

DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT EASTGROUP PROPERTIES, LP, A DELAWARE LIMITED PARTNERSHIP, BILLY W. AND NORA D. MAYNARD LIVING TRUST, SUPERIOR STEEL AND RIGGING, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND JCA EQUIPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, DLK INVESTMENTS LLC, WARNER PLACE LLC, AS OWNERS, DO HEREBY PUBLISH THIS MAP OF DEDICATION FOR "GATEWAY INTERCHANGE BUSINESS PARK", BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS MAP OF DEDICATION SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE STREETS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

EASTGROUP PROPERTIES, LP, A DELAWARE LIMITED PARTNERSHIP, BILLY W. AND NORA D. MAYNARD LIVING TRUST, SUPERIOR STEEL AND RIGGING, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND JCA EQUIPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, DLK INVESTMENTS LLC, WARNER PLACE LLC HEREBY DEDICATES AND CONVEYS TO THE CITY OF MESA, IN FEE, ALL REAL PROPERTY DESIGNATED ON THIS MAP OF DEDICATION 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 PUBLIC UTILITY AND FACILITY EASEMENTS, AS SHOWN ON THE SAID MAP OF DEDICATION AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. THE DEDICATION OF REAL PROPERTY MARKED AS STREETS ON THIS MAP OF DEDICATION 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 MAP OF DEDICATION ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

IT IS AGREED THAT EASTGROUP PROPERTIES, LP, A DELAWARE LIMITED PARTNERSHIP, BILLY W. AND NORA D. MAYNARD LIVING TRUST, SUPERIOR STEEL AND RIGGING, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND JCA EQUIPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, DLK INVESTMENTS LLC, WARNER PLACE LLC, OR THEIR 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 EASTGROUP PROPERTIES, LP, A DELAWARE LIMITED PARTNERSHIP, BILLY W. AND NORA D. MAYNARD LIVING TRUST, SUPERIOR STEEL AND RIGGING, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND JCA EQUIPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, DLK INVESTMENTS LLC, WARNER PLACE LLC, OR THE SUCCESSORS OR ASSIGNS OF EASTGROUP PROPERTIES, LP, A DELAWARE LIMITED PARTNERSHIP, BILLY W. AND NORA D. MAYNARD LIVING TRUST, SUPERIOR STEEL AND RIGGING, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND JCA EQUIPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, DLK INVESTMENTS LLC, WARNER PLACE LLC, AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY EASTGROUP PROPERTIES, LP, A DELAWARE LIMITED PARTNERSHIP, BILLY W. AND NORA D. MAYNARD LIVING TRUST, SUPERIOR STEEL AND RIGGING, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND JCA EQUIPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, DLK INVESTMENTS LLC, WARNER PLACE LLC, OR THE SUCCESSORS OR ASSIGNS OF EASTGROUP PROPERTIES, LP, A DELAWARE LIMITED PARTNERSHIP, BILLY W. AND NORA D. MAYNARD LIVING TRUST, SUPERIOR STEEL AND RIGGING, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND JCA EQUIPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, DLK INVESTMENTS LLC, WARNER PLACE 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.

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

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

THE AGREEMENTS CONTAINED HEREIN SHALL BE A COVENANT RUNNING WITH THE LAND AND, UPON RECORDING, SHALL BE BINDING UPON ANY SUBSEQUENT PURCHASER OR OCCUPIER OF SAID PARCEL; AND

THIS COVENANT CAN BE ENFORCED OR REMOVED BY THE CITY OF MESA, WHO CAN BRING PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING OR THREATENING TO VIOLATE ANY OF THESE COVENANTS, TO PREVENT HIM OR THEM FROM SO DOING, AND TO RECOVER DAMAGES FOR SUCH VIOLATIONS. ANY PERSON OR PERSONS OF THE CITY OF MESA PROSECUTING ANY PROCEEDINGS AT LAW OR IN EQUITY HEREUNDER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, A REASONABLE SUM AS AND FOR ATTORNEY'S FEES AND COURT COSTS.

EASTGROUP PROPERTIES, LP, A DELAWARE LIMITED PARTNERSHIP, BILLY W. AND NORA D. MAYNARD LIVING TRUST, SUPERIOR STEEL AND RIGGING, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND JCA EQUIPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, DLK INVESTMENTS LLC, WARNER PLACE LLC WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED BY THIS MAP OF DEDICATION, 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 MAP OF DEDICATION, HAS CONSENTED TO OR JOINED IN THIS MAP OF DEDICATION AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH [insert full name of owner entity] WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS MAP OF DEDICATION IS RECORDED.

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.

EASTGROUP PROPERTIES, LP, A DELAWARE LIMITED PARTNERSHIP, BILLY W. AND NORA D. MAYNARD LIVING TRUST, SUPERIOR STEEL AND RIGGING, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND JCA EQUIPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, DLK INVESTMENTS LLC, WARNER PLACE LLC, WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT THEY ARE THE OWNERS OF THE PROPERTY COVERED BY THIS MAP OF DEDICATION, 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 MAP OF DEDICATION, HAS CONSENTED TO OR JOINED IN THIS MAP OF DEDICATION AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH EASTGROUP PROPERTIES, LP, A DELAWARE LIMITED PARTNERSHIP, BILLY W. AND NORA D. MAYNARD LIVING TRUST, SUPERIOR STEEL AND RIGGING, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND JCA EQUIPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, DLK INVESTMENTS LLC, WARNER PLACE LLC, WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS MAP OF DEDICATION IS RECORDED.

MAP OF DEDICATION
FOR
GATEWAY INTERCHANGE BUSINESS PARK
A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH,
RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION CONTINUED

IN WITNESS WHEREOF:

EASTGROUP PROPERTIES, LP, A DELAWARE LIMITED PARTNERSHIP, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE AUTHORIZED OFFICER THIS _____ DAY OF _____, 202__.

EASTGROUP PROPERTIES, LP, A DELAWARE LIMITED PARTNERSHIP

BY: _____ BY: _____
ITS: _____ ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS _____ DAY OF _____, 202__, BEFORE ME,

THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ AND WHO ACKNOWLEDGE THEMSELVES TO BE AUTHORIZED OFFICERS OF EASTGROUP PROPERTIES, LP, A DELAWARE LIMITED PARTNERSHIP, AND ACKNOWLEDGE AS SUCH OFFICER'S, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

IN WITNESS WHEREOF:

BILLY W. AND NORA D. MAYNARD LIVING TRUST, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE AUTHORIZED OFFICER THIS DAY OF _____, 202__.

BILLY W. AND NORA D. MAYNARD LIVING TRUST

BY: _____
ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS _____ DAY OF _____, 202__, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO ACKNOWLEDGES _____ TO BE THE _____ OF BILLY W. AND NORA D. MAYNARD LIVING TRUST, AND ACKNOWLEDGES AS SUCH OFFICER, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

IN WITNESS WHEREOF:

SUPERIOR STEEL AND RIGGING, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE AUTHORIZED OFFICER THIS _____ DAY OF _____, 202__.

SUPERIOR STEEL AND RIGGING, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____
ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS _____ DAY OF _____, 202__, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO ACKNOWLEDGES _____ TO BE THE _____ OF SUPERIOR STEEL AND RIGGING, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGES AS SUCH OFFICER, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

IN WITNESS WHEREOF:

JCA EQUIPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE AUTHORIZED OFFICER THIS _____ DAY OF _____, 202__.

JCA EQUIPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____
ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS _____ DAY OF _____, 202__, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO ACKNOWLEDGES _____ TO BE THE _____ OF JCA EQUIPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGES AS SUCH OFFICER, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

IN WITNESS WHEREOF:

DLK INVESTMENTS LLC, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE AUTHORIZED OFFICER THIS _____ DAY OF 202__,

DLK INVESTMENTS LLC

BY: _____
ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS _____ DAY OF _____, 202__, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO ACKNOWLEDGES _____ TO BE THE _____ OF DLK INVESTMENTS LLC, AND ACKNOWLEDGES AS SUCH OFFICER, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

IN WITNESS WHEREOF:

WARNER PLACE LLC, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE AUTHORIZED OFFICER THIS _____ DAY OF 202__,

WARNER PLACE LLC

BY: _____
ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS _____ DAY OF _____, 202__, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO ACKNOWLEDGES _____ TO BE THE _____ OF WARNER PLACE LLC, AND ACKNOWLEDGES AS SUCH OFFICER, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THIS _____, DAY OF _____, 202__.

BY: _____ DATE: _____

ATTEST: _____ DATE: _____

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

BASIS OF BEARING

BASIS OF BEARING IS S89°34'33"E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

REFERENCE DOCUMENTS

- MINOR LAND SPLIT PER BOOK 509, PAGE 31, M.C.R.
- PLSS SUBDIVISION RECORD OF SURVEY (GDACS) PER BOOK 609, PAGE 29, M.C.R.
- RESULTS OF SURVEY MAP PER BOOK 617, PAGE 04, M.C.R.
- RECORD OF SURVEY PER BOOK 965, PAGE 34, M.C.R.
- RECORD OF SURVEY PER BOOK 1197, PAGE 09, M.C.R.
- RECORD OF SURVEY PER BOOK 1487, PAGE 02, M.C.R.
- RECORD OF SURVEY PER BOOK 1487, PAGE 03, M.C.R.

FLOOD ZONE DESIGNATION

THE FOLLOWING FLOOD PLAIN DESIGNATION AND ASSOCIATED COMMENTS ARE COPIED DIRECTLY FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE. HILGARTWILSON, LLC AND THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE FOLLOWING FLOOD ZONE DESIGNATION STATEMENT.

THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN, AREAS OF 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) SHEET FLOW FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF BASE FLOOD STREAM FLOODING WITH A CONTRIBUTING DRAINAGE AREA OF LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE BASE FLOOD BY LEVEES. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C2760L, PANEL NUMBER 2760 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.

OWNER/CLIENT

BILLY W. & NORA D. MAYNARD
PO BOX 400
HIGLEY, ARIZONA, 85236

OWNER/CLIENT

SUPERIOR STEEL AND RIGGING, LLC
PO BOX 6652
MESA, ARIZONA, 85216

OWNER/CLIENT

EASTGROUP PROPERTIES, LP
2141 E. CARMELBACK RD. SUITE 250
PHOENIX, ARIZONA 85016

OWNER/CLIENT

JCA EQUIPMENT, LLC
PO BOX 1480
HIGLEY, ARIZONA, 85236

OWNER/CLIENT

DLK INVESTMENTS LLC
PO BOX 55 VALLEY FARMS
ARIZONA, 85191

OWNER/CLIENT

WARNER PLACE LLC
1410 S CRESTON CR
MESA, ARIZONA, 85204

SHEET INDEX

MOD01	COVER SHEET, NOTES
MOD02	MAP OF DEDICATION

ZONING

LIGHT INDUSTRIAL WITH A PLANNED AREA DEVELOPMENT OVERLAY (LI-PAD)

GENERAL NOTES:

- PUBLIC UTILITY EASEMENT AND FACILITY EASEMENT (PUFE) WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS OF SRP AND SOUTHWEST GAS FACILITIES IN PUFE'S ON THE MAP OF DEDICATION. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. §9-1-1 INCLUDES THE PUFE'S ON THIS MAP OF DEDICATION, THE TERM "PUBLIC EASEMENT" IN M.C.C. §9-1-5(A) INCLUDES PUFE'S, AND PUFE'S ON THIS MAP OF DEDICATION 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.
- ELECTRIC 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 AN PRIVATE DRAINAGE FACILITIES, PRIVATE FACILITIES, OR LANDSCAPE AREAS TITHIN THE PROJECT OR WITHIN THE PUBLIC RIGHT-OF-WAYS ALONG S HAWES RD, E SEBRING AVE, AND S 80TH ST.
- 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) ARE 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

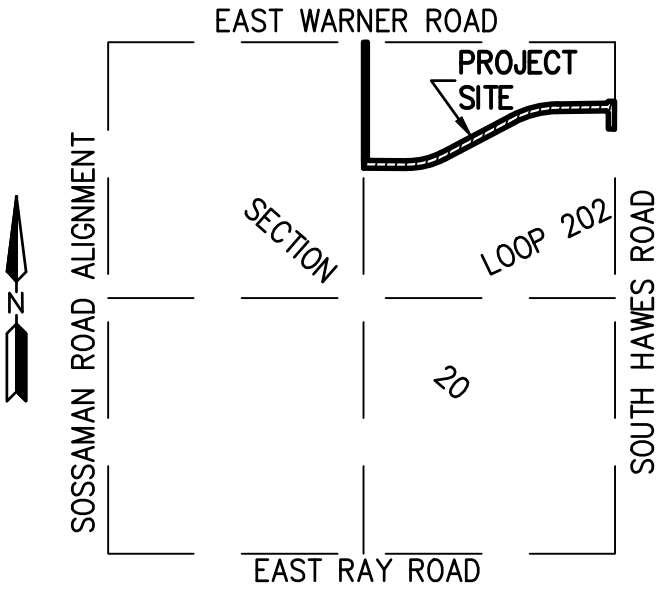
LAND SURVEYOR CERTIFICATION

I, KIRK J. PANGUS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF JANUARY 2022; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL EXTERIOR BOUNDARY MONUMENTS ACTUALLY EXIST AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

KIRK J. PANGUS
RLS 19344
HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
P: 602.490.0535
kpangus@hilgartwilson.com



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.



VICINITY MAP

NOT TO SCALE

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
CONTACT: KIRK J. PANGUS, RLS

SITE DATA

TOTAL GROSS:	275,659 SQ. FT. (6.3282 ACRES)
TOTAL NET:	275,659 SQ. FT. (6.3282 ACRES)
TOTAL ROW	275,659 SQ. FT. (6.3282 ACRES)

HILGARTWILSON
HAS JOINED COLLIER'S ENGINEERING & DESIGN
2141 E. HIGHLAND AVE., STE. 250 | P. 602.490.0535 / F. 602.368.2436
PHOENIX, AZ 85016
www.hilgartwilson.com

GATEWAY INTERCHANGE BUSINESS PARK
NORTHWEST CORNER OF LOOP 202 & HAWES ROAD
MESA, ARIZONA

MAP OF DEDICATION

PROJ. NO: 1833	STATUS:	MUNICIPAL TRACKING NO:
DATE: AUG 2023		
SCALE: AS SHOWN		
DRAWN: JK/DSP		
APPROVED: KJP		

DWG. NO.

MOD01

SHT. 1 OF 4

MAP OF DEDICATION
FOR
GATEWAY INTERCHANGE BUSINESS PARK
A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH,
RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION (DEDICATED RIGHT OF WAY)

A PORTION OF LAND BEING SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 3-INCH MCDOT BRASS CAP FLUSH STAMPED 33310, DATED 2016, ACCEPTED AS THE NORTH QUARTER CORNER OF SAID SECTION 20 FROM WHICH A FOUND 3-INCH MCDOT BRASS CAP STAMPED 36563, DATED 2002 ACCEPTED AS THE NORTHEAST CORNER THEREOF BEARS SOUTH 89°34'33" EAST, 2652.81 FEET;

THENCE ALONG SAID NORTH LINE OF SAID NORTHEAST QUARTER, SOUTH 89°34'33" EAST, 40.00 FEET TO A LINE THAT IS PARALLEL WITH AND 40.00 FEET EAST OF THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 20;

THENCE ALONG SAID PARALLEL LINE, SOUTH 00°27'47" EAST, 1255.87 FEET;

THENCE LEAVING SAID PARALLEL LINE, SOUTH 45°01'03" EAST, 28.50 FEET TO A LINE THAT IS PARALLEL WITH AND 40.00 FEET NORTH OF THE SOUTH LINE OF SAID SPECIAL WARRANTY DEED NO. 2006-1155822;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89°34'20" EAST, 397.96 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 760.00 FEET;

THENCE NORTHEAST ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°13'24", AN ARC LENGTH OF 374.37 FEET TO A TANGENT LINE;

THENCE NORTH 62°12'15" EAST, 824.31 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1090.00 FEET;

THENCE EAST ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°57'15", AN ARC LENGTH OF 512.78 FEET TO A TANGENT LINE;

THENCE NORTH 89°09'30" EAST, 513.85 FEET;

THENCE NORTH 44°45'36" EAST, 28.58 FEET TO A LINE THAT IS PARALLEL AND 65.00 FEET WEST LINE OF THE EAST LINE OF SAID NORTHEAST QUARTER;

THENCE NORTH 00°21'30" EAST, 601.54 FEET ALONG SAID PARALLEL LINE TO A LINE THAT IS PARALLEL AND 33.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST QUARTER;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89°34'33" EAST, 65.04 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER;

THENCE SOUTH 00°21'42" WEST, 892.67 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF THE CONDEMNATION AS RECORDED IN DOCUMENT 2005-1090379, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG SAID NORTH LINE, NORTH 89°49'21" WEST, 65.00 FEET TO A LINE THAT IS PARALLEL WITH AND 65.00 FEET WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER;

THENCE ALONG SAID PARALLEL LINE, NORTH 00°21'42" EAST, 171.39 FEET;

THENCE LEAVING SAID PARALLEL LINE, NORTH 45°14'24" WEST, 27.99 FEET;

THENCE SOUTH 89°09'30" WEST, 512.17 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1010.00 FEET;

THENCE SOUTHWEST ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°57'15", AN ARC LENGTH OF 475.14 FEET TO A TANGENT LINE;

THENCE SOUTH 62°12'15" WEST, 824.31 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 840.00 FEET;

THENCE WEST ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°13'24", AN ARC LENGTH OF 413.78 FEET TO THE SOUTH LINE OF SAID SPECIAL WARRANTY DEED;

THENCE ALONG SAID SOUTH LINE, NORTH 89°34'20" WEST, 456.72 FEET;

THENCE LEAVING SAID SOUTH LINE AND ALONG THE NORTH-SOUTH MID-SECTION LINE NORTH 00°27'47" WEST, 1355.87 FEET TO THE POINT OF BEGINNING.



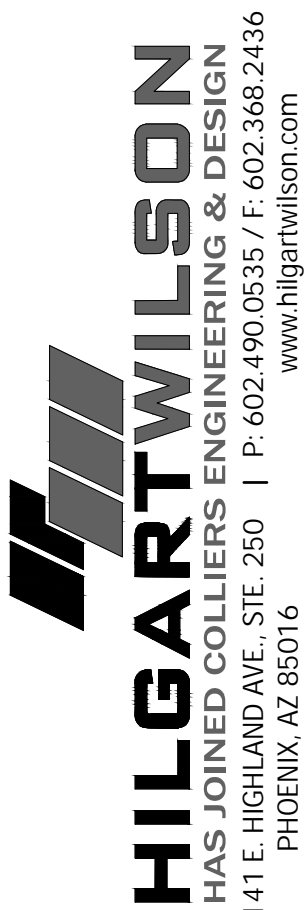
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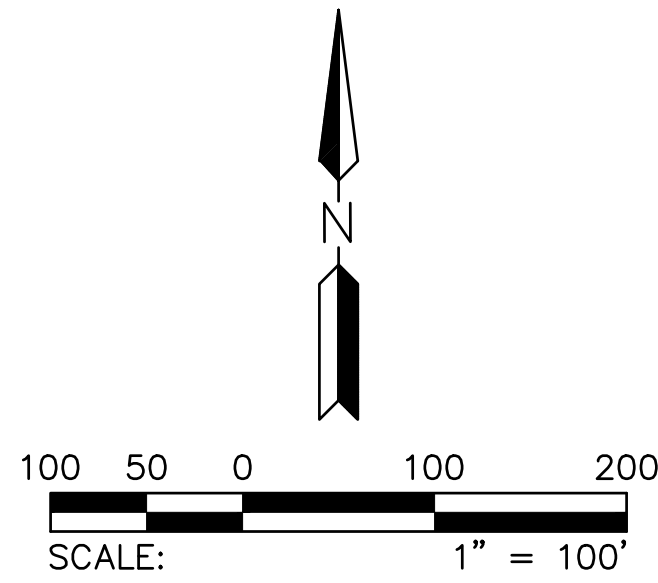
GATEWAY INTERCHANGE BUSINESS PARK NORTHWEST CORNER OF LOOP 202 & HAWES ROAD MESA, ARIZONA	STATUS:		MUNICIPAL TRACKING NO:	
	PROJ. NO.: 1833	DATE: Aug 2023	SCALE: NONE	DRAWN: JK/DSP
MAP OF DEDICATION		APPROVED: KJP		

DWG. NO.

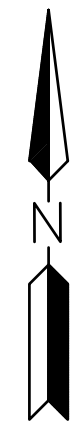
MOD02

SHT. 2 OF 4





NORTH QUARTER CORNER
SECTION 20, T1S, R7E
FOUND 3" MCDOT BRASS CAP FLUSH
RLS 33310, DATED 2016
POINT OF BEGINNING



E WARNER ROAD

S89°34'33"E 2652.81'
(BASIS OF BEARING)

NORTHEAST CORNER
SECTION 20, T1S, R7E
FOUND 3" MCDOT BRASS CAP
RLS 36563, DATED 2002

S00°25'27"W 33.00'

S89°34'33"E 65.04'

8' PUFE
DEDICATED
HEREON

65' ROW
DEDICATED
HEREON

N00°21'30"E 601.54'

65' ROW
DEDICATED
HEREON

S00°21'42"W 892.67'

N02°14'2"E 2631.75'

S. HAWES ROAD

20' INGRESS/EGRESS EASEMENT
PER DKT. 13947 PAGE 614, &
DKT. 16375 PG 136, M.C.R.

7' ELECTRIC EASEMENT PER
DKT. 16099, PAGE 1422, M.C.R.

BILLY W. AND NORA D. MAYNARD
LIVING TRUST
DOC. 2018-0883037, M.C.R.

DRAINAGE EASEMENT
DEDICATED HEREON

8' PUFE
DEDICATED
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LOOP 202

EAST QUARTER CORNER
SECTION 20, T1S, R7E
FOUND 3" CITY OF MESA
BRASS CAP IN HAND HOLE
RLS 40809

LEGEND

- FOUND MONUMENT AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET BRASS CAP FLUSH PER
MAG STD DTL 120-1 TYPE "B"
- BOUNDARY LINE
- - - SECTION LINE
- - - CENTER LINE
- - - RIGHT OF WAY
- - - RIGHT-OF-WAY
- - - MARICOPA COUNTY RECORDS
- - - REGISTERED LAND SURVEYOR
- - - ASSESSOR PARCEL NUMBER
- - - PUBLIC UTILITY AND FACILITIES EASEMENT



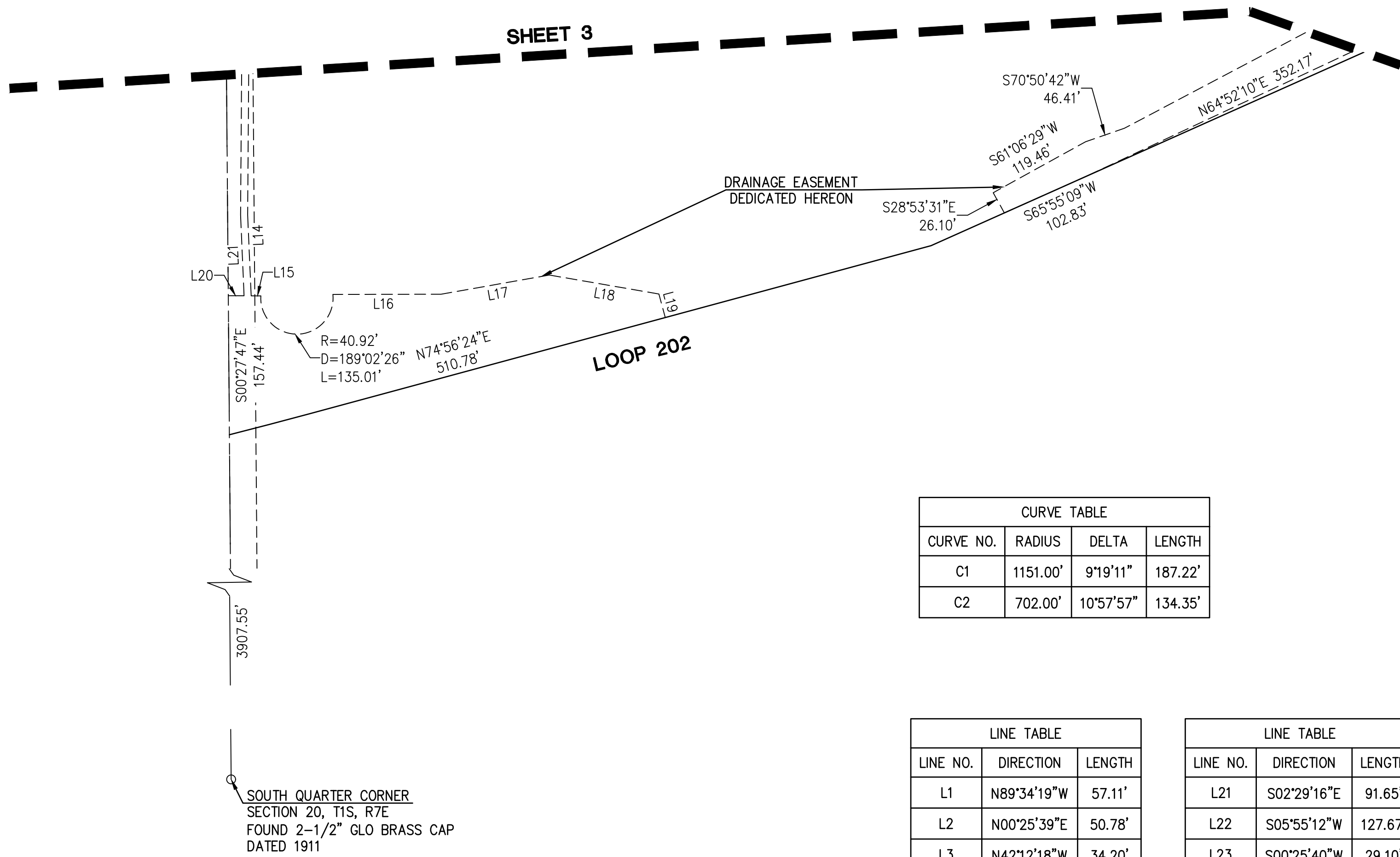
SEE SHEET 4
SEE SHEET 4 FOR LINE TABLE

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PHOENIX, AZ 85016
www.hilgartwilson.com

GATEWAY INTERCHANGE BUSINESS PARK
NORTHWEST CORNER OF LOOP 202 & HAWES ROAD
MESA, ARIZONA
MAP OF DEDICATION

PROJ. NO.: 1833	STATUS:
DATE: Aug 2023	MUNICIPAL TRACKING NO.:
SCALE: AS SHOWN	DRAWN: JK/DSP
APPROVED: KJP	

DWG. NO.
MOD03
SHT. 3 OF 4



CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	1151.00'	9°19'11"	187.22'
C2	702.00'	10°57'57"	134.35'

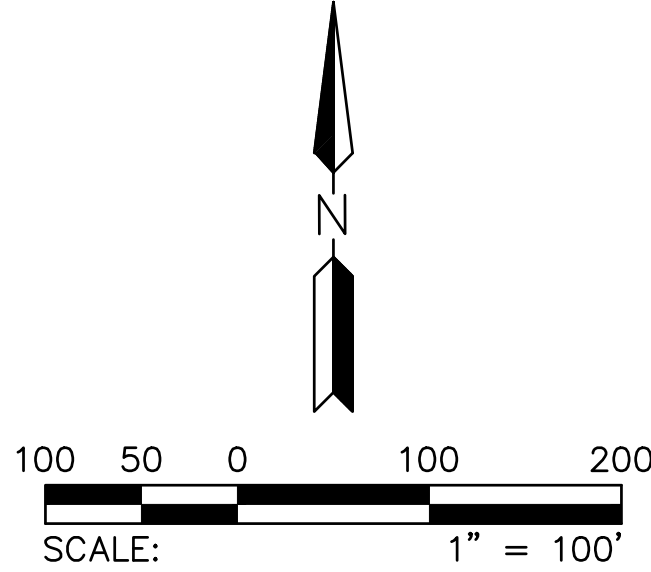
LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N89°34'19"W	57.11'
L2	N00°25'39"E	50.78'
L3	N42°12'18"W	34.20'
L4	N89°34'20"W	230.50'
L5	N00°25'41"E	41.10'
L6	N14°17'40"W	61.01'
L7	S21°25'27"E	61.01'
L8	S16°59'36"E	58.00'
L9	S62°12'15"W	98.83'
L10	N32°02'28"W	58.16'
L11	N27°47'45"W	27.88'
L12	S89°34'20"E	109.58'
L13	N00°00'00"E	31.34'
L14	N02°29'16"W	91.85'
L15	N89°38'18"W	10.93'
L16	S89°53'03"W	122.33'
L17	S79°58'16"W	124.62'
L18	N80°10'22"W	125.70'
L19	N15°08'31"W	27.60'
L20	N89°38'18"W	17.88'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L61	S89°09'15"W	48.99'
L62	S00°50'45"E	4.00'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L21	S02°29'16"E	91.65'
L22	S05°55'12"W	127.67'
L23	S00°25'40"W	29.10'
L24	S89°32'38"E	21.52'
L25	S00°27'22"W	8.00'
L26	N89°32'38"W	21.52'
L27	S00°25'40"W	14.37'
L28	S00°25'40"W	47.66'
L29	N00°00'00"E	23.34'
L30	N89°34'20"W	78.86'
L31	N00°21'42"E	24.84'
L32	N16°46'02"W	34.01'
L33	S68°08'13"W	25.14'
L34	N78°43'29"E	15.21'
L35	N40°18'06"W	64.90'
L36	S60°59'11"W	12.57'
L37	N29°00'49"W	33.21'
L38	S63°36'36"W	18.55'
L39	N78°43'29"E	12.44'
L40	S11°05'42"E	43.31'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L41	S28°49'40"W	25.83'
L42	S00°25'41"W	50.59'
L43	S68°08'13"W	72.77'
L44	S16°46'02"E	34.73'
L45	S55°15'05"E	5.22'
L46	N76°29'21"E	38.71'
L47	N13°39'14"W	3.98'
L48	S40°34'54"E	4.07'
L49	S89°31'35"E	49.59'
L50	N00°25'38"E	3.11'
L51	N54°25'38"W	5.37'
L52	S75°52'18"W	38.84'
L53	S14°00'23"E	4.02'
L54	N68°48'17"W	5.30'
L55	S62°12'15"W	38.78'
L56	S27°47'45"E	4.00'
L57	N68°48'17"W	5.30'
L58	S62°12'15"W	38.78'
L59	S27°47'45"E	3.76'
L60	N41°51'18"W	5.31'

- LEGEND**
- FOUND MONUMENT AS NOTED
 - ⊗ FOUND BRASS CAP IN HAND HOLE
 - ⊙ FOUND BRASS CAP FLUSH
 - SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
 - BOUNDARY LINE
 - - - SECTION LINE
 - - - CENTER LINE
 - - - RIGHT OF WAY
 - - - RIGHT-OF-WAY
 - R/W
 - M.C.R. MARICOPA COUNTY RECORDS
 - RLS REGISTERED LAND SURVEYOR
 - APN ASSESSOR PARCEL NUMBER
 - PUFE PUBLIC UTILITY AND FACILITIES EASEMENT



PROJ. NO.: 1833	STATUS:
DATE: Aug 2023	MUNICIPAL TRACKING NO:
SCALE: AS SHOWN	DRAWN: JK/DSP
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