

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT INFINITY MESA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR A REPLAT OF VF FACTORY. LOT 1, LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND 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.

INFINITY MESA, 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 INFINITY MESA, 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 INFINITY MESA, LLC OR THE SUCCESSORS OR ASSIGNS OF INFINITY MESA, LLC AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY INFINITY MESA, LLC OR THE SUCCESSORS OR ASSIGNS OF INFINITY MESA, 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.

INFINITY MESA, 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.

INFINITY MESA, 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.

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.

INFINITY MESA, 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 INFINITY MESA, LLC WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

THAT INFINITY MESA, 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 _____, 2019.

THAT INFINITY MESA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY,

BY: STEVE RESNICK, ITS MANAGER.

ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS

ON THIS THE ____ DAY OF _____, 2019, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED STEVE RESNICK, WHO ACKNOWLEDGED THAT HE EXECUTED THE INSTRUMENT IN HIS AUTHORIZED CAPACITY UPON BEHALF OF INFINITY MESA, LLC FOR THE PURPOSES HEREIN CONTAINED.

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

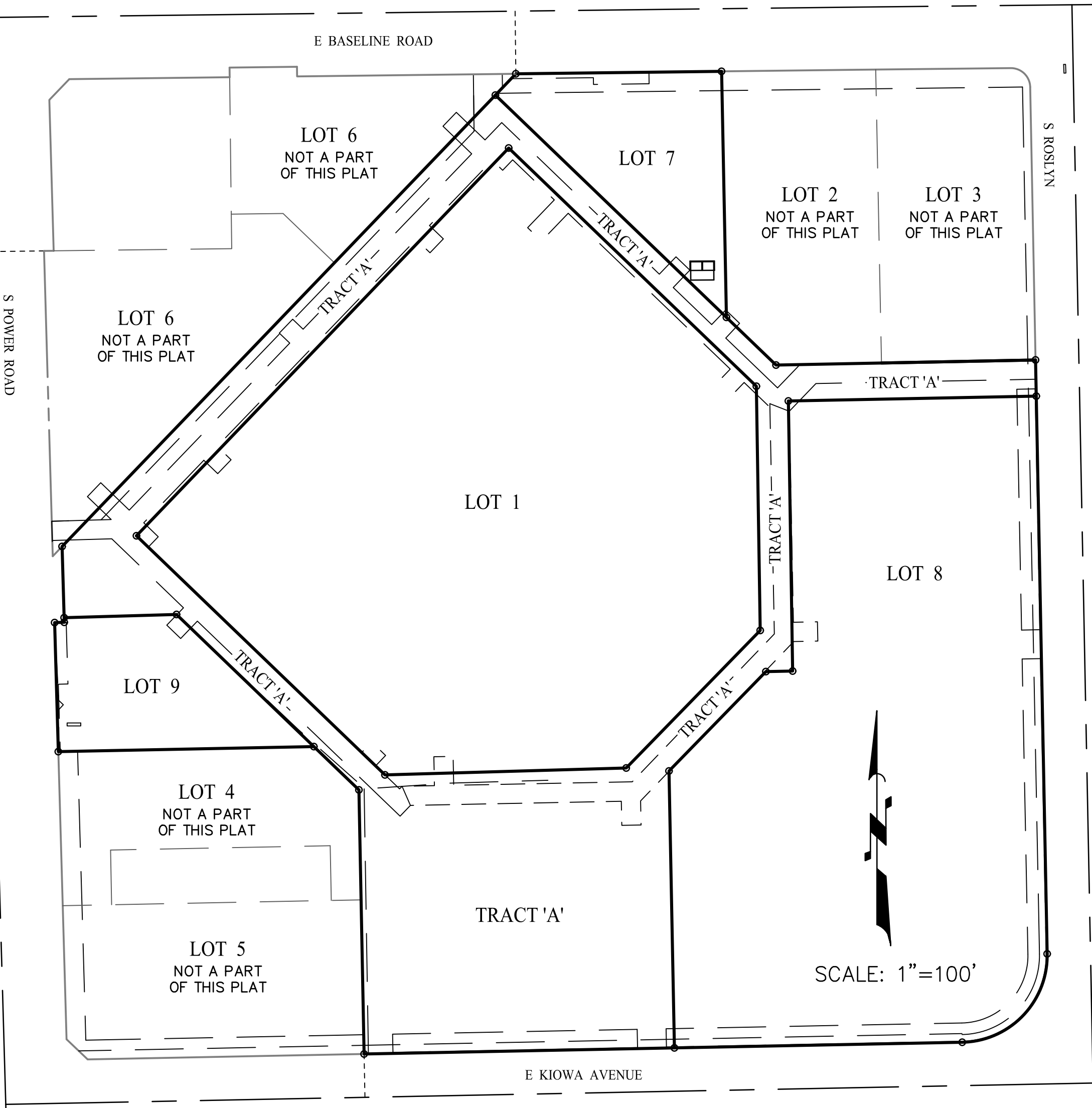
BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

SHEET INDEX

DESCRIPTION		SHEET NO.
COVER SHEET	FP01	1
FINAL PLAT	FP02	2

A RE-PLAT
OF
VF FACTORY OUTLET, LOT 1

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6,
TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



SITE MAP

CERTIFICATION

I, PHILLIP C. WILLIAMS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CONSISTING OF 2 SHEETS IS 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 CONTROL POINTS AND PARCEL CORNERS SHALL BE LOCATED AS SHOWN AT TIME OF CONSTRUCTION.

BY: _____ DATE _____

PHILLIP C. WILLIAMS, RLS NO. 51970
40 W. BASELINE ROAD, STE 110
TEMPE, AZ 85283

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA, THIS ____ DAY OF _____, 2019.

BY: _____ ATTEST: _____
MAYOR 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.

CITY ENGINEER DATE

FLOOD PLAIN

FLOOD ZONE X-SHADED PER FEMA
FIRM PANEL 2295, MAP NO.
04013C 2295L
REVISED 10/16/2013.

BASIS OF BEARING

WEST LINE OF SECTION 6, T2S, R7E,
G&SRB&M MARICOPA COUNTY.
BEARING: S 01°38'10" E

SITE INFORMATION

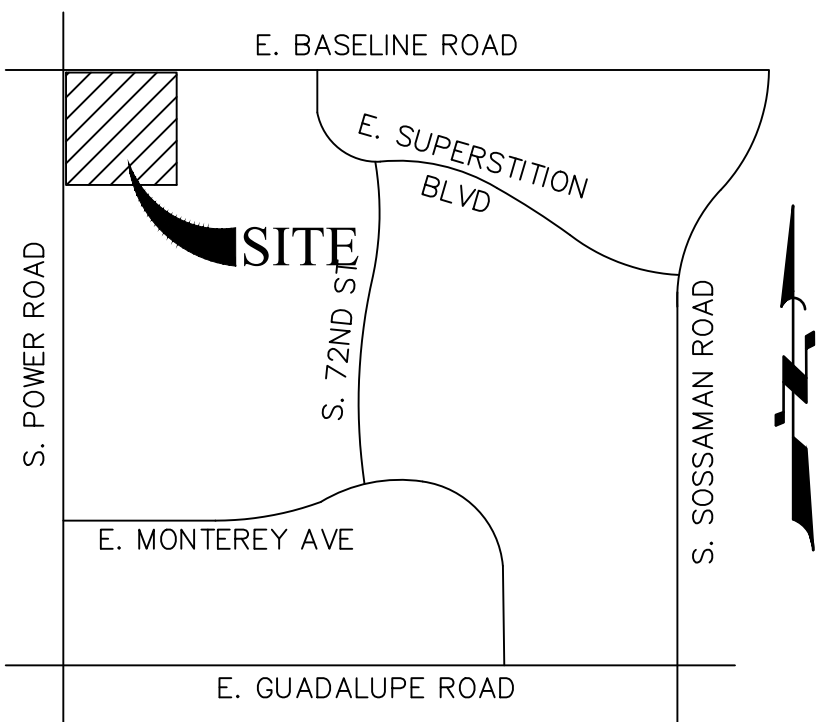
GROSS AREA IS 718,982.12 SF
OR 16.5056 AC

OWNER

INFINITY MESA, LLC
1055 W 7TH ST, STE 1500
LOS ANGELES, CA 90017
CONTACT: STEVE RESNICK
PHONE: (818) 943-0390

SURVEYOR

R.B. WILLIAMS & ASSOCIATES, INC.
40 W. BASELINE RD., STE 110
TEMPE, AZ 85283
CONTACT: PHIL WILLIAMS, P.E., R.L.S.
PHONE: (480) 424-2352
FAX: (480) 424-2353
EMAIL: PHIL@RBWILLIAMS.COM



VICINITY MAP

T 1S, R 7E, S 6
(N.T.S.)

LOT TABLE

LOTS	AREA (SF)	AREA (AC)
1	266,464.03	6.1172
7	32,386.12	0.7435
8	216,492.65	4.9700
9	27,305.09	0.6268
TRACT 'A' ACCESS & PARKING	176,334.23	4.0481
TOTAL	718,982.12	16.5056

LEGAL DESCRIPTION

LOT 1, OF V. F. FACTORY OUTLET, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 299 OF MAPS, PAGE 9;

EXCEPT ALL OIL AND GAS RIGHTS, AS RESERVED IN BOOK 304 OF DEEDS, PAGE 118, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT PARCELS A AND B, AS CONVEYED TO THE CITY OF MESA, A MUNICIPAL CORPORATION, IN DEED RECORDED IN INSTRUMENT NO. 94-0623759 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

PARCEL A:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 19 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 6 AND THE CENTERLINE OF BASELINE ROAD, 570.92 FEET;

THENCE SOUTH 00 DEGREES 41 MINUTES 00 SECONDS EAST, 55.00 FEET TO THE NORTHEAST CORNER O LOT 6, OF V. F. FACTORY OUTLET, A SUBDIVISION RECORDED IN BOOK 299 OF MAPS, PAGE 9, RECORDS OF MARICOPA COUNTY, ARIZONA AND THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 19 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID PLAT AND PARALLEL TO THE NORTH LINE OF SAID SECTION 6, 344.23 FEET (MEASURED), 344.22 FEET (RECORD), TO AN ANGLE POINT IN THE SAID NORTH LINE;

THENCE NORTH 89 DEGREES 23 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF SAID PLAT AND PARALLEL TO THE SAID NORTH LINE OF SECTION 6, 159.70 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS POINT THAT BEARS SOUTH 00 DEGREES 36 MINUTES 33 SECONDS EAST 20.00 FEET;

THENCE CONTINUING ALONG THE ARC OF SAID CURVE, THROUGH 89 DEGREES 29 MINUTES 11 SECONDS OF CENTRAL ANGLE, AN ARC DISTANCE OF 31.24 FEET TO A POINT ON THE EAST LINE OF SAID PLAT AND THE WEST RIGHT-OF-WAY LINE OF ROSLYN STREET;

THENCE SOUTH 01 DEGREES 07 MINUTES 22 SECONDS EAST ALONG THE SAID EAST LINE AND PARALLEL TO THE CENTERLINE OF ROSLYN STREET, 10.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS POINT THAT BEARS SOUTH 88 DEGREES 52 MINUTES 38 SECONDS WEST, 20.00 FEET;

THENCE CONTINUING NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH 89 DEGREES 29 MINUTES 11 SECONDS OF CENTRAL ANGLE, AN ARC DISTANCE OF 31.24 FEET;

THENCE SOUTH 89 DEGREES 23 MINUTES 27 SECONDS WEST AND PARALLEL TO SAID NORTH LINE OF SECTION 6, 159.79 FEET;

THENCE SOUTH 89 DEGREES 19 MINUTES 00 SECONDS WEST AND PARALLEL TO SAID NORTH LINE OF SECTION 6, 354.06 FEET TO A POINT ON THE EAST LINE OF LOT 6 OF SAID V. F. FACTORY OUTLET;

THENCE NORTH 43 DEGREES 50 MINUTES 24 SECONDS EAST ALONG SAID EAST LINE, 14.03 FEET TO THE POINT OF BEGINNING.

PARCEL B:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 01 DEGREES 38 MINUTES 10 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 6 AND THE CENTERLINE OF POWER ROAD, 570.93 FEET;

THENCE NORTH 88 DEGREES 21 MINUTES 50 SECONDS EAST, 55.00 FEET TO THE SOUTHWEST CORNER OF LOT 6, OF V. F. FACTORY OUTLET, A SUBDIVISION RECORDED IN BOOK 299 OF MAPS, PAGE 9, RECORDS OF MARICOPA COUNTY, ARIZONA, AND THE POINT OF BEGINNING;

THENCE NORTH 43 DEGREES 50 MINUTES 24 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 6, 28.05 FEET;

THENCE SOUTH 01 DEGREES 38 MINUTES 10 SECONDS EAST AND PARALLEL TO THE WEST LINE OF SAID SECTION 6, 78.74 FEET

THENCE SOUTH 88 DEGREES 21 MINUTES 50 SECONDS WEST, 10.00 FEET;

THENCE SOUTH 01 DEGREES 38 MINUTES 10 SECONDS EAST AND PARALLEL TO THE WEST LINE OF SAID SECTION 6, 133.94 FEET;

THENCE SOUTH 88 DEGREES 52 MINUTES 38 SECONDS WEST, 10.00 FEET;

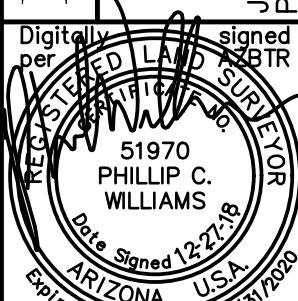
THENCE NORTH 01 DEGREES 38 MINUTES 10 SECONDS WEST, PARALLEL TO THE WEST LINE OF SAID SECTION 6, 192.92 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS OVER PORTIONS OF LOT 6, OF VF FACTORY OUTLET, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 299 OF MAPS, PAGE 9.

R.B. WILLIAMS & ASSOCIATES, INC.

CONSULTING ENGINEERS



PROJECT NAME

POWER
SQUARE

SHEET TITLE

A RE-PLAT OF VF
FACTORY OUTLET, LOT 1

REVISIONS:

DATE	12-27-18
DESIGN	
DRAWN	PCW
CHK'D	PCW
SUB.	

17002FP01.DWG

FP01

SHEET NO.

1/2

1921 S. ALMA SCHOOL RD., STE 101
MESA, ARIZONA 85201
PHONE: (480) 424-2352

JEFFREY L. WILLIAMS, P.E.
PHILLIP C. WILLIAMS, P.E., R.L.S.

A RE-PLAT of VF FACTORY OUTLET, LOT 1

- 1 EASEMENT AND SETBACKS AS SET FORTH ON THE PLAT RECORDED AS BOOK 299 OF MAPS, PAGE 9, OFFICIAL RECORDS.
- 2 PRIVATE SEWER EASEMENT RECORDED AS 88-320801 OF OFFICIAL RECORDS, NO EXHIBIT IS RECORDED WITH THIS EASEMENT THEREFORE THE EXISTING ONSITE SEWERLINE IS LABELED AS SAID EASEMENT.
- 3 PUBLIC UTILITIES EASEMENT RECORDED AS 94-0653874 OF OFFICIAL RECORDS.
- 4 SIGN AGREEMENT RECORDED AS 94-0868649 OF OFFICIAL RECORDS.
- 5 PUBLIC UTILITIES EASEMENT RECORDED AS 2008-0033416 OF OFFICIAL RECORDS.
- 6 EASEMENT FOR TRANSMISSION LINES RECORDED AS 2010-1004311 OF OFFICIAL RECORDS.

LEGEND

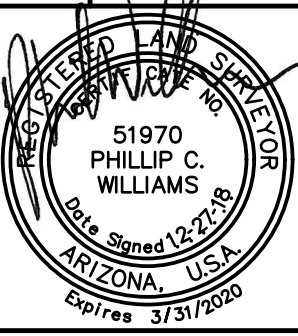
- EASEMENT AS NOTED
- PROPERTY LINE
- BUILDING SETBACK LINE
- FOUND BRASS CAP
- FOUND REBAR AS NOTED
- PROPERTY CORNER SET
- MCR MARICOPA COUNTY RECORDER
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- BSL BUILDING SETBACK LINE

LINE TABLE

LINE	DISTANCE	BEARING
L1	4.80'	N 01°38'10" W

60 0 60 120
scale feet
SCALE: 1"=60'

R.B. WILLIAMS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1921 S. ALMA SCHOOL RD., STE. 101
MESA, AZ 85209
PHONE: (480) 424-2332



PROJECT NAME

POWER
SQUARE
2055 S POWER ROAD
MESA, AZ 85209

SHEET TITLE
A RE-PLAT OF VF
FACTORY OUTLET, LOT 1

REVISIONS:	
DATE	12-27-18
DESIGN	PCW
DRAWN	PCW
CHK'D	PCW
SUB.	
17002FP02.DWG	

FP02
SHEET NO.
2/2