KNOW ALL MEN BY THESE PRESENTS:

MAJESTIC GREENFIELD PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR GREENFIELD INDUSTRIAL, LOCATED IN A PORTION OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 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.

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 MAJESTIC GREENFIELD PARTNERS, LLC 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 MAJESTIC GREENFIELD PARTNERS, LLC OR THE SUCCESSORS OR ASSIGNS OF MAJESTIC GREENFIELD PARTNERS, LLC AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY MAJESTIC GREENFIELD PARTNERS, LLC OR THE SUCCESSORS OR ASSIGNS OF MAJESTIC GREENFIELD PARTNERS, LLC 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.

DRAINAGE COVENANTS:

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT IS HEREBY RESERVED AS A DRAINAGE FACILITY AND RETENTION BASIN FOR THE INCLUSIVE CONVEYANCE OF DRAINAGE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FOR THE PUBLIC RIGHTS—OF—WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA, TOGETHER WITH THE RIGHT TO INGRESS AND EGRESS TO MAINTAIN SAID DRAINAGE FACILITY.

THE DRAINAGE FACILITIES AND RETENTION AREAS SHALL BE MAINTAINED BY THE OWNER, HIS SUCCESSORS AND ASSIGNS AND SHALL PROVIDE STORM WATER CONVEYANCE AND STORAGE AS PRIVATE DRAINAGE FACILITIES AND PRIVATE RETENTION BASINS ADEQUATE TO CONVEY AND STORE DRAINAGE FROM SAID PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA.

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.

MAJESTIC GREENFIELD PARTNERS, LLC 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 MAJESTIC GREENFIELD PARTNERS, LLC WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

MAJESTIC GREENFIELD PARTNERS, LLC, A DELAWARE 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 ______, 2020.

MAJESTIC GREENFIELD PARTNERS, LLC

BY: _____

ACKNOWLEDGMENT

STATE OF ARIZONA) ss.
COUNTY OF MARICOPA)

ON THIS ____ DAY OF ______, 2020 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC	DATE
IY COMMISSION EXPIRES:	

LEGAL DESCRIPTION

A PORTION OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HANDHOLE AT THE INTERSECTION OF GREENFIELD ROAD AND VIRGINIA STREET, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 34, BEING A BRASS CAP IN HANDHOLE, BEARS NORTH 00 DEGREES 02 MINUTES 03 SECONDS WEST, 1419.55 FEET;

THENCE NORTH 00 DEGREES 02 MINUTES 03 SECONDS WEST, 66.10 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34;

THENCE LEAVING SAID WEST LINE NORTH 89 DEGREES 57 MINUTES 57 SECONDS WEST, 55.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 02 MINUTES 03 SECONDS WEST, 18.35 FEET;

THENCE ALONG THE EAST LINE OF THE 55 FOOT RIGHT-OF-WAY PER BOOK 233 OF MAPS, PAGE 12, MARICOPA COUNTY RECORDER (MCR), NORTH 00 DEGREES 58 MINUTES 55 SECONDS EAST, 309.82 FEET;

THENCE ALONG THE EAST LINE OF THE ADOT RIGHT-OF-WAY OF VARYING WIDTHS PER DOCUMENT 2001-271962, MCR, NORTH 02 DEGREES 00 MINUTES 18 SECONDS EAST, 109.60 FEET;

THENCE CONTINUING ALONG THE EAST LINE OF SAID ADOT RIGHT-OF-WAY OF VARYING WIDTHS PER DOCUMENT 2001-271962, MCR, NORTH 07 DEGREES 30 MINUTES 33 SECONDS EAST, 407.23 FEET;

THENCE CONTINUING ALONG SAID ADOT RIGHT-OF-WAY OF VARYING WIDTHS PER DOCUMENT 2001-271962, MCR, NORTH 89 DEGREES 35 MINUTES 51 SECONDS EAST, 630.08 FEET;

THENCE CONTINUING ALONG SAID ADOT RIGHT-OF-WAY OF VARYING WIDTHS PER DOCUMENT 2001-271962, MCR, NORTH 85 DEGREES 30 MINUTES 18 SECONDS EAST, 67.23 FEET;

THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 00 DEGREES 01 MINUTES 31 SECONDS EAST, 364.52 FEET;

THENCE SOUTH 89 DEGREES 27 MINUTES 53 SECONDS WEST, 352.21 FEET;

THENCE SOUTH 00 DEGREES 32 MINUTES 07 SECONDS EAST, 515.07 FEET;

THENCE ALONG THE NORTH LINE OF THE 30 FOOT RIGHT-OF-WAY PER BOOK 233 OF MAPS, PAGE 12, MCR OF SOUTH 89 DEGREES 27 MINUTES 53 SECONDS WEST, 387.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25 DEGREES 24 MINUTES 59 SECONDS, AND AN ARC LENGTH OF 11.09 FEET TO A NON-TANGENT LINE;

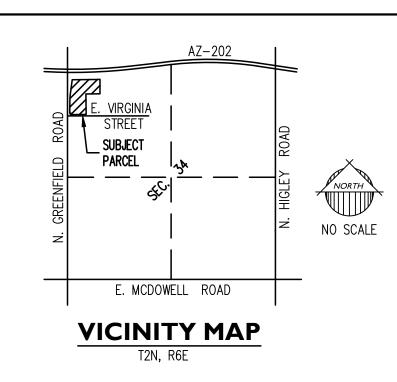
THENCE ALONG THE SOUTH LINE OF TRACT A PER BOOK 233, PAGE 12, MCR, NORTH 89 DEGREES 27 MINUTES 53 SECONDS EAST, 15.53 FEET;

THENCE ALONG THE EAST LINE OF TRACT A PER BOOK 233, PAGE 12, MCR, NORTH 00 DEGREES 02 MINUTES 03 SECONDS WEST, 33.00 FEET;

THENCE ALONG THE NORTH LINE OF TRACT A PER BOOK 233, PAGE 12, MCR, SOUTH 89 DEGREES 27 MINUTES 53 SECONDS WEST, 30.04 FEET TO THE POINT OF BEGINNING.

GENERAL NOTES

- 1. CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
- 2. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R(42)33.
- 3. ELECTRICAL LINES ARE TO BE CONSTRUCTED AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- 4. 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.
- 5. NOISE ATTENUATION MEASURES ARE TO BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE BUILDINGS TO ACHIEVE A NOISE LEVEL REDUCTION OF 45 DB.
- 6. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT THE MAINTENANCE OF ANY PRIVATE DRIVES, PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THIS PROJECT AND LANDSCAPING WITHIN THE RIGHT-OF-WAY ALONG GREENFIELD ROAD OR VIRGINIA STREET.
- 7. 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 OR THE PROPERTY OWNER(S).
- 8. 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 PUFES 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).
- 9. THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 10. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE FACILITIES, STREETS, LANDSCAPED AREAS, ETC. WITHIN THIS PROJECT.
- 11. AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT HAS BEEN RECORDED WITH MARICOPA COUNTY RECORDER. THIS SUBDIVISION IS WITHIN THREE (3) MILES OF FALCON FIELD AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.
- 12. THESE PROPERTIES, DUE TO THEIR PROXIMITY TO FALCON FIELD AIRPORT, WILL EXPERIENCE AIRCRAFT OVERFLIGHTS THAT GENERATE NOISE LEVELS WHICH WILL BE OF CONCERN TO SOME INDIVIDUALS.
- 13. PROPOSED OR FUTURE LANDSCAPE AND IRRIGATION SYSTEMS THAT ARE TO BE DESIGNED AND INSTALLED WITH ANY PUFE OR PUE MUST BE DESIGNED IN ACCORDANCE WITH THE CITY OF MESA PROCEDURE MANUAL FOR LANDSCAPE AND IRRIGATION STANDARDS.



OWNER

MAJESTIC GREENFIELD PARTNERS, LLC
13191 CROSSROADS PKWY NORTH 6TH FLOOR
CITY OF INDUSTRY, CA 91746

ENGINEER

EPS GROUP, INC.

1130 N. ALMA SCHOOL RD., STE. 120

MESA, ARIZONA 85201

PHONE: (480) 503-2250

FAX: (480) 503-2258

CONTACT: DANIEL AUXIER, P.E.

EPS GROUP, INC.

SURVEYOR

1130 N. ALMA SCHOOL RD., STE. 120 MESA, ARIZONA 85201 PHONE: (480) 503-2250 FAX: (480) 503-2258 CONTACT: ROBERT JOHNSTON, RLS

BASIS OF BEARING

GREENFIELD ROAD ALSO BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 34, T2N, R6E, MARICOPA COUNTY, AS SHOWN ON A FINAL PLAT OF RECORD "FALCON INDUSTRIAL PARK, UNITS I & II", BOOK 233, PAGE 12 M.C.R.

BEARING = (NORTH $00^{\circ}02'03"$ WEST)

REFERENCE DOCUMENTS

- 1. (R) FINAL PLAT FOR "FALCON INDUSTRIAL PARK UNITS I & II", AS RECORDED IN BOOK 233, PAGE 12, MCR
- 2. RECORD OF SURVEY AS RECORDED IN BOOK 1406, PAGE 23, MCR
- 3. ALTA/ASCM LAND TITLE SURVEY OF "LOT 26 & PARCEL A", AS RECORDED IN BOOK 394, PAGE 37, MCR
- 4. RESULTS OF SURVEY FOR "RED MOUNTAIN FREEWAY", RAM 600-8-705, STATE OF ARIZONA
- 5. RIGHT OF WAY PLANS FOR "RED MOUNTAIN FREEWAY", RAM 600-8-803, STATE OF ARIZONA

CERTIFICATION

I, ROBERT A. JOHNSTON, 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 MARCH, 2020; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

SIGNATURE:	DATE:
NOTE: A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "(IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT WARRANTY OR GUARANTEE.	PROFESSIONAL OPINION REGARDING FACTS OR
APPROVALS	
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA,	, ARIZONA, ON THIS DAY

ATTEST:

CITY CLERK

THIS IS TO CERTIFY THAT THE AREA PLAT	TED HEREON IS APPROVED	AND LIES WITHIN TH	HE DOMESTIC WATER
SERVICE AREA OF THE CITY OF MESA, WHACCORDANCE WITH ARS 45-576.	ICH IS DESIGNATED AS HAV	VING AN ASSURED W	ATER SUPPLY IN
ACCOMPANCE WITH ANS 45 576.			

	DATE:
CITY ENGINEER	

1130 N. Alma School Rd, Suite 120 Mesa, AZ 85201 T:480.503.2250 | F:480.503.2258 w w w . e p s g r o u p i n c . c o m

EEDCP 1130 N Mesa, T:480. W W W W

INDUSTRIAI

REENFIELD II

ect:

C

Revisions:

Call at least two full working days before you begin excavation.

ARZONASI

Branes Blos State, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Drawn by: R.J.

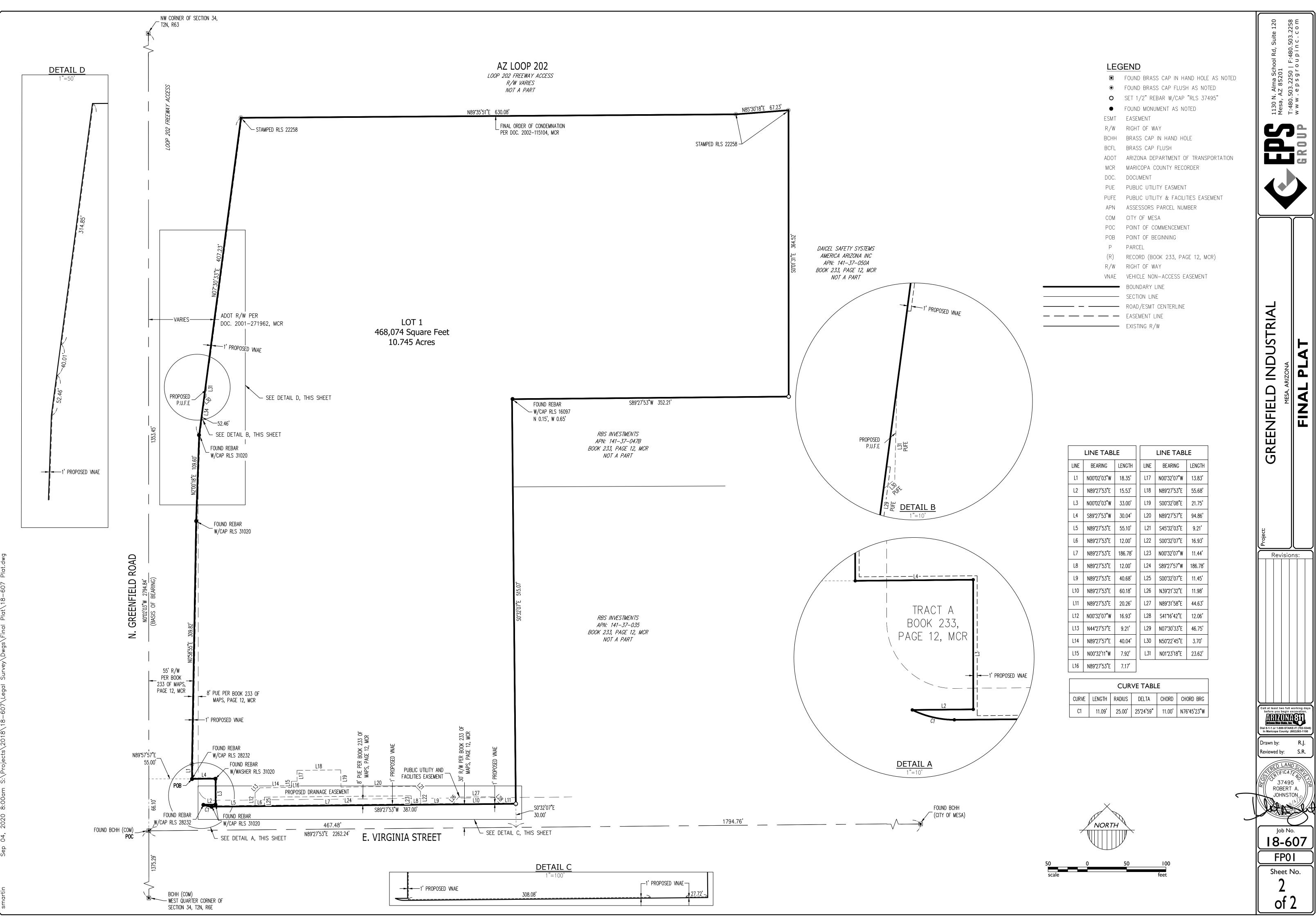
Drawn by: R.J.
Reviewed by: S.R.

37495 ROBERT A. JOHNSTON

> Job No. 18-607

Sheet No.

of 2



37495
ROBERT A. JOHNSTON

18-607