

FINAL PLAT OF "2836 S. SIGNAL BUTTE ROAD"
A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 7
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss

KNOWN ALL MEN BY THESE PRESENTS:

GB-SB, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND KEMF SBG STORAGE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "2836 S. SIGNAL BUTTE ROAD", LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 7 EAST, 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.

GB-SB, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND KEMF SBG STORAGE, 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.

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 PUBLIC UTILITY AND FACILITY EASEMENTS, AS SHOWN ON THE SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. PUBLIC UTILITY AND FACILITY EASEMENTS ARE FOR PURPOSES OF ESTABLISHING AREAS FOR CITY USE 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 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. CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING. UNLESS APPROVED OTHERWISE BY THE CITY OF MESA, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

IT IS AGREED THAT GB-SB, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND KEMF SBG STORAGE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OR THEIR 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 GB-SB, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND KEMF SBG STORAGE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OR THE SUCCESSORS OR ASSIGNS OF GB-SB, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY GB-SB, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND KEMF SBG STORAGE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OR THE SUCCESSORS OR ASSIGNS OF GB-SB, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND KEMF SBG STORAGE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, 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 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.

GB-SB, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND KEMF SBG STORAGE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT THEY ARE THE SOLE OWNERS 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 GB-SB, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND KEMF SBG STORAGE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

GB-SB, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICE THIS ____ DAY OF ____, 2019.

GB-SB, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
BY: GARRETT DEVELOPMENT CORPORATION, MANAGING MEMBER

BY: JEFFREY D. GARRETT, PRESIDENT

IN WITNESS WHEREOF:

KEMF SBG STORAGE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICE THIS ____ DAY OF ____, 2019.

KEMF SBG STORAGE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
BY: KEMF SBG INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, MANAGING MEMBER
BY: THE KEMPER AND ETHEL MARLEY FOUNDATION, AN ARIZONA NON-PROFIT CORPORATION, SOLE MEMBER

BY: NANCY BALL, VICE PRESIDENT

DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF MESA BRASS CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 11, FROM WHICH A CITY OF MESA BRASS CAP IN HANDHOLE MARKING THE NORTH QUARTER CORNER OF SAID SECTION 11 BEARS NORTH 89 DEGREES 51 MINUTES 02 SECONDS WEST 2,655.91 FEET;
THENCE SOUTH 00 DEGREES 47 MINUTES 42 SECONDS EAST 808.11 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER TO THE SOUTH LINE OF THE NORTH 808.00 FEET OF SAID NORTHEAST QUARTER;
THENCE NORTH 89 DEGREES 51 MINUTES 02 SECONDS WEST 65.01 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF THE EAST 65.00 FEET OF SAID NORTHEAST QUARTER;
THENCE NORTH 00 DEGREES 47 MINUTES 42 SECONDS WEST 55.53 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING;
THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 294.77 FEET;
THENCE NORTH 00 DEGREES 11 MINUTES 32 SECONDS WEST 678.25 FEET TO THE SOUTH LINE OF THE NORTH 75.00 FEET OF SAID NORTHEAST QUARTER;
THENCE SOUTH 89 DEGREES 51 MINUTES 02 SECONDS EAST 275.65 FEET ALONG SAID SOUTH LINE;
THENCE SOUTH 45 DEGREES 19 MINUTES 22 SECONDS EAST 17.11 FEET TO SAID WEST LINE OF THE EAST 65.00 FEET;
THENCE SOUTH 00 DEGREES 47 MINUTES 42 SECONDS EAST 665.57 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

NOTES

- CONSTRUCTION WITHIN PUBLIC EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING, UNLESS APPROVED BY THE CITY OF MESA.
- ALL UTILITIES SHALL BE CONSTRUCTED UNDERGROUND
- ELECTRIC LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION.
- ALL COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION.
- A PROPERTY OWNERS ASSOCIATION SHALL MAINTAIN PRIVATE UTILITIES, PRIVATE FACILITIES, COMMON AREA LANDSCAPING AND LANDSCAPING IN THE RIGHT-OF-WAY ADJACENT TO THE PROJECT. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE FOR SUCH AREAS.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION OF THE CITY OF MESA.
- ALL DRYWELLS SHOWN ON THIS PROJECT SHALL BE MAINTAINED BY THE OWNER(S) AND ARE TO BE REPLACED BY THE OWNER(S) WHEN THEY CEASE TO DRAIN THE SURFACE WATER IN A 36 HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL SILTING CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL.
- 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 SIGNAL BUTTE ROAD AND GUADALUPE ROAD.
- PUBLIC UTILITY AND FACILITY EASEMENTS (PUFE) WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS OF SRP AND SOUTHWEST GAS FACILITIES IN PUFE'S 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).
- A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (C.C. &R.'s) HAS BEEN RECORDED FOR THIS SUBDIVISION WHICH WILL GOVERN THE USE AND MAINTENANCE OF ANY SHARED AREAS (LANDSCAPE, SCREEN WALLS, RETENTION, SHARED DRIVEWAYS, DRIVE AISLES, ETC.).

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 2019 BY ____ IN HER AFOREMENTIONED CAPACITIES ON BEHALF OF GB-SB, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 2019 BY ____ IN HER AFOREMENTIONED CAPACITIES ON BEHALF OF KEMF SBG STORAGE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES

NOTARY PUBLIC

SURVEYORS NOTES

1. THE BASIS OF BEARING IS THE MONUMENT LINE OF SIGNAL BUTTE ROAD, ALSO BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 11, USING A BEARING OF SOUTH 00 DEGREES 47 MINUTES 42 SECONDS EAST PER SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 98-0495476, MARICOPA COUNTY RECORDS.

2. ALL TITLE INFORMATION AND THE DESCRIPTION SHOWN IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-836325-PHX1, DATED FEBRUARY 10, 2017.

REFERENCES

GOVERNMENT LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

"FINAL PLAT OF SANTA RITA RANCH PARCEL 6" RECORDED IN BOOK 470 OF MAPS, PAGE 38, MARICOPA COUNTY RECORDS

"FINAL PLAT FOR SUNLAND SPRINGS VILLAGE UNIT SIX" RECORDED IN BOOK 795 OF MAPS, PAGE 40, MARICOPA COUNTY RECORDS

"PLSS SUBDIVISION RECORD OF SURVEY" RECORDED IN BOOK 609 OF MAPS, PAGE 29, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 1292 OF MAPS, PAGE 19, MARICOPA COUNTY RECORDS

LOT SPLIT OF 2836 S. SIGNAL BUTTE ROAD IN BOOK 1334 OF MAPS, PAGE 45, MARICOPA COUNTY RECORDS

WARRANTY DEED IN 2017-0480729, MARICOPA COUNTY RECORDS

WARRANTY DEED IN 2017-0480730, MARICOPA COUNTY RECORDS

OWNER

GB-SB, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY
6900 E. CAMELBACK ROAD, SUITE 607
SCOTTSDALE, AZ 85251

KEMF SBG STORAGE, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY
PO BOX 10392
PHOENIX, AZ 85064

SURVEYOR

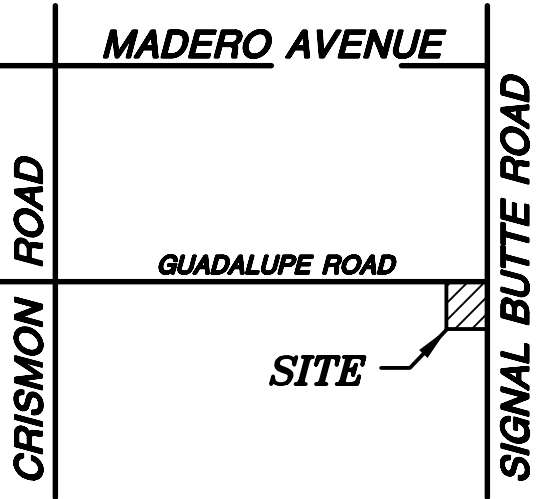
SUPERIOR SURVEYING SERVICES INC.
2122 W. LONE CACTUS DRIVE, SUITE 11
PHOENIX, AZ 85027
PHONE: (623)869-0223
FAX: (623)869-0726
CONTACT: DAVID S. KLEIN

FLOOD ZONE

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2780L, DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN ZONE D ZONE D IS DEFINED AS "AREAS OF UNDETERMINED FLOODHAZARD."

AREA

LOT NO.	AREA
LOT 1	56,939 SQ. FT. 1.307 ACRES
LOT 2	37,822 SQ. FT. 0.868 ACRES
LOT 3	35,030 SQ. FT. 0.804 ACRES
LOT 4	67,540 SQ. FT. 1.551 ACRES
TOTAL	197,331 SQ. FT. 4.530 ACRES



VICINITY MAP

NOT TO SCALE

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA, ON THIS ____ DAY OF ____, 2017.

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.

CITY ENGINEER DATE

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NOVEMBER 27, 2019
DAVID S. KLEIN
R.L.S. 42137
2122 W. LONE CACTUS DRIVE
SUITE 11, PHOENIX, AZ 85027



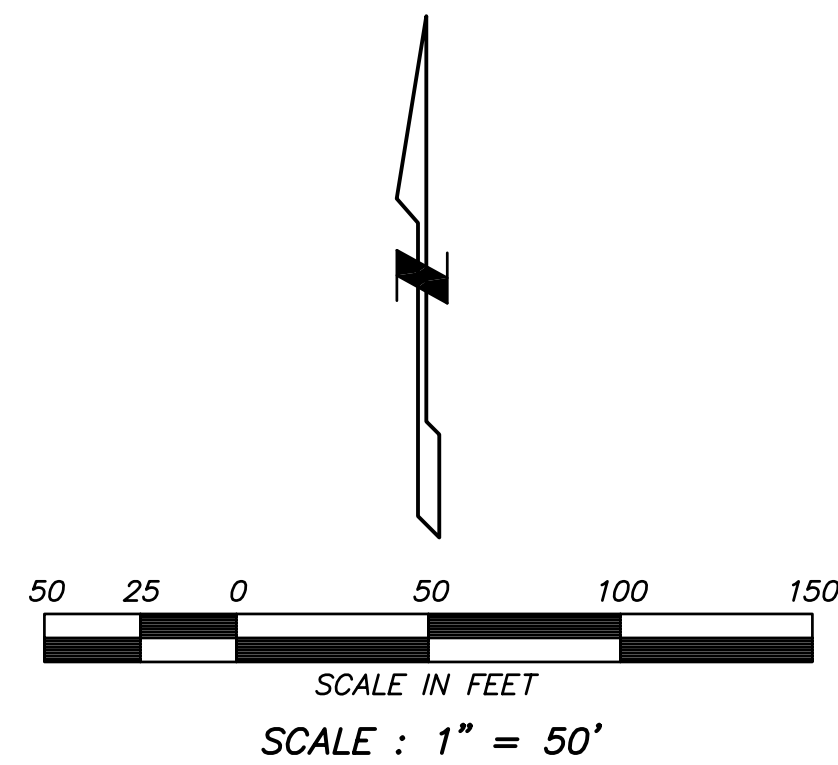
FINAL PLAT
2836 S. SIGNAL BUTTE ROAD
MESA, AZ 85212

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com



DWN: LE CHK: JW
SHEET 1 OF 2
DATE: 11/27/19
JOB NO.: 180965

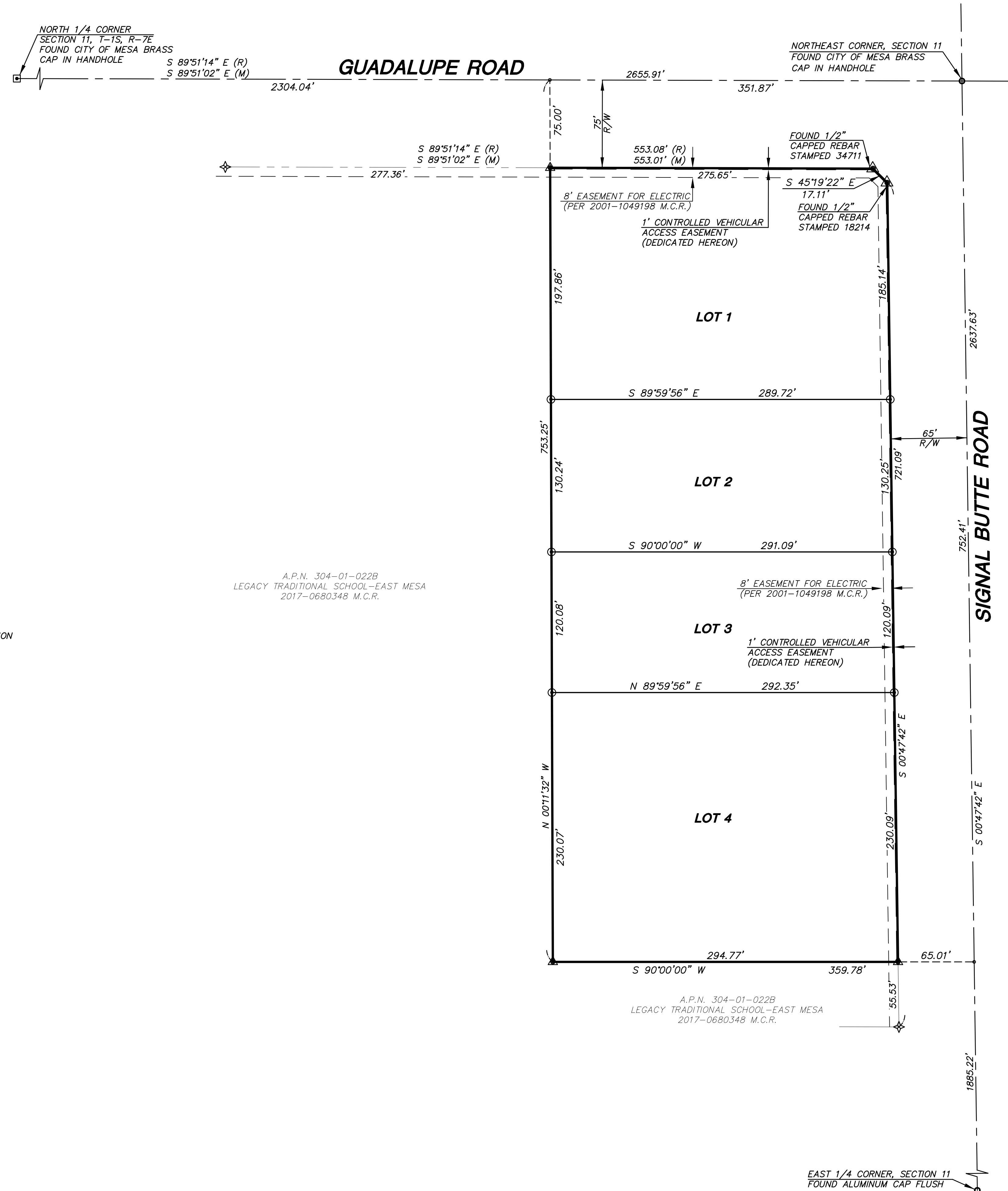
SUB19-00335



LEGEND

	SUBDIVISION LINE
	LOT LINE
	MONUMENT LINE
	INDICATES CORNER OF THIS SUBDIVISION NO MONUMENT FOUND OR SET (UNLESS OTHERWISE NOTED)
	INDICATES LOT CORNER TO BE SET UPON APPROVAL
	FOUND 1/2" REBAR CAPPED 34711
A.P.N.	ASSESSORS PARCEL NUMBER
M.C.R.	MARICOPA COUNTY RECORDS
R/W	RIGHT OF WAY
BK.	BOOK
PG.	PAGE
(R)	RECORD PER 98-0495476 M.C.R.
(M)	MEASURED

LINE TABLE		
LINE	BEARINGS	LENGTH
L1	S 89°51'14" E (R)	178.02' (R)
	S 89°51'02" E (M)	178.11' (M)
L2	S 00°47'42" E (R)	10.00'
	S 00°40'37" E (M)	
L3	S 45°19'28" E (R)	17.11'
	S 45°19'22" E (M)	



— FOR REVIEW —
NO FIELD
CONSTRUCTION
OR RECORDING

FINAL PLAT
2836 S. SIGNAL BUTTE ROAD
MESA, AZ 85212

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SUPERIOR
SURVEYING SERVICES, INC.

DWN: LE CHK: JW
SHEET 2 OF 2
DATE: 11/27/19
JOB NO.: 180965

SUB19-00335