

FINAL PLAT MESA GERMANN BUSINESS PARK

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER:

SUNBELT LAND HOLDINGS LP
8095 OTHELLO AVENUE
SAN DIEGO, CA 92111
ATTN: Mr. Dennis O'Neill
EMAIL: doneill@sunbeltinv.com

SURVEYOR:

HUNTER ENGINEERING, INC
10450 NORTH 74TH STREET
SCOTTSDALE, AZ 85258
480-991-3985
ATTN: James A. Brucci, RLS
EMAIL: jbrucci@hunterengineeringpc.com

DEDICATION

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT SUNBELT LAND HOLDINGS L.P., A DELAWARE LIMITED PARTNERSHIP, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "MESA GERMANN BUSINESS PARK", LOCATED IN SECTION 4, TOWNSHIP 2 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.

SUNBELT LAND HOLDINGS L.P., A DELAWARE LIMITED PARTNERSHIP, 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 SUNBELT LAND HOLDINGS L.P., A DELAWARE LIMITED PARTNERSHIP, 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 SUNBELT LAND HOLDINGS L.P., A DELAWARE LIMITED PARTNERSHIP OR THE SUCCESSORS OR ASSIGNS OF SUNBELT LAND HOLDINGS L.P., A DELAWARE LIMITED PARTNERSHIP, AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY SUNBELT LAND HOLDINGS L.P., A DELAWARE LIMITED PARTNERSHIP, OR THE SUCCESSORS OR ASSIGNS OF SUNBELT LAND HOLDINGS L.P., A DELAWARE LIMITED PARTNERSHIP, 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.

SUNBELT LAND HOLDINGS L.P., A DELAWARE LIMITED PARTNERSHIP, 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.

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.

SUNBELT LAND HOLDINGS L.P., A DELAWARE LIMITED PARTNERSHIP, 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 SUNBELT LAND HOLDINGS L.P., A DELAWARE LIMITED PARTNERSHIP, WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

SUNBELT LAND HOLDINGS L.P., A DELAWARE LIMITED PARTNERSHIP, 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.

SUNBELT LAND HOLDINGS L.P., A DELAWARE LIMITED PARTNERSHIP

BY: _____
TITLE

ACKNOWLEDGMENT:

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 2019, BEFORE ME, THE

UNDERSIGNED PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF

TO BE THE _____ OF SUNBELT LAND HOLDINGS L.P., A DELAWARE LIMITED

PARTNERSHIP AND ACKNOWLEDGED THE HE AS OFFICER, BEING AUTHORIZED TO DO, EXECUTED THE

FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY: _____
NOTARY PUBLIC MY COMMISSION EXPIRES _____

RATIFICATION AND APPROVAL OF PLAT:

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

IN WITNESS WHERE OF:

THAT SUNBELT LAND HOLDINGS L.P., A DELAWARE LIMITED PARTNERSHIP, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS FINAL PLAT OF "MESA GERMANN BUSINESS PARK" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS PLAT.

IN WITNESS WHEREOF, SUNBELT LAND HOLDINGS L.P., A DELAWARE LIMITED PARTNERSHIP HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 2019

SUNBELT LAND HOLDINGS L.P., A DELAWARE LIMITED PARTNERSHIP

BY: _____

ITS: _____

ACKNOWLEDGMENT OF RATIFICATION:

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 2019, BEFORE ME, THE UNDERSIGNED PERSONALLY

APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE

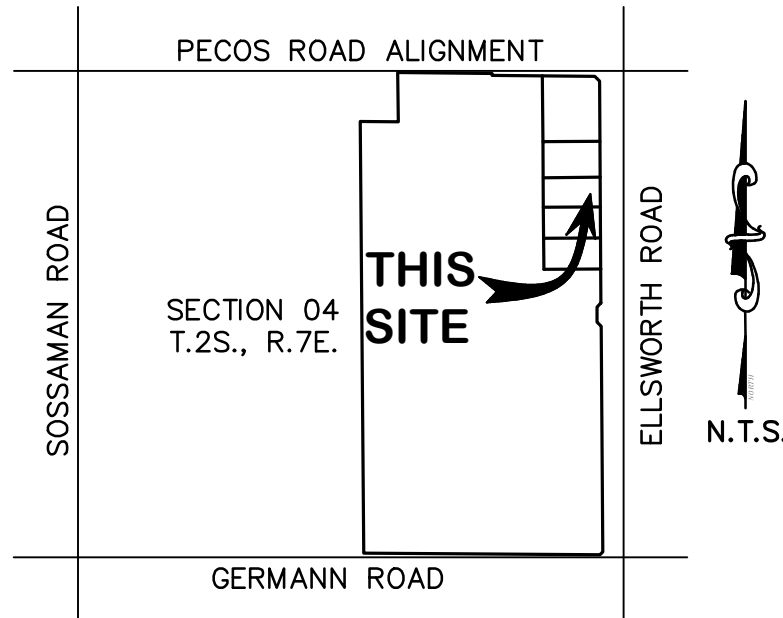
_____ OF SUNBELT LAND HOLDINGS L.P., A DELAWARE LIMITED PARTNERSHIP AND

ACKNOWLEDGED THE HE AS OFFICER, BEING AUTHORIZED TO DO, EXECUTED THE FOREGOING INSTRUMENT

FOR THE PURPOSES THEREIN CONTAINED.

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

BY: _____
NOTARY PUBLIC MY COMMISSION EXPIRES _____



VICINITY MAP:

NO.	DATE	REVISION	BY

PURPOSE:
FINAL PLAT

DRAWN BY: JR
CHECKED BY: JAB

HUNTER
ENGINEERING

CIVIL AND SURVEY

10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3986
F 480 991 3986

SITE DATA:

LOT 1	2.367 AC.±
LOT 2	NOT A PART
LOT 3	NOT A PART
LOT 4	1.127 AC.±
LOT 5	1.127 AC.±
NOT A PART	71.728 AC.±

ZONING:

EXISTING ZONING: LI – LIGHT INDUSTRIAL

BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 00°23'24" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

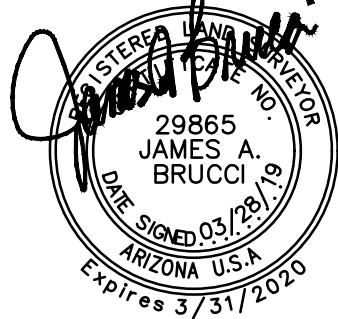
SHEET INDEX:

SHEET 1	COVER SHEET
SHEET 2	FINAL PLAT
SHEET 3	DRAINAGE EASEMENT AND RIGHT OF WAY DETAILS

CERTIFICATE OF SURVEY:

I, JAMES A. BRUCCI, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS FINAL PLAT CONSISTING OF THREE (3) SHEETS, CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY SUPERVISION DURING THE MONTH OF NOVEMBER 2017, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.


JAMES A. BRUCCI
REGISTERED LAND SURVEYOR #29865



APPROVALS:

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

THIS _____ DAY OF _____, 2019.

APPROVED 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

APPROVED: _____
CITY ENGINEER DATE

FINAL PLAT MESA GERMANN BUSINESS PARK

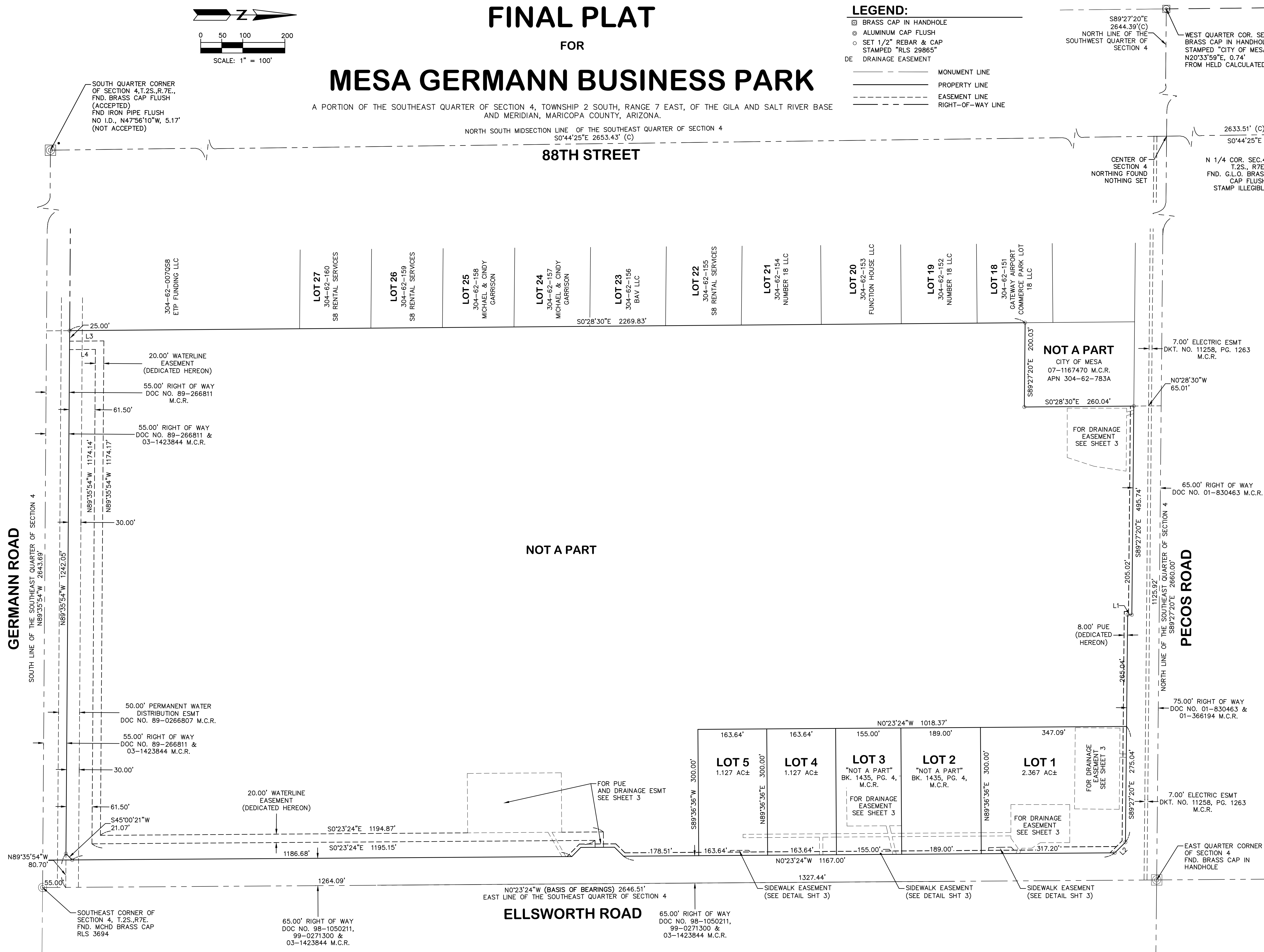
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 21 NORTH,
RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

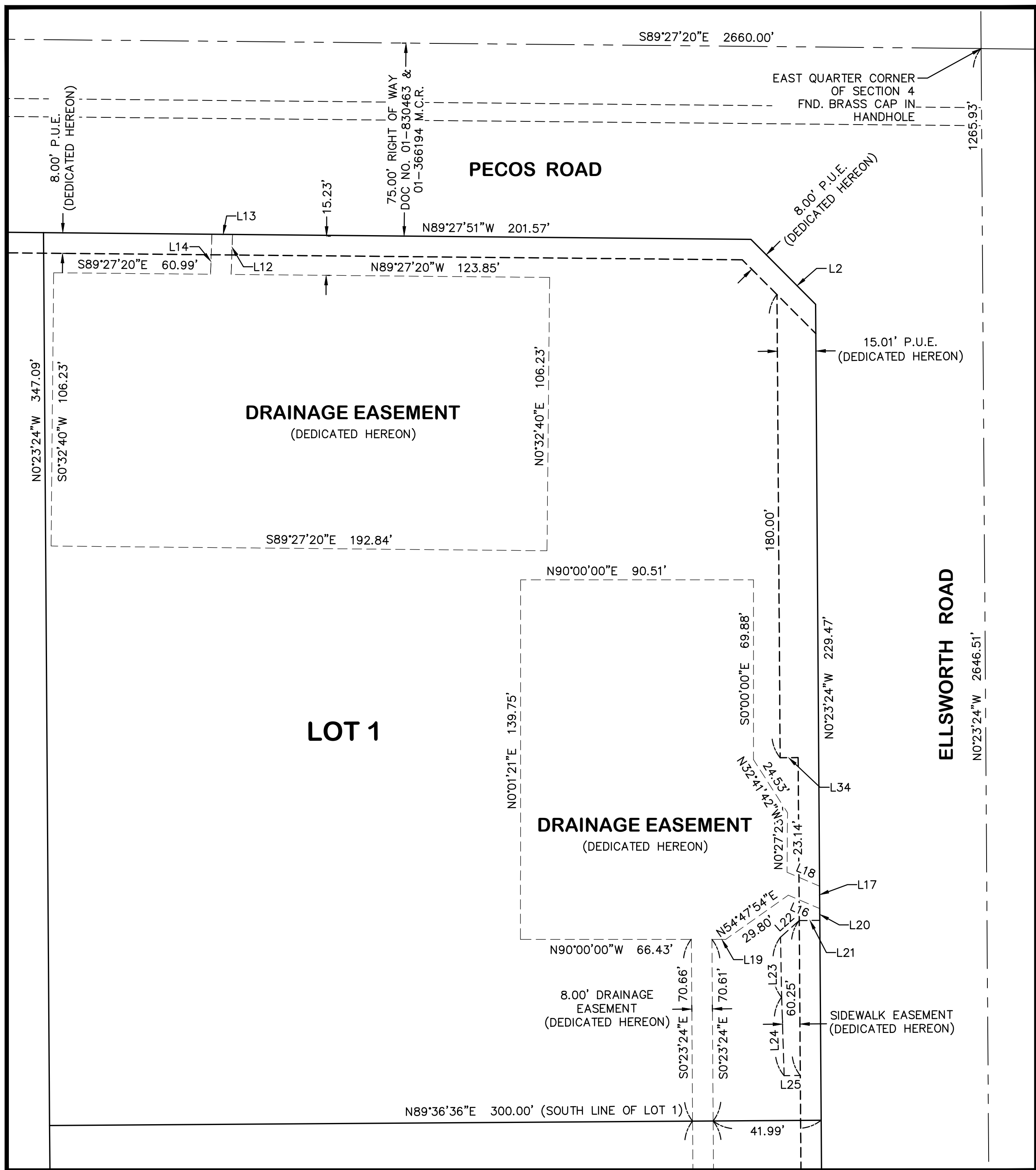
SECTION: 04
TWNSH: 2S
RANGE: 7E

JOB NO.:
BELT013-FP2

SCALE
1"=100'

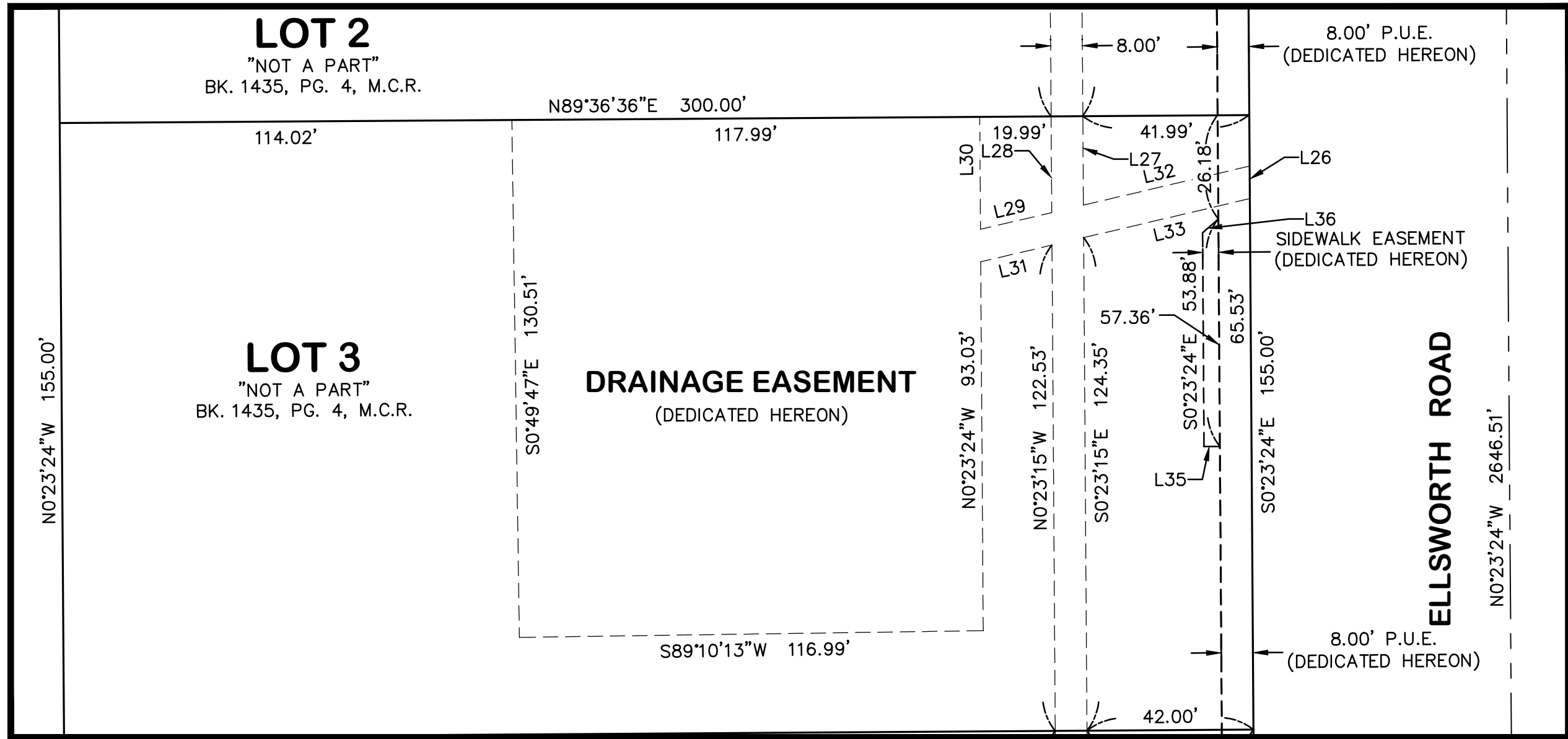
SHEET
1 OF 3





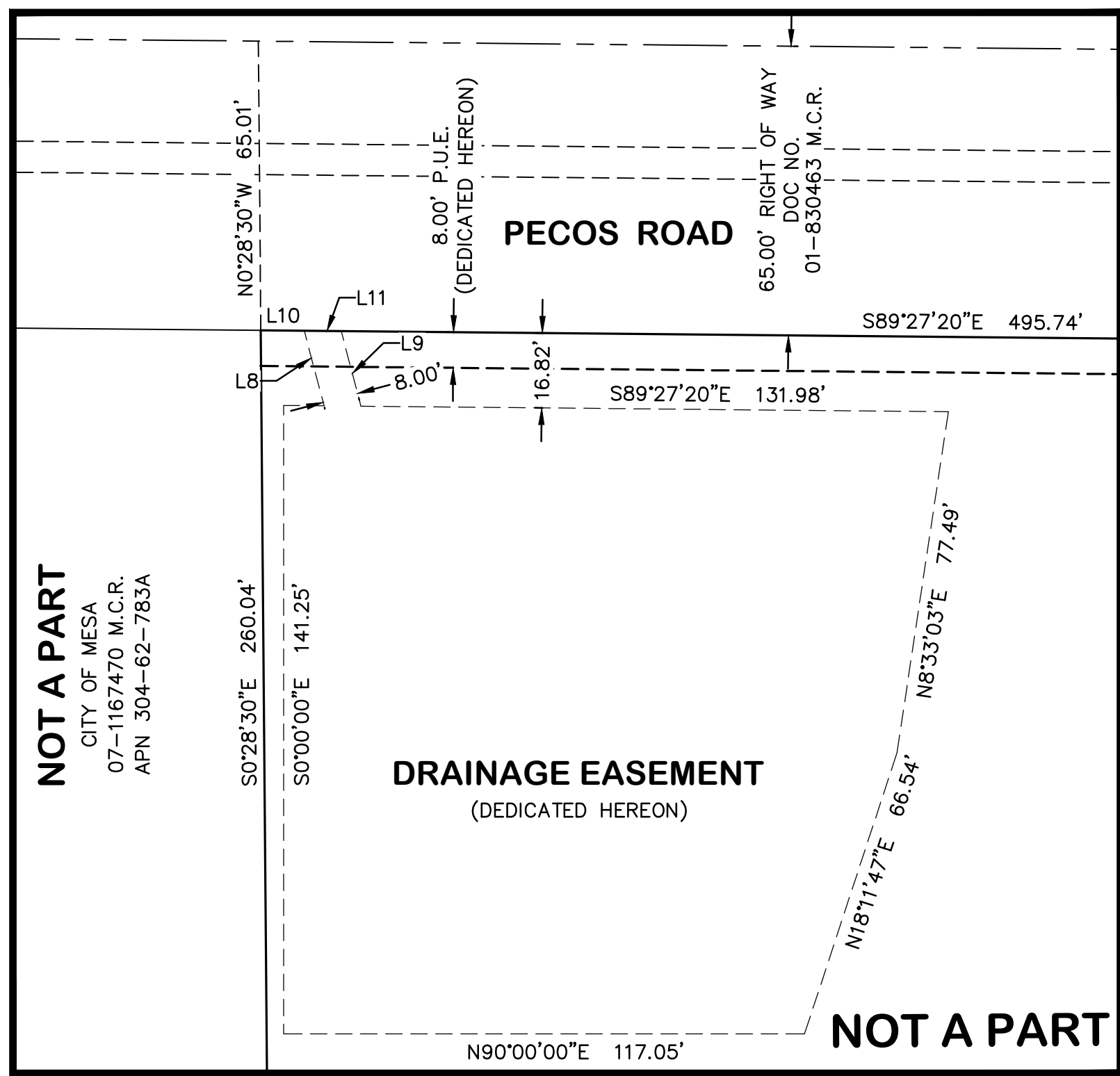
LOT 4 EASEMENT DETAIL

SCALE 1"=30'



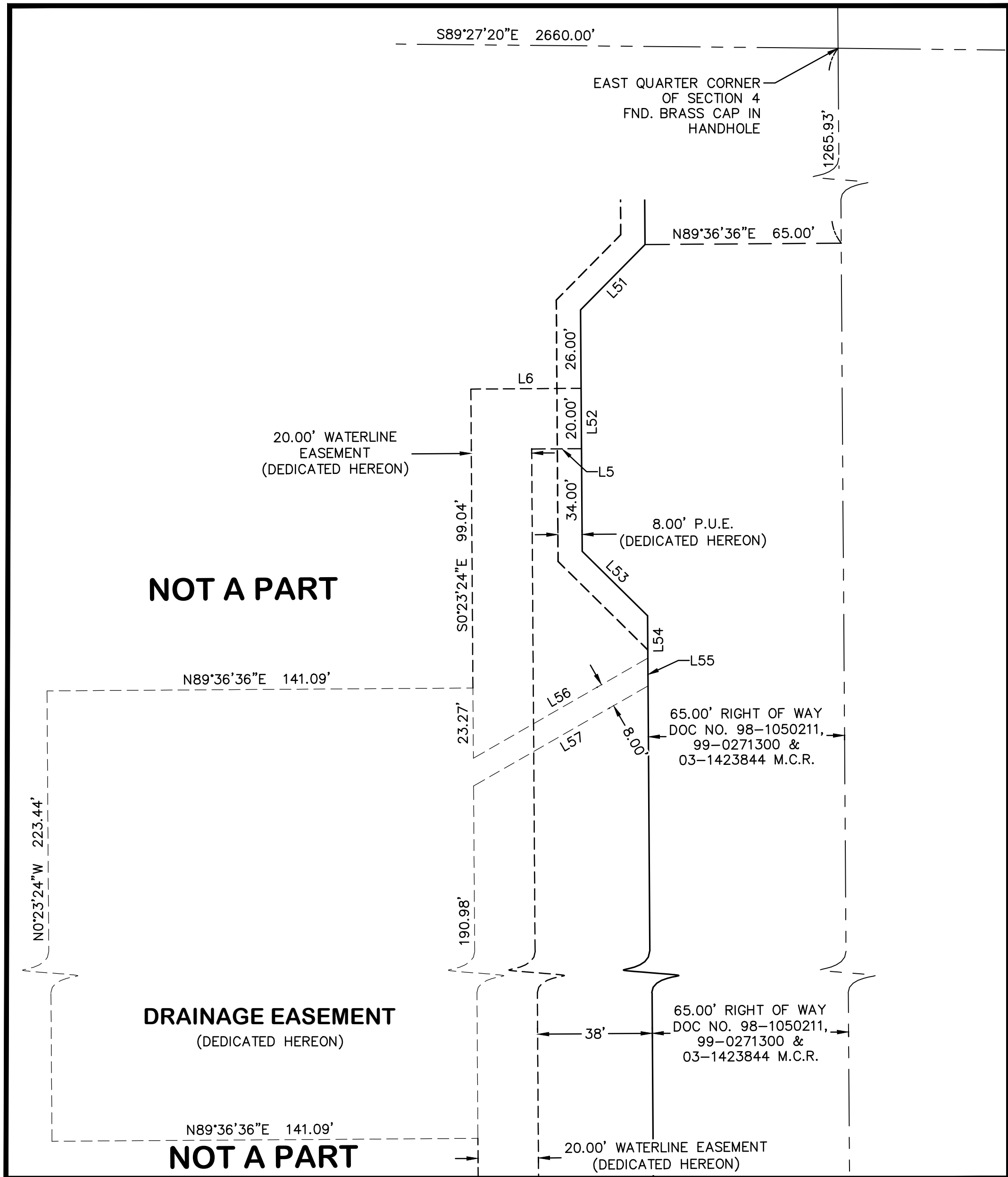
LOT 3 EASEMENT DETAIL

SCALE 1"=30'



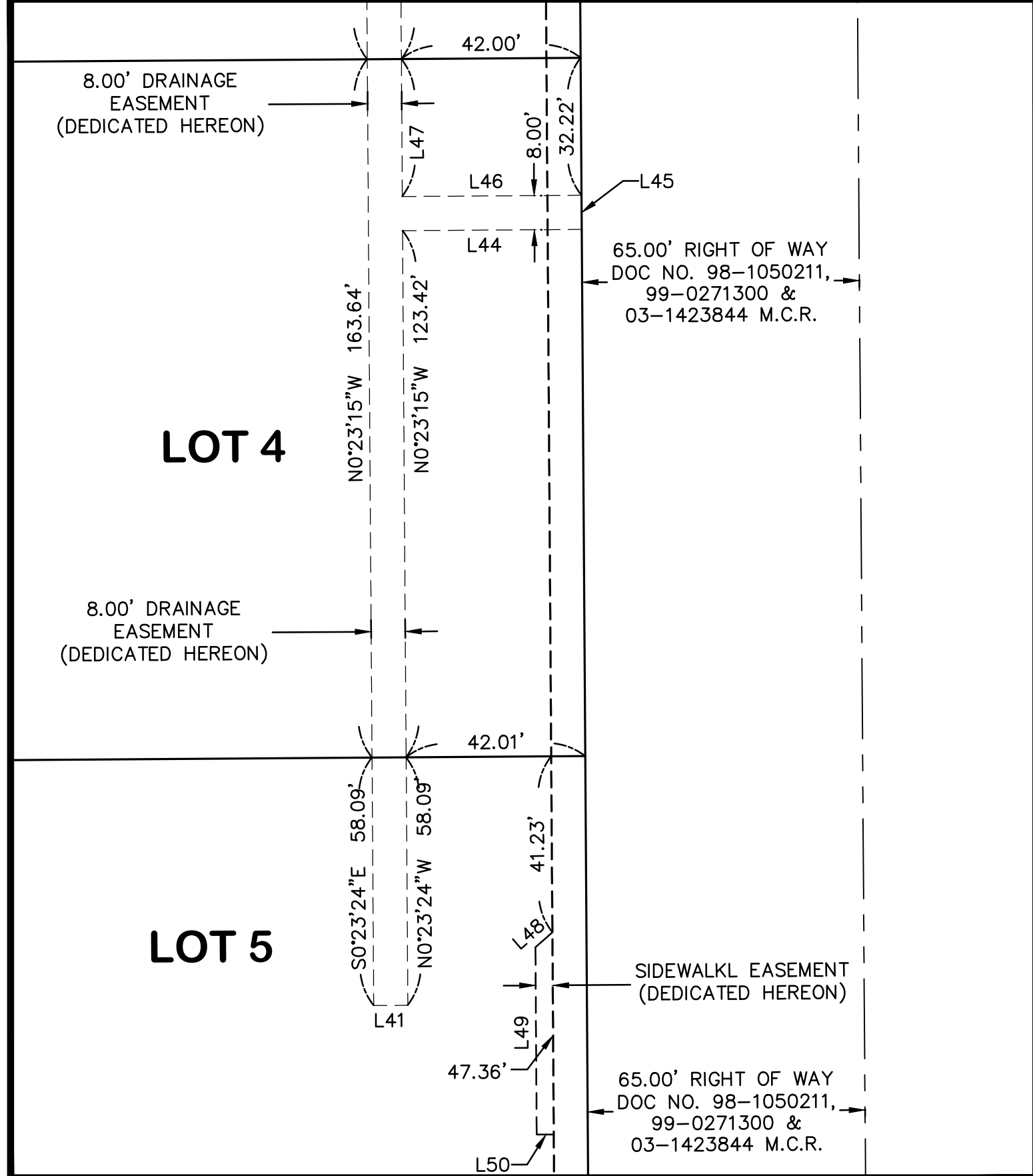
LOT 6 NORTH EASEMENT DETAIL

SCALE 1"=30'



DRAINAGE EASEMENT DETAIL

SCALE 1"=30'



LOTS 4 & 5 EASEMENT DETAIL

SCALE 1"=30'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°23'24"E	10.00'
L2	N44°55'35"W	35.65'
L3	S00°28'30"E	81.51'
L4	S00°28'30"E	61.51'
L5	S89°36'36"W	16.50'
L6	N89°36'36"E	36.50'
L8	N14°44'19"W	17.44'
L9	N14°44'19"W	17.44'
L10	S89°27'20"E	9.78'
L11	S89°27'20"E	8.29'
L12	N01°59'02"E	15.54'
L13	N89°14'02"W	8.00'
L14	S01°59'02"W	15.58'
L16	S66°52'59"E	13.28'
L17	N00°23'24"W	8.72'
L18	S66°53'00"E	13.75'
L20	N00°23'24"W	4.57'
L21	N89°36'36"E	8.00'
L22	S48°18'45"W	9.73'
L23	S01°03'27"E	23.38'
L24	S01°49'40"E	30.45'
L25	N89°36'36"E	6.28'
L26	N00°24'27"W	8.20'
L27	S00°23'15"E	22.45'
L28	N00°23'15"W	24.27'
L29	N76°46'57"E	18.48'
L30	N00°23'24"W	28.37'
L31	N76°46'58"E	18.46'
L32	N76°46'57"E	43.07'
L33	N76°46'58"E	43.07'

LINE TABLE		
LINE	BEARING	DISTANCE
L34	S89°36'36"W	7.00'
L35	N89°36'36"E	4.00'
L36	N48°36'03"E	5.30'
L45	N00°21'59"W	8.00'
L47	S00°23'15"E	32.22'
L48	S48°36'03"W	5.30'
L49	S00°23'24"E	43.88'
L50	N89°36'36"E	4.00'
L51	N44°36'36"E	30.41'
L52	S00°23'24"E	80.00'
L53	S45°23'24"E	30.40'
L54	S00°23'24"E	14.06'
L55	N00°23'24"W	9.19'
L56	N60°09'16"E	66.61'
L57	N60°09'17"E	66.61'

BY

REVISION

NO. DATE

DRAWN BY: JR

CHECKED BY: JAB

CIVIL AND SURVEY

HUNTER ENGINEERING

29865 JAMES A. BRUCCI
AZ 85258
T 480 991 3985
F 480 991 3986

10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258

29865 JAMES A. BRUCCI
AZ 85258
T 480 991 3985
F 480 991 3986

FINAL PLAT

SECTION: 04

TWN: 25

RANGE: 7E

JOB NO.: BELT013-FP2

SCALE 1"=30'

SHEET 3 OF 3