

COMMERCE COURT EAST CONDOMINIUMS

A PORTION OF THE NORTHEAST QUARTER OF SECTION 33
T1N, R7E, G.&S.R.B.M., MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

Know All Men by These Presents:

That Ranchland Holdings II, LLC, an Arizona limited liability company, as owner, does hereby publish this final plat for "COMMERCE COURT EAST CONDOMINIUMS", located in the Northeast quarter of Section 33, Township 1 North, 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.

Ranchland Holdings II, LLC, hereby dedicates and conveys to the City of Mesa, in fee, all real property designated on this plat as "right-of-way" or "RW" for use as public right-of-way.

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 Ranchland Holdings II, 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 Ranchland Holdings II, LLC or the successors or assigns of Ranchland Holdings II, LLC and that the grade over any buried facilities shall not be changed by Ranchland Holdings II, LLC or the successors or assigns of Ranchland Holdings II, 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.

Ranchland Holdings II, LLC 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.

Ranchland Holdings II, LLC hereby grants to the City of Mesa a permanent, non-exclusive easement over, across, under and upon all areas designated on this plat as "vehicular non-access easement" or "VNAE" for purposes of establishing areas within which no vehicular access is permitted.

Ranchland Holdings II, 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 Ranchland Holdings II, LLC will record not later than the date on which this plat is recorded.

In witness whereof:

Ranchland Holdings II, 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.

By: _____
RRJ VENTURES, LLC, an Arizona limited liability company
Dan J. Reeb, Manager

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On this, the ___ day of _____, 2023, before me the undersigned, Mark Reeb, appeared and acknowledged himself to be the president of Ranchland Holdings II, LLC, an Arizona limited liability company, and that he, as such officer, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained by signing in the name of the company by himself as president.

In witness whereof:

I hereunto set my hand and official seal.

Notary Public

My Commission Expires _____

LEGAL DESCRIPTIONS - PARENT PARCELS

The land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:

PARCEL 1:

The West 300 feet of the following described property:

A parcel of land situate in a portion of the Northeast quarter of Section 33, Township 1 North, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Northeast corner of said Section 33 from which the North quarter corner of said Section 33 bears North 89° 51' 57" West, a distance of 2650.30 feet; Thence North 89° 51' 57" West along the northerly section line of the Northeast quarter of said Section 33, a distance of 825.12 feet; Thence South 00° 08' 03" East, a distance of 75.00 feet to the TRUE POINT OF BEGINNING; Thence South 89° 51' 57" East along a line parallel with and 75.00 feet southerly of the northerly line of the Northeast quarter of said Section 33, a distance of 535.26 feet; Thence South 00° 01' 45" West along a line parallel with and 290.00 feet westerly of the easterly line of the Northeast quarter of said Section 33, a distance of 225.00 feet; Thence South 89° 51' 57" East along a line parallel with and 300.00 feet southerly of the northerly line of the Northeast quarter of said Section 33, a distance of 225.00 feet; Thence South 00° 01' 45" West along a line parallel with and 65.00 feet westerly of the easterly line of the Northeast quarter of said Section 33, a distance of 30.00 feet; Thence North 89° 51' 57" West along a line parallel with and 330.00 feet southerly of the northerly line of the Northeast quarter of said Section 33, a distance of 760.73 feet; Thence North 00° 08' 03" East, a distance of 255.00 feet to the TRUE POINT OF BEGINNING.

PARCEL 2:

Mutual Grant of Easement and Construction Agreement recorded January 14, 2000 in Recording No. 2000-035215 of Official Records.

APN: 218-58-017B, 218-58-203

NOTES

- This survey is based upon a title commitment prepared by Lawyers Title of Arizona, Inc., File No. 01910357-823-L8R-RB6, dated May 3, 2019.
- The Surveyor has relied on said title commitment to disclose all matters of record affecting the subject property. The Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other matters that may affect the property.
- 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 Southern Avenue.
- 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.
- The Commerce Court East Condominiums Property Owners Association will have the responsibility for maintaining the "Common Areas" to be noted as Tracts of Easements including landscaping and drainage facilities in accordance with approved construction documents (plans).
- 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.
- Tract A is hereby dedicated as an easement for ingress/egress for refuse and emergency vehicles, public utilities and facilities and drainage purposes. To the City of Mesa for use as such, the public utility and facilities easements, the controlled vehicular access easement and a blanket easement upon, across, over and under all accessways for ingress and egress for refuse and emergency type vehicles.

APPROVAL

Approved by the Mayor and City Council of the City of Mesa, Arizona on this ___ day of _____, 2023.

By: _____ Mayor _____ Date

Attest: _____ City Clerk _____ Date

This is to certify 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

LEGAL DESCRIPTIONS - NEW UNITS

UNIT 1:

That portion of the Northeast quarter of Section 33, Township 1 North, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Northeast corner of said Section 33; Thence North 89° 51' 57" West (Basis of Bearings) along the North line of said Section 33 a distance of 825.47 feet to the Northeast corner of AMADOR, a subdivision recorded in Book 561 of Maps, page 6, Official Records, from whence the North quarter corner of Section 33 bears North 89° 51' 57" West a distance of 1824.56 feet; Thence South 00° 08' 03" West along the East line of said AMADOR a distance of 256.00 feet; Thence South 89° 51'507" East a distance of 47.13 feet to the POINT OF BEGINNING. Thence North 00° 08' 03" East a distance of 75.28 feet; Thence South 89° 51' 57" East a distance of 48.00 feet; Thence South 00° 08' 03" West a distance of 75.28 feet; Thence North 89° 51' 57" West a distance of 48.00 feet to the POINT OF BEGINNING.

UNIT 2:

That portion of the Northeast quarter of Section 33, Township 1 North, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Northeast corner of said Section 33; Thence North 89° 51' 57" West (Basis of Bearings) along the North line of said Section 33 a distance of 825.47 feet to the Northeast corner of AMADOR, a subdivision recorded in Book 561 of Maps, page 6, Official Records, from whence the North quarter corner of Section 33 bears North 89° 51' 57" West a distance of 1824.56 feet; Thence South 00° 08' 03" West along the East line of said AMADOR a distance of 256.00 feet; Thence South 89° 51'507" East a distance of 95.13 feet to the POINT OF BEGINNING. Thence North 00° 08' 03" East a distance of 73.96 feet; Thence South 89° 51' 57" East a distance of 40.00 feet; Thence South 00° 08' 03" West a distance of 73.96 feet; Thence North 89° 51' 57" West a distance of 40.00 feet to the POINT OF BEGINNING.

UNIT 3:

That portion of the Northeast quarter of Section 33, Township 1 North, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Northeast corner of said Section 33; Thence North 89° 51' 57" West (Basis of Bearings) along the North line of said Section 33 a distance of 825.47 feet to the Northeast corner of AMADOR, a subdivision recorded in Book 561 of Maps, page 6, Official Records, from whence the North quarter corner of Section 33 bears North 89° 51' 57" West a distance of 1824.56 feet; Thence South 00° 08' 03" West along the East line of said AMADOR a distance of 256.00 feet; Thence South 89° 51'507" East a distance of 135.13 feet to the POINT OF BEGINNING. Thence North 00° 08' 03" East a distance of 75.96 feet; Thence South 89° 51' 57" East a distance of 40.05 feet; Thence South 00° 08' 03" West a distance of 75.96 feet; Thence North 89° 51' 57" West a distance of 40.05 feet to the POINT OF BEGINNING.

UNIT 4:

That portion of the Northeast quarter of Section 33, Township 1 North, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Northeast corner of said Section 33; Thence North 89° 51' 57" West (Basis of Bearings) along the North line of said Section 33 a distance of 825.47 feet to the Northeast corner of AMADOR, a subdivision recorded in Book 561 of Maps, page 6, Official Records, from whence the North quarter corner of Section 33 bears North 89° 51' 57" West a distance of 1824.56 feet; Thence South 00° 08' 03" West along the East line of said AMADOR a distance of 256.00 feet; Thence South 89° 51'507" East a distance of 175.18 feet to the POINT OF BEGINNING. Thence North 00° 08' 03" East a distance of 73.96 feet; Thence South 89° 51' 57" East a distance of 40.00 feet; Thence South 00° 08' 03" West a distance of 73.96 feet; Thence North 89° 51' 57" West a distance of 40.00 feet to the POINT OF BEGINNING.

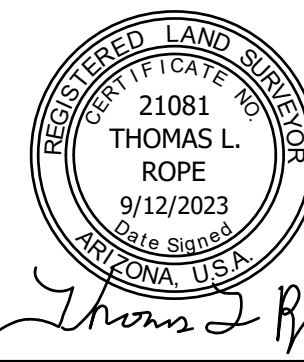
UNIT 5:

That portion of the Northeast quarter of Section 33, Township 1 North, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Northeast corner of said Section 33; Thence North 89° 51' 57" West (Basis of Bearings) along the North line of said Section 33 a distance of 825.47 feet to the Northeast corner of AMADOR, a subdivision recorded in Book 561 of Maps, page 6, Official Records, from whence the North quarter corner of Section 33 bears North 89° 51' 57" West a distance of 1824.56 feet; Thence South 00° 08' 03" West along the East line of said AMADOR a distance of 256.00 feet; Thence South 89° 51'507" East a distance of 215.18 feet to the POINT OF BEGINNING. Thence North 00° 08' 03" East a distance of 75.28 feet; Thence South 89° 51' 57" East a distance of 48.00 feet; Thence South 00° 08' 03" West a distance of 75.28 feet; Thence North 89° 51' 57" West a distance of 48.00 feet to the POINT OF BEGINNING.

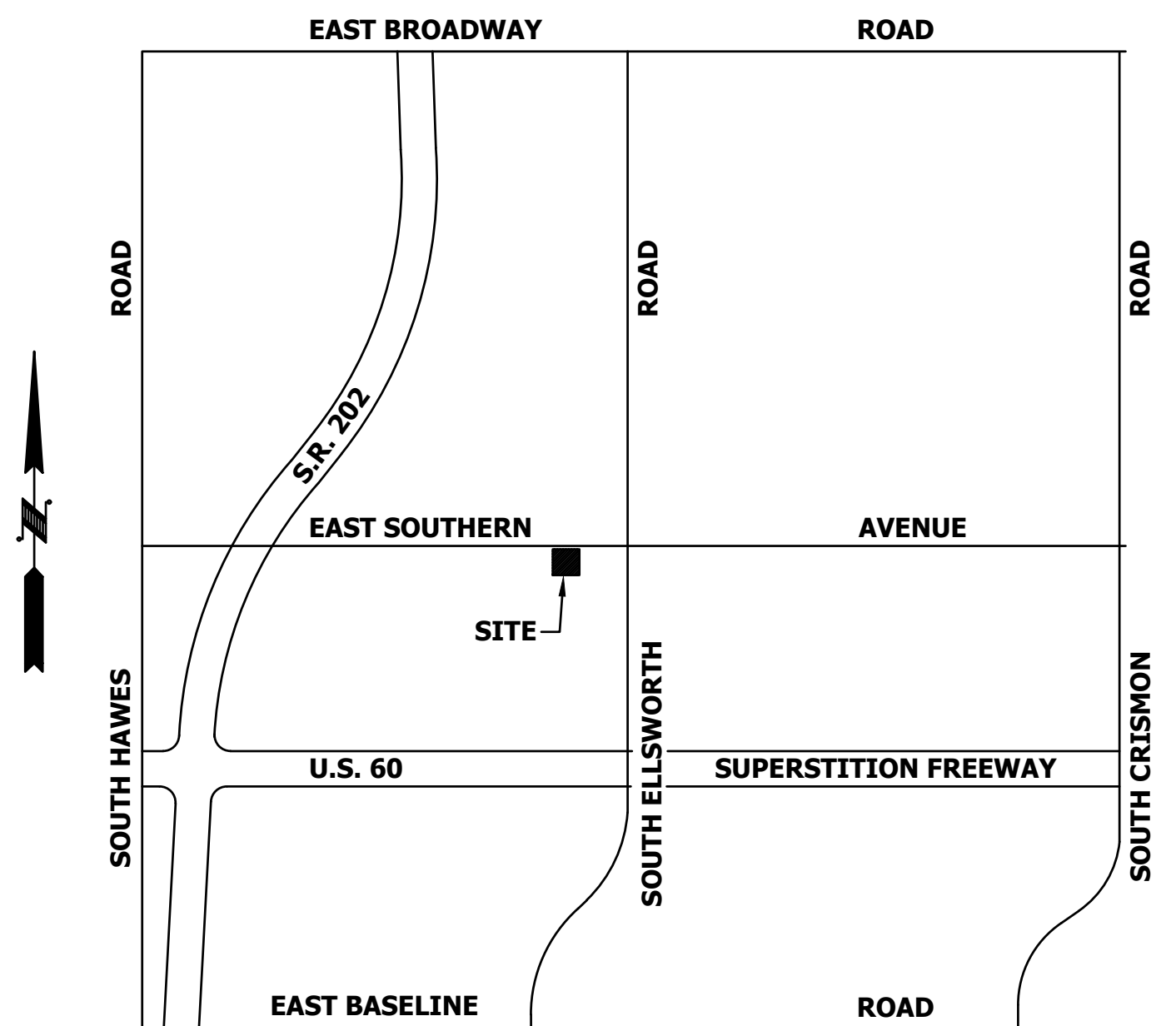
CERTIFICATION

I, Thomas L. Rope, hereby certify that the plat as shown hereon was prepared under my direct supervision during the month of May, 2019; That the survey is true and complete as shown; That the survey is mathematically correct; That all monuments shown actually exist or will be set as shown within one year of recordation; That their positions are correctly shown and that said monuments are sufficient to enable the survey to be retraced.



Drawn By: Thomas Rope
Date: JULY 2023
Job No.: 19033
Sheet No.: 1 of 2

VICINITY MAP



LEGEND

△	SECTION CORNER
●	MONUMENT AS NOTED
(C)	CALCULATED
(M)	MEASURED
(R)	RECORD
P.U.F.E	PUBLIC UTILITIES & FACILITIES ESMT
— — — — —	PROPERTY LINE
- - - - -	EASEMENT LINE

ZONING

This property is zoned LC by the City of Mesa.

BASIS OF BEARINGS

The Basis of Bearings shown hereon is North line of the Northeast quarter of Section 33, T1N, R7E, being North 89° 51' 57" West as taken from the legal description

FLOOD ZONE

This property lies in Flood Zone X-Shaded according to FIRM No. 04013C2295L as published by FEMA on October 16, 2013.

PROPERTY OWNER

Ranchland Holdings II, LLC
2812 N. Norwalk St. #105
Mesa, AZ 85215

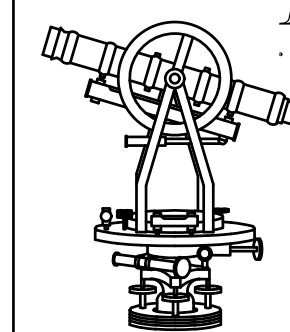
AREAS

UNIT 1:	3,611 sq. ft.	0.0829 acres
UNIT 2:	2,896 sq. ft.	0.0665 acres
UNIT 3:	2,955 sq. ft.	0.0678 acres
UNIT 4:	2,958 sq. ft.	0.0679 acres
UNIT 5:	3,554 sq. ft.	0.0816 acres
Sub-Total:	15,974 sq. ft.	0.3667 acres

COMMON AREAS:

<u>Tract A:</u>	Common Area: 44,161 sq. ft.	1.0138 acres
<u>Tract B:</u>	S.E.S.:	62 sq. ft. 0.0014 acres
	Telco/Elec:	85 sq. ft. 0.0020 acres
<u>Tract C:</u>	Fire Riser:	57 sq. ft. 0.0013 acres
<u>SITE TOTAL:</u>	60,339 sq. ft.	1.3852 acres

9107 E. SOUTHERN AVENUE

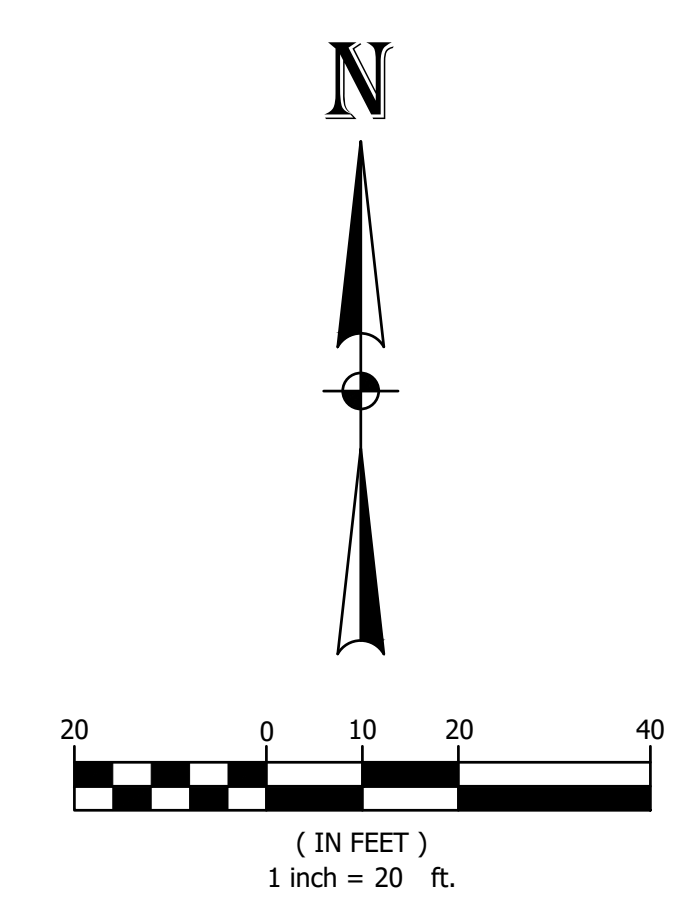
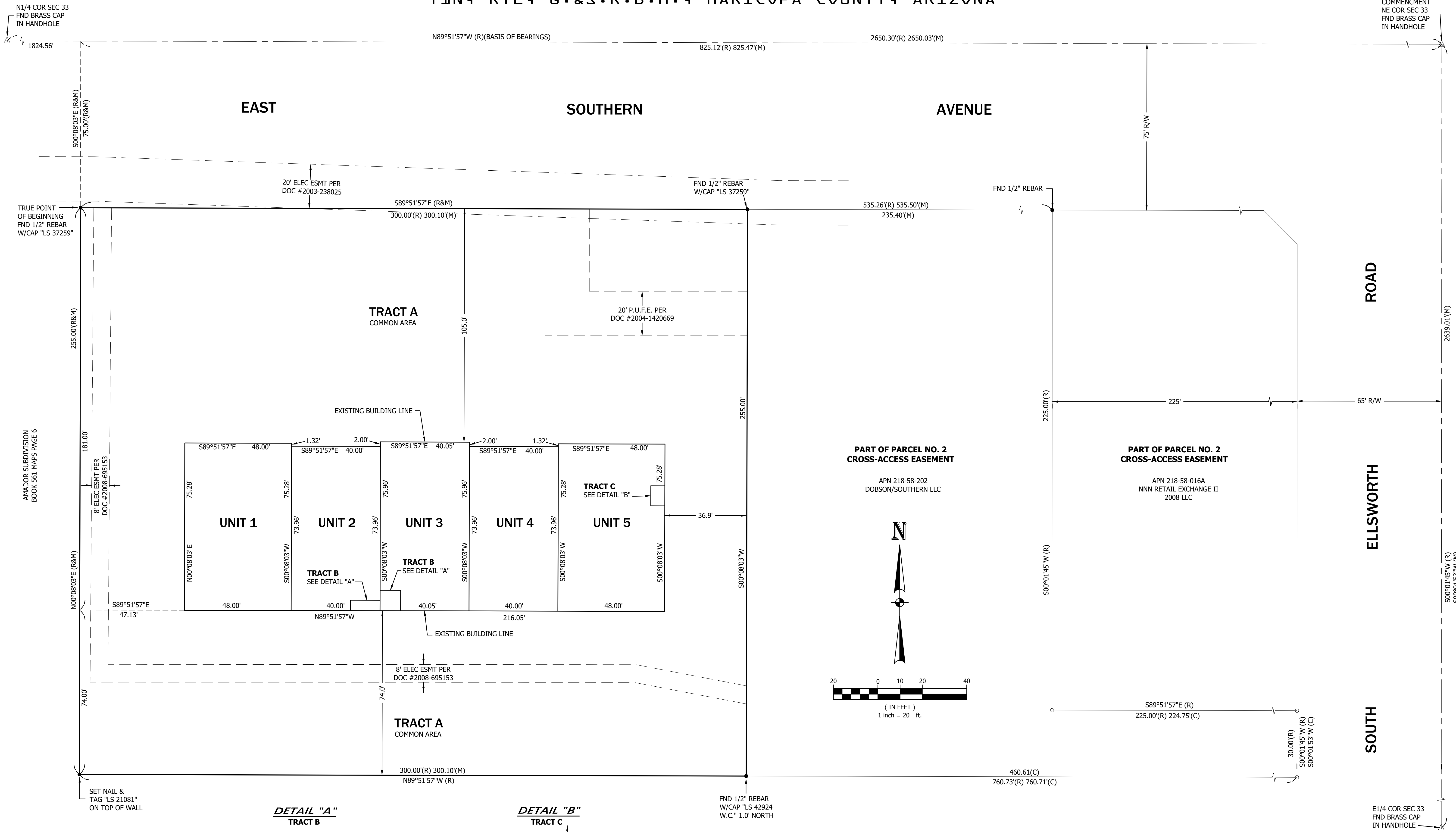


Land Survey Services PLC

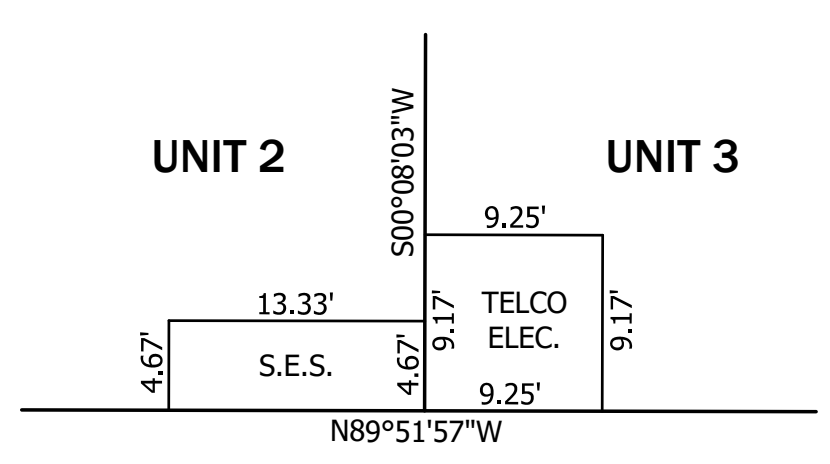
20651 W. PASADENA AVENUE
BUCKEYE, AZ 85396-1255
PHONE NO. 602.703.7010
LandSurveyServices@cox.net

COMMERCE COURT EAST CONDOMINIUMS

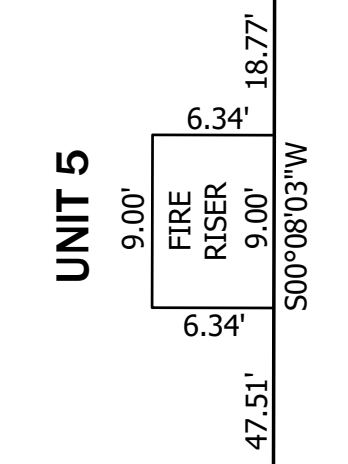
A PORTION OF THE NORTHEAST QUARTER OF SECTION 33
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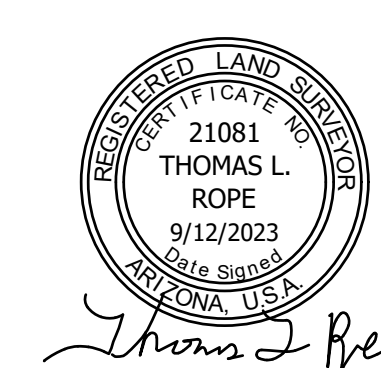
DETAIL "A"
TRACT B



DETAIL "B"
TRACT C



AMADOR SUBDIVISION
BOOK 561 MAPS PAGE 6



Drawn By:	Thomas Rope
Date:	JULY 2023
Job No.:	19033
Sheet No.:	2 of 2

Land Survey Services PLC

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BUCKEYE, AZ 85396-1255
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