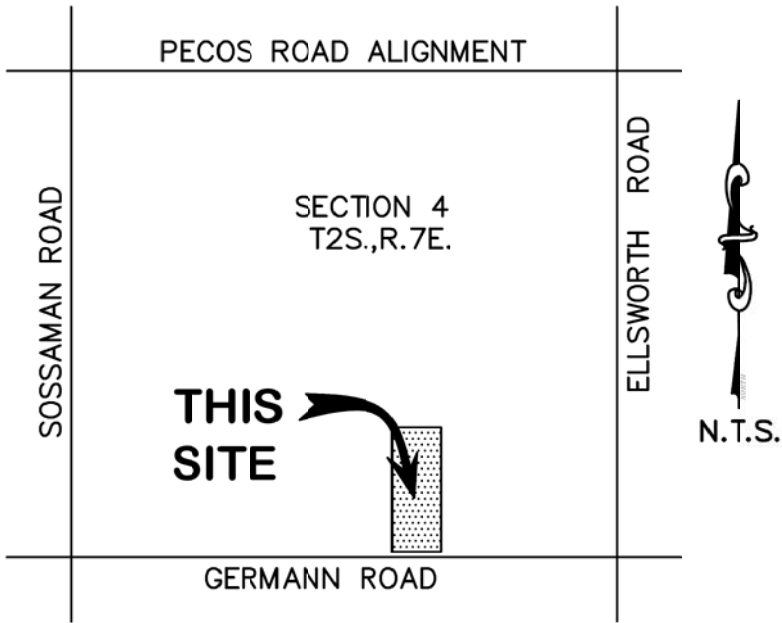


MAP OF DEDICATION
FOR PUBLIC FACILITIES EASEMENT BENEFITTING
ELEVATE
ON GERMANN ROAD
MESA , AZ 85212

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER 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;



NO.	DATE	REVISION	BY

PURPOSE:
MAP OF DEDICATION

DRAWN BY: JR
CHECKED BY: JAB

DEVELOPER:

ETP FUNDING L.L.C.
7018 EAST INGRAM STREET
MESA, AZ 85207
ATTN: AMANDA WILLIAMS
PHONE: (480)276-0979
FAX: (480)718-5330

SURVEYOR:

HUNTER ENGINEERING INC.
10450 N. 74TH ST., STE. #200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: JIM BRUCCI, RLS
EMAIL: jbrucci@hunterengineeringpc.com

DEDICATION

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT ETP FUNDING, L.L.C., A ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS MAP OF DEDICATION FOR A PUBLIC UTILITIES FACILITIES EASEMENT BENEFITING THE PROPERTY LOCATED IN THE SOUTHEAST QUARTER OF 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, AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE STREETS, AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

ETP FUNDING, L.L.C., A 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.

IT IS AGREED THAT ETP FUNDING, L.L.C., A ARIZONA LIMITED LIABILITY COMPANY, 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 ETP FUNDING, L.L.C., A ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF ETP FUNDING, L.L.C., A ARIZONA LIMITED LIABILITY COMPANY, AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY ETP FUNDING, L.L.C., A ARIZONA LIMITED LIABILITY COMPANY, OR THE SUCCESSORS OR ASSIGNS OF ETP FUNDING, L.L.C., A ARIZONA LIMITED LIABILITY COMPANY, 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.

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.

ETP FUNDING, L.L.C., A ARIZONA LIMITED LIABILITY COMPANY, 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 ETP FUNDING, L.L.C., A ARIZONA LIMITED LIABILITY COMPANY, WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

ETP FUNDING, L.L.C., A 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.

ETP FUNDING, L.L.C., A ARIZONA LIMITED LIABILITY COMPANY

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 ETP FUNDING, L.L.C., A ARIZONA LIMITED LIABILITY COMPANY, 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 _____

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: _____ DATE
CITY ENGINEER

FLOOD ZONE INFORMATION:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2770 L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X

ZONE: X 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.

BASIS OF BEARING:

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 89°43'13" WEST, ALONG THE SOUTH 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. ACCORDING TO THE PLAT OF GATEWAY AIRPORT COMMERCE PARK, RECORDED IN BOOK 834, PAGE 36, MARICOPA COUNTY RECORDS, ARIZONA.

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 TWO (2) 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



HUNTER
ENGINEERING

CIVIL AND SURVEY

10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

MAP OF DEDICATION

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER 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;

SECTION: 04
TWNHP: 2S
RANGE: 7E

JOB NO.:
LGEC245-MOD

SCALE
1"=40'

SHEET
1 OF 2

LOT 31
BK. 834, PG. 36, M.C.R.
APN: 304-62-164
RANCHLAND HOLDINGS III LLC
7460 SOUTH 89TH PLACE
DEED: 140453291 M.C.R.

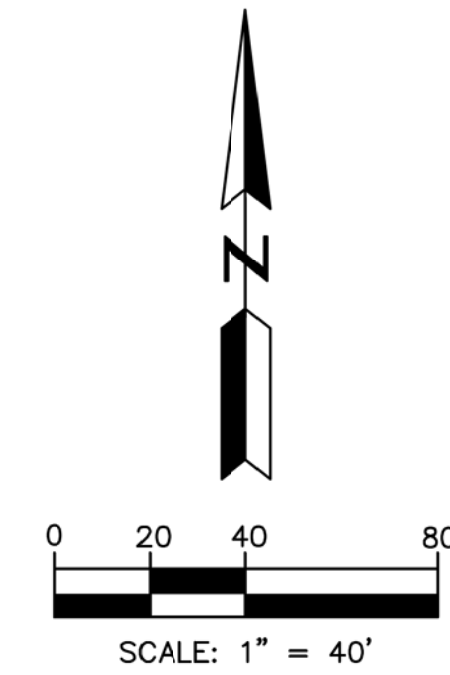
LOT 48
BK. 834, PG. 36, M.C.R.
APN: 304-62-181
RANCHLAND HOLDINGS III LLC
7460 SOUTH 89TH PLACE
DEED: 140453291 M.C.R.

S. 89TH PLACE

LOT 27
"NOT A PART"
BK. 834, PG. 36, M.C.R.
APN: 304-62-160
S8 RENTAL SERVICES LLC
7463 SOUTH 89TH PLACE
DEED: 150096450 M.C.R.

LEGEND:

- △ PK/WASHER
- ✕ CHISELED X
- ⊠ BRASS CAP IN HANDHOLE
- FOUND AS NOTED
- ⊙ BRASS CAP FLUSH
- MONUMENT LINE
- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE



E. WINNSTON AVE.

LOT 30
"NOT A PART"
BK. 834, PG. 36, M.C.R.
APN: 304-62-163
CARL JEN VENTURES LLC
7515 SOUTH ATWOOD
DEED: 130217851 M.C.R.

LOT 29
"NOT A PART"
BK. 834, PG. 36, M.C.R.
APN: 304-62-162
ROCK CREEK DEVELOPMENT LLC
7533 SOUTH ATWOOD
DEED: 180058032 M.C.R.

LOT 28
"NOT A PART"
BK. 834, PG. 36, M.C.R.
APN: 304-62-161
ROCK CREEK DEVELOPMENT LLC
7551 SOUTH ATWOOD
DEED: 180063009 M.C.R.

ETP FUNDING LLC
DEED: 2017-0785653 M.C.R.
APN: 304-62-007Q
4.010 AC.± (174,669 SQ.FT.)

"NOT A PART"
APN: 304-62-784A
SUNBELT HOLDINGS LP
9063 EAST PECOS ROAD
DEED: 130953598 M.C.R.

S. ELLSWORTH ROAD

S0°30'43"E 2646.53' (M) S0°30'53"E 2645.57' (R)
EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 9

GERMANN ROAD

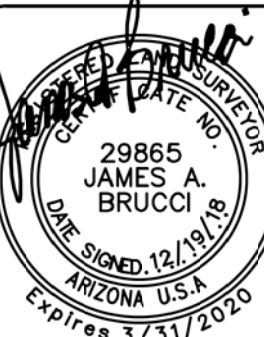
N89°43'13"W 2643.69' (BASIS OF BEARINGS) 2643.59' (R)
SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4

SOUTHEAST CORNER OF
SECTION 4, T.2S., R.7E.,
FND. BRASS CAP IN HANDHOLE
(ACCEPTED) FND. BRASS CAP FLUSH
S88°52'46"E, 9.92' (NOT ACCEPTED)

NO.	DATE	REVISION	BY

DRAWN BY: JR
CHECKED BY: JAB

HUNTER
ENGINEERING
CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



MAP OF DEDICATION
A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER 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;

SECTION: 04
TWNShP: 2S
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JOB NO.:
LGEC245-MOD

SCALE
1"=40'

SHEET
2 OF **2**