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MARWEST ENTERPRISES LLC, AN ARIZONA LIMITED LIABILITY COMPANY, SANTAN 74 LLLP, AN ARIZONA LIMITED LIABILITY COMPANY, RAY 39A LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AND RAY 39C LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, AS OWNERS, DOES HEREBY PUBLISH THIS FINAL PLAT FOR THE LANDINGS PHASE 3, 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.

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: 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 GRANT EASEMENTS TO THE CITY OF MESA FOR THE USE OF PUBLIC UTILITY AND FACILITIES, AND SUCH EASEMENTS ARE HEREBY 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.

MARWEST ENTERPRISES LLC, AN ARIZONA LIMITED LIABILITY COMPANY, SANTAN 74 LLLP, AN ARIZONA LIMITED LIABILITY COMPANY, RAY 39A LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AND RAY 39C LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP 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

MARWEST ENTERPRISES LLC, AN ARIZONA LIMITED LIABILITY COMPANY, SANTAN 74 LLLP, AN ARIZONA LIMITED LIABILITY COMPANY, RAY 39A LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AND RAY 39C LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, WARRANTS AND REPRESENTS TO THE CITY OF MESAZ THAT IT IS THE SOLE OWNER OF THE INTERESTS HEREIN, THAT IT HAS NO OTHER INTERESTS IN THE HOLDINGS OF THE COMPANY, AND IT IS NOT RECEIVING 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 MARWEST ENTERPRISES LLC, AN ARIZONA LIMITED LIABILITY COMPANY, SANTAN 74 LLLP, AN ARIZONA LIMITED LIABILITY COMPANY, RAY 39A LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AND RAY 39C LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

ITS: _____

ITS: _____

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

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



LOT 1	40.329 ACRES±	1,756,723 S.F.±
LOT 2	18.596 ACRES±	810,008 S.F.±

SEE SHEET 2

SHEET 1	COVER SHEET
SHEET 2	LEGAL DESCRIPTION AND LINE AND CURVE TABLES
SHEET 3-5	PLAT SHEETS

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 PUEF'S ON THIS PLAT. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. § 9-1-1 INCLUDES THE PUEF'S ON THIS PLAT, THE TERM "PUBLIC EASEMENT" IN M.C.C. § 9-1-5(A) INCLUDES PUEF'S, AND PUEF'S 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.

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.

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 PUEF'S ON THIS PLAT. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. § 9-1-1 INCLUDES THE PUEF'S ON THIS PLAT, THE TERM "PUBLIC EASEMENT" IN M.C.C. § 9-1-5(A) INCLUDES PUEF'S, AND PUEF'S ON THIS PLAT ARE SUBJECT TO M.C.C. § 9-1-5(A).

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE
UNDERSIGNED PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF
TO BE THE _____ OF RAY 39C LLLP, AN ARIZONA LIMITED LIABILITY LIMITED

PARTNERSHIP, AND ACKNOWLEDGED THE HE AS OFFICER, BEING AUTHORIZED TO DO,

EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC

JAMES A. BRUCCI, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS FINAL PLAT CONSISTING OF FIVE (5) SHEETS, CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY SUPERVISION DURING THE MONTH OF OCTOBER, 2019, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

James A. Brucci
JAMES A. BRUCCI
REGISTERED LAND SURVEYOR #29865



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

APPROVED BY: _____ ATTEST: _____
MAYOR 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

CIVIL AND SURVEY

HUNTER
ENGINEERING

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

FINAL PLAT

SECTION: 20
TWNSHIP: 1S
RANGE: 7E

JOB NO.:
MARW006-FF

SCALE
1"=60'

(1 SHEET OF 5

PARENT PARCEL LEGAL DESCRIPTIONS:

PARCEL NO. 1:

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

EXCEPTING THAT PORTION OF SAID SOUTHWEST QUARTER, CONVEYED TO THE UNITED STATES OF AMERICA BY DEED RECORDED IN DOCKET 11870, PAGE 804, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 20;

THENCE NORTH 89 DEGREES 38 MINUTES 02 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 1324.44 FEET TO THE WEST ONE–SIXTEENTH LINE OF SAID SECTION;

THENCE NORTH 0 DEGREES 52 MINUTES 41 SECONDS WEST ALONG SAID WEST ONE–SIXTEENTH LINE, A DISTANCE OF 1415.07 FEET;

THENCE SOUTH 89 DEGREES 38 MINUTES 02 SECONDS EAST, A DISTANCE OF 6.50 FEET;

THENCE SOUTH 44 DEGREES 32 MINUTES 48 SECONDS EAST, (SOUTH 44°35'30" EAST, MEASURED) A DISTANCE OF 1908.26 (1900.89, MEASURED) FEET TO THE NORTH–SOUTH MID–SECTION LINE, (TO A WAFB BRASS CAP);

THENCE SOUTH 0 DEGREES 52 MINUTES 41 SECONDS EAST ALONG SAID LINE A DISTANCE OF 63.35 FEET TO A POINT IN THE SOUTH LINE OF SECTION 20, SAID POINT BEING THE POINT OF BEGINNING; AND

EXCEPT THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20, WHICH WAS CONVEYED TO THE STATE OF ARIZONA IN DOCUMENT NO. 2003–906107, WHICH LIES NORTH OF THE FOLLOWING DESCRIBED LINE:

LINE DESCRIPTION

COMMENCING AT A 1 INCH REBAR MARKING THE WEST QUARTER CORNER OF SAID SECTION 20, BEING NORTH 0 DEGREES 56 MINUTES 06 SECONDS WEST, 2629.52 FEET FROM A WILLIAMS AIR FORCE BASE (W.A.F.B.) BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 20;

THENCE ALONG THE WEST LINE OF SAID SECTION 20, SOUTH 0 DEGREES 56 MINUTES 06 SECONDS EAST, 424.27 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 87 DEGREES 51 MINUTES 49 SECONDS EAST, 979.05 FEET;

THENCE FROM A LOCAL TANGENT BEARING OF NORTH 89 DEGREES 52 MINUTES 51 SECONDS EAST ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 7879.44 FEET, A LENGTH OF 1699.77 FEET TO THE POINT OF ENDING ON THE NORTH–SOUTH MID–SECTION LINE OF SAID SECTION 20 FROM WHICH A GENERAL LAND OFFICE (G.L.O.) BRASS CAP MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 20 BEARS SOUTH 0 DEGREES 27 MINUTES 46 SECONDS EAST, 2450.09 FEET; AND

EXCEPT A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 20, CONVEYED TO THE CITY OF MESA IN DOCUMENT NO. 2008–976064 AND 2008–976065, DESCRIBED AS FOLLOWS:

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

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

THENCE NORTH 43 DEGREES 04 MINUTES 58 SECONDS WEST DEPARTING SAID WEST LINE, A DISTANCE OF 550.26 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 25 MINUTES 48 SECONDS, AN ARC LENGTH OF 1081.83 FEET, AND A CHORD WITH BEARS NORTH 66 DEGREES 17 MINUTES 52 SECONDS WEST TO A POINT ON A NONTANGENT LINE ALSO BEING THE WEST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20;

THENCE NORTH 00 DEGREES 42 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF ARIZONA DEPARTMENT OF TRANSPORTATION LOOP 202 HIGHWAY, A DISTANCE OF 131.83 FEET TO A POINT ON A NON–TANGENT CURVE;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG A NON–TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 7879.44 FEET, A CENTRAL ANGLE OF 01 DEGREE 08 MINUTES 19 SECONDS, AN ARC LENGTH OF 156.57 FEET AND A CHORD WHICH BEARS NORTH 86 DEGREES 44 MINUTES 08 SECONDS EAST, A DISTANCE OF 156.57 FEET TO A POINT ON A NON–TANGENT LINE;

THENCE SOUTH 06 DEGREES 25 MINUTES 13 SECONDS WEST DEPARTING SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET TO A POINT ON A NON–TANGENT CURVE;

THENCE ALONG A NON–TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1465.00 FEET, A CENTRAL ANGLE OF 40 DEGREES 29 MINUTES 49 SECONDS, AN ARC LENGTH OF 1035.47 FEET, AND A CHORD WHICH BEARS SOUTH 63 DEGREES 19 MINUTES 53 SECONDS EAST, A DISTANCE OF 1014.05 FEET TO ITS POINT OF TANGENCY;

THENCE SOUTH 43 DEGREES 04 MINUTES 58 SECONDS EAST TO A POINT ON THE EAST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, A DISTANCE OF 408.98 FEET;

THENCE SOUTH 00 DEGREES 27 MINUTES 50 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 192.00 FEET TO THE POINT OF BEGINNING; AND

EXCEPT ANY PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 20, LYING NORTH OF THE NORTH LINE OF RAY ROAD AS DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2008–976064 AND 2008–976065 AND SOUTH OF THE PROPERTY CONVEYED TO ARIZONA DEPARTMENT OF TRANSPORTATION IN DEED RECORDED IN DOCUMENT NO. 2003–906107.

PARCEL NO. 2:

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 THAT PORTION OF THE SOUTHEAST QUARTER CONVEYED TO THE CITY OF MESA IN DEED RECORDED IN DOCUMENT NO. 2008–976057, 2008–976058 AND 2008–976059, 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 TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 20, A DISTANCE OF 1315.82 FEET TO THE POINT OF BEGINNING;

PARENT PARCEL LEGAL DESCRIPTIONS:

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 OF 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; AND EXCEPT THAT 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, DESCRIBED AS FOLLOWS:

COMMENCING AT A GLO BRASS CAP STAMPED '1911' MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 20, FROM WHICH A MARICOPA COUNTY ALUMINUM CAP STAMPED '36563' MARKING THE SOUTHEAST CORNER OF SAID SECTION BEARS SOUTH 89 DEGREES 30 MINUTES 22 SECONDS EAST, A DISTANCE OF 2645.18 FEET;

THENCE NORTH 00 DEGREES 27 MINUTES 48 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 1315.84 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF RAY ROAD PER DOCUMENT RECORDED IN 2008–976006;

THENCE SOUTH 89 DEGREES 32 MINUTES 36 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, A DISTANCE OF 179.32 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 32 MINUTES 36 SECONDS EAST, A DISTANCE OF 1135.77 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID SECTION 20;

THENCE SOUTH 00 DEGREES 47 MINUTES 24 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 593.45 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF RAY ROAD IN DOCUMENT NO. 2008–976059;

THENCE THE FOLLOWING 3 COURSES ALONG SAID RIGHT OF WAY LINE:

THENCE NORTH 89 DEGREES 31 MINUTES 21 SECONDS WEST, A DISTANCE OF 12.35 FEET TO A POINT OF CURVATURE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1335.00 FEET AND WHOSE CHORD BEARS NORTH 66 DEGREES 18 MINUTES 06 SECONDS WEST, A CHORD DISTANCE OF 1052.72 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 46 DEGREES 26 MINUTES 31 SECONDS, AN ARC LENGTH OF 1082.10 FEET;

THENCE NORTH 43 DEGREES 04 MINUTES 50 SECONDS WEST, A DISTANCE OF 245.38 FEET TO THE POINT OF BEGINNING.

LINE TABLE		
LINE	BEARING	DISTANCE
L61	N45°24'34"E	20.00'
L62	N44°35'26"W	38.50'
L63	S45°24'34"W	5.00'
L64	S44°35'29"E	20.00'
L65	N45°24'34"E	5.00'
L66	S44°35'30"E	42.36'
L67	S44°35'26"E	38.50'
L68	N45°24'34"E	20.00'
L69	N44°35'26"W	18.50'
L70	S44°35'30"E	48.47'
L71	S45°24'31"W	18.26'
L72	S44°35'29"E	20.00'
L73	S45°24'31"W	18.26'
L74	N44°35'30"W	150.32'
L75	N44°35'26"W	25.62'
L76	S45°24'34"W	20.00'
L77	S44°35'26"E	25.62'
L78	S45°24'34"W	95.17'
L79	N44°35'26"W	15.72'
L80	S44°43'58"W	20.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L81	S44°35'26"E	35.49'
L82	N45°24'34"E	11.03'
L83	S44°35'26"E	50.66'
L84	S44°35'26"E	35.23'
L85	S13°26'03"W	13.96'
L86	S76°33'57"E	20.00'
L87	N13°26'03"E	12.33'
L88	S13°26'03"W	13.14'
L89	S76°33'57"E	20.00'
L90	N13°26'03"E	13.14'
L91	S76°33'57"E	28.95'
L92	N09°30'39"E	67.64'
L93	N01°14'03"W	120.53'
L94	N89°05'50"E	26.83'
L95	N00°00'00"E	20.00'
L96	S89°05'50"W	27.10'
L97	N01°14'03"W	26.34'
L98	N89°54'38"W	16.77'
L99	S00°05'22"W	22.14'
L100	S43°04'50"E	38.82'

LINE TABLE		
LINE	BEARING	DISTANCE
L101	S46°55'10"W	13.08'
L102	S43°04'50"E	20.00'
L103	N46°55'10"E	13.08'
L104	N45°24'34"E	12.76'
L105	S44°35'26"E	19.53'
L106	N45°24'34"E	20.00'
L107	S44°35'26"E	19.95'
L108	N41°38'56"W	69.33'
L109	S48°21'04"W	20.00'
L110	S41°38'56"E	69.33'
L111	S41°38'56"E	56.86'
L112	S48°21'04"W	20.00'
L113	N41°38'56"W	56.86'
L114	S48°21'04"W	94.39'
L115	N45°23'09"E	88.97'
L116	N45°34'18"E	5.07'
L117	S44°25'42"E	20.00'
L118	N45°34'18"E	5.13'
L119	S44°35'26"E	57.24'
L120	N45°24'34"E	20.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L121	N44°35'26"W	57.24'
L122	S44°35'26"E	57.24'
L123	N45°24'34"E	20.00'
L124	N44°35'26"W	57.24'
L125	N45°21'23"E	65.72'
L126	S44°38'37"E	12.36'
L127	N45°21'23"E	20.00'
L128	N44°38'37"W	12.36'
L129	S44°38'37"E	44.02'
L130	N45°21'23"E	20.00'
L131	N44°38'37"W	44.02'
L132	S44°38'37"E	12.44'
L133	N45°21'23"E	20.00'
L134	N44°38'37"W	12.44'
L135	N45°21'23"E	63.02'
L136	S45°23'09"W	66.18'
L137	S48°21'04"W	32.79'
L138	N41°38'56"W	54.72'
L139	S45°24'34"W	20.03'
L140	S41°38'56"E	53.70'

LINE TABLE		
LINE	BEARING	DISTANCE
L141	S48°21'04"W	167.52'
L142	N41°38'56"W	42.58'
L143	N48°21'04"E	20.00'
L144	S41°38'56"E	42.50'
L145	N44°25'05"W	18.54'
L146	S29°05'35"E	3.95'
L147	S77°26'44"E	40.21'
L148	N59°07'57"E	4.28'
L149	S16°22'27"E	3.92'
L150	S64°55'49"E	50.18'
L151	N71°56'36"E	4.29'
L152	S02°42'47"W	4.07'
L153	S43°36'18"E	51.74'
L154	N86°54'12"E	3.91'
L155	S43°04'50"E	118.82'
L156	S04°58'16"W	4.03'
L157	S43°04'41"E	50.33'
L158	S87°35'33"E	4.28'
L159	S43°04'50"E	328.80'
L160	S07°06'49"W	3.91'

LINE TABLE		
LINE	BEARING	DISTANCE
L161	S43°04'50"E	50.34'
L162	S87°04'32"E	4.32'
L163	S43°04'50"E	340.85'
L164	S06°52'56"E	4.13'
L165	S55°58'25"E	81.20'
L166	N62°55'54"E	3.56'
L167	S45°24'34"W	20.00'
L168	N44°25'05"W	17.51'
L169	S48°21'04"W	56.96'

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.

FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2760L (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.

BY		REVISION		PURPOSE: FINAL PLAT
NO.	DATE			

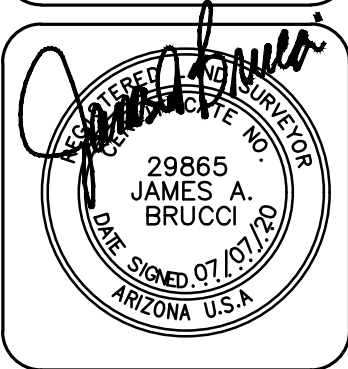
DRAWN BY: JR
CHECKED BY: JAB

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 LANDINGS PHASE 3"

THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THAT 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.

SECTION: 20
TWNHP: 1S
RANGE: 7E

JOB NO.:
MARW006–FP

SCALE
N.T.S.

SHEET
2 OF 5

— CENTER OF SECTION 20,T.1S.,R.7E.
ESTABLISHED PER
BOOK 1101, PAGE 49 M.C.R.
NOT FOUND OR REPLACED

0 30 60 120

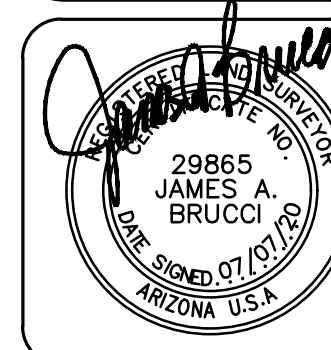
SCALE: 1" = 60'

- ☐ ALUMINUM CAP IN HANDHOLE
- ▲ SUBDIVISION CORNER
- ☐ BRASS CAP IN HANDHOLE
- FOUND AS NOTED
- ◎ BRASS CAP FLUSH
- ◎ ALUMINUM CAP FLUSH

- (R) RECORDED DATA PER RECORD OF SURVEY BY SUPERIOR SURVEYING SERVICES, INC. IN BOOK 1101 OF MAPS, PAGE 49, M.C.R.
- (M) MEASURED INFORMATION FROM FIELD DATA COLLECTION.
- (C) CALCULATED INFORMATION FROM RECORDED DOCUMENTS AS NOTED.

HUNTER
ENGINEERING
CIVIL AND SURVEY

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SCOTTSDALE, AZ 85258
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FINAL PLAT
"THE LANDINGS PHASE 3"

THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASIN AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 20
TWNSHIP: 1S
RANGE: 7E

JOB NO.:
MARW006-FF

SCALE
1"=60'

SHEET
3 OF 5

RAY ROAD

LOT 2
ENDING AT PMG
PHASE I
05, PG. 33 M.C.R.

20.00' WATER &
SEWER EASEMENT
(DEDICATED HEREON)

LOT 3
ENDING AT PMG
PHASE I
05, PG. 33 M.C.R.

LOT 4
LANDING AT PMG
PHASE I
BK. 1505, PG. 33 M.C.R.

LOT 1
40.329 AC± or
1,756,723 SQ.FT.±

LOT 1
LANDING 202
BK 1487, PG. 40 M.C.R.

MATCH LINE SEE SHEET 4

- ☐ ALUMINUM CAP IN HANDHOLE
- ▲ SUBDIVISION CORNER
- ☐ BRASS CAP IN HANDHOLE
- FOUND AS NOTED
- ⊙ BRASS CAP FLUSH
- ⊙ ALUMINUM CAP FLUSH

N89°30'10"W
1330.19'

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

— SOUTHWEST CORNER OF
THE SOUTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 2
(NOTHING FOUND)

MATCH LINE SEE SHEET 3

20.00' WATER &
SEWER EASEMENT
(DEDICATED HEREON)

20.00' WATER &
SEWER EASEMENT
(DEDICATED HEREON)

DRAWN BY: JR
CHECKED BY: JAB

SECTION: 20
TWNSHIP: 1S
RANGE: 7E

JOB NO.:
MARW006-FP

SCALE
1"=60'

SHEET
4 OF 5

