

DEDICATION:

STATE OF ARIZONA )  
 ) SS.  
COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENTS:

THAT RAY 39A, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AS TO AND UNDIVIDED 21.9780%, RAY 39C, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AS TO AND UNDIVIDED 28.5715%, AND MARWEST ENTERPRISES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 49.4505 %, AS TO LOT 2 AND KAY L. TOOLSON AND JUDY TOOLSON, TRUSTEES OF THE KAY AND JUDY TOOLSON JOINT REVOCABLE TRUST UAD JANUARY 6, 2016, AS TO LOT 1, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "LANDING 202", LOCATED IN SECTION 20, 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.

RAY 39A, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AS TO AND UNDIVIDED 21.9780%, RAY 39C, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AS TO AND UNDIVIDED 28.5715%, AND MARWEST ENTERPRISES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 49.4505 %, AS TO LOT 2 AND KAY L. TOOLSON AND JUDY TOOLSON, TRUSTEES OF THE KAY AND JUDY TOOLSON JOINT REVOCABLE TRUST UAD JANUARY 6, 2016, AS TO LOT 1, 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 21 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 RAY 39A, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AS TO AND UNDIVIDED 21.9780%, RAY 39C, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AS TO AND UNDIVIDED 28.5715%, AND MARWEST ENTERPRISES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 49.4505 %, AS TO LOT 2 AND KAY L. TOOLSON AND JUDY TOOLSON, TRUSTEES OF THE KAY AND JUDY TOOLSON JOINT REVOCABLE TRUST UAD JANUARY 6, 2016, AS TO LOT 1, 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 RAY 39A, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AS TO AND UNDIVIDED 21.9780%, RAY 39C, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AS TO AND UNDIVIDED 28.5715%, AND MARWEST ENTERPRISES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 49.4505 %, AS TO LOT 2 AND KAY L. TOOLSON AND JUDY TOOLSON, TRUSTEES OF THE KAY AND JUDY TOOLSON JOINT REVOCABLE TRUST UAD JANUARY 6, 2016, AS TO LOT 1 OR THE SUCCESSORS OR ASSIGNS OF RAY 39A, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AS TO AND UNDIVIDED 21.9780%, RAY 39C, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AS TO AND UNDIVIDED 28.5715%, AND MARWEST ENTERPRISES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 49.4505 %, AS TO LOT 2 AND KAY L. TOOLSON AND JUDY TOOLSON, TRUSTEES OF THE KAY AND JUDY TOOLSON JOINT REVOCABLE TRUST UAD JANUARY 6, 2016, AS TO LOT 1 AND THAT THE GRADE OVER ANY BURIED FACILITY SHALL NOT BE CHANGED BY RAY 39A, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AS TO AND UNDIVIDED 21.9780%, RAY 39C, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AS TO AND UNDIVIDED 28.5715%, AND MARWEST ENTERPRISES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 49.4505 %, AS TO LOT 2 AND KAY L. TOOLSON AND JUDY TOOLSON, TRUSTEES OF THE KAY AND JUDY TOOLSON JOINT REVOCABLE TRUST UAD JANUARY 6, 2016, AS TO LOT 1 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.

RAY 39A, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AS TO AND UNDIVIDED 21.9780%, RAY 39C, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AS TO AND UNDIVIDED 28.5715%, AND MARWEST ENTERPRISES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 49.4505 %, AS TO LOT 2 AND KAY L. TOOLSON AND JUDY TOOLSON, TRUSTEES OF THE KAY AND JUDY TOOLSON JOINT REVOCABLE TRUST UAD JANUARY 6, 2016 AS TO LOT 1, 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 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.

RAY 39A, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTENRSHIP AS TO AND UNDIVIDED 21.9780%, RAY 39C, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTENRSHIP AS TO AND UNDIVIDED 28.5715%, AND MARWEST ENTERPRISES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 49.4505 %, AS TO LOT 2 AND KAY L. TOOLSON AND JUDY TOOLSON, TRUSTEES OF THE KAY AND JUDY TOOLSON JOINT REVOCABLE TRUST UAD JANUARY 6, 2016 AS TO LOT 1, 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 RAY 39A, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AS TO AND UNDIVIDED 21.9780%, RAY 39C, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTENRSHIP AS TO AND UNDIVIDED 28.5715%, AND MARWEST ENTERPRISES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 49.4505 %, AS TO LOT 2 AND KAY L. TOOLSON AND JUDY TOOLSON, TRUSTEES OF THE KAY AND JUDY TOOLSON JOINT REVOCABLE TRUST UAD JANUARY 6, 2016 AS TO LOT 1 WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF: RAY 39A, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP

BY: \_\_\_\_\_  
ITS:

RAY 39C, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP

BY: \_\_\_\_\_  
ITS:

MARWEST ENTERPRISES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
ITS:

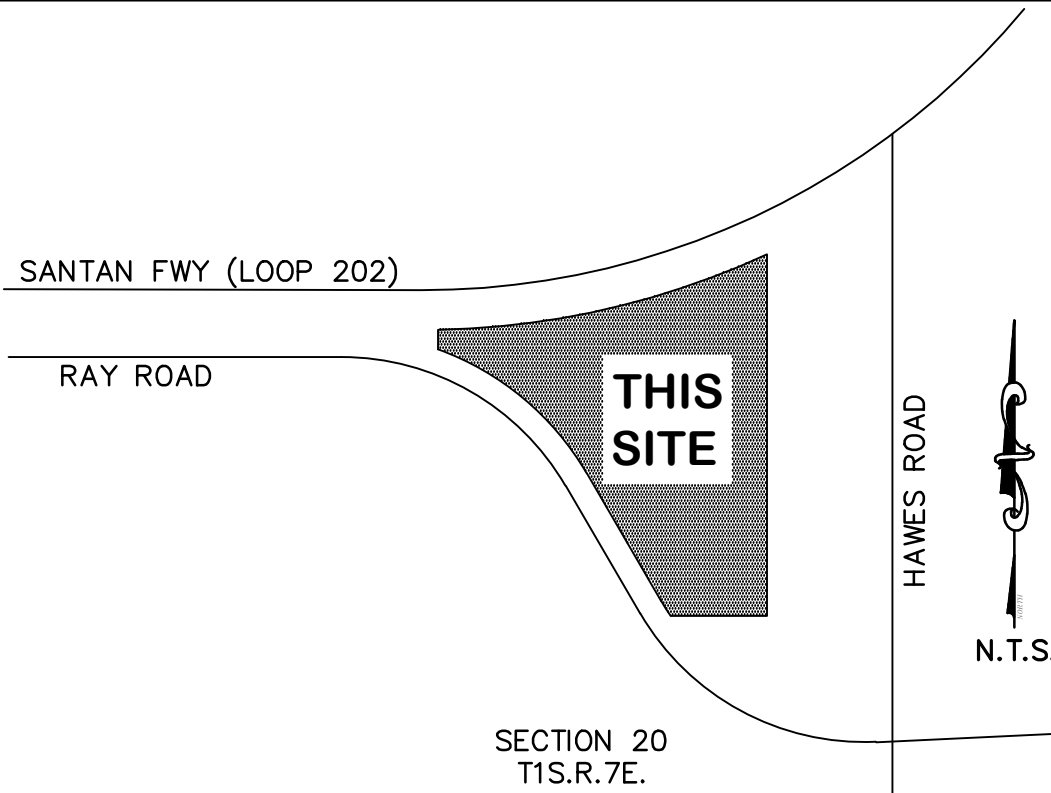
KAY L. TOOLSON AND JUDY TOOLSON, TRUSTEES OF THE KAY AND JUDY TOOLSON JOINT REVOCABLE TRUST UAD JANUARY 6, 2016

BY: \_\_\_\_\_  
ITS:

FINAL PLAT  
FOR  
"THE LANDING 202"  
PORTIONS OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF  
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

OWNER:  
MARWEST ENTERPRISES, LLC  
6710 N. SCOTTSDALE RD 140  
SCOTTSDALE, ARIZONA 85253  
PHONE: (602) 390-5403  
CONTACT: DAVID MARTENS, JD/MBA  
davidmartens@marwest.net

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



VICINITY MAP:

NOTES:  
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).  
THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE FACILITIES, DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THIS PROJECT OR LANDSCAPING WITHIN THE RIGHT-OF-WAY ALONG PECOS, ELLSWORTH OR GERMANN ROADS.  
A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&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.  
CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.  
AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT HAS BEEN RECORDED WITH MARICOPA COUNTY RECORDER. THIS SUBDIVISION IS WITHIN ONE (1) MILE OF PHOENIX MESA GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.

SITE DATA:  
LOT 1 35.881 AC.±  
LOT 2 10.745 AC.±  
EXISTING ZONING: LI - LIGHT INDUSTRIAL

SITE DATA:

LOT 1 35.881 AC.±  
LOT 2 10.745 AC.±

ZONING:

EXISTING ZONING: LI - LIGHT INDUSTRIAL

BASIS OF BEARINGS:

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 00°56'06" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 20, T.1N.,R.7E. OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF RECORD OF SURVEY, RECORDED IN BOOK 880, PAGE 10, MARICOPA COUNTY RECORDS, ARIZONA.

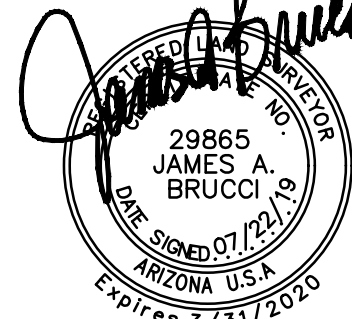
SHEET INDEX:

SHEET 1 COVER SHEET  
SHEET 2 LEGAL DESCRIPTION  
SHEETS 3 THRU 5 FINAL PLAT

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  
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: \_\_\_\_\_ MAYOR 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: \_\_\_\_\_ CITY ENGINEER DATE

BY	REVISION	NO.	DATE

PURPOSE:  
FINAL PLAT

DRAWN BY: JR  
CHECKED BY: JAB

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

FINAL PLAT  
"THE LANDING 202"  
THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

SECTION: 20  
TWNSHP: 1S  
RANGE: 7E

JOB NO.:  
MARW005-FP

SCALE  
1"=60'

SHEET  
1 OF 5

FINAL PLAT  
FOR  
"THE LANDING 202"

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF  
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

PARCEL NO.1, NO.2 AND NO.3 COMPRISE LOT 1 OF THIS PLAT

LEGAL DESCRIPTION: FILE NO.: 11–187587

PARCEL NO. 1

THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, WHICH LIES NORTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A GENERAL LAND OFFICE BRASS CAP MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 20, BEING SOUTH 0 DEGREE 27 MINUTES 46 SECONDS EAST, 5263.35 FEET FROM A 1 INCH PIPE MARKING THE NORTH QUARTER CORNER OF SAID SECTION 20;

THENCE ALONG THE NORTH–SOUTH MIDSECTION LINE OF SAID SECTION 20, NORTH 0 DEGREE 27 MINUTES 46 SECONDS WEST, 2450.09 FEET TO THE POINT OF BEGINNING;

THENCE FROM A LOCAL TANGENT BEARING OF NORTH 77 DEGREES 31 MINUTES 15 SECONDS EAST ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 7879.44 FEET, A LENGTH OF 684.24 FEET TO THE POINT OF ENDING ON THE EAST–WEST MIDSECTION LINE OF SECTION 20 FROM WHICH A G.L.O. BRASS CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 20 BEARS SOUTH 89 DEGREES 34 MINUTES 18 SECONDS EAST, 1952.80 FEET; AND

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, WHICH LIES BETWEEN THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE 202L (SAN TAN FREEWAY) AND THE FOLLOWING DESCRIBED NEW RIGHT OF WAY LINE:

NEW RIGHT OF WAY LINE DESCRIPTION:

COMMENCING AT A 3 INCH GENERAL LAND OFFICE (GLO) BRASS CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 20, BEING SOUTH 00 DEGREES 21 MINUTES 31 SECONDS WEST, A DISTANCE OF 2631.67 FEET FROM A 3 INCH MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT) BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 20;

THENCE ALONG THE EAST LINE OF SAID SECTION 20 NORTH 00 DEGREES 21 MINUTES 31 SECONDS EAST, A DISTANCE OF 261.60 FEET;

THENCE NORTH 89 DEGREES 38 MINUTES 29 SECONDS WEST, A DISTANCE OF 86.42 FEET TO THE POINT OF BEGINNING ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 202L;

THENCE SOUTH 81 DEGREES 56 MINUTES 49 SECONDS WEST, A DISTANCE OF 913.46 FEET;

THENCE SOUTH 74 DEGREES 31 MINUTES 25 SECONDS WEST, A DISTANCE OF 736.50 FEET;

THENCE SOUTH 80 DEGREES 30 MINUTES 47 SECONDS WEST, A DISTANCE OF 595.32 FEET;

THENCE SOUTH 86 DEGREES 52 MINUTES 05 SECONDS WEST, A DISTANCE OF 327.64 FEET TO THE POINT OF ENDING ON THE NORTH–SOUTH MIDSECTION LINE OF SAID SECTION 20, BEING NORTH 00 DEGREES 27 MINUTES 49 SECONDS WEST, A DISTANCE OF 2433.85 FEET FROM A GLO BRASS CAP MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 20.

PARCEL NO. 2:

THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, WHICH LIES NORTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A GENERAL LAND OFFICE BRASS CAP MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 20, BEING SOUTH 0 DEGREE 27 MINUTES 46 SECONDS EAST, 5263.35 FEET FROM A 1 INCH PIPE MARKING THE NORTH QUARTER CORNER OF SAID SECTION 20;

THENCE ALONG THE NORTH–SOUTH MIDSECTION LINE OF SAID SECTION 20, NORTH 0 DEGREE 27 MINUTES 46 SECONDS WEST, 2450.09 FEET TO THE POINT OF BEGINNING;

THENCE FROM A LOCAL TANGENT BEARING OF NORTH 77 DEGREES 31 MINUTES 15 SECONDS EAST ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 7879.44 FEET, A LENGTH OF 684.24 FEET TO THE POINT OF ENDING ON THE EAST–WEST MIDSECTION LINE OF SECTION 20 FROM WHICH A G.L.O. BRASS CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 20 BEARS SOUTH 89 DEGREES 34 MINUTES 18 SECONDS EAST, 1952.80 FEET; AND

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, WHICH LIES BETWEEN THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE 202L (SAN TAN FREEWAY) AND THE FOLLOWING DESCRIBED NEW RIGHT OF WAY LINE:

NEW RIGHT OF WAY LINE DESCRIPTION:

COMMENCING AT A 3 INCH GENERAL LAND OFFICE (GLO) BRASS CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 20, BEING SOUTH 00 DEGREES 21 MINUTES 31 SECONDS WEST, A DISTANCE OF 2631.67 FEET FROM A 3 INCH MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT) BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 20;

THENCE ALONG THE EAST LINE OF SAID SECTION 20 NORTH 00 DEGREES 21 MINUTES 31 SECONDS EAST, A DISTANCE OF 261.60 FEET;

THENCE NORTH 89 DEGREES 38 MINUTES 29 SECONDS WEST, A DISTANCE OF 86.42 FEET TO THE POINT OF BEGINNING ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 202L;

THENCE SOUTH 81 DEGREES 56 MINUTES 49 SECONDS WEST, A DISTANCE OF 913.46 FEET;

THENCE SOUTH 74 DEGREES 31 MINUTES 25 SECONDS WEST, A DISTANCE OF 736.50 FEET;

THENCE SOUTH 80 DEGREES 30 MINUTES 47 SECONDS WEST, A DISTANCE OF 595.32 FEET;

HENCE SOUTH 86 DEGREES 52 MINUTES 05 SECONDS WEST, A DISTANCE OF 327.64 FEET TO THE POINT OF ENDING ON THE NORTH–SOUTH MIDSECTION LINE OF SAID SECTION 20, BEING NORTH 00 DEGREES 27 MINUTES 49 SECONDS WEST, A DISTANCE OF 2433.85 FEET FROM A GLO BRASS CAP MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 20.

PARCEL NO.1, NO.2 AND NO.3 COMPRISE LOT 1 OF THIS PLAT

LEGAL DESCRIPTION: FILE NO.: 11–187587 (CONT)

PARCEL NO. 3

THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, WHICH LIES NORTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A GENERAL LAND OFFICE BRASS CAP MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 20, BEING SOUTH 0 DEGREE 27 MINUTES 46 SECONDS EAST, 5263.35 FEET FROM A 1 INCH PIPE MARKING THE NORTH QUARTER CORNER OF SAID SECTION 20;

THENCE ALONG THE NORTH–SOUTH MIDSECTION LINE OF SAID SECTION 20, NORTH 0 DEGREE 27 MINUTES 46 SECONDS WEST, 2450.09 FEET TO THE POINT OF BEGINNING;

THENCE FROM A LOCAL TANGENT BEARING OF NORTH 77 DEGREES 31 MINUTES 15 SECONDS EAST ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 7879.44 FEET, A LENGTH OF 684.24 FEET TO THE POINT OF ENDING ON THE EAST–WEST MIDSECTION LINE OF SECTION 20 FROM WHICH A G.L.O. BRASS CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 20 BEARS SOUTH 89 DEGREES 34 MINUTES 18 SECONDS EAST, 1952.80 FEET; AND

EXCEPT THAT PORTION OF LAND CONVEYED TO THE CITY OF MESA IN SPECIAL WARRANTY DEED RECORDED IN 2008–976066, OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 20;

THENCE NORTH 00 DEGREES 27 MINUTES 50 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 20, A DISTANCE OF 1315.82 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 27 MINUTES 50 SECONDS WEST, A DISTANCE OF 192.00 FEET TO A POINT;

THENCE SOUTH 43 DEGREES 04 MINUTES 58 SECONDS EAST TO A POINT ON THE SOUTH LINE OF SAID WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, A DISTANCE OF 264.84 FEET;

THENCE NORTH 89 DEGREES 32 MINUTES 18 SECONDS WEST ALONG THE SOUTH LINE OF SAID WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, A DISTANCE OF 179.36 FEET TO THE POINT OF BEGINNING; AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, WHICH LIES BETWEEN THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE 202L (SAN TAN FREEWAY) AND THE FOLLOWING DESCRIBED NEW RIGHT OF WAY LINE:

NEW RIGHT OF WAY LINE DESCRIPTION:

COMMENCING AT A 3 INCH GENERAL LAND OFFICE (GLO) BRASS CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 20, BEING SOUTH 00 DEGREES 21 MINUTES 31 SECONDS WEST, A DISTANCE OF 2631.67 FEET FROM A 3 INCH MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT) BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 20;

THENCE ALONG THE EAST LINE OF SAID SECTION 20 NORTH 00 DEGREES 21 MINUTES 31 SECONDS EAST, A DISTANCE OF 261.60 FEET;

THENCE NORTH 89 DEGREES 38 MINUTES 29 SECONDS WEST, A DISTANCE OF 86.42 FEET TO THE POINT OF BEGINNING ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 202L;

THENCE SOUTH 81 DEGREES 56 MINUTES 49 SECONDS WEST, A DISTANCE OF 913.46 FEET;

THENCE SOUTH 74 DEGREES 31 MINUTES 25 SECONDS WEST, A DISTANCE OF 736.50 FEET;

THENCE SOUTH 80 DEGREES 30 MINUTES 47 SECONDS WEST, A DISTANCE OF 595.32 FEET;

THENCE SOUTH 86 DEGREES 52 MINUTES 05 SECONDS WEST, A DISTANCE OF 327.64 FEET TO THE POINT OF ENDING ON THE NORTH–SOUTH MIDSECTION LINE OF SAID SECTION 20, BEING NORTH 00 DEGREES 27 MINUTES 49 SECONDS WEST, A DISTANCE OF 2433.85 FEET FROM A GLO BRASS CAP MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 20.

LEGAL DESCRIPTION: LOT 2 (THIS PLAT) FILE NO.: 11–191108

REAL PROPERTY IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, DESCRIBED AS FOLLOWS:

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO THE CITY OF MESA, RECORDED IN DOCUMENT NO. 2008–976057, DOCUMENT NO. 2008–976058 AND DOCUMENT NO. 2008–976059 DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE NORTH 00 DEGREES 27 MINUTES 50 SECONDS WEST TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 20, A DISTANCE OF 1315.82 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 32 MINUTES 18 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, A DISTANCE 179.36 FEET TO A POINT;

THENCE SOUTH 43 DEGREES 04 MINUTES 58 SECONDS EAST DEPARTING SAID NORTH LINE, A DISTANCE OF 245.44 FEET TO A POINT OF CURVE;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1335.00 FEET, A CENTRAL ANGLE OF 46 DEGREES 26 MINUTES 21 SECONDS, AN ARC LENGTH OF 1082.04 FEET, AND A CHORD WHICH BEARS SOUTH 66 DEGREES 18 MINUTES 08 SECONDS EAST TO ITS POINT OF TANGENCY;

THENCE SOUTH 89 DEGREES 31 MINUTES 19 SECONDS EAST TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, A DISTANCE OF 12.29 FEET;

THENCE SOUTH 00 DEGREES 47 MINUTES 26 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, A DISTANCE OF 130.04 FEET TO A POINT;

THENCE NORTH 89 DEGREES 31 MINUTES 19 SECONDS WEST A DISTANCE OF 15.16 FEET TO A POINT OF CURVE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1465.00 FEET, A CENTRAL ANGLE OF 46 DEGREES 26 MINUTES 21 SECONDS, AN ARC LENGTH OF 1187.40 FEET, AND A CHORD WHICH BEARS NORTH 66 DEGREES 18 MINUTES 08 SECONDS WEST TO ITS POINT OF TANGENCY;

THENCE NORTH 43 DEGREES 04 MINUTES 58 SECONDS WEST, A DISTANCE OF 369.00 FEET TO THE POINT OF BEGINNING.

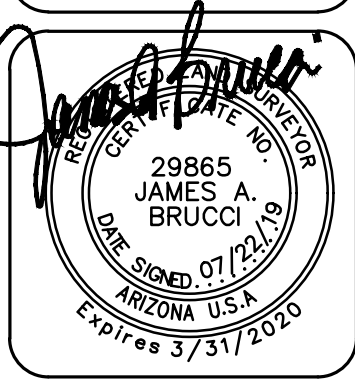
NO.	DATE	REVISION	BY
PURPOSE: FINAL PLAT			

DRAWN BY: JR  
CHECKED BY: JAB

CIVIL AND SURVEY

HUNTER ENGINEERING

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



FINAL PLAT  
"THE LANDING 202"

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20,  
TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE  
AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

SECTION: 20  
TWNHP: 1S  
RANGE: 7E

JOB NO.:  
MARW005–FP

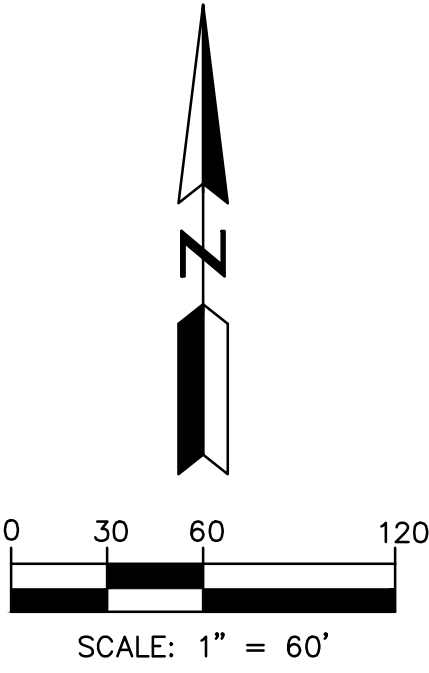
SCALE  
1"=60'

SHEET  
2 OF 5



FINAL PLAT  
FOR  
"THE LANDING 202"

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF  
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;



WEST QUARTER CORNER  
OF SECTION 20, T.1S.,R.7E.  
ESTABLISHED PER BOOK 1101.  
PAGE 49 M.C.R.

NORTH LINE OF THE SOUTHWST QUARTER OF SECTION 20  
N89°34'14"W 2669.95' (C&R1)

STATE ROUTE 202  
SANTAN FREEWAY

RAY ROAD

RAY ROAD

NOT A PART  
APN 304-30-020K  
MARWEST ENTERPRISES  
LLC/SANTAN 74 LLLP  
07-0012105 MCR

NOT A PART OF THIS PLAT

MATCH LINE - SEE SHEET 4

MATCH LINE - SEE SHEET 4

WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 20, T.1N.,R.7E.  
N0°56'06"W 2130.72' (BASIS OF BEARINGS)  
N0°56'23"W 1415.28'

SOUTHWEST CORNER OF  
SECTION 20, T.1S.,R.7E.  
FND. BRASS CAP STAMPED  
"WAFB 1977", RLS 6451  
DOWN 1.0'

8.00' ELECTRIC  
EASEMENT

N87°51'49"E 979.05'(C) N87°51'36"E 979.05' (R1)

RIGHT OF WAY  
WIDTH VARIES

N88°05'24"E 1266.97' (C) N87°39'17"E 1266.83' (R1)

WIRE FENCE

FND. IRON BAR FLUSH  
STAMPED "37936"

FND. IRON BAR FLUSH  
STAMPED "37936"

FND. CITY OF MESA  
BRASS CAP FLUSH

SIDEWALK

Δ=1°08'18" R=7879.44'  
L=156.56'

S6°25'20"W 20.06'

Δ=12°22'02" R=7874.59' L=1699.73' (C) Δ=12°21'31" R=7879.44' L= 1699.59' (R)  
Δ=8°38'39" R=7879.44' L=1188.77'

Δ=46°25'23" R=1335.00' L=1081.67'

8.00' ELECTRIC  
EASEMENT

FND. IRON BAR FLUSH  
STAMPED "37936"

130' RIGHT OF WAY  
08-0976084 MCR

FND. ALUM CAP FLUSH  
STAMPED "37936"

N43°04'50"W 919.23'

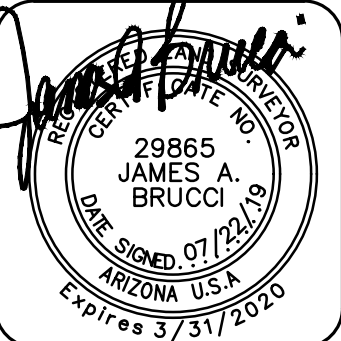
NO.	DATE	REVISION	BY
PURPOSE:			FINAL PLAT

DRAWN BY: JR  
CHECKED BY: JAB

HUNTER  
ENGINEERING

CIVIL AND SURVEY

10450 N. 74TH ST., SUITE 200  
SCOTTSDALE, AZ 85286  
T 480 991 3985  
F 480 991 3986



FINAL PLAT  
"THE LANDING 202"

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20,  
TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE  
AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

SECTION: 20  
TWNSH: 1S  
RANGE: 7E

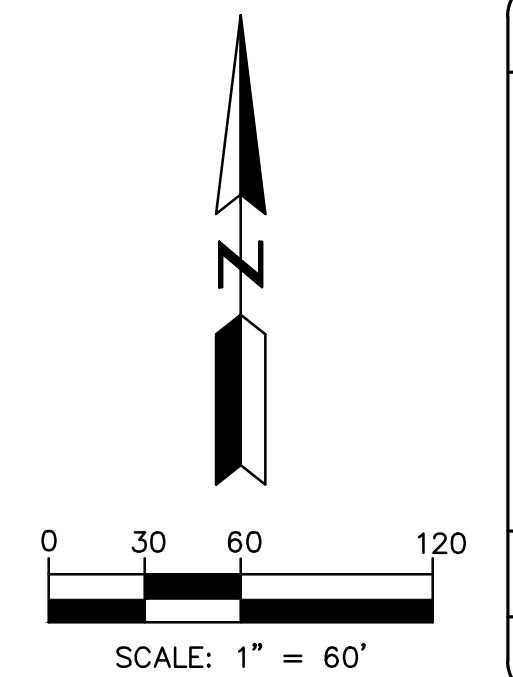
JOB NO.:  
MARW005-FP

SCALE  
1"=60'

SHEET  
3 OF 5



**MATCH LINE - SEE SHEET 4**



NO.	DATE	REVISION	BY

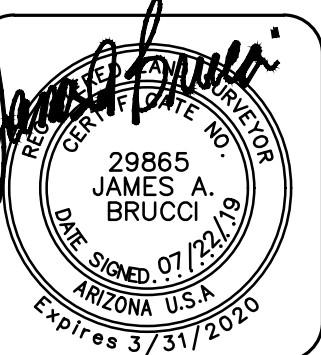
**PURPOSE:**  
**FINAL PLAT**

DRAWN BY: JR  
CHECKED BY: JAB

**HUNTER**  
ENGINEERING

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

CIVIL AND SURVEY



# FINAL PLAN

## "THE LANDING 202"

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF  
TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SAL  
AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

SECTION: 20  
TWNShP: 1S  
RANGE: 7E

JOB NO.:  
MARW005-FP

SCALE  
1"=60'

SHEET  
5 OF 5

