

FINAL PLAT SWC PETERSON AVE & ELLSWORTH RD

THE PARCEL DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2016-0051693, MARICOPA COUNTY RECORDER'S OFFICE (M.C.R.), SITUATE IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

KNOW ALL MEN BY THESE PRESENTS:

THAT ELLSWORTH LAND LP, AN ARIZONA LIMITED PARTNERSHIP, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "SWC PETERSON AVE & ELLSWORTH RD", LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER 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.

ELLSWORTH LAND LP, AN ARIZONA LIMITED PARTNERSHIP, HEREBY DEDICATES AND CONVEYS TO THE CITY OF MESA, IN FEE, ALL REAL PROPERTY DESIGNATED ON THIS PLAT AS "RIGHT-OF-WAY" OR "RW" FOR USE AS PUBLIC RIGHT-OF-WAY.

OWNER, HEREBY DEDICATES TO THE CITY OF MESA FOR USE AS SUCH THE 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 ELLSWORTH LAND LP 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 ELLSWORTH LAND LP OR THE SUCCESSORS OR ASSIGNS OF ELLSWORTH LAND LP AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY ELLSWORTH LAND LP OR THE SUCCESSORS OR ASSIGNS OF ELLSWORTH LAND LP 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.

DRAINAGE COVENANTS:

THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT WITHIN ALL PARCELS ARE HEREBY RESERVED AS A DRAINAGE FACILITY AND RETENTION BASIN FOR THE INCLUSIVE CONVEYANCE OF DRAINAGE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION 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.

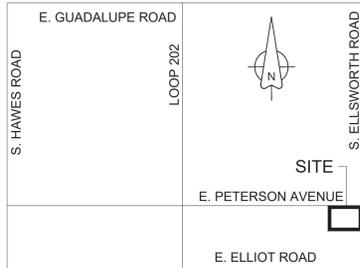
ELLSWORTH LAND LP WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED BY THIS PLAT, AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON OR ENTITY HAVING ANY INTEREST THAT IS ADVERSE TO OR INCONSISTENT WITH THE FOREGOING DEDICATION, OR ANY OTHER REAL PROPERTY 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 ELLSWORTH LAND LP WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

ELLSWORTH LAND LP, AN ARIZONA LIMITED PARTNERSHIP, 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 _____, 2024.

ELLSWORTH LAND LP, AN ARIZONA LIMITED PARTNERSHIP

BY: _____ ITS: _____



VICINITY MAP
N.T.S.

OWNER

ELLSWORTH LAND LP
720 3RD ST. E.
SASKATOON, SK S7H 1M3, CANADA

SITE ADDRESS:
3438 S. ELLSWORTH RD
MESA, AZ 85212

ENGINEER

ELEVATION CIVIL ENGINEERS
3260 N. HAYDEN RD. SUITE 210
SCOTTSDALE, AZ 85251
PHONE: (480) 428-7178
CONTACT: JUSTIN EVINGER, P.E.

AREA TABLE		
LOT	SQUARE FEET (SF) ±	ACRES (AC) ±
1	106,275	2.440
2	43,682	1.003
3	85,863	1.971
4	43,147	0.991
5	39,673	0.911
TOTAL	318,641	7.315

SURVEYOR

RLF CONSULTING, LLC
2165 W. PECOS RD. SUITE 5
CHANDLER, AZ 85224
PHONE: (480) 445-9189
FAX: (480) 445-9185
CONTACT: MICHAEL E. FONDREN, R.L.S.

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA. THIS _____ DAY OF _____, 2024.

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 BY: _____
CITY ENGINEER DATE

FLOOD ZONE DESIGNATION

THE SUBJECT SITE SHOWN HEREON APPEARS TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 04013C2760L DATED 10/16/2013.

FLOOD ZONE "X" IS DEFINED AS: 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE

REFERENCE DOCUMENTS

(R) ALTA / NSPS LAND TITLE SURVEY PREPARED BY SUPERIOR SURVEYING SERVICES, INC., JOB NO. 202111012, DATED 12/10/2021

(R1) RECORD OF SURVEY, RECORDED IN BOOK 1648 OF SURVEY MAPS, PAGE 11, M.C.R.

(R2) MAP OF DEDICATION FOR MESA TECHNOLOGY PARK, RECORDED IN BOOK 1496 OF PLAT MAPS, PAGE 20, MARICOPA COUNTY RECORDS (M.C.R.)

LAND SURVEYOR'S CERTIFICATION:

I, MICHAEL E. FONDREN, HEREBY CERTIFY, THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT, CONSISTING OF TWO (2) SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY DIRECTION DURING THE MONTH OF JUNE 2024; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE BOUNDARY MONUMENTS, ROAD CENTERLINE MONUMENTS, CONTROL POINTS AND LOT CORNERS HAVE BEEN OR WILL BE LOCATED AS SHOWN HEREON AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: _____
MICHAEL E. FONDREN
REGISTERED LAND SURVEYOR # 35113

PARENT PARCEL LEGAL DESCRIPTION

PARCEL NO. 1:
A PORTION OF THE SOUTHEAST QUARTER SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9, FROM WHICH THE EAST QUARTER CORNER THEREOF BEARS, NORTH 00 DEGREES 51 MINUTES 45 SECONDS WEST, 2636.22 FEET;
THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, NORTH 00 DEGREES 51 MINUTES 45 SECONDS WEST, 571.40 FEET;
THENCE LEAVING SAID EAST LINE, NORTH 89 DEGREES 39 MINUTES 44 SECONDS WEST, 65.01 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 39 MINUTES 44 SECONDS WEST, 296.01 FEET;
THENCE NORTH 00 DEGREES 20 MINUTES 16 SECONDS EAST, 471.00 FEET;
THENCE NORTH 89 DEGREES 39 MINUTES 44 SECONDS WEST, 401.00 FEET;
THENCE NORTH 00 DEGREES 20 MINUTES 13 SECONDS EAST, 265.51 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF PETERSON AVENUE;
THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 89 DEGREES 39 MINUTES 09 SECONDS EAST, 660.48 FEET;
THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 45 DEGREES 15 MINUTES 27 SECONDS EAST, 30.17 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY OF ELLSWORTH ROAD;
THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 00 DEGREES 51 MINUTES 45 SECONDS EAST, 715.45 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:
NONEXCLUSIVE EASEMENTS FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, UNDERGROUND UTILITIES, AND DRIVEWAY AS MORE PARTICULARLY DESCRIBED IN THE EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN 2016-0090506 AND RERECORDED AS 2016-0842343 OF OFFICIAL RECORDS, AND FIRST SUPPLEMENTAL DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED AS 2017-0264723 OF OFFICIAL RECORDS, FIRST AMENDMENT TO FIRST SUPPLEMENTAL RECORDED 2017-0511071 OF OFFICIAL RECORDS AND SECOND SUPPLEMENTAL DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED AS 2021-0970750 OF OFFICIAL RECORDS.

NOTES

- MEASUREMENTS SHOWN HEREON FALL WITHIN ACCEPTABLE TOLERANCES AS DEFINED BY THE ARIZONA MINIMUM BOUNDARY STANDARDS UNLESS OTHERWISE NOTED.
- DISTANCES AND BEARINGS ARE MEASURED VALUES UNLESS NOTED OTHERWISE.
- CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, REMOVABLE SECTION TYPE FENCING.
- NO STRUCTURE OF ANY KIND TO BE CONSTRUCTED OR PLACED WITHIN OR OVER PUBLIC UTILITIES EASEMENTS, EXCEPT WOOD, WIRE OR REMOVAL SECTION TYPE FENCING AND/OR PAVING NOR ANY PLANTING EXCEPT GRASS, IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF MESA OR UTILITY COMPANY WILL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTION OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTIONS.
- 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.
- UPON COMPLETION OF CONSTRUCTION OF THIS SUBDIVISION 1/2" REBAR MONUMENTS SHALL BE SET AT ANGLE POINTS AND POINTS OF CURVE OF EACH LOT SHOWN HEREON.
- UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33.
- ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 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 WITHIN ADJACENT RIGHT-OF-WAY ALONG S. ELLSWORTH ROAD OR E. PETERSON AVENUE.
- 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.
- 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 PUFE'S 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).
- WHENEVER DRAINAGE EASEMENTS ARE GREATER THAN THE STANDARD SETBACKS, THE EASEMENT LINE WILL BECOME THE NEW REQUIRED BUILDING SET BACK.
- 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.
- INDIVIDUAL LOT ENGINEERS ARE TO PROVIDE ENGINEERING CALCULATIONS TO THE CITY OF MESA THAT SHOWS THE DEVELOPMENT OF THE LOT WILL NOT INCREASE THE FLOWS PRODUCED BY THE LOT IN THE EXISTING CONDITION.
- INDIVIDUAL LOT ENGINEERS MUST COMPLY WITH ANY SECTION 401 OR 404 REQUIREMENTS FOR THIS SUBDIVISION THAT HAVE BEEN PERMITTED WITH THE CORPS OF ENGINEERS.
- INDIVIDUAL LOT ENGINEER(S) WILL OBTAIN APPROVED DRAINAGE REPORT(S) FROM THE CITY OF MESA AND COMPLY WITH THOSE REQUIREMENTS. INDIVIDUAL LOT OWNERS OF THESE CUSTOM LOTS OR THEIR ENGINEERS ARE RESPONSIBLE FOR THE GRADING AND HYDRAULIC DESIGN OF THE IMPROVEMENTS TO THE LOTS. THIS INCLUDES, BUT IS NOT LIMITED TO, LOT GRADING, PROTECTION FROM FLOOD INUNDATION, SCOUR PROTECTION, PROTECTION FROM LATERAL MIGRATION OF THE WASHES, AS WELL AS THE HANDLING OF LOCAL DRAINAGE, INCLUDING POSSIBLE ADDITIONAL LOT RETENTION, IF REQUIRED.
- 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 CITIES 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).
- AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT HAS BEEN RECORDED WITH MARICOPA COUNTY RECORDER. THIS SUBDIVISION IS WITHIN TWO (2) MILES OF PHOENIX MESA GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.
- THIS PROPERTY, DUE TO ITS PROXIMITY TO PHOENIX-MESA GATEWAY ARE LIKELY TO EXPERIENCE AIRCRAFT OVERFLIGHTS, WHICH COULD GENERATE NOISE LEVELS THAT MAY BE OF CONCERN TO SOME INDIVIDUALS. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE PHOENIX-MESA GATEWAY AIRPORT ADMINISTRATION OFFICE.



NO.	DATE	REVISION	BY
1	10/16	NOTES REVISION <td>SG</td>	SG
2	10/22	ADD PUE ON PLAT	SJ

PURPOSE:
FINAL PLAT

DRAWN BY: SRG
CHECKED BY:MEF



FINAL PLAT
SWC PETERSON AVE & ELLSWORTH RD
THE PARCEL DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2016-0051693, MARICOPA COUNTY RECORDER'S OFFICE (M.C.R.), SITUATE IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 9
TWN: 1 S.
RANGE: 7 E.

JOB NO.:
2400443

SCALE
N / A

SHEET
1 OF 2

LOT DESCRIPTIONS

LOT 1
A PORTION OF THE SOUTHEAST QUARTER SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9, FROM WHICH THE EAST QUARTER CORNER BEARS, NORTH 00°51'46" WEST (BASIS OF BEARING), A DISTANCE OF 2,636.26 FEET; THENCE ALONG SAID LINE, NORTH 00°51'46" WEST, A DISTANCE OF 1,347.91 FEET, TO THE CENTERLINE OF PETERSON AVENUE;
THENCE ALONG SAID LINE, NORTH 89°39'07" WEST, A DISTANCE OF 745.71 FEET;
THENCE DEPARTING SAID LINE, SOUTH 00°20'22" WEST, A DISTANCE OF 39.97 FEET, TO THE POINT OF BEGINNING (P.O.B.);

THENCE ALONG THE SOUTH RIGHT-OF-WAY OF PETERSON AVENUE, SOUTH 89°39'07" EAST, A DISTANCE OF 399.43 FEET;
THENCE DEPARTING SAID LINE, SOUTH 00°00'00" WEST, A DISTANCE OF 265.47 FEET;
THENCE NORTH 89°40'32" WEST, A DISTANCE OF 401.00 FEET;
THENCE NORTH 00°20'22" EAST, A DISTANCE OF 265.63 FEET, TO THE P.O.B.

CONTAINING 106,275 SQUARE FEET OR 2.440 ACRES, MORE OR LESS. SUBJECT TO EXISTING RIGHTS-OF-WAY AND EASEMENTS.

LOT 2
A PORTION OF THE SOUTHEAST QUARTER SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9, FROM WHICH THE EAST QUARTER CORNER BEARS, NORTH 00°51'46" WEST (BASIS OF BEARING), A DISTANCE OF 2,636.26 FEET;
THENCE ALONG SAID LINE, NORTH 00°51'46" WEST, A DISTANCE OF 1,347.91 FEET, TO THE CENTERLINE OF PETERSON AVENUE;
THENCE ALONG SAID LINE, NORTH 89°39'07" WEST, A DISTANCE OF 745.71 FEET;
THENCE DEPARTING SAID LINE, SOUTH 00°20'22" WEST, A DISTANCE OF 39.97 FEET;
THENCE ALONG THE SOUTH RIGHT-OF-WAY OF PETERSON AVENUE, SOUTH 89°39'07" EAST, A DISTANCE OF 399.43 FEET, TO THE POINT OF BEGINNING (P.O.B.);

THENCE CONTINUING ALONG SAID LINE, SOUTH 89°39'07" EAST, A DISTANCE OF 261.03 FEET;
THENCE SOUTH 45°12'00" EAST, A DISTANCE OF 30.29 FEET;
THENCE ALONG THE WEST RIGHT-OF-WAY OF ELLSWORTH ROAD, SOUTH 00°51'51" EAST, A DISTANCE OF 132.90 FEET;
THENCE DEPARTING SAID LINE, NORTH 90°00'00" WEST, A DISTANCE OF 284.52 FEET;
THENCE NORTH 00°00'00" WEST, A DISTANCE OF 155.81 FEET, TO THE P.O.B.

CONTAINING 43,682 SQUARE FEET OR 1.003 ACRES, MORE OR LESS. SUBJECT TO EXISTING RIGHTS-OF-WAY AND EASEMENTS.

LOT 3
A PORTION OF THE SOUTHEAST QUARTER SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9, FROM WHICH THE EAST QUARTER CORNER BEARS, NORTH 00°51'46" WEST (BASIS OF BEARING), A DISTANCE OF 2,636.26 FEET;
THENCE ALONG SAID LINE, NORTH 00°51'46" WEST, A DISTANCE OF 571.38 FEET;
THENCE DEPARTING SAID LINE, NORTH 89°40'50" WEST, A DISTANCE OF 64.90 FEET, TO THE WEST RIGHT-OF-WAY LINE OF ELLSWORTH ROAD;
THENCE ALONG SAID LINE, NORTH 00°51'51" WEST, A DISTANCE OF 250.27 FEET, TO THE POINT OF BEGINNING (P.O.B.);

THENCE DEPARTING SAID LINE, NORTH 90°00'00" WEST, A DISTANCE OF 177.56 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 85.15 FEET;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 112.78 FEET;
THENCE NORTH 00°20'25" EAST, A DISTANCE OF 137.37 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 109.65 FEET;
THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 284.52 FEET, TO THE WEST RIGHT-OF-WAY LINE OF ELLSWORTH ROAD;
THENCE ALONG SAID LINE, SOUTH 00°51'51" EAST, A DISTANCE OF 332.21 FEET, TO THE P.O.B.

CONTAINING 85,863 SQUARE FEET OR 1.971 ACRES, MORE OR LESS. SUBJECT TO EXISTING RIGHTS-OF-WAY AND EASEMENTS.

LOT 4
A PORTION OF THE SOUTHEAST QUARTER SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9, FROM WHICH THE EAST QUARTER CORNER BEARS, NORTH 00°51'46" WEST (BASIS OF BEARING), A DISTANCE OF 2,636.26 FEET;
THENCE ALONG SAID LINE, NORTH 00°51'46" WEST, A DISTANCE OF 571.38 FEET;
THENCE DEPARTING SAID LINE, NORTH 89°40'50" WEST, A DISTANCE OF 64.90 FEET, TO THE WEST RIGHT-OF-WAY LINE OF ELLSWORTH ROAD;
THENCE ALONG SAID LINE, NORTH 00°51'51" WEST, A DISTANCE OF 135.47 FEET, TO THE POINT OF BEGINNING (P.O.B.);

THENCE DEPARTING SAID LINE, NORTH 90°00'00" WEST, A DISTANCE OF 293.26 FEET;
THENCE NORTH 00°20'25" EAST, A DISTANCE OF 199.93 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 112.78 FEET;
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 85.15 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 177.56 FEET, TO THE WEST RIGHT-OF-WAY LINE OF ELLSWORTH ROAD;
THENCE ALONG SAID LINE, SOUTH 00°51'51" EAST, A DISTANCE OF 114.80 FEET, TO THE P.O.B.

CONTAINING 43,147 SQUARE FEET OR 0.991 ACRES, MORE OR LESS. SUBJECT TO EXISTING RIGHTS-OF-WAY AND EASEMENTS.

LOT 5
A PORTION OF THE SOUTHEAST QUARTER SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9, FROM WHICH THE EAST QUARTER CORNER BEARS, NORTH 00°51'46" WEST (BASIS OF BEARING), A DISTANCE OF 2,636.26 FEET;
THENCE ALONG SAID LINE, NORTH 00°51'46" WEST, A DISTANCE OF 571.38 FEET;
THENCE DEPARTING SAID LINE, NORTH 89°40'50" WEST, A DISTANCE OF 64.90 FEET, TO THE WEST RIGHT-OF-WAY LINE OF ELLSWORTH ROAD, BEING THE POINT OF BEGINNING (P.O.B.);

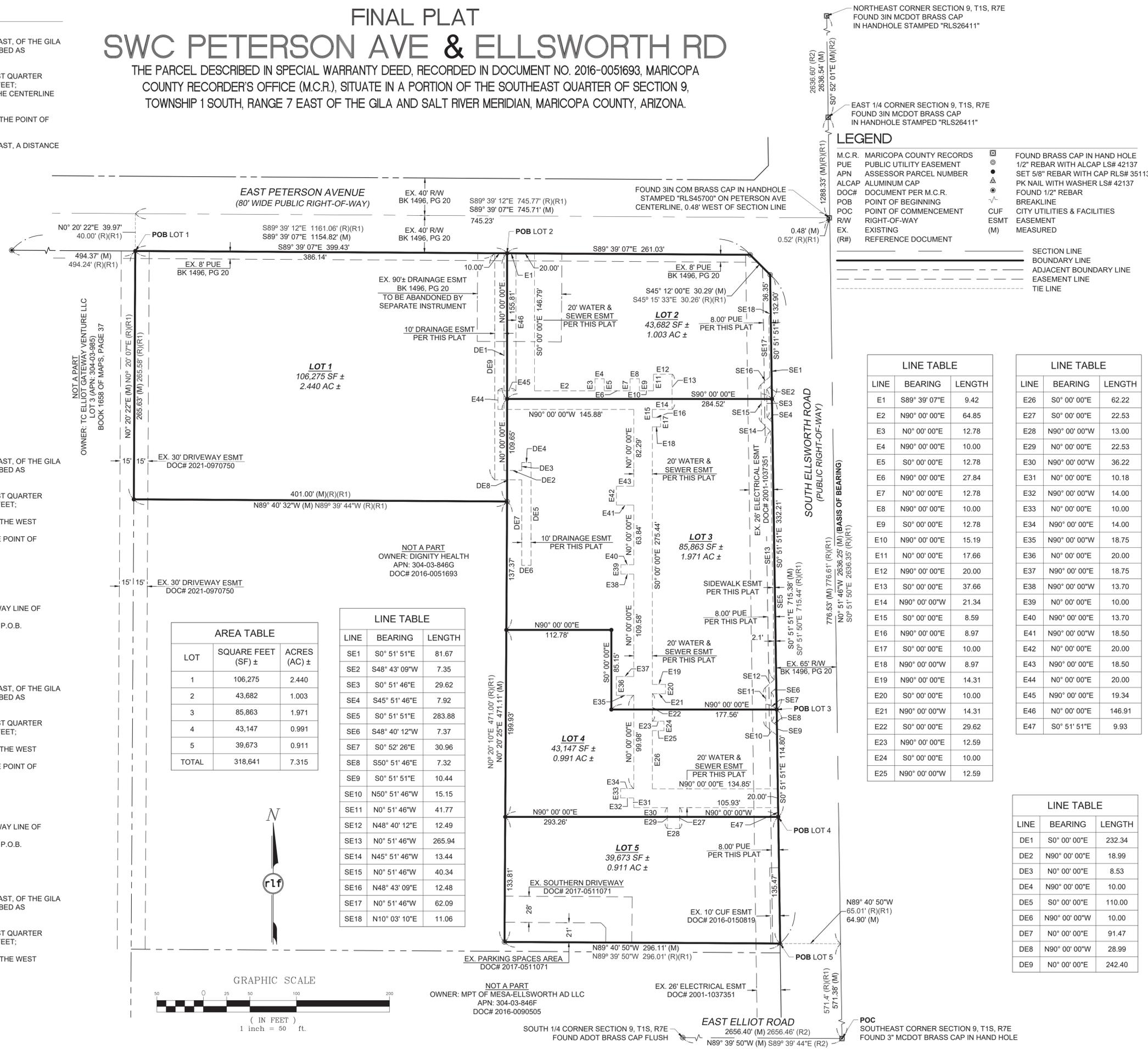
THENCE DEPARTING SAID LINE, NORTH 89°40'50" WEST, A DISTANCE OF 296.11 FEET;
THENCE NORTH 00°20'25" EAST, A DISTANCE OF 133.81 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 293.26 FEET;
THENCE SOUTH 00°51'51" EAST, A DISTANCE OF 135.47 FEET, TO THE P.O.B.

CONTAINING 39,673 SQUARE FEET OR 0.911 ACRES, MORE OR LESS. SUBJECT TO EXISTING RIGHTS-OF-WAY AND EASEMENTS.

FINAL PLAT

SWC PETERSON AVE & ELLSWORTH RD

THE PARCEL DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2016-0051693, MARICOPA COUNTY RECORDER'S OFFICE (M.C.R.), SITUATE IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



LEGEND

M.C.R.	MARICOPA COUNTY RECORDS	○	FOUND BRASS CAP IN HAND HOLE
PUE	PUBLIC UTILITY EASEMENT	●	1/2" REBAR WITH ALCAP LS# 42137
APN	ASSESSOR PARCEL NUMBER	▲	SET 5/8" REBAR WITH CAP RLS# 35113
ALCAP	ALUMINUM CAP	▲	PK NAIL WITH WASHER LS# 42137
DOC#	DOCUMENT PER M.C.R.	○	FOUND 1/2" REBAR
POB	POINT OF BEGINNING	○	BREAKLINE
POC	POINT OF COMMENCEMENT	○	CITY UTILITIES & FACILITIES
R/W	RIGHT-OF-WAY	○	EASEMENT
EX.	EXISTING	○	ESMT
(R#)	REFERENCE DOCUMENT	(M)	MEASURED

LINE TABLE

LINE	BEARING	LENGTH
E1	S89° 39' 07"E	9.42
E2	N90° 00' 00"E	64.85
E3	N0° 00' 00"E	12.78
E4	N90° 00' 00"E	10.00
E5	S0° 00' 00"E	12.78
E6	N90° 00' 00"E	27.84
E7	N0° 00' 00"E	12.78
E8	N90° 00' 00"E	10.00
E9	S0° 00' 00"E	12.78
E10	N90° 00' 00"E	15.19
E11	N0° 00' 00"E	17.66
E12	N90° 00' 00"E	20.00
E13	S0° 00' 00"E	37.66
E14	N90° 00' 00"W	21.34
E15	S0° 00' 00"E	8.59
E16	N90° 00' 00"E	8.97
E17	S0° 00' 00"E	10.00
E18	N90° 00' 00"W	8.97
E19	N90° 00' 00"E	14.31
E20	S0° 00' 00"E	10.00
E21	N90° 00' 00"W	14.31
E22	S0° 00' 00"E	29.62
E23	N90° 00' 00"E	12.59
E24	S0° 00' 00"E	10.00
E25	N90° 00' 00"W	12.59

LINE TABLE

LINE	BEARING	LENGTH
E26	S0° 00' 00"E	62.22
E27	S0° 00' 00"E	22.53
E28	N90° 00' 00"W	13.00
E29	N0° 00' 00"E	22.53
E30	N90° 00' 00"W	36.22
E31	N0° 00' 00"E	10.18
E32	N90° 00' 00"W	14.00
E33	N0° 00' 00"E	10.00
E34	N90° 00' 00"E	14.00
E35	N90° 00' 00"W	18.75
E36	N0° 00' 00"E	20.00
E37	N90° 00' 00"E	18.75
E38	N90° 00' 00"W	13.70
E39	N0° 00' 00"E	10.00
E40	N90° 00' 00"E	13.70
E41	N90° 00' 00"W	18.50
E42	N0° 00' 00"E	20.00
E43	N90° 00' 00"E	18.50
E44	N0° 00' 00"E	20.00
E45	N90° 00' 00"E	19.34
E46	N0° 00' 00"E	146.91
E47	S0° 51' 51"E	9.93

AREA TABLE

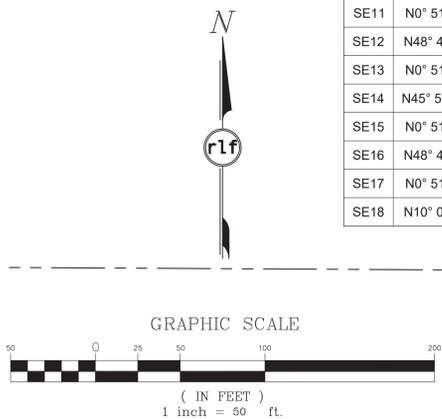
LOT	SQUARE FEET (SF) ±	ACRES (AC) ±
1	106,275	2.440
2	43,682	1.003
3	85,863	1.971
4	43,147	0.991
5	39,673	0.911
TOTAL	318,641	7.315

LINE TABLE

LINE	BEARING	LENGTH
SE1	S0° 51' 51"E	81.67
SE2	S48° 43' 09"W	7.35
SE3	S0° 51' 46"E	29.62
SE4	S45° 51' 46"E	7.92
SE5	S0° 51' 51"E	283.88
SE6	S48° 40' 12"W	7.37
SE7	S0° 52' 26"E	30.96
SE8	S50° 51' 46"E	7.32
SE9	S0° 51' 51"E	10.44
SE10	N50° 51' 46"W	15.15
SE11	N0° 51' 46"W	41.77
SE12	N48° 40' 12"E	12.49
SE13	N0° 51' 46"W	265.94
SE14	N45° 51' 46"W	13.44
SE15	N0° 51' 46"W	40.34
SE16	N48° 43' 09"E	12.48
SE17	N0° 51' 46"W	62.09
SE18	N10° 03' 10"E	11.06

LINE TABLE

LINE	BEARING	LENGTH
DE1	S0° 00' 00"E	232.34
DE2	N90° 00' 00"E	18.99
DE3	N0° 00' 00"E	8.53
DE4	N90° 00' 00"E	10.00
DE5	S0° 00' 00"E	110.00
DE6	N90° 00' 00"W	10.00
DE7	N0° 00' 00"E	91.47
DE8	N90° 00' 00"W	28.99
DE9	N0° 00' 00"E	242.40



NO.	DATE	REVISION	BY	SG	SJ
1	10/16	NOTES REVISION			
2	10/22	ADD PUE ON PLAT			

PURPOSE: FINAL PLAT

DRAWN BY: SRG
CHECKED BY: MEF



FINAL PLAT
SWC PETERSON AVE & ELLSWORTH RD
THE PARCEL DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2016-0051693, MARICOPA COUNTY RECORDER'S OFFICE (M.C.R.), SITUATE IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 9
TWN: 1 S.
RANGE: 7 E.

JOB NO.:
2400443

SCALE
1" = 50'

SHEET
2 OF 2