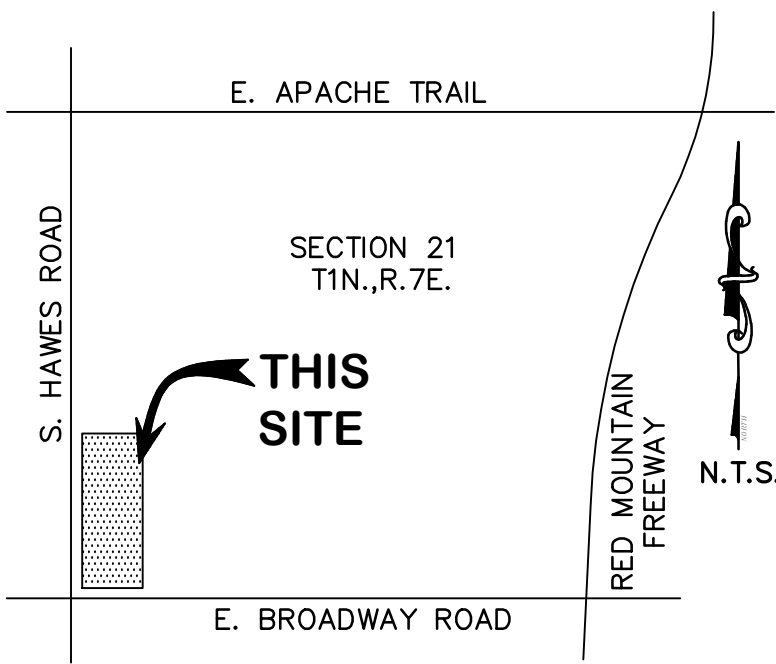


MAP OF DEDICATION FOR LEGENDS OF MESA

A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION TWENTY--ONE,
TOWNSHIP ONE NORTH, RANGE SEVEN EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP:

DEDICATION:

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS.

KNOW ALL MEN BY THESE PRESENTS:

THAT ROUTE 60 AND THE 202 LLC, AN ARIZONA LIMITED LIABILITY COMPANY WHICH ACQUIRED TITLE AS NSHE PORTERVILLE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY BY VIRTUE OF A DEED RECORDED JULY 10, 2014 WITH OFFICIAL RECORDS AS 20140451624, AS OWNER, DOES HEREBY PUBLISH THIS MAP OF DEDICATION FINAL PLAT FOR LEGENDS OF MESA, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, 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.

ROUTE 60 AND THE 202 LLC, AN ARIZONA LIMITED LIABILITY COMPANY WHICH ACQUIRED TITLE AS NSHE PORTERVILLE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY BY VIRTUE OF A DEED RECORDED JULY 10, 2014 WITH OFFICIAL RECORDS AS 20140451624 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, SEWES, CONDUIT, CABLES, AND SWITCHING EQUIPMENT), CONDUITS, 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 ROUTE 60 AND THE 202 LLC, AN ARIZONA LIMITED LIABILITY COMPANY WHICH ACQUIRED TITLE AS NSHE PORTERVILLE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY BY VIRTUE OF A DEED RECORDED JULY 10, 2014 WITH OFFICIAL RECORDS AS 20140451624 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 ROUTE 60 AND THE 202 LLC, AN ARIZONA LIMITED LIABILITY COMPANY WHICH ACQUIRED TITLE AS NSHE PORTERVILLE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY BY VIRTUE OF A DEED RECORDED JULY 10, 2014 WITH OFFICIAL RECORDS AS 20140451624 OR THE SUCCESSORS OR ASSIGNS OF ROUTE 60 AND THE 202 LLC, AN ARIZONA LIMITED LIABILITY COMPANY WHICH ACQUIRED TITLE AS NSHE PORTERVILLE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY BY VIRTUE OF A DEED RECORDED JULY 10, 2014 WITH OFFICIAL RECORDS AS 20140451624 AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY ROUTE 60 AND THE 202 LLC, AN ARIZONA LIMITED LIABILITY COMPANY WHICH ACQUIRED TITLE AS NSHE PORTERVILLE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY BY VIRTUE OF A DEED RECORDED JULY 10, 2014 WITH OFFICIAL RECORDS AS 20140451624 OR THE SUCCESSORS OR ASSIGNS OF ROUTE 60 AND THE 202 LLC, AN ARIZONA LIMITED LIABILITY COMPANY WHICH ACQUIRED TITLE AS NSHE PORTERVILLE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY BY VIRTUE OF A DEED RECORDED JULY 10, 2014 WITH OFFICIAL RECORDS AS 20140451624 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.

ROUTE 60 AND THE 202 LLC, AN ARIZONA LIMITED LIABILITY COMPANY WHICH ACQUIRED TITLE AS NSHE PORTERVILLE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY BY VIRTUE OF A DEED RECORDED JULY 10, 2014 WITH OFFICIAL RECORDS AS 20140451624 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 ROUTE 60 AND THE 202 LLC, AN ARIZONA LIMITED LIABILITY COMPANY WHICH ACQUIRED TITLE AS NSHE PORTERVILLE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY BY VIRTUE OF A DEED RECORDED JULY 10, 2014 WITH OFFICIAL RECORDS AS 20140451624 WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

ROUTE 60 AND THE 202 LLC, AN ARIZONA LIMITED LIABILITY COMPANY WHICH ACQUIRED TITLE AS NSHE PORTERVILLE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY BY VIRTUE OF A DEED RECORDED JULY 10, 2014 WITH OFFICIAL RECORDS AS 20140451624, 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.

ROUTE 60 AND THE 202 LLC, AN ARIZONA LIMITED LIABILITY COMPANY WHICH ACQUIRED TITLE AS NSHE PORTERVILLE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY BY VIRTUE OF A DEED RECORDED JULY 10, 2014 WITH OFFICIAL RECORDS AS 20140451624

BY: _____ DATE: _____

ITS: _____

ACKNOWLEDGMENT:

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS.

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

APPEARED _____ WHO ACKNOWLEDGE SELF TO BE THE _____ OF ROUTE 60 AND THE 202 LLC, AN ARIZONA LIMITED LIABILITY COMPANY WHICH ACQUIRED TITLE AS NSHE PORTERVILLE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY BY VIRTUE OF A DEED RECORDED JULY 10, 2014 WITH OFFICIAL RECORDS AS 20140451624 AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING MAP OF DEDICATION FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____
DATE

OWNER /DEVELOPER:

DOMINIUM INC.
1101 WEST 120TH STREET, SUITE #400
BROOMFIELD, CO 80021
PHONE: (763) 354-5637
CONTACT: RUSS CONDAS
EMAIL: rcondas@dominiumminc.com

SURVEYOR:

HUNTER ENGINEERING, INC.
10450 NORTH 74TH STREET, SUITE #200
SCOTTSDALE, AZ 85258
PHONE: (480)991-3985
CONTACT: JAMES A. BRUCCI
EMAIL: jbrucci@hunterengineeringpc.com

MAP OF DEDICATION NOTES:

- ALL UTILITIES AND ELECTRIC LINES ARE TO BE INSTALLED UNDERGROUND.
- CONSTRUCTION WITH UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- ALL INDIVIDUAL LOT CORNERS SHALL BE SET WITH 1/2" REBAR AND CAP OR TAG BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT. PROPERTY CORNERS WILL BE SET AT COMPLETION OF MASS GRADING.
- NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR~ ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
- IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF, ONLY.Y GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ARE ALLOWED"
- SIGHT VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE THE TREES SHALL BE SPACED NOT LESS THAN 8' APART.
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PUBLIC RIGHT-OF-WAY ALONG BROADWAY ROAD.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL IMPROVEMENTS, OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE PART OF THIS DEVELOPMENT WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY OF MESA.
- 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 THE MAP OF DEDICATION.
- THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
- 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).

LEGAL DESCRIPTION:

THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION TWENTY--ONE (21), TOWNSHIP ONE (1) NORTH, RANGE SEVEN (7) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER;

THENCE NORTH 89 DEGREES 38 MINUTES 48 SECONDS EAST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 392.18 FEET;

THENCE NORTH 00 DEGREES 20 MINUTES 21 SECONDS WEST RECORD (NORTH 00 DEGREES 10 MINUTES 23 SECONDS WEST MEASURED), 1137.17 FEET;

THENCE NORTH 89 DEGREES 20 MINUTES 21 SECONDS WEST RECORD (NORTH 89 DEGREES 46 MINUTES 11 SECONDS WEST MEASURED), 392.86 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 00 DEGREES 07 MINUTES 53 SECONDS WEST RECORD (SOUTH 00 DEGREES 12 MINUTES 25 SECONDS EAST MEASURED) ALONG SAID WEST LINE 1141.17 FEET TO THE POINT OF BEGINNING;

EXCEPT THE WEST 40 FEET THEREOF; AND

EXCEPT THE SOUTH 65.00 FEET.

SHEET INDEX:

SHEET 1: COVER SHEET
SHEET 2: PLAN VIEW

FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2295 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.

TOWN APPROVAL:

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

APPROVED BY: _____ MAYOR

ATTEST: _____ CLERK

THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITH THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH A. R.S. 45 -576.

CITY ENGINEER DATE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST, 2018; AND THIS PLAT REPRESENTS THE SURVEY MADE. I FURTHER CERTIFY ALL EXTERIOR SECTION MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE ACCURATELY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JAMES A. BRUCCI, RLS 29865 DATE 10/15/19



MAP OF DEDICATION LEGENDS OF MESA

A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION TWENTY--ONE (21), TOWNSHIP ONE (1) NORTH, RANGE SEVEN (7) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

HUNTER
ENGINEERING
CIVIL AND SURVEY

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

NO.	DATE	REVISION	BY

PURPOSE:
MAP OF DEDICATION

DRAWN BY: JR
CHECKED BY: JAB

SECTION: 21
TWNHP: 1N
RANGE: 7E

JOB NO.:
DOMI001-MOD

SCALE
1"=30'

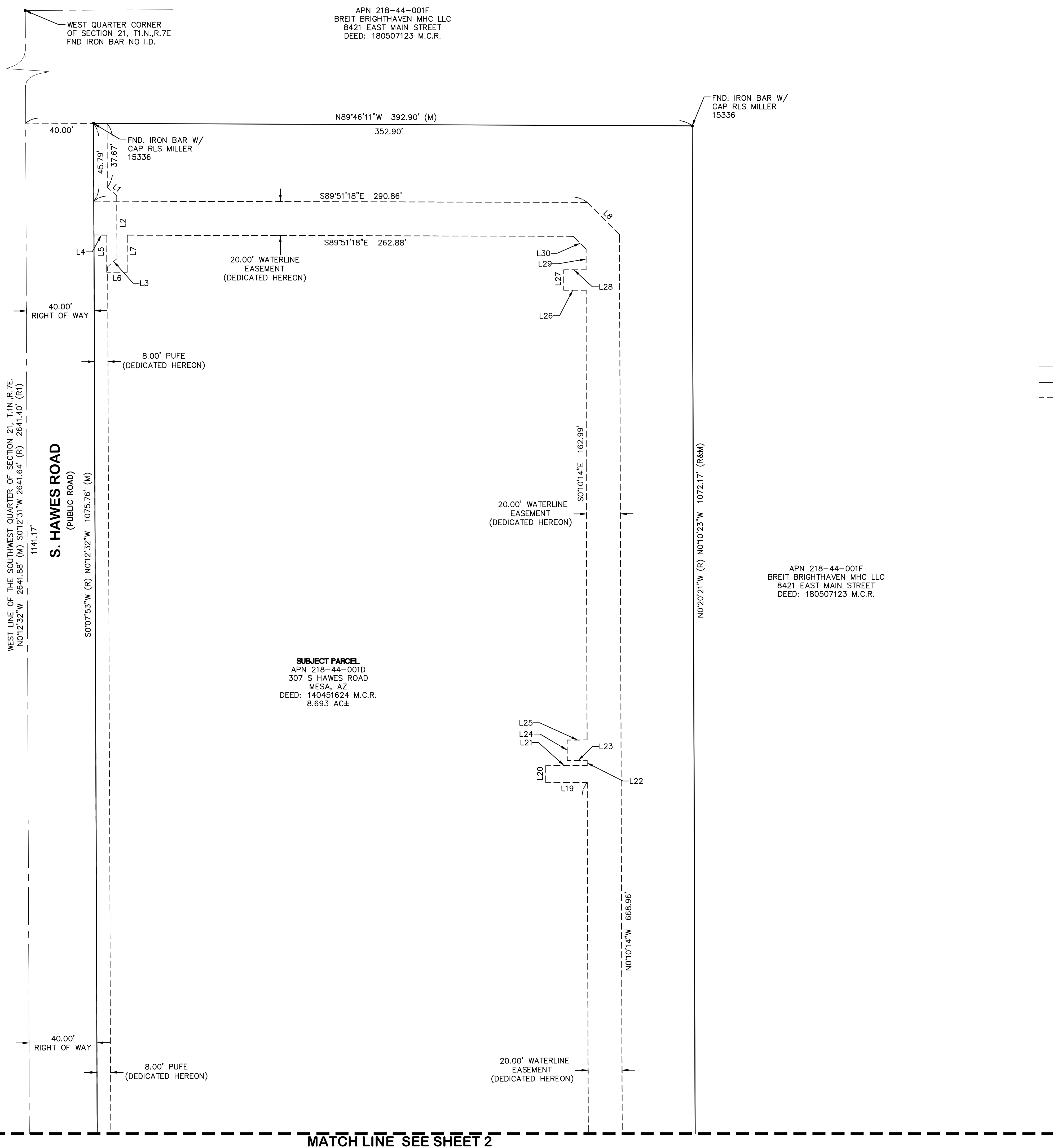
SHEET
1 OF 3

DRAWN BY: JR
CHECKED BY: JAB

SECTION: 21
TWNSHIP: 1N
RANGE: 7E

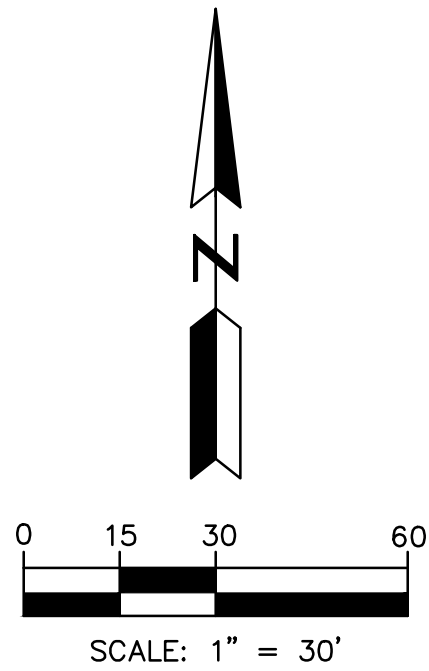
SCALE
1"=30'

SHEET
2 OF 3



LEGEND:

- IRON PIPE FOUND
- △ PK/WASHER
- ⊠ ALUMINUM CAP IN HANDHOLE
- ▲ SUBDIVISION CORNER
- ⊞ BRASS CAP IN HANDHOLE
- PUFE PUBLIC UTILITY AND FACILITIES EASEMENT
- MONUMENT LINE
- PROPERTY LINE
- - - EASEMENT LINE



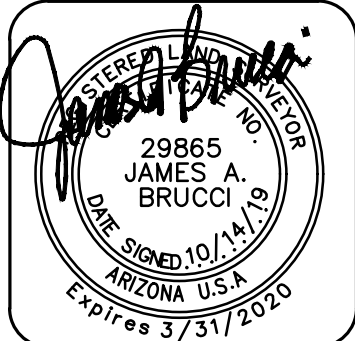
NO.	DATE	REVISION	BY
PURPOSE: MAP OF DEDICATION			

DRAWN BY: JR
CHECKED BY: JAB

HUNTER
ENGINEERING

10450 N. 74TH ST., SUITE 200
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CIVIL AND SURVEY



MAP OF DEDICATION
LEGENDS OF MESA

A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION TWENTY-ONE (21), TOWNSHIP ONE (1) NORTH, RANGE SEVEN (7) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SECTION: 21
TWNSHP: 1N
RANGE: 7E

JOB NO.:
DOMI001-MOD

SCALE
1"=30'

SHEET
3 OF **3**