PRELIMINARY PLAT OF
CANNON BEACH INDUSTRIAL CONDO

A CONDOMINIUM PLAT

BEING A RE-PLAT OF PARCEL 3 OF A RE-PLAT OF CANNON BEACH, AS RECORDED THEREOF IN BOOK 1713 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA.
LOCATED IN PORTION OF THE NORTHWEST QUARTER OF SECTION 19,
TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN
CITY OF MESA, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS.

KNOW ALL MEN BY THESE PRESENTS:

THAT ACTION ZONE BUSINESS 40 LLC, A UTAH LIMITED LIABILITY COMPANY f/k/a POWER 40, LLC, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "CANNON BEACH INDUSTRIAL CONDO", LOCATED IN THE NORTHWEST QUARTER (NW1/4), OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MESA, 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 SAME NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

COMMON ELEMENTS (C.E.) AND LIMITED COMMON ELEMENTS (L.C.E.) ARE HEREBY DEDICATED AS THE GENERAL COMMON ELEMENT AND SHALL BE OWNED AND MAINTAINED BY THE COMMUNITY ASSOCIATION. A DECLARATION OF CONDOMINIUM FOR "CANNON BEACH INDUSTRIAL CONDO" HAS BEEN OR WILL BE RECORDED WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL COMMON AREAS SHOWN ON THIS PLAT.

ACTION ZONE BUSINESS 40 LLC, A UTAH LIMITED LIABILITY COMPANY f/k/a POWER 40, LLC HEREBY DEDICATES TO THE CITY OF MESA, FOR USE AS SUCH, AN EASEMENT FOR INGRESS AND EGRESS FOR REFUSE AND EMERGENCY TYPE VEHICLES ON AND OVER THE PAVED PORTIONS OF TRACT "A" AS SHOWN ON THIS PLAT.

ACTION ZONE BUSINESS 40 LLC, A UTAH LIMITED LIABILITY COMPANY f/k/a POWER 40, 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/W" 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 ACTION ZONE BUSINESS 40 LLC, A UTAH LIMITED LIABILITY COMPANY f/k/a POWER 40, 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 ACTION ZONE BUSINESS 40 LLC OR THE SUCCESSORS OR ASSIGNS OF ACTION ZONE BUSINESS 40 LLC, A UTAH LIMITED LIABILITY COMPANY f/k/a POWER 40, LLC AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY ACTION ZONE BUSINESS 40 LLC OR THE SUCCESSORS OR ASSIGNS OF ACTION ZONE BUSINESS 40 LLC, A UTAH LIMITED LIABILITY COMPANY f/k/a POWER 40, 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.

ACTION ZONE BUSINESS 40 LLC, A UTAH LIMITED LIABILITY COMPANY f/k/a POWER 40, 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.

ACTION ZONE BUSINESS 40 LLC, A UTAH LIMITED LIABILITY COMPANY f/k/a POWER 40, 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.

DRAINAGE COVENANTS:

THE DRAINAGE FACILITIES AND RETENTION AREAS SHALL BE MAINTAINED BY THE OWNERS, THEIR 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.

ACTION ZONE BUSINESS 40 LLC, A UTAH LIMITED LIABILITY COMPANY f/k/a POWER 40, 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 ACTION ZONE BUSINESS 40 LLC WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

ACTION ZONE BUSINESS 40 LLC, A UTAH LIMITED LIABILITY COMPANY f/k/a POWER 40, LLC, 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.

ACTION ZONE BUSINESS 40 LLC, A UTAH LIMITED LIABILITY COMPANY f/k/a POWER 40, LLC

BY:_____

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____, 2023 BEFORE ME, THE UNDERSIGNED,

PERSONALLY APPEARED _____, WHO ACKNOWLEDGED ONESELF 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

MY COMMISSION EXPIRES:

COMMUNITY ASSOCIATION RATIFICATION

THE UNDERSIGNED HEREBY RATIFICATION AND CONSENTS TO THIS PLAT, INCLUDING ITS MAINTENANCE OBLIGATIONS AS SET FORTH HEREON.

CANNON BEACH CONDOMINIUM ASSOCIATION, A COMMUNITY ASSOCIATION

BY: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____, 2023 BEFORE ME, THE UNDERSIGNED,

PERSONALLY APPEARED _____, WHO ACKNOWLEDGED ONESELF 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

MY COMMISSION EXPIRES:

Planning and Zoning Board Approved:
October 25, 2023
ZON23-00673

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. CANNON BEACH ASSOCIATION 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).
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R(42)33.
4. ELECTRICAL LINES ARE TO BE CONSTRUCTED AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
5. COMMUNICATION LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
6. 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 COMMON AREA TRACTS SHOWN ON THIS PLAT.
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. NOISE ATTENUATION MEASURES ARE TO BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE BUILDINGS TO ACHIEVE A NOISE LEVEL REDUCTION OF 25 DB.
9. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES, PRIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THIS PROJECT OR LANDSCAPING WITHIN ANY RIGHT-OF-WAYS.
10. THIS SUBDIVISION IS LOCATED IN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
11. ANY INCREASE IN COSTS INCURRED BY CITY DUE TO THE NEED TO REMOVE OR RELOCATE ANY ENCROACHMENT WITHIN THE PUFE OR UNAUTHORIZED IMPROVEMENT FOR A CITY PROJECT SHALL BE REIMBURSED BY HOA TO CITY, AND HOA SHALL BE RESPONSIBLE FOR THE REPLACEMENT, IF NECESSARY, OF ANY REMOVED ENCROACHMENT OR UNAUTHORIZED IMPROVEMENT.
12. 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).
13. ZONING IS CURRENTLY GC PAD AND LI PAD, CITY OF MESA JURISDICTION.
14. THE BOUNDARIES OF EACH UNIT ARE THE INTERIOR UNFINISHED SURFACES OF THE PERIMETER WALLS, FLOOR, EXTERIOR DOORS AND WINDOWS OF THE UNIT AND THE BOTTOM SURFACE OF THE FLOOR SLAB OR ROOF STRUCTURE, AS APPLICABLE, LOCATED ABOVE THE UNIT.
15. ALL AREAS SHOWN ON THIS PLAT, OTHER THAN THE AIRSPACE CONTAINED WITHIN THE UNITS ARE COMMON ELEMENTS, OR LIMITED COMMON ELEMENTS.
16. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED VALUES UNLESS OTHERWISE NOTED.
17. THE COMMON AREAS ARE NOT TO BE CONSTRUED AS BEING DEDICATED TO THE PUBLIC, BUT ARE FOR THE USE AND ENJOYMENT OF ALL OWNERS IN CANNON BEACH INDUSTRIAL CONDO AND THEIR INVITEES. MAINTENANCE OF COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE CANNON BEACH COMMUNITY ASSOCIATION, AS MORE FULLY SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR CANNON BEACH INDUSTRIAL CONDO.
18. WHENEVER DRAINAGE EASEMENTS ARE GREATER THAN THE STANDARD SETBACKS, THE EASEMENT LINE WILL BECOME THE NEW REQUIRED BUILDING SET BACK.
19. 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.
20. THE AREA WITHIN THE SIGHT VISIBILITY EASEMENT AND OR TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, FENCES, OR OTHER ITEMS HIGHER THAN 36-INCH ABOVE STREET GRADES IN THESE AREAS.
21. 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 COMMUNITY ASSOCIATION OR THE PROPERTY OWNER(S).
22. THIS SUBDIVISION IS SUBJECT TO THE CITY OF MESA COMMERCIAL DEVELOPMENT GUIDELINES AS WELL AS THE BUILDING FROM STANDARDS ESTABLISHED IN THE CITY OF MESA ZONING ORDINANCE.
23. AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT HAS BEEN RECORDED WITH MARICOPA COUNTY RECORDER. THIS SUBDIVISION IS WITHIN THREE (3) MILES OF PHOENIX-GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.
24. THIS PROPERTY, DUE TO THE PROXIMITY TO PHOENIX-MESA GATEWAY AIRPORT, WILL EXPERIENCE AIR CRAFT OVERFLIGHTS THAT GENERATE NOISE LEVELS WHICH WILL BE OF CONCERN TO SOME INDIVIDUALS.
25. AN 18" REBAR WITH L.S. CAP 37495 WILL BE SET AT ALL PROPERTY CORNERS AT COMPLETION OF MASS GRADING.

LEGAL DESCRIPTION

PARCEL 3 OF A RE-PLAT OF CANNON BEACH, AS RECORDED THEREOF IN BOOK 1713 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA.

REFERENCE DOCUMENTS:

(R1) FINAL PLAT OF CANNON BEACH, AS RECORDED IN BOOK 1622 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA

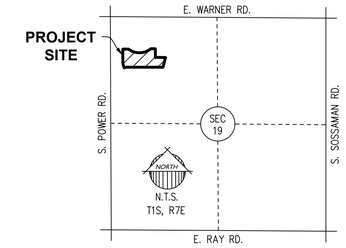
(R2) A RE-PLAT OF CANNON BEACH, AS RECORDED IN BOOK 1667 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA

(R3) A RE-PLAT OF CANNON BEACH, AS RECORDED IN BOOK 1713 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA

(R4) POWER & WARNER RECORD OF SURVEY, AS RECORDED IN BOOK 1177 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA

(R5) RECORD OF SURVEY, AS RECORDED IN BOOK 995 OF MAPS, PAGE 8, RECORDS OF MARICOPA COUNTY, ARIZONA

(R6) GDACS, AS RECORDED IN BOOK 609 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA



VICINITY MAP

SHEET INDEX

1 COVER, NOTES, DEDICATION, BASIS OF BEARING, CERTIFICATIONS & LEGAL DESCRIPTION

2-5 CONDOMINIUM PLAT

6&7 CURVE DATA TABLE AND LINE DATA TABLE

OWNER

ACTION ZONE BUSINESS 40 LLC,
A UTAH LIMITED LIABILITY COMPANY
f/k/a POWER 40, LLC
124 S 600 EAST
SALT LAKE CITY, UTAH 84102
CONTACT: COLE CANNON
PHONE: (801) 363-2999

PROJECT ADDRESS

4459 SOUTH POWER ROAD
MESA, ARIZONA 85212

SURVEYOR

EPS GROUP, INC
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, ARIZONA 85201
TEL: (480) 503-2250
FAX: (480) 503-2258
CONTACT: ROBERT A. JOHNSTON, RLS
robert.johnston@epsgroupinc.com

ENGINEER

EPS GROUP, INC
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, ARIZONA 85201
TEL: (480) 503-2250
FAX: (480) 503-2258
CONTACT: DANIEL "OX" AUXIER, PE
dan.auxier@epsgroupinc.com

BASIS OF BEARING

THE MONUMENT LINE OF SOUTH POWER ROAD BETWEEN LOOP 202 SAN TAN FREEWAY AND EAST WARNER ROAD ALSO BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 7 EAST AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 995, PAGE 8, MARICOPA COUNTY RECORDS.
THE BEARING OF WHICH IS:

NORTH 0 DEGREES 54 MINUTES 54 SECONDS WEST

FEMA FLOOD ZONE DELINEATION

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "ZONE X SHADED," BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C2760L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040048, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

APPROVALS

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

CERTIFICATION

I, ROBERT A. JOHNSTON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS CONDOMINIUM PLAT CONSISTING OF 7 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF MAY OF 2023; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; THAT THE CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT TIME OF CONSTRUCTION.

DATE OF PLAT OR MAP: MAY 8, 2023 (REVISED JULY 20, 2023, REVISED JULY 21, 2023 & REVISED SEPTEMBER 22, 2023)

ROBERT A. JOHNSTON, RLS NO. 37495
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201

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.

AREA SUMMARY TABLE

DESCRIPTION	AREA (SF)	AREA (ACRES)
UNITS 101 – 107 (7 UNITS)	164,395	3.7739
TRACTS A – G (7 TRACTS)	212,409	4.8763
EXISTING NET AREA	377,800	8.6731
GROSS AREA	377,800	8.6731

EPS GROUP
1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

Project: CANNON BEACH INDUSTRIAL CONDO
MESA, ARIZONA
PRELIMINARY PLAT

Revisions:

Call at least two full working days before you begin excavation
ARIZONA 811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Drawn by: TJP
Reviewed by: RAJ

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A.
JOHNSTON
Date Signed 9-22-23
ARIZONA U.S.A.

Job No.
19-1090.3
PP01

Sheet No.
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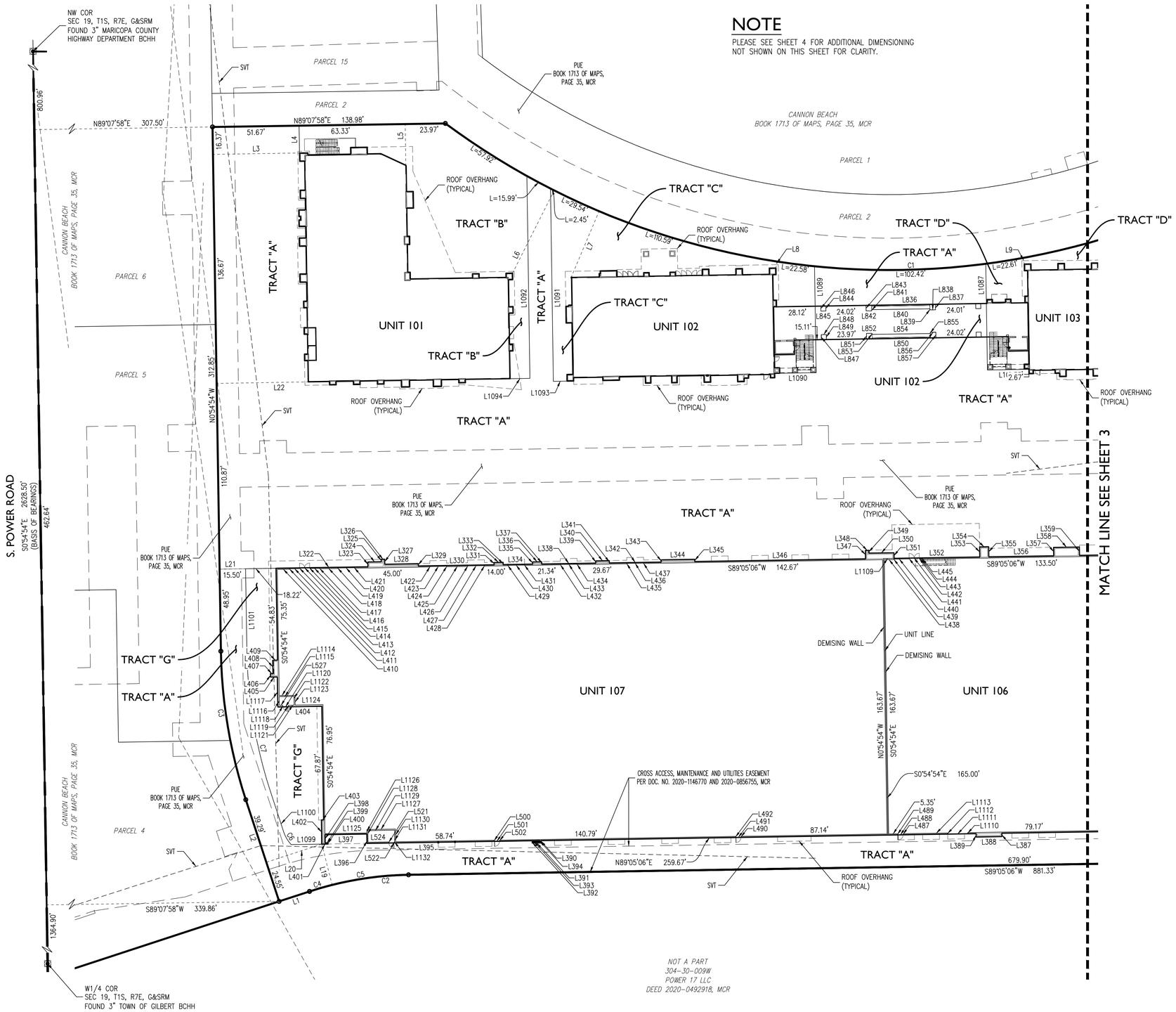
tprotonentis Oct 04, 2023 2:08pm S:\Projects\2019\19-1090\Legal Survey\Dwgs\19-1090.3\19-1090.3 Condo Parcel 3 Preliminary Plat\19-1090.3 Condo Plat Preliminary Plat.dwg

NOTE

PLEASE SEE SHEET 4 FOR ADDITIONAL DIMENSIONING NOT SHOWN ON THIS SHEET FOR CLARITY.



LEGEND

- ◉ FND MON. IN HANDHOLE AS NOTED
- ● FND MON. NOTED AS NOTED
- ○ FOUND 1/2" WITH CAP RLS 45378, UNLESS OTHERWISE NOTED

FND	FOUND
MON.	MONUMENT
BCHH	BRASS CAP IN HAND HOLE
BC	BRASS CAP
MCR	MARICOPA COUNTY RECORDER
G&SRM	GILA AND SALT RIVE MERIDIAN
DOC	DOCUMENT
BK	BOOK
PG	PAGE
R/W	RIGHT OF WAY
PUE	PUBLIC UTILITY EASEMENT
PUFE	PUBLIC UTILITY AND FACILITY EASEMENT
GLO	GENERAL LAND OFFICE
WLE	WATER LINE EASEMENT
DE	DRAINAGE EASEMENT
C.E.	COMMON ELEMENTS
L.C.E.	LIMITED COMMON ELEMENTS
	BOUNDARY LINE
	PARCEL LINE
	SECTION LINE
	SECTION LINE
	GLO LOT LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	WATER EASEMENT LINE
	EXISTING EASEMENT LINE

NORTH

30 0 30 60
scale feet

EPS GROUP
1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

Project:

CANNON BEACH INDUSTRIAL CONDO

MESA, ARIZONA

PRELIMINARY PLAT

Revisions:

Call at least two full working days before you begin excavation
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Blue Stake, Inc.
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In Maricopa County: (602)263-1100

Drawn by: TJP
Reviewed by: RAJ

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A.
JOHNSTON
Date Signed 5-30-2023
ARIZONA U.S.A.

Job No.
19-1090.3

PP02

Sheet No.
2
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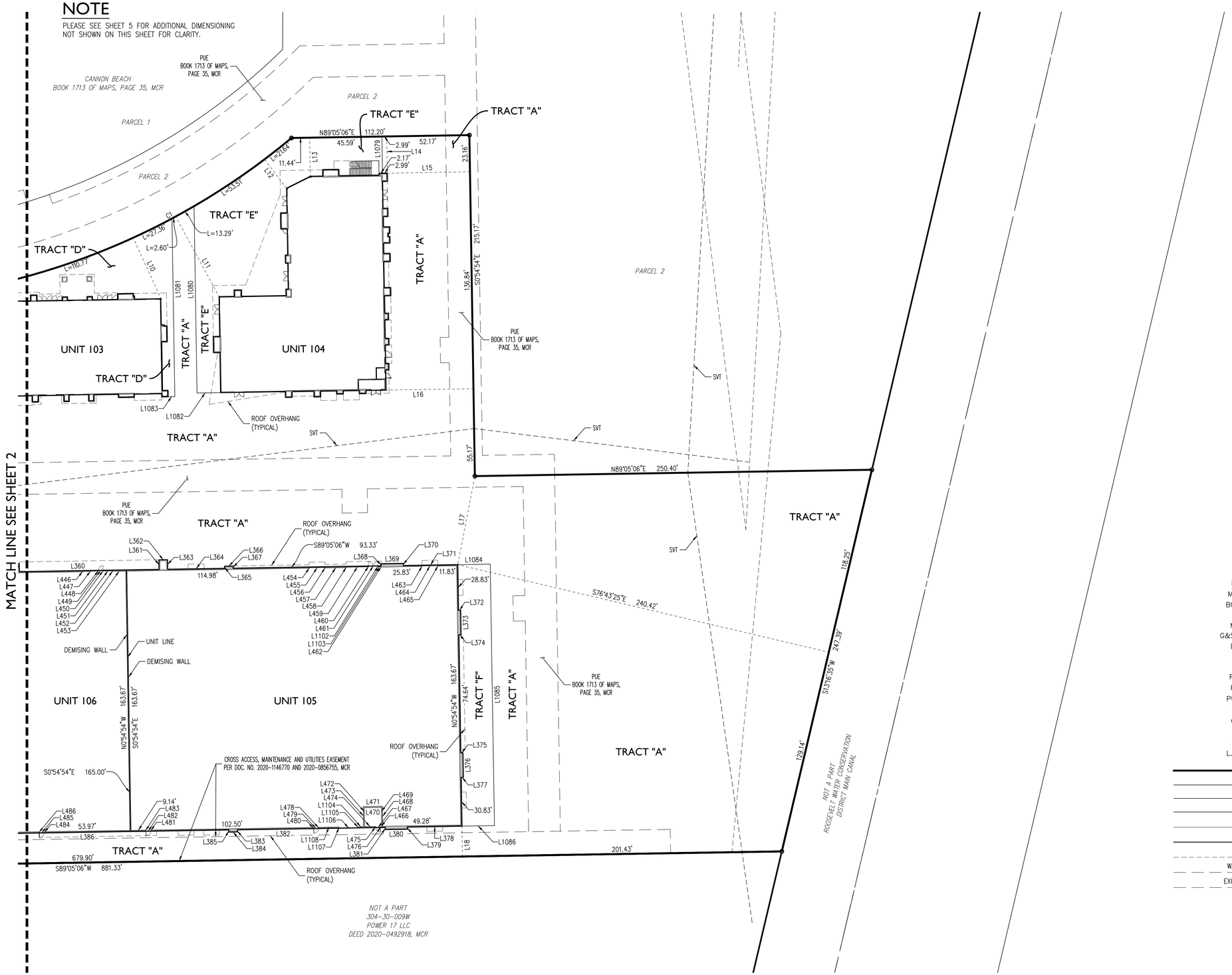
NOTE

PLEASE SEE SHEET 5 FOR ADDITIONAL DIMENSIONING NOT SHOWN ON THIS SHEET FOR CLARITY.



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◉	FND MON. IN HANDHOLE AS NOTED
●	FND MON. NOTED AS NOTED
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FND	FOUND
MON.	MONUMENT
BCHH	BRASS CAP IN HAND HOLE
BC	BRASS CAP
MCR	MARICOPA COUNTY RECORDER
G&SRM	GILA AND SALT RIVE MERIDIAN
DOC	DOCUMENT
BK	BOOK
PG	PAGE
R/W	RIGHT OF WAY
PUE	PUBLIC UTILITY EASEMENT
PUFE	PUBLIC UTILITY AND FACILITY EASEMENT
GLO	GENERAL LAND OFFICE
WLE	WATER LINE EASEMENT
DE	DRAINAGE EASEMENT
C.E.	COMMON ELEMENTS
L.C.E.	LIMITED COMMON ELEMENTS
	BOUNDARY LINE
	PARCEL LINE
	SECTION LINE
	SECTION LINE
	GLO LOT LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	WATER EASEMENT LINE
	EXISTING EASEMENT LINE

NORTH

30 0 30 60
scale feet

EPS GROUP
1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

Project: CANNON BEACH INDUSTRIAL CONDO
MESA, ARIZONA

PRELIMINARY PLAT

Revisions:

Call at least two full working days before you begin excavation.
ARIZONA 811
Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Drawn by: TJP
Reviewed by: RAJ

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A. JOHNSTON
Date Signed 10-04-23
ARIZONA U.S.A.

Job No.
19-1090.3

PP03

Sheet No.
3
of 7

tprotonentis Oct 04, 2023 2:07pm S:\Projects\2019\19-1090\Legal Survey\Dwgs\19-1090.3\19-1090.3 Condo Parcel 3 Preliminary Plat\19-1090.3 Condo Plat Preliminary Plat.dwg

NOTE

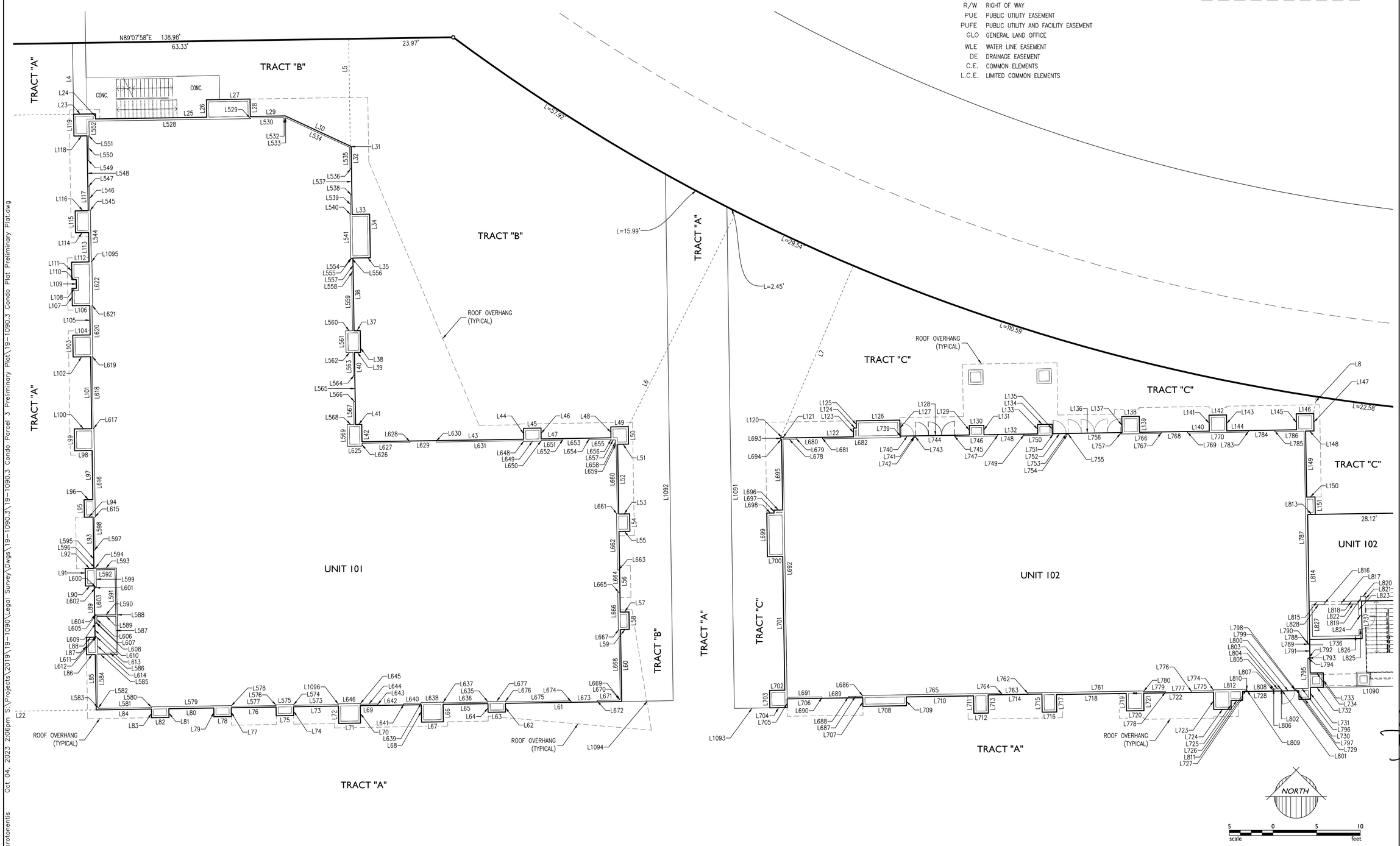
PLEASE SEE SHEET 2 FOR ADDITIONAL DIMENSIONING NOT SHOWN ON THIS SHEET FOR CLARITY.

LEGEND

- ◉ FND MON. IN HANDHOLE AS NOTED
- ● FND MON. NOTED AS NOTED
- ○ FOUND 1/2" WITH CAP RLS 45378, UNLESS OTHERWISE NOTED

FND	FOUND
MON.	MONUMENT
BCHH	BRASS CAP IN HAND HOLE
BC	BRASS CAP
MCR	MARICOPA COUNTY RECORDER
G&SRM	GILA AND SALT RIVE MERIDIAN
DOC	DOCUMENT
BK	BOOK
PG	PAGE
R/W	RIGHT OF WAY
PUE	PUBLIC UTILITY EASEMENT
PUFE	PUBLIC UTILITY AND FACILITY EASEMENT
GLO	GENERAL LAND OFFICE
WLE	WATER LINE EASEMENT
DE	DRAINAGE EASEMENT
C.E.	COMMON ELEMENTS
L.C.E.	LIMITED COMMON ELEMENTS

- BOUNDARY LINE
- PARCEL LINE
- SECTION LINE
- SECTION LINE
- GLO LOT LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- WATER EASEMENT LINE
- EXISTING EASEMENT LINE



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EPS GROUP

Project:

CANNON BEACH INDUSTRIAL CONDO

MESA, ARIZONA

PRELIMINARY PLAT

Revisions:

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Drawn by: TJP
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REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A.
JOHNSTON
Date Signed 10-03-23
ARIZONA U.S.A.

Job No.
19-1090.3

PP04

Sheet No.
4
of 7

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LEGEND

- FND MON. IN HANDHOLE AS NOTED
- FND MON. NOTED AS NOTED
- FOUND 1/2" WITH CAP RLS 45378, UNLESS OTHERWISE NOTED

FND	FOUND
MON.	MONUMENT
BCHH	BRASS CAP IN HAND HOLE
BC	BRASS CAP
MCR	MARICOPA COUNTY RECORDER
G&SRM	GILA AND SALT RIVE MERIDIAN
DOC	DOCUMENT
BK	BOOK
PG	PAGE
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PUE	PUBLIC UTILITY EASEMENT
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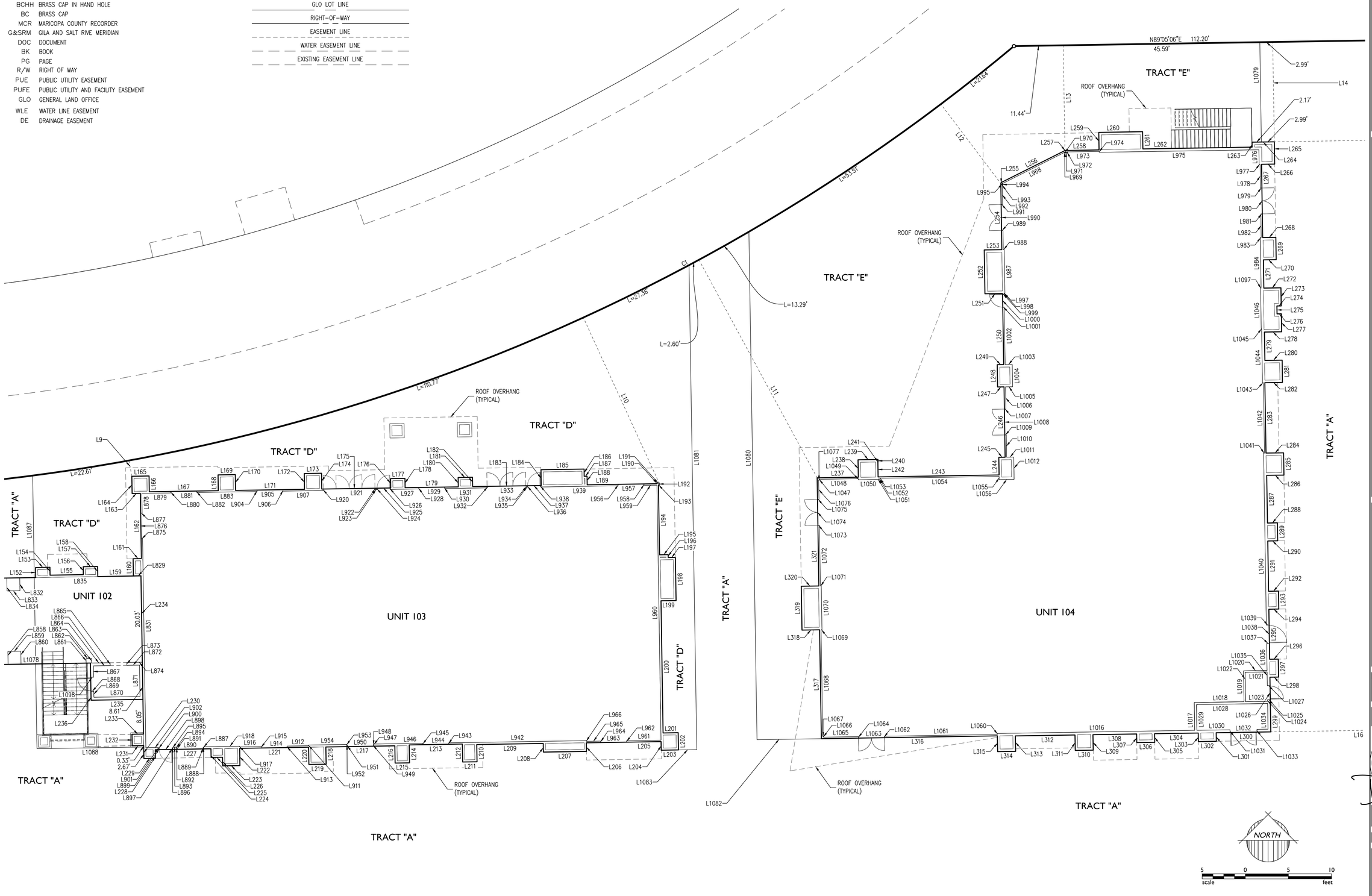
WLE	WATER LINE EASEMENT
DE	DRAINAGE EASEMENT

- BOUNDARY LINE
- PARCEL LINE
- SECTION LINE
- SECTION LINE
- GLO LOT LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- WATER EASEMENT LINE
- EXISTING EASEMENT LINE

NOTE

PLEASE SEE SHEET 3 FOR ADDITIONAL DIMENSIONING NOT SHOWN ON THIS SHEET FOR CLARITY.



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Project:

CANNON BEACH INDUSTRIAL CONDO

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JOHNSTON
Date Signed 10-04-23
Arizona U.S.A.

Job No.
19-1090.3

PP05

Sheet No.
5
of 7

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LINE TABLE		
LINE	BEARING	LENGTH
L1	S71°51'51"W	19.09'
L2	N18°08'26"W	63.84'
L3	S89°05'06"W	51.67'
L4	N00°54'54"W	16.32'
L5	N00°52'02"W	24.58'
L6	N26°42'53"E	55.18'
L7	N22°54'39"E	42.71'
L8	N08°40'09"E	3.92'
L9	N10°20'22"W	3.71'
L10	N24°36'16"W	42.20'
L11	N28°27'50"W	57.53'
L12	N37°03'57"W	23.05'
L13	N00°54'54"W	24.40'
L14	N00°54'54"W	23.16'
L15	N89°05'06"E	52.17'
L16	N89°05'06"E	55.17'
L17	N10°55'31"E	56.91'
L18	S00°54'54"E	19.14'
L19	S14°12'11"E	25.10'
L20	S71°51'34"W	34.85'
L21	S89°05'06"W	33.72'
L22	S89°05'06"W	54.67'
L23	N89°05'06"E	5.00'
L24	S00°54'54"E	1.17'
L25	N89°05'06"E	25.50'
L26	N00°54'54"W	4.00'
L27	N89°05'06"E	10.00'
L28	S00°54'54"E	4.00'
L29	N89°05'06"E	8.00'
L30	S65°09'54"E	16.44'
L31	S37°54'36"E	0.31'
L32	S00°54'54"E	15.44'
L33	N89°05'06"E	4.00'
L34	S00°54'54"E	10.00'
L35	S89°05'06"W	4.00'
L36	S00°54'54"E	16.67'
L37	N89°05'06"E	1.42'
L38	S00°54'54"E	5.00'
L39	S89°05'06"W	1.42'
L40	S00°54'54"E	16.50'
L41	N89°05'06"E	1.42'
L42	S00°54'54"E	4.00'
L43	N89°05'06"E	37.08'
L44	N00°54'54"W	2.50'
L45	N89°05'06"E	4.00'
L46	S00°54'54"E	2.50'
L47	N89°05'06"E	16.00'
L48	N00°54'54"W	2.50'
L49	N89°05'06"E	4.00'
L50	S00°54'54"E	4.00'
L51	S89°05'06"W	2.50'
L52	S00°54'54"E	16.00'
L53	N89°05'06"E	2.50'
L54	S00°54'54"E	4.00'
L55	S89°05'06"W	2.50'
L56	S00°54'54"E	18.50'
L57	N89°05'06"E	2.00'
L58	S00°54'54"E	4.00'
L59	S89°04'49"W	2.00'
L60	S00°54'54"E	16.50'
L61	S89°05'06"W	26.67'
L62	S00°54'54"E	2.00'
L63	S89°05'06"W	4.00'
L64	N00°54'54"W	2.00'
L65	S89°05'06"W	10.29'
L66	S00°54'54"E	4.00'
L67	S89°05'06"W	5.00'
L68	N00°54'54"W	4.00'

LINE TABLE		
LINE	BEARING	LENGTH
L69	S89°05'06"W	14.00'
L70	S00°54'54"E	4.00'
L71	S89°05'06"W	5.00'
L72	N00°54'54"W	4.00'
L73	S89°05'06"W	10.29'
L74	S00°54'54"E	2.00'
L75	S89°05'06"W	4.00'
L76	S89°05'06"W	10.29'
L77	S00°54'54"E	2.00'
L78	S89°05'06"W	4.00'
L79	N00°54'54"W	2.00'
L80	S89°05'06"W	10.29'
L81	S00°54'54"E	2.00'
L82	S89°05'06"W	4.00'
L83	N00°54'54"W	2.00'
L84	S89°05'06"W	12.67'
L85	N00°54'54"W	12.67'
L86	S89°05'06"W	2.00'
L87	N00°54'54"W	4.00'
L88	N89°05'06"E	2.00'
L89	N00°54'54"W	11.78'
L90	S89°05'06"W	2.00'
L91	N00°54'54"W	4.00'
L92	N89°05'06"E	2.00'
L93	N00°54'54"W	11.78'
L94	S89°05'06"W	2.00'
L95	N00°54'54"W	4.00'
L96	N89°05'06"E	2.00'
L97	N00°54'54"W	11.28'
L98	S89°05'06"W	4.00'
L99	N00°54'54"W	5.00'
L100	N89°05'06"E	4.00'
L101	N00°54'54"W	16.50'
L102	S89°05'06"W	4.00'
L103	N00°54'54"W	5.00'
L104	N89°05'06"E	4.00'
L105	N00°54'54"W	6.75'
L106	S89°05'06"W	4.00'
L107	N00°54'54"W	4.00'
L108	N89°05'06"E	1.00'
L109	N00°54'54"W	2.00'
L110	S89°05'06"W	1.00'
L111	N00°54'54"W	4.00'
L112	N89°05'06"E	4.00'
L113	N00°54'54"W	6.75'
L114	S89°05'06"W	3.00'
L115	N00°54'54"W	5.00'
L116	N89°05'06"E	3.00'
L117	N00°54'54"W	17.17'
L118	S89°05'06"W	3.00'
L119	N00°54'54"W	5.00'
L120	N89°05'06"E	0.50'
L121	S00°54'54"E	0.17'
L122	N89°05'06"E	16.17'
L123	N00°54'54"W	2.00'
L124	N89°05'06"E	0.67'
L125	N00°54'54"W	1.67'
L126	N89°05'06"E	10.00'
L127	S00°54'54"E	3.67'
L128	N89°05'06"E	15.91'
L129	N00°54'54"W	2.17'
L130	N89°05'06"E	3.33'
L131	S00°54'54"E	2.17'
L132	N89°05'06"E	12.33'
L133	N00°54'54"W	2.17'
L134	N89°05'06"E	3.33'
L135	S00°54'54"E	2.17'
L136	N89°05'06"E	16.00'

LINE TABLE		
LINE	BEARING	LENGTH
L137	N00°54'54"W	3.67'
L138	N89°05'06"E	4.00'
L139	S00°54'54"E	3.67'
L140	N89°05'06"E	16.00'
L141	N00°54'54"W	3.67'
L142	N89°05'06"E	4.00'
L143	S00°54'54"E	3.67'
L144	N89°05'06"E	16.00'
L145	N00°54'54"W	3.67'
L146	N89°05'06"E	4.00'
L147	S00°54'54"E	4.00'
L148	S89°05'06"W	1.92'
L149	S00°54'54"E	15.14'
L150	N89°05'06"E	1.92'
L151	S00°54'54"E	4.00'
L152	N00°54'54"W	2.33'
L153	N89°05'06"E	3.33'
L154	S00°54'54"E	1.83'
L155	N89°05'06"E	7.73'
L156	N00°54'54"W	1.83'
L157	N89°05'06"E	3.33'
L158	S00°54'54"E	2.33'
L159	N89°05'06"E	8.27'
L160	N00°54'54"W	4.00'
L161	N89°05'06"E	1.92'
L162	N00°54'54"W	15.14'
L163	S89°05'06"W	1.92'
L164	N00°54'54"W	4.00'
L165	N89°05'06"E	4.00'
L166	S00°54'54"E	3.67'
L167	N89°05'06"E	16.00'
L168	N00°54'54"W	3.67'
L169	N89°05'06"E	4.00'
L170	S00°54'54"E	3.67'
L171	N89°05'06"E	16.00'
L172	N00°54'54"W	3.67'
L173	N89°05'06"E	4.00'
L174	S00°54'54"E	3.67'
L175	N89°05'06"E	15.99'
L176	N00°54'54"W	2.17'
L177	N89°05'06"E	3.33'
L178	S00°54'54"E	2.17'
L179	N89°05'06"E	12.33'
L180	N00°54'54"W	2.17'
L181	N89°05'06"E	3.33'
L182	S00°54'54"E	2.17'
L183	N89°05'06"E	15.91'
L184	N00°54'54"W	3.67'
L185	N89°05'06"E	10.00'
L186	S00°54'54"E	1.67'
L187	N89°05'06"E	0.67'
L188	S00°54'54"E	2.00'
L189	N89°05'06"E	16.17'
L190	N00°54'54"W	0.17'
L191	N89°05'06"E	0.50'
L192	S00°54'54"E	0.50'
L193	S89°05'06"W	0.17'
L194	S00°54'54"E	16.17'
L195	N89°05'06"E	2.00'
L196	S00°54'54"E	0.67'
L197	N89°05'06"E	1.67'
L198	S00°54'54"E	10.00'
L199	S89°05'06"W	3.50'
L200	S00°54'54"E	30.67'
L201	N89°05'06"E	3.50'
L202	S00°54'54"E	4.00'
L203	S89°05'06"W	4.00'
L204	N00°54'54"W	2.00'

LINE TABLE		
LINE	BEARING	LENGTH
L205	S89°05'06"W	17.33'
L206	S00°54'54"E	2.00'
L207	S89°05'06"W	10.00'
L208	N00°54'54"W	2.00'
L209	S89°05'06"W	15.42'
L210	S00°54'54"E	4.00'
L211	S89°05'06"W	3.33'
L212	N00°54'54"W	4.17'
L213	S89°05'06"W	12.33'
L214	S00°54'54"E	4.17'
L215	S89°05'06"W	3.33'
L216	N00°54'54"W	4.00'
L217	S89°05'06"W	16.00'
L218	S00°54'54"E	4.00'
L219	S89°05'06"W	4.00'
L220	N00°54'54"W	4.00'
L221	S89°05'06"W	16.00'
L222	S00°54'54"E	4.00'
L223	S89°05'06"W	4.00'
L224	N00°54'54"W	2.00'
L225	S89°05'06"W	2.67'
L226	N00°54'54"W	2.00'
L227	S89°05'06"W	12.92'
L228	S00°54'54"E	2.00'
L229	S89°05'06"W	2.67'
L230	N00°54'54"W	3.00'
L231	S89°05'13"W	2.67'
L232	N00°54'54"W	2.67'
L233	N89°05'06"E	2.67'
L234	S00°54'54"E	36.70'
L235	N89°05'06"E	12.03'
L236	S00°54'54"E	8.61'
L237	S89°05'06"W	9.55'
L238	S00°54'54"E	4.04'
L239	S89°05'06"W	4.61'
L240	S00°54'54"E	0.58'
L241	S89°05'06"W	0.03'
L242	S00°54'54"E	3.46'
L243	S89°05'06"W	28.06'
L244	S00°54'54"E	4.09'
L245	S89°05'06"W	1.48'
L246	S00°54'54"E	16.32'
L247	N89°05'06"E	1.50'
L248	S00°54'54"E	5.17'
L249	S89°05'06"W	1.50'
L250	S00°54'54"E	16.50'
L251	N89°05'06"E	4.08'
L252	S00°54'54"E	10.17'
L253	S89°05'06"W	4.08'
L254	S00°54'54"E	15.36'
L255	S36°04'19"W	0.31'
L256	S63°20'07"W	16.44'
L257	S00°54'54"E	0.01'
L258	S89°05'06"W	7.92'
L259	S00°54'54"E	4.07'
L260	S89°05'06"W	10.17'
L261	N00°54'54"W	3.99'
L262	S89°05'06"W	25.33'
L263	S00°54'54"E	1.16'
L264	S89°05'06"W	5.17'
L265	N00°54'54"W	5.17'
L266	N89°05'06"E	3.05'
L267	N00°54'54"W	17.00'
L268	S89°05'06"W	3.05'
L269	N00°54'54"W	5.17'
L270	N89°05'06"E	2.97'
L271	N00°54'54"W	6.55'
L272	S89°05'06"W	3.97'

LINE TABLE		
LINE	BEARING	LENGTH
L273	N00°54'54"W	4.20'
L274	N89°05'06"E	1.00'
L275	N00°54'54"W	1.83'
L276	S89°05'06"W	1.00'
L277	N00°54'54"W	4.18'
L278	N89°05'06"E	4.00'
L279	N00°54'54"W	6.57'
L280	S89°05'06"W	4.00'
L281	N00°54'54"W	5.17'
L282	N89°05'06"E	4.09'
L283	N00°54'54"W	16.33'
L284	S89°05'06"W	4.09'
L285	N00°54'54"W	5.17'
L286	N89°05'06"E	4.00'
L287	N00°54'54"W	11.06'
L288	S89°05'06"W	2.31'
L289	N00°54'54"W	4.17'
L290	N89°05'06"E	2.31'
L291	N00°54'54"W	11.67'
L292	S89°05'06"W	2.31'
L293	N00°54'54"W	4.17'
L294	N89°05'06"E	2.31'
L295	N00°54'54"W	11.61'
L296	S89°05'06"W	2.00'
L297	N00°54'54"W	4.17'
L298	N89°05'06"E	2.00'
L299	N00°54'54"W	12.68'
L300	N89°05'06"E	12.67'
L301	N00°54'54"W	1.99'
L302	N89°05'06"E	4.17'
L303	S00°54'54"E	1.99'
L304	N89°05'06"E	10.12'
L305	N00°54'54"W	1.99'
L306	N89°05'06"E	4.17'
L307	S00°54'54"E	1.99'
L308	N89°05'06"E	10.13'
L309	N00°54'54"W	3.57'
L310	N89°05'06"E	4.17'
L311	S00°54'54"E	3.57'
L312	N89°05'06"E	13.83'
L313	N00°54'54"W	3.57'
L314	N89°05'06"E	4.17'
L315	S00°54'54"E	3.66'
L316	N89°05'06"E	40.83'
L317	S00°54'54"E	25.26'
L318	N89°05'06"E	4.09'
L319	S00°54'54"E	10.17'
L320	S89°05'06"W	4.08'
L321	S00°54'54"E	25.08'
L322	S89°05'06"W	54.83'
L323	S00°54'54"E	2.83'
L324	S89°05'06"W	8.00'
L325	S00°54'54"E	1.50'
L326	S89°05'06"W	2.00'
L327	N00°54'54"W	3.00'
L328	S89°05'06"W	20.00'
L329	N00°54'54"W	1.33'
L330	S89°05'06"W	45.33'
L331	S00°54'54"E	1.33'
L332	S89°05'06"W	5.33'
L333	N00°54'54"W	1.33'
L334	S89°05'06"W	17.67'
L335	S00°54'54"E	1.33'
L336	S89°05'06"W	5.33'
L337	N00°54'54"W	1.33'
L338	S89°05'06"W	32.34'
L339	S00°54'54"E	1.33'
L340	S89°05'06"W	8.00'

LINE TABLE		
LINE	BEARING	LENGTH
L341	N00°54'54"W	1.33'
L342	S89°05'06"W	31.01'
L343	S00°54'54"E	1.33'
L344	S89°05'06"W	20.00'
L345	N00°54'54"W	1.33'
L346	S89°05'06"W	101.98'
L347	S00°54'54"E	5.00'
L348	S89°05'06"W	2.00'
L349	N00°54'54"W	1.67'
L350	S89°05'06"W	15.00'
L351	N00°54'54"W	3.33'
L352	S89°05'06"W	51.17'
L353	S00°54'54"E	6.00'
L354	S89°05'06"W	5.33'
L355	N00°54'54"W	6.00'
L356	S89°05'06"W	38.83'
L357	S00°57'23"E	5.00'
L358	S89°05'06"W	15.34'
L359	N00°54'54"W	5.00'
L360	S89°05'06"W	88.17'
L361	S00°54'54"E	6.00'
L362	S89°05'06"W	5.33'
L363	N00°54'54"W	6.00'
L364	S89°05'06"W	36.00'
L365	S00°54'54"E	1.33'
L366	S89°05'06"W	5.34'
L367	N00°47'41"W	1.33'
L368	S00°54'54"E	1.33'
L369	S89°05'06"W	14.00'
L370	N00°54'54"W	1.33'
L371	S89°05'06"W	34.33'
L372	S89°05'06"W	1.33'
L373	N00°54'54"W	15.33'
L374	N89°05'06"E	1.33'
L375	S89°05'06"W	1.33'
L376	N00°54'54"W	15.36'
L377	N89°05'06"E	1.33'
L378	N89°05'06"E	34.33'
L379	N00°54'54"W	1.33'
L380	N89°05'06"E	14.00'
L381	S00°54'54"E	1.33'
L382	N89°05'06"E	93.33'
L383	S01°02'06"E	1.33'
L384	S89°05'06"W	5.34'
L385	N00°54'54"W	1.33'
L386	N89°05'06"E	178.50'
L387	N00°54'54"W	2.00'
L388	N89°05'06"E	15.33'
L389	S00°54'54"E	2.00'
L390	N00°54'54"W	1.33'
L391	N89°05'06"E	5.27'
L392	S00°54'54"E	0.73'
L393	S89°05'06"W	4.54'
L394	S00°54'54"E	0.60'
L395	S89°05'06"W	103.11'
L396	S00°54'54"E	5.61'
L397	S89°05'06"W	24.99'
L398	N00°54'54"W	4.95'
L399	S89°05'06"W	1.66'
L400	N00°54'54"W	0.67'
L401	N89°05'06"E	3.67'
L402	S00°54'54"E	14.38'
L403	S89°05'06"W	1.34'
L404	N89°05'06"E	26.25'
L405	N89°05'06"E	4.08'
L406	S00°54'54"E	2.00'
L407	S89°05'06"W	1.50'
L408	S00°54'54"E	8.00'

LINE TABLE		
LINE	BEARING	LENGTH
L409	S89°05'06"W	2.83'
L410	S89°05'06"W	7.33'
L411	S00°54'54"E	0.23'
L412	S89°05'06"W	6.05'
L413	N00°54'54"W	0.44'
L414	S89°05'06"W	6.00'
L415	N00°54'54"W	0.44'
L416	S89°05'06"W	5.95'
L417	N00°54'54"W	0.23'
L418	S89°05'06"W	10.83'
L419	S00°54'54"E	0.23'
L420	S89°05'06"W	10.00'
L421	N00°54'54"W	0.23'
L422	S00°54'54"E	0.23'
L423	S89°05'06"W	10.00'
L424	N00°54'54"W	0.23'
L425	S89°05'06"W	12.50'
L426	S00°54'54"E	0.23'
L427	S89°05'06"W	10.00'
L428	N00°54'54"W	0.23'
L429	S00°54'54"E	0.23'
L430	S89°05'06"W	10.00'
L431	N00°54'54"W	0.23'
L432	S00°54'54"E	0.23'
L433	S89°05'06"W	10.00'
L434	N00°54'54"W	0.23'
L435	S00°54'54"E	0.23'
L436	S89°05'06"W	10.00'
L437	N00°54'54"W	0.23'
L438	S89°05'06"W	5.75'
L439	S00°54'54"E	0.25'
L440	S89°05'06"W	9.10'
L441	N00°54'54"W	0.42'
L442	S89°05'06"W	6.00'
L443	N00°54'54"W	0.42'
L444	S89°05'06"W	2.00'
L445	N00°54'54"W	0.25'
L446	S00°54'54"E	0.25'
L447	S89°05'06"W	10.00'
L448	N00°54'54"W	0.42'
L449	N89°05'06"E	3.00'
L450	S00°54'54"E	0.42'
L451	N89°05'06"E	5.98'
L452	N00°54'54"W	0.25'
L453	S89°05'06"W	8.32'
L454	S00°54'54"E	0.23'
L455	S89°05'06"W	10.00'
L456	N00°54'54"W	0.23'
L457	S89°05'06"W	13.33'
L458	S00°54'54"E	0.23'
L459	S89°05'06"W	14.00'
L460	S00°54'54"E	0.44'
L461	N89°05'06"E	6.00'
L462	N00°54'54"W	0.23'
L463	S00°54'54"E	0.23'
L464	S89°05'06"W	10.00'
L465	N00°54'54"W	0.23'
L466	S89°05'06"W	0.61'
L467	N89°05'06"E	3.33'
L468	S00°54'54"E	12.63'
L469	S00°54'54"E	12.03'
L470	N89°05'06"E	10.90'
L471	N89°05'06"E	12.10'
L472	N00°54'54"W	12.03'
L473	N00°54'54"W	12.63'
L474	S89°05'06"W	6.95'
L475	N00°54'54"W	0.67'
L476	S00°54'54"E	0.67'

LINE TABLE		
LINE	BEARING	LENGTH
L478	N00°54'54"W	0.67'
L479	S89°05'06"W	3.33'
L480	S00°54'54"E	0.67'
L481	N00°54'54"W	0.67'
L482	S89°05'06"W	3.33'
L483	S00°54'54"E	0.67'
L484	N00°54'54"W	0.67'
L485	S89°05'06"W	3.33'
L486	S00°54'54"E	0.67'
L487	N00°54'54"W	0.67'
L488	S89°05'06"W	3.33'
L489	S00°54'54"E	0.67'
L490	N00°54'54"W	0.67'
L491	S89°05'06"W	3.25'
L492	S00°54'54"E	0.67'
L500	S00°54'54"E	0.67'
L501	S89°05'08"W	3.33'
L502	N00°54'54"W	0.67'
L521	S00°54'54"E	0.67'
L522	S00°54'54"E	0.67'
L524	N89°05'06"E	12.32'
L527	N89°05'06"E	2.00'
L528	S89°05'06"W	37.00'
L529	S00°54'54"E	0.17'
L530	S89°05'06"W	7.50'
L531	S00°54'54"E	0.50'
L532	S89°05'06"W	0.50'
L533	S89°07'09"W	0.15'
L534	N65°09'54"W	16.11'
L535	N00°54'54"W	4.89'
L536	S89°05'06"W	0.33'
L537	S00°54'54"E	6.00'
L538	N89°04'39"E	0.33'
L539	N00°54'54"W	4.50'
L540	N89°05'06"E	0.17'
L541	N00°54'54"W	10.00'
L544	S00°54'54"E	11.75'
L545	N89°05'06"E	0.17'
L546	S00°54'54"E	5.58'
L547	N89°05'06"E	0.33'
L548	N00°54'54"W	6.00'
L549	N89°05'06"E	0.33'
L550	S00°54'54"E	5.58'
L551	S89°05'06"W	0.17'
L552	S00°54'54"E	3.33'
L554	N89°05'06"E	0.17'
L555	S00°54'54"E	0.17'
L556	N89°05'06"E	0.33'
L557	S00°54'54"E	3.00'
L558	S89°05'06"W	0.33'
L559	S00°54'54"E	13.50'
L560	S89°05'06"W	1.58'
L561	S00°54'54"E	5.00'
L562	N89°05'06"E	1.58'
L563	S00°54'54"E	5.25'
L564	N89°05'06"E	0.33'
L565	S00°54'54"E	6.00'
L566	S89°05'06"W	0.33'
L567	S00°54'54"E	5.25'
L568	S89°05'06"W	1.58'
L569	S00°54'54"E	5.00'
L573	S89°05'06"W	10.29'
L574	N00°54'54"W	0.17'
L575	S89°05'06"W	4.00'
L576	S00°54'54"E	0.17'
L577	S89°05'06"W	10.29'
L578	N00°54'54"W	0.17'
L579	S89°05'06"W	18.29'

LINE TABLE		
LINE	BEARING	LENGTH
L580	S00°54'54"E	0.17'
L581	S89°05'06"W	12.17'
L582	N00°54'54"W	0.17'
L583	S89°05'06"W	0.17'
L584	N00°54'54"W	12.17'
L585	N89°05'06"E	4.83'
L586	N89°05'06"E	4.33'
L587	N00°54'54"W	8.42'
L588	N00°54'54"W	19.78'
L589	S89°05'06"W	4.33'
L590	N89°05'06"E	4.50'
L591	N00°54'54"W	10.36'
L592	S89°05'06"W	4.33'
L593	S89°05'06"W	4.83'
L594	N00°54'54"W	0.17'
L595	N00°54'54"W	4.00'
L596	N89°05'06"E	0.33'
L597	N89°05'06"E	0.33'
L598	N00°54'54"W	7.61'
L599	S00°54'54"E	4.03'
L600	S89°05'06"W	0.17'
L601	S00°54'54"E	0.17'
L602	S89°05'06"W	0.33'
L603	S00°54'54"E	6.00'
L604	N89°05'06"E	0.33'
L605	S00°54'54"E	0.17'
L606	S00°54'54"E	1.42'
L607	S89°05'06"W	0.17'
L608	S00°54'54"E	0.17'
L609	N90°00'00"W	0.33'
L610	S00°54'48"E	3.01'
L611	N89°05'06"E	0.33'
L612	S00°54'54"E	0.17'
L613	N89°05'06"E	0.17'
L614	S00°54'54"E	3.67'
L615	N89°05'06"E	0.17'
L616	N00°54'54"W	20.28'
L617	S89°05'06"W	0.17'
L618	N00°54'54"W	16.50'
L619	N89°05'06"E	0.17'
L620	N00°54'54"W	11.75'
L621	N89°05'06"E	0.17'
L622	N00°54'54"W	10.00'
L625	S89°05'06"W	3.33'
L626	S00°54'54"E	0.67'
L627	S89°05'06"W	10.99'
L628	S00°54'54"E	0.33'
L629	N89°05'06"E	6.00'
L630	S00°54'54"E	0.33'
L631	S89°05'06"W	20.10'
L635	N00°54'54"W	0.17'
L636	N89°05'06"E	10.29'
L637	S00°54'54"E	0.17'
L638	N89°05'06"E	5.00'
L639	N00°54'54"W	0.17'
L640	N89°05'06"E	4.00'
L641	N00°54'54"W	0.33'
L642	S89°05'09"W	6.01'
L643	S00°00'00"E	0.33'
L644	N89°05'06"E	4.00'
L645	S00°54'54"E	0.17'
L646	N89°05'06"E	5.00'
L648	N00°54'54"W	0.17'
L649	S89°05'06"W	4.00'
L650	S00°54'54"E	0.17'
L651	S89°05'06"W	5.00'
L652	S00°54'54"E	0.33'
L653	N89°05'06"E	6.00'

LINE TABLE		
LINE	BEARING	LENGTH
L654	S00°54'54"E	0.33'
L655	S89°05'06"W	5.00'
L656	N00°54'54"W	0.17'
L657	S89°05'06"W	1.00'
L658	N00°54'54"W	1.00'
L659	S89°05'06"W	0.17'
L660	N00°54'54"W	16.00'
L661	N89°05'06"E	0.17'
L662	S00°54'49"E	12.83'
L663	N89°05'06"E	0.50'
L664	N00°54'54"W	5.17'
L665	N89°05'06"E	0.50'
L666	S00°54'49"E	8.50'
L667	S89°05'06"W	0.17'
L668	S00°54'54"E	16.00'
L669	S89°05'06"W	0.17'
L670	S00°54'54"E	0.17'
L671	S89°05'06"W	5.10'
L672	S00°54'54"E	0.33'
L673	S89°05'06"W	6.00'
L674	S00°54'54"E	0.33'
L675	S89°05'06"W	15.06'
L676	N00°54'54"W	0.17'
L677	S89°05'06"W	4.00'
L678	S89°05'06"W	3.01'
L679	S00°54'54"E	0.33'
L680	N89°05'06"E	6.00'
L681	N00°54'54"W	0.33'
L682	S89°05'06"W	17.83'
L686	N00°54'54"W	0.17'
L687	N89°05'06"E	3.33'
L688	N00°54'54"W	0.33'
L689	N89°05'06"E	6.00'
L690	S00°54'54"E	0.33'
L691	N89°05'06"E	8.00'
L692	S00°55'12"E	59.17'
L693	N00°54'54"W	0.50'
L694	S89°05'06"W	0.17'
L695	N00°54'54"W	16.17'
L696	N89°05'06"E	2.00'
L697	N00°54'54"W	0.67'
L698	N89°05'06"E	1.67'
L699	N00°54'54"W	10.00'
L700	S89°05'06"W	3.50'
L701	N00°54'54"W	30.67'
L702	N89°05'06"E	3.50'
L703	N00°54'54"W	4.00'
L704	S89°05'06"W	4.00'
L705	S00°54'54"E	2.00'
L706	S89°05'06"W	17.33'
L707	N00°54'54"W	2.00'
L708	S89°05'06"W	10.00'
L709	S00°54'54"E	2.00'
L710	S89°05'06"W	15.42'
L711	N00°54'54"W	4.00'
L712	S89°05'06"W	3.33'
L713	S00°54'54"E	4.17'
L714	S89°05'06"W	12.33'
L715	N00°54'54"W	4.17'
L716	S89°05'06"W	3.33'
L717	S00°54'54"E	4.00'
L718	S89°05'06"W	16.00'
L719	N00°54'54"W	4.00'
L720	S89°05'06"W	4.00'
L721	S00°54'54"E	4.00'
L722	S89°05'06"W	16.00'
L723	N00°54'54"W	4.00'
L724	S89°05'06"W	4.00'

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Reviewed by: RAJ

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A.
JOHNSTON
Date Signed 10-04-23
Arizona U.S.A.

Job No.
19-1090.3

PP06

Sheet No.
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of 7

LINE TABLE		
LINE	BEARING	LENGTH
L725	S00°54'54"E	2.00'
L726	S89°05'06"W	2.67'
L727	S00°54'54"E	2.00'
L728	S89°05'06"W	12.92'
L729	N00°54'54"W	2.00'
L730	S89°05'06"W	2.67'
L731	S00°54'54"E	2.67'
L732	S89°05'06"W	3.00'
L733	S00°54'54"E	3.33'
L734	N89°05'06"E	3.00'
L736	S89°05'06"W	12.03'
L737	S00°54'54"E	8.61'
L739	N00°54'54"W	0.33'
L740	N89°05'06"E	3.00'
L741	S00°54'54"E	0.33'
L742	N89°05'06"E	0.33'
L743	N00°54'54"W	0.33'
L744	N89°05'06"E	9.00'
L745	S00°54'54"E	0.33'
L746	N89°05'06"E	9.92'
L747	N00°54'54"W	0.33'
L748	N89°05'06"E	6.00'
L749	S00°54'54"E	0.33'
L750	N89°05'06"E	6.67'
L751	N00°54'54"W	0.33'
L752	N89°05'06"E	3.00'
L753	N00°54'54"W	0.33'
L754	N89°05'06"E	0.49'
L755	N00°54'54"W	0.33'
L756	N89°05'06"E	12.00'
L757	N00°54'54"W	0.33'
L761	S89°05'06"W	26.50'
L762	S00°54'54"E	0.33'
L763	S89°05'06"W	6.00'
L764	S00°54'54"E	0.33'
L765	S89°05'06"W	31.92'
L766	N89°05'06"E	9.34'
L767	S00°54'54"E	0.33'
L768	N89°05'06"E	6.00'
L769	S00°54'54"E	0.33'
L770	N89°05'06"E	13.83'
L774	S00°54'54"E	0.17'
L775	S89°05'06"W	5.00'
L776	S00°54'54"E	0.33'
L777	S89°05'06"W	6.00'
L778	N00°54'54"W	0.33'
L779	S89°05'06"W	5.00'
L780	N00°54'54"W	0.17'
L783	N00°54'54"W	0.33'
L784	N89°05'06"E	6.00'
L785	N00°54'54"W	0.33'
L786	S89°05'06"W	6.75'
L787	N00°54'54"W	48.78'
L788	S89°05'06"W	0.17'
L789	N00°54'54"W	0.17'
L790	S89°05'06"W	0.33'
L791	S00°54'54"E	3.00'
L792	S89°05'06"W	0.33'
L793	S00°54'54"E	0.17'
L794	S89°05'06"W	0.17'
L795	S00°54'54"E	6.89'
L796	S89°05'06"W	2.93'
L797	S00°54'54"E	0.17'
L798	S89°05'06"W	0.17'
L799	S00°54'54"E	0.33'
L800	S89°05'06"W	3.00'
L801	N00°54'54"W	0.33'
L802	S89°05'06"W	0.17'

LINE TABLE		
LINE	BEARING	LENGTH
L803	N00°54'54"W	0.17'
L804	S89°05'06"W	1.58'
L805	S00°54'54"E	0.17'
L806	S89°05'06"W	0.17'
L807	S00°54'54"E	0.33'
L808	S89°05'06"W	6.00'
L809	N00°54'54"W	0.33'
L810	S89°05'06"W	0.17'
L811	N00°54'54"W	0.17'
L812	S89°05'06"W	7.58'
L813	N89°05'06"E	1.75'
L814	S00°54'54"E	36.36'
L815	N89°05'06"E	3.60'
L816	S00°54'54"E	0.67'
L817	N00°54'54"W	0.67'
L818	N89°05'06"E	4.33'
L819	N00°54'54"W	1.08'
L820	N89°05'06"E	1.23'
L821	S00°54'54"E	1.08'
L822	S89°05'06"W	3.89'
L823	N00°54'54"W	2.62'
L824	S89°05'06"W	0.67'
L825	N89°05'06"E	0.67'
L826	N89°05'06"E	10.70'
L827	S00°54'54"E	7.28'
L828	S89°05'06"W	2.93'
L829	N89°05'06"E	1.75'
L831	S00°54'54"E	48.43'
L832	S00°54'54"E	3.00'
L833	N89°05'06"E	3.00'
L834	S00°54'54"E	3.00'
L835	S89°05'06"W	28.12'
L836	N89°05'06"E	125.52'
L837	S00°54'54"E	3.33'
L838	N89°05'06"E	3.33'
L839	S00°54'54"E	0.65'
L840	N89°09'09"E	34.76'
L841	S00°54'54"E	0.69'
L842	N89°05'06"E	3.33'
L843	S00°54'54"E	3.33'
L844	S00°54'54"E	3.00'
L845	N89°05'06"E	3.00'
L846	S00°54'54"E	3.00'
L847	N00°54'54"W	3.00'
L848	S89°05'06"W	3.00'
L849	N00°54'54"W	3.00'
L850	N89°05'06"E	127.63'
L851	S00°54'54"E	3.33'
L852	N89°05'06"E	3.33'
L853	S00°54'54"E	0.66'
L854	N89°09'09"E	34.76'
L855	S00°54'54"E	0.70'
L856	N89°05'06"E	3.33'
L857	S00°54'54"E	3.33'
L858	S00°54'54"E	3.00'
L859	N89°05'06"E	3.00'
L860	S00°54'54"E	3.00'
L861	S00°54'54"E	1.08'
L862	S89°05'06"W	1.23'
L863	N00°54'54"W	1.08'
L864	S89°05'06"W	4.33'
L865	N00°54'54"W	0.67'
L866	S89°05'06"W	3.89'
L867	S00°54'54"E	2.62'
L868	N89°05'06"E	0.67'
L869	S00°54'54"E	1.41'
L870	N89°05'06"E	10.70'
L871	N00°54'54"W	7.28'

LINE TABLE		
LINE	BEARING	LENGTH
L872	S89°05'06"W	2.93'
L873	N00°54'54"W	0.67'
L874	S89°05'06"W	3.60'
L875	N89°05'06"E	0.33'
L876	N00°54'54"W	6.00'
L877	S89°05'06"W	0.33'
L878	S00°54'54"E	4.57'
L879	S89°05'06"W	6.75'
L880	S00°54'54"E	0.33'
L881	N89°05'06"E	6.00'
L882	N00°54'54"W	0.33'
L883	S89°05'06"W	14.00'
L887	N00°54'54"W	0.17'
L888	N89°05'06"E	0.17'
L889	N00°54'54"W	0.33'
L890	S89°05'06"W	6.00'
L891	S00°54'54"E	0.33'
L892	N89°05'06"E	0.17'
L893	N89°05'06"E	0.83'
L894	S00°54'54"E	0.17'
L895	N00°54'54"W	0.17'
L896	N89°05'06"E	0.17'
L897	N00°54'54"W	0.33'
L898	S89°05'06"W	3.00'
L899	S00°54'54"E	0.33'
L900	N89°05'06"E	0.17'
L901	S00°54'54"E	0.17'
L902	N89°05'06"E	2.93'
L904	N00°54'54"W	0.33'
L905	N89°05'06"E	6.00'
L906	S00°54'54"E	0.33'
L907	N89°05'06"E	9.34'
L911	S00°54'54"E	0.17'
L912	S89°05'06"W	5.00'
L913	S00°54'54"E	0.33'
L914	S89°05'06"W	6.00'
L915	N00°54'54"W	0.33'
L916	S89°05'06"W	5.00'
L917	N00°54'54"W	0.17'
L918	S89°05'06"W	8.32'
L920	N00°54'54"W	0.33'
L921	N89°05'06"E	12.00'
L922	S00°54'54"E	0.33'
L923	N89°05'06"E	0.49'
L924	N00°54'54"W	0.33'
L925	N89°05'06"E	3.00'
L926	S00°54'54"E	0.33'
L927	N89°05'06"E	6.67'
L928	N00°54'54"W	0.33'
L929	N89°05'06"E	6.00'
L930	S00°54'54"E	0.33'
L931	N89°05'06"E	9.92'
L932	N00°54'54"W	0.33'
L933	N89°05'06"E	9.00'
L934	S00°54'54"E	0.33'
L935	N89°05'06"E	0.33'
L936	N00°54'54"W	0.33'
L937	N89°05'06"E	3.00'
L938	S00°54'54"E	0.33'
L939	N89°05'06"E	18.00'
L942	S89°05'06"W	31.92'
L943	S00°54'54"E	0.33'
L944	S89°05'06"W	6.00'
L945	S00°54'54"E	0.33'
L946	S89°05'06"W	11.33'
L947	S00°54'54"E	0.17'
L948	S89°05'06"W	0.17'
L949	S00°54'54"E	0.33'

LINE TABLE		
LINE	BEARING	LENGTH
L950	S89°05'06"W	6.00'
L951	N00°54'54"W	0.33'
L952	S89°05'06"W	0.17'
L953	N00°54'54"W	0.17'
L954	S89°05'06"W	8.83'
L956	N00°54'54"W	0.33'
L957	N89°05'06"E	6.00'
L958	S00°54'54"E	0.33'
L959	N89°05'06"E	3.01'
L960	S00°54'36"E	59.17'
L961	S89°05'06"W	8.00'
L962	S00°54'54"E	0.33'
L963	S89°05'06"W	6.00'
L964	N00°54'54"W	0.33'
L965	S89°05'06"W	3.33'
L966	N00°54'54"W	0.17'
L968	S63°20'06"W	16.11'
L969	S89°04'04"W	0.15'
L970	N00°54'54"W	0.07'
L971	S89°05'06"W	0.51'
L972	S00°54'54"E	0.19'
L973	S89°05'06"W	7.41'
L974	N00°54'54"W	0.22'
L975	S89°05'06"W	37.06'
L976	N00°54'54"W	3.37'
L977	S89°05'06"W	0.22'
L978	N00°54'54"W	5.50'
L979	S89°05'06"W	0.33'
L980	S00°54'54"E	6.00'
L981	N89°05'06"E	0.33'
L982	N00°54'54"W	5.50'
L983	N89°05'06"E	0.22'
L984	N00°54'54"W	11.75'
L987	S00°54'54"E	10.17'
L988	N89°05'06"E	0.21'
L989	N89°05'06"E	0.33'
L990	N00°54'54"W	6.00'
L991	S89°05'06"W	0.33'
L992	S00°54'54"E	4.46'
L993	S89°05'06"W	0.02'
L994	S00°54'54"E	0.33'
L995	S21°05'51"E	0.06'
L997	S89°05'06"W	0.21'
L998	S00°54'54"E	0.17'
L999	S89°05'06"W	0.33'
L1000	S00°54'54"E	3.00'
L1001	N89°05'06"E	0.33'
L1002	S00°54'54"E	13.33'
L1003	N89°05'06"E	1.65'
L1004	S00°54'54"E	5.17'
L1005	S89°05'06"W	1.65'
L1006	S00°54'54"E	5.17'
L1007	S89°05'06"W	0.33'
L1008	S00°54'54"E	6.00'
L1009	N89°05'06"E	0.33'
L1010	S00°54'54"E	5.16'
L1011	N89°05'06"E	1.67'
L1012	S00°54'54"E	5.18'
L1016	N89°05'06"E	45.78'
L1017	N00°54'54"W	6.46'
L1018	N89°05'06"E	11.55'
L1019	N00°54'54"W	7.17'
L1020	N89°05'06"E	5.45'
L1021	S89°05'06"W	5.11'
L1022	S00°54'54"E	6.83'
L1023	N89°05'06"E	5.11'
L1024	N00°54'54"W	0.37'
L1025	N89°05'06"E	0.64'

LINE TABLE		
LINE	BEARING	LENGTH
L1026	N00°54'54"W	3.25'
L1027	S89°05'06"W	0.64'
L1028	N89°05'06"E	16.50'
L1029	N00°54'54"W	5.96'
L1030	S89°05'06"W	7.68'
L1031	N00°54'54"W	0.64'
L1032	N89°05'06"E	6.25'
L1033	S00°54'54"E	0.64'
L1034	S00°54'54"E	5.96'
L1035	N00°54'54"W	3.21'
L1036	N00°54'54"W	6.26'
L1037	N89°05'06"E	0.64'
L1038	N00°54'54"W	4.25'
L1039	S89°05'06"W	0.64'
L1040	N00°54'54"W	39.90'
L1041	N89°05'06"E	0.21'
L1042	N00°54'54"W	16.33'
L1043	S89°05'06"W	0.21'
L1044	N00°54'54"W	12.49'
L1045	N89°05'06"E	0.08'
L1046	N00°54'54"W	9.43'
L1047	N00°54'54"W	0.17'
L1048	N89°05'06"E	9.04'
L1049	S00°54'54"E	0.26'
L1050	N89°05'06"E	4.58'
L1051	N00°54'54"W	0.09'
L1052	N89°05'06"E	0.56'
L1053	N00°54'54"W	0.17'
L1054	N89°05'06"E	27.50'
L1055	S00°54'54"E	0.75'
L1056	N89°05'06"E	3.48'
L1060	S00°54'54"E	0.22'
L1061	S89°05'06"W	26.24'
L1062	S00°54'54"E	0.33'
L1063	S89°05'06"W	6.00'
L1064	N00°54'54"W	0.33'
L1065	S89°05'06"W	8.10'
L1066	S00°54'54"E	0.18'
L1067	N89°05'06"E	0.16'
L1068	N00°54'54"W	24.75'
L1069	N89°05'06"E	0.21'
L1070	N00°54'54"W	10.17'
L1071	S89°05'06"W	0.21'
L1072	N00°57'23"W	14.08'
L1073	S89°05'06"W	0.33'
L1074	N00°54'54"W	6.00'
L1075	N89°05'06"E	0.33'
L1076	N00°54'54"W	4.50'
L1077	N89°05'06"E	0.18'
L1078	N89°05'06"E	15.11'
L1079	N00°54'54"W	23.16'
L1080	N00°54'54"W	117.84'
L1081	N00°54'54"W	112.40'
L1082	N89°05'06"E	14.93'
L1083	S89°05'06"W	4.25'
L1084	S89°05'06"W	20.50'
L1085	N00°54'54"W	165.00'
L1086	N89°05'06"E	20.50'
L1087	N00°54'40"W	63.36'
L1088	S89°05'06"W	24.75'
L1089	N00°54'40"W	63.50'
L1090	N89°05'06"E	21.75'
L1091	S00°51'14"E	115.03'
L1092	N00°51'05"W	120.78'
L1093	N89°05'06"E	8.14'
L1094	N89°05'06"E	11.80'
L1095	N89°05'06"E	0.17'
L1096	S00°54'54"E	0.17'

LINE TABLE		
LINE	BEARING	LENGTH
L1097	S89°05'06"W	0.11'
L1098	S89°05'06"W	0.67'
L1099	S89°05'06"W	18.30'
L1100	N18°08'26"W	25.43'
L1101	N00°54'54"W	48.95'
L1102	N00°54'54"W	0.44'
L1103	S89°05'06"W	2.00'
L1104	S89°05'06"W	3.45'
L1105	S00°54'54"E	0.67'
L1106	S89°14'03"W	12.00'
L1107	N00°54'54"W	0.64'
L1108	S89°05'06"W	12.83'
L1109	N89°05'06"E	6.33'
L1110	S00°54'54"E	0.67'
L1111	N89°05'06"E	12.00'
L1112	N00°54'54"W	0.67'
L1113	S89°05'06"W	26.50'
L1114	S89°05'06"W	9.39'
L1115	N89°05'06"E	8.78'
L1116	S00°54'54"E	5.21'
L1117	S00°54'54"E	17.92'
L1118	N00°54'54"W	0.92'
L1119	S00°54'54"E	0.92'
L1120	N89°05'06"E	3.33'
L1121	S89°05'06"W	3.45'
L1122	S00°54'54"E	5.21'
L1123	N00°54'54"W	5.81'
L1124	S89°05'06"W	16.61'
L1125	S89°05'06"W	24.99'
L1126	S00°54'54"E	2.00'
L1127	S89°05'06"W	17.10'
L1128	N00°54'54"W	6.95'
L1129	N89°05'06"E	15.90'
L1130	N00°54'54"W	7.55'
L1131	S00°54'54"E	6.95'
L1132	S89°05'06"W	0.24'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	593.26'	444.91'	76°24'03"	350.11'	550.28'	N88°20'51"E
C2	60.12'	199.93'	17°13'48"	30.29'	59.90'	S80°28'17"W
C3	90.19'	300.00'	17°13'32"	45.44'	89.85'	S09°31'40"E
C4	14.05'	200.48'	4°00'51"	7.03'	14.04'	S73°52'09"W
C5	46.08'	199.93'	13°12'17"	23.14'	45.97'	S82°29'03"W
C6	8.72'	20.00'	24°59'03"	4.43'	8.65'	S30°37'57"E
C7	85.53'	284.50'	17°13'32"	43.09'	85.21'	S09°31'40"E

UNIT AREA TABLE		
UNIT #	AREA (SF)	AREA (AC)
101	12,114	0.2781
102	10,723	0.2462
103	7,454	0.1711
104	11,149	0.2559
105	34,610	0.7945
106	30,581	0.7020
107	57,764	1.3261

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	OPEN SPACE, LANDSCAPE, COMMON ELEMENTS, PUBLIC UTILITY EASEMENT, CROSS ACCESS, MAINTENANCE AND UTILITIES EASEMENT, SIGHT VISIBILITY TRIANGLE EASEMENT, PARKING, DRAINAGE, RETENTION, ELEVATED WALKWAY (UNIT 102), INGRESS, EGRESS, EMERGENCY VEHICLE ACCESS & REFUSE ACCESS.	179,702	4.1254
B	OPEN SPACE, LANDSCAPE & LIMITED COMMON ELEMENTS.	7,576	0.1739
C	OPEN SPACE, LANDSCAPE, ELEVATED WALKWAY (UNIT 102) & LIMITED COMMON ELEMENTS.	5,707	0.1310
D	OPEN SPACE, LANDSCAPE, ELEVATED WALKWAY (UNIT 102) & LIMITED COMMON ELEMENTS.	5,203	0.1195
E	OPEN SPACE, LANDSCAPE & LIMITED COMMON ELEMENTS.	6,712	0.1541
F	OPEN SPACE, LANDSCAPE & LIMITED COMMON ELEMENTS.	3,341	0.0767
G	OPEN SPACE, LANDSCAPE, LIMITED COMMON ELEMENTS & SIGHT VISIBILITY TRIANGLE EASEMENT.	4,168	0.0957

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Project: CANNON BEACH INDUSTRIAL CONDO
MESA, ARIZONA

PRELIMINARY PLAT

Revisions:

Call at least two full working days before you begin excavation
ARIZONA 811
Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Drawn by: TJP
Reviewed by: RAJ

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A.
JOHNSTON
Date Signed 10-04-23
ARIZONA U.S.A.

Job No.
19-1090.3

PP07

Sheet No.
7
of 7

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