

FINAL PLAT
FOR
EASTMARK DEVELOPMENT UNITS 3/4
INFRASTRUCTURE FOR COMMERCIAL PARCELS
LOCATED IN PORTIONS OF SECTIONS 15 & 22, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

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

THAT DMB MESA PROVING GROUNDS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "EASTMARK DEVELOPMENT UNITS 3/4 – INFRASTRUCTURE FOR COMMERCIAL PARCELS", LOCATED IN PORTIONS OF SECTIONS 15 & 22, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS MAP OF DEDICATION SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH OF THE STREETS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE STREETS, TRACTS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY. ALL EASEMENTS ARE GRANTED FOR THE PURPOSES SHOWN HEREON.

DMB MESA PROVING GROUNDS LLC HEREBY DEDICATES AND CONVEYS TO THE CITY OF MESA, IN FEE, ALL REAL PROPERTY DESIGNATED ON THIS FINAL 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 RIGHT-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 THE EASTMARK COMMUNITY FACILITIES DISTRICT NO. 1 (CITY OF MESA, ARIZONA), IN ACCORDANCE WITH THE TERMS OF THE DEVELOPMENT, FINANCING PARTICIPATION AND INTERGOVERNMENTAL AGREEMENT FOR EASTMARK COMMUNITY FACILITIES DISTRICT NO. 1 (CITY OF MESA, ARIZONA), DATED AS OF MAY 11, 2012, RECORDED IN THE OFFICE OF THE MARICOPA COUNTY RECORDER, DOCUMENT #2012-0401237, AND AS AMENDED ON OCTOBER 19, 2015, RECORDED IN THE OFFICE OF THE MARICOPA COUNTY RECORDER, DOCUMENT #2015-0774986, AND AS AMENDED FROM TIME TO TIME.

DMB MESA PROVING GROUNDS LLC HEREBY DEDICATES TO THE CITY OF MESA FOR USE AS SUCH THE PUBLIC UTILITY AND FACILITY EASEMENTS, AS SHOWN ON THE SAID FINAL PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. ALL OTHER EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN. CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING, UNLESS APPROVED OTHERWISE BY THE CITY OF MESA, ALL EASEMENTS CREATED BY THIS FINAL PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

IT IS AGREED THAT DMB MESA PROVING GROUNDS LLC OR ITS SUCCESSORS OR ASSIGNS SHALL HAVE FULL USE OF THE EASEMENT PREMISES EXCEPT FOR THE PURPOSES FOR WHICH THE SAME IS HEREIN GRANTED TO THE CITY OF MESA, AND PROVIDED ALWAYS THAT EXCEPT FOR USES WHICH INTERFERE WITH THE ENJOYMENT BY DMB MESA PROVING GROUNDS LLC OF THE RIGHTS AND SERVITUDE HEREIN CONVEYED TO IT, 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 DMB MESA PROVING GROUNDS LLC OR THE SUCCESSORS OR ASSIGNS OF DMB MESA PROVING GROUNDS LLC AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY DMB MESA PROVING GROUNDS LLC OR THE SUCCESSORS OR ASSIGNS OF DMB MESA PROVING GROUNDS 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.

DMB MESA PROVING GROUNDS LLC HEREBY GRANTS TO THE CITY OF MESA AND THE EASTMARK COMMUNITY FACILITIES DISTRICT NO. 1 (THE "CFD") A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON TRACTS "A" THROUGH "M" DESIGNATED ON THIS FINAL PLAT, FOR THE PURPOSE OF PUBLIC USE AND ENJOYMENT; PROVIDED THAT THE CITY OF MESA AND THE CFD SHALL HAVE NO OBLIGATION WHATSOEVER FOR INSTALLING, CONSTRUCTING, MAINTAINING, REPLACING, REPAIRING OR OPERATING SUCH TRACTS OR ANY IMPROVEMENTS OR LANDSCAPING WITHIN SUCH TRACTS AND SHALL HAVE NO LIABILITY FOR ANY CLAIMS ARISING OUT OF ANY PUBLIC OR PRIVATE USE OF SUCH TRACTS, AND FURTHER PROVIDED THAT (I) DMB MESA PROVING GROUNDS LLC HEREBY EXPRESSLY RESERVES FROM THE FOREGOING GRANT OF EASEMENT, TOGETHER WITH THE RIGHT TO TRANSFER THE SAME, THE RIGHT TO ENTER UPON, USE AND IMPROVE SUCH TRACTS, INCLUDING THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND REPLACE SUCH IMPROVEMENTS AS IT OR ITS ASSIGNEE MAY FROM TIME TO TIME DEEM NECESSARY OR DESIRABLE, SUBJECT TO ORDINARY APPROVALS BY THE CITY OF MESA, WHICH ENTRY, USE AND/OR IMPROVEMENTS SHALL NOT BE INCONSISTENT WITH, AND SHALL NOT UNREASONABLY INTERFERE WITH, THE FOREGOING EASEMENT, AND (II) ALL PERSONS AND ENTITIES EXERCISING THE FOREGOING EASEMENT RIGHTS SHALL AVOID ANY DAMAGE TO SUCH TRACTS AND ANY IMPROVEMENTS LOCATED AT ANY TIME THEREON, AND THE FOREGOING EASEMENT IS GRANTED ON THE CONDITION THAT ALL PERSONS AND ENTITIES USING SUCH EASEMENT OTHER THAN THE CITY OF MESA AND THE CFD, SHALL HOLD THE CITY OF MESA AND THE CFD HARMLESS FOR, FROM AND AGAINST ANY AND ALL DAMAGES, CLAIMS, LIABILITIES OR EXPENSES WHICH MAY RESULT FROM THEIR EXERCISE OF THE FOREGOING EASEMENT RIGHTS.

DMB MESA PROVING GROUNDS 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 3-FOOT (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.

DRAINAGE COVENANTS:

TRACTS "A" THROUGH "M" SHOWN ON THIS FINAL PLAT ARE HEREBY RESERVED AS PUBLIC DRAINAGE FACILITIES AND RETENTION BASINS FOR THE INCLUSIVE CONVEYANCE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FOR PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO MAINTAIN SAID DRAINAGE FACILITIES AND RETENTION AREAS.

THE DRAINAGE FACILITIES AND RETENTION AREAS SHALL BE MAINTAINED BY THE OWNER, ITS 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 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 ATTORNEYS FEES AND COURT COSTS.

DMB MESA PROVING GROUNDS LLC WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED BY THIS FINAL 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 FINAL PLAT, HAS CONSENTED TO OR JOINED IN THIS FINAL PLAT AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH DMB MESA PROVING GROUNDS LLC WILL RECORD NOT LATER THAN TEN (10) DAYS FROM THE DATE ON WHICH THIS FINAL PLAT IS RECORDED.

IN WITNESS WHEREOF:

DMB MESA PROVING GROUNDS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF ITS AUTHORIZED REPRESENTATIVE THIS ____ DAY OF _____, 2019.

DMB MESA PROVING GROUNDS LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY: DMB/BROOKFIELD EASTMARK LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

BY: BROOKFIELD EASTMARK LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS ADMINISTRATIVE MEMBER

BY: _____

ITS: _____

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2019,

BY _____, THE _____ OF BROOKFIELD EASTMARK LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS ADMINISTRATIVE MEMBER OF DMB/BROOKFIELD EASTMARK LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS MANAGER OF DMB MESA PROVING GROUNDS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF THEREOF.

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

NOTARY PUBLIC DATE

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2019,

BY _____, THE _____ OF BROOKFIELD EASTMARK LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS ADMINISTRATIVE MEMBER OF DMB/BROOKFIELD EASTMARK LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS MANAGER OF DMB MESA PROVING GROUNDS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF THEREOF.

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

NOTARY PUBLIC DATE

RATIFICATION AND APPROVAL OF PLAT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

EASTMARK COMMUNITY ALLIANCE, INC. AN ARIZONA NON-PROFIT CORPORATION. HEREBY RATIFIES, AFFIRMS AND APPROVES THIS FINAL PLAT FOR "EASTMARK DEVELOPMENT UNITS 3/4 – INFRASTRUCTURE FOR COMMERCIAL PARCELS" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS FINAL PLAT.

IN WITNESS WHEREOF, EASTMARK COMMUNITY ALLIANCE, INC. HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS ____ DAY OF _____, 2019.

EASTMARK COMMUNITY ALLIANCE, INC. AN ARIZONA NON-PROFIT CORPORATION

BY: _____

ITS: _____

ACKNOWLEDGMENT OF RATIFICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2019,

BY _____, THE _____ OF EASTMARK COMMUNITY ALLIANCE, INC. AN ARIZONA NON-PROFIT CORPORATION ON BEHALF OF THE NON-PROFIT CORPORATION.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RATIFICATION AND APPROVAL OF PLAT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THE UNDERSIGNED, BEING THE BENEFICIARY UNDER THE DEED OF TRUST RECORDED AS DOCUMENT NUMBER: 2016-0910174, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS FINAL PLAT.

WELLS FARGO BANK, NATIONAL ASSOCIATION

BY: _____

ITS: _____

ACKNOWLEDGMENT OF RATIFICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2019,

BY _____, THE _____ OF WELLS FARGO BANK, NATIONAL ASSOCIATION.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

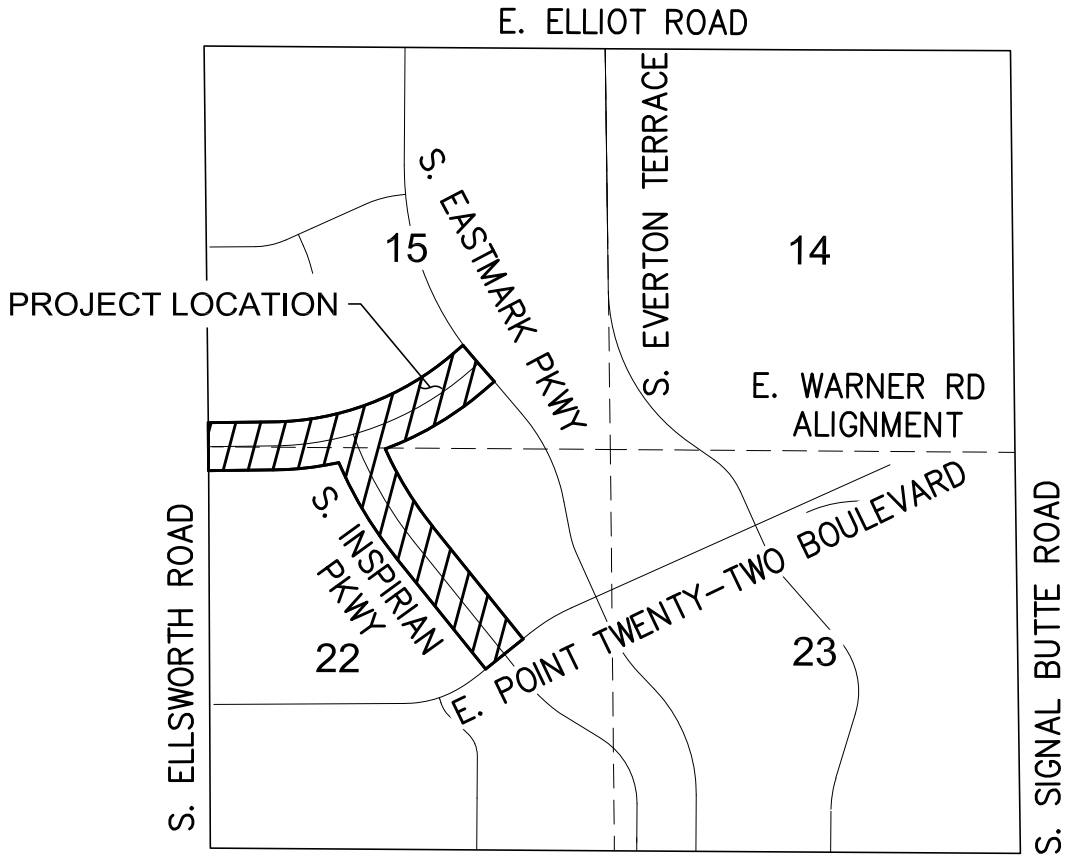
APPROVALS

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

APPROVED BY: _____ ATTEST: _____ 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 BY: _____ CITY ENGINEER DATE



VICINITY MAP

NOT TO SCALE

OWNER

DMB MESA PROVING GROUNDS, LLC
14646 N KIERLAND BLVD. SUITE 165
SCOTTSDALE, ARIZONA 85254
CONTACT: CHRISTINA CHRISTIAN, PE
PHONE: (602) 903-7489

ENGINEER

SUNRISE ENGINEERING, INC.
2152 SOUTH VINEYARD, SUITE 123
MESA, ARIZONA 85210
CONTACT: CHRIS MOORE
PHONE: (480) 768-8600

SURVEYOR

SUNRISE ENGINEERING, INC.
2152 SOUTH VINEYARD, SUITE 123
MESA, ARIZONA 85210
CONTACT: JOE DAVIS
PHONE: (480) 768-8600

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN BEING N89°38'13"W BETWEEN THE NORTHEAST CORNER OF SAID SECTION 15 BEING A MARICOPA COUNTY BRASS CAP FLUSH WITH PAVEMENT AND THE NORTH QUARTER CORNER OF SAID SECTION 15, BEING A CITY OF MESA BRASS CAP IN HAND HOLE

FLOOD PLAIN

THE PROPERTY LIES IN FLOOD ZONE "D" DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS "AREA OF UNDETERMINED FLOOD HAZARD" PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER, 04013C2760L UNPUBLISHED

ZONING

PLANNED COMMUNITY (PC) WITH AN APPROVED COMMUNITY PLAN. THE DEVELOPMENT UNIT PLAN FOR DEVELOPMENT UNIT 3/4.

SHEET INDEX		
SHEET #	DESCRIPTION	TITLE
1	COVER	COV
2	NOTES, SECTION DATA, AND TRACT TABLE	BN DY
3	FINAL PLAT INSPIRIAN PKWY	RP 1
4	FINAL PLAT INSPIRIAN PKWY	RP 2
5	FINAL PLAT INSPIRIAN/WARNER	RP 3
6	FINAL PLAT WARNER ROAD	RP 4
7	FINAL PLAT TRACT M	RP 5
8	LINE & CURVE TABLES	RP 6

UTILITIES/SERVICES		
SERVICE	UTILITY COMPANY	CONTACT NO.
CATV	COX COMMUNICATIONS	623-328-3554
ELECTRIC	SALT RIVER PROJECT	602-236-8026
FIBER	CENTURYLINK	602-630-0492
GAS	SOUTHWEST GAS	623-780-3350
IRRIGATION	SALT RIVER PROJECT	602-236-8026
WATER/SEWER	CITY OF MESA	480-215-2433
STORM DRAIN	CITY OF MESA	480-215-2433
FIRE	CITY OF MESA	480-215-2433
REFUSE	CITY OF MESA	480-215-2433

SURVEYOR'S CERTIFICATION

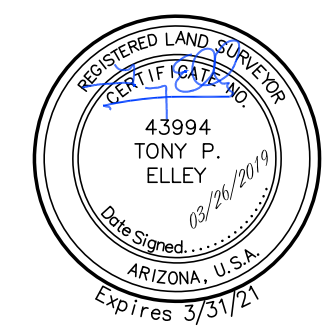
THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF NOVEMBER, 2018; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

TONY P ELLEY RLS#43994 03/26/19
DATE

AREA 21.16 ACRES

SEI NO. 06291 DESIGNED CFM DRAWN KEH CHECKED NJ SHEET NO. 1 of 8 COV

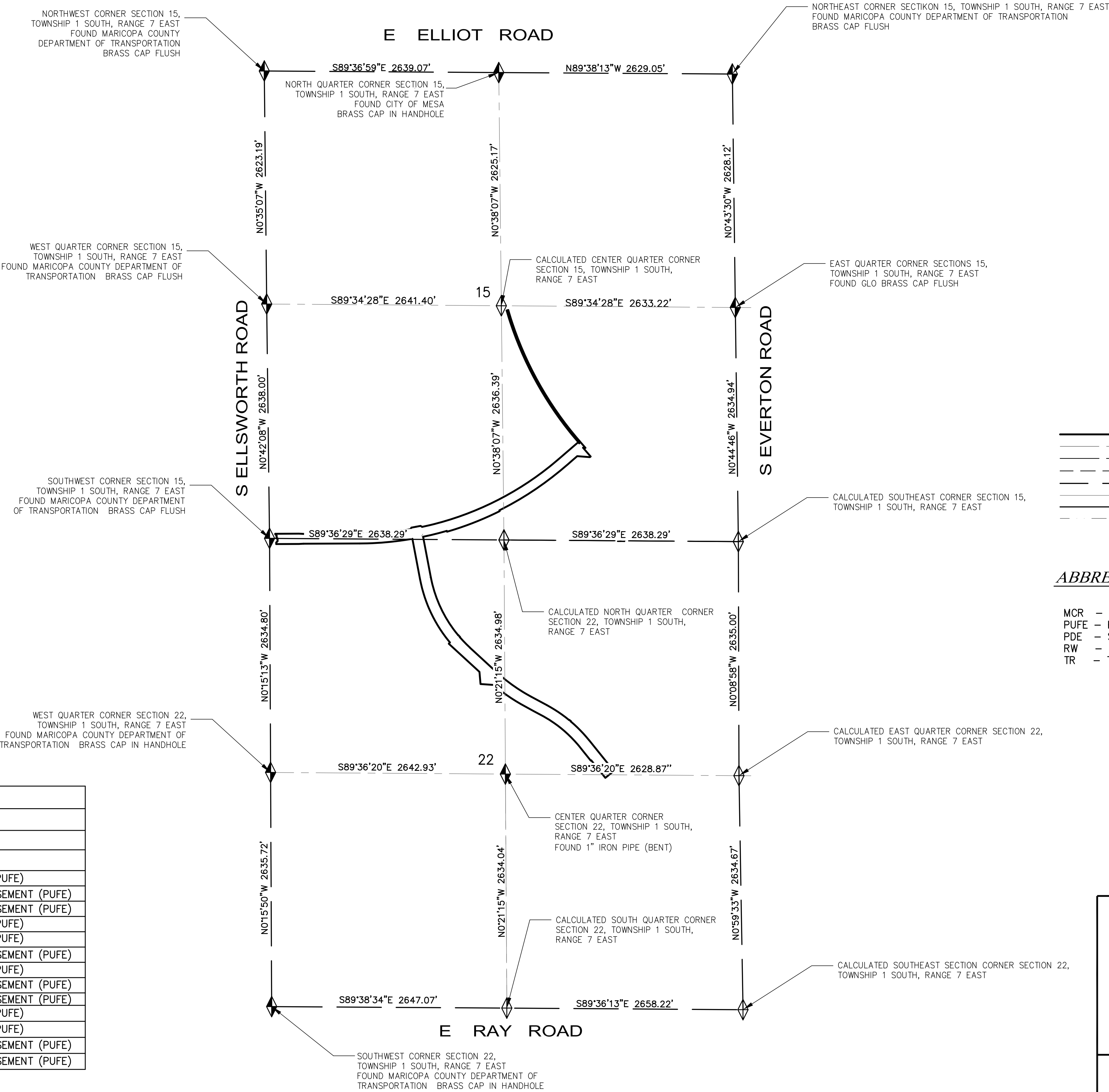
EASTMARK DEVELOPMENT UNIT 3/4
INFRASTRUCTURE FOR COMMERCIAL PARCELS
PLAT
COVER SHEET





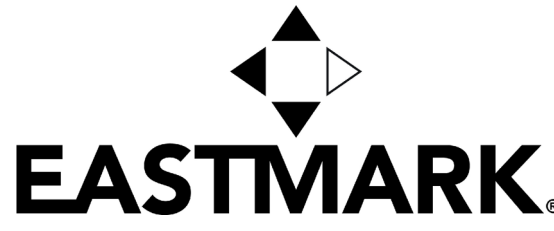
NOTES


1. CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, AND REMOVABLE SECTION TYPE FENCING.
2. 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.
3. UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE CORPORATION COMMISSION GENERAL ORDER R.(42)33.
4. ELECTRICAL LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
5. COMMUNICATION LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
6. AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT IS RECORDED IN MARICOPA COUNTY RECORDER DOCUMENT #2011-0357115 AND RE-RECORDED IN DOCUMENT #2011-0432679. THIS SUBDIVISION IS WITHIN THREE (3) MILES OF PHOENIX-MESA GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.
7. ALL TRACTS SHOWN ON THIS FINAL PLAT, AFTER THE COMPLETION OF CONSTRUCTION OF IMPROVEMENTS HEREON, WILL BE CONVEYED TO EASTMARK COMMUNITY ALLIANCE, INC., AN ARIZONA NON-PROFIT CORPORATION (THE "ALLIANCE"), OR EASTMARK RESIDENTIAL ASSOCIATION, INC. AN ARIZONA NON-PROFIT CORPORATION (THE "ASSOCIATION"), AND THEREAFTER SHALL BE OWNED AND MAINTAINED BY THE ALLIANCE OR THE ASSOCIATION, AS APPLICABLE.
8. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE PARKS, DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THIS FINAL PLAT OR LANDSCAPING WITHIN THE RIGHTS-OF-WAY ALONG THE ROADS SHOWN HEREON. ALL TRACTS SHALL BE PRIVATELY OWNED AND MAINTAINED. THE MAINTENANCE OF EASEMENT PREMISES SHOWN ON THIS FINAL PLAT WHICH LIE WITHIN THE BOUNDARIES OF A TRACT IS THE RESPONSIBILITY OF THE TRACT OWNER.
9. PUBLIC UTILITY AND FACILITY EASEMENTS WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS FOR 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).
10. UNDER THE COMMUNITY MAINTENANCE AGREEMENT BETWEEN THE CITY OF MESA, DMB MESA PROVING GROUNDS LLC, AND THE ALLIANCE, DATED JUNE, 2012 (THE "COMMUNITY MAINTENANCE AGREEMENT"), OR AS MAY BE SUBSEQUENTLY AMENDED, DMB (OR ITS ASSIGNEES, WHICH MAY INCLUDE THE ALLIANCE OR THE ASSOCIATION) IS TO MAINTAIN ANY AND ALL LANDSCAPING IMPROVEMENTS LOCATED WITHIN AND ALONG THE OUTER EDGE OF THE PUBLIC RIGHT-OF-WAY DEDICATED PURSUANT TO THIS FINAL PLAT.
11. IN ORDER TO COMPLY WITH THE "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS", ARIZONA BOARD OF TECHNICAL REGISTRATION, SUBSTANTIVE POLICY STATEMENT #12 AND CITY OF MESA SUBDIVISION PLAT STAKING REQUIREMENTS, THE OWNER AND CITY HAVE AGREED THAT ALL BOUNDARY AND TRACT CORNERS WILL BE STAKED PRIOR TO COMPLETION OF PAVING IMPROVEMENTS, IF SUCH CORNERS ARE SET UNDER THE SUPERVISION OF AN ARIZONA REGISTERED LAND SURVEYOR OTHER THAN THE ONE WHOSE NAME APPEARS ON THIS FINAL PLAT. A SEPARATE RESULTS-OF-SURVEY DRAWING FOR THESE INTERIOR CORNERS WILL NEED TO BE RECORDED.
12. THIS SUBDIVISION IS LOCATED IN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
13. ALL CURVES ARE TANGENT, COMPOUND, OR REVERSE UNLESS NOTED OTHERWISE.

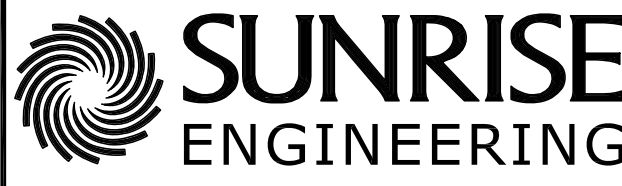
TRACT TABLE				
TRACT	SF	AC	USE	
INSPIRIAN PARKWAY R/W	297,181	6.82	RIGHT-OF-WAY	
WARNER ROAD R/W	243,654	5.59	RIGHT-OF-WAY	
TRACT A	12,482	0.29	LANDSCAPE, PUBLIC UTILTITES & FACILITIES EASEMENT (PUFE)	
TRACT B	25,665	0.59	LANDSCAPE, PUBLIC DRAINAGE, PUBLIC UTILTITES & FACILITIES EASEMENT (PUFE)	
TRACT C	45,371	1.04	LANDSCAPE, PUBLIC DRAINAGE, PUBLIC UTILTITES & FACILITIES EASEMENT (PUFE)	
TRACT D	15,769	0.36	LANDSCAPE, PUBLIC UTILTITES & FACILITIES EASEMENT (PUFE)	
TRACT E	9,798	0.22	LANDSCAPE, PUBLIC UTILTITES & FACILITIES EASEMENT (PUFE)	
TRACT F	20,562	0.47	LANDSCAPE, PUBLIC DRAINAGE, PUBLIC UTILTITES & FACILITIES EASEMENT (PUFE)	
TRACT G	53,646	1.23	LANDSCAPE, PUBLIC UTILTITES & FACILITIES EASEMENT (PUFE)	
TRACT H	7,538	0.17	LANDSCAPE, PUBLIC DRAINAGE, PUBLIC UTILTITES & FACILITIES EASEMENT (PUFE)	
TRACT I	56,394	1.29	LANDSCAPE, PUBLIC DRAINAGE, PUBLIC UTILTITES & FACILITIES EASEMENT (PUFE)	
TRACT J	26,399	0.61	LANDSCAPE, PUBLIC UTILTITES & FACILITIES EASEMENT (PUFE)	
TRACT K	34,909	0.80	LANDSCAPE, PUBLIC UTILTITES & FACILITIES EASEMENT (PUFE)	
TRACT L	41,126	0.94	LANDSCAPE, PUBLIC DRAINAGE, PUBLIC UTILTITES & FACILITIES EASEMENT (PUFE)	
TRACT M	32,357	0.74	LANDSCAPE, PUBLIC DRAINAGE, PUBLIC UTILTITES & FACILITIES EASEMENT (PUFE)	











2152 SOUTH VINEYARD, SUITE 123
MESA, ARIZONA 85210
TEL 480.768.8600 • FAX 480.768.8609
www.sunrise-eng.com

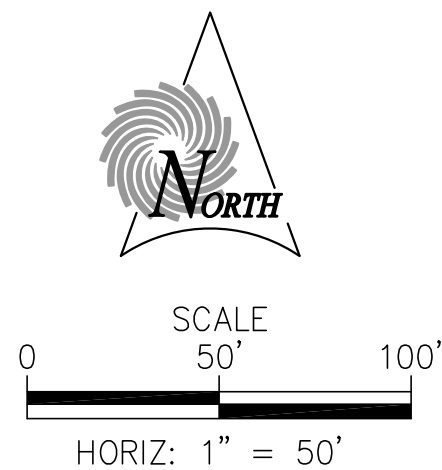
EASTMARK DEVELOPMENT UNIT 3/4
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NOTES, SECTION DATA, & TRACT TABLE

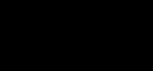



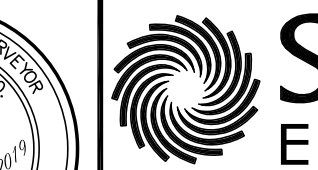
AREA 21.16 ACRES

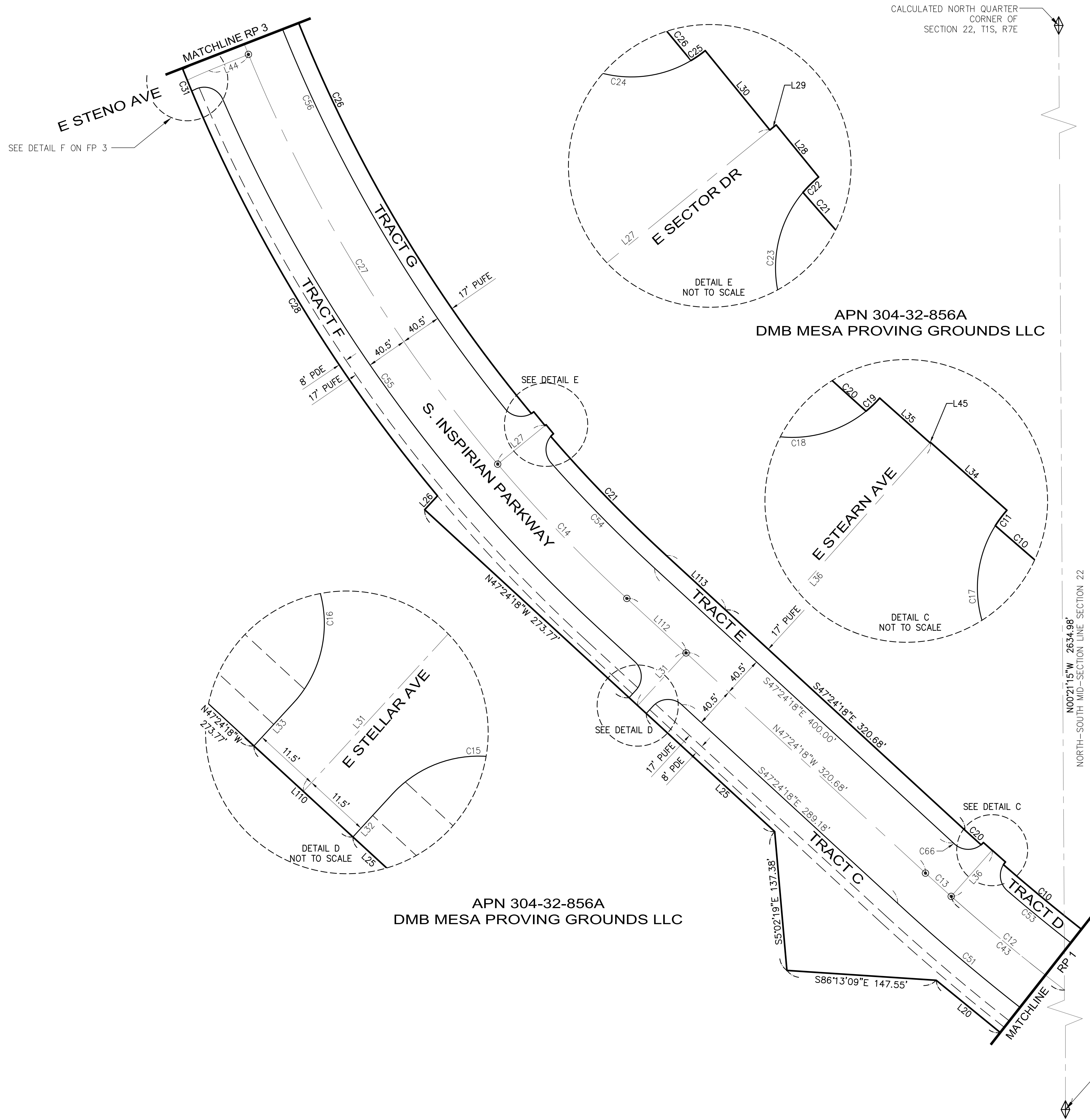
SET NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.
06291	CFM	KEH	NJ	2 of 8

BNDY

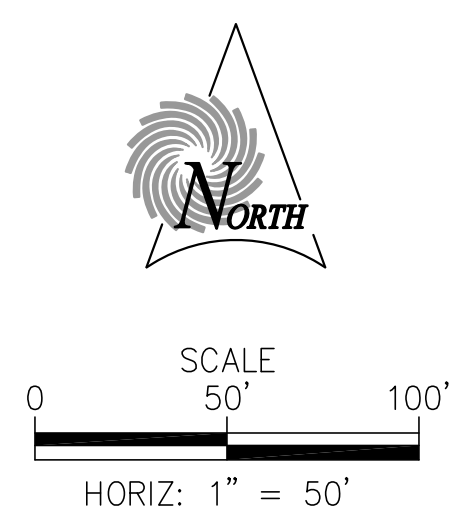
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REGISTERED LAND SURVEYOR CERTIFICATE NO. 43994 TONY P. ELLEY State signed <i>02/24/09</i> ARIZONA, U.S.A. Expires 3/31/12		2152 SOUTH VINEYARD, SUITE 123 MESA, ARIZONA 85210 TEL 480.768.8600 • FAX 480.768.8609 www.sunrise-eng.com	
<h1 style="margin: 0;">EASTMARK DEVELOPMENT UNIT 3/4</h1> <h2 style="margin: 0;">INFRASTRUCTURE FOR COMMERCIAL PARCELS</h2> <h3 style="margin: 0;">PLAT</h3>			
SET NO. 06291	DESIGNED CFM	DRAWN KEH	CHECKED NJ
SHEET NO. 3 of 8			RP1



CALCULATED NORTH QUARTER
CORNER OF
SECTION 22, T1S, R7E



APN 304-32-856A
DMB MESA PROVING GROUNDS LLC

APN 304-32-856A
DMB MESA PROVING GROUNDS LLC

LEGEND

- ST, FND, CALC SECTION MONUMENT
- PROPERTY CORNER
- RIGHT OF WAY MONUMENT
- INTERSECTION MONUMENT
- WITNESS MONUMENT

ABBREVIATIONS

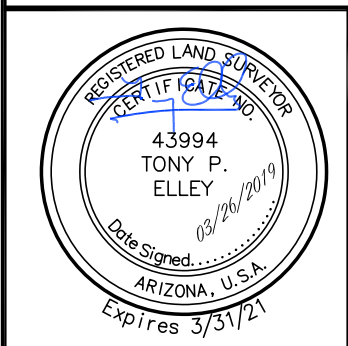
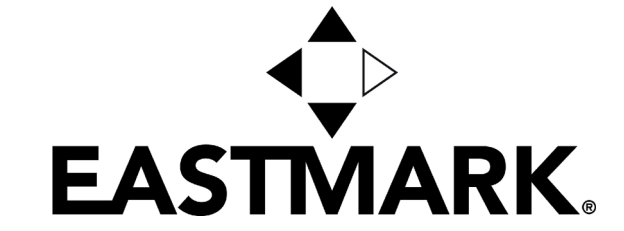
- MCR - MARICOPA COUNTY RECORDS
- PUFE - PUBLIC UTILITY AND FACILITIES EASEMENT
- PDE - SRP POWER DISTRIBUTION EASEMENT
- RW - RIGHT OF WAY
- TR - TRACT

LINE LEGEND

- BOUNDARY LINE
- OTHER PROPERTY LINE
- PROPERTY LINE
- EASEMENT LINE AS NOTED
- SECTION LINE
- SUB-SECTION LINE
- RIGHT OF WAY LINE
- SURVEY TIE LINE



Brookfield
Residential



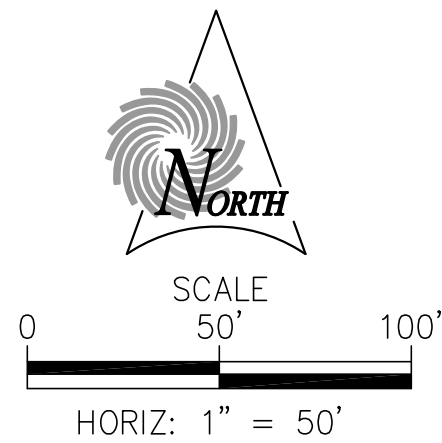
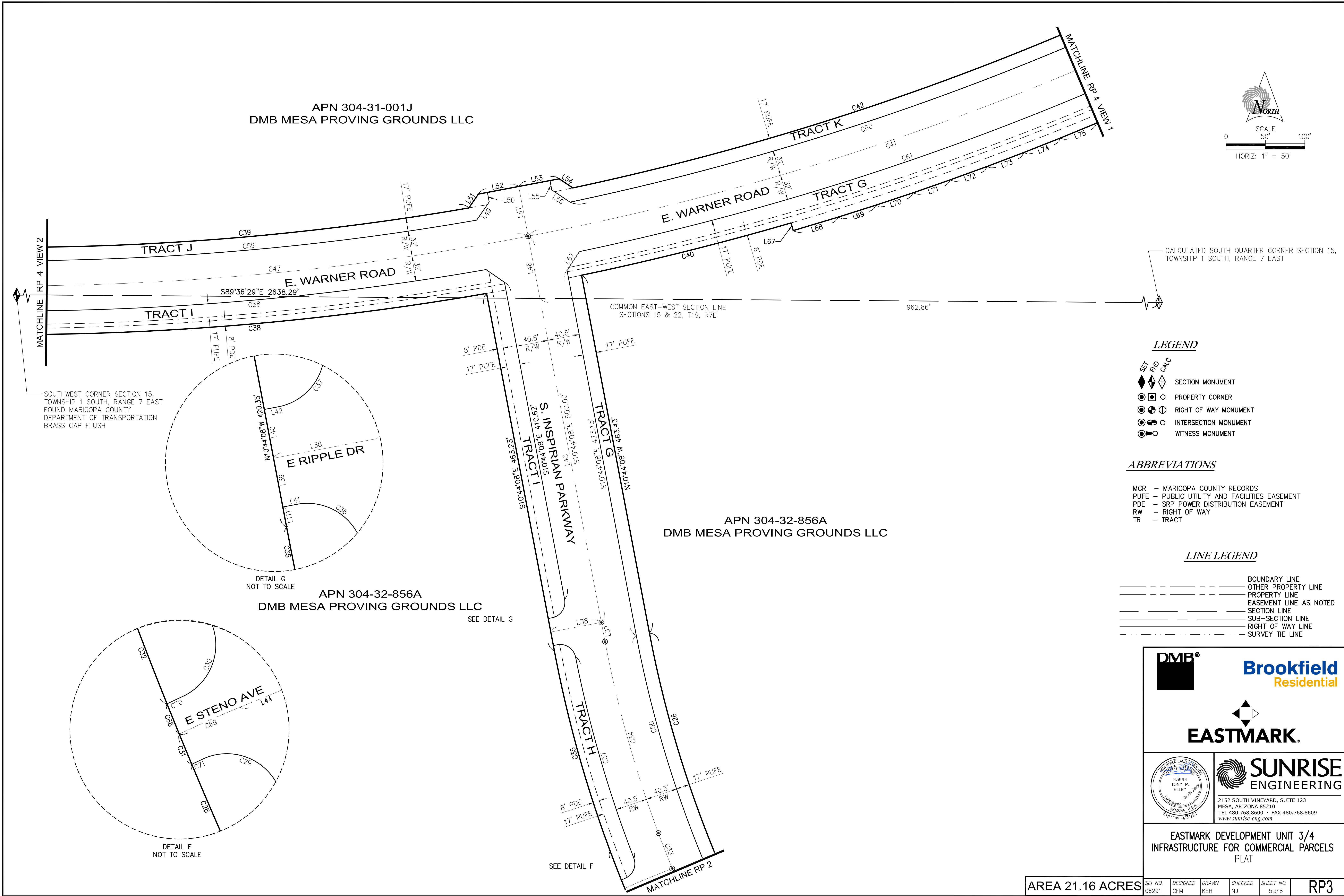
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**EASTMARK DEVELOPMENT UNIT 3/4
INFRASTRUCTURE FOR COMMERCIAL PARCELS
PLAT**

AREA 21.16 ACRES

SET NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
06291	CFM	KEH	NJ	4 of 8	RP2

P:\Brookfield Residential\06291 DU3-4 North Infrastructure\Draw\Plan Sets\Roadway Plat\06291_Inspiran & Warner M00.dwg Mar 27, 2019 3:31pm Khooover



LEGEND

- SET FIND CALC
- SECTION MONUMENT
- PROPERTY CORNER
- RIGHT OF WAY MONUMENT
- INTERSECTION MONUMENT
- WITNESS MONUMENT

ABBREVIATIONS

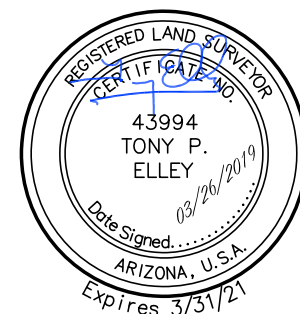
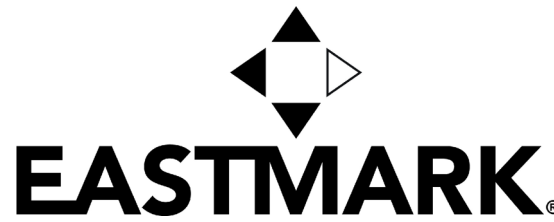
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LINE LEGEND

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Brookfield
Residential



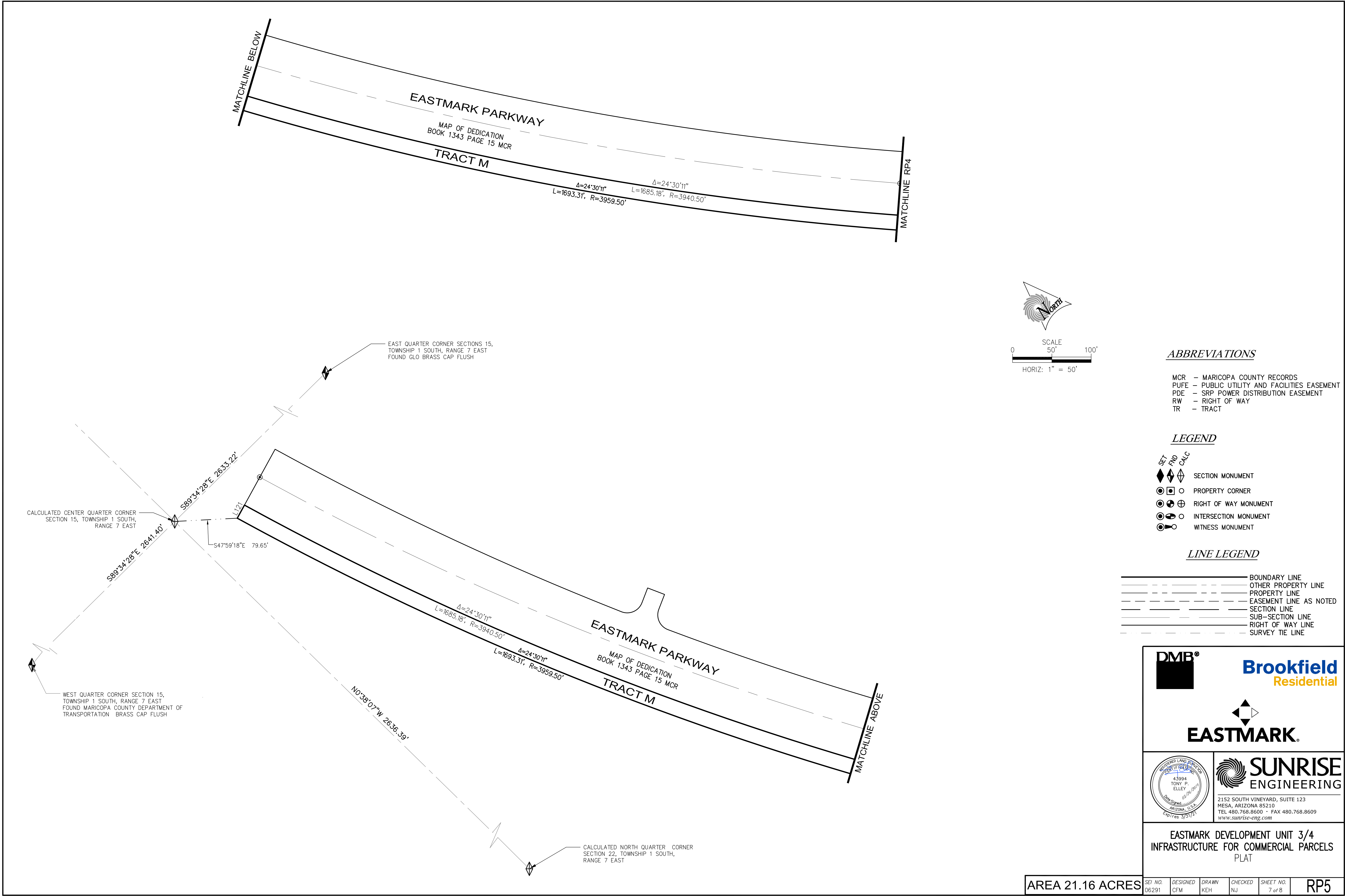
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EASTMARK DEVELOPMENT UNIT 3/4
INFRASTRUCTURE FOR COMMERCIAL PARCELS
PLAT

AREA 21.16 ACRES

SET NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.
06291	CFM	KEH	NJ	5 of 8

RP3



ABBREVIATIONS

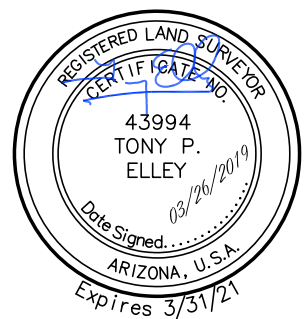
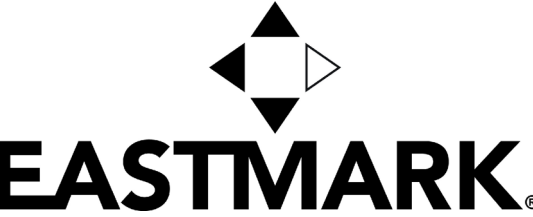
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PDE - SRP POWER DISTRIBUTION EASEMENT
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LEGEND

- SET FIND CALC
SECTION MONUMENT
PROPERTY CORNER
RIGHT OF WAY MONUMENT
INTERSECTION MONUMENT
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LINE LEGEND

- BOUNDARY LINE
OTHER PROPERTY LINE
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**EASTMARK DEVELOPMENT UNIT 3/4
INFRASTRUCTURE FOR COMMERCIAL PARCELS
PLAT**

AREA 21.16 ACRES

SET NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
06291	CFM	KEH	NJ	7 of 8	RP5


LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S39° 50' 52"W	60.18'
L2	N33° 42' 59"E	71.70'
L3	S51° 11' 22"W	6.50'
L4	N38° 32' 01"W	71.86'
L5	N41° 13' 02"W	76.54'
L6	N44° 17' 15"W	76.54'
L7	N47° 21' 28"W	76.54'
L8	N50° 25' 41"W	76.54'
L9	N53° 29' 54"W	79.21'
L10	N56° 17' 00"W	28.50'
L11	N56° 17' 01"W	28.50'
L12	S59° 04' 10"E	79.22'
L13	S61° 54' 27"E	76.26'
L14	S60° 51' 20"E	73.14'
L15	S58° 50' 18"E	73.12'
L16	S56° 48' 59"E	73.12'
L17	N54° 47' 39"W	62.87'
L18	S54° 47' 39"E	10.25'
L19	N52° 49' 03"W	69.83'
L20	N50° 48' 01"W	81.51'
L21	N50° 09' 08"W	11.50'
L22	N50° 09' 08"W	11.50'
L23	N56° 16' 57"W	11.50'
L24	N56° 17' 01"W	11.50'
L25	N47° 24' 18"W	172.00'
L26	N42° 56' 54"E	18.59'
L27	N50° 49' 48"E	60.17'
L28	S39° 10' 12"E	11.50'
L29	N50° 49' 48"E	1.38'
L30	S39° 10' 14"E	17.50'
L31	N42° 35' 42"E	70.50'
L32	S42° 35' 42"W	10.00'
L33	S42° 35' 43"W	10.00'
L34	N48° 23' 01"W	17.50'
L35	N48° 23' 01"W	11.50'
L36	S41° 36' 59"W	60.86'
L37	S10° 44' 08"E	24.81'
L38	N79° 15' 48"E	65.50'
L39	N10° 44' 08"W	17.50'
L40	N10° 44' 08"W	17.50'
L41	S79° 15' 52"W	5.05'
L42	S79° 14' 11"W	5.00'
L43	N10° 44' 08"W	419.56'
L44	S67° 44' 53"W	42.19'
L45	N41° 36' 59"E	0.11'
L46	N10° 44' 08"W	80.44'
L47	N10° 44' 08"W	64.48'
L48	N55° 24' 23"W	28.45'
L49	N34° 35' 59"E	28.12'
L50	S10° 44' 08"E	12.36'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L51	S34° 35' 59"W	21.36'
L52	N79° 15' 52"E	52.18'
L53	N79° 15' 52"E	52.42'
L54	N56° 14' 04"W	20.87'
L55	S10° 44' 08"E	12.13'
L56	S56° 14' 04"E	28.04'
L57	N33° 46' 28"E	28.53'
L58	N00° 15' 13"W	17.50'
L59	N44° 44' 47"E	21.21'
L60	N00° 15' 13"W	32.00'
L61	S89° 44' 47"W	10.25'
L62	S00° 15' 13"E	32.00'
L63	S45° 28' 40"E	21.30'
L64	S00° 42' 08"E	4.50'
L65	S89° 36' 29"E	79.75'
L66	S00° 23' 31"W	0.90'
L67	S16° 14' 08"E	10.13'
L68	N73° 17' 00"E	59.99'
L69	N72° 24' 07"E	49.93'
L70	N71° 36' 04"E	49.93'
L71	N70° 48' 01"E	49.93'
L72	N69° 59' 57"E	49.93'
L73	N69° 11' 54"E	49.93'
L74	N68° 23' 51"E	49.93'
L75	N67° 35' 48"E	49.93'
L76	N66° 47' 45"E	49.93'
L77	N65° 59' 42"E	49.93'
L78	N65° 11' 39"E	49.93'
L79	N64° 23' 33"E	50.01'
L80	N63° 32' 03"E	28.50'
L81	N26° 27' 57"W	9.53'
L82	N62° 35' 40"E	88.38'
L83	S26° 27' 57"E	20.16'
L84	S26° 27' 57"E	10.43'
L85	S26° 27' 57"E	62.48'
L86	N61° 37' 51"E	59.92'
L87	N60° 40' 02"E	59.92'
L88	N59° 42' 12"E	59.92'
L89	N58° 44' 23"E	59.92'
L90	N57° 46' 33"E	59.92'
L91	N56° 48' 44"E	59.92'
L92	N55° 50' 54"E	59.92'
L93	N54° 53' 05"E	59.92'
L94	N53° 55' 15"E	59.92'
L94	N54° 53' 05"E	59.92'
L95	N52° 57' 26"E	59.92'
L96	N51° 59' 36"E	59.92'
L97	N51° 01' 47"E	59.92'
L98	N50° 03' 57"E	59.92'
L99	N49° 18' 03"E	59.97'

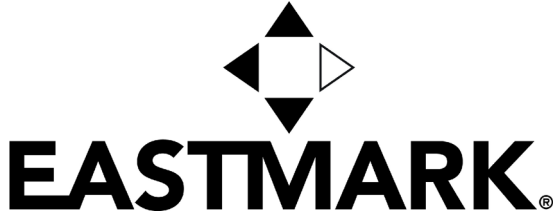
LINE TABLE		
LINE #	DIRECTION	LENGTH
L100	N49° 14' 44"E	60.00'
L101	N49° 14' 44"E	83.45'
L102	S85° 45' 16"E	143.25'
L103	N49° 14' 44"E	11.00'
L104	N40° 45' 16"W	130.42'
L105	N40° 45' 16"W	103.99'
L106	N40° 45' 16"W	16.00'
L107	N38° 48' 38"W	44.78'
L108	S51° 11' 22"W	54.89'
L109	N51° 11' 22"E	10.61'
L110	N47° 24' 18"W	23.00'
L111	S10° 44' 08"E	7.31'
L112	S47° 24' 18"E	79.32'
L113	S47° 24' 18"E	79.32'
L114	N40° 45' 16"W	56.24'
L115	S04° 14' 44"W	28.28'
L116	S04° 14' 44"W	1.41'
L117	N85° 45' 47"W	1.41'
L118	S40° 45' 16"E	4.24'
L119	S40° 45' 16"E	7.24'
L120	N49° 14' 44"E	40.50'
L121	N73° 44' 54"E	19.00'


CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	011°20'30"	1500.00'	296.92'	N44° 28' 53"W	296.44'
C2	006°07'53"	1500.00'	160.52'	N53° 13' 05"W	160.44'
C3	005°26'43"	1500.00'	142.56'	N59° 00' 23"W	142.50'
C4	010°54'42"	1557.50'	296.62'	S44° 15' 59"E	296.17'
C5	007°50'00"	20.00'	2.73'	S35° 55' 52"W	2.73'
C6	088°50'36"	20.00'	31.01'	S04° 34' 26"E	28.00'
C7	088°50'36"	20.00'	31.01'	N84° 16' 10"E	28.00'
C8	007°50'00"	20.00'	2.73'	N43° 45' 52"E	2.73'
C9	011°08'48"	1557.50'	303.01'	S56° 09' 20"E	302.53'
C10	012°49'16"	1942.50'	434.67'	S55° 19' 06"E	433.76'
C11	009°26'34"	20.00'	3.30'	S36° 53' 41"W	3.29'
C12	013°21'12"	2000.00'	466.12'	S55° 03' 08"E	465.06'
C13	000°58'14"	2000.00'	33.88'	S47° 53' 25"E	33.88'
C14	007°01'11"	1500.00'	183.77'	S43° 53' 43"E	183.66'
C15	090°00'00"	20.00'	31.42'	S87° 35' 42"W	28.28'
C16	090°00'00"	20.00'	31.42'	N02° 24' 18"W	28.28'
C17	091°06'28"	20.00'	31.80'	S03° 56' 16"E	28.56'
C18	090°55'50"	20.00'	31.74'	N87° 04' 54"E	28.51'
C19	009°15'56"	20.00'	3.23'	N46° 14' 57"E	3.23'
C20	000°37'55"	1942.50'	21.42'	S47° 43' 15"E	21.42'
C21	006°30'01"	1442.50'	163.65'	S44° 09' 17"E	163.57'
C22	010°45'16"	20.00'	3.75'	S45° 27' 10"W	3.75'
C23	092°31'15"	20.00'	32.30'	S04° 34' 10"W	28.90'
C24	090°13'35"	20.00'	31.49'	S84° 03' 25"E	28.34'
C25	008°27'36"	20.00'	2.95'	N55° 03' 38"E	2.95'
C26	028°59'39"	1442.50'	729.97'	S25° 13' 58"E	722.21'
C27	018°08'00"	1500.00'	474.73'	S31° 19' 07"E	472.75'
C28	017°09'06"	1565.50'	468.64'	S31° 16' 27"E	466.89'
C29	091°25'47"	20.00'	31.91'	N69° 08' 22"W	28.63'
C30	086°27'57"	20.00'	30.18'	N22° 07' 26"E	27.40'
C31	000°25'17"	1565.50'	11.52'	S22° 29' 15"E	11.52'
C32	001°26'41"	1565.50'	39.47'	S21° 07' 58"E	39.47'
C33	001°50'29"	1500.00'	48.21'	S21° 19' 52"E	48.21'
C34	009°40'29"	1500.00'	253.28'	N15° 34' 23"W	252.98'
C35	009°40'29"	1565.50'	264.34'	N15° 34' 23"W	264.03'
C36	089°32'02"	20.00'	31.25'	N55° 58' 07"W	28.17'


CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C37	090°00'00"	20.00'	31.42'	N34° 15' 52"E	28.28'
C38	009°35'15"	3562.00'	596.05'	N84° 57' 10"E	595.35'
C39	009°31'40"	3451.00'	573.87'	N84° 58' 57"E	573.21'
C40	004°24'57"	3562.00'	274.52'	N75° 58' 21"E	274.45'
C41	015°34'06"	3500.00'	951.01'	S71° 19' 06"W	948.08'
C42	028°44'14"	3451.00'	1730.88'	N63° 36' 51"E	1712.79'
C43	004°09'53"	2000.00'	145.37'	S50° 27' 29"E	145.34'
C44	089°29'31"	20.00'	31.24'	N71° 12' 42"W	28.16'
C45	089°29'31"	20.00'	31.24'	S18° 16' 49"W	28.16'
C46	014°17'20"	3500.00'	872.85'	S56° 23' 24"W	870.59'
C47	010°38'38"	3500.00'	650.21'	S84° 25' 28"W	649.27'
C48	014°17'20"	3500.00'	872.85'	S56° 23' 24"W	870.59'
C49	091°15'14"	20.00'	31.85'	S79° 20' 36"W	28.59'
C50	091°15'14"	20.00'	31.85'	N11° 54' 38"W	28.59'
C51	014°19'26"	2040.50'	510.13'	S54° 34' 01"E	508.80'
C52	010°25'12"	1540.50'	280.16'	N56° 31' 08"W	279.78'
C53	012°14'14"	1959.50'	418.51'	S55° 36' 37"E	417.72'
C54	005°42'51"	1459.50'	145.56'	S44° 32' 53"E	145.50'
C55	023°59'09"	1540.46'	644.88'	S35° 24' 44"E	640.19'
C56	028°12'29"	1459.50'	718.55'	S24° 50' 23"E	711.31'
C57	009°54'44"	1540.50'	266.51'	S16° 09' 28"E	266.17'
C58	009°39'40"	3532.00'	595.56'	N84° 54' 57"E	594.85'
C59	009°38'45"	3468.00'	583.85'	N84° 55' 25"E	583.16'
C60	028°51'21"	3468.00'	1746.59'	S63° 40' 24"W	1728.19'
C61	014°04'48"	3532.00'	867.97'	N71° 04' 57"E	865.79'
C62	013°46'50"	3532.00'	849.51'	N56° 08' 09"E	847.46'
C63	001°22'44"	3500.00'	84.23'	N62° 50' 41"E	84.23'
C64	004°11'29"	1459.50'	106.77'	N59° 38' 00"W	106.74'
C65	016°13'09"	1459.50'	413.15'	N46° 55' 13"W	411.77'
C66	000°02'53"	1959.50'	1.65'	S47° 25' 45"E	1.65'
C67	009°11'19"	2000.00'	320.74'	S57° 08' 05"E	320.40'
C68	000°25'18"	1565.50'	11.52'	S22° 03' 57"E	11.52'
C69	003°20'29"	400.00'	23.33'	S66° 04' 39"W	23.32'
C70	000°51'05"	411.50'	6.11'	S64° 55' 52"W	6.11'
C71	000°38'44"	388.50'	4.38'	S64° 38' 15"W	4.38'
C72	010°11'06"	1540.50'	273.84'	N43° 54' 11"W	273.48'



Brookfield
Residential







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EASTMARK DEVELOPMENT UNIT 3/4
INFRASTRUCTURE FOR COMMERCIAL PARCELS
PLAT
LINE & CURVE TABLES

AREA 21.16 ACRES

SEI NO.
06291

DESIGNED
CFM

DRAWN
KEH

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NJ

SHEET NO.
8 of 8

RP6

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