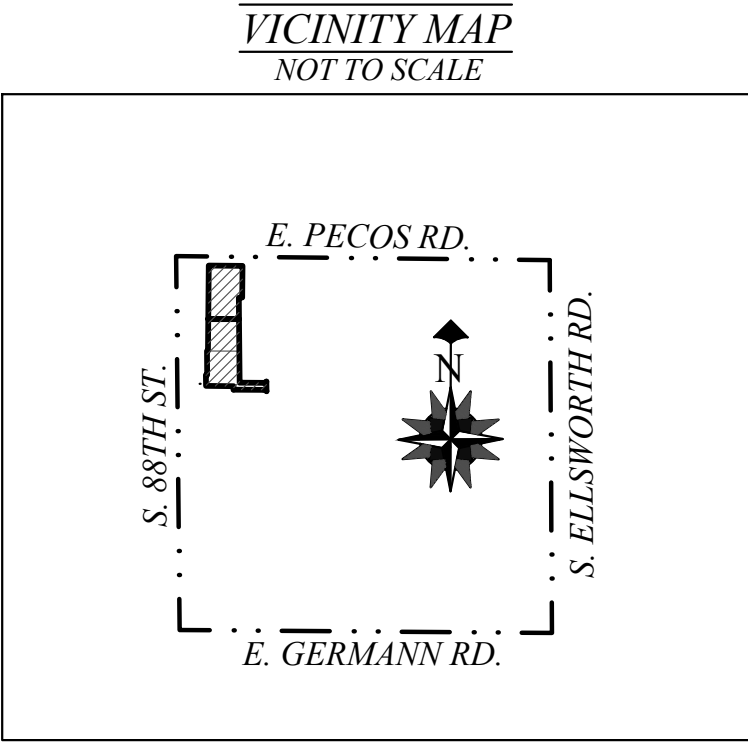


\\mcs\vrma\library\cloudstorage\workspace\42surveying.com\documents - operations\2023\boundary_plat\23-0900_shepherd_re-plat\map\23-0900_shepherd_re-plat\map\23-0900_shepherd_re-plat.dwg Savedate:6/3/2024 7:01 PM Plotted:6/3/2024 7:12 PM

FINAL PLAT 8817 PECOS PLAT

LOT 1, WILLIAMS GATEWAY SELF STORAGE (BOOK 934 OF SURVEYS, PAGE 12)
A PORTION OF LOT 4, REPLAT OF LOT 4 OF REPLAT OF LOTS 3 & 4 OF WILLIAMS GATEWAY SELF STORAGE (BOOK 1296 OF SURVEYS, PAGE 32)
PARENT PARCELS APN 304-62-785 & 304-62-943

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



DEDICATION

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT KILLER BULLS LLC, A NEVADA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLATS FOR "LOT 1, WILLIAMS GATEWAY SELF STORAGE (BOOK 934 OF SURVEYS, PAGE 12)" AND "REPLAT OF LOTS 3 & 4 OF WILLIAMS GATEWAY SELF STORAGE (BOOK 1296 OF SURVEYS, PAGE 32)", LOCATED IN SECTION 4, TOWNSHIP 2 SOUTH, RANGE 7 EAST, 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.

KILLER BULLS 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, 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 KILLER BULLS LLC, A NEVADA LIMITED LIABILITY COMPANY 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 KILLER BULLS LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF KILLER BULLS LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY KILLER BULLS LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF KILLER BULLS LLC, AN ARIZONA 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.

KILLER BULLS LLC, A NEVADA 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.

KILLER BULLS LLC, A NEVADA 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 EASEMENT SHOWN ON THIS PLAT AS TRACT (EXHIBITS "A" & "B") OF FEE NO. 2007-0424123 IS 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.

KILLER BULLS LLC, A NEVADA LIMITED LIABILITY COMPANY 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 KILLER BULLS LLC, AN ARIZONA LIMITED LIABILITY COMPANY WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

KILLER BULLS LLC, A NEVADA 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 _____, 2024.

BY: _____

APPROVALS

Approved by the Mayor & City Council of the City of Mesa,
Arizona, on the ____ day of _____ 2024

By: _____
Mayor Date

Attest: _____
City Clerk 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 assured water supply in accordance with ARS 45-576

Approved: _____
City Engineer Date

ACKNOWLEDGEMENT:

State of Arizona }
 } SS
County of }

On this ____ day of _____ 2024.

Before me the undersigned notary public on the date of acknowledgment reflected above, Kelly Shepherd, who acknowledged himself to be the member of Killer Bulls, LLC, a Nevada limited liability company, in witness whereof. I hereby set my hand and official seal.

Notary Public: _____

Notary Expiration Date: _____



SURVEY CERTIFICATE

THIS IS TO CERTIFY THAT THE SURVEY AND/OR SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF ____ MARCH ____ OF 20 24.; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

SITE INFORMATION

City of Mesa Zoning: "LI" (Light Industrial)

BASIS OF BEARING INFORMATION

The East boundary of the Southeast quarter of Section 4 as monumented herein, S00°20'28"E.

SHEET INDEX

Cover Page and Notes.....Sheet 1

Legal descriptions.....Sheet 2

Record of Survey.....Sheet 3

GENERAL NOTES

- 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 Pecos Road.
- An Avigation Easement and Release for this plat is recorded as 1998-0459504, with Maricopa County Recorder. This subdivision is within (1) mile of Phoenix-Mesa Gateway Airport. Information regarding aircraft operations and airport development is available through the airport administration office.
- Noise attenuation measures have been, or are to be, incorporated into the design and construction of the homes to achieve a noise level reduction to 45 decibels.
- These properties, due to their proximity to Phoenix-Mesa Gateway Airport, are likely to experience aircraft over flights, which could generate noise levels which may be of concern to some individuals.
- Construction within utility easements except by public agencies and utility companies, shall be limited to utilities, paving, and wood, wire removable section type fencing.
- 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).
- 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.
- 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.
- 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 East Pecos Road.
- 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) area and has been designated as having an Assured Water Supply.
- The runoff from Lot 1 and Lot 2 of Williams Gateway Self Storage in Book 934, Page 12 will be retained in tract "A" of Gateway Airport Commerce Park in Book 834, Page 36. Lots 3 and 4 of Replat of Lots 3 & 4 of Williams Gateway Self Storage in Book 1296, Page 32 will be required to retain their individual runoff on their individual lots. Lot 1 of this Plat is required to retain the runoff from Pecos Road adjacent to Gateway Airport Commerce Park. Drainage agreement between this subdivision and Gateway Airport Commerce Park is recorded in Docket 2006-1673188.
- A private reciprocal blanket easement for ingress and egress exists over Lots 1 and 2 of Williams Gateway Self Storage in Book 934, Page 12 as recorded in Docket 2007-0637621.
- A private blanket drainage easement exists over Lot 1 of Williams Gateway Self Storage in Book 934, Page 12 for the purpose of conveying drainage from Lot 2 of Williams Gateway Self Storage in Book 934, Page 12 as recorded in Docket 2007-0637621.

SURVEYOR'S NOTES

- This property is accessible with a 2 wheel drive vehicle.
- No observed evidence of these parcels being used as a dump site.
- The "Owner of Record" information is from the Maricopa County Assessor's website, this information may be out of date.
- All distances shown that are not of Record (R), are either measured or calculated depending on the symbol at either end of the line segment being dimensioned. If either end shows a calculated position symbol(●), then dimensions to that position are calculated distances.

RESEARCH INFORMATION

M.C.R., Book 1296 of Surveys, Page 32.....R1
(Replat of Lots 3 & 4 of Williams Gateway Self Storage)

M.C.R., Book 934 of Maps, Page 12.....R2
(Williams Gateway Self Storage Final Plat)

M.C.R., Book 834 of Maps, Page 36.....R3
(Gateway Airport Commerce Park Final Plat)

M.C.R., Special Warranty Deed, Fee No: 2017-0148348

OWNER OF RECORD

Killer Bulls LLC

(Mailing Address)
1936 Ivy Point Lane
Las Vegas, NV 89134

(Property Address)
8817 E. Pecos Rd.
Mesa, AZ 85212

CONTACTS INFORMATION

Owner:
Killer Bulls LLC
1936 Ivy Point Lane
Las Vegas, NV 89134

Developer:
Cavan Commerical, LLC
16032 North Scottsdale Road, Suite 200
Scottsdale, AZ 85254
Ph: 602-615-7185
Contact: Josh Cavan
email: josh@cavancommercial.com

Architect:
Pinnacle Design, INC.
1048 N. 44th Street, Suite 200
Phoenix, AZ 85008
Ph: 602-952-8585
Contact: Ian Mulich, RA
email: imulich@pdi.az.com

Engineer:
Kbell Engineering LLC
1355 N. 86th Place
Mesa, AZ 85207
Ph: 602-980-8246
Contact: Kelly Bell, P.E.
email: kbell@kbelleng.com

Surveyor:
D2 Surveying
24468 N. Corn Street
Florence, AZ 85132
Ph: 480-221-1368
Contact: Jeremy R. Dalmacio, R.L.S.
email: jeremy@d2surveying.com

ROCK PROS USA

COVER PAGE AND NOTES

Date: March 2024	County: Maricopa	Area: Mesa
Field work: ACW JTS	Csys: Grnd AZ Cntrl	Project: 23-B090
Drafter: CWV / EL	Review: JRD	Sheet: 1 of 3

D2 SURVEYING
24468 N. Corn St.
Florence, AZ 85132
(480)221-1368
D2SURVEYING.COM



FINAL PLAT
8817 PECOS PLAT

LOT 1, WILLIAMS GATEWAY SELF STORAGE (BOOK 934 OF SURVEYS, PAGE 12)
A PORTION OF LOT 4, REPLAT OF LOT 4 OF REPLAT OF LOTS 3 & 4 OF WILLIAMS GATEWAY SELF STORAGE (BOOK 1296 OF SURVEYS, PAGE 32)
PARENT PARCELS APN 304-62-785 & 304-62-943

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

LEGAL DESCRIPTION

LOT "1"

A portion of Lot 4 of Replat of Lots 3 & 4 of Williams Gateway Self Storage (Book 1296 of Surveys, Page 32) located within the Southeast quarter of Section 4, Township 2 South, Range 7 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at a Brass Cap flush stamped R.L.S. #50105 marking the East quarter corner of said Section 4, from which a Maricopa County Department of Transportation Brass Cap in hand hole, stamped R.L.S. #36914, and dated 2007 marking the Southeast corner of said Section 4 bears South 00 Degrees 20 Minutes 28 Seconds East, a distance of 2646.55 feet, and from which a Brass Cap in hand hole marking the Northeast corner of said Section 4 bears North 00 Degrees 21 Minutes 44 Seconds West, a distance of 2635.08 feet. Thence North 89 Degrees 23 Minutes 58 Seconds West along the North boundary of the Southeast quarter of said Section 4, a distance of 2179.59 feet. Thence South 00 Degrees 37 Minutes 00 Seconds West leaving the North boundary of the Southeast quarter of said Section 4, a distance of 65.00 feet to a FOUND 1/2-inch Rebar Affixed with "ACCEPTED" tag stamped R.L.S. #49864, marking the Northeast corner of said Lot 4 and the **POINT OF BEGINNING**;

Thence continuing South 00 Degrees 37 Minutes 00 Seconds West along the East boundary of said Lot 4, a distance of 224.85 feet to a FOUND 1/2-inch Rebar Affixed with "ACCEPTED" tag stamped R.L.S. #49864, marking a corner of said Lot 4;

Thence South 89 Degrees 35 Minutes 32 Seconds West along the Southerly boundary of said Lot 4, a distance of 24.03 feet to a FOUND 1/2-inch Rebar with Orange Plastic Cap stamped R.L.S. #21786, marking a corner of said Lot 4;

Thence South 00 Degrees 32 Minutes 40 Seconds East along the East boundary of said Lot 4, a distance of 151.65 feet to a SET 5/8-inch Rebar with 2-inch Aluminum Cap stamped R.L.S. #49864;

Thence South 90 Degrees 00 Minutes 00 Seconds West leaving the East boundary of said Lot 4, a distance of 218.45 feet to a SET Mag Nail with tag stamped R.L.S. #49864 on top of wall;

Thence North 00 Degrees 34 Minutes 06 Seconds East along the West boundary of said Lot 4, a distance of 379.18 feet to a SET Mag Nail with tag stamped R.L.S. #49864, marking the Northwest corner of said Lot 4;

Thence South 89 Degrees 23 Minutes 58 Seconds East along the North boundary of said Lot 4, a distance of 239.71 feet to a FOUND 1/2-inch Rebar Affixed with "ACCEPTED" tag stamped R.L.S. #49864, marking the Northeast corner of said Lot 4 and the **POINT OF BEGINNING**.

Comprising an area of 2.000 Acres; 87,121 Square Feet, more or less.

LEGAL DESCRIPTION

LOT "2"

Lot 1, Williams Gateway Self Storage (Book 934 of Surveys, Page 12) and a portion of Lot 4 of Replat of Lots 3 & 4 of Williams Gateway Self Storage (Book 1296 of Surveys, Page 32) located within the Southeast quarter of Section 4, Township 2 South, Range 7 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at a Brass Cap flush stamped R.L.S. #50105 marking the East quarter corner of said Section 4, from which a Maricopa County Department of Transportation Brass Cap in hand hole, stamped R.L.S. #36914, and dated 2007 marking the Southeast corner of said Section 4 bears South 00 Degrees 20 Minutes 28 Seconds East, a distance of 2646.55 feet, and from which a Brass Cap in hand hole marking the Northeast corner of said Section 4 bears North 00 Degrees 21 Minutes 44 Seconds West, a distance of 2635.08 feet. Thence North 89 Degrees 23 Minutes 58 Seconds West along the North boundary of the Southeast quarter of said Section 4, a distance of 2179.59 feet. Thence South 00 Degrees 37 Minutes 00 Seconds West leaving the North boundary of the Southeast quarter of said Section 4, a distance of 289.85 feet to a 1/2-inch Rebar with "ACCEPTED" tag stamped R.L.S. #49864, marking a corner of said Lot 4. Thence South 89 Degrees 35 Minutes 32 Seconds West along the Southerly boundary of said Lot 4, a distance of 24.03 feet to a 1/2-inch Rebar with Orange Plastic Cap stamped R.L.S. #21786, marking a corner of said Lot 4. Thence South 00 Degrees 32 Minutes 40 Seconds East along the East boundary of said Lot 4, a distance of 151.65 feet to a SET 5/8-inch Rebar with 2-inch Aluminum Cap stamped R.L.S. #49864, marking the **POINT OF BEGINNING**;

Thence continuing South 00 Degrees 32 Minutes 40 Seconds East along the East boundary of said Lots 1 and 4, a distance of 451.91 feet to a FOUND 1/2-inch Rebar Yellow Plastic Cap stamped R.L.S. #41076, marking a corner of said Lot 1;

Thence South 89 Degrees 35 Minutes 11 Seconds East along the Northerly boundary of said Lot 1, a distance of 170.36 feet to a FOUND 1/2-inch Rebar affixed with accepted tag stamped R.L.S. #49864, marking a point of curvature of said Lot 1 and also marking the beginning of a tangent curve, concave to the North, with a radius of 25.00 feet;

Thence counterclockwise along said curve along the Northerly boundary of said Lot 1, an arc distance of 22.23 feet, through a central angle of 50 Degrees 57 Minutes 29 Seconds to a FOUND 1/2-inch Rebar with Yellow Plastic Cap stamped R.L.S. #36914, marking a point of curvature of said Lot 1;

Thence South 00 Degrees 30 Minutes 20 Seconds East along the East boundary of said Lot 1, a distance of 68.84 feet to a FOUND 1/2-inch Rebar with a illegible Yellow Plastic Cap affixed with accepted tag stamped R.L.S. #49864, marking a point of curvature of said Lot 1 and also marking the beginning of a non tangent curve, concave to the South, with a radius bearing South 52 Degrees 19 Minutes 30 Seconds West, a distance of 25.00 feet;

Thence counterclockwise along said curve along the Southerly boundary of said Lot 1, an arc distance of 22.65 feet, through a central angle of 51 Degrees 54 Minutes 41 Seconds to a FOUND 1/2-inch Rebar with Yellow Plastic Cap stamped R.L.S. 50618, marking a point of curvature of said Lot 1;

Thence North 89 Degrees 31 Minutes 29 Seconds West along the South boundary of said Lot 1, a distance of 213.48 feet to a FOUND 1/2-inch Rebar with Red Plastic Cap stamped R.L.S. #50618, marking a corner of said Lot 1;

Thence North 00 Degrees 32 Minutes 40 Seconds West along the Westerly boundary of said Lot 1, a distance of 24.87 feet to a SET 5/8-inch Rebar with 2-inch Aluminum Cap stamped R.L.S. #49864, marking a corner of said Lot 1;

Thence North 89 Degrees 31 Minutes 29 Seconds West along the South boundary of said Lot 1, a distance of 195.38 feet to a FOUND 1/2-inch Rebar affixed with accepted tag stamped R.L.S. #49864, marking the Southwest corner of said Lot 1;

Thence North 00 Degrees 30 Minutes 16 Seconds West along the West boundary of said Lot 1, a distance of 78.07 feet to a FOUND P.K. Nail, marking a corner of said Lot 1;

Thence North 89 Degrees 56 Minutes 31 Seconds East along the Northerly boundary of said Lot 1, a distance of 8.48 feet to a FOUND P.K. Nail, marking a corner of said Lot 1;

Thence North 00 Degrees 30 Minutes 01 Seconds West along the West boundary of said Lot 1, a distance of 169.94 feet to a point (WITNESS BY a FOUND P.K. NAIL 0.35 feet North on top of wall), marking a corner of said Lot 1;

Thence South 89 Degrees 35 Minutes 31 Seconds East along the North boundary of said Lot 1, a distance of 6.95 feet to a SET 5/8-inch Rebar with 2-inch Aluminum Cap stamped R.L.S. #49864, marking the Southwest corner of said Lot 4;

Thence North 00 Degrees 34 Minutes 06 Seconds East along the West boundary of said Lot 4, a distance of 226.91 feet to a SET Mag Nail with tag stamped R.L.S. #49864;

Thence North 90 Degrees 00 Minutes 00 Seconds East leaving the West boundary of said Lot 4, a distance of 218.45 feet to a SET 5/8-inch Rebar with 2-inch Aluminum Cap stamped R.L.S. #49864, marking the **POINT OF BEGINNING**.

Comprising an area of 2.723 Acres; 118,634 Square Feet, more or less.

LEGAL DESCRIPTION

PUBLIC UTILITY EASEMENT

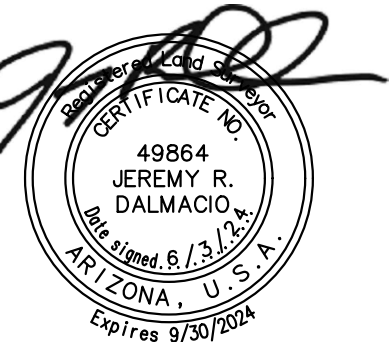
A portion of Lot 4 of Replat of Lots 3 & 4 of Williams Gateway Self Storage (Book 1296 of Surveys, Page 32) located within the Southeast quarter of Section 4, Township 2 South, Range 7 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at a Brass Cap flush stamped R.L.S. #50105 marking the East quarter corner of said Section 4, from which a Maricopa County Department of Transportation Brass Cap in hand hole, stamped R.L.S. #36914, and dated 2007 marking the Southeast corner of said Section 4 bears South 00 Degrees 20 Minutes 28 Seconds East, a distance of 2646.55 feet, and from which a Brass Cap in hand hole marking the Northeast corner of said Section 4 bears North 00 Degrees 21 Minutes 44 Seconds West, a distance of 2635.08 feet. Thence North 89 Degrees 23 Minutes 58 Seconds West along the North boundary of the Southeast quarter of said Section 4, a distance of 2179.59 feet. Thence South 00 Degrees 37 Minutes 00 Seconds West leaving the North boundary of the Southeast quarter of said Section 4, a distance of 289.85 feet to a 1/2-inch Rebar with "ACCEPTED" tag stamped R.L.S. #49864, marking a corner of said Lot 4. Thence South 89 Degrees 35 Minutes 32 Seconds West along the Southerly boundary of said Lot 4, a distance of 24.03 feet to a 1/2-inch Rebar with Orange Plastic Cap stamped R.L.S. #21786, marking a corner of said Lot 4. Thence South 00 Degrees 32 Minutes 40 Seconds East along the East boundary of said Lot 4, a distance of 151.65 feet to a 5/8-inch Rebar with 2-inch Aluminum Cap stamped R.L.S. #49864. Thence South 90 Degrees 00 Minutes 00 Seconds West leaving the West boundary of said Lot 4, a distance of 18.75 feet to the **POINT OF BEGINNING**;

Thence continuing South 90 Degrees 00 Minutes 00 Seconds West, a distance of 20.00 feet; Thence North 00 Degrees 36 Minutes 09 Seconds East, a distance of 221.32 feet; Thence North 89 Degrees 58 Minutes 58 Seconds West, a distance of 4.50 feet; Thence North 00 Degrees 05 Minutes 10 Seconds West, a distance of 6.00 feet; Thence South 89 Degrees 58 Minutes 58 Seconds East, a distance of 4.56 feet; Thence North 00 Degrees 39 Minutes 01 Second East, a distance of 73.92 feet; Thence North 89 Degrees 21 Minutes 26 Seconds West, a distance of 154.47 feet; Thence North 00 Degrees 37 Minutes 00 Seconds East, a distance of 20.00 feet; Thence South 89 Degrees 21 Minutes 26 Seconds East, a distance of 154.47 feet; Thence North 00 Degrees 36 Minutes 48 Seconds East, a distance of 48.06 feet; Thence South 89 Degrees 23 Minutes 58 Seconds East, a distance of 45.90 feet; Thence South 00 Degrees 05 Minutes 16 Seconds East, a distance of 6.00 feet; Thence North 89 Degrees 23 Minutes 31 Seconds West, a distance of 25.94 feet;

Thence South 00 Degrees 37 Minutes 37 Seconds West, a distance of 140.34 feet; Thence North 90 Degrees 00 Minutes 00 Seconds East, a distance of 31.66 feet; Thence South 00 Degrees 00 Minutes 00 Seconds East, a distance of 10.00 feet; Thence North 90 Degrees 00 Minutes 00 Seconds West, a distance of 31.77 feet; Thence South 00 Degrees 36 Minutes 48 Seconds West, a distance of 212.75 feet to the **POINT OF BEGINNING**.

Comprising an area of 0.252 Acres; 10,982 Square Feet, more or less.



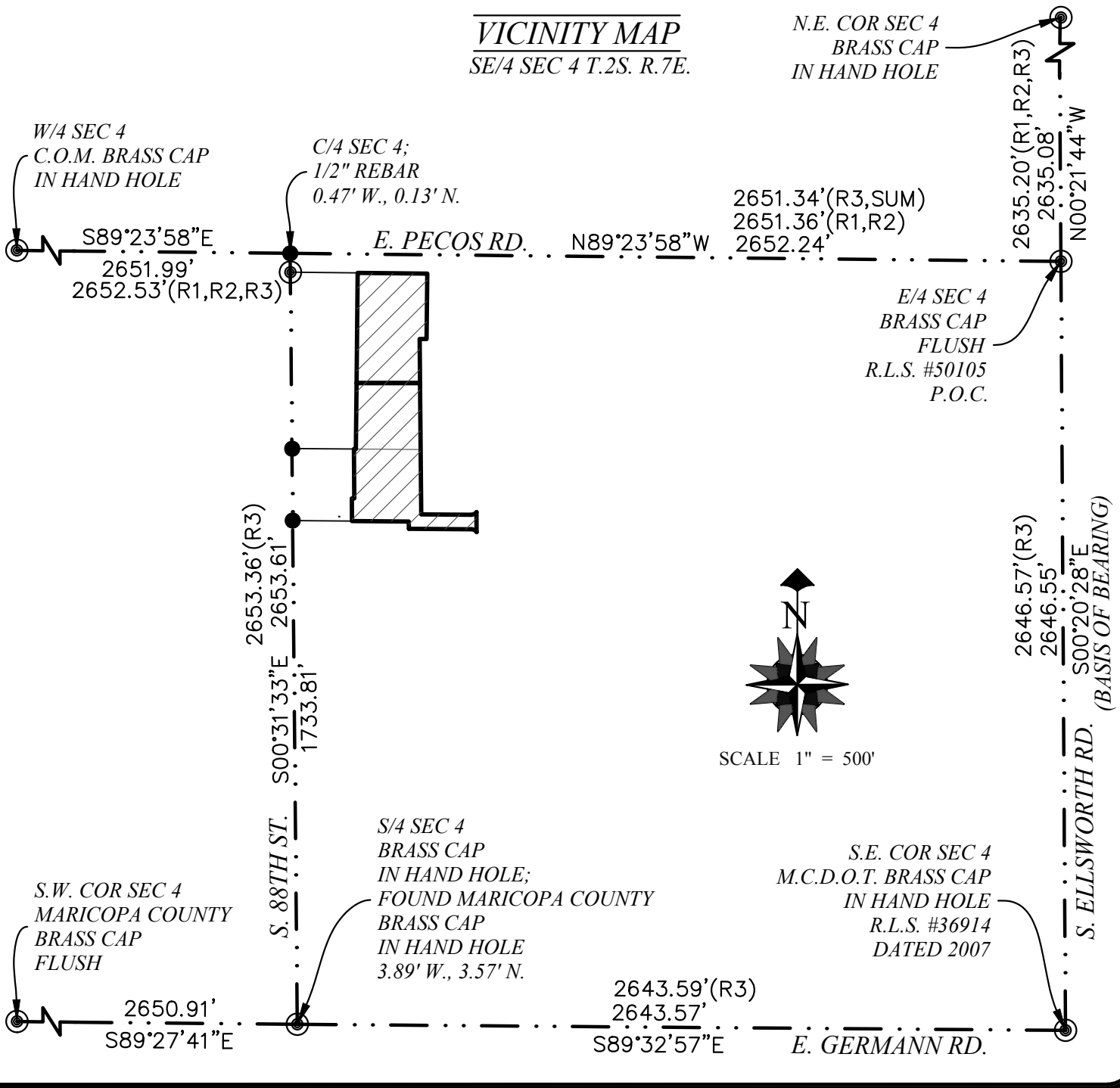
ROCK PROS USA

another one in the books by

D2 SURVEYING
24468 N. Corn St.
Florence, AZ 85132
(480)221-1368
D2SURVEYING.COM

LEGAL DESCRIPTIONS

Date: March 2024	County: Maricopa	Area: Mesa
Field work: ACW JTS	Csys: Grnd AZ Cntrl	Project: 23-B090
Drafter: CWV / EL	Review: JRD	Sheet: 2 of 3



LEGEND

●	Found monument as noted
▲	Set 5/8" Rebar with 2" Aluminum Cap
●	R.L.S. #49864 or noted otherwise
—	Calculated point / not set
---	Section line
---	Easement line
---	Centerline
---	Setback line
---	Old lot line
---	Edge of dirt road
---	Edge of pavement
---	Water meter
---	Telephone pedestal
---	Sewer manhole
---	Electric transformer
---	Communication box
---	Water valve
---	Storm drain manhole
---	M.C.R. Maricopa County Recorders
---	R.L.S. Registered Land Surveyor
---	T.2S. Township 2 South
---	R.7E. Range 7 East
---	C.V.A.E. Controlled Vehicular Access Easement
---	M.C.D.O.T. Maricopa County Department of Transportation
---	C.O.M. City of Mesa
---	R/W Right of Way
---	APN Assessor Parcel Number
---	SEC Section
---	COR Corner
---	(R) Research document distance
---	P.O.C. Point of Commencement
---	P.O.B. Point of Beginning
---	B.S.L. Building Setback line
---	L.S. Landscape Setback
---	I&E Ingress/Egress Easement
---	P.U.E. Public Utilities Easement / Public Utility Easement
---	P.U.F.E. Public Utilities Facilities Easement
---	I/E & P.U.F.E. Ingress/Egress & Public Utilities Facilities Easement
---	D.E. Drainage Easement

EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S90°00'00"W	18.75
L2	S90°00'00"W	20.00
L3	N00°36'09"E	221.32
L4	N89°58'58"W	4.50
L5	N00°05'10"W	6.00
L6	S89°58'58"E	4.56
L7	N00°39'01"E	73.92
L8	N89°21'26"W	154.47
L9	N00°37'00"E	20.00
L10	S89°21'26"E	154.47
L11	N00°36'48"E	48.06
L12	S89°23'58"E	45.90
L13	S00°05'16"E	6.00
L14	N89°23'31"W	25.94
L15	S00°37'37"W	140.34
L16	N90°00'00"E	31.66
L17	S00°00'00"E	10.00
L18	N90°00'00"W	31.77
L19	S00°36'48"W	212.75

PROPOSED LOT TABLE

LOT	SQ FOOTAGE	ACRES
1	87,121±	2.000
2	118,634±	2.723

EASEMENT INFORMATION

Public Utility: 0.252 Acres
10,982± Sq. ft.

SURVEYOR'S NOTES

- This property is accessible with a 2 wheel drive vehicle.
- No observed evidence of these parcels being used as a dump site.
- The "Owner of Record" information is from the Maricopa County Assessor's website, this information may be out of date.
- All distances shown that are not of Record (R), are either measured or calculated depending on the symbol at either end of the line segment being dimensioned. If either end shows a calculated position symbol (●), then dimensions to that position are calculated distances.

RESEARCH INFORMATION

M.C.R., Book 1296 of Surveys, Page 32.....R1
(Replat of Lots 3 & 4 of Williams Gateway Self Storage)
M.C.R., Book 934 of Maps, Page 12.....R2
(Williams Gateway Self Storage Final Plat)
M.C.R., Book 834 of Maps, Page 36.....R3
(Gateway Airport Commerce Park Final Plat)
M.C.R., Special Warranty Deed, Fee No: 2017-0148348

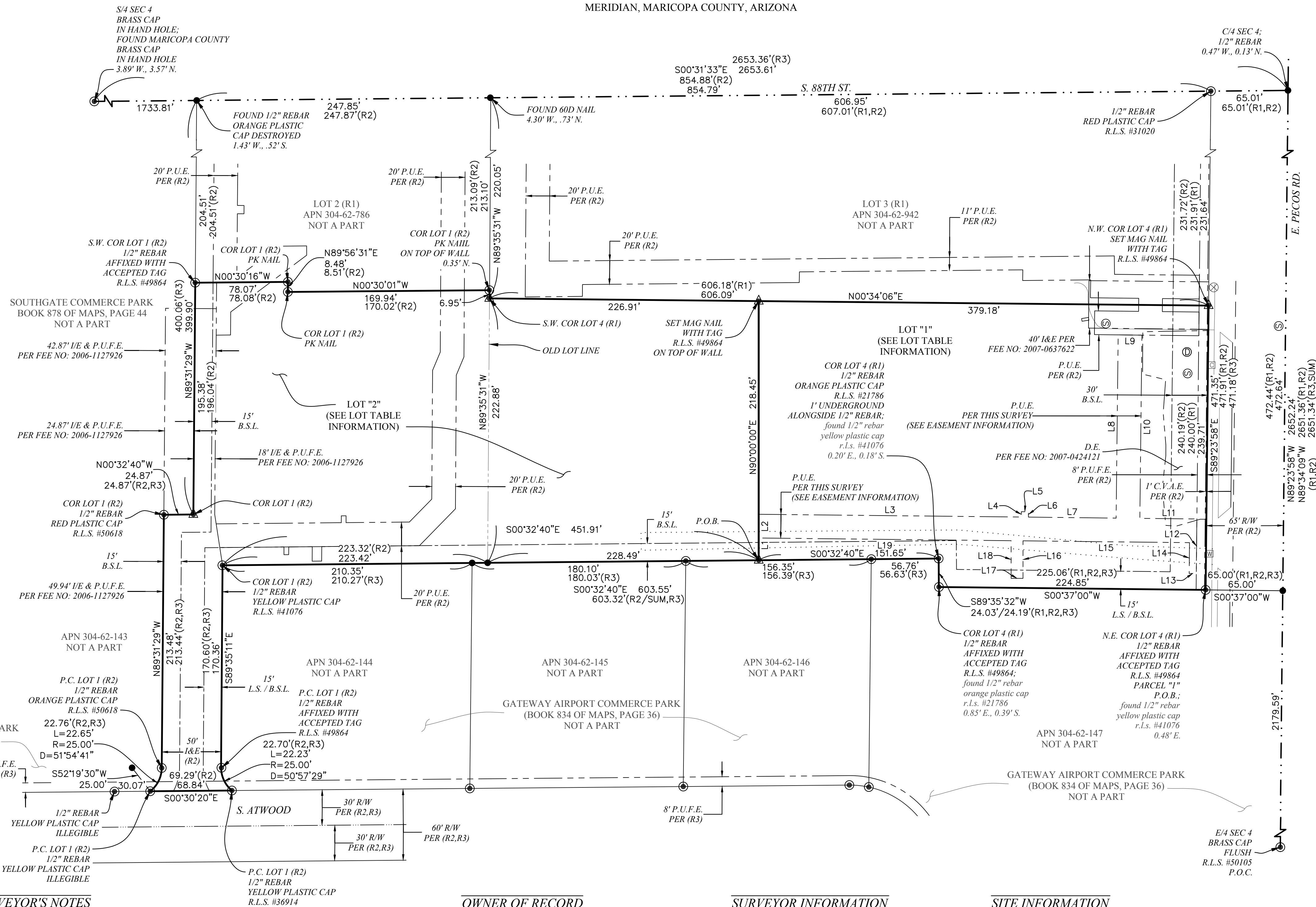
FINAL PLAT 8817 PECOS PLAT

LOT 1, WILLIAMS GATEWAY SELF STORAGE (BOOK 934 OF SURVEYS, PAGE 12)
A PORTION OF LOT 4, REPLAT OF LOT 4 OF REPLAT OF LOTS 3 & 4 OF WILLIAMS GATEWAY SELF STORAGE (BOOK 1296 OF SURVEYS, PAGE 32)

PARENT PARCELS APN 304-62-785 & 304-62-943

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER

MERIDIAN, MARICOPA COUNTY, ARIZONA



OWNER OF RECORD

Killer Bulls LLC
(Mailing Address)
1936 Ivy Point Lane
Las Vegas, NV 89134
(Property Address)
8817 E. Pecos Rd.
Mesa, AZ 85212

SURVEYOR INFORMATION

Jeremy R. Dalmacio
R.L.S. #49864
480-221-1368
24468 N. Corn St.
Florence, AZ 85132

SITE INFORMATION

City of Mesa Zoning: "LI" (Light Industrial)

BASIS OF BEARING INFORMATION

The East boundary of the Southeast quarter of Section 4 as monumented herein, S00°20'28"E.

ROCK PROS USA

RECORD OF SURVEY

Date: March 2024	County: Maricopa	Area: Mesa
Field work: ACW JTS	Csys: Grnd AZ Cntrl	Project: 23-B090B
Drafter: CWV / EL	Review: JRD	Sheet: 3 of 3

\\mesa\mesa\library\cloudstorage\boundary\8817\8817-0900\shepherd_survey_map-updated-final.plt.dwg Saved: 6/13/2024 7:01 PM Plotted: 6/13/2024 7:12 PM