

FINAL PLAT FOR "THE BRICKYARDS ON ELLSWORTH"

OWNER/DEVELOPER:

**SCD ELLSWORTH, LLC,
A DELAWARE LIMITED LIABILITY CO.
C/O MARTENS DEVELOPMENT CO.**
6710 N. SCOTTSDALE ROAD, SUITE 140
SCOTTSDALE, ARIZONA 85253
CONTACT: BO LARSON
PHONE: (480) 556-9984
EMAIL: BLARSON@MARTENSDEV.COM

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

ENGINEER:

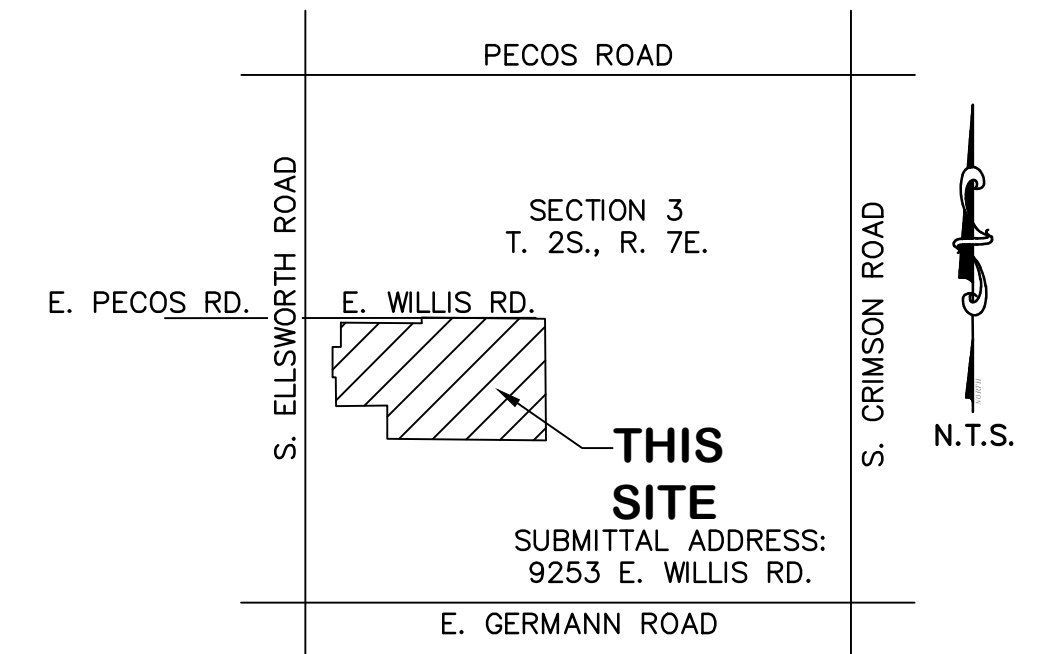
HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
CONTACT: JORGE ORTIZ, PE
PHONE: (480) 991-3985
EMAIL: JORTIZ@HUNTERENGINEERINGPC.COM

ARCHITECT:

WARE MALCOMB
2777 E CAMELBACK ROAD, SUITE 325
PHOENIX, ARIZONA 85016
CONTACT: DALE COUTURE, AIA
PHONE: (602) 641-7093
EMAIL: DCOUTURE@WAREMALCOMB.COM

SURVEYOR:

HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
CONTACT: JAMES A BRUCCI
PHONE: (480) 991-3985
EMAIL: JBRUCCI@HUNTERENGINEERINGPC.COM



VICINITY MAP:

DEDICATION:

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

SCD ELLSWORTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "THE BRICKYARDS ON ELLSWORTH", LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 7 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 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.

SCD ELLSWORTH, LLC, A DELAWARE 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.

THE 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 SCD ELLSWORTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER, 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 SCD ELLSWORTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY SCD ELLSWORTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER, OR ITS SUCCESSORS OR ASSIGNS 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 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.

SCD ELLSWORTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY 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 SCD ELLSWORTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

SCD ELLSWORTH, 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 _____, 2023.

SCD ELLSWORTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT:

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

BEFORE ME THIS _____, DAY OF _____, 2023, _____

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED

HIMSELF/HERSELF TO BE _____ OF SCD ELLSWORTH, LLC, A DELAWARE LIMITED

LIABILITY COMPANY, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE

THAT _____ AS ITS AUTHORIZED AGENT EXECUTED THIS INSTRUMENT FOR THE

PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION NO. _____

MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 3, SAID CORNER BEING A BRASS CAP FLUSH, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 3 BEARS SOUTH 00 DEGREES 23 MINUTES 24 SECONDS EAST, A DISTANCE OF 2646.55 FEET; SAID SOUTHWEST CORNER BEING A BRASS CAP IN HANDHOLE;
THENCE SOUTH 89 DEGREES 23 MINUTES 33 SECONDS EAST, ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 3, A DISTANCE OF 402.84 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 89 DEGREES 23 MINUTES 33 SECONDS EAST, ALONG SAID EAST-WEST MID-SECTION LINE, A DISTANCE OF 1236.67 FEET;
THENCE SOUTH 00 DEGREES 28 MINUTES 25 SECONDS EAST, A DISTANCE OF 661.24 FEET;
THENCE NORTH 89 DEGREES 24 MINUTES 25 SECONDS WEST, A DISTANCE OF 1329.23 FEET;
THENCE NORTH 00 DEGREES 23 MINUTES 30 SECONDS WEST, A DISTANCE OF 330.58 FEET, TO A POINT ON THE SOUTH LINE OF THAT CERTAIN PARCEL AS DESCRIBED IN A SPECIAL WARRANTY DEED, RECORDING NUMBER 2020-1119147, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE NORTH 89 DEGREES 36 MINUTES 30 SECONDS EAST, ALONG LAST SAID SOUTH LINE, A DISTANCE OF 91.60 FEET, TO THE SOUTHEAST CORNER OF LAST SAID PARCEL; THENCE NORTH 00 DEGREES 23 MINUTES 30 SECONDS WEST, ALONG THE EAST LINE OF LAST SAID PARCEL, A DISTANCE OF 329.39 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF MESA PURSUANT TO SPECIAL WARRANTY DEED (RIGHT-OF-WAY DEDICATION) RECORDED SEPTEMBER 10, 2020 AS 2020-0847055 OF OFFICIAL RECORDS;
EXCEPT AN UNDIVIDED 1/2 INTEREST IN ALL OIL, GAS AND OTHER MINERALS AND MINERALS RIGHTS, WHETHER METALLIC OR NON-METALLIC, AS RESERVED IN INSTRUMENT RECORDED IN DOCKET 719, PAGE 261, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
AT THE WEST QUARTER CORNER OF SAID SECTION 3, SAID CORNER BEING A BRASS CAP FLUSH, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 3 BEARS SOUTH 00 DEGREES 23 MINUTES 24 SECONDS EAST, A DISTANCE OF 2646.55 FEET; SAID SOUTHWEST CORNER BEING A BRASS CAP IN HANDHOLE; THENCE SOUTH 89 DEGREES 23 MINUTES 33 SECONDS EAST, ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 3, A DISTANCE OF 1639.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 23 MINUTES 33 SECONDS EAST, ALONG SAID EAST-WEST MID-SECTION LINE, A DISTANCE OF 983.69 FEET TO THE POINT ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 3;
THENCE SOUTH 00 DEGREES 31 MINUTES 30 SECONDS EAST, ALONG SAID NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 1322.03 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3;
THENCE NORTH 89 DEGREES 25 MINUTES 16 SECONDS WEST, ALONG LAST SAID SOUTH LINE, A DISTANCE OF 1726.12 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS WEST, A DISTANCE OF 359.80 FEET;
THENCE SOUTH 89 DEGREES 36 MINUTES 31 SECONDS WEST, A DISTANCE OF 557.45 FEET;
THENCE NORTH 00 DEGREES 23 MINUTES 30 SECONDS WEST, A DISTANCE OF 311.16 FEET;
THENCE SOUTH 89 DEGREES 24 MINUTES 25 SECONDS EAST, A DISTANCE OF 1295.41 FEET;
THENCE NORTH 00 DEGREES 28 MINUTES 27 SECONDS WEST, A DISTANCE OF 661.24 FEET TO THE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED 1/2 INTEREST IN ALL OIL, GAS AND OTHER MINERALS AND MINERALS RIGHTS, WHETHER METALLIC OR NON-METALLIC, AS RESERVED IN INSTRUMENT RECORDED IN DOCKET 719, PAGE 261, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:
NONEXCLUSIVE EASEMENTS FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS MORE PARTICULARLY DESCRIBED IN THE RECIPROCAL EASEMENT AGREEMENT RECORDED NOVEMBER 16, 2020 AS 2020-11191448 OF OFFICIAL RECORDS.

PARCEL NO. 4:
NONEXCLUSIVE EASEMENTS FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS, COVENANTS AND CONDITIONS AND RESTRICTIONS RECORDED MAY 5, 2022 AS 2022-393311 OF OFFICIAL RECORDS.

NOTES:

- "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)."
- "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."
- "CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, REMOVABLE SECTION TYPE FENCING."
- "UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33."
- "ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133."
- "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 SOUTH ELLSWORTH ROAD & EAST WILLIS ROAD."
- "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."
- "THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY."
- "ALL UTILITIES SHALL BE INSTALLED UNDERGROUND."
- "ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION."
- "THIS PROPERTY, DUE TO ITS PROXIMITY TO PHOENIX-MESA GATEWAY ARE LIKELY TO EXPERIENCE AIRCRAFT OVERFLIGHTS, WHICH COULD GENERATE NOISE LEVELS THAT MAY BE OF CONCERN TO SOME INDIVIDUALS. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE PHOENIX-MESA GATEWAY AIRPORT ADMINISTRATION OFFICE."
- "AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT IS RECORDED WITH MARICOPA COUNTY RECORDER. THIS SUBDIVISION IS WITHIN 1 MILE OF PHOENIX-MESA GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE."
- "NOISE ATTENUATION MEASURES HAVE BEEN, OR ARE TO BE, INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE BUILDINGS TO ACHIEVE A NOISE LEVEL REDUCTION TO 45 DECIBELS."
- "A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (C.C. & 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."
- "SCD ELLSWORTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WILL HAVE THE RESPONSIBILITY FOR MAINTAINING THE "COMMON AREAS" TO BE NOTED AS TRACTS OR EASEMENTS INCLUDING LANDSCAPING AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED CONSTRUCTION DOCUMENTS (PLANS)."

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

CERTIFICATE OF SURVEY:

I, 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 DECEMBER, 2022 AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

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



NO.	DATE	REVISION	BY

DRAWN BY: AA
CHECKED BY: job

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

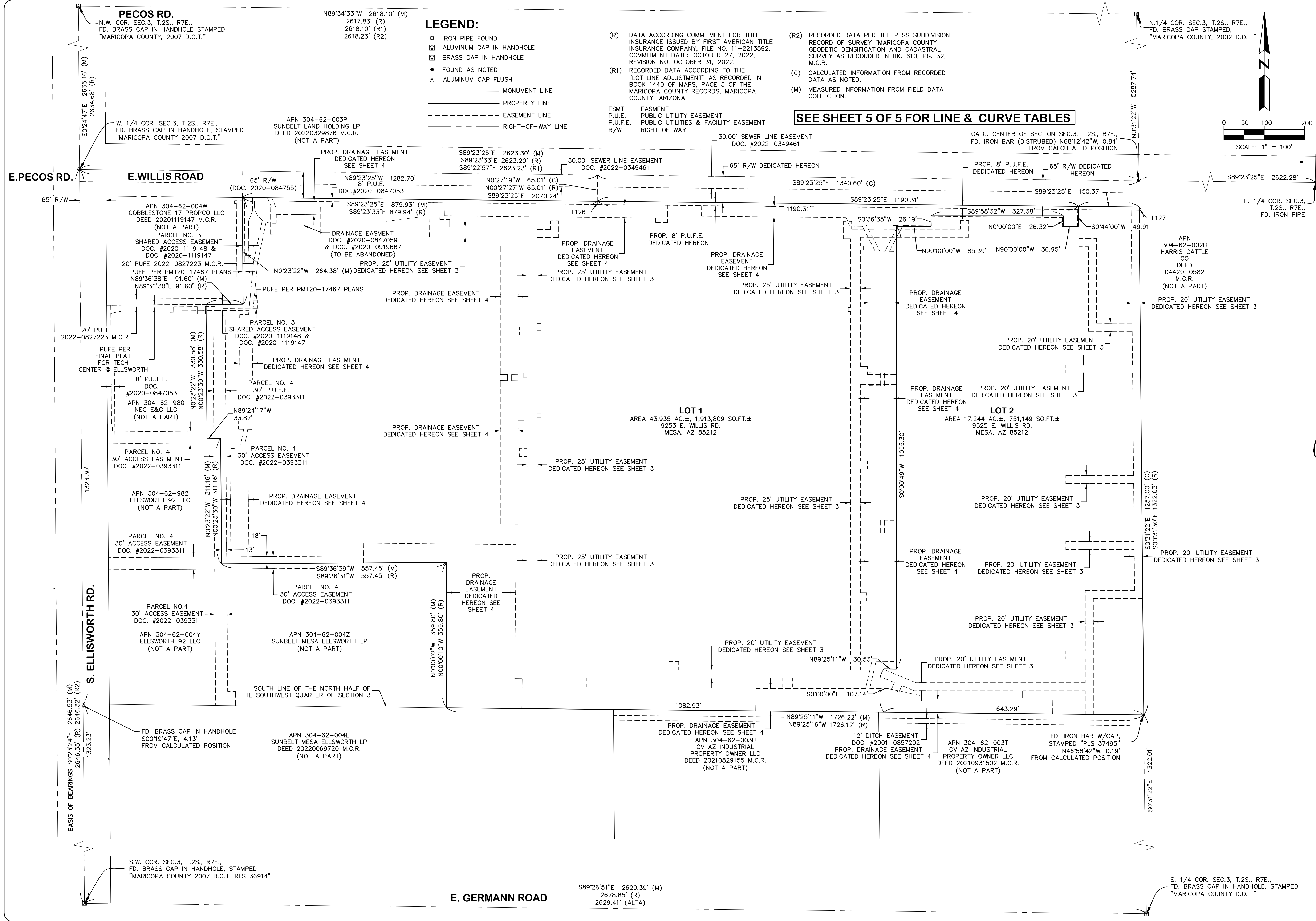
FINAL PLAT FOR
"THE BRICKYARDS ON ELLSWORTH"
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 03
TWNHP: 2S
RANGE: 7E

JOB NO.:
MARW012-FP01

SCALE
N.T.S.

SHEET
1 OF 5

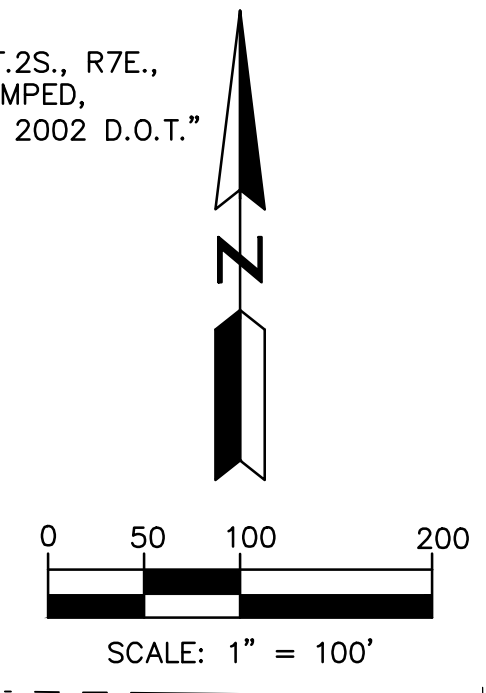


LEGEND:

- IRON PIPE FOUND
- ⊠ ALUMINUM CAP IN HANDHOLE
- ⊠ BRASS CAP IN HANDHOLE
- FOUND AS NOTED
- ALUMINUM CAP FLUSH
- MONUMENT LINE
- PROPERTY LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY LINE

- (R) DATA ACCORDING COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 11-2213592, COMMITMENT DATE: OCTOBER 27, 2022, REVISION NO. OCTOBER 31, 2022.
- (R1) RECORDED DATA ACCORDING TO THE "LOT LINE ADJUSTMENT" AS RECORDED IN BOOK 1440 OF MAPS, PAGE 5 OF THE MARICOPA COUNTY RECORDS, MARICOPA COUNTY, ARIZONA.
- (R2) RECORDED DATA PER THE PLSS SUBDIVISION RECORD OF SURVEY "MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY AS RECORDED IN BK. 610, PG. 32, M.C.R."
- (C) CALCULATED INFORMATION FROM RECORDED DATA AS NOTED.
- (M) MEASURED INFORMATION FROM FIELD DATA COLLECTION.
- ESMT P.U.E. EASEMENT PUBLIC UTILITIES & FACILITY EASEMENT
- P.U.F.E. PUBLIC UTILITIES & FACILITY EASEMENT
- R/W RIGHT OF WAY

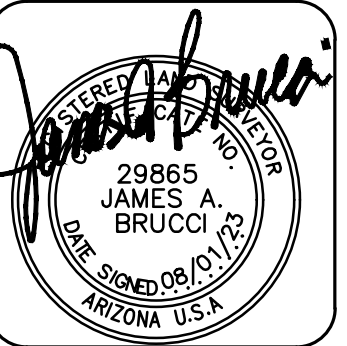
SEE SHEET 5 OF 5 FOR LINE & CURVE TABLES



NO.	DATE	REVISION	BY

DRAWN BY: AA
CHECKED BY: job

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
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FINAL PLAT FOR "THE BRICKYARDS" ON ELLSWORTH"
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 03
TOWNSHIP: 2S
RANGE: 7E

JOB NO.: MARW012-FP01

SCALE: 1"=100'

SHEET 2 OF 5

PROPOSED UTILITY EASEMENT

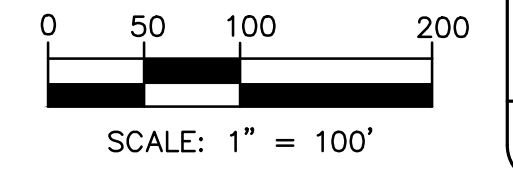
LEGEND:

- IRON PIPE FOUND
- ⊗ ALUMINUM CAP IN HANDHOLE
- ⊕ BRASS CAP IN HANDHOLE
- FOUND AS NOTED
- ⊙ ALUMINUM CAP FLUSH
- MONUMENT LINE
- PROPERTY LINE
- - - EASEMENT LINE
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- ESMT EASMENT
- P.U.E. PUBLIC UTILITIES EASEMENT
- R/W RIGHT OF WAY
- (R2) RECORDED DATA PER THE PLSS SUBDIVISION RECORD OF SURVEY "MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY AS RECORDED IN BK. 610, PG. 32, M.C.R.
- (C) CALCULATED INFORMATION FROM RECORDED DATA AS NOTED.
- (M) MEASURED INFORMATION FROM FIELD DATA COLLECTION.

SEE SHEET 5 OF 5 FOR LINE & CURVE TABLES

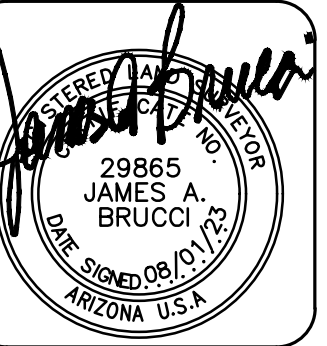
CALC. CENTER OF SECTION SEC.3, T.2S., R7E.,
FD. IRON BAR (DISTRUBED) N68°12'42"W, 0.84'
FROM CALCULATED POSITION



BY	
REVISION	
NO.	
DATE	

DRAWN BY: AA
CHECKED BY: job

HUNTER ENGINEERING
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3986
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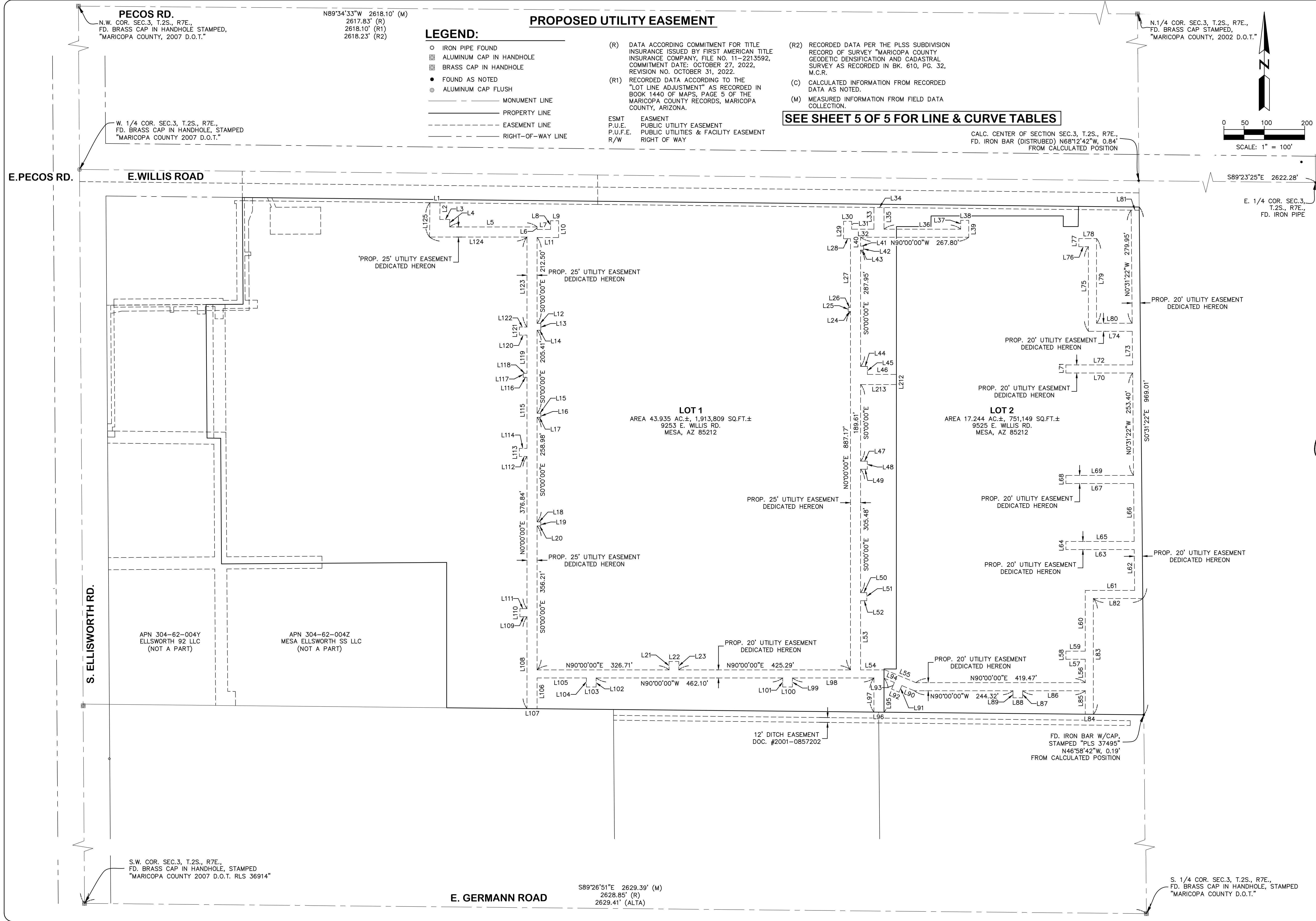
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SECTION: 03
TOWNSHIP: 2S
RANGE: 7E

JOB NO.: MARW012-FP01

SCALE: 1"=100'

SHEET 3 OF 5



PECOS RD.
N.W. COR. SEC.3, T.2S., R7E.,
FD. BRASS CAP IN HANDHOLE, STAMPED,
"MARICOPA COUNTY, 2007 D.O.T."

N89°34'33"W 2618.10' (M)
2617.83' (R)
2618.10' (R1)
2618.23' (R2)

N.1/4 COR. SEC.3, T.2S., R7E.,
FD. BRASS CAP STAMPED,
"MARICOPA COUNTY, 2002 D.O.T."

W. 1/4 COR. SEC.3, T.2S., R7E.,
FD. BRASS CAP IN HANDHOLE, STAMPED
"MARICOPA COUNTY 2007 D.O.T."

E. PECOS RD. E. WILLIS ROAD

S89°23'25"E 2622.28'

E. 1/4 COR. SEC.3,
T.2S., R7E.,
FD. IRON PIPE

LOT 1
AREA 43.935 AC. ±, 1,913,809 SQ.FT. ±
9253 E. WILLIS RD.
MESA, AZ 85212

LOT 2
AREA 17.244 AC. ±, 751,149 SQ.FT. ±
9525 E. WILLIS RD.
MESA, AZ 85212

APN 304-62-004Y
ELLSWORTH 92 LLC
(NOT A PART)

APN 304-62-004Z
MESA ELLSWORTH SS LLC
(NOT A PART)

S. ELLSWORTH RD.

S.W. COR. SEC.3, T.2S., R7E.,
FD. BRASS CAP IN HANDHOLE, STAMPED
"MARICOPA COUNTY 2007 D.O.T. RLS 36914"

E. GERMANN ROAD

S89°26'51"E 2629.39' (M)
2628.85' (R)
2629.41' (ALTA)

FD. IRON BAR W/CAP,
STAMPED "PLS 37495"
N46°58'42"W, 0.19'
FROM CALCULATED POSITION

S. 1/4 COR. SEC.3, T.2S., R7E.,
FD. BRASS CAP IN HANDHOLE, STAMPED
"MARICOPA COUNTY D.O.T."

PECOS RD.
N.W. COR. SEC.3, T.2S., R7E.,
FD. BRASS CAP IN HANDHOLE, STAMPED,
"MARICOPA COUNTY, 2007 D.O.T."

N89°34'33"W 2618.10' (M)
2617.83' (R)
2618.10' (R1)
2618.23' (R2)

PROPOSED DRAINAGE EASEMENT

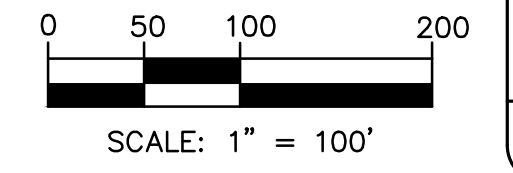
LEGEND:

- IRON PIPE FOUND
- ⊗ ALUMINUM CAP IN HANDHOLE
- BRASS CAP IN HANDHOLE
- FOUND AS NOTED
- ⊙ ALUMINUM CAP FLUSH
- MONUMENT LINE
- PROPERTY LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY LINE

- (R) DATA ACCORDING COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 11-2213592, COMMITMENT DATE: OCTOBER 27, 2022, REVISION NO. OCTOBER 31, 2022.
- (R1) RECORDED DATA ACCORDING TO THE "LOT LINE ADJUSTMENT" AS RECORDED IN BOOK 1440 OF MAPS, PAGE 5 OF THE MARICOPA COUNTY RECORDS, MARICOPA COUNTY, ARIZONA.
- (R2) RECORDED DATA PER THE PLSS SUBDIVISION RECORD OF SURVEY "MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY AS RECORDED IN BK. 610, PG. 32, M.C.R."
- (C) CALCULATED INFORMATION FROM RECORDED DATA AS NOTED.
- (M) MEASURED INFORMATION FROM FIELD DATA COLLECTION.
- ESMT EASMENT
- P.U.E. PUBLIC UTILITIES EASEMENT
- P.U.F.E. PUBLIC UTILITIES & FACILITY EASEMENT
- R/W RIGHT OF WAY

SEE SHEET 5 OF 5 FOR LINE & CURVE TABLES

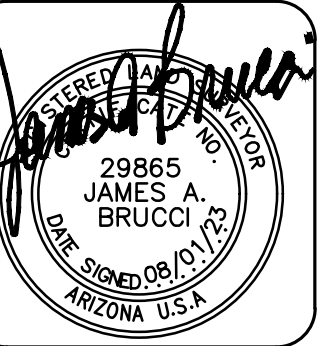
CALC. CENTER OF SECTION SEC.3, T.2S., R7E.,
FD. IRON BAR (DISTRUBED) N68°12'42"W, 0.84'
FROM CALCULATED POSITION



NO.	DATE	REVISION	BY

DRAWN BY: AA
CHECKED BY: job

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



FINAL PLAT FOR "THE BRICKYARDS" ON ELLSWORTH"
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 03
TOWNSHIP: 2S
RANGE: 7E

JOB NO.: MARW012-FP01

SCALE: 1"=100'

SHEET 4 OF 5

W. 1/4 COR. SEC.3, T.2S., R7E.,
FD. BRASS CAP IN HANDHOLE, STAMPED
"MARICOPA COUNTY 2007 D.O.T."

E. PECOS RD. **E. WILLIS ROAD**

S89°23'25"E 2622.28'

E. 1/4 COR. SEC.3, T.2S., R7E.,
FD. IRON PIPE

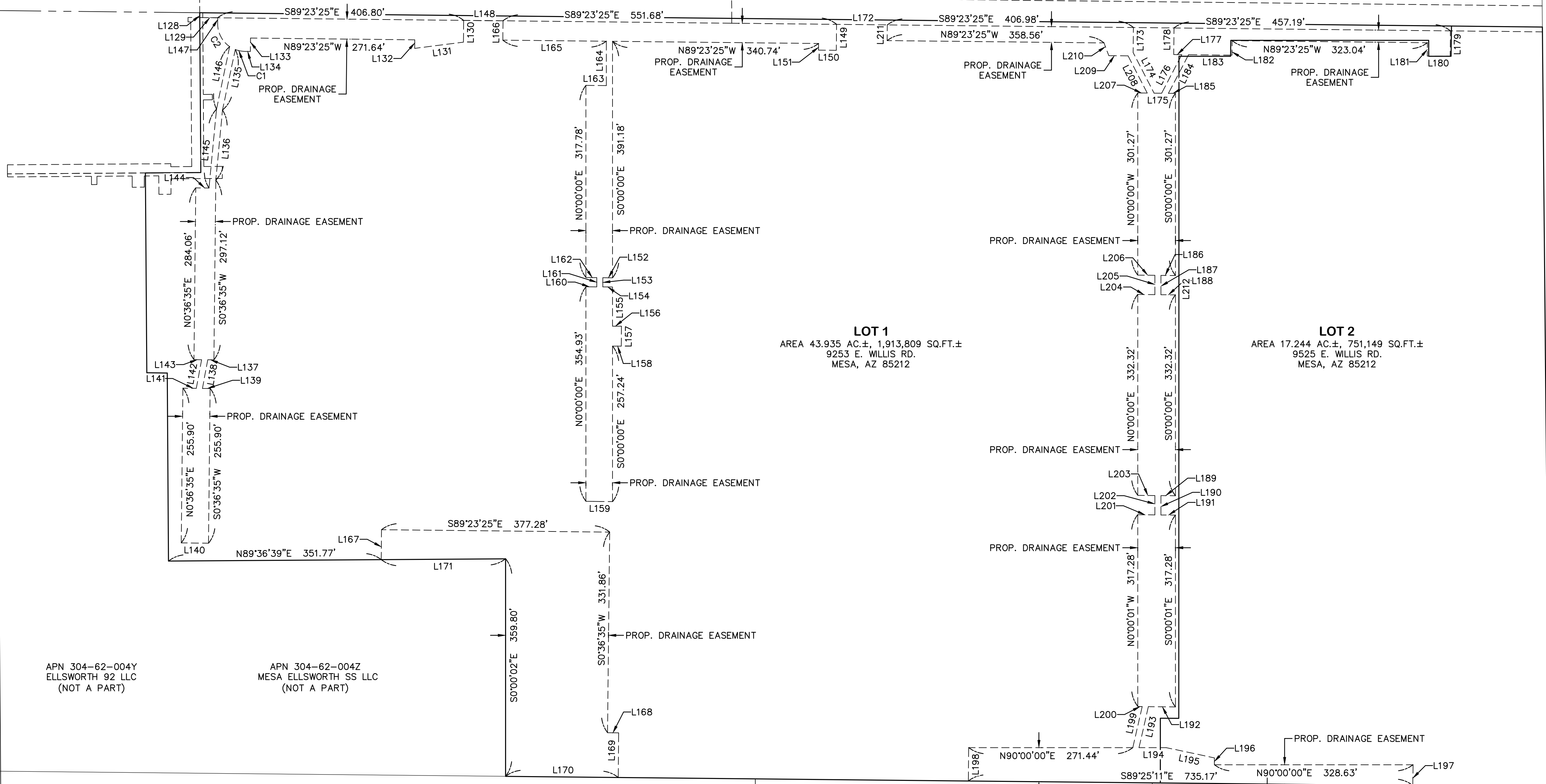
S. ELLSWORTH RD.

APN 304-62-004Y
ELLSWORTH 92 LLC
(NOT A PART)

APN 304-62-004Z
MESA ELLSWORTH SS LLC
(NOT A PART)

LOT 1
AREA 43.935 AC.±, 1,913,809 SQ.FT.±
9253 E. WILLIS RD.
MESA, AZ 85212

LOT 2
AREA 17.244 AC.±, 751,149 SQ.FT.±
9525 E. WILLIS RD.
MESA, AZ 85212



S.W. COR. SEC.3, T.2S., R7E.,
FD. BRASS CAP IN HANDHOLE, STAMPED
"MARICOPA COUNTY 2007 D.O.T. RLS 36914"

E. GERMANN ROAD

S89°26'51"E 2629.39' (M)
2628.85' (R)
2629.41' (ALTA)

S. 1/4 COR. SEC.3, T.2S., R7E.,
FD. BRASS CAP IN HANDHOLE, STAMPED
"MARICOPA COUNTY D.O.T."

LINE & CURVE TABLES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°23'25"E	25.00'
L2	S00°36'35"W	41.33'
L3	N90°00'00"E	24.43'
L4	S00°00'00"E	18.40'
L5	N90°00'00"W	216.38'
L6	N00°00'00"E	6.25'
L7	N90°00'00"W	33.22'
L8	S00°00'00"E	21.75'
L9	N90°00'00"W	20.00'
L10	N00°00'00"E	41.75'
L11	N90°00'00"E	53.22'
L12	N90°00'00"W	9.27'
L13	N00°00'00"E	17.00'
L14	N90°00'00"W	9.27'
L15	N90°00'00"W	9.27'
L16	N00°00'00"E	10.00'
L17	N90°00'00"E	9.27'
L18	N90°00'00"W	9.27'
L19	N00°00'00"E	10.00'
L20	N90°00'00"E	9.27'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N00°00'00"E	20.71'
L22	N90°00'00"E	24.00'
L23	S00°00'00"E	20.71'
L24	N90°00'00"E	5.64'
L25	S00°00'00"E	10.00'
L26	N90°00'00"W	5.64'
L27	S00°00'00"E	169.95'
L28	S89°57'10"E	17.19'
L29	S00°00'00"E	43.22'
L30	N90°00'00"W	20.00'
L31	N00°00'00"E	19.49'
L32	N89°57'10"W	55.18'
L33	S00°00'00"E	53.83'
L34	S89°23'25"E	25.00'
L35	N00°00'00"E	53.53'
L36	N90°00'00"W	189.80'
L37	S00°00'00"E	21.72'
L38	N90°00'00"E	20.00'
L39	N00°00'00"E	41.72'
L40	N00°00'00"E	21.85'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	N90°00'00"W	7.45'
L42	N00°00'00"E	10.00'
L43	N90°00'00"E	7.45'
L44	N90°00'00"W	16.71'
L45	N00°00'00"E	19.78'
L46	N90°00'00"W	71.99'
L47	N90°00'00"W	16.65'
L48	N00°00'00"E	20.00'
L49	N90°00'00"E	16.65'
L50	N90°00'00"W	15.23'
L51	N00°00'00"E	20.00'
L52	N90°00'00"E	15.23'
L53	N00°00'00"E	171.18'
L54	N90°00'00"W	60.46'
L55	N67°30'00"W	82.70'
L56	S00°00'08"E	57.89'
L57	N90°00'00"E	48.04'
L58	S00°00'00"E	20.00'
L59	N90°00'00"W	48.04'
L60	S00°00'08"E	150.44'

LINE TABLE		
LINE	BEARING	DISTANCE
L61	S89°59'52"W	122.12'
L62	N00°31'22"W	101.14'
L63	N90°00'00"W	169.23'
L64	S00°00'00"E	20.00'
L65	N90°00'00"E	169.05'
L66	N00°31'22"W	143.51'
L67	N90°00'00"W	167.74'
L68	S00°00'00"E	20.00'
L69	N90°00'00"E	167.56'
L70	N90°00'00"W	165.25'
L71	S00°00'00"E	20.00'
L72	N90°00'00"E	165.06'
L73	N00°31'22"W	83.22'
L74	N89°59'52"W	108.45'
L75	N00°00'08"E	209.53'
L76	N89°59'52"W	23.90'
L77	S00°00'00"E	20.00'
L78	S89°59'52"E	24.94'
L79	S00°00'08"W	209.53'
L80	S89°59'52"E	88.27'

LINE TABLE		
LINE	BEARING	DISTANCE
L81	N89°23'25"W	20.00'
L82	S89°59'52"W	122.30'
L83	S00°00'08"E	286.71'
L84	S89°25'11"E	20.00'
L85	S00°00'08"E	58.17'
L86	N90°00'00"W	155.13'
L87	S00°00'00"E	17.50'
L88	N90°00'00"W	24.00'
L89	N00°00'00"E	17.50'
L90	N67°30'00"W	33.34'
L91	S22°30'00"W	17.65'
L92	N67°30'00"W	20.00'
L93	N22°30'00"E	17.65'
L94	N67°30'00"W	27.72'
L95	S00°00'00"E	84.15'
L96	S89°25'11"E	25.00'
L97	N00°00'00"E	84.52'
L98	N90°00'00"W	201.84'
L99	S00°00'00"E	22.32'
L100	N90°00'00"W	24.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L101	N00°00'00"E	22.32'
L102	S00°00'00"E	22.32'
L103	N90°00'00"W	24.00'
L104	N00°00'00"E	22.32'
L105	N90°00'00"W	122.06'
L106	S00°00'00"E	76.07'
L107	S89°25'11"E	25.00'
L108	S00°00'00"E	227.21'
L109	N90°00'00"E	17.50'
L110	S00°00'00"E	20.00'
L111	N90°00'00"W	17.50'
L112	N90°00'00"E	18.81'
L113	S00°00'00"E	20.00'
L114	N90°00'00"W	18.81'
L115	S00°00'00"E	175.91'
L116	N90°00'00"E	9.27'
L117	S00°00'00"E	10.00'
L118	N90°00'00"W	9.27'
L119	S00°00'00"E	94.48'
L120	N90°00'00"E	18.81'

LINE TABLE		
LINE	BEARING	DISTANCE
L121	S00°00'00"E	20.00'
L122	N90°00'00"W	18.81'
L123	S00°00'00"E	222.74'
L124	S90°00'00"E	241.27'
L125	N00°36'35"E	84.99'
L126	S00°36'35"W	8.00'
L127	S00°31'22"E	8.00'
L128	S00°23'22"E	8.00'
L129	N89°23'25"W	29.68'
L130	N00°36'35"E	36.00'
L131	N82°43'52"E	81.29'
L132	S00°36'35"W	14.14'
L133	N00°36'35"E	22.13'
L134	S89°23'25"E	8.65'
L135	N11°54'17"E	102.39'
L136	N05°26'16"E	116.49'
L137	S89°23'25"E	10.16'
L138	N10°33'47"E	48.21'
L139	N89°23'25"W	12.76'
L140	S89°23'25"E	45.06'

LINE TABLE		
LINE	BEARING	DISTANCE
L141	N89°23'25"W	22.15'
L142	N10°33'47"E	48.21'
L143	S89°23'25"E	12.68'
L144	N89°23'25"W	21.85'
L145	N05°26'16"E	131.01'
L146	N11°54'17"E	105.77'
L147	N00°36'35"E	9.15'
L148	S89°23'25"E	65.07'
L149	N00°36'35"E	43.00'
L150	S89°23'25"E	29.46'
L151	S00°36'35"W	11.00'
L152	S89°23'25"E	15.98'
L153	S00°00'00"E	15.29'
L154	N89°23'25"W	15.98'
L155	N00°00'00"E	64.69'
L156	N90°00'00"W	14.82'
L157	N00°36'35"E	33.00'
L158	N90°00'00"E	14.47'
L159	S89°23'25"E	21.13'
L160	N89°23'25"W	18.02'

LINE TABLE		
LINE	BEARING	DISTANCE
L161	S00°00'00"E	15.29'
L162	S89°23'25"E	18.02'
L163	N89°23'25"W	33.80'
L164	S00°02'07"E	73.40'
L165	S89°23'25"E	171.23'
L166	S00°36'35"W	32.00'
L167	S00°36'35"W	49.56'
L168	S89°23'25"E	18.46'
L169	N00°36'35"E	73.80'
L170	S89°25'11"E	186.26'
L171	N89°36'39"E	205.68'
L172	S89°23'25"E	83.93'
L173	S00°36'35"W	41.43'
L174	S27°15'50"E	75.58'
L175	N89°23'25"W	12.54'
L176	N27°32'31"E	72.05'
L177	S89°23'25"E	13.38'
L178	S00°36'35"W	44.00'
L179	N00°36'35"E	41.60'
L180	N90°00'00"E	37.83'

LINE TABLE		
LINE	BEARING	DISTANCE
L181	S00°36'35"W	22.00'
L182	N00°36'35"E	24.00'
L183	S89°23'25"E	71.72'
L184	N27°32'31"E	72.05'
L185	N89°23'25"W	11.53'
L186	N89°23'25"W	23.98'
L187	S00°00'00"E	32.00'
L188	N89°23'25"W	23.98'
L189	S89°23'25"E	23.98'
L190	S00°00'00"E	32.00'
L191	N89°23'25"W	23.98'
L192	S89°23'25"E	44.68'
L193	S12°53'34"W	69.54'
L194	N90°00'00"W	44.93'
L195	N77°58'27"W	81.56'
L196	N00°36'35"E	11.34'
L197	N00°36'35"E	34.36'
L198	S00°36'35"W	55.24'
L199	S12°53'34"W	69.65'
L200	S89°23'25"E	7.32'

LINE TABLE		
LINE	BEARING	DISTANCE
L201	N89°23'25"W	28.26'
L202	S00°00'00"E	32.00'
L203	S89°23'25"E	28.26'
L204	N89°23'25"W	28.26'
L205	S00°00'00"E	32.00'
L206	N89°23'25"W	28.26'
L207	S89°23'25"E	15.64'
L208	S27°15'50"E	69.28'
L209	N89°23'25"W	31.81'
L210	N20°48'30"W	22.56'
L211	S00°36'35"W	26.00'
L212	S00°00'49"W	25.00'
L213	N90°00'00"W	88.70'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	Δ = 21°05'04"	45.50'	16.74'	S79°27'28"E	16.65'
C2	Δ = 57°01'25"	45.50'	45.28'	S27°17'33"E	43.44'

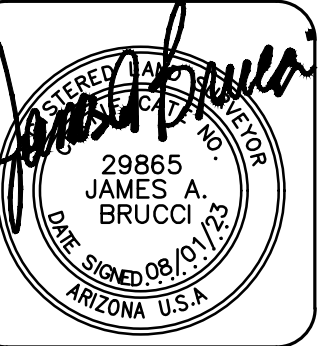
BY	
REVISION	
NO.	
DATE	
PURPOSE	FINAL PLAT

DRAWN BY: AA
CHECKED BY: job

CIVIL AND SURVEY

HUNTER
ENGINEERING

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



FINAL PLAT FOR
**"THE BRICKYARDS
ON ELLSWORTH"**

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 7
EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 03
TOWNSHIP: 2S
RANGE: 7E

JOB NO.:
MARW012-FP01

SCALE
1" = 100'

SHEET
5 OF **5**