

DEDICATION:

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT SLISHER PRODUCTIONS, LLC AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "1500 WEST MAIN", LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 5 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.

SLISHER PRODUCTIONS, 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, CUTTERS, 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 SLISHER PRODUCTIONS, 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 SLISHER PRODUCTIONS, LLC OR THE SUCCESSORS OR ASSIGNS OF SLISHER PRODUCTIONS, LLC AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY SLISHER PRODUCTIONS, LLC OR THE SUCCESSORS OR ASSIGNS OF SLISHER PRODUCTIONS, 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.

SLISHER PRODUCTIONS, 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.

SLISHER PRODUCTIONS, 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.

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 HERUNDER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, A REASONABLE SUM AS AND FOR ATTORNEY'S FEES AND COURT COSTS.

SLISHER PRODUCTIONS, 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 SLISHER PRODUCTIONS, LLC WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF: SLISHER PRODUCTIONS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS HEREUNTO CAUSED THEIR NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER, THEREUNTO DULY AUTHORIZED THIS ____ DAY OF _____, 2023.

SLISHER PRODUCTIONS LLC AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____
ITS: _____

ACKNOWLEDGMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

ON THIS _____ DAY OF _____, 2023,
BEFORE ME, THE UNDERSIGNED, PERSONALLY
APPEARED _____ WHO ACKNOWLEDGED SELF
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 _____

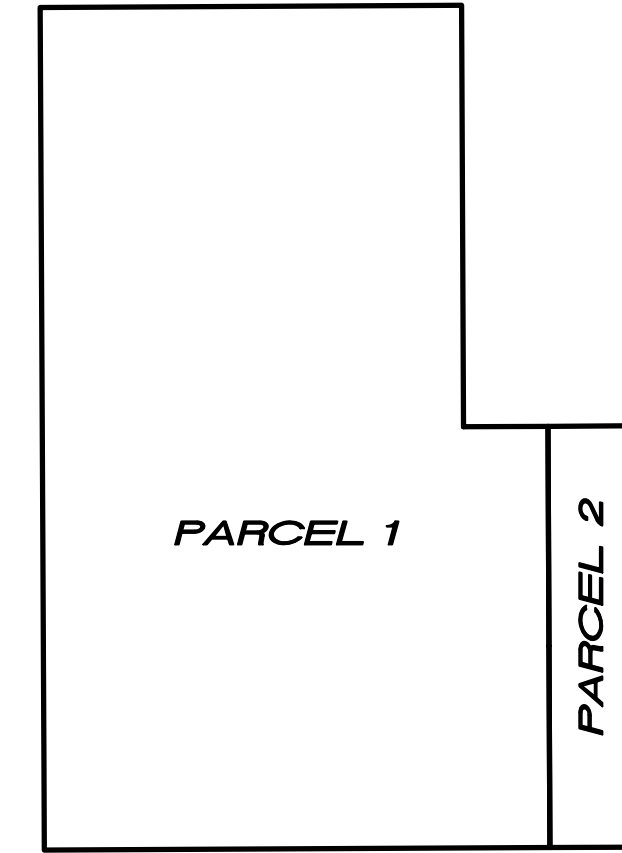
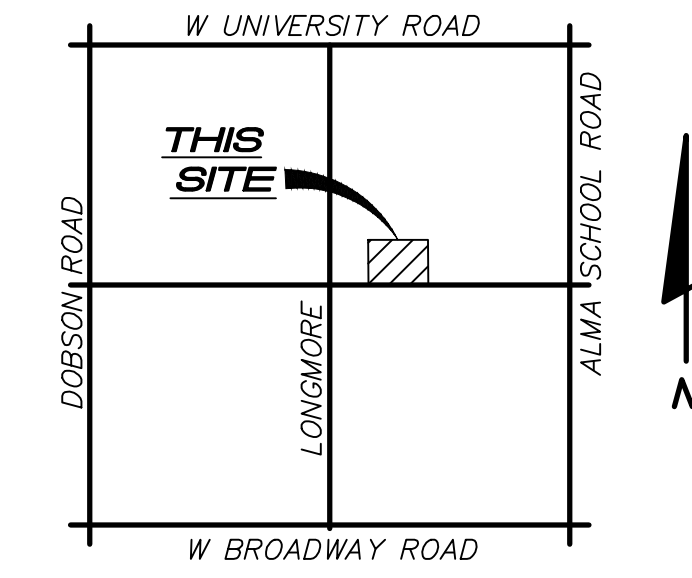
MY COMMISSION EXPIRES: _____, 20____

**LOT LINE AMENDMENT
FOR
"1500 WEST MAIN"
OF**

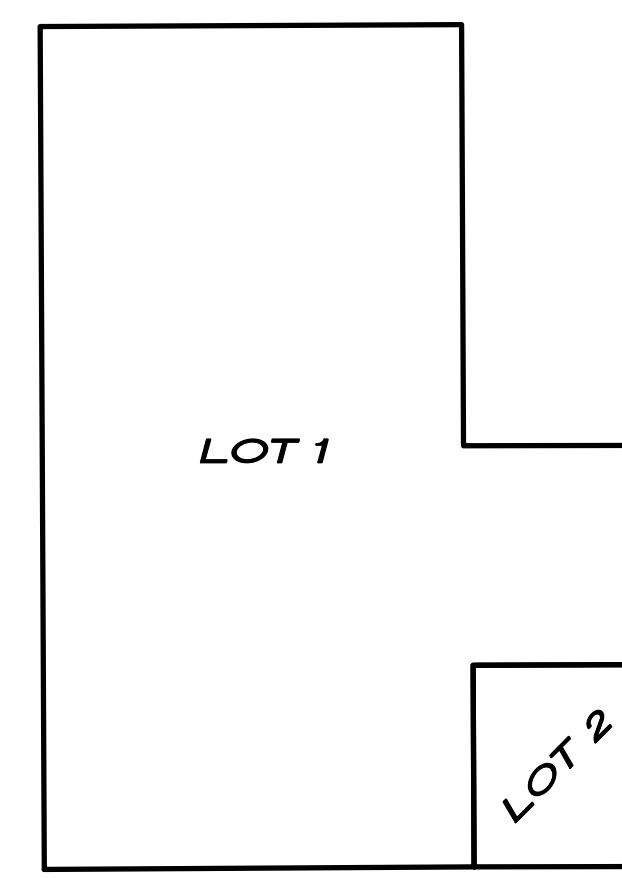
PORTIONS OF LOT 'B', LOT 'C', LOT 12, LOT 13 AND LOT 14 IN BLOCK 5 OF WEST MESA CENTER, A SUBDIVISION RECORDED IN BOOK 34 OF MAPS, PAGE 6, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

NOTES:

- 1. THIS SURVEY IS COMBINING THE EAST 50 FEET OF LOT B; ALL OF LOT C; THE EAST 50 FEET OF LOT 12; ALL OF LOT 13; THE WEST 25 FEET OF LOT 14; AND THE EAST 25 FEET OF THE WEST 50 FEET OF LOT 14, ALL IN BLOCK 5, WEST MESA CENTER, ACCORDING TO BOOK 34 OF MAPS, PAGE 6, RECORDS OF MARICOPA COUNTY, ARIZONA AS SHOWN HEREON AND SUBDIVIDING THAT COMBINATION INTO THE PARCELS AND ELEMENTS AS SHOWN HEREON.
- 2. 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 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).
- 3. 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.
- 4. CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, REMOVABLE SECTION TYPE FENCING.
- 5. UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33.
- 6. ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- 7. 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 WEST MAIN STREET AND WEST ALMA SCHOOL ROAD.
- 8. 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.
- 9. THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 10. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 11. IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ARE ALLOWED.
- 12. CORNERS HAVE BEEN MONUMENTED WITH A 1/2 INCH REBAR WITH CAP STAMPED RLS 53151.
- 13. ALL COMMON ELEMENTS SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF MESA AND SHALL BE OWNED IN COMMON, WITH AN UNDIVIDED INTEREST, BY ALL UNIT OWNERS OF THIS SUBDIVISION. THE COMMON PROPERTY SHALL BE INCLUDED WITHIN THE SCOPE OF THE DEEDS TRANSFERRING OWNERSHIP OF UNITS IN THIS CONDOMINIUM. THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
- 14. THE UNIT NUMBERS SHOWN ON FINAL PLAT ARE NOT TO BE MISCONSTRUED AS SUITE NUMBERS ASSIGNED BY THE CITY FOR ADDRESSING.
- 15. THE UNIT OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR IRRIGATION OF THE COMMON ELEMENTS. THE SOURCE OF IRRIGATION WATER FOR THE COMMON ELEMENT SHALL BE RECLAIMED WATER ("EFFLUENT"), BUT IF RECLAIMED WATER IS UNAVAILABLE AT THE TIME CONSTRUCTION IN THE SUBDIVISION BEGINS, THE TITLEHOLDER(S) SHALL CAUSE THE COMMON ELEMENT TO BE IRRIGATED AND SUPPLIED WITH WATER, OTHER THAN SURFACE WATER FROM IRRIGATION DISTRICT, THROUGH SOURCES CONSISTENT WITH THE ARIZONA LAW AND THE RULES AND REGULATIONS OF THE ARIZONA DEPARTMENT OF WATER RESOURCES. ONCE EFFLUENT OF THE QUANTITY AND QUALITY NEEDED TO SUPPORT SUCH COMMON ELEMENT IS AVAILABLE, THE TITLEHOLDER(S) SHALL CAUSE EFFLUENT TO BE USED TO IRRIGATE THE COMMON ELEMENT.
- 16. SLISHER PRODUCTIONS, LLC AN ARIZONA LIMITED LIABILITY COMPANY 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)."
- 17. WHENEVER DRAINAGE EASEMENTS ARE GREATER THAN THE STANDARD SETBACKS, THE EASEMENT LINE WILL BECOME THE NEW REQUIRED BUILDING SET BACK.
- 18. 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.
- 19. 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 WITH IN 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 HOMEOWNERS ASSOCIATION, BUSINESS OWNER'S ASSOCIATION, OR THE PROPERTY OWNER(S).
- 20. 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.
- 21. TRACT "COMMON ELEMENT" 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.
- 22. PROPOSED OR FUTURE LANDSCAPE AND IRRIGATION SYSTEMS THAT ARE TO BE DESIGNED AND INSTALLED WITHIN ANY PUFE OR PUE MUST BE DESIGNED IN ACCORDANCE WITH THE CITY OF MESA PROCEDURE MANUAL FOR LANDSCAPE AND IRRIGATION STANDARDS.
- 23. THIS SUBDIVISION IS SUBJECT TO THE CITY OF MESA RESIDENTIAL DEVELOPMENT GUIDELINES AS WELL AS THE BUILDING FORM STANDARDS ESTABLISHED IN THE CITY OF MESA ZONING ORDINANCE.



EXISTING PLAN NOT TO SCALE



PROPOSED PLAN NOT TO SCALE

OWNER/SUBDIVIDER

SLISHER PRODUCTIONS LLC
1502 W MAIN ST,
MESA 85201

SURVEYOR'S NOTES:

- 1. FOUND MONUMENTS ARE AS DESCRIBED HEREON.
- 2. ALL MONUMENTS SET BY THIS SURVEYOR ARE IDENTIFIED AS BEING A 1/2 INCH X 18 INCH REBAR WITH BRASS TAG STAMPED RLS 53151 ATTACHED THERETO, UNLESS OTHERWISE NOTED HEREON.
- 3. (M) = AS MEASURED BY THIS SURVEYOR.
- 4. (R) = MEASUREMENTS PER DOCUMENTS RECORDED IN THE MARICOPA COUNTY, ARIZONA RECORDER'S OFFICE (M.C.C.R.)

PARENT LEGAL DESCRIPTIONS: (PARCEL 1)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE EAST 50 FEET OF LOT B; ALL OF LOT C; THE EAST 50 FEET OF LOT 12; ALL OF LOT 13; AND THE WEST 25 FEET OF LOT 14, ALL IN BLOCK 5, WEST MESA CENTER, ACCORDING TO BOOK 34 OF MAPS, PAGE 6, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARENT LEGAL DESCRIPTION: (PARCEL 2)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE EAST 25 FEET OF THE WEST 50 FEET OF LOT 14, IN BLOCK 5, WEST MESA CENTER, ACCORDING TO BOOK 34 OF MAPS, PAGE 6, RECORDS OF MARICOPA COUNTY, ARIZONA.

SUBJECT PARCELS NET AND GROSS AREAS

PARENT PARCELS:
PARCEL 1: 34,375 SQ.FT. OR 0.7891 ACRES±
PARCEL 2: 3,125 SQ.FT. OR 0.0717 ACRES±
GROSS 37,500 SQ.FT. OR 0.8608 ACRES±
NET (NO RIGHT OF WAY DEDICATED ON THIS PLAT) 37,500 SQ.FT. OR 0.8608 ACRES±

NEW LOTS (LOTS 1 AND 2):
LOT 1: 32,500 SQ.FT. OR 0.7461 ACRES±
LOT 2: 5,000 SQ.FT. OR 0.1148 ACRES±
GROSS 37,500 SQ.FT. OR 0.8608 ACRES±
NET (NO RIGHT OF WAY DEDICATED ON THIS PLAT) 37,500 SQ.FT. OR 0.8608 ACRES±

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 CONDO PLAT

BASIS OF BEARINGS:

A BEARING OF NORTH 89°42'56" EAST AS SHOWN, ON THE EAST-WEST MID-SECTION LINE OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 5 EAST, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

SURVEYOR'S CERTIFICATION:

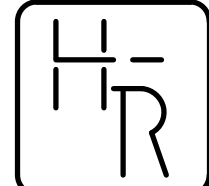
THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE OF PLAT OR MAP: SEPTEMBER 12, 2023

JOHN W. MARSHALL, R.L.S.
ARIZONA REG. NO. 53151
9831 S. 51ST STREET, SUITE C110
PHOENIX, ARIZONA 85044
WWW.HESSROUNTREE.COM
JOHNW@HESSROUNTREE.COM



**LOT LINE AMENDMENT FOR
1500 WEST MAIN**



HESS - ROUNTREE, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
9831 SOUTH 51ST STREET, SUITE C110
PHOENIX, ARIZONA 85044 (480)496-0244

H-R #2207-11

SHEET 1 OF 2

C.O.M. LOG NO. _____

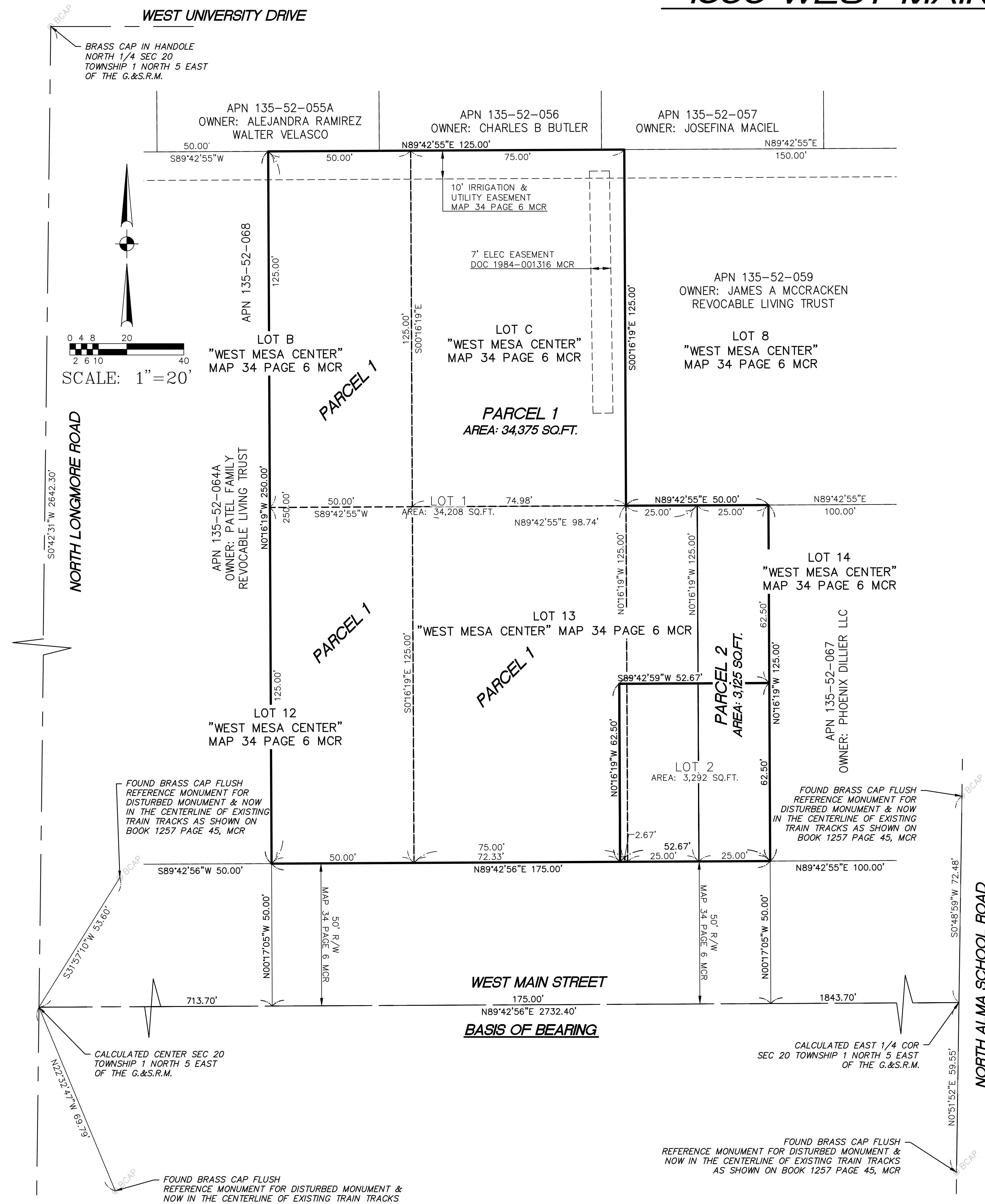
W: LD\DCOGS BUGS N BURNIS\SYSTEMS\FINAL PLAT\220711\FINAL PLAT

LOT LINE AMENDMENT FOR "1500 WEST MAIN"

- LEGEND**
- R/W RIGHT OF WAY
 - ⊙ FOUND BRASS CAP FLUSH
 - A.P.N. ASSESSOR PARCEL NUMBER
 - MCR MARICOPA COUNTY RECORDS
 - G.&S.R.M. GILA AND SALT RIVER MERIDIAN
 - C.E. COMMON ELEMENT DEDICATED HEREON
 - AS# ASSIGNED SPACE
 - EXISTING PARCEL LINE
 - NEW LOT LINE
 - MONUMENT LINE STREET
 - RIGHT-OF-WAY LINES
 - EASEMENT LINES
 - ⊠ FOUND BRASS CAP IN HANDHOLE
 - FOUND MONUMENT AS NOTED

AREA SUMMARY

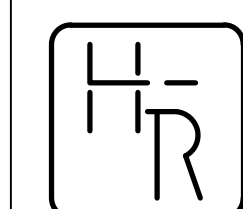
PARCELS		
PARCEL #	SQ.FT.	ACRES
LOT 1	34,208	0.7853
LOT 2	3,292	0.0756
PARCEL 1	34,375	0.7891
PARCEL 2	3,125	0.0717



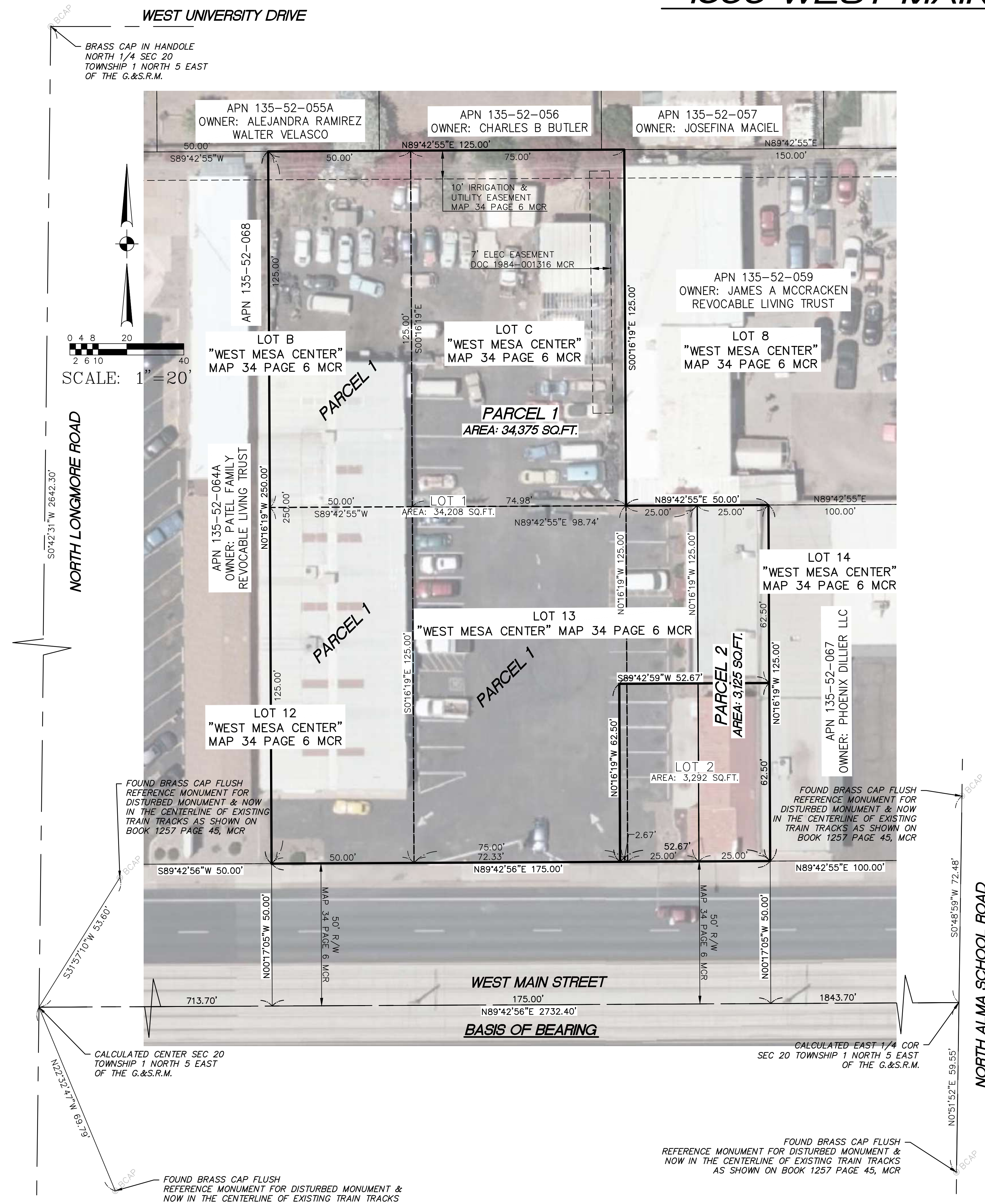
**LOT LINE AMENDMENT FOR
1500 WEST MAIN**

HESS - ROUNTREE, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
9831 SOUTH 51ST STREET, SUITE C110
PHOENIX, ARIZONA 85044 (480)496-0244

H-R #2207-11



LOT LINE AMENDMENT FOR "1500 WEST MAIN"

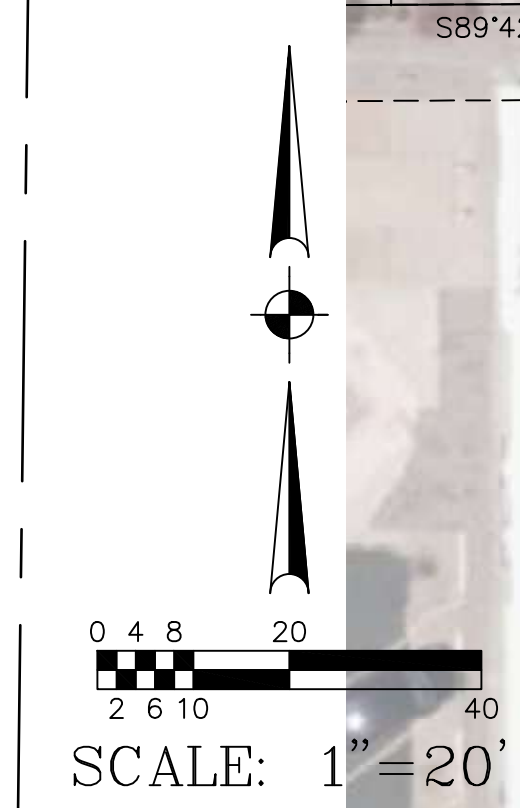


- LEGEND**
- R/W RIGHT OF WAY
 - ⊙ FOUND BRASS CAP FLUSH
 - A.P.N. ASSESSOR PARCEL NUMBER
 - MCR MARICOPA COUNTY RECORDS
 - G.&S.R.M. GILA AND SALT RIVER MERIDIAN
 - C.E. COMMON ELEMENT DEDICATED HEREON
 - AS# ASSIGNED SPACE
 - EXISTING PARCEL LINE
 - NEW LOT LINE
 - MONUMENT LINE STREET
 - RIGHT-OF-WAY LINES
 - EASEMENT LINES
 - ⊠ FOUND BRASS CAP IN HANDHOLE
 - FOUND MONUMENT AS NOTED

AREA SUMMARY

PARCELS		
PARCEL #	SQ.FT.	ACRES
LOT 1	34,208	0.7853
LOT 2	3,292	0.0756
PARCEL 1	34,375	0.7891
PARCEL 2	3,125	0.0717

BRASS CAP IN HANDHOLE
NORTH 1/4 SEC 20
TOWNSHIP 1 NORTH 5 EAST
OF THE G.&S.R.M.



NORTH LONGMORE ROAD

NORTH ALMA SCHOOL ROAD

CALCULATED CENTER SEC 20
TOWNSHIP 1 NORTH 5 EAST
OF THE G.&S.R.M.

CALCULATED EAST 1/4 COR
SEC 20 TOWNSHIP 1 NORTH 5 EAST
OF THE G.&S.R.M.

FOUND BRASS CAP FLUSH
REFERENCE MONUMENT FOR DISTURBED MONUMENT &
NOW IN THE CENTERLINE OF EXISTING TRAIN TRACKS
AS SHOWN ON BOOK 1257 PAGE 45, MCR

FOUND BRASS CAP FLUSH
REFERENCE MONUMENT FOR DISTURBED MONUMENT &
NOW IN THE CENTERLINE OF EXISTING TRAIN TRACKS
AS SHOWN ON BOOK 1257 PAGE 45, MCR



**LOT LINE AMENDMENT FOR
1500 WEST MAIN**

HESS - ROUNTREE, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
9831 SOUTH 51ST STREET, SUITE C110
PHOENIX, ARIZONA 85044 (480)496-0244

H-R #2207-11

