

P:\0036 - GES - LONGBOW LOT 2.DWG(SURVEY\BOUNDARY\WORKING\0036\FP.DWG

FINAL PLAT

LONGBOW BUSINESS PARK & GOLF CLUB LOT 2 REPLAT

A REPLAT OF LOT 2 OF THE AMENDED LOT SPLIT MAP RECORDED IN BOOK 1707, PAGE 38, M.C.R.,
 BEING A PORTION OF LOT 2 LONGBOW BUSINESS PARK AND GOLF CLUB, PER BOOK 829 PAGE 44, M.C.R.,
 LOCATED IN THE EAST HALF OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 6 EAST,
 OF THE GILA & SALT RIVER MERIDIAN, CITY OF MESA, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
)SS
 COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:
 THAT DOVER ASSOCIATES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES
 HEREBY PUBLISH THIS FINAL PLAT FOR "LONGBOW BUSINESS PARK AND GOLF CLUB LOT 2
 REPLAT", A PORTION OF LOT 2 OF THE LOT SPLIT MAP OF LOT 2 LONGBOW BUSINESS PARK
 AND GOLF CLUB AS RECORDED IN BOOK 1420, PAGE 24, RECORDS OF MARICOPA COUNTY,
 ARIZONA, LOCATED IN THE EAST HALF OF SECTION 35, 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 KNOW
 BY THE NAME OR NUMBER OR LETTER GIVEN TO IT RESPECTIVELY.

DOVER ASSOCIATES, LLC, HEREBY DEDICATES AND CONVEYS TO THE CITY OF MESA, IN FEE,
 ALL REAL PROPERTY DESIGNATED ON THIS PLAT AS "RIGHT-OF-WAY" OR "R.O.W." FOR USE
 AS PUBLIC RIGHT OF WAY.

WITHOUT LIMITING IN ANY MANNER THE DEDICATIONS AND RIGHTS CREATED IN FAVOR OF
 THE CITY OF MESA, ARIZONA BY THIS FINAL PLAT, THE COSTS OF PUBLIC INFRASTRUCTURE
 CONSTRUCTED OR INSTALLED IN THE RIGHTS OF WAY OR PUBLIC EASEMENTS ESTABLISHED
 BY THIS FINAL PLAT MAY BE FINANCED WITH, AND THE DEVELOPER REIMBURSED BY, THE
 PROCEEDS OF BONDS ISSUED BY A COMMUNITY FACILITIES DISTRICT, IN ACCORDANCE WITH
 THE TERM OF A DEVELOPMENT, FINANCING PARTICIPATION AND INTERGOVERNMENTAL
 AGREEMENT.

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.

DOVER ASSOCIATES, 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 DOVER ASSOCIATES, LLC, WILL RECORD NO LATER
 THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

DOVER ASSOCIATES, 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 _____, 2025.

OWNER: DOVER ASSOCIATES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
)SS
 COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 2025, BEFOR ME PERSONALLY APPEARED
 _____, WHO ACKNOWLEDGED HIMSELF TO BE THE
 _____ OF DOVER ASSOCIATES, LLC, AN ARIZONA LIMITED LIABILITY
 COMPANY, AND BEING DULY AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED
 THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS THEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION - PARENT PROPERTY

PARCEL 1

A PARCEL OF LAND, BEING A PORTION OF LOT 2, AS RECORDED ON THE LOT SPLIT MAP OF
 LOT 2 LONGBOW BUSINESS PARK AND GOLF CLUB AS RECORDED IN BOOK 1420, PAGE 24,
 M.C.R., BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH,
 RANGE 6 EAST, OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2, SAID POINT BEING THE TRUE POINT
 OF BEGINNING AND A POINT ON A NON-TANGENT CURVE WHOSE RADIUS BEARS SOUTH 10
 DEGREES 09 MINUTES 22 SECONDS WEST, 2955.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE AND THE NORTH LINE OF LOT 2 ALSO BEING
 THE SOUTHERLY RIGHT OF WAY LINE OF EAST LONGBOW PARKWAY AS DEPICTED ON SAID
 LOT SPLIT MAP, 877.99 FEET, THROUGH A CENTRAL ANGLE OF 17 DEGREES 01 MINUTES 25
 SECONDS;

THENCE SOUTH 29 DEGREES 08 MINUTES 59 SECONDS WEST LEAVING THE SAID NORTH LINE
 OF LOT 2, 520.42 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 8 LONGBOW BUSINESS
 PARK AND GOLF CLUB, AS RECORDED IN BOOK 829, PAGE 44, M.C.R.;

THENCE NORTH 77 DEGREES 56 MINUTES 15 SECONDS WEST ALONG SAID NORTH LINE, 200.71
 FEET;

THENCE NORTH 56 DEGREES 39 MINUTES 16 SECONDS WEST, 105.19 FEET;

THENCE SOUTH 61 DEGREES, 50 MINUTES 32 SECONDS WEST, 58.36 FEET;

THENCE NORTH 78 DEGREES 54 MINUTES 49 SECONDS WEST, 41.47 FEET;

THENCE NORTH 53 DEGREES 21 MINUTES 54 SECONDS WEST, 466.60 FEET TO THE
 SOUTHERNMOST CORNER OF LOT 2A OF SAID LOT SPLIT MAP RECORDED IN BOOK 1420, PAGE
 24, M.C.R.;

THENCE NORTH 36 DEGREES 38 MINUTES 06 SECONDS EAST LEAVING SAID NORTH LINE,
 ALONG THE EAST LINE OF SAID LOT 2A, 238.76 FEET;

THENCE NORTH 10 DEGREES 09 MINUTES 22 SECONDS EAST 187.22 FEET TO THE TRUE POINT
 OF BEGINNING.

ALSO KNOW AS:

LOT 2, OF AMENDED LOT SPLIT MAP LOT 2 LONGBOW BUSINESS PARK AND GOLF CLUB,
 ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF
 MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1707 OF MAPS, PAGE 38.

PARCEL 2

THE BENEFICIAL EASEMENTS CONTAINED IN THE MASTER DECLARATION OF COVENANTS,
 CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LONGBOW BUSINESS PARK AND GOLF
 CLUB, RECORDED NOVEMBER 15, 2012 IN RECORDING NO. 20121042149, AS AMENDED BY THE
 CERTIFICATE OF AMENDMENT OF THE MASTER DECLARATION OF COVENANTS, CONDITIONS,
 RESTRICTIONS AND EASEMENTS FOR LONGBOW BUSINESS PARK AND GOLF CLUB, RECORDED
 OCTOBER 01, 2015 IN RECORDING NO. 2015-0710635, RECORDS OF MARICOPA COUNTY,
 ARIZONA.

SURVEYOR'S NOTE: REFER TO FINAL PLAT OF LONGBOW BUSINESS PARK AND GOLF CLUB,
 BOOK 829 PAGE 44 MCR, FOR LOCATION OF TRAIL EASEMENTS AND SIGN EASEMENTS
 REFERENCED IN SAID DOCUMENTS; REFER TO REFERENCED DOCUMENTS FOR ADDITIONAL
 PARTICULARS.

REFERENCE DOCUMENTS

MAP OF DEDICATION FOR EAST LONGBOW PARKWAY, NORTH 56TH ST., NORTH SUNVIEW AND
 EAST QUARTZ ST. AS RECORDED IN BOOK 622 OF MAPS PAGE 48, M.C.R.

THE FINAL PLAT OF LONGBOW BUSINESS PARK AND GOLF CLUB, AS RECORDED IN BOOK 829,
 PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA

LOT SPLIT MAP OF LOT 2 LONGBOW BUSINESS PARK AND GOLF CLUB AS RECORDED IN BOOK
 1420, PAGE 24, M.C.R.

AMENDED LOT SPLIT MAP OF LOT 2 LONGBOW BUSINESS PARK AND GOLF CLUB AS
 RECORDED IN BOOK 1707 PAGE 38, M.C.R.

ZONING

THE SUBJECT PROPERTY IS ZONED L-1 PAD (LIGHT INDUSTRIAL PLANNED AREA DEVELOPMENT)

SITE AREA

TOTAL: 440,017 SQ.FT. OR 10.1014 ACRES MORE OR LESS

AREA TABLE		
PARCEL	AREA (SQ.FT.)	AREA (ACRES)
LOT 2C	146,797	3.3700
LOT 2D	73,211	1.6807
LOT 2E	73,211	1.6807
LOT 2F	146,797	3.3700

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 NORTH 56TH STREET AND EAST LONGBOW PARKWAY."
- "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."
- "ALL UTILITIES SHALL BE INSTALLED UNDERGROUND."
- "ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION."

FALCON FIELD

- "THIS PROPERTY, DUE TO ITS PROXIMITY TO FALCON FIELD AIRPORT AND THE BOEING COMPANY FLIGHT OPERATIONS FACILITY, WILL EXPERIENCE AIRCRAFT OVERFLIGHTS WHICH ARE EXPECTED TO GENERATE NOISE LEVELS AND OTHER EFFECTS THAT MAY BE OF CONCERN TO SOME INDIVIDUALS. THE MIX OF AVIATION ACTIVITIES AND TYPES OF AIRCRAFT EXPECTED TO BE LOCATED AT FALCON FIELD AIRPORT AND THE BOEING COMPANY FLIGHT OPERATIONS FACILITY NOW AND IN THE FUTURE MAY INCLUDE, BUT IS NOT LIMITED TO: SCHEDULED AND UNSCHEDULED COMMERCIAL CHARTERS, COMMERCIAL AIR CARRIERS AND COMMERCIAL AND MILITARY AIR CARGO OPERATIONS, AND MILITARY AND DEVELOPMENTAL AIRCRAFT TESTING AND OPERATIONS, ALL OF WHICH ARE EXPECTED TO USE LARGE COMMERCIAL AND MILITARY AIRCRAFT, CORPORATE AND EXECUTIVE JETS, HELICOPTERS, GENERAL AVIATION AIRCRAFT, AVIATION FLIGHT TRAINING SCHOOLS USING TRAINING AIRCRAFT AND HIGH PERFORMANCE MILITARY JETS AND AIRCRAFT. THE SIZE OF AIRCRAFT AND FREQUENCY OF USE OF SUCH AIRCRAFT MAY CHANGE OVER TIME DEPENDING ON MARKET AND TECHNOLOGY CHANGES. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE FALCON FIELD AIRPORT ADMINISTRATION OFFICE."

- THE PROPERTY COVERED BY THIS PLAT IS SUBJECT TO THAT CERTAIN AIRCRAFT OPERATION, SOUND AND AVIGATION EASEMENT AND RELEASE FOR FALCON FIELD AIRPORT AND FLIGHT OPERATIONS AT THE BOEING COMPANY FLIGHT OPERATIONS FACILITY DATED JUNE 22, 2006, AND RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE AS RECORDING NO. 20060839933, REFER TO THE EASEMENT FOR DETAILS. THIS SUBDIVISION IS WITHIN ONE (1) MILE OF FALCON FIELD AIRPORT AND ONE (1) MILE OF THE BOEING COMPANY FLIGHT OPERATIONS FACILITY."
- "NOISE ATTENUATION MEASURES HAVE BEEN, OR ARE TO BE, INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE HOMES TO ACHIEVE A NOISE LEVEL REDUCTION TO 45 DECIBELS."

BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 6
 EAST, GILA & SALT RIVER MERIDIAN, WHICH BEARS N 00°24'14" WEST, AS SHOWN ON THE
 FINAL PLAT OF "LONGBOW BUSINESS PARK AND GOLF CLUB" RECORDED IN BOOK 829 OF
 MAPS, PAGE 44, MARICOPA COUNTY RECORDS.

OWNER

DOVER ASSOCIATES, LLC
 5110 NORTH 40TH STREET, SUITE 254
 PHOENIX, ARIZONA 85018
 CONTACT: BOB MCNICHOLS
 TELE: 602-228-1392

SURVEYOR

STOCKER CONSULTING
 1049 N. OMAHA CIRCLE
 MESA, ARIZONA 85205
 TELE: 602-469-4238
 CONTACT: GARY STOCKER
 EMAIL: GARYSTOCKER@COX.NET

ASSESSORS PARCEL NUMBERS

A.P.N. 141-41-008E

LEGEND

	PROPERTY LINE	M.C.R.	MARICOPA COUNTY RECORDER OFFICE
	LOT LINE	A.P.N.	ASSESSOR PARCEL NUMBER
	RIGHT OF WAY LINE	C.O.M.	CITY OF MESA
	SECTION LINE	(R&M)	RECORD & MEASURED
	CENTER LINE	(R)	RECORD*
	RECORDED EASEMENT LINE	(M)	MEASURED
	SURVEY MONUMENT IN HANDHOLE	FND.	FOUND
	SURVEY MONUMENT FLUSH	R.O.W.	RIGHT OF WAY
	SET SURVEY MONUMENT WITH CAP MARKED RLS 17516 OR AS OTHERWISE NOTED	B.S.L.	BUILDING SETBACK LINE
	FOUND SURVEY MONUMENT AS NOTED	P.U.F.E.	PUBLIC UTILITY & FACILITY EASEMENT

*NOTE: R = RECORD PER THE LEGAL DESCRIPTION
 R1 = RECORD PER BOOK 1442 PG 23, M.C.R.

CERTIFICATION

I GARY STOCKER, HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR IN THE STATE OF
 ARIZONA AND THAT THIS MAP CONSISTING OF TWO SHEETS, CORRECTLY REPRESENTS A
 SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF MARCH 2024; THAT THE
 SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE
 BOUNDARY MONUMENTS EXISTS AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO
 BE RETRACED; THAT THE LOT CORNERS SHALL BE LOCATED AS SHOWN AT THE TIME OF
 RECORDING OF THIS PLAT.

GARY E. STOCKER ARIZONA REGISTRATION NO. 17516
 STOCKER CONSULTING
 1049 N OMAHA CIR.
 MESA, AZ 85205

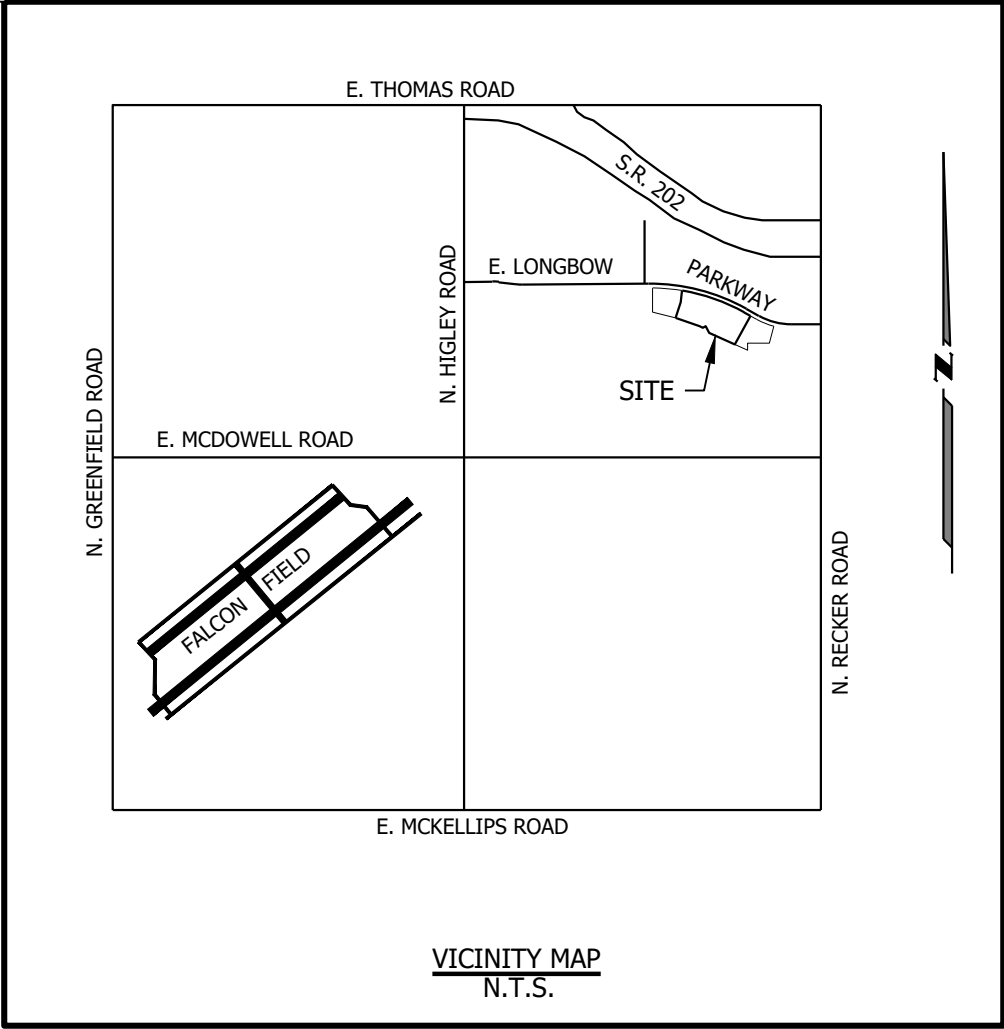
APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA, ON THIS
 _____ DAY OF _____, 2025

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 A.R.S. 45-576.

BY: _____ DATE: _____
 CITY ENGINEER



INITIAL ISSUE: 6-12-2025	REV: 1
REV: 2	REV: 3
REV: 4	REV: 5
REV: 6	REV: 7

DESIGNED: _____	CHECKED: _____	DRAWN: _____	FIELD CREW: _____	FIELD WORK DATE: _____	SCALE: 1" = N/A	HORIZONTAL: _____	VERTICAL: _____
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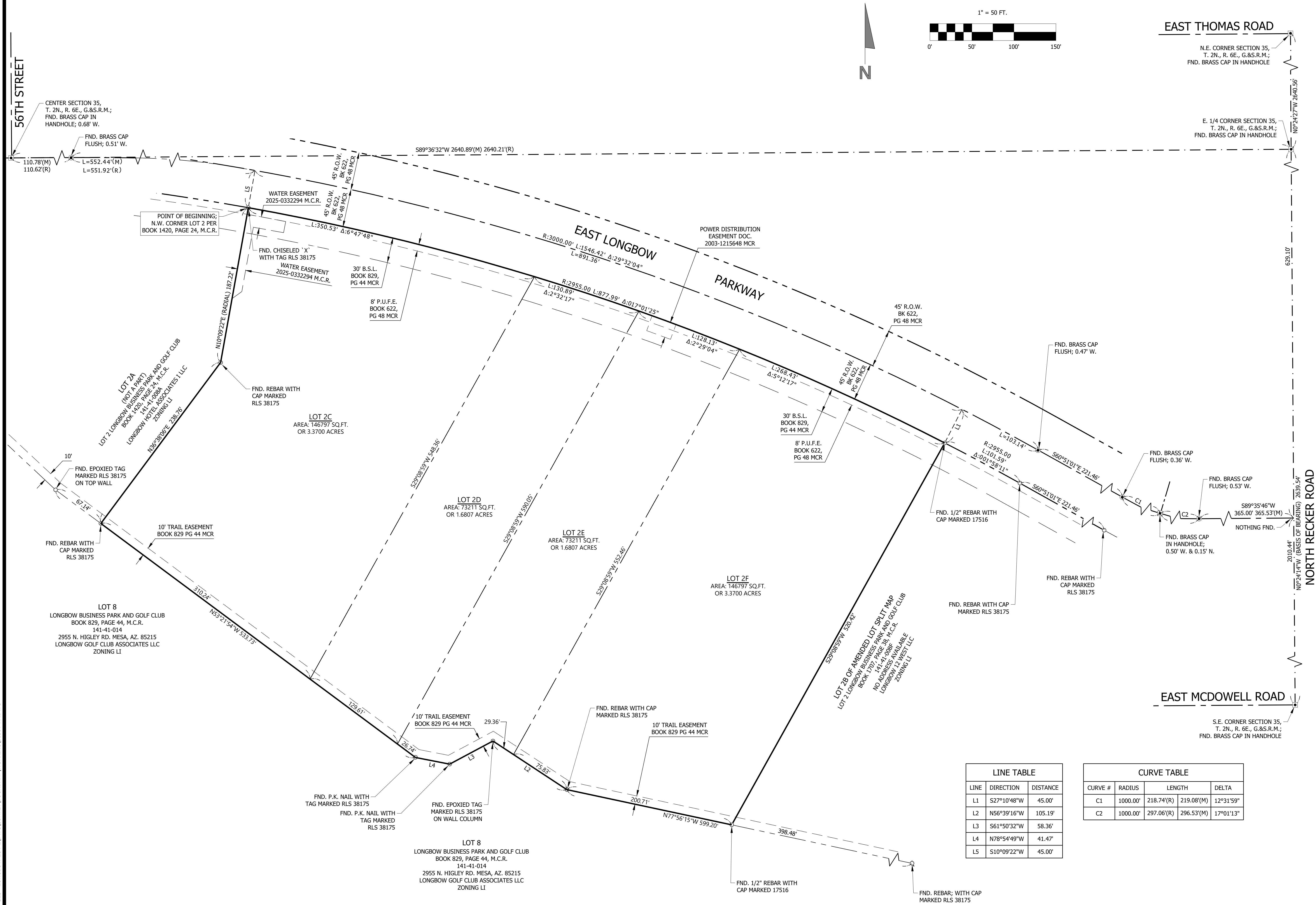
Stocker Consulting
 Civil Engineering - Surveying
 1049 N. Omaha Circle, Mesa, AZ 85205
 GaryStocker@cox.net 602-469-4238

COVER SHEET
 FINAL PLAT
 LONGBOW BUSINESS PARK & GOLF CLUB LOT 2 REPLAT
 MESA ARIZONA



SHEET NUMBER: 2 OF 2
 DATE: 6-12-2025
 PROJ: 0036 / 1050

P:\0036 - GES - LONGBOW LOT 2\DWG\SURVEY\BOUNDARY\WORKING\0036\FP.DWG



SHEET NUMBER:

2 OF 2

DATE: 6-12-2025
PROJ: 0036 / 1050



PLAT MAP
FINAL PLAT
LONGBOW BUSINESS PARK & GOLF CLUB LOT 2 REPLAT
MESA ARIZONA

Stocker Consulting
Civil Engineering - Surveying
1049 N. Omaha Circle, Mesa, AZ 85205
GaryStocker@cox.net 602-469-4238

DESIGNED: _____
CHECKED: _____
DRAWN: _____
FIELD CREW: _____
FIELD WORK DATE: _____
SCALE: 1" = 50'
HORIZONTAL: _____
VERTICAL: _____

INITIAL ISSUE: 6-12-2025
REV: _____
REV: _____
REV: _____
REV: _____