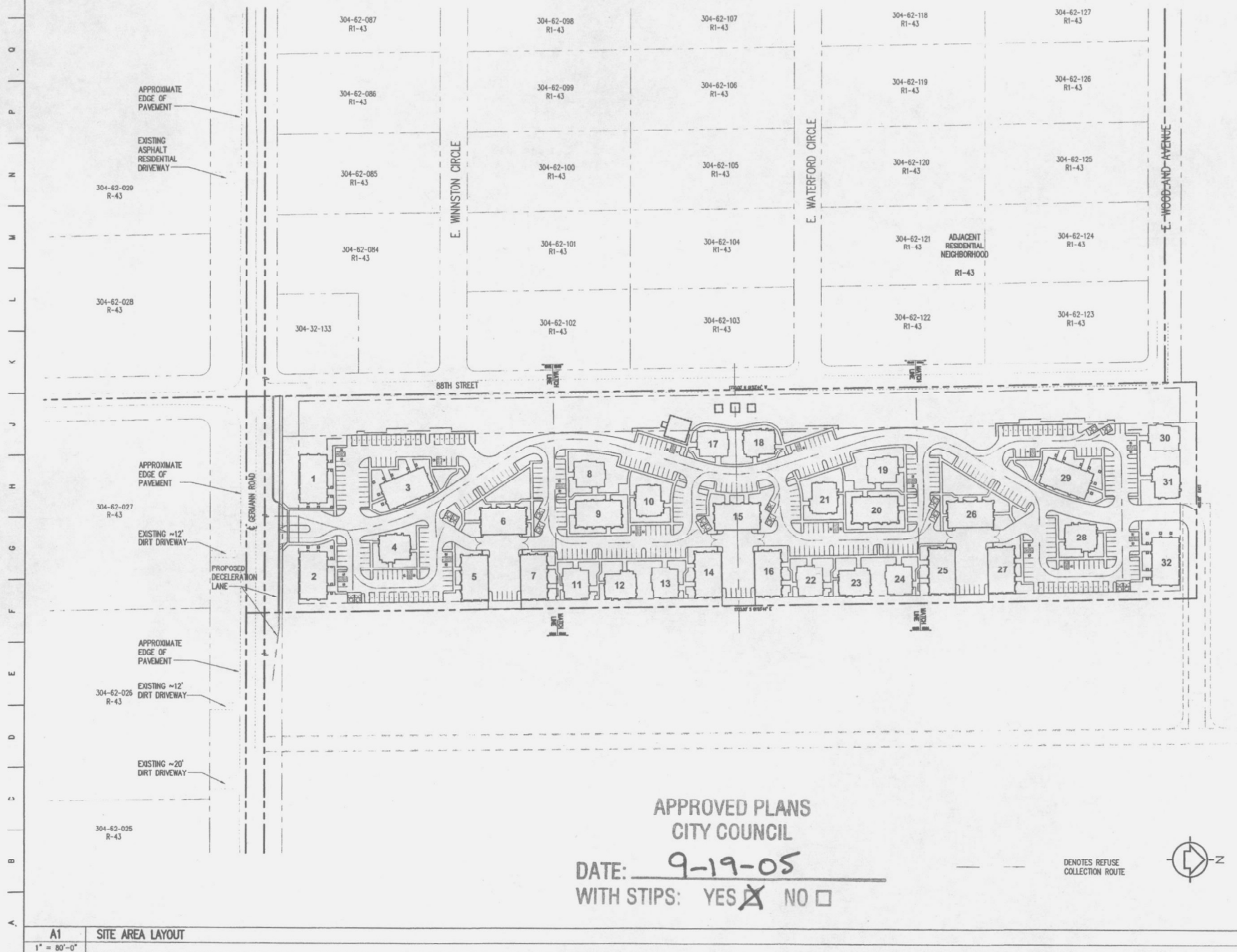




OWNERSHIP OF INSTRUMENTS OF SERVICE

ALL REPORTS, PLANS, SPECIFICATIONS, CONVEYANCE FILES, FIELD DATA, NOTES AND INSTRUMENTS PREPARED BY DREAM CATCHER PLANNING AND DESIGN LLC (D-C) AS ARCHITECTS OR INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF D-C AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT OF D-C. D-C SHALL BE RESPONSIBLE FOR ANY AND ALL INSTRUMENTS OF SERVICE PREPARED BY D-C. NO INSTRUMENTS OF SERVICE SHALL BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT OF D-C. NO INSTRUMENTS OF SERVICE SHALL BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT OF D-C. NO INSTRUMENTS OF SERVICE SHALL BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT OF D-C.

No. REVISIONS/SUBMISSIONS

SOUTHERN COMMERCIAL
MESA, ARIZONA

DREAM CATCHER
PLANNING AND DESIGN
2454 E. SOUTHERN AVE., S.
MESA, ARIZONA
480-66
FAX 480-66
WWW.DREAMCATCHER.COM

DRAWING TITLE:
SITE AREA LAYOUT

DESIGNED BY: RLC
CHECKED BY: RLC
DATE: 30 JUN 2005
DATA FILE:

PROJ: S
SCALE: 1" = 80'-0"

DESIGNED BY: RLC
CHECKED BY: RLC
DATE: 30 JUN 2005
DATA FILE:

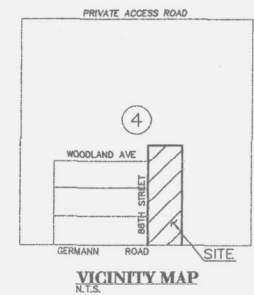
Revised Site Plan



Revised Site Plan

PRELIMINARY PLAT / SITE PLAN **FOR** **SOUTHGATE COMMERCE PARK**

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4,
 TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT
 RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

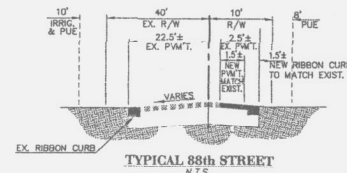


QUEENS PARK
 BOOK 231, PAGE 9
 ZONED - R1-43
 S. 88th ST.

UNSUBDIVIDED
 A PORTION OF
 APN-304-32-011-3
 ZONED - A5

UNSUBDIVIDED
 A PORTION OF
 APN-304-32-017-X
 ZONED - R1-43

UNSUBDIVIDED
 A PORTION OF
 APN-304-32-007-X
 ZONED - R1-43



NOTES

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING ASSURED WATER SUPPLY.
2. ALL UTILITIES NEW OR RELOCATED SHALL BE PLACED UNDERGROUND.
3. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN THE PUBLIC UTILITIES & FACILITIES EASEMENTS EXCEPT PAVING, NOR ANY PLANTING EXCEPT AS APPROVED BY CITY LANDSCAPE ARCHITECT. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF MESA SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
4. STRUCTURES AND LANDSCAPING AT THE INTERSECTION OF PUBLIC STREETS AND PRIVATE ACCESS WAY, WITHIN A TRIANGLE MEASURING 33' ALONG THE PUBLIC STREET AND 15' ALONG THE PRIVATE ACCESS WAY RIGHT-OF-WAY LINES, WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
5. "AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING THE PRIVATE STREETS & COMMON AREAS TO BE NOTED AS "TRACTS" OR EASEMENTS, INCLUDING PRIVATE STREETS, LANDSCAPED AREAS, AND DRAINAGE FACILITIES IN ACCORDANCE WITH THE APPROVED PLANS.
6. THIS SITE LIES WITHIN A FLOOD AREA DESIGNATED AS "ZONE X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 2685, DATED DECEMBER 3, 1993. "ZONE X" IS DESIGNATED AS "AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD."
7. BUILDING PADS TO BE DEDICATED AS SEPARATE OWNERSHIP ON THE FINAL PLAT WITH ALL OTHER AREAS DESIGNATED AS "TRACTS". TRACT USES TO BE FURTHER DEFINED THROUGHOUT THE C.C.&R.'s.

ENGINEER

D&M ENGINEERING
 1833 W. MAIN ST. SUITE 141
 MESA, ARIZONA 85201
 PHONE: (480) 350-9590
 FAX: (480) 350-9486

DEVELOPER/OWNER

ALC BUILDERS
 9550 EAST WATERFORD CIRCLE
 QUEEN CREEK, ARIZONA 85242
 PHONE: (480) 987-1019

BENCHMARK

B.C.F. INT. OF GERMANN
 ROAD / 88th ST.
 NAVD83 ELEV.=1393.44

SITE AREA

GROSS AREA(AC. SEC. LINE)=16.373 ACRES
 NET AREA(AC. NEW R/W)=15.381 ACRES

EX. ZONING

P.E.P. & M-1

PROP. ZONING

O.S., C-1 & M-1
 SEE EXHIBIT "E" NARRATIVE

D&M Engineering
 DORAN THOMPSON, P.E.
 1833 W. MAIN ST. SUITE 141
 MESA, AZ 85201
 PH: (480) 350-9590
 FAX: (480) 350-9486
 E-MAIL: dmengineering@qwest.net



SOUTHGATE COMMERCE PARK

PRELIMINARY PLAT/SITEPLAN

NO.	DATE	BY	DESCRIPTION

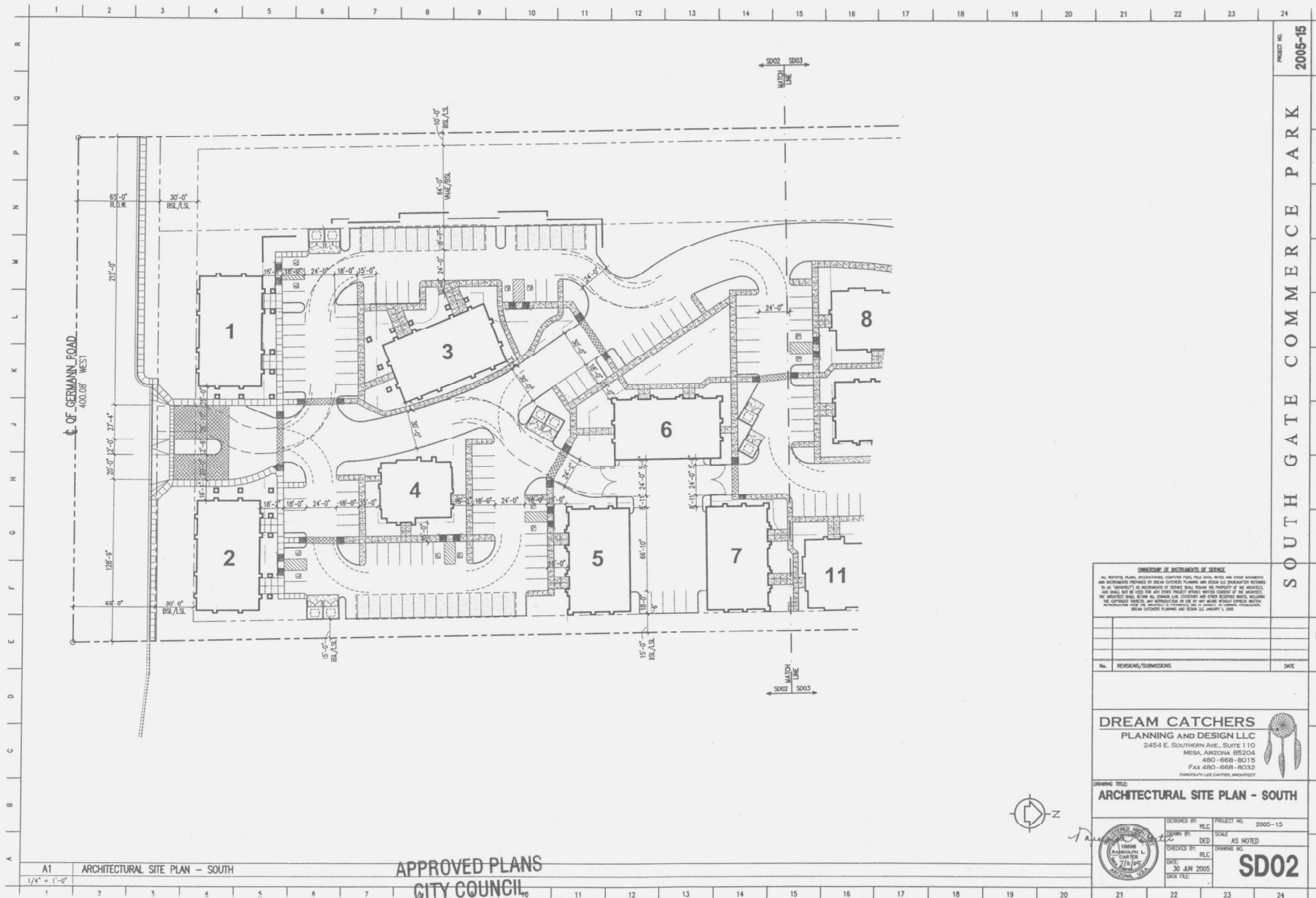


DESIGNED: DTT
 DRAWN: AGY
 CHECKED: DTT
 DATE: 09/07/04
 SCALE: 1"=60'
 PROJECT: UNCD04
 FILE NAME: Pre-Grading

SHEET
 1 OF 3

APPROVED PLANS
CITY COUNCIL

DATE: **9-19-05**
 WITH STIPS: YES ☒ NO ☐

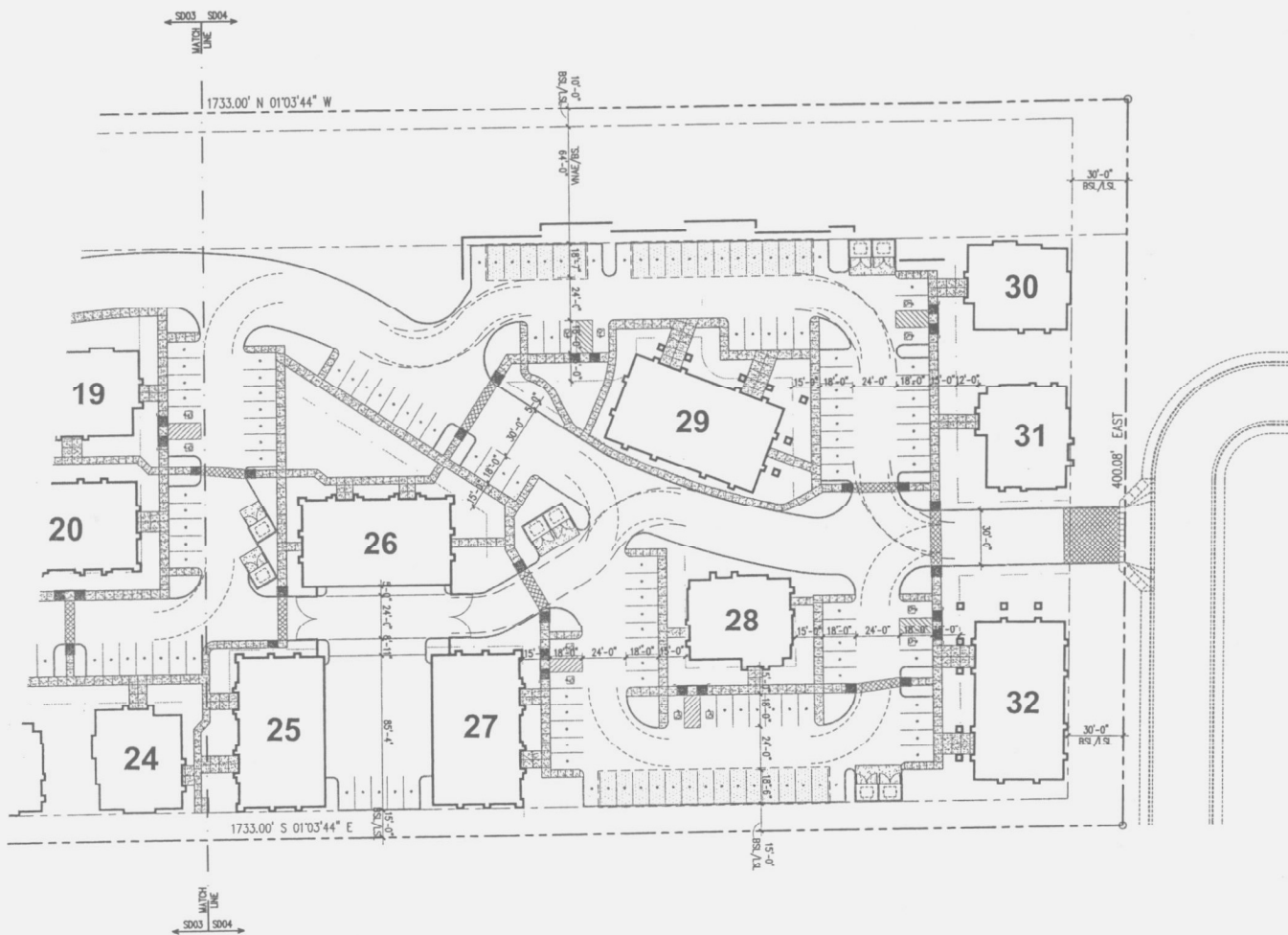


APPROVED PLANS
CITY COUNCIL
DATE: 9-19-05
WITH STIPS: YES ☒ NO ☐

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No.	REVISIONS/SUBMISSIONS
DATE	
DREAM CATCHERS PLANNING AND DESIGN LLC 2454 E. SOUTHERN AVE., SUITE 110 MESA, ARIZONA 85204 480-668-8015 FAX 480-668-8032 WWW.DREAMCATCHERSPLAN.COM	
DRAWING TITLE: ARCHITECTURAL SITE PLAN - SOUTH	
DESIGNED BY: RLC	PROJECT NO.: 2005-15
DRAWN BY: DED	SCALE: AS NOTED
CHECKED BY: RLC	DRAWING NO.: SD02
DATE: 30 JUN 2005	
DATA FILE:	

21	22	23
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DATE: 9-19-05
WITH STIPS: YES ☒ NO ☐



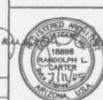
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No. REVISED/SUBMISSIONS DATE

DREAM CATCHERS
PLANNING AND DESIGN LLC
2454 E. SOUTHERN AVENUE, SUITE 110
MESA, ARIZONA 85204
480-668-8015
FAX 480-668-8032
HANDEDOWN LEE CATCHER, ARCHITECT

ARCHITECTURAL SITE PLAN - NORTH

DESIGNED BY: RLC PROJECT NO. 2005-15
DRAWN BY: DED SCALE AS NOTED
CHECKED BY: RLC
DATE: 30 JUN 2005
DATA FILE: SD04



PROJECT NO.
2005-15

SOUTH GATE COMMERCE PARK

APPROVED PLANS
CITY COUNCIL
DATE: 9-19-05
WITH STIPS: YES ☒ NO ☐