASSOCIATION, OR THE PROPERTY OWNER(S).
- 9. A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (C.C.&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.
- 10. COMPLIANCE WITH ALL CONDITIONS FOR APPROVAL FOR CASE _____.
- 11. ALL INDIVIDUAL LOT PROPERTY CORNERS SHALL BE SET WITH 1/2" REBAR AND CAP OR TACK BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT. PROPERTY CORNERS WILL BE SET AT COMPLETION OF MASS GRADING.
- 12. ACCORDING TO FIRM FLOOD INSURACE RATE MAP NO.#04013C2315, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN ZONE "X". ZONE X (SHADED) IS 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."
- 13. PUBLIC UTILITY AND FACILITY EASEMENTS WILL BE TREATED LIKE PUBLIC UTILITY EASEMETNS 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).

LENDER RATIFICATION

THE PERSON EXECUTING THIS DOCUMENT WARRANTS HIS OR HER AUTHORITY TO DO SO ON BEHALF OF THE BENEFICIARY.

BENEFICIARY: WELLS FARGO BANK, NATIONAL ASSOCIATION

BY: _____

NAME: _____ (PRINT)

ITS: _____

ACKNOWLEDGMENT:

STATE OF _____ }
COUNTY OF _____ } SS.

ON THIS _____ DAY OF _____, 20____, BEFORE ME, PERSONALLY APPEARED, _____, WHO ACKNOWLEDGED HIMSELF TO BE THE _____ OF _____ BEING DULY AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

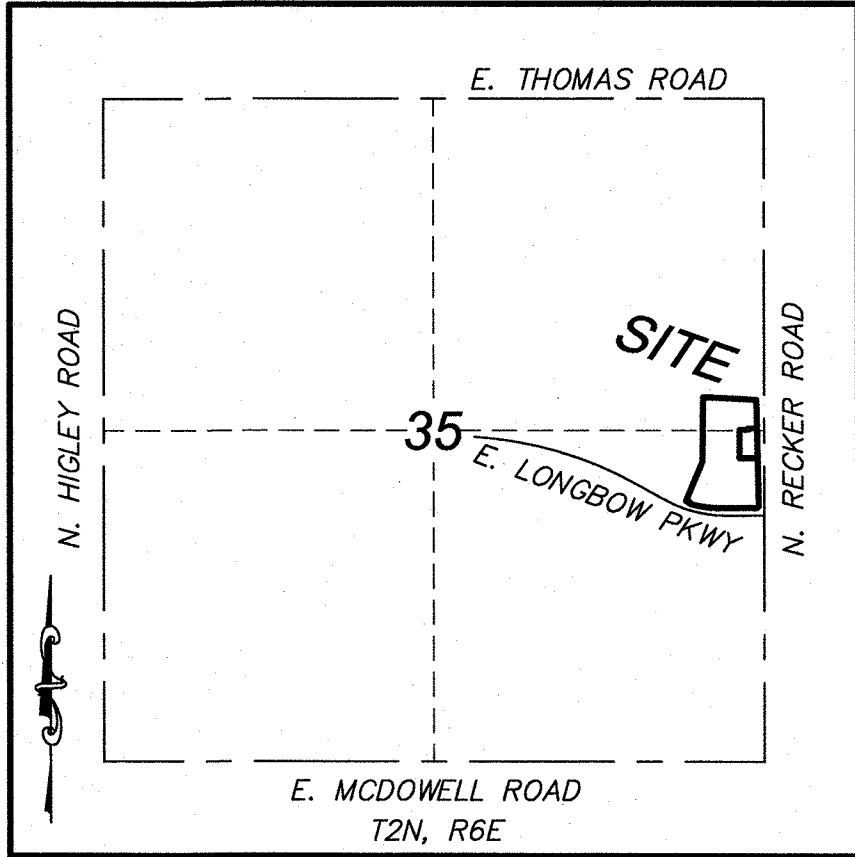
IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC MY COMMISSION EXPIRES

LAND SURVEYOR'S CERTIFICATION:

I, JASON SEGNERI, HEREBY CERTIFY, THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT, CONSISTING OF TWO (2) SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY DIRECTION DURING THE MONTH OF AUGUST, 2018; THAT THE SURVEY IS A CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; THAT THE LOT CORNERS SHALL BE LOCATED AS SHOWN AT THE TIME OF CONSTRUCTION.

JASON SEGNERI NO. 35833 DATE 11/12/18
SURVEY INNOVATION GROUP, INC.
22425 N. 16TH STREET, SUITE 1
PHOENIX, ARIZONA 85024



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

LOT 3A-2 OF THE LAND SPLIT MAP FOR LONGBOW BUSINESS PARK - LOT 3A, ACCORDING TO BOOK 1395 OF MAPS, PAGE 23, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE EAST HALF OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER / DEVELOPER

LONGBOW CAS, LLC
C/O KITCHELL DEVELOPMENT CO.
1707 E. HIGHLAND AVENUE, STE 100
PHOENIX, AZ 85016
CONTACT: VIOLET THORNTON
PHONE: 602-631-6309

ENGINEER

SLATER HANIFAN GROUP
11201 N. TATUM BLVD. STE 250
PHOENIX, ARIZONA 85028
PHONE: (602) 687-9664
CONTACT: PATRICK LOWRY

SURVEYOR

SURVEY INNOVATION GROUP, INC.
22425 N. 16TH STREET, SUITE 1
PHOENIX, ARIZONA 85024
PHONE: (480) 922-0780
CONTACT: JASON SEGNERI

BENCHMARK

BRASS TAG ON THE TOP OF CURB AT THE SOUTHWEST CORNER OF RECKER ROAD AND THOMAS ROAD.
ELEVATION=1447.17 (NAVD '88)

BASIS OF BEARINGS

THE EAST LINE OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

SAID LINE BEARS NORTH 00 DEGREES 24 MINUTES 14 SECONDS WEST.

EXISTING ZONING

THE CURRENT ZONING FOR THIS SUBDIVISION IS LC PAD

LOT TABLE

LOT 1	163,924 SQUARE FEET OR 3.763 ACRES
LOT 2	37,803 SQUARE FEET OR 0.868 ACRES
LOT 3	53,527 SQUARE FEET OR 1.229 ACRES
LOT 4	94,327 SQUARE FEET OR 2.165 ACRES
TOTAL	349,582 SQUARE FEET OR 8.025 ACRES

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2280L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". ZONE X (SHADED) IS 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."

APPROVALS:

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 IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH A.R.S. 45-576.

BY: _____ CITY ENGINEER DATE

FINAL PLAT
LONGBOW BUSINESS PARK PHASE 1
MESA, ARIZONA

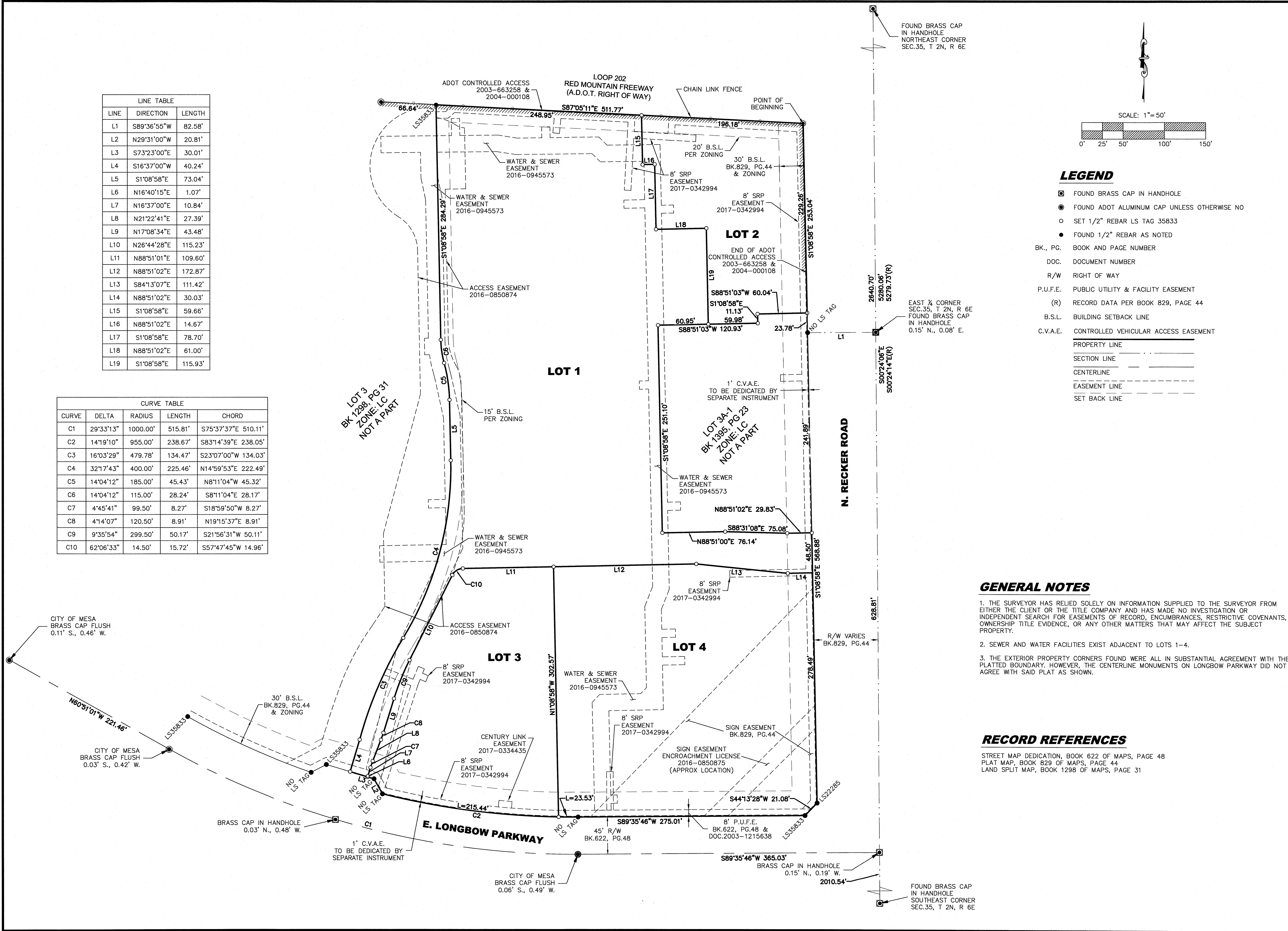
SIG
SURVEY INNOVATION GROUP, INC.
Land Surveying Services
22425 N. 16th ST., SUITE 1
PHOENIX, ARIZONA 85024
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SIGSURVEYAZ.COM



DRAWING NAME: 2015-200 PLAT
JOB NO. 2015-200
DRAWN: JAS
CHECKED: ELS
DATE: 08/20/2018
SCALE: N.T.S.
SHEET: 1 OF 2

LINE TABLE			
LINE	DIRECTION	LENGTH	
L1	S89°36'55"W	82.58'	
L2	N29°31'00"W	20.81'	
L3	S73°23'00"E	30.01'	
L4	S16°37'00"W	40.24'	
L5	S1°08'58"E	73.04'	
L6	N16°40'15"E	1.07'	
L7	N16°37'00"E	10.84'	
L8	N21°22'41"E	27.39'	
L9	N17°08'34"E	43.48'	
L10	N26°44'28"E	115.23'	
L11	N88°51'01"E	109.60'	
L12	N88°51'02"E	172.87'	
L13	S84°13'07"E	111.42'	
L14	N88°51'02"E	30.03'	
L15	S1°08'58"E	59.66'	
L16	N88°51'02"E	14.67'	
L17	S1°08'58"E	78.70'	
L18	N88°51'02"E	61.00'	
L19	S1°08'58"E	115.93'	

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	29°33'13"	1000.00'	515.81'	S75°37'37"E 510.11'
C2	14°19'10"	955.00'	238.67'	S83°14'39"E 238.05'
C3	16°03'29"	479.78'	134.47'	S23°07'00"W 134.03'
C4	32°17'43"	400.00'	225.46'	N14°59'53"E 222.49'
C5	14°04'12"	185.00'	45.43'	N8°11'04"W 45.32'
C6	14°04'12"	115.00'	28.24'	S8°11'04"E 28.17'
C7	4°45'41"	99.50'	8.27'	S18°59'50"W 8.27'
C8	4°14'07"	120.50'	8.91'	N19°15'37"E 8.91'
C9	9°35'54"	299.50'	50.17'	S21°56'31"W 50.11'
C10	62°06'33"	14.50'	15.72'	S57°47'45"W 14.96'



LEGEND

- FOUND BRASS CAP IN HANDHOLE
 - FOUND ADOT ALUMINUM CAP UNLESS OTHERWISE NO
 - SET 1/2" REBAR LS TAG 35833
 - FOUND 1/2" REBAR AS NOTED
- BK., PG. BOOK AND PAGE NUMBER
DOC. DOCUMENT NUMBER
R/W RIGHT OF WAY
P.U.F.E. PUBLIC UTILITY & FACILITY EASEMENT
(R) RECORD DATA PER BOOK 829, PAGE 44
B.S.L. BUILDING SETBACK LINE
C.V.A.E. CONTROLLED VEHICULAR ACCESS EASEMENT

PROPERTY LINE	_____
SECTION LINE	_____
CENTERLINE	_____
EASEMENT LINE	_____
SET BACK LINE	_____

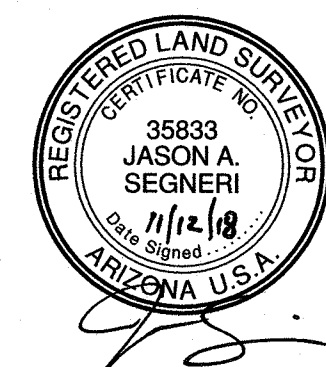
GENERAL NOTES

- THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY.
- SEWER AND WATER FACILITIES EXIST ADJACENT TO LOTS 1-4.
- THE EXTERIOR PROPERTY CORNERS FOUND WERE ALL IN SUBSTANTIAL AGREEMENT WITH THE PLATTED BOUNDARY. HOWEVER, THE CENTERLINE MONUMENTS ON LONGBOW PARKWAY DID NOT AGREE WITH SAID PLAT AS SHOWN.

RECORD REFERENCES

STREET MAP DEDICATION, BOOK 622 OF MAPS, PAGE 48
PLAT MAP, BOOK 829 OF MAPS, PAGE 44
LAND SPLIT MAP, BOOK 1298 OF MAPS, PAGE 31

FINAL PLAT LONGBOW BUSINESS PARK PHASE 1 MESA, ARIZONA



DRAWING NAME:
2015-200 PLAT
JOB NO. 2015-200
DRAWN: JAS
CHECKED: ELS
DATE: 08/20/2018
SCALE: 1"=50'
SHEET: 2 OF 2

SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services
22425 N. 16th ST., SUITE 1
PHOENIX, ARIZONA 85024
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SIGSURVEYAZ.COM