

# DEDICATION

STATE OF ARIZONA  
COUNTY OF MARICOPA

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 DIVIDES THE UNDERSHOWN 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 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 SHOWING EQUIPMENT), CONDUCTORS, CABLES, FIBER OPTICS, COMMUNICATION AND SIGNAL LINES, TRANSFORMERS, VALVES, MANHOLES, CONDUITS, PIPES AND CABLES, FIRE HYDRANTS, STREET LIGHTS, STREET FURNITURE, CURBS, GUTTERS, SIDEWALKS, TRAFFIC SIGNALS, EQUIPMENT AND SIGNS, PUBLIC TRASH 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 ACCESS 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 NONRELIABLE 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 OCCUPYER 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 INSTRUCTING 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 OTHER 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 RECORDERS' OFFICE OR WITH 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 ATTESTED 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



### OWNER/DEVELOPER

SUBURBAN LAND RESERVE  
31 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

PPH-COVER SHEET

PPH2-PLAT SHEET

### AREA

LOT AREA = 0.7021 ACRES / 30,500 SQ. FT.  
TRACT AREA = 0.4549 ACRES / 19,884 SQ. FT.  
ROW AREA = 0.0280 ACRES / 1,132 SQ. FT.  
OVERALL AREA = 1.1850 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 N-42533.
- ELECTRICAL LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER N-14-3-133.
- 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

### 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@hlgartwilson.com



## APPROVED PLANS PLANNING AND ZONING BOARD

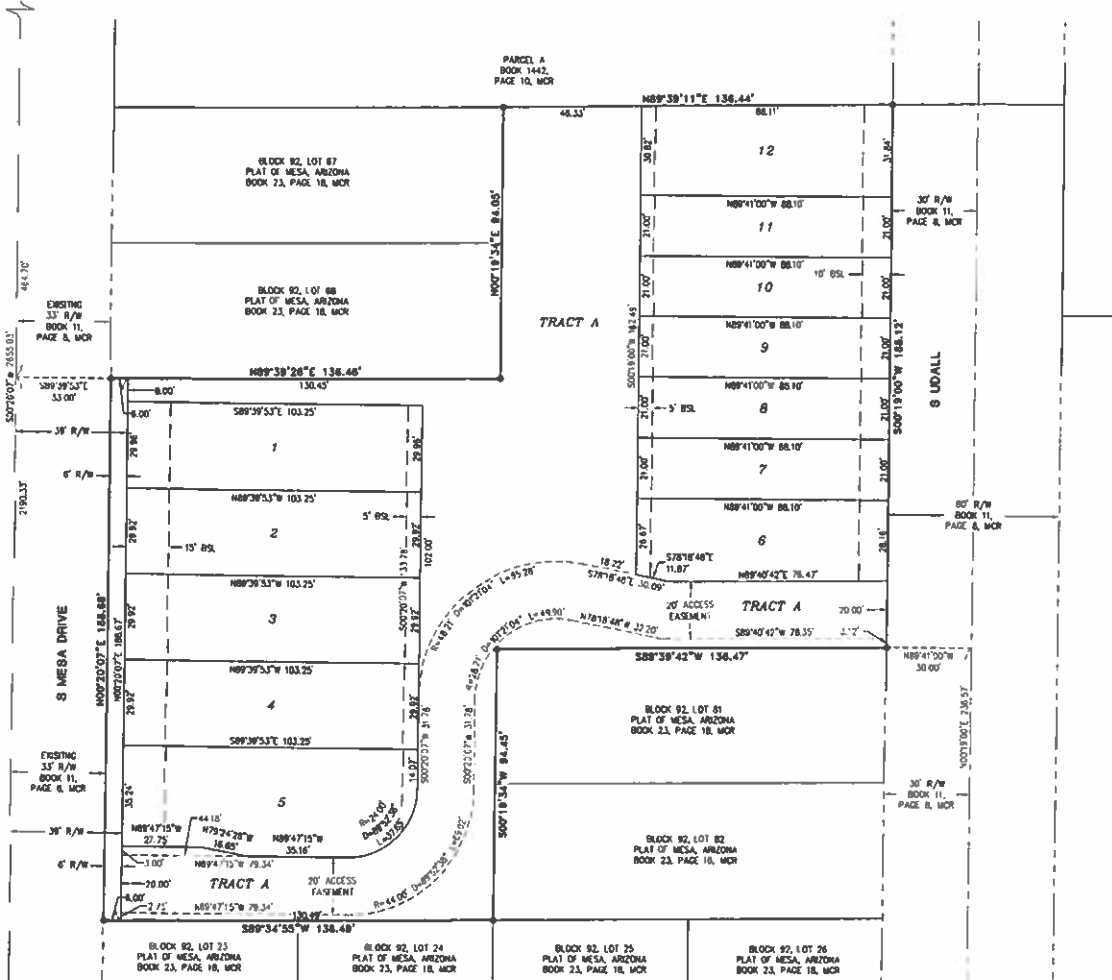
DATE: October 23, 2019  
WITH STIPS: YES ☒ NO ☐

**HILGARTWILSON**  
ENGINEER | PLANNING | SURVEY | MANAGER  
2141 E. HIGHLAND AVE., STE. 250 | PHOENIX, ARIZONA 85016  
PHONE: (602) 490-0535  
WWW.HILGARTWILSON.COM

MESA AND MAIN REDEVELOPMENT - PHASE 2 WEST BLOCK  
1ST STREET & MESA DRIVE  
MESA, ARIZONA  
FINAL PLAT

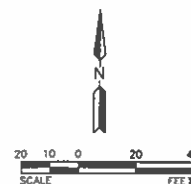
STATUS: \_\_\_\_\_  
DATE: DEC 2019  
SCALE: NONE  
DRAWN: GS  
APPROVED: JMW  
DWC, NO.  
FP01  
SHT. 1 OF 2

WEST QUARTER CORNER  
SECTION 23, TOWNSHIP 1  
NORTH, RANGE 5 (EAST).  
NOTHING FOUND ON SET.  
CALCULATED POSITION PER  
FOUND MONUMENTS



# LEGEND

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



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

NOTHING FOUND OR SET  
CALCULATED POSITION  
PER FOUND MONUMENTS

FOUND 3" BRASS  
CAP IN HAND HOLE  
N89°40'54"W 361.10'  
E 1ST AVENUE

FOUND 1" IRON PIPE  
IN HAND HOLE  
N89°31'31"E 646.50'  
E 2ND AVENUE

FOUND 1.5" ALUMINUM CAP  
DOWN 1.5' AT THE  
INTERSECTION OF 2ND  
AVENUE AND HOBSON ROAD  
(BASIS OF BEARING)  
N89°31'31"E 646.50'

MESA AND MAIN REDEVELOPMENT - PHASE 2 WEST BLOCK  
1ST STREET & MESA DRIVE  
MESA, ARIZONA

FINAL PLAT

STATUS:

PROJ. NO.: 1909  
DATE: DEC 2019  
SCALE: AS SHOWN  
DRAWN: GS  
APPROVED: JMM

DWG. NO.  
FP02

SHT. 2 OF 2

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