

FINAL PLAT  
GALLERY PARK PHASE 1A

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 7 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 POWER 202 MIXED-USE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR GALLERY PARK PHASE 1A, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 7 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.

POWER 202 MIXED-USE, 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 POWER 202 MIXED-USE, 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 POWER 202 MIXED-USE, LLC OR THE SUCCESSORS OR ASSIGNS OF POWER 202 MIXED-USE, LLC AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY POWER 202 MIXED-USE, LLC OR THE SUCCESSORS OR ASSIGNS OF POWER 202 MIXED-USE, LLC WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF MESA. THE RIGHTS AND OBLIGATIONS TO PROVIDE UTILITY SERVICE TO ITS CUSTOMERS.

POWER 202 MIXED-USE, 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.

POWER 202 MIXED-USE, 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 POWER 202 MIXED-USE, LLC WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

POWER 202 MIXED-USE, 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 \_\_\_\_\_, 2019.

POWER 202 MIXED-USE, 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 POWER 202 MIXED-USE, 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 COMMISSION 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 PHOENIX MESA GATEWAY AIRPORT, INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION 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 # ZON 18-00775.
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. PUBLIC UTILITY AND FACILITY EASEMENTS WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS 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).

LAND SURVEYOR'S CERTIFICATION:

I, JARED HANSMANN, HEREBY CERTIFY, THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT, CONSISTING OF THREE (3) SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY DIRECTION DURING THE MONTH OF JULY, 2019; 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.

  
JARED HANSMANN NO. 60697  
SURVEY INNOVATION GROUP, INC.  
22425 N. 16TH STREET, SUITE 1  
PHOENIX, ARIZONA 85024

7-16-19  
DATE

OWNER / DEVELOPER

POWER 202 MIXED-USE  
C/O VIVO DEVELOPMENT  
4650 E. COTTON CENTER BLVD., STE 200  
PHOENIX, AZ 85040  
CONTACT: JOSE POMBO  
PHONE: \_\_\_\_\_

ENGINEER

OPTIMUS CIVIL DESIGN GROUP  
4650 EAST COTTON CENTER BLVD  
SUITE 200  
PHOENIX, ARIZONA 85034  
PHONE: 602.286.9300  
CONTACT: JEFF BEHRANA, P.E.

BENCHMARK

BRASS TAG, TOP OF CURB, NORTHEAST CORNER OF LOOP 202 AND POWER ROAD. ELEVATION=1324.10' (NAVD '88, CITY OF MESA DATUM)

BASIS OF BEARINGS

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.  
SAID LINE BEARS NORTH 00 DEGREES 55 MINUTES 11 SECONDS WEST

EXISTING ZONING

THE CURRENT ZONING FOR THIS SUBDIVISION IS LC-AF-PAD

LOT TABLE

LOT 1	58,848 SQUARE FEET OR 1.351 ACRES
LOT 2	1,690,818 SQUARE FEET OR 38.816 ACRES

TOTAL 1,749,666 SQUARE FEET OR 40.167 ACRES

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2760L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".

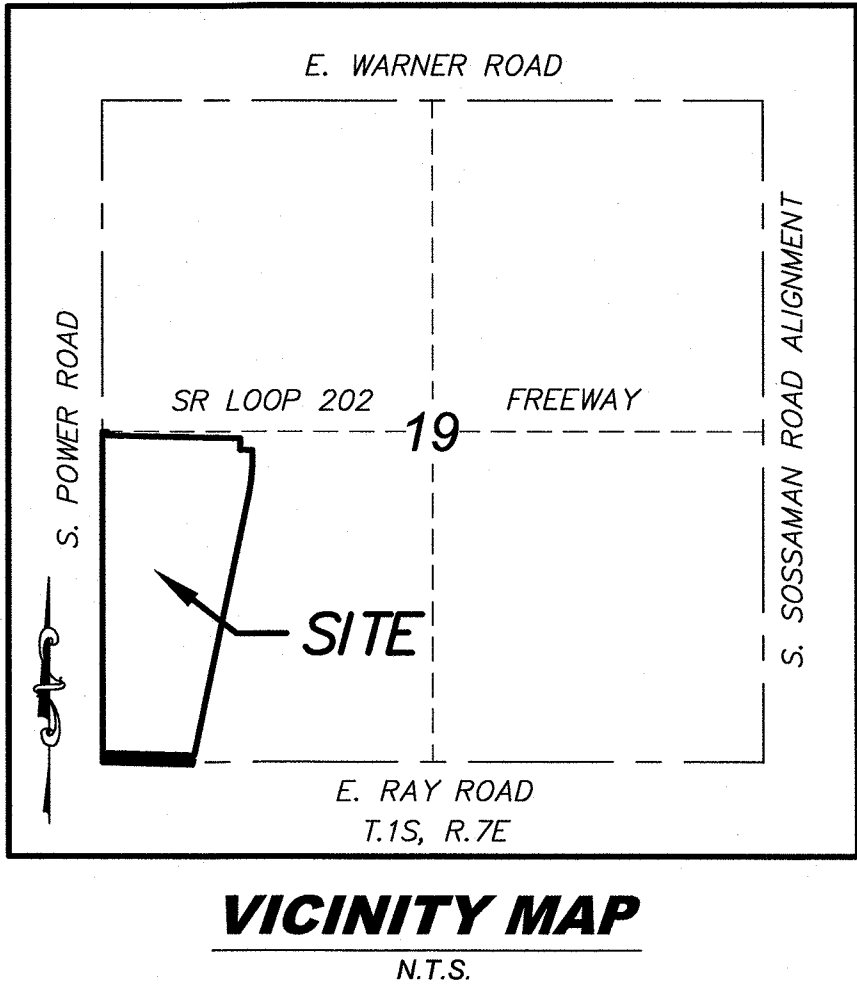
APPROVALS:

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

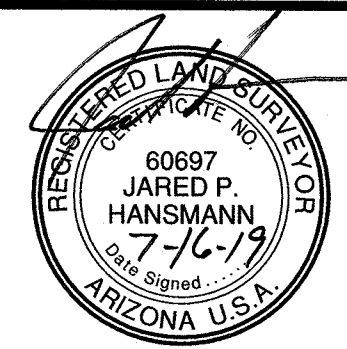
BY: \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER



FINAL PLAT  
GALLERY PARK PHASE 1A  
MESA, ARIZONA

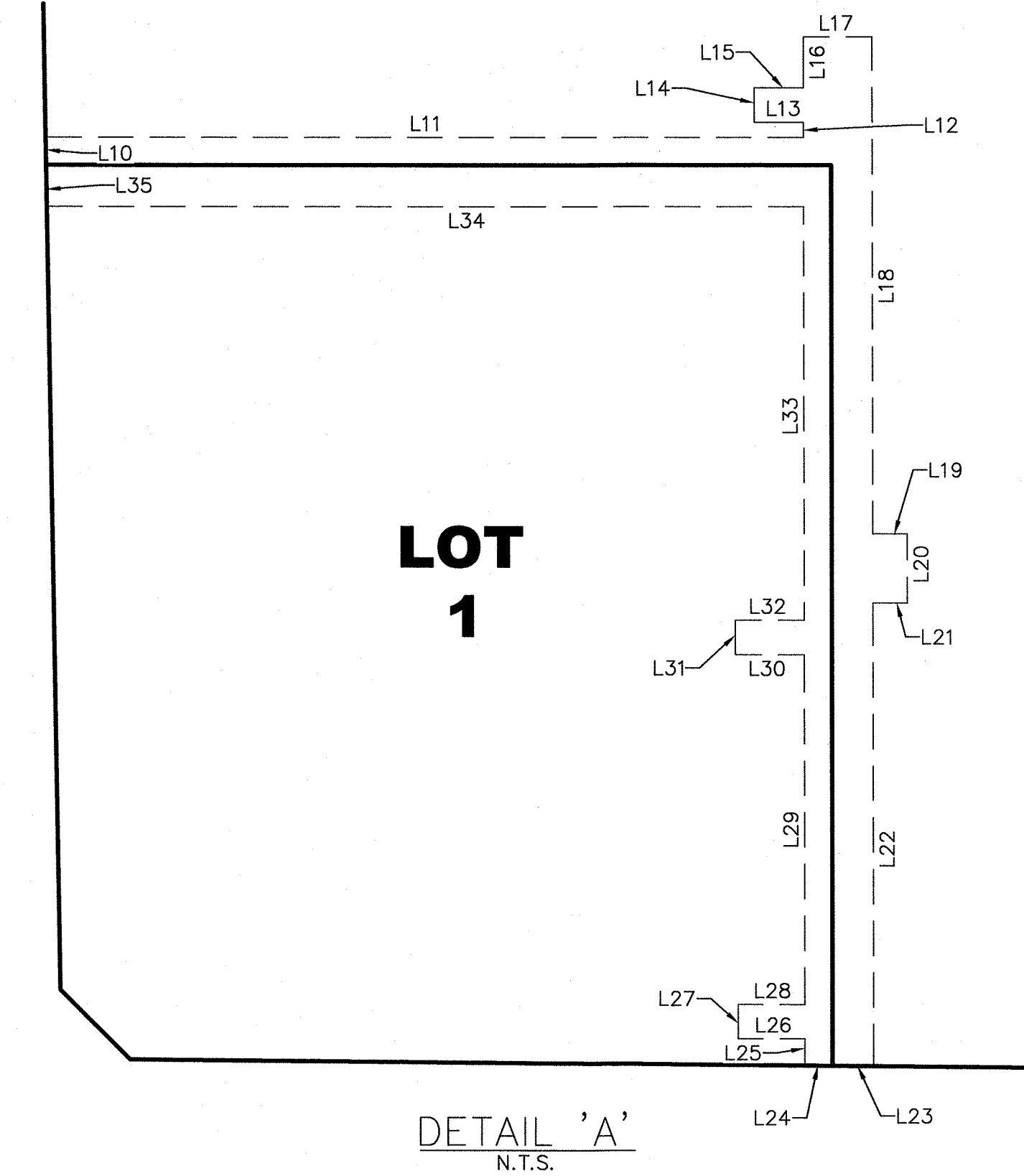
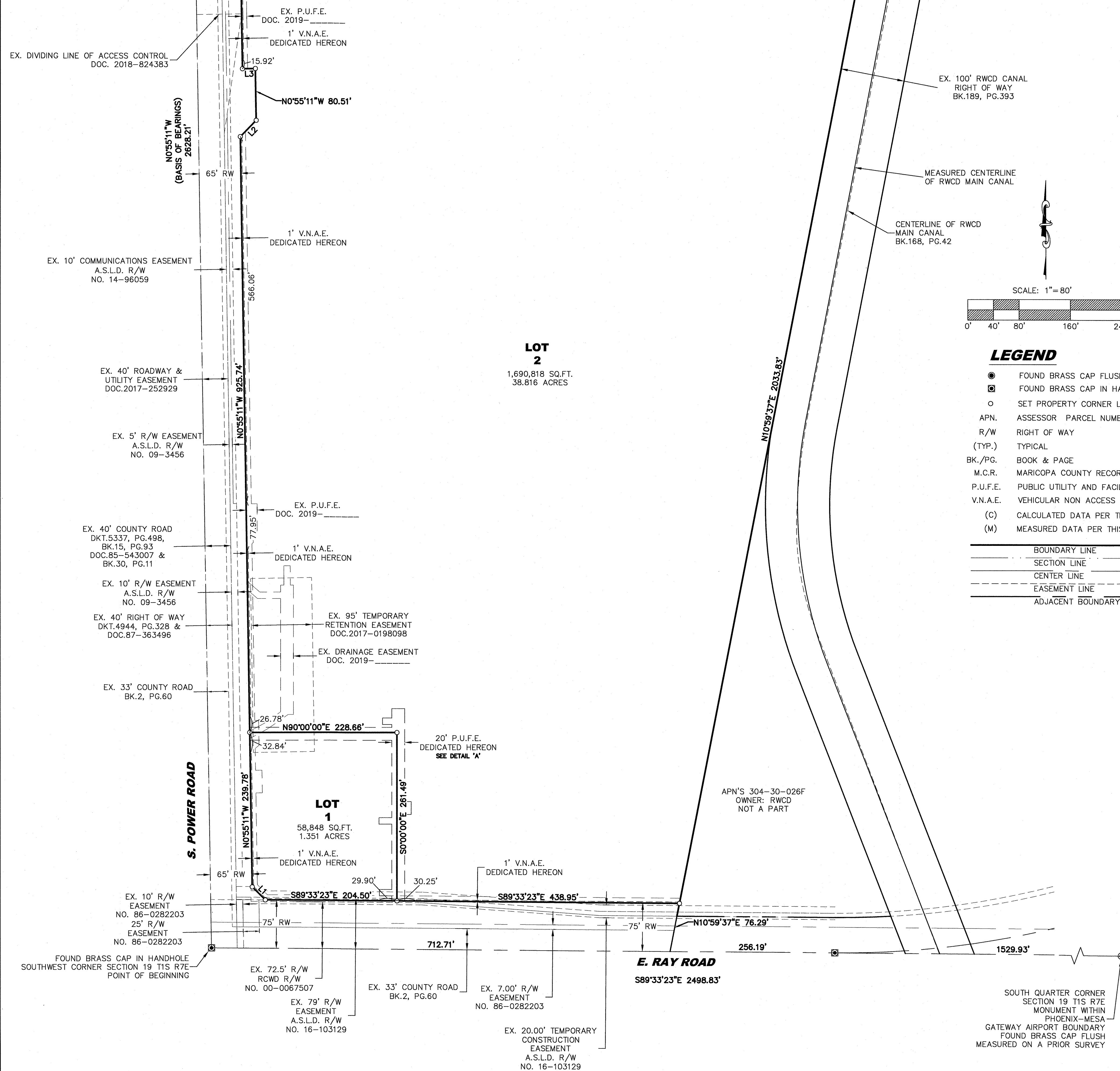
**SIG**  
SURVEY INNOVATION  
GROUP, INC  
Land Surveying Services  
22425 N. 16TH STREET, SUITE 1  
PHOENIX, AZ 85024  
PH: (602) 286-9300 FAX: (602) 286-9400  
WWW.SIGSURVEYAZ.COM

**Q**  
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WWW.OPTIMUSSURVEYAZ.COM



DRAWING NAME:  
2017-080 PHASE1A  
JOB NO. 2017-080  
DRAWN: JPH  
CHECKED: JAS  
DATE: 7/15/2019  
SCALE: N.T.S.  
SHEET: 1 OF 3

# MATCH SHEET 3



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S45°14'17"E	28.62'
L2	S44°04'49"W	35.52'
L3	S89°04'49"W	20.11'
L4	N6°25'55"E	101.82'
L5	N6°27'29"E	54.29'
L6	N0°55'11"W	117.70'
L7	N38°16'15"E	70.72'

DETAIL LINE TABLE		
LINE	DIRECTION	LENGTH
L10	N0°20'42"W	8.00'
L11	N90°00'00"W	220.70'
L12	S0°00'00"E	4.40'
L13	S90°00'00"E	14.39'
L14	S0°00'00"E	10.00'
L15	N90°00'00"W	14.39'
L16	S0°00'00"E	14.60'
L17	N90°00'00"E	20.00'
L18	N0°00'00"E	144.17'
L19	N90°00'00"E	9.99'
L20	N0°00'00"E	20.00'
L21	N90°00'00"E	9.99'
L22	N0°00'00"E	134.41'
L23	N89°33'23"W	11.99'
L24	N89°33'23"W	8.01'
L25	S0°00'00"E	7.78'
L26	N90°00'00"E	19.41'
L27	S0°00'00"E	10.00'
L28	N90°00'00"W	19.41'
L29	S0°00'00"E	101.48'
L30	N90°00'00"E	20.08'
L31	S0°00'00"E	10.00'
L32	N90°00'00"E	20.08'
L33	S0°00'00"E	120.17'
L34	N90°00'00"E	220.38'
L35	N1°18'10"W	12.00'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	13°29'04"	1475.10'	347.16'	N3°45'55"E 346.36'

**SIG**  
SURVEY INNOVATION  
GROUP, INC  
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**OPTIMUS**  
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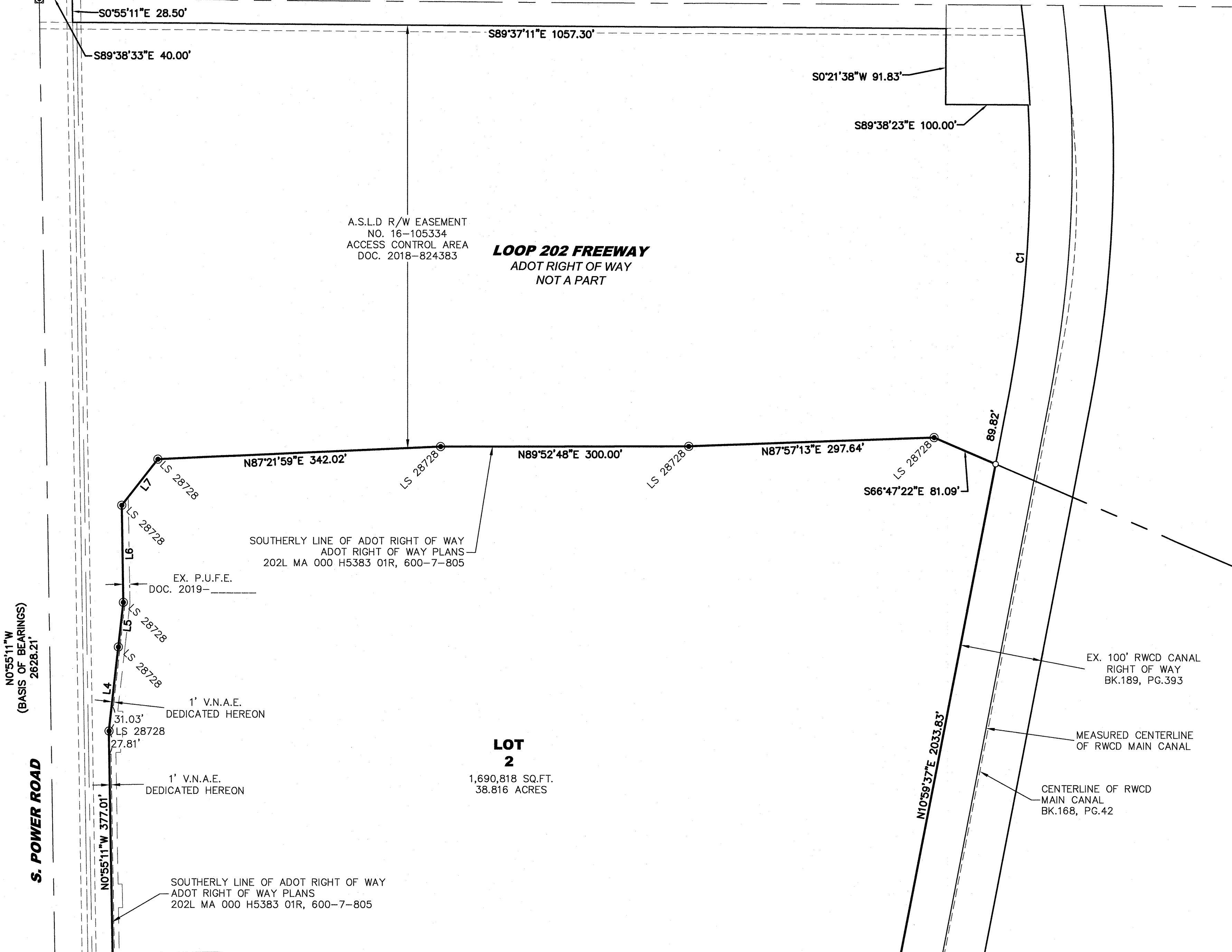
## FINAL PLAT GALLERY PARK PHASE 1A MESA, ARIZONA



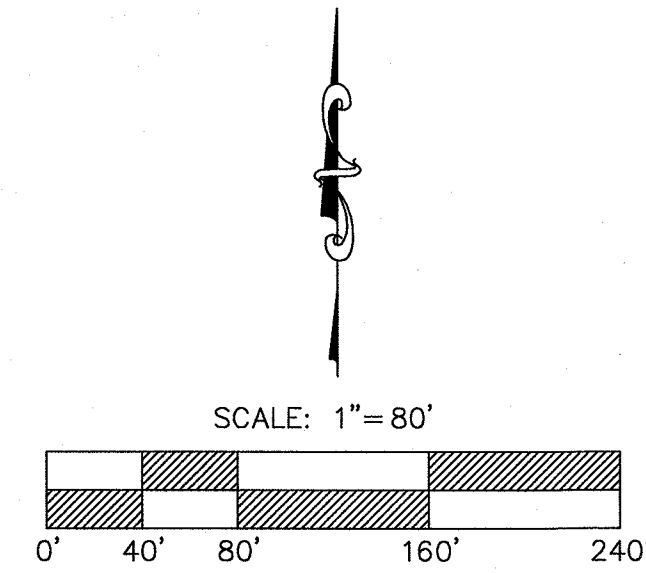
DRAWING NAME:  
2017-080 PHASE1A  
JOB NO. 2017-080  
DRAWN: JPH  
CHECKED: JAS  
DATE: 7/15/2019  
SCALE: 1"=80'  
SHEET: 2 OF 3



FOUND BRASS CAP IN HANDHOLE  
WEST QUARTER CORNER  
SECTION 19 T1S R7E



MATCH SHEET 2



LEGEND

- FOUND BRASS CAP FLUSH
- ◻ FOUND BRASS CAP IN HANDHOLE
- SET PROPERTY CORNER LS#60697
- APN. ASSESSOR PARCEL NUMBER
- R/W RIGHT OF WAY
- (TYP.) TYPICAL
- BK./PG. BOOK & PAGE
- M.C.R. MARICOPA COUNTY RECORDS
- P.U.F.E. PUBLIC UTILITY AND FACILITIES EASEMENT
- V.N.A.E. VEHICULAR NON ACCESS EASEMENT
- (C) CALCULATED DATA PER THIS SURVEY
- (M) MEASURED DATA PER THIS SURVEY

---	BOUNDARY LINE
---	SECTION LINE
---	CENTER LINE
---	EASEMENT LINE
---	ADJACENT BOUNDARY LINE

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S45°14'17"E	28.62'
L2	S44°04'49"W	35.52'
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**FINAL PLAT**  
**GALLERY PARK PHASE 1A**  
**MESA, ARIZONA**



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2017-080 PHASE 1A  
JOB NO. 2017-080  
DRAWN: JPH  
CHECKED: JAS  
DATE: 7/15/2019  
SCALE: 1"=80'  
SHEET: 3 OF 3