

DEDICATION:

STATE OF ARIZONA)
COUNTY OF MARICOPA)SS

KNOW ALL MEN BY THESE PRESENTS:

THAT SUBURBAN LAND RESERVE, INC., A UTAH CORPORATION, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "MESA AND MAIN REDEVELOPMENT - PHASE 2 WEST BLOCK" BEING A RE-SUBDIVISION OF A PORTION OF BLOCK 92, LOTS 69-72 & 77-80 OF THE PLAT OF CITY OF MESA, FILED AS BOOK 23, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA BEING LOCATED WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 5 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.

SUBURBAN LAND RESERVE, INC., A UTAH CORPORATION, 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.

SUBURBAN LAND RESERVE, INC., A UTAH CORPORATION, AS 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 SUBURBAN LAND RESERVE, INC., A UTAH CORPORATION, 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 SUBURBAN LAND RESERVE, INC., A UTAH CORPORATION, OR THE SUCCESSORS OR ASSIGNS, AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY SUBURBAN LAND RESERVE, INC., A UTAH CORPORATION, OR THE SUCCESSORS OR ASSIGNS OF SUBURBAN LAND RESERVE, INC., A UTAH CORPORATION, WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF MESA. THE RIGHTS AND OBLIGATIONS OF THE CITY OF MESA SHALL BE CONSTRUED BROADLY AND CONSISTENT WITH THE PERFORMANCE OF ITS OBLIGATIONS TO PROVIDE UTILITY SERVICE TO ITS CUSTOMERS.

THE AGREEMENTS CONTAINED HEREIN SHALL BE A COVENANT RUNNING WITH THE LAND AND, UPON RECORDING, SHALL BE BINDING UPON ANY SUBSEQUENT PURCHASER OR OCCUPIER OF SAID PARCEL; AND

THIS COVENANT CAN BE ENFORCED OR REMOVED BY THE CITY OF MESA, WHO CAN BRING PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING OR THREATENING TO VIOLATE ANY OF THESE COVENANTS, TO PREVENT HIM OR THEM FROM SO DOING, AND TO RECOVER DAMAGES FOR SUCH VIOLATIONS. ANY PERSON OR PERSONS OF THE CITY OF MESA PROSECUTING ANY PROCEEDINGS AT LAW OR IN EQUITY HEREUNDER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, A REASONABLE SUM AS AND FOR ATTORNEY'S FEES AND COURT COSTS.

SUBURBAN LAND RESERVE, INC., A UTAH CORPORATION, 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 SUBURBAN LAND RESERVE, INC., A UTAH CORPORATION, WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

SUBURBAN LAND RESERVE, INC., A UTAH CORPORATION, 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 _____, 2020.

SUBURBAN LAND RESERVE, INC., A UTAH CORPORATION

BY: _____

ITS: _____

FINAL PLAT
FOR
"MESA AND MAIN REDEVELOPMENT
- PHASE 2 WEST BLOCK"

A RE-SUBDIVISION OF A PORTION OF BLOCK 92, LOTS 69-72 & 77-80 OF THE PLAT OF CITY OF MESA, FILED AS BOOK 23, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA BEING LOCATED WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF SALT LAKE)SS

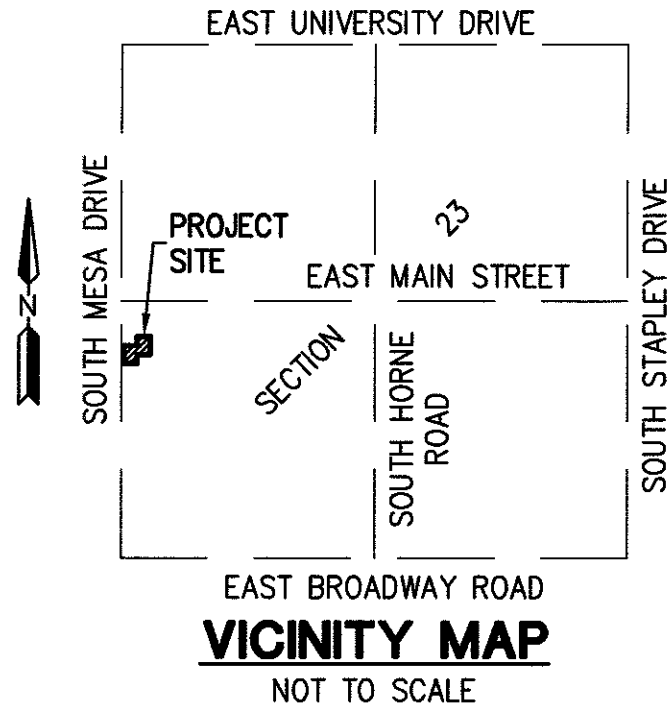
BEFORE ME THIS ____ DAY OF _____, 2020 _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF SUBURBAN LAND RESERVE, INC., A UTAH CORPORATION, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGED THAT HE/SHE, AS _____ EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

TRACT TABLE			
TRACT	AREA (SQ.FT.)	AREA (ACRES)	USE
TRACT A	19,684	0.4519	ACCESSWAY AND DRAINAGE

- COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.
- THE USES SHOWN IN THE TRACT TABLE ABOVE DO NOT INTEND TO GRANT EASEMENTS THAT ARE BLANKET IN NATURE OVER THE ENTIRE TRACT.
- SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.



OWNER/DEVELOPER

SUBURBAN LAND RESERVE
51 SOUTH MAIN STREET, SUITE 301
SALT LAKE CITY, UTAH 84111
CONTACT: CARL DUKE

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
CONTACT: JOHN W. MARSHALL, RLS

SHEET INDEX

FP01-COVER SHEET

FP02-PLAT SHEET

AREA

LOT AREA = 0.7021 ACRES / 30,585 SQ. FT.
TRACT AREA = 0.4519 ACRES / 19,684 SQ. FT.
ROW AREA = 0.0260 ACRES / 1,132 SQ. FT.

OVERALL AREA = 1.1800 ACRES / 51,401 SQ. FT.
NET AREA = 1.1540 ACRES / 50,269 SQ. FT.

NOTES

- CONSTRUCTION WITHIN PUBLIC EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R(42)33.
- ELECTRICAL LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- THIS SUBDIVISION IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA DEVELOPMENT AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

BASIS OF BEARING

BASIS OF BEARING IS N89°31'31"E ALONG THE CENTERLINE OF SECOND AVENUE BETWEEN THE MONUMENTS AS SHOWN HEREON.

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THIS ____ DAY OF _____, 2020

BY: _____ DATE: _____

ATTEST: _____ DATE: _____

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

CITY ENGINEER DATE: _____

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 2019; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE EXTERIOR BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

JOHN W. MARSHALL
RLS# 53151
HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
P: 602.490.0535
jmarshall@hilgartwilson.com



MESA AND MAIN REDEVELOPMENT - PHASE 2 WEST BLOCK

1ST STREET & MESA DRIVE

MESA, ARIZONA

FINAL PLAT

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STATUS:

PROJ. NO.: 1989

DATE: DEC 2019

SCALE: NONE

DRAWN: GS

APPROVED: JWM

DWG. NO.

FP01

SHT. 1 OF 2

FOUND 3" CITY OF MESA
BRASS CAP IN HAND HOLE AT
THE INTERSECTION OF MESA
DRIVE AND BROADWAY ROAD

PARCEL A
BOOK 1442,
PAGE 10, MCR

BLOCK 92, LOT 67
PLAT OF MESA, ARIZONA
BOOK 23, PAGE 18, MCR

BLOCK 92, LOT 68
PLAT OF MESA, ARIZONA
BOOK 23, PAGE 18, MCR

TRACT A

30' R/W
- BOOK 11,
PAGE 8, MCR

60' R/W
— BOOK 11,
PAGE 8, MCR

BOOK 11,
PAGE 8. MCF

BLOCK 92, LOT 81
PLAT OF MESA, ARIZONA
BOOK 23, PAGE 18, MCR

BLOCK 92, LOT 82
PLAT OF MESA, ARIZONA
BOOK 23, PAGE 18, MCR

BLOCK 92, LOT 25
PLAT OF MESA, ARIZONA
BOOK 23, PAGE 18. MCR

BLOCK 92, LOT 26
PLAT OF MESA, ARIZONA
BOOK 23, PAGE 18. MCR

NOTHING FOUND OR SET
CALCULATED POSITION
PER FOUND MONUMENTS







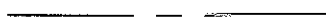





FOUND 3" BRASS
CAP IN HAND HOLE
N89°40'54"W 361.10'

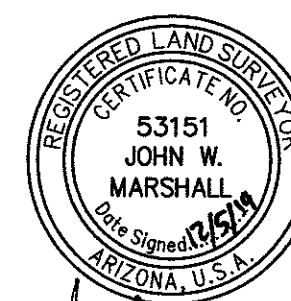
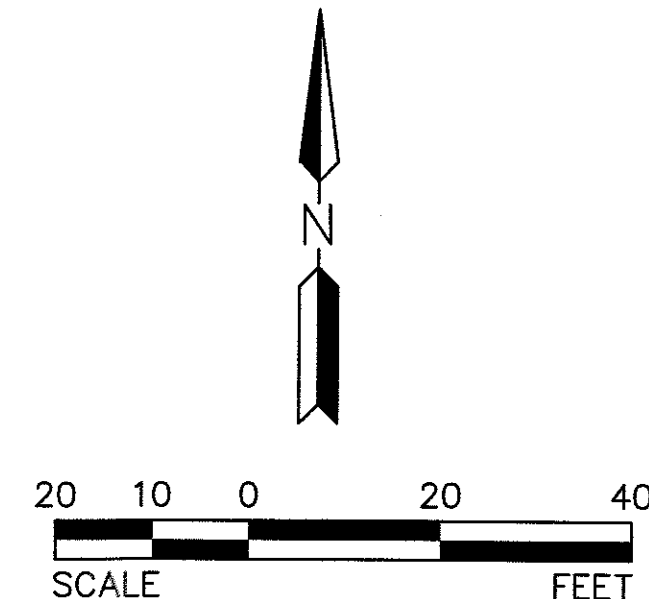
FOUND 1" IRON PIPE
IN HAND HOLE

FOUND 1.5" ALUMINUM CAP.
DOWN 1.5', AT THE
INTERSECTION OF 2ND
AVENUE AND HOBSON ROAD
(BASIS OF BEARING)
N80°31'31"E 648.50'

E 2ND AVENUE

LEGEND

- | | |
|---|---|
|  | FOUND MONUMENT AS NOTED |
|  | FOUND BRASS CAP IN HAND HOLE |
|  | FOUND BRASS CAP FLUSH |
|  | SET 1/2" REBAR W/ CAP,
RLS 53151 OR AS NOTED |
|  | BOUNDARY LINE |
|  | SECTION LINE |
|  | CENTER LINE |
|  | RIGHT OF WAY |
|  | PARCEL LINE |
|  | EASEMENT LINE |
|  | SETBACK LINE |
|  | RIGHT-OF-WAY |
| R/W | |
| MCR | MARICOPA COUNTY RECORDS |
| RLS | REGISTERED LAND SURVEYOR |
| APN | ASSESSOR PARCEL NUMBER |
| BSL | BUILDING SETBACK LINE |



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STATUS:

PROJ. NO.: 1989


MUNICIPAL TRACKING NO:

DRAWN: GS

MESA AND MAIN REDEVELOPMENT - PHASE 2 WEST BLOCK

1ST STREET & MESA DRIVE

H
K
—
D
—
K
Z
—
L

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PHOENIX, AZ 85016
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DWG. NO.

FP02

SHT. 2 OF 2