CANNON BEACH AMENDED

FINAL PLAT

STATE OF ARIZONA COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS

THAT ACTION ZONE BUSINESS 40, A UTAH LIMITED LIABILITY COMPANY, AZB POWER PADS, LLC, A UTAH LIMITED LIABILITY COMPANY AND ACTION ZONE BUSINESS 17, LLC, A UTAH LIMITED LIABILITY COMPANY, AS OWNERS, DO HEREBY PUBLISH THIS "FINAL PLAT OF CANNON BEACH AMENDED", AN AMENDED PLAT OF PARCELS 1, 2 AND 4 - 16, ALL INCLUSIVE, OF THE RE-PLAT OF CANNON BEACH, AS RECORDED IN BOOK 1713, PAGE 35 MARICOPA COUNTY RECORDS TOGETHER WITH A PORTION OF 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 AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE STREETS, LOTS AND EASEMENTS SHALL BE KNOWN BY THE SAME NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

ACTION ZONE BUSINESS 40, A UTAH LIMITED LIABILITY COMPANY, AZB POWER PADS, LLC, A UTAH LIMITED LIABILITY COMPANY AND ACTION ZONE BUSINESS 17, LLC, A UTAH LIMITED LIABILITY COMPANY, AS OWNERS, DO HEREBY DEDICATE AND CONVEY 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. A UTAH LIMITED LIABILITY COMPANY, AZB POWER PADS. LLC, A UTAH LIMITED LIABILITY COMPANY AND ACTION ZONE BUSINESS 17, LLC, A UTAH LIMITED LIABILIT COMPANY OR ITS SUCCESSORS OR ASSIGNS SHALL HAVE FULL USE OF THE EASEMENT EXCEPT FOR THE WHICH THE SAME IS HEREIN CONVEYED TO THE CITY OF MESA, AND PROVIDED ALWAYS 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, A UTAH LIMITED LIABILITY COMPANY, AZB POWER PADS, LLC, A UTAH LIMITED LIABILITY COMPANY AND ACTION ZONE BUSINESS 17, LLC, A UTAH LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF ACTION ZONE BUSINESS 40, A UTAH LIMITED LIABILITY COMPANY, AZB POWER PADS, LLC, A UTAH LIMITED LIABILITY COMPANY AND ACTION ZONE BUSINESS 17, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY ACTION ZONE BUSINESS 40, A UTAH LIMITED LIABILITY COMPANY, AZB POWER PADS, LLC, A UTAH LIMITED LIABILITY COMPANY AND ACTION ZONE BUSINESS 17, LLC, A UTAH LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF ACTION ZONE BUSINESS 40, A UTAH LIMITED LIABILITY COMPANY, AZB POWER PADS, LLC. A UTAH LIMITED LIABILITY COMPANY AND ACTION ZONE BUSINESS 17, LLC, A UTAH LIMITED LIABILITY COMPANY 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. A UTAH LIMITED LIABILITY COMPANY. AZB POWER PADS, LLC. A UTAH LIMITED LIABILITY COMPANY AND ACTION ZONE BUSINESS 17, LLC, A UTAH LIMITED LIABILITY COMPANY 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, A UTAH LIMITED LIABILITY COMPANY, AZB POWER PADS, LLC, A UTAH LIMITED LIABILITY COMPANY AND ACTION ZONE BUSINESS 17, LLC, A UTAH LIMITED LIABILITY COMPANY 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, A UTAH LIMITED LIABILITY COMPANY, AZB POWER PADS, LLC, A UTAH LIMITED LIABILITY COMPANY AND ACTION ZONE BUSINESS 17, LLC, A UTAH LIMITED LIABILITY COMPANY WARRANT AND REPRESENT 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, A UTAH LIMITED LIABILITY COMPANY, AZB POWER PADS, LLC, A UTAH LIMITED LIABILITY COMPANY AND ACTION ZONE BUSINESS 17, LLC, A UTAH LIMITED LIABILITY COMPANY WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED. IN WITNESS WHEREOF:

AN AMENDED PLAT OF PARCELS 1, 2 AND 4 - 16, ALL INCLUSIVE. OF THE RE-PLAT OF CANNON BEACH, AS RECORDED IN BOOK 1713, PAGE 35 MARICOPA COUNTY RECORDS TOGETHER WITH A PORTION OF THE NORTHWEST QUARTER (NW1/4), OF SECTION 19, TOWNSHIP I SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MESA, MARICOPA COUNTY, ARIZONA

E WARNER ROAD T1S R7E ROAD E RAY

DEDICATION (CONTINUED)

OFFICER	(
THIS DAY OF, 2025.	(
ACTION ZONE BUSINESS 40, LLC, A UTAH LIMITED LIABILITY COMPANY	F I
BY:	1
ACTION ZONE BUSINESS 17, LLC, A UTAH LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER	-
THIS DAY OF, 2025.	
ACTION ZONE BUSINESS 17, LLC, A UTAH LIMITED LIABILITY COMPANY	
BY:	
AZB POWER PADS, LLC, A UTAH LIMITED LIABILITY COMPANY, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER	

COMMUNITY ASSOCIATION RATIFICATION

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

CANNON	I BEACH	ASSOCIATION,	, A COMMUNIT	ASSOCIATION		
BY: _						
ITS:						

ACKNOWLEDGMENT STATE OF

THIS ____ DAY OF ______, 2025.

AZB POWER PADS, LLC, A UTAH LIMITED LIABILITY COMPANY

COUNTY OF)	
ON THIS DAY OF	, 2025 BEFORE ME, THE UNDERSIGNED,
PERSONALLY APPEARED PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT FOR THE PURPOSES THEREIN CONT	INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOIN

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC	DATE	

MY COMMISSION EXPIRES

ACKNOWLEDGMENT

INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

STATE OF

COUNTY OF	S.S.
0001111 01	
ON THIS DAY OF	, 2025 BEFORE ME, THE UNDERSIGNED,
	, WHO ACKNOWLEDGED ONESELF TO BE THE IBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC	DATE	
	<u>_</u>	
LOV COLUMNOCION EVENERO	_	
MY COMMISSION EXPIRES:		

ACKNOWLEDGMENT

STATE OF >	S.S.
COUNTY OF	.S.
ON THIS DAY OF	, 2025 BEFORE ME, THE UNDERSIGNED,
PERSON WHOSE NAME IS SUBSCRIBE INSTRUMENT FOR THE PURPOSES THE	, WHO ACKNOWLEDGED ONESELF TO BE THE ED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING HEREIN CONTAINED. UNTO SET MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC	DATE
MY COMMISSION EXPIRES:	

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. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R(42)33.
- 3. ELECTRICAL LINES ARE TO BE CONSTRUCTED AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- 4. 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.
- 5. 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.
- 6. NOISE ATTENUATION MEASURES ARE TO BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE BUILDINGS TO ACHIEVE A NOISE LEVEL REDUCTION OF 25 DB.
- 7. 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.
- 8. 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 THE RIGHTS-OF-WAY ALONG GUADALUPE ROAD AND SOSSAMAN ROAD.
- 9. 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 CANNON BEACH ASSOCIATION OR THE PROPERTY OWNER(S).
- 10. THIS PROPERTIES, DUE TO THEIR PROXIMITY TO PHOENIX-MESA GATEWAY AIRPORT, WILL EXPERIENCE AIR CRAFT OVERFLIGHTS THAT GENERATE NOISE LEVELS WHICH WILL BE OF CONCERN TO SOME INDIVIDUALS.
- 11. 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. $\S 9-1-5(A)$.
- 12. AN 18" REBAR WITH L.S. CAP 37495 WILL BE SET AT ALL PROPERTY CORNERS AT COMPLETION OF MASS GRADING.

SHEET DATA			
ZONING	GC PAD AND I	GC PAD AND LI PAD	
NUMBER OF PARCEL		16	
	ACRES	SQUARE FEET	
PARCEL AREAS (16)	28.4045	1,237,301	
RIGHT-OF-WAY	0.1607	6,999	
GROSS AREA	28.5652	28	
NET AREA	28.4045	1,237,301	

OWNERS:

ACTION ZONE BUSINESS 40, LLC,	ACTION ZONE BI
124 S 600 EAST	124 S 600 E
SALT LAKE CITY, UT 84102	SALT LAKE CITY,
CONTACT: COLE CANNON	CONTACT:
PH: 801.363.2999	PH:

BUSINESS 17 LLC AZB POWER PADS, LLC, 124 S 600 E , UT USA 84102 SALT LAKE CITY, UT USA 84102 CONTACT:

VICINITY MAP

SURVEYOR

EPS GROUP, INC 1130 N. ALMA SCHOOL ROAD, SUITE 120 MESA, ARIZONA 85201 TEL: (480) 503-2250 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 CONTACT: DAN AUXIER

LEGAL DESCRIPTION

SEE SHEET 2

RESTRICTIVE COVENANT

SEE SHEET 2 **SHEET INDEX**

- COVER, NOTES, DEDICATION, SITE DATA, BASIS OF BEARING, CERTIFICATIONS
- 2 LEGAL DESCRIPTION, LEGEND, KEY MAP, CURVE TABLE AND LINE TABLE
- 3-7 FINAL PLAT

REFERENCE DOCUMENTS:

- (R1) POWER & WARNER RECORD OF SURVEY, BOOK 1177, PAGE 28, MCR.
- (R2) RECORD OF SURVEY RECORDED IN BOOK 995, PAGE 8, MCR. (R3) FINAL PLAT 'CANNON BEACH', BOOK 1622, PAGE 20, MCR.
- (R4) A RE-PLAT OF 'CANNON BEACH', BOOK 1667, PAGE 18, MCR.
- (R5) A RE-PLAT OF 'CANNON BEACH', BOOK 1713, PAGE 35, MCR.

BASIS OF BEARINGS

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 O DEGREES 54 MINUTES 54 SECONDS WEST

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF DAY OF, 20	THE CITY OF MESA, ARIZONA ON THIS
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	

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.

ROBERT A JOHNSTON EPS GROUP, INC.	R.L.S.# 37495	DATE
1130 N. ALMA SCHOOL RD, STE 120 MESA, AZ 85201		

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AMENDE

BEA Ž Z Z V

Revisions:

ARIZONA 81
Arizona Bino State, Inc. Drawn by: Reviewed by:

TRED LAND SUP STUTICA TEND ์ 37495 ['] ROBERT A. JOHNSTON, N

Job No. 19-1090.3

Sheet No.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19, BEING A 3"MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HAND HOLE, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 19, BEING A 3"TOWN OF GILBERT BRASS CAP IN HAND HOLE, BEARS SOUTH 00 DEGREES 54 MINUTES 54 SECONDS EAST, 2628.50 FEET (BASIS OF BEARING);

THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, SOUTH 89 DEGREES 40 MINUTES 50 SECONDS EAST, 91.42 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH OO DEGREES 19 MINUTES 10 SECONDS WEST, 65.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 40 MINUTES 50 SECONDS EAST, 1214.77 FEET;

THENCE SOUTH 0 DEGREES 19 MINUTES 10 SECONDS WEST, 60.00 FEET;

THENCE SOUTH 89 DEGREES 40 MINUTES 50 SECONDS EAST, 70.00 FEET;

THENCE NORTH 0 DEGREES 19 MINUTES 10 SECONDS EAST, 92.00 FEET;

THENCE SOUTH 89 DEGREES 40 MINUTES 50 SECONDS EAST, 222.41 FEET;

THENCE SOUTH 13 DEGREES 16 MINUTES 35 SECONDS WEST, 971.64 FEET;

THENCE SOUTH 89 DEGREES 05 MINUTES 06 SECONDS WEST, 250.40 FEET;

THENCE NORTH 0 DEGREES 54 MINUTES 54 SECONDS WEST, 215.17 FEET;

THENCE SOUTH 89 DEGREES 05 MINUTES 06 SECONDS WEST, 112.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, FROM WHICH THE RADIUS POINT BEARS NORTH 39 DEGREES 51 MINUTES 10 SECONDS WEST A DISTANCE OF 444.91 FEET;

THENCE WESTERLY 593.26 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 76 DEGREES 24 MINUTES 03 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 89 DEGREES 07 MINUTES 58 SECONDS WEST, 138.98 FEET;

THENCE SOUTH 0 DEGREES 54 MINUTES 54 SECONDS EAST, 312.85 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 300.00 FEET;

THENCE SOUTHEASTERLY 90.19 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17 DEGREES 13 MINUTES 32 SECONDS;

THENCE SOUTH 18 DEGREES 08 MINUTES 26 SECONDS EAST, 63.84 FEET;

THENCE SOUTH 71 DEGREES 51 MINUTES 34 SECONDS WEST, 139.82 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 200.00 FEET;

THENCE SOUTHWESTERLY 60.13 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 17 DEGREES 13 MINUTES 32 SECONDS;

THENCE SOUTH 89 DEGREES 05 MINUTES 06 SECONDS WEST, 82.09 FEET;

THENCE NORTH O DEGREES 54 MINUTES 54 SECONDS WEST, 682.63 FEET;

THENCE NORTH 89 DEGREES 05 MINUTES 06 SECONDS EAST, 10.00 FEET;

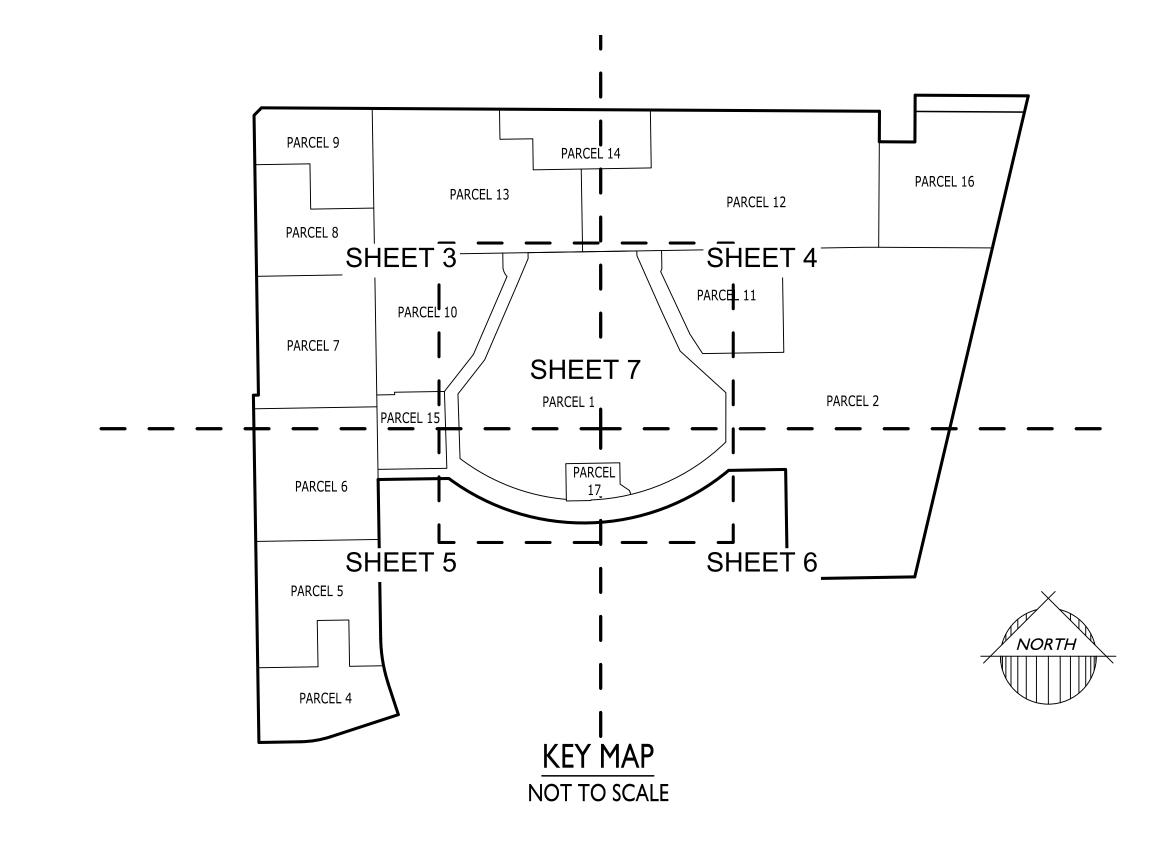
THENCE NORTH O DEGREES 54 MINUTES 54 SECONDS WEST, 550.00 FEET;

THENCE NORTH 44 DEGREES 42 MINUTES 08 SECONDS EAST, 20.98 FEET TO THE POINT OF BEGINNING.

RESTRICTIVE COVENANT

THE UNDERSIGNED OWNER(S), AGREE AS FOLLOWS:

- 1. THAT THE PREVIOUSLY RECORDED DRAINAGE EASEMENTS SHOWN ON THIS PLAT OVER PARCELS 4, 5, 6, 8 AND 9 ARE HEREBY RESERVED AS DRAINAGE FACILITIES AND RETENTION BASINS FOR THE INCLUSIVE CONVEYANCE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FOR PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO MAINTAIN SAID DRAINAGE FACILITIES AND RETENTION AREAS;
- THAT 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;
- 3. THAT 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
- 4. THAT 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 OR 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.



LEGEND

FND MON. IN HANDHOLE AS NOTED

FND MON. NOTED AS NOTED

• SET 1/2" WITH CAP RLS 37495, 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, BOOK 1622, PAGE 20, MCR

PUFE** PUBLIC UTILITY AND FACILITY EASEMENT, BOOK 1713, PAGE 35, MCR

GLO GENERAL LAND OFFICE

WLE WATER LINE EASEMENT

DE DRAINAGE EASEMENT ROUNDARY LINE

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

LINE TABLE		LINE TABLE				LINE TABLE			
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH		LINE	BEARING	LENGTH
L1	N00°54'54"W	30.44	L21	S89°05'06"W	25.47'		L41	S00°54'54"E	16.78'
L2	S89°05'06"W	10.00'	L22	N00°54'54"W	47.00'		L42	N89°05'06"E	6.00'
L3	N44°42'08"E	20.98'	L23	S89°05'06"W	21.50'		L43	N00°54'54"W	190.77
L4	N00°54'54"W	9.35'	L24	S89°05'06"W	41.50'		L44	N00°54'54"W	20.00'
L5	N19°22'46"W	5.99'	L25	N00°54'54"W	47.00'		L46	S89°40'50"E	70.00'
L6	S89°05'06"W	91.09'	L26	S89°05'06"W	41.00'		L47	S55°58'53"E	22.38'
L7	S00°54'54"E	20.00'	L27	S00°54'54"E	3.00'		L48	S13°17'24"E	3.52'
L8	N89°05'06"E	82.97	L28	N00°54'54"W	16.00'		L49	N76°42'36"E	0.50'
L9	N00°54'54"W	118.22'	L29	S89°05'06"W	6.15'		L50	S13°17'24"E	4.51'
L10	S00°54'54"E	36.13'	L30	N89°05'06"E	6.15'		L51	S00°54'54"E	1.28'
L11	S24°03'06"W	5.77'	L31	S00°54'54"E	105.44		L52	S89°05'06"W	5.50'
L12	S00°54'54"E	408.21	L32	S89°05'06"W	98.00'		L53	S00°54'54"E	16.00'
L13	S89°05'06"W	6.00'	L33	S00°54'54"E	20.00'		L54	N89°05'06"E	5.50'
L14	S00°54'54"E	22.95'	L34	S89°05'06"W	98.00'		L55	S00°54'54"E	10.50'
L15	N89°05'06"E	20.00'	L35	S00°54'54"E	7.56'		L56	S89°05'06"W	15.50'
L16	S00°54'54"E	22.95'	L36	N89°05'06"E	8.00'		L57	S00°54'54"E	16.00'
L17	S89°05'06"W	17.53	L37	S00°54'54"E	16.00'		L58	N18°08'26"W	63.84'
L18	N00°54'54"W	12.97'	L38	S89°05'06"W	3.85'				
L19	N89°05'06"E	16.00'	L39	N00°54'54"W	12.66'				

L40 N89°05'06"E 4.15'

L20 | S00°54'54"E | 12.97'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA			
C1	60.13'	200.00'	17°13'32"			
C2	295.17	400.40'	42°14'15"			
С3	226.86	400.40'	32°27'46"			
C4	186.58	406.35	26°18'29"			
C5	17.80'	31.50'	32°22'17"			
C6	593.26'	444.91	76°24'03"			
C7	90.19	300.00'	17°13'32"			

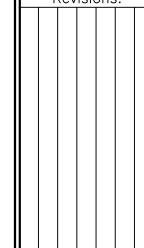
PAR	CEL AREA T	ABLE	PARCEL AREA TABLE			
PARCEL #	AREA (SF)	AREA (AC)	PARCEL #	AREA (SF)	AREA (AC)	
1	179,809	4.1278	10	57,814	1.3272	
2	293,646	6.7412	11	42,671	0.9796	
4	40,458	0.9288	12	144,007	3.3059	
5	54,657	1.2547	13	101,241	2.3242	
6	63,241	1.4518	14	30,794	0.7069	
7	60,779	1.3953	15	20,127	0.4621	
8	39,976	0.9177	16	63,795	1.4645	
9	36,378	0.8351	17	7,910	0.1816	

NOTE: PARCEL 3 OF BOOK 1713, PAGE 35 MARICOPA COUNTY RECORDS IS NOT INCLUDED AND IS NOT PART OF THIS AMENDED CANNON BEACH PLAT. PARCEL 3 IS FURTHER MORE SUBDIVIDED AND PLATTED AS CANNON BEACH INDUSTRIAL CONDO, BOOK 1782, PAGE 4 MARICOPA COUNTY RECORDS.



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Revisions:

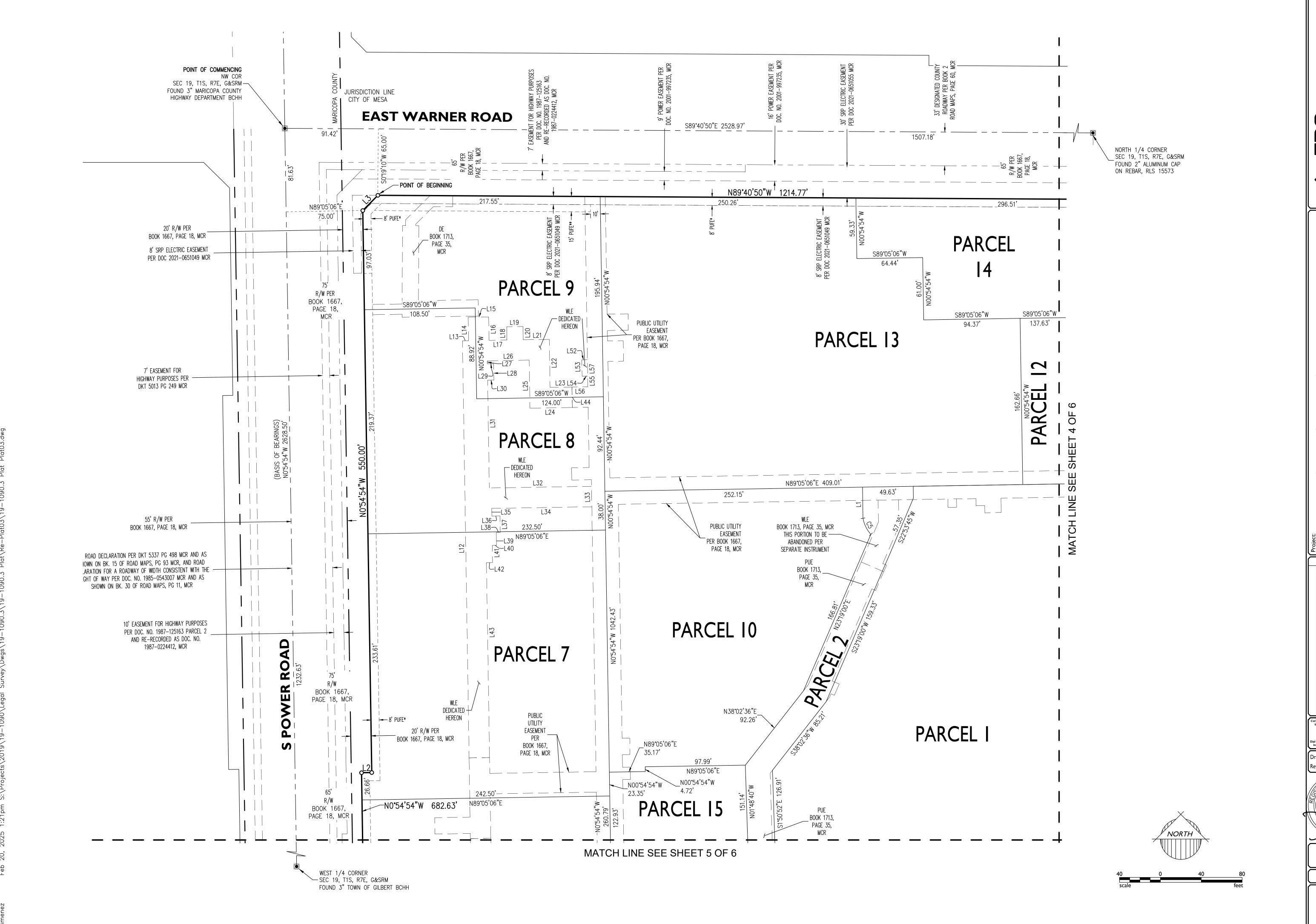


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ROBERT A. JOHNSTON 1

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19-1090.3 Sheet No.



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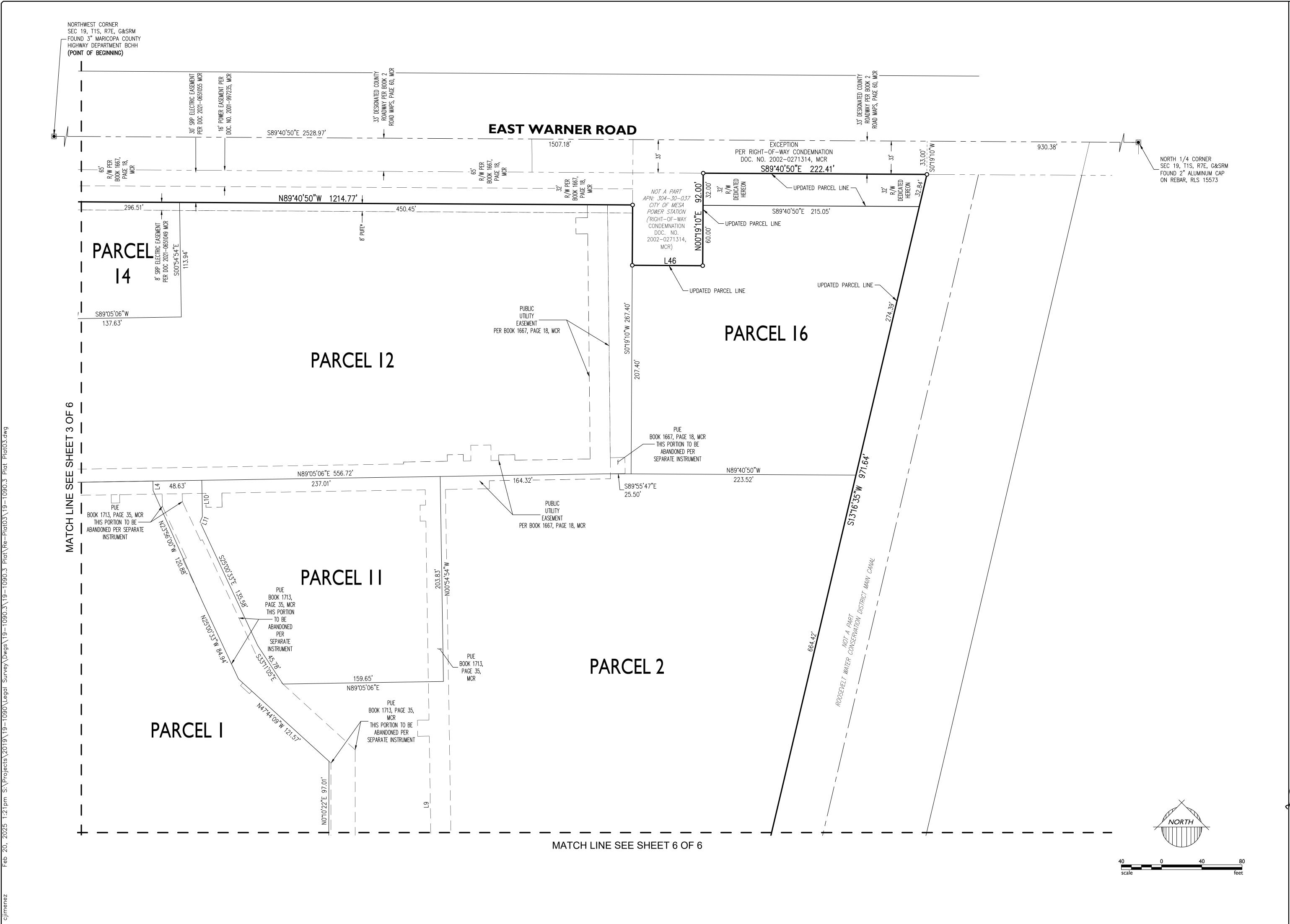


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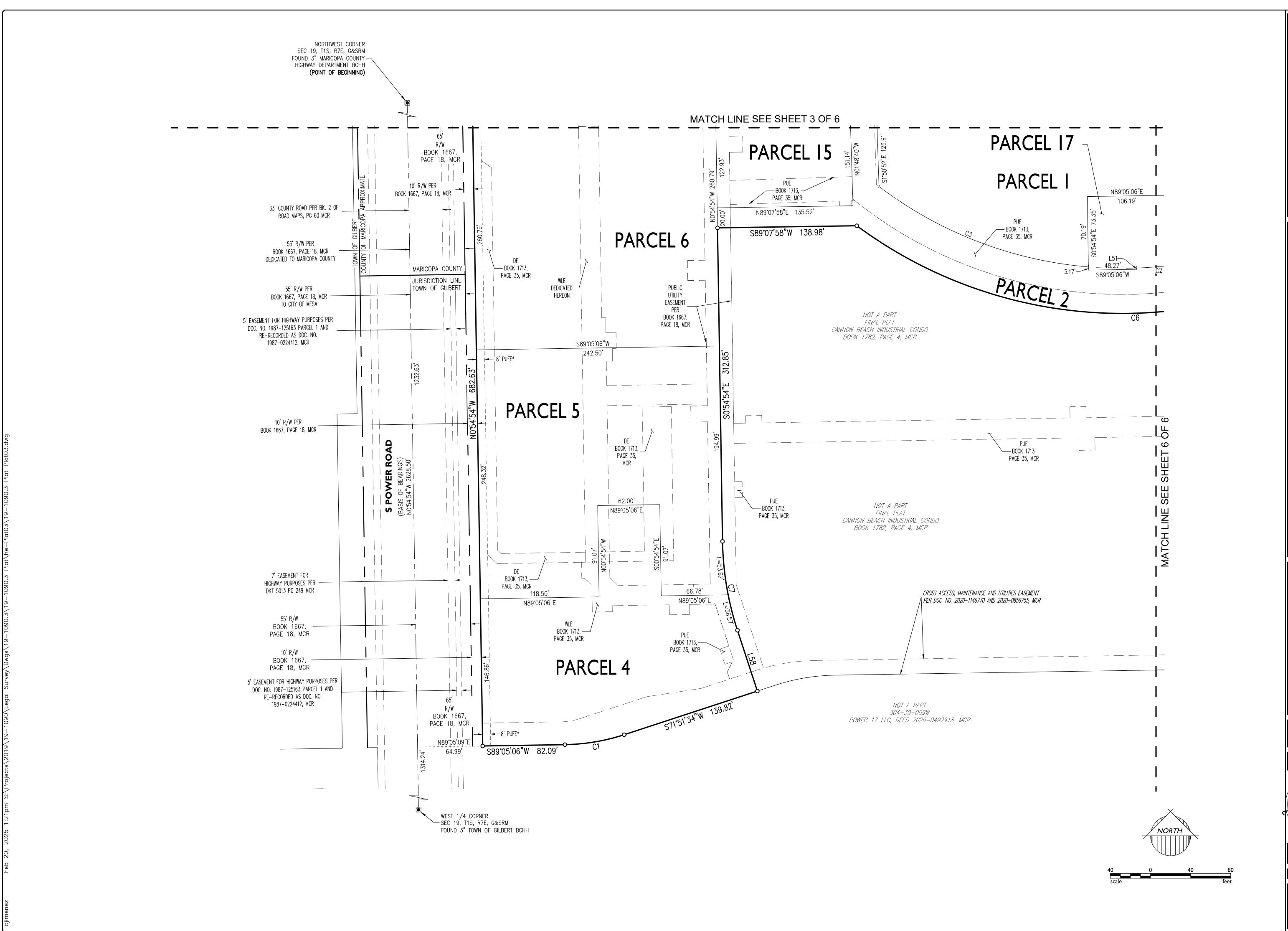
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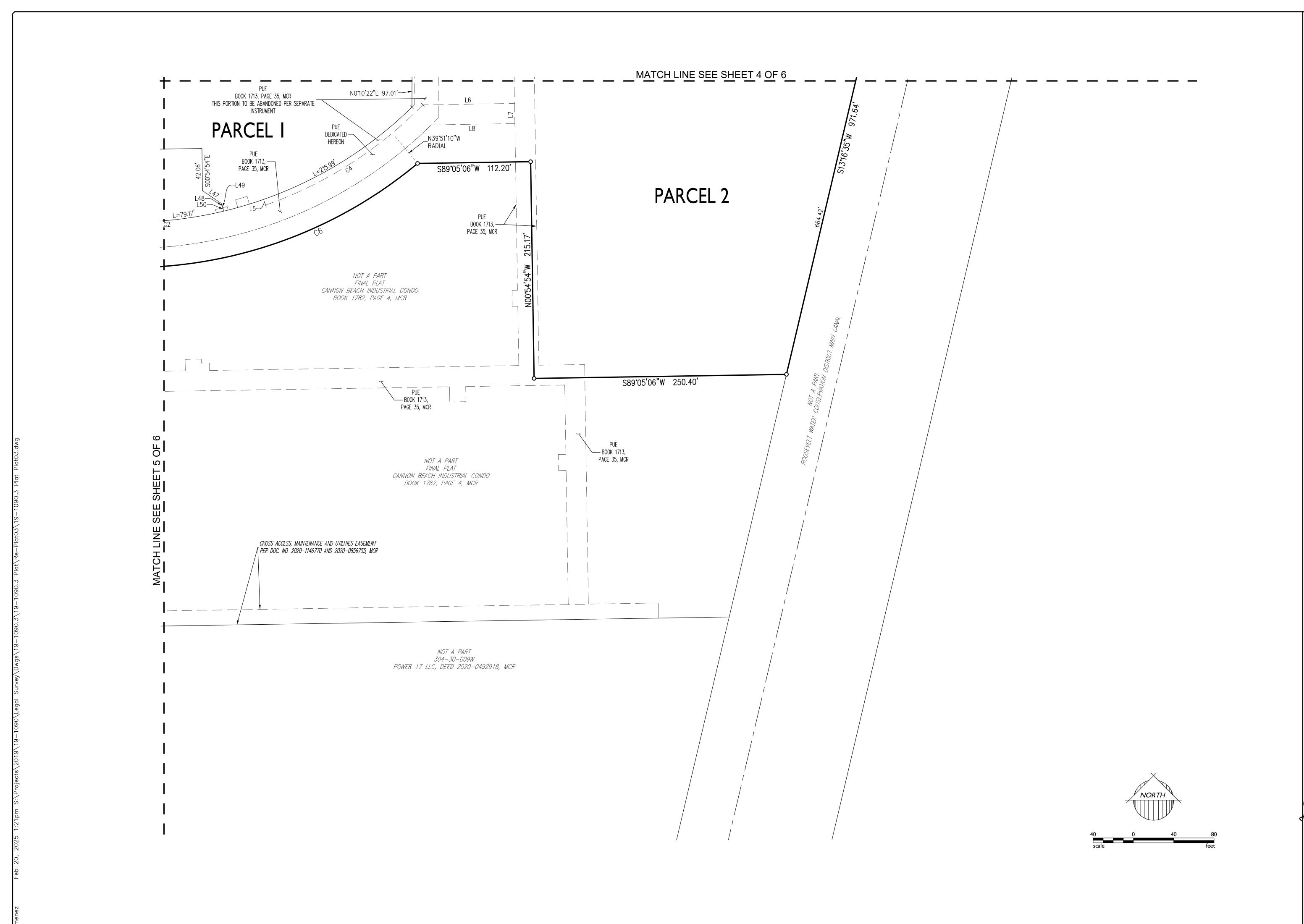


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of 7



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