

DEDICATION:

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, AND PROPERTY RESERVE ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "THE GROVE ON MAIN CONDOMINIUM" LYING WITHIN A PORTION OF PARCEL A AND PARCEL B, MESA TEMPLE DISTRICT, AS FILED IN BOOK 1442, PAGE 10, 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 UNITS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE UNITS 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: 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 THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, AND PROPERTY RESERVE ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY 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 THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, AND PROPERTY RESERVE ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, AND PROPERTY RESERVE ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, AND PROPERTY RESERVE ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, AND PROPERTY RESERVE ARIZONA, 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.

THE 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 THE ATTORNEY'S FEES AND COURT COST.

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, AND PROPERTY RESERVE ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, WARRANTS AND REPRESENTS TO THE CITY OF MESA, AS 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 THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE AND PROPERTY RESERVE ARIZONA, LLC AN ARIZONA LIMITED LIABILITY COMPANY, WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, 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 _____, 2023.

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF UTAH)
)SS
COUNTY OF SALT LAKE)

ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO ACKNOWLEDGES _____ TO BE THE _____ OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, AND ACKNOWLEDGES AS SUCH OFFICER, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

IN WITNESS WHEREOF:

PROPERTY RESERVE ARIZONA, 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 OFFICER THIS ___ DAY OF _____, 2023.

PROPERTY RESERVE ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

A FINAL PLAT FOR
"THE GROVE ON MAIN CONDOMINIUM"
PARCEL A AND PARCEL B, MESA TEMPLE DISTRICT, AS FILED IN BOOK 1442, PAGE 10, 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

GENERAL NOTES:

- 1. 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).
2. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE FACILITIES, PRIVATE DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THE PROJECT, OR LANDSCAPING WITHIN ADJACENT RIGHT-OF-WAY.
3. CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, REMOVABLE SECTION TYPE FENCING.
4. UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33.
5. ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
6. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES, OR LANDSCAPED AREAS WITHIN THE PROJECT OR WITHIN THE PUBLIC RIGHTS-OF-WAY ALONG MESA DRIVE, MAIN STREET, UDALL, AND LESUEUR .
7. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL IMPROVEMENTS, OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY OF MESA.
8. THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
9. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND
10. ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
11. WHENEVER DRAINAGE EASEMENTS ARE GREATER THAN THE STANDARD SETBACKS, THE EASEMENT LINE WILL BECOME THE NEW REQUIRED BUILDING SET BACK.
12. ALL UNITS SHOWN ON THIS PLAT SHALL EACH HAVE A FIRE SPRINKLER SYSTEM. THESE FIRE SPRINKLER SYSTEMS SHALL MEET THE REQUIREMENTS OF THE MESA FIRE CODE.
13. THE CITY OF MESA WILL NOT BE RESPONSIBLE FOR ANY SPECIAL TYPE OF SURFACE MATERIAL SUCH AS BUT NOT LIMITED TO PAVEMENT, CONCRETE, COLORED STAMPED PAVEMENT OR CONCRETE, OR BRICKS, AS NOTED WITHIN THE PROJECT'S CONSTRUCTION DOCUMENTS. SHOULD REMOVAL OF THE SPECIAL TYPE OF SURFACE MATERIAL BE REQUIRED BY THE CITY OF MESA FOR MAINTENANCE OF THE CITY'S FACILITIES SUCH AS THE CITY'S UTILITY SYSTEMS, THE CITY WILL ONLY BE REQUIRED TO BACKFILL AND PROVIDE CITY OF MESA ACCEPTED TEMPORARY SURFACE MATERIAL OVER THE SAID UTILITY OR OTHER AREA DISTURBED. RECONSTRUCTION OF THE SPECIAL TYPE OF SURFACE MATERIAL SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, BUSINESS OWNER'S ASSOCIATION, OR THE PROPERTY OWNER(S).
14. 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.
15. PROPOSED OR FUTURE LANDSCAPE AND IRRIGATION SYSTEMS THAT ARE TO BE DESIGNED AND INSTALLED WITHIN ANY PUFE OR PUE MUST BE DESIGNED IN ACCORDANCE WITH THE CITY OF MESA PROCEDURE MANUAL FOR LANDSCAPE AND IRRIGATION STANDARDS.
16. THIS SUBDIVISION IS SUBJECT TO THE CITY OF MESA RESIDENTIAL DEVELOPMENT GUIDELINES AS WELL AS THE BUILDING FORM STANDARDS ESTABLISHED IN THE CITY OF MESA ZONING ORDINANCE.
17. EXCEPT AS OTHERWISE SET FORTH IN THE CONDOMINIUM DECLARATION TO BE RECORDED SUBSEQUENT TO THIS PLAT, THE CONDOMINIUM ASSOCIATION SHALL MAINTAIN COMMON ELEMENTS, AND LANDSCAPING IN THE RIGHT-OF-WAY ADJACENT TO THE CONDOMINIUM. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF SUCH AREAS.
18. 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.
19. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRIVES, PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES OR LANDSCAPE AREAS WITHIN THIS PROJECT.
20. THE DEFINITIONS AND RIGHTS RELATING TO UNITS, COMMON ELEMENTS, CONDOMINIUM ASSOCIATION, AND DECLARATION ARE TO BE SET FORTH BY THE DECLARATION FOR THE GROVES ON MAIN CONDOMINIUM TO BE RECORDED SUBSEQUENT TO THIS PLAT.
21. EXISTING ON SITE BUILDING LOCATION AND ALL EXISTING BUILDING, UNIT, AND COMMON ELEMENT DIMENSIONS AND AREAS SUPERCEDE ALL DIMENSION AND AREAS INDICATED BY THIS PLAT.
22. THE BUILDINGS, GARAGE AND ALL COMMON ELEMENTS ARE CURRENTLY UNDER CONSTRUCTION AS OF THE DATE OF THIS RECORDED PLAT. ALL LOCATIONS ARE PLAN BASED, AND ARE CHANGEABLE BY FIELD ENGINEERING DONE WITHOUT KNOWLEDGE OR CONSENT OF THE SURVEYOR.
23. GARAGE LEVEL DIMENSIONS TO BUILDING LOCATION ARE TO THE OUTSIDE OF THE EXTERIOR WALLS OF SAID BUILDING AT GARAGE LEVEL.

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THIS _____, DAY OF _____, 2023.

BY: _____ DATE: _____
MAYOR

ATTEST: _____ DATE: _____
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: _____ DATE: _____
CITY ENGINEER

DEVELOPER

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

SHEET INDEX

CP01- COVER SHEET
CP02- PODIUM LEVEL & UNIT LAYOUT
CP03 & CP04 - GARAGE LEVEL
CP05 THRU CP11-UNIT FLOORS
CP12- ELEVATION VIEW

BASIS OF BEARING

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

LEGAL DESCRIPTION PARENT PARCEL

PARCEL A AND PARCEL B, MESA TEMPLE DISTRICT, AS FILED IN BOOK 1442, PAGE 10, 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.

FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN, AREAS OF 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) SHEET FLOW FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF BASE FLOOD STREAM FLOODING WITH A CONTRIBUTING DRAINAGE AREA OF LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE BASE FLOOD BY LEVEES. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C2265M, PANEL NUMBER 2265 OF 4425, EFFECTIVE DATE NOVEMBER 4, 2015.

BENCHMARK

NAIL WITH BRASS TAG AT BACK OF CURB; NORTHEAST CORNER OF SOUTH MESA DRIVE AND EAST BROADWAY ROAD. ELEVATION = 1233.60 CITY OF MESA DATUM (NAVD88)

REFERENCE DOCUMENTS

FINAL PLAT OR MESA, ARIZONA PER BOOK 23, PAGE 18, MCR
FINAL PLAT TEMPLE VIEW CONDOMINIUMS PER BOOK 316, PAGE 45, MCR
RECORD OF SURVEY PER BOOK 1125, PAGE 01, MCR
RECORD OF SURVEY PER BOOK 1257, PAGE 45, MCR
FINAL PLAT OF MESA TEMPLE DISTRICT PER BOOK 1442, PAGE 10, MCR

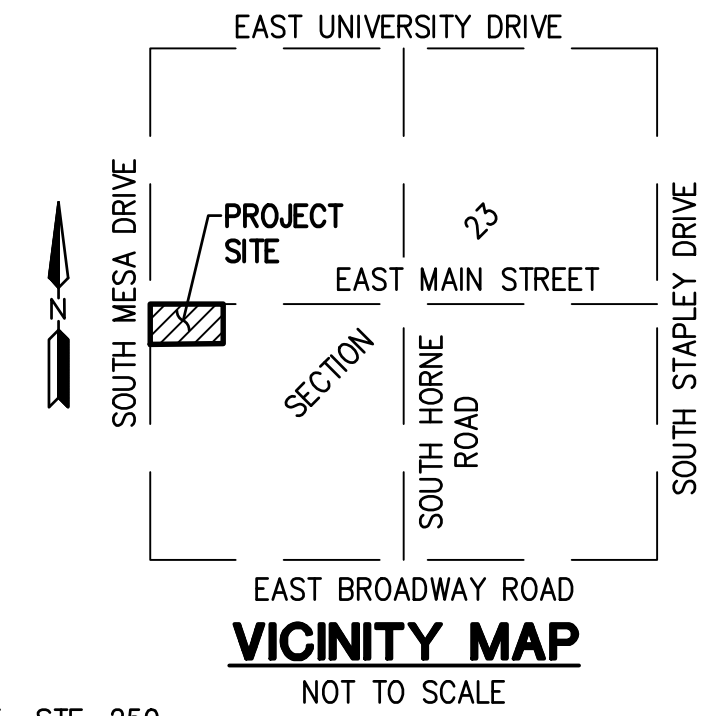
LAND SURVEYOR CERTIFICATION

I, KIRK J. PANGUS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST, 2020; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL EXTERIOR BOUNDARY MONUMENTS ACTUALLY EXIST AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

KIRK J. PANGUS, RLS
RLS# 19344
HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
P: (602) 490-0535
kpangus@hilgartwilson.com



NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.



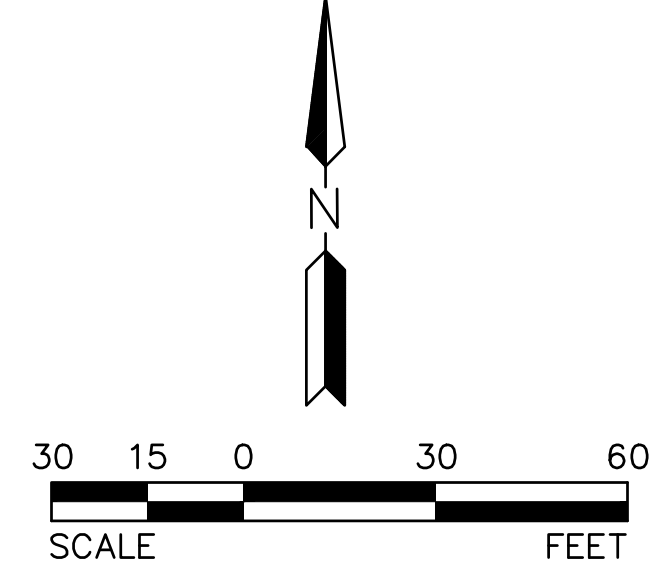
HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGEMENT
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
www.hilgartwilson.com

THE GROVE ON MAIN CONDOMINIUM
MESA DRIVE & MAIN STREET
MESA, ARIZONA
FINAL PLAT

STATUS:
PROJ. NO.: 1989
DATE: DEC 2022
SCALE: AS SHOWN
DRAWN: JHVD
APPROVED: KJP
MUNICIPAL TRACKING NO:

DWG. NO.
CP01
SHT. 1 OF 12

GROUND LEVEL



LEGEND

- FOUND MONUMENT AS NOTED
- ⊙ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- ⊙ SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- - - EASEMENT
- - - PARCEL LINE
- - - TRASH CHUTE
- - - COMMON ELEMENT
- - - LIMITED COMMON ELEMENT
- - - SERVICE ENTRANCE SECTION
- - - RIGHT-OF-WAY
- - - MARICOPA COUNTY RECORDS
- - - REGISTERED LAND SURVEYOR

PODIUM LEVEL ELEMENT TABLE		
ELEMENT	AREA (SQ.FT)	AREA (ACRES)
L.C.E.-VC UNIT LANDSCAPE AREA	14,763	0.339
L.C.E. COMMERCIAL	66,019	1.516
L.C.E. POOL	6,165	0.142
THE GROVE ON MAIN	200,380	4.600
UNIT 1 PODIUM	11,903	0.273
UNIT 2 PODIUM GROSS	49,037	1.126
UNIT 2 PODIUM IN R/W	4	0.000
UNIT 2 PODIUM NO R/W	49,032	1.126
UNIT 3 PODIUM GROSS	52,497	1.205
UNIT 3 PODIUM IN R/W	38	0.001
UNIT 3 PODIUM NO R/W	52,460	1.204

NOTES:

- UNIT 2 PODIUM GROSS - UNIT 2 AREA PODIUM LEVEL (INCLUDES AREA IN R/W OF EAST MAIN STREET)
- UNIT 2 PODIUM IN R/W - UNIT 2 AREA PODIUM LEVEL (UNIT AREA IN R/W OF EAST MAIN STREET)
- UNIT 2 PODIUM NO R/W - UNIT 2 AREA PODIUM LEVEL (DOES NOT INCLUDE AREA IN R/W OF EAST MAIN STREET)
- L.C.E. COMMERCIAL - COMMON ELEMENT AREA AROUND UNIT 2 AND UNIT 3, AND IN PUBLIC R/W EASEMENT ON SOUTH UDALL, DOES NOT INCLUDE UNIT 2, UNIT 3, AREA WITHIN L.C.E.-VC-UNIT LANDSCAPE AREA, OR L.C.E. POOL
- UNIT 3 PODIUM GROSS - UNIT 3 AREA PODIUM LEVEL (INCLUDES AREA IN R/W OF UDALL)
- UNIT 3 PODIUM IN R/W - UNIT 3 AREA PODIUM LEVEL (UNIT AREA IN R/W OF UDALL)
- UNIT 3 PODIUM NO R/W - UNIT 3 AREA PODIUM LEVEL (DOES NOT INCLUDE AREA IN R/W OF UDALL)
- L.C.E.-VC UNIT LS AREA - LIMITED COMMON ELEMENT VISITORS CENTER UNIT LANDSCAPE AREA DOES NOT INCLUDE UNIT 1
- COMMON ELEMENT AREA DOES NOT INCLUDE UNITS

SOUTHWEST CORNER SECTION 23 FOUND 3" CITY OF MESA BRASS CAP IN HAND HOLE AT THE INTERSECTION OF MESA DRIVE AND BROADWAY ROAD



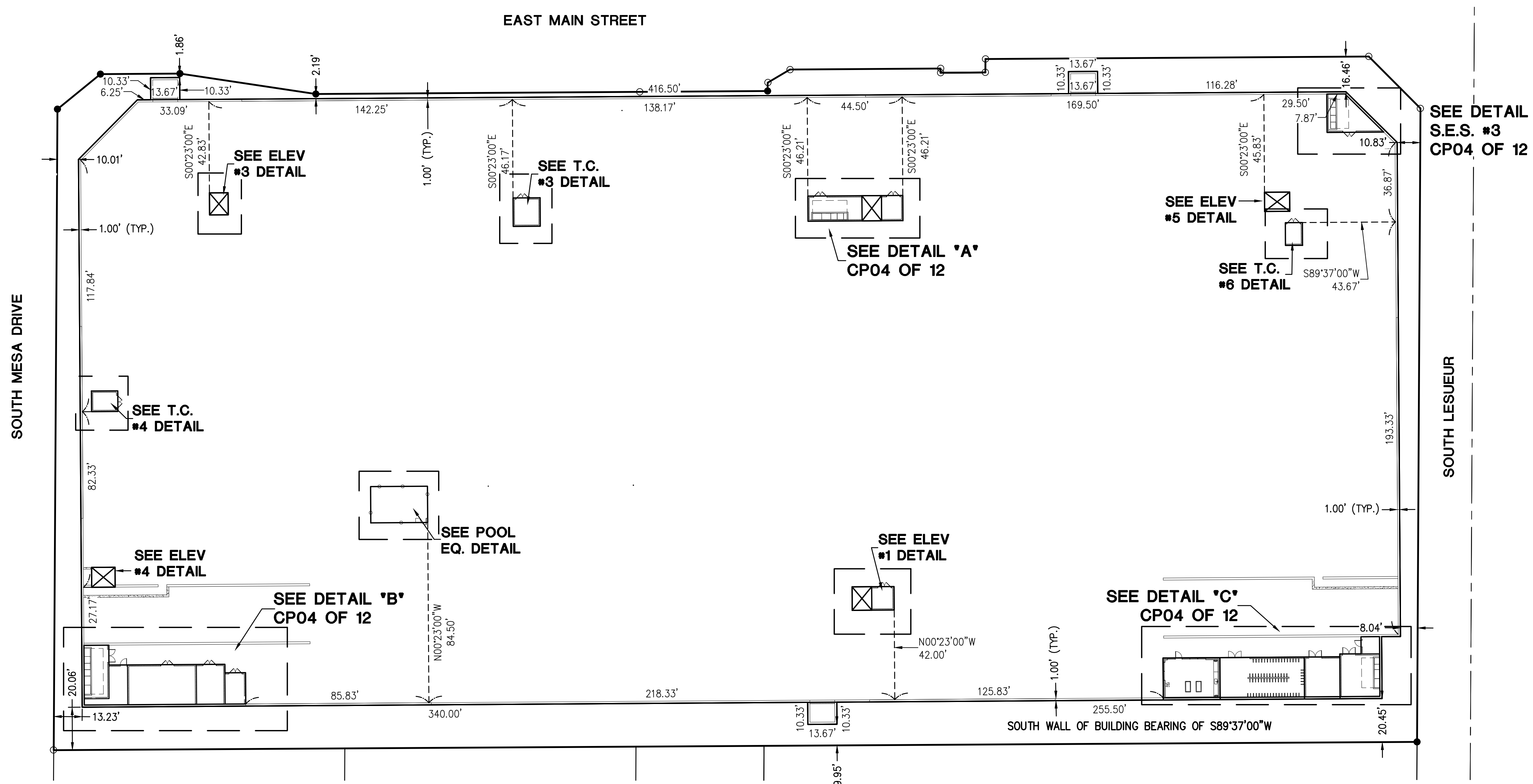
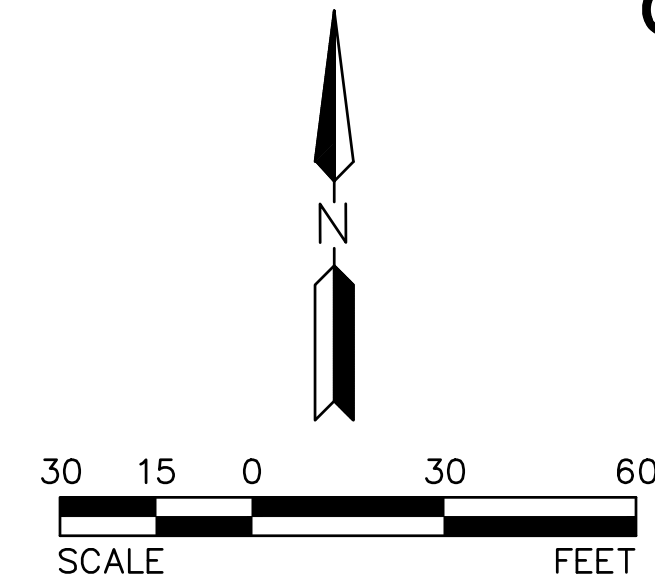
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THE GROVE ON MAIN CONDOMINIUM
MESA DRIVE & MAIN STREET
MESA, ARIZONA
FINAL PLAT

STATUS: PROJECT NO.: 1989
DATE: DEC 2022
SCALE: AS SHOWN
DRAWN: JHYD
APPROVED: KJP

DWG. NO. **CP02**
SHT. 2 OF 12

GARAGE LEVEL



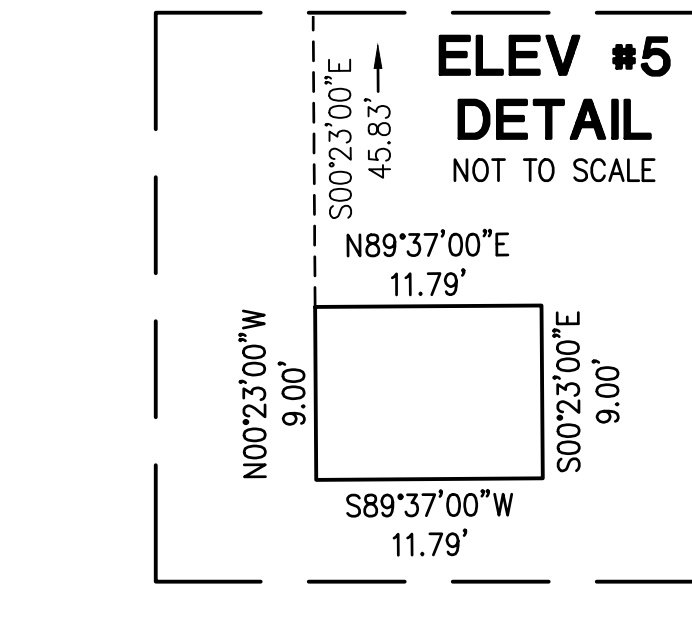
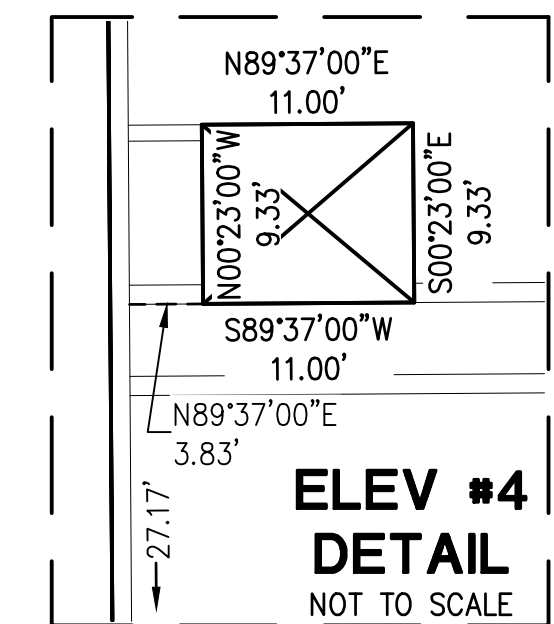
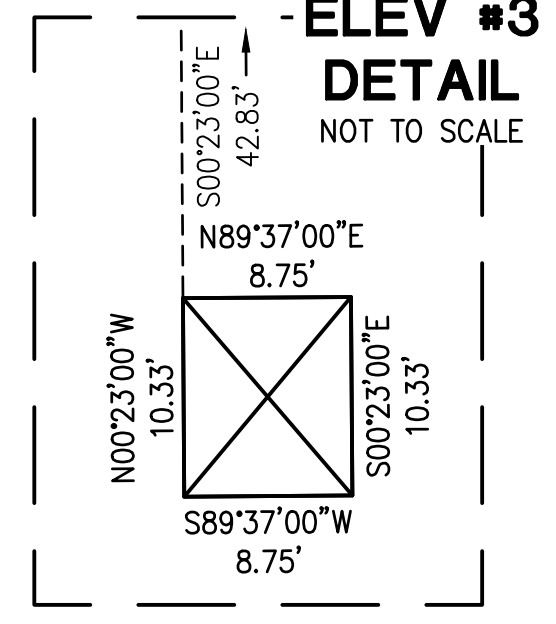
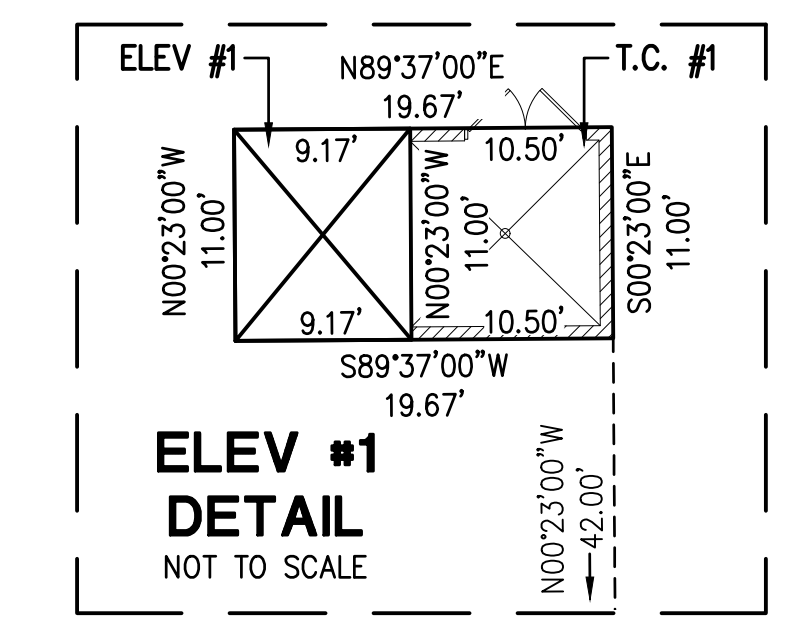
SEE DETAIL
S.E.S. #3
CP04 OF 12

SOUTH LESUEUR

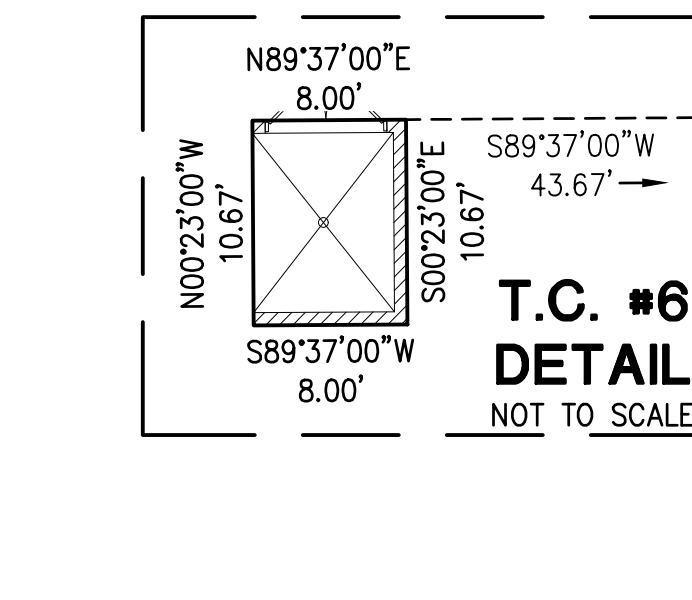
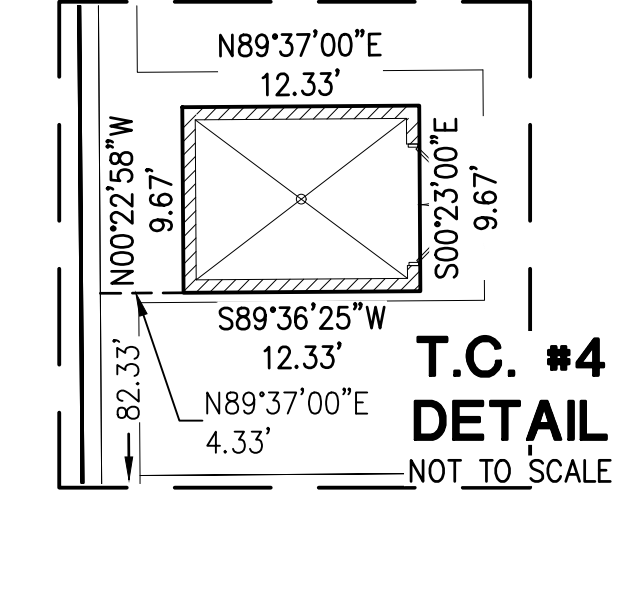
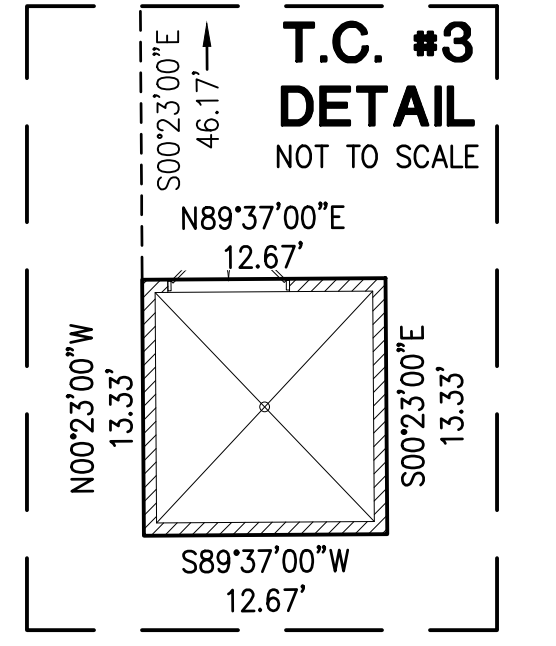
GARAGE TABLE		
ELEMENT	AREA (SQ.FT)	AREA (ACRES)
ELEV #1	101	0.002
ELEV #2	108	0.002
ELEV #3	90	0.002
ELEV #4	103	0.002
ELEV #5	106	0.002
F.R. #1	196	0.004
F.R. #2	69	0.002
GARAGE COMMON ELEMENT	169,664	3.895
GARAGE EXTERIOR	175,318	4.025
GENERATOR RM.	249	0.006
L.C.E.—BIKE RACK	737	0.017
L.C.E.—DOG WASH	498	0.011
L.C.E.—POOL EQUIPMENT	453	0.010
MAINT. #1	604	0.014
MAINT. #2	311	0.007
MAINTENANCE AREA 1	1,341	0.031
MAINTENANCE AREA 2	754	0.017
S.E.S. #1	293	0.007
S.E.S. #2	373	0.009
S.E.S. #3	316	0.007
S.E.S. #4	299	0.007
T.C. #1	116	0.003
T.C. #2	118	0.003
T.C. #3	169	0.004
T.C. #4	119	0.003
T.C. #5	142	0.003
T.C. #6	85	0.002

LEGEND

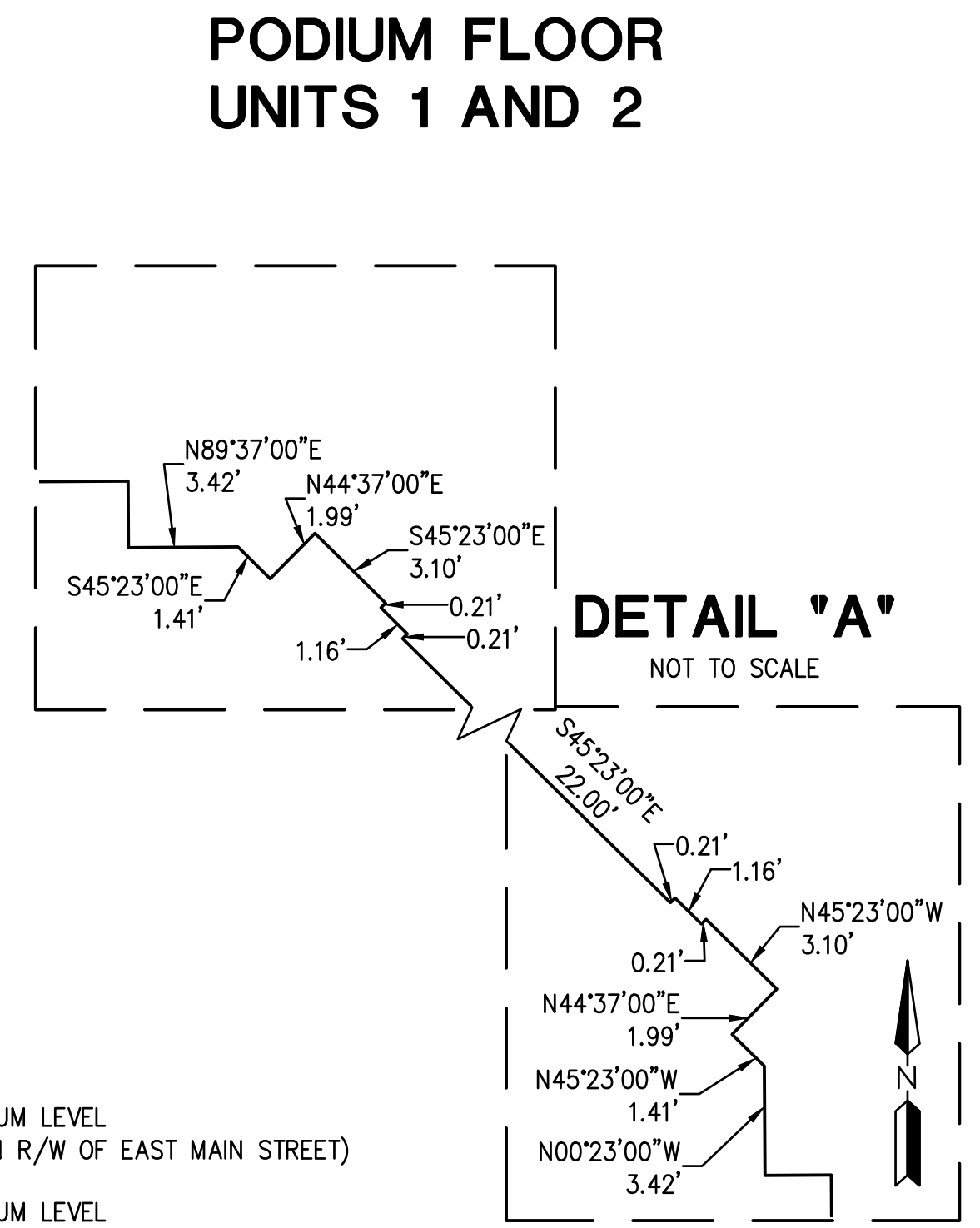
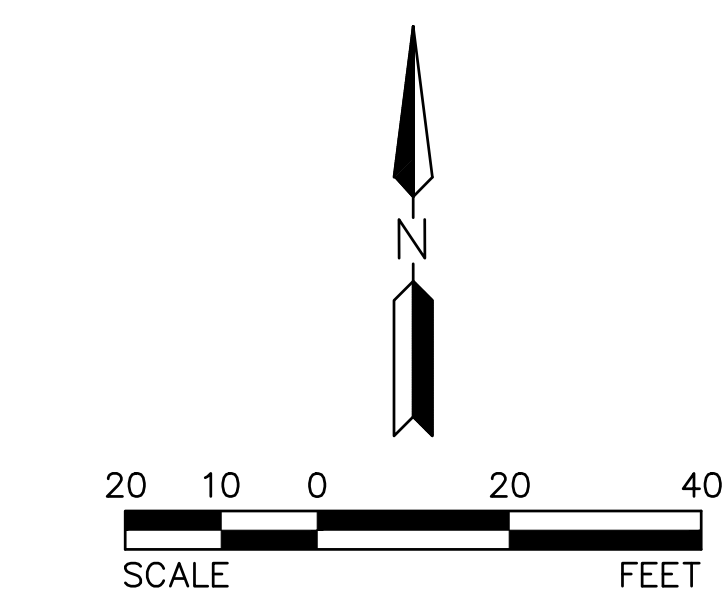
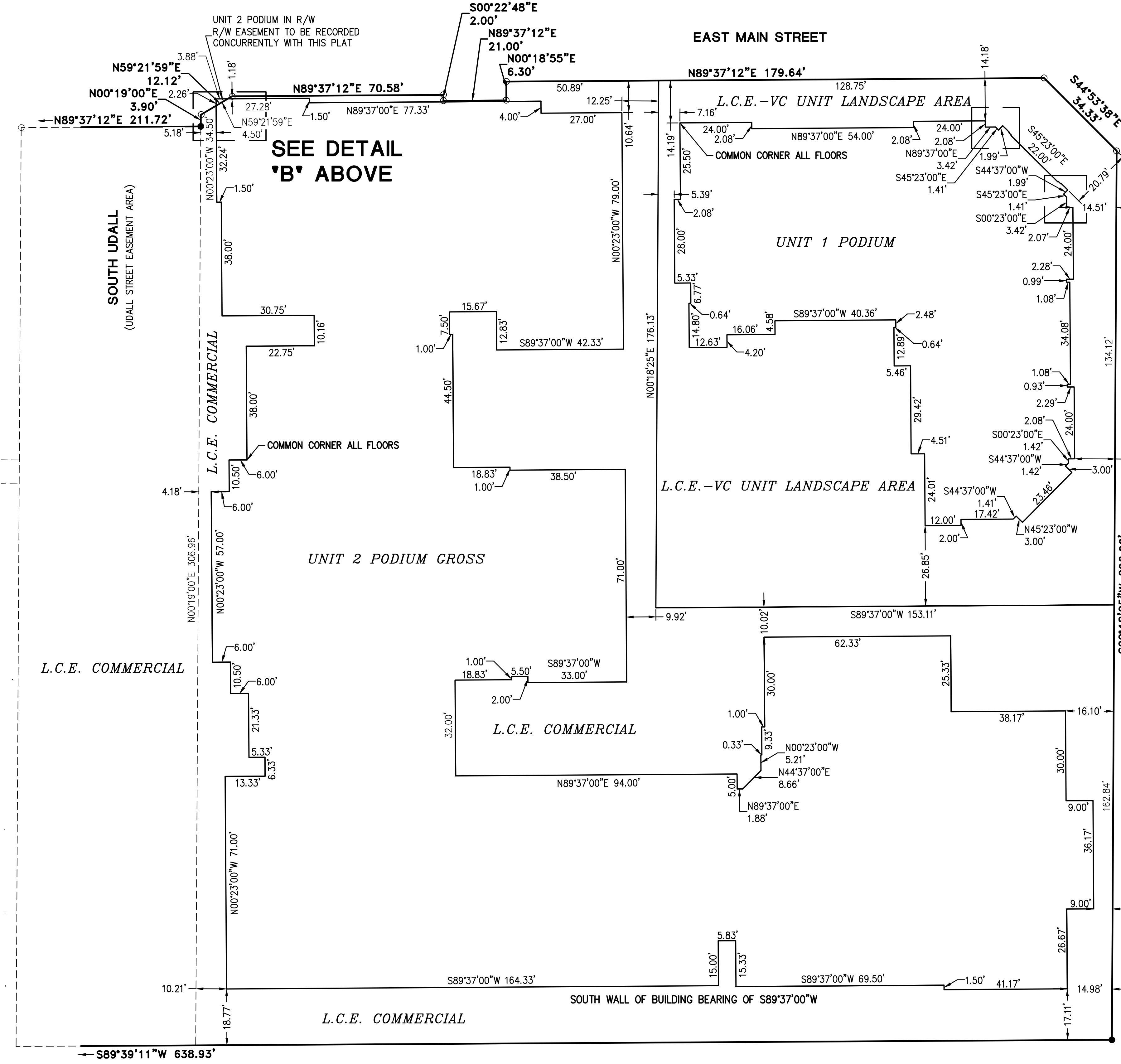
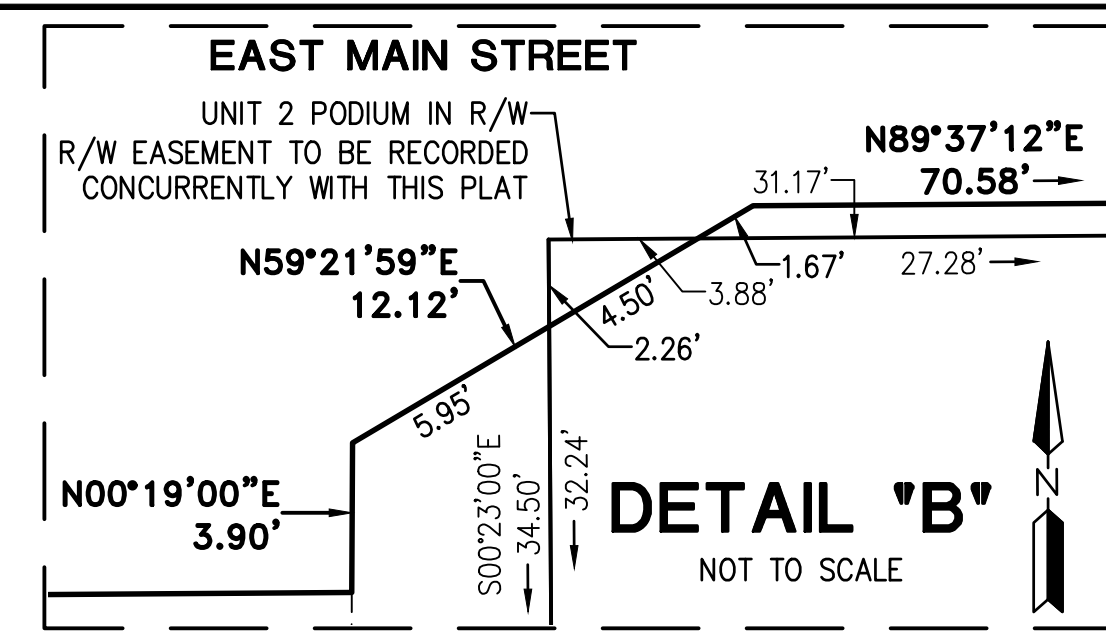
- FOUND MONUMENT AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- ⊕ SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
- BOUNDARY LINE
- - - SECTION LINE
- · - CENTER LINE
- - - RIGHT OF WAY
- · - EASEMENT
- - - PARCEL LINE
- · - WALL LINE
- T.C. TRASH CHUTE
- C.E. COMMON ELEMENT
- L.C.E. LIMITED COMMON ELEMENT
- S.E.S. SERVICE ENTRANCE SECTION
- ELEV ELEVATOR (L.C.E.)
- R/W RIGHT-OF-WAY
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR



NOTE:
ALL ELEV (ELEVATOR) AND T.C. (TRASH CHUTES) ARE LIMITED COMMON ELEMENTS.
(ELEV #2 IS PART OF DETAIL "A" SEE CP04 OF 12
T.C. #5 IS PART OF DETAIL "B" SEE CP04 OF 12)



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	APPROVED: KJP



SEE DETAIL 'A' RIGHT

NOTES:

- UNIT 2 PODIUM GROSS - UNIT 2 AREA PODIUM LEVEL (INCLUDES AREA IN R/W OF EAST MAIN STREET)
- UNIT 2 PODIUM IN R/W - UNIT 2 AREA PODIUM LEVEL (UNIT AREA IN R/W OF EAST MAIN STREET)
- UNIT 2 PODIUM NO R/W - UNIT 2 AREA PODIUM LEVEL (DOES NOT INCLUDE AREA IN R/W OF EAST MAIN STREET)
- L.C.E. COMMERCIAL - COMMON ELEMENT AREA AROUND UNIT 2 AND UNIT 3, AND IN PUBLIC R/W EASEMENT ON SOUTH UDALL, DOES NOT INCLUDE UNIT 2, UNIT 3, AREA WITHIN L.C.E.-VC-UNIT LANDSCAPE AREA, OR L.C.E. POOL
- L.C.E.-VC UNIT LS AREA - LIMITED COMMON ELEMENT VISITORS CENTER UNIT LANDSCAPE AREA DOES NOT INCLUDE UNIT 1
- COMMON ELEMENT AREA DOES NOT INCLUDE UNITS

UNITS 1 AND 2 PODIUM LEVEL ELEMENT TABLE		
ELEMENT	AREA (SQ.FT)	AREA (ACRES)
L.C.E.-VC UNIT LANDSCAPE AREA	14,763	0.339
L.C.E. COMMERCIAL	66,019	1.516
THE GROVE ON MAIN	200,380	4.600
UNIT 1 PODIUM	11,903	0.273
UNIT 2 PODIUM GROSS	49,037	1.126
UNIT 2 PODIUM IN R/W	4	0.000
UNIT 2 PODIUM NO R/W	49,032	1.126

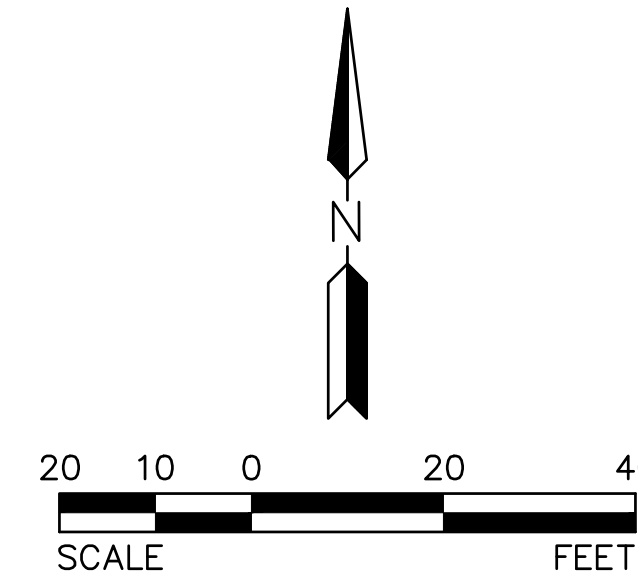
LEGEND

- FOUND MONUMENT AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLD
- ⊙ FOUND BRASS CAP FLUSH
- SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
- BOUNDARY LINE
- - - SECTION LINE
- · - · - CENTER LINE
- - - - - RIGHT OF WAY
- · - · - EASEMENT
- - - - - PARCEL LINE
- VC VISITOR CENTER
- C.E. COMMON ELEMENT
- L.C.E. LIMITED COMMON ELEMENT
- R/W RIGHT-OF-WAY
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR

BUILDING NOTE:
 ALL BUILDING CORNERS ARE EITHER 90 DEGREE ANGLE OR 45 DEGREE ANGLES BASED ON BEING PERPENDICULAR AND/OR AT 45 DEGREES FROM EXTERIOR BUILDING LINES.



PODIUM FLOOR UNIT 3 AND POOL AREA



UNIT 3 PODIUM LEVEL AND L.C.E. POOL ELEMENT TABLE		
ELEMENT	AREA (SQ.FT)	AREA (ACRES)
L.C.E. COMMERCIAL	66,019	1.516
L.C.E. POOL	6,165	0.142
THE GROVE ON MAIN	200,380	4.600
UNIT 3 PODIUM GROSS	52,497	1.205
UNIT 3 PODIUM IN R/W	38	0.001
UNIT 3 PODIUM NO R/W	52,460	1.204

NOTES:

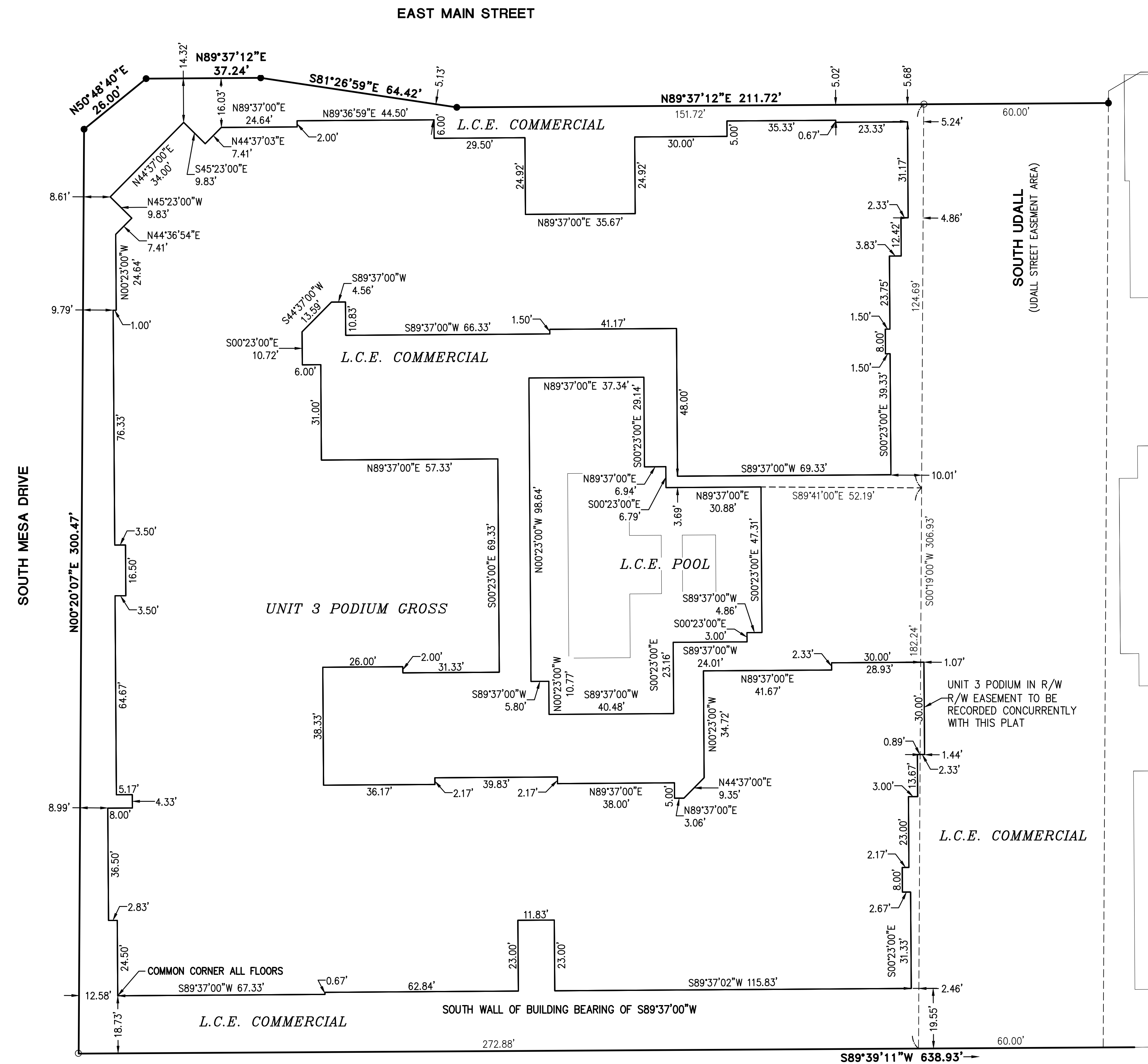
- L.C.E. COMMERCIAL - COMMON ELEMENT AREA AROUND UNIT 2 AND UNIT 3, AND IN PUBLIC R/W EASEMENT ON SOUTH UDALL, DOES NOT INCLUDE UNIT 2, UNIT 3, AREA WITHIN L.C.E.-VC-UNIT LANDSCAPE AREA, OR L.C.E. POOL
- UNIT 3 PODIUM GROSS - UNIT 3 AREA PODIUM LEVEL (INCLUDES AREA IN R/W OF UDALL)
- UNIT 3 PODIUM IN R/W - UNIT 3 AREA PODIUM LEVEL (UNIT AREA IN R/W OF UDALL)
- UNIT 3 PODIUM NO R/W - UNIT 3 AREA PODIUM LEVEL (DOES NOT INCLUDE AREA IN R/W OF UDALL)
- COMMON ELEMENT AREA DOES NOT INCLUDE UNITS

LEGEND

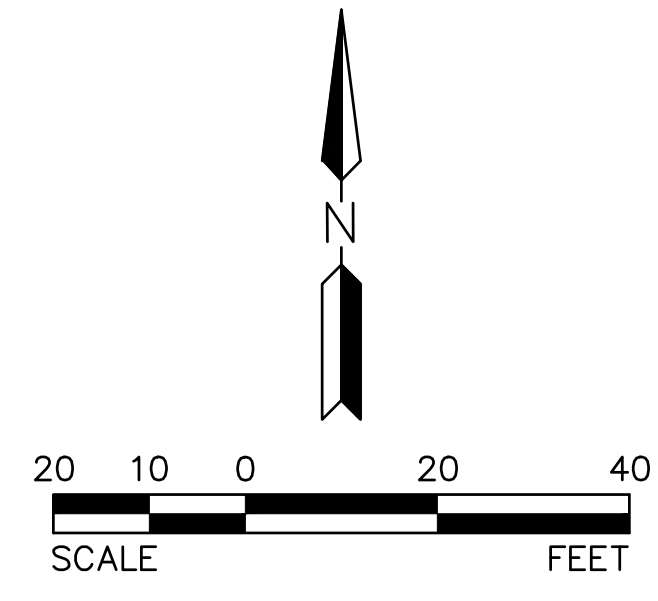
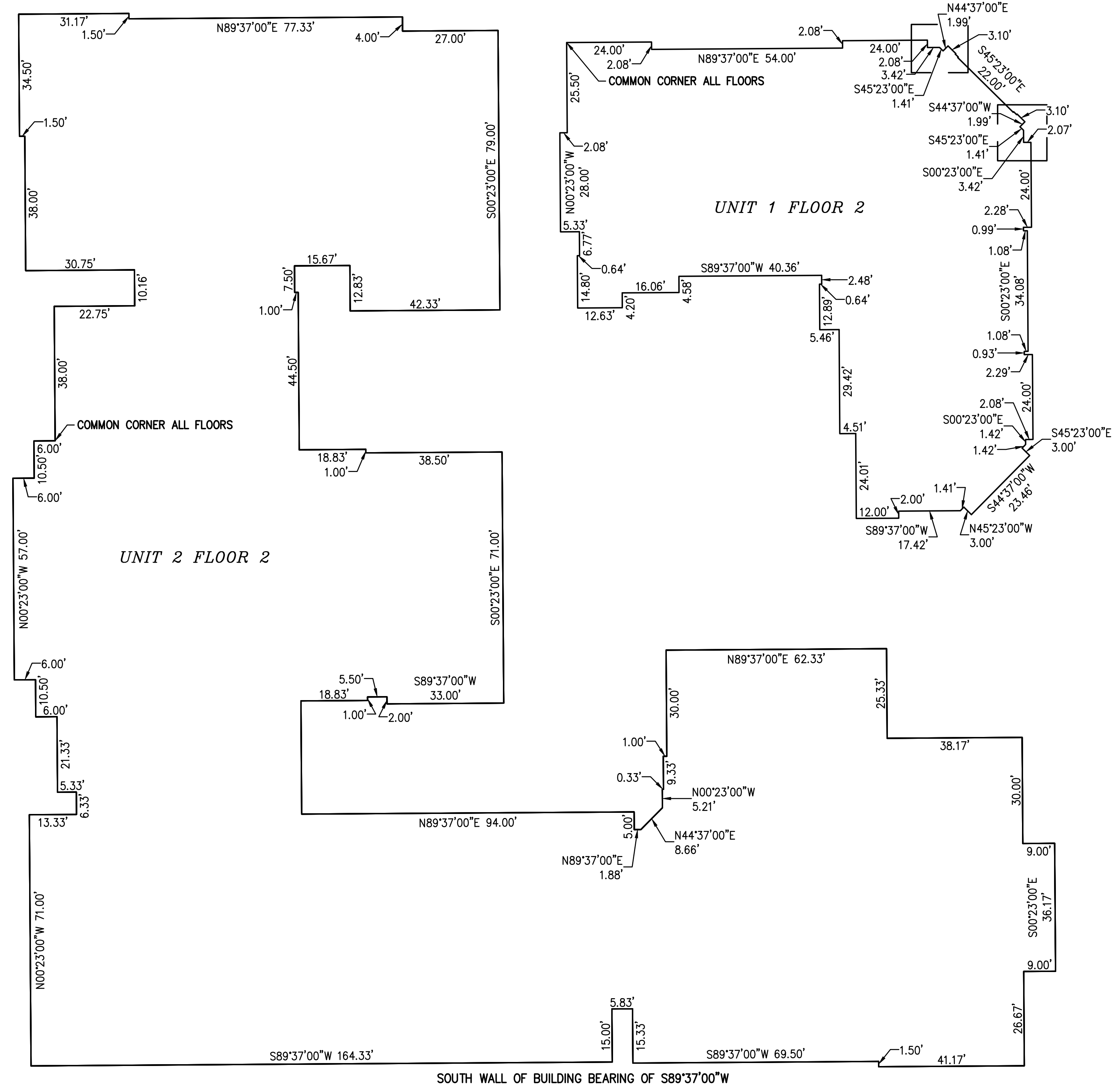
- FOUND MONUMENT AS NOTED
- ⊠ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
- BOUNDARY LINE
- - - SECTION LINE
- · - · - CENTER LINE
- · - · - RIGHT OF WAY
- · - · - EASEMENT
- · - · - PARCEL LINE
- C.E. COMMON ELEMENT
- L.C.E. LIMITED COMMON ELEMENT
- R/W RIGHT-OF-WAY
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR

BUILDING NOTE:

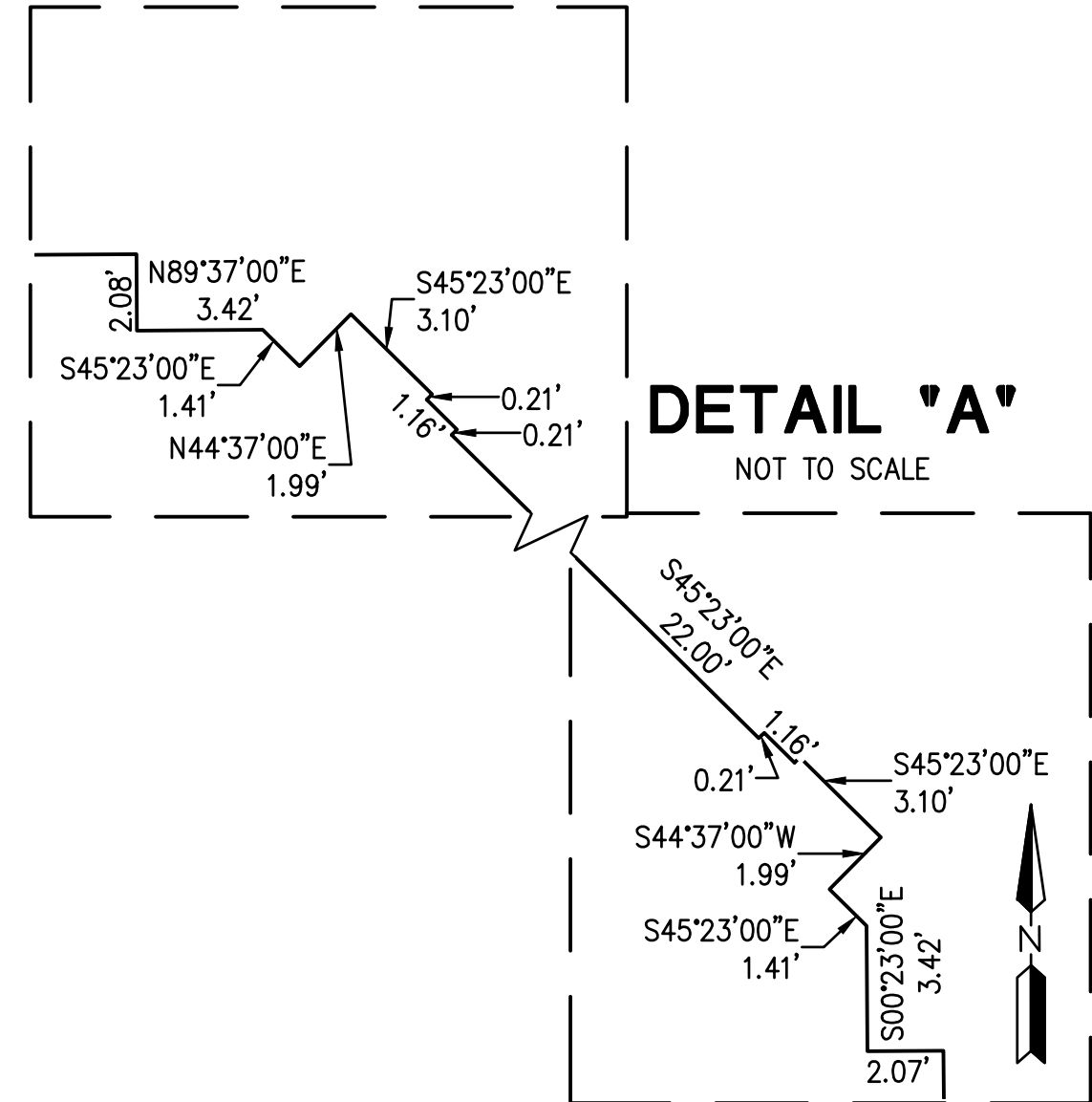
ALL BUILDING CORNERS ARE EITHER 90 DEGREE ANGLE OR 45 DEGREE ANGLES BASED ON BEING PERPENDICULAR AND/OR AT 45 DEGREES FROM EXTERIOR BUILDING LINES.



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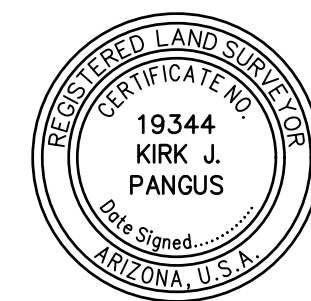
**SECOND FLOOR
UNITS 1 AND 2**



SEE DETAIL
'A' RIGHT

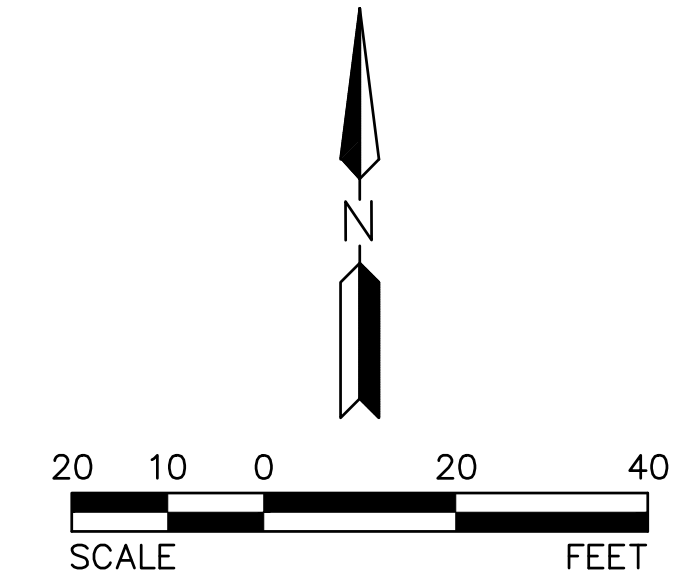
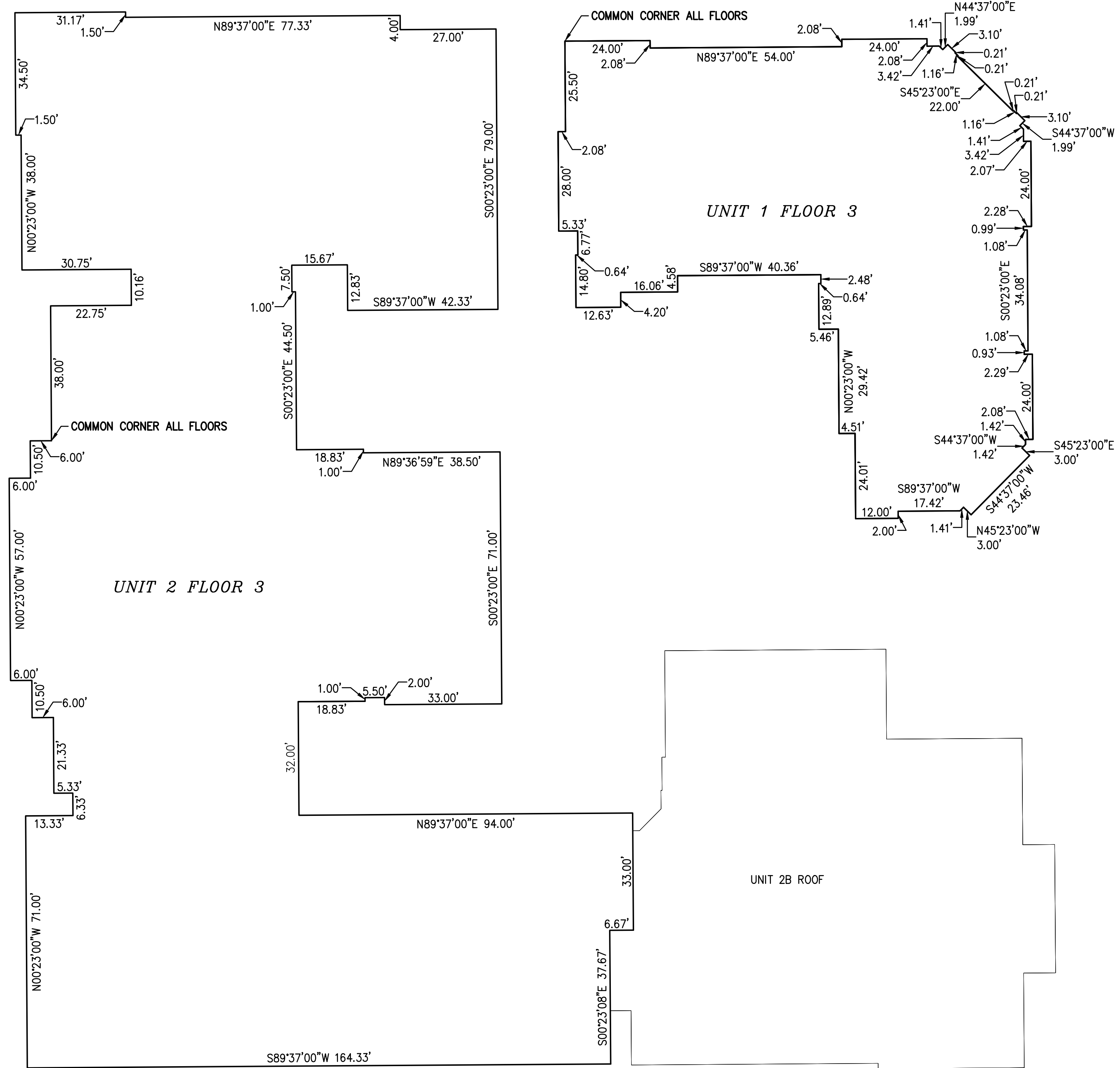
UNITS 1 AND 2 FLOOR 2 ELEMENT TABLE		
ELEMENT	AREA (SQ.FT)	AREA (ACRES)
UNIT 1 FLOOR 2	11,903	0.273
UNIT 2 FLOOR 2	49,037	1.126

BUILDING NOTE:
ALL BUILDING CORNERS ARE EITHER 90 DEGREE ANGLE OR 45 DEGREE ANGLES
BASED ON BEING PERPENDICULAR AND/OR AT 45 DEGREES FROM EXTERIOR
BUILDING LINES.



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APPROVED: KJP	

THIRD FLOOR UNITS 1 AND 2



UNITS 1 AND 2 FLOOR 3 ELEMENT TABLE		
ELEMENT	AREA (SQ.FT)	AREA (ACRES)
UNIT 1 FLOOR 3	11,903	0.273
UNIT 2 FLOOR 3	37,068	0.851

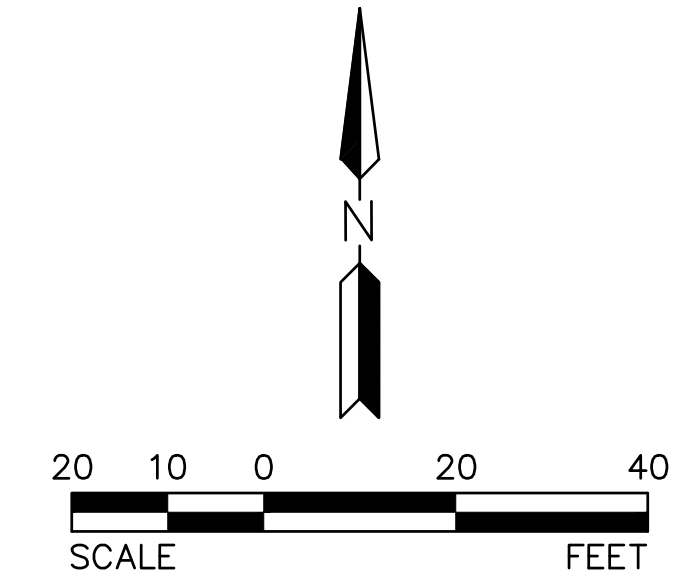
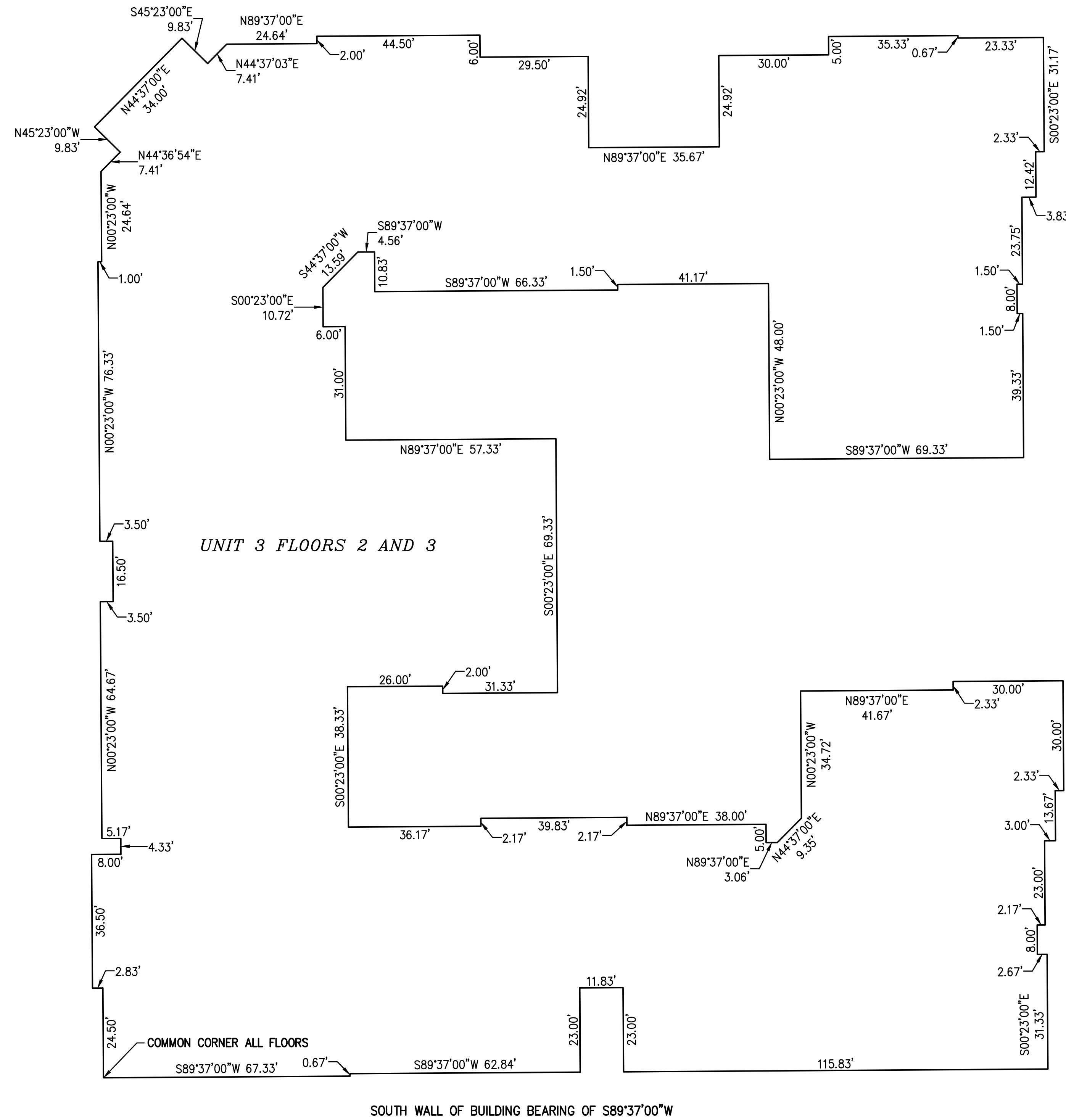
BUILDING NOTE:
ALL BUILDING CORNERS ARE EITHER 90 DEGREE ANGLE OR 45 DEGREE ANGLES BASED ON BEING PERPENDICULAR AND/OR AT 45 DEGREES FROM EXTERIOR BUILDING LINES.

SOUTH WALL OF BUILDING BEARING OF S89°37'00"W



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DRAWN: JHVD	
APPROVED: KJP	

SECOND AND THIRD FLOORS
UNIT 3



UNIT 3 FLOORS 2 AND 3 ELEMENT TABLE		
ELEMENT	AREA (SQ.FT)	AREA (ACRES)
UNIT 3 FLOOR 2	52,497	1.205
UNIT 3 FLOOR 3	52,497	1.205

BUILDING NOTE:
ALL BUILDING CORNERS ARE EITHER 90 DEGREE ANGLE OR 45 DEGREE ANGLES BASED ON BEING PERPENDICULAR AND/OR AT 45 DEGREES FROM EXTERIOR BUILDING LINES.



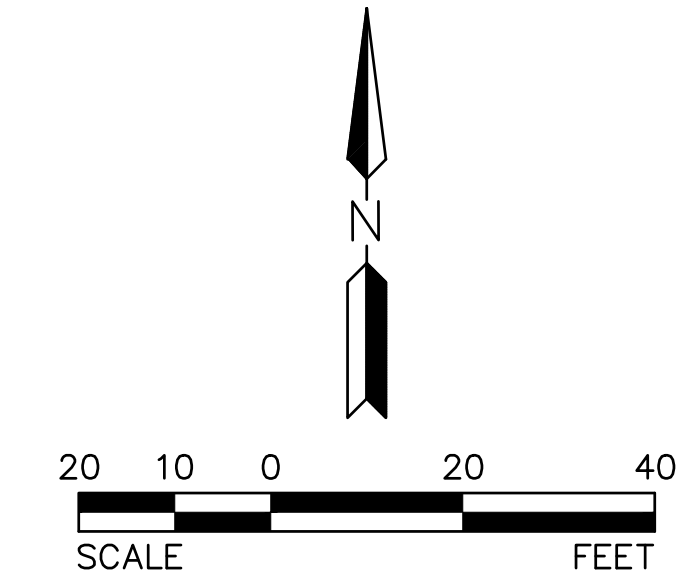
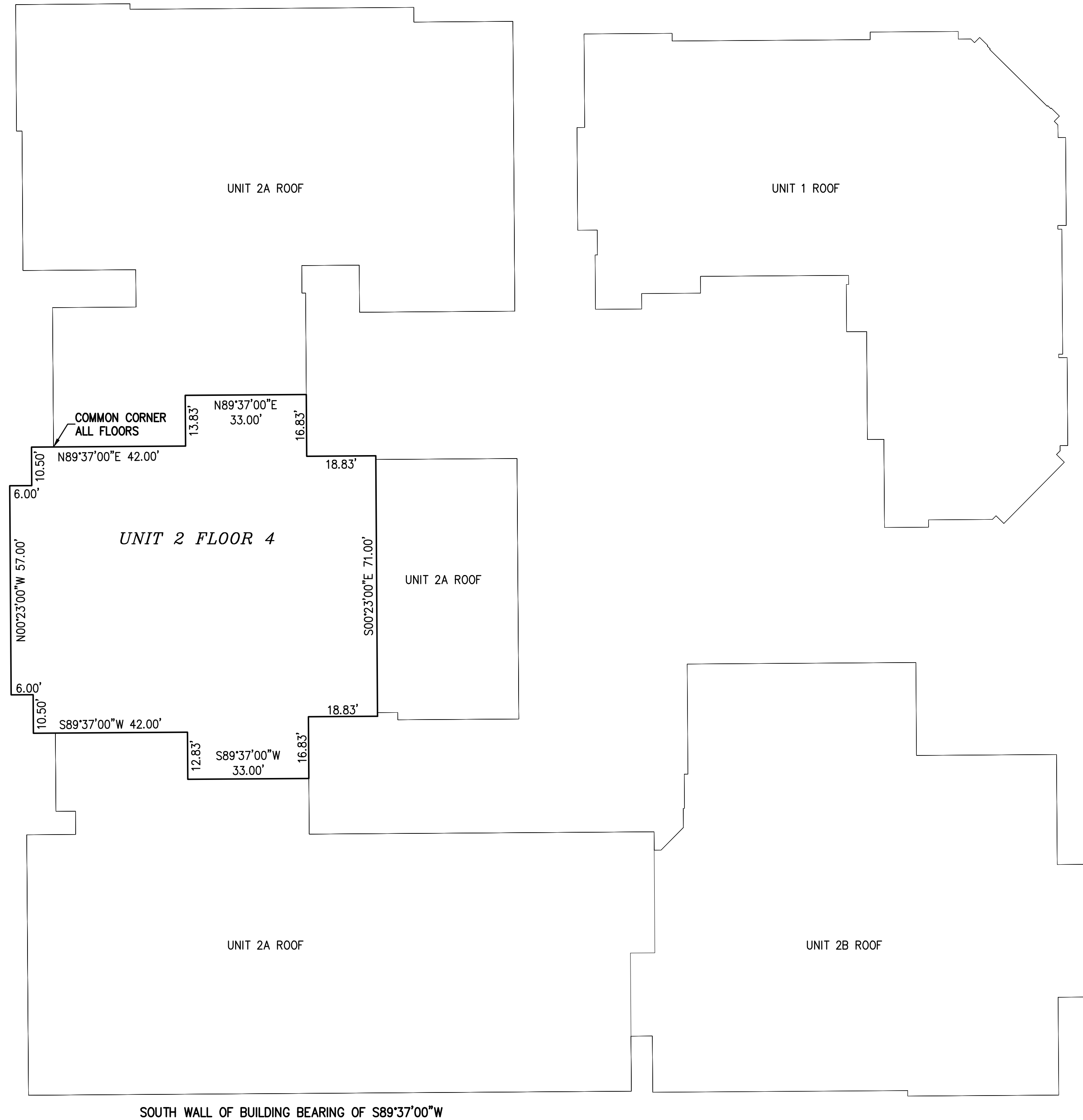
PROJ. NO.: 1989
DATE: DEC 2022
SCALE: AS SHOWN
DRAWN: JHVD
APPROVED: KJP

STATUS:
MUNICIPAL TRACKING NO:

DWG. NO.
CP08

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FOURTH FLOOR UNIT 2



UNIT 2 FLOOR 4 ELEMENT TABLE		
ELEMENT	AREA (SQ.FT)	AREA (ACRES)
UNIT 2 FLOOR 4	8,409	0.193

BUILDING NOTE:
 ALL BUILDING CORNERS ARE EITHER 90 DEGREE ANGLE OR 45 DEGREE ANGLES
 BASED ON BEING PERPENDICULAR AND/OR AT 45 DEGREES FROM EXTERIOR
 BUILDING LINES.



THE GROVE ON MAIN CONDOMINIUM

MESA DRIVE & MAIN STREET
 MESA, ARIZONA

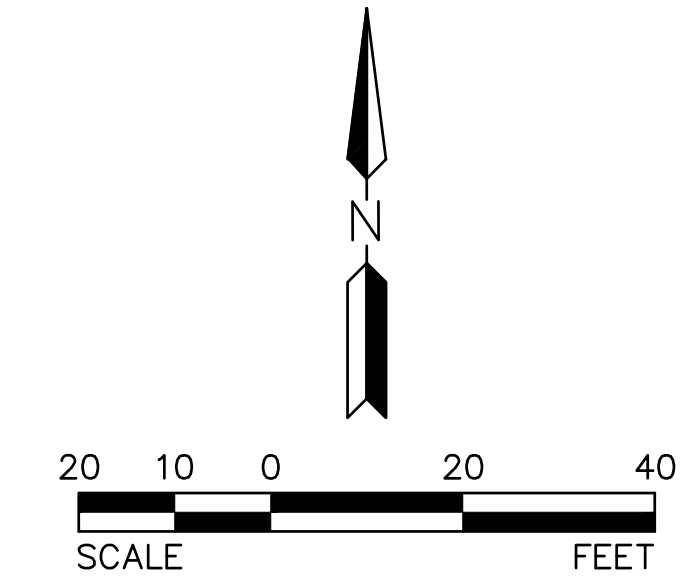
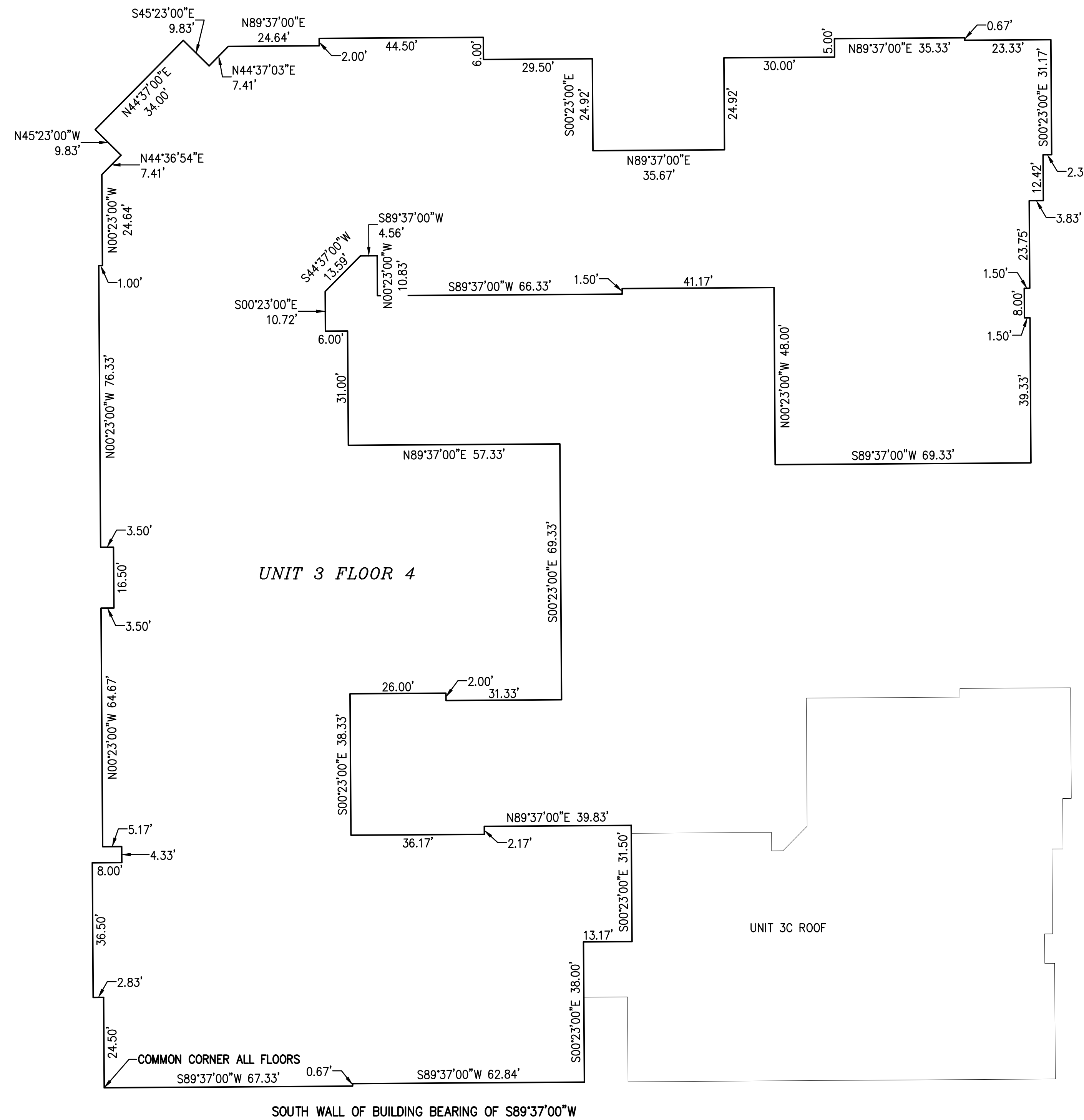
FINAL PLAT

PROJ. NO.: 1989	STATUS:
DATE: DEC 2022	MUNICIPAL TRACKING NO:
SCALE: AS SHOWN	DRAWN: JHVD
APPROVED: KJP	

DWG. NO.
CP10
 SHT. 10 OF 12

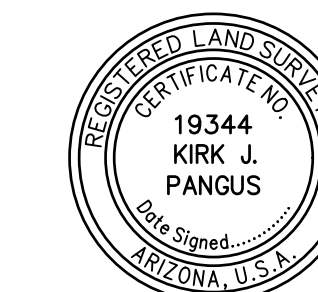
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FOURTH FLOOR UNIT 3



UNIT 3 FLOOR 4 ELEMENT TABLE		
ELEMENT	AREA (SQ.FT)	AREA (ACRES)
UNIT 3 FLOOR 4	41,953	0.963

BUILDING NOTE:
 ALL BUILDING CORNERS ARE EITHER 90 DEGREE ANGLE OR 45 DEGREE ANGLES
 BASED ON BEING PERPENDICULAR AND/OR AT 45 DEGREES FROM EXTERIOR
 BUILDING LINES.



THE GROVE ON MAIN CONDOMINIUM

MESA DRIVE & MAIN STREET
 MESA, ARIZONA

FINAL PLAT

PROJ. NO.: 1989	STATUS:
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SCALE: AS SHOWN	MUNICIPAL TRACKING NO:
DRAWN: JHVD	
APPROVED: KJP	

DWG. NO.

CP11

SHT. 11 OF 12

68'-8 3/4"
T.O. AIR SPACE

64'-8 3/4"
T.O. ROOF

43'-0 3/4"
T.O. PLATE

33'-0 3/4" F.F.
LEVEL 4

32'-4 1/2"
T.O. PLATE

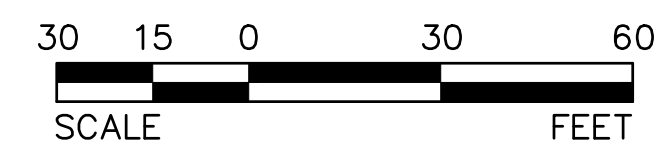
22'-4 1/2" F.F.
LEVEL 3

11'-8 1/4" F.F.
LEVEL 2

-1'-0" F.F.
LEVEL 1 LEASING FF

-17'-6" FF
GARAGE LEVEL

UNIT 3



69'-6 1/2"
T.O. ROOF

73'-6 1/2"
T.O. AIR SPACE

43'-0 3/4"
T.O. PLATE

37'-4 1/4"
T.O. PLATE

27'-4 1/4" F.F.
LEVEL 3

16'-8" F.F.
LEVEL 2

-1'-0" F.F.
LEVEL 1 RETAIL FF

-17'-6" FF
GARAGE LEVEL

38'-4 1/4"
T.O. PLATE

BOOKSTORE

UNIT 2

39'-4 1/2"
T.O. PLATE

39'-4 1/2"
T.O. PLATE

32'-4 1/2" F.F.
LEVEL 4

28'-4 1/4" F.F.
LEVEL 3

17'-8" F.F.
LEVEL 2

0'-0" F.F.
LEVEL 1

UNIT 2

59'-6 1/2"
T.O. AIR SPACE

55'-6 1/2"
T.O. TOWER

40'-8" F.F.
T.O. DECK

29'-0" F.F.
LEVEL 3

15'-0" F.F.
LEVEL 2

0'-0" F.F.
LEVEL 1
ELEVATION = 1239.00

-16'-6" FF
GARAGE LEVEL

UNIT 1



THE GROVE ON MAIN CONDOMINIUM

MESA DRIVE & MAIN STREET
MESA, ARIZONA

FINAL PLAT

PROJ. NO.: 1989
DATE: DEC 2022
SCALE: AS SHOWN
DRAWN: JHYD
APPROVED: KJP

MUNICIPAL TRACKING NO:

STATUS:
DATE: DEC 2022
SCALE: AS SHOWN
DRAWN: JHYD
APPROVED: KJP

DWG. NO.

CP12

SHT. 12 OF 12