

## DEVELOPER

GATEWAY BUSINESS PARK, LLC  
8901 E. RAINTREE DRIVE, SUITE 140  
SCOTTSDALE, ARIZONA 85260  
ATTENTION: TIM GRANT  
TELEPHONE: (480) 860-2000  
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EMAIL: TIMGRANT@SIMAZ.COM

Planning & Zoning Board Approved:  
July 28, 2021  
ZON21-00437

## AREA TABLE

LOT	SQUARE FEET	ACRES
1	919,262	21.10
2	1,442,104	33.10
3	1,787,499	41.04
TOTAL	4,148,865	95.24

## DEDICATION

STATE OF ARIZONA }  
COUNTY OF MARICOPA } S.S.

KNOW ALL MEN BY THESE PRESENT:

THAT GATEWAY BUSINESS PARK, LLC, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR AIRPARK 202, LOCATED IN NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF 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.

GATEWAY BUSINESS PARK, L.L.C. 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 GATEWAY BUSINESS PARK, L.L.C. OR ITS SUCCESSORS OR ASSIGNS SHALL HAVE FULL USE OF THE EASEMENT EXCEPT FOR THE PURPOSE FOR WHICH THE SAME IS HERIN 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 GATEWAY BUSINESS PARK, L.L.C. OR THE SUCCESSORS OR ASSIGNS OF GATEWAY BUSINESS PARK, L.L.C., AND THAT ANY BURIED FACILITIES SHALL NOT BE CHANGED BY GATEWAY BUSINESS PARK, L.L.C. OR THE SUCCESSORS OR ASSIGNS OF GATEWAY BUSINESS PARK, L.L.C. 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.

GATEWAY BUSINESS PARK, L.L.C. 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.

GATEWAY BUSINESS PARK, L.L.C. 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 OWNER, HIS SUCCESSOR AND ASSIGNS 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 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.

GATEWAY BUSINESS PARK, L.L.C. 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 INTERFERES 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 GATEWAY BUSINESS PARK, L.L.C. WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

GATEWAY BUSINESS PARK, L.L.C., 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 \_\_\_\_\_ 2021.

GATEWAY BUSINESS PARK, L.L.C.

BY:

# PRELIMINARY PLAT AIRPARK 202

A PORTION OF THE NORTHWEST QUARTER OF  
SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE  
GILA AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA.

## ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } S.S.

BEFORE ME THIS \_\_\_\_\_ OF \_\_\_\_\_ 20\_\_\_\_  
PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE THE \_\_\_\_\_ OF GATEWAY  
BUSINESS PARK, L.L.C., THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE  
THAT \_\_\_\_\_ AS \_\_\_\_\_ EXECUTED THIS  
INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

BY: \_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

## APPROVALS

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

BY: \_\_\_\_\_ MAYOR \_\_\_\_\_ DATE  
\_\_\_\_\_  
CITY CLERK \_\_\_\_\_ DATE

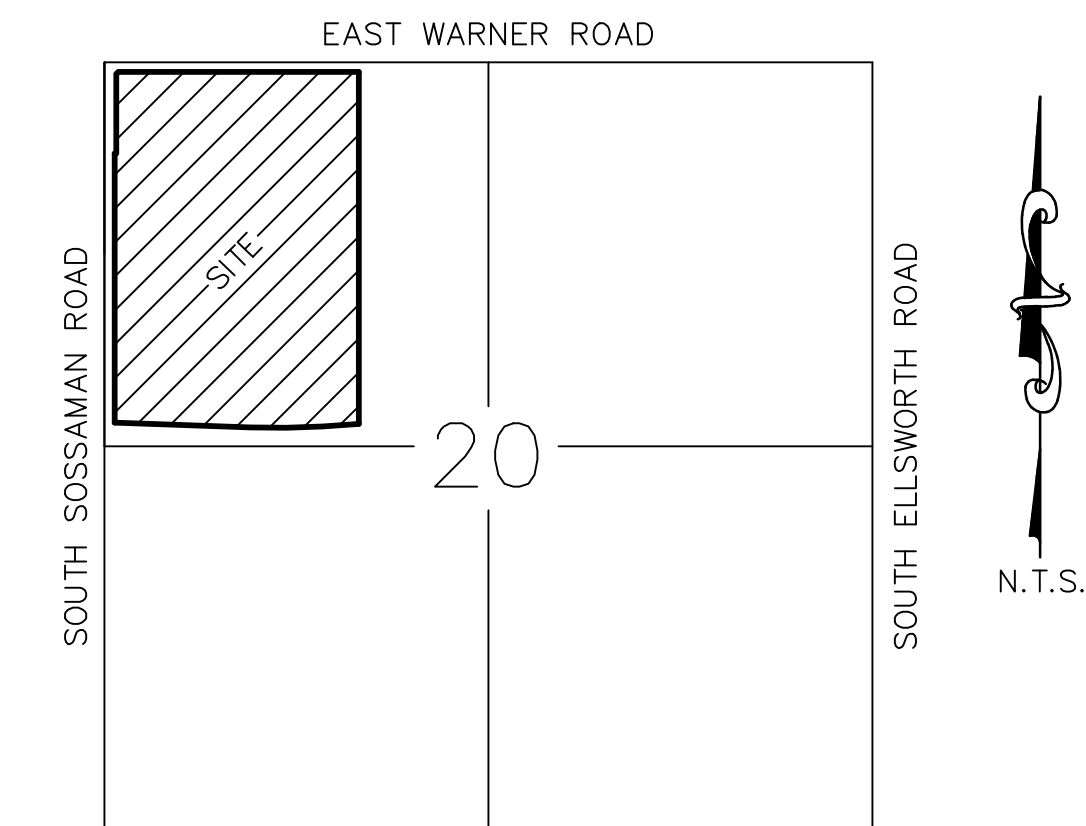
ATTEST: \_\_\_\_\_ CITY CLERK \_\_\_\_\_ DATE

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

## NOTES

- 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. § 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.
- CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, REMOVABLE SECTION TYPE FENCING."
- 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 WARNER ROAD AND SOSSAMAN 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 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.
- 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).
- 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.
- AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT IS RECORDED WITH MARICOPA COUNTY RECORDER. THIS SUBDIVISION IS WITHIN 2 MILES 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."
- GATEWAY BUSINESS PARK, L.L.C. 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), " AND " 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."



VICINITY MAP  
SEC 20, T 1 S., R 7 E.

## LEGAL DESCRIPTION

PARCEL NO. 1:

THE WEST 865.17 FEET OF THE EAST 1763.07 FEET OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 20, WHICH LIES SOUTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A 1 INCH REBAR MARKING THE NORTHWEST CORNER OF SAID SECTION 20, BEING NORTH 0 DEGREES 05 MINUTES 43 SECONDS WEST, 2631.47 FEET FROM A 1 INCH REBAR MARKING THE WEST QUARTER CORNER OF SAID SECTION 20;

THENCE ALONG THE WEST LINE OF SAID SECTION 20, SOUTH 0 DEGREES 05 MINUTES 43 SECONDS EAST, 2488.82 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 87 DEGREES 39 MINUTES 15 SECONDS EAST, 987.20 FEET;

THENCE FROM A LOCAL TANGENT BEARING OF SOUTH 87 DEGREES 44 MINUTES 44 SECONDS EAST, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 5892.78 FEET, A LENGTH OF 1696.61 FEET TO THE POINT OF ENDING ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 20, BEING SOUTH 0 DEGREES 27 MINUTES 46 SECONDS EAST, 2332.86 FEET FROM A 1 INCH PIPE MARKING THE NORTH QUARTER CORNER OF SAID SECTION 20.

PARCEL NO. 2:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 4:

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 20, WHICH LIES SOUTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A 1 INCH REBAR MARKING THE NORTHWEST CORNER OF SAID SECTION 20, BEING NORTH 0 DEGREES 05 MINUTES 43 SECONDS WEST, 2631.47 FEET FROM A 1 INCH REBAR MARKING THE WEST QUARTER CORNER OF SAID SECTION 20;

THENCE ALONG THE WEST LINE OF SAID SECTION 20, SOUTH 0 DEGREES 05 MINUTES 43 SECONDS EAST, 2488.82 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 87 DEGREES 39 MINUTES 15 SECONDS EAST, 987.20 FEET;

THENCE FROM A LOCAL TANGENT BEARING OF SOUTH 87 DEGREES 44 MINUTES 44 SECONDS EAST, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 5892.78 FEET, A LENGTH OF 1696.61 FEET TO THE POINT OF ENDING ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 20, BEING SOUTH 0 DEGREES 27 MINUTES 46 SECONDS EAST, 2332.86 FEET FROM A 1 INCH PIPE MARKING THE NORTH QUARTER CORNER OF SAID SECTION 20.

PARCEL NO. 5:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 6:

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

## BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST, G & S R. M.

SAID LINE BEARS: NORTH 00 DEGREES 05 MINUTES 43 SECONDS WEST

## REFERENCES

- RECORD OF SURVEY "PLSS SUBDIVISION" RECORDED IN BOOK 609, PAGE 29, M.C.R.
- RECORD OF SURVEY RECORDED IN BOOK 1403, PAGE 40, M.C.R.

## CERTIFICATION

I, BENEDICT J. BAUTISTA, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CONSISTING OF 2 SHEETS CORRECTLY REPRESENTS A SURVEY DONE UNDER MY SUPERVISION DURING THE MONTH OF JUNE 2021; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN; THAT THEIR POSITIONS ARE CORRECT AND ACCURATE AS SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: BENEDICT J. BAUTISTA, RLS No. 57382 DATE \_\_\_\_\_  
BENCHMARK SURVEYING & CONSULTING SHALL HAVE NO LIABILITY TO ANY USE OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.

NO.	REVISION	DATE

PRELIMINARY PLAT  
AIRPARK 202  
A PORTION OF  
THE NORTHWEST QUARTER OF SECTION 20,  
T. 1 S., R. 7 E., G. & S. R. M.,  
MARICOPA COUNTY, ARIZONA



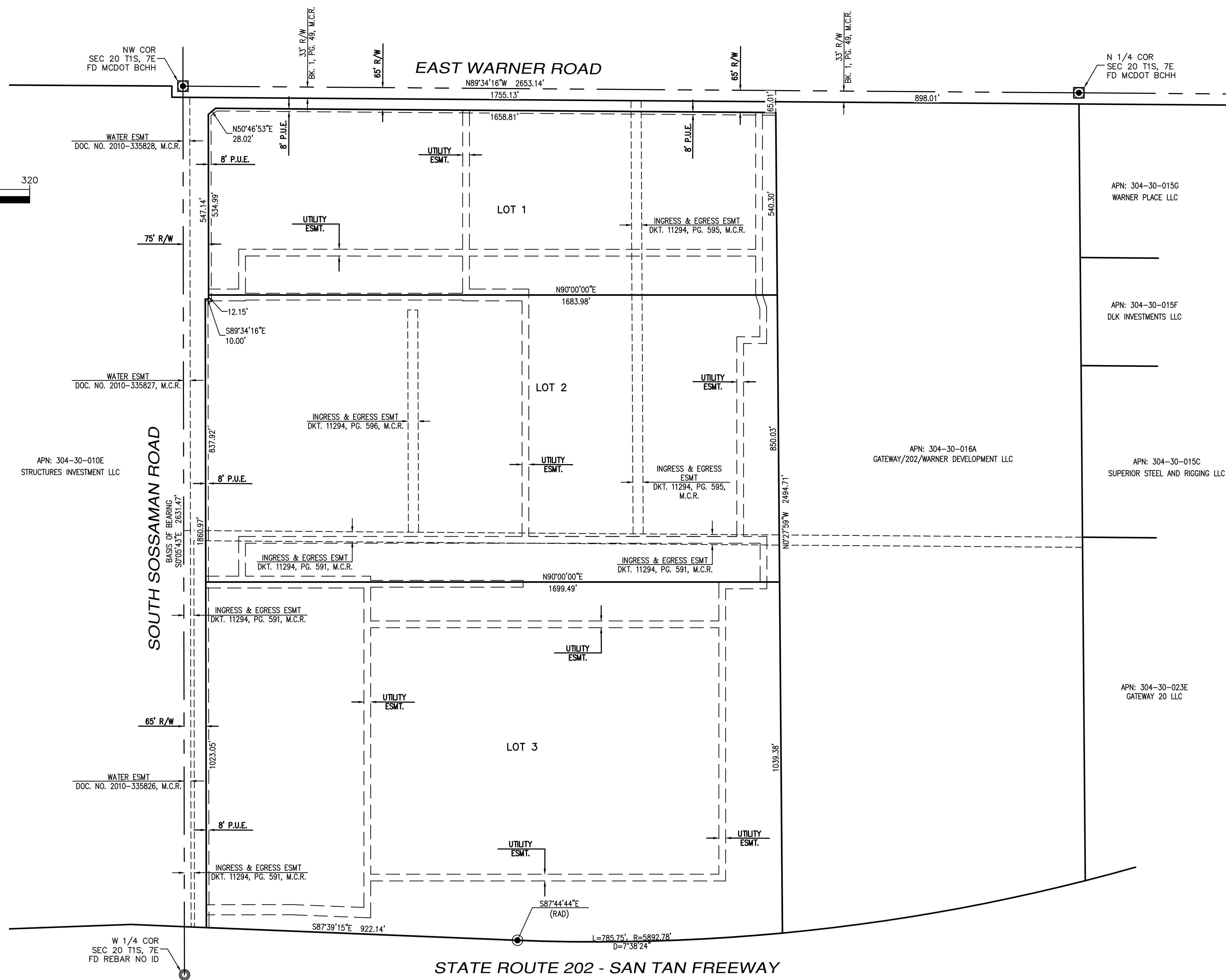
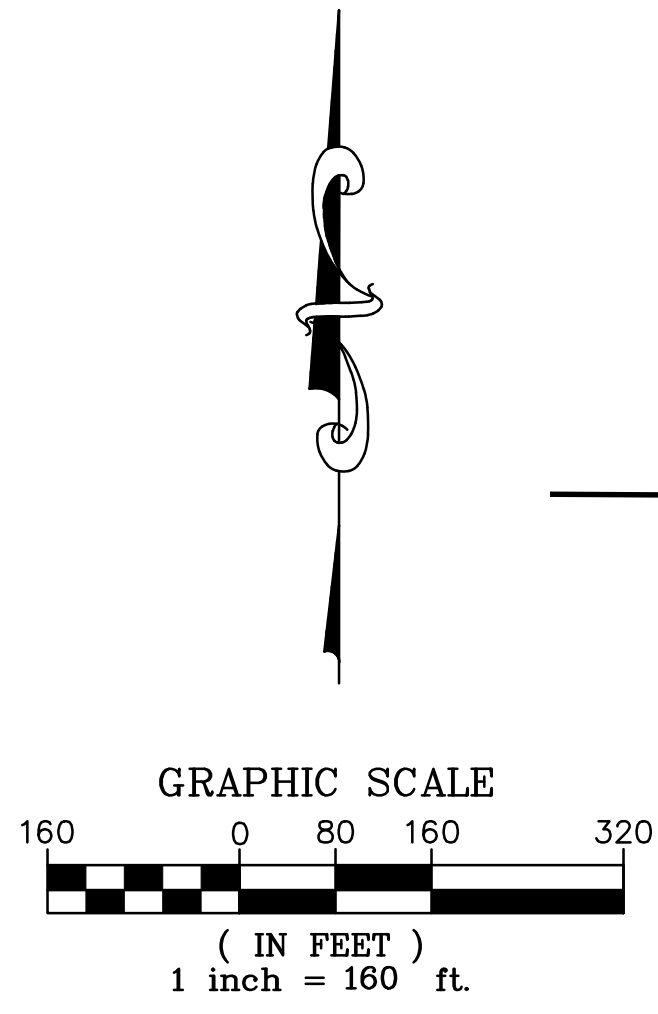
2738 E GUADALUPE RD SUITE 1  
GILBERT, AZ 85234  
WWW.AZBENCHMARK.COM

SCALE: N/A  
DRAWN: BJB  
CHECKED: BJB  
DATE: 07-01-21  
JOB NO.: 2021-62

DRAWING NO

1

1 OF 2



**LEGEND**

	BRASS CAP IN HAND HOLE
	FD. ADOT W/ RLS 28728 AL CAP
	FD. MONUMENT
	EASEMENT LINE
	SECTION LINE
	BOUNDARY LINE
	BRASS CAP IN HAND HOLE
	BRASS CAP FLUSH
	MARICOPA COUNTY RECORDER
	DOCUMENT
	BOOK
	PAGE

NO.	REVISION	DATE

**PRELIMINARY PLAT**  
**AIRPARK 202**  
 A PORTION OF  
 THE NORTHWEST QUARTER OF SECTION 20,  
 T. 1 S., R. 7 E., G. & S. R. M.,  
 MARICOPA COUNTY, ARIZONA

APN: 304-30-010E  
STRUCTURES INVESTMENT LLC

APN: 304-30-015G  
WARNER PLACE LLC

APN: 304-30-015F  
DLK INVESTMENTS LLC

APN: 304-30-016A  
GATEWAY/202/WARNER DEVELOPMENT LLC

APN: 304-30-015C  
SUPERIOR STEEL AND RIGGING LLC

APN: 304-30-023E  
GATEWAY 20 LLC

2738 E GUADALUPE RD SUITE 1  
 GILBERT, AZ 85234  
 WWW.AZBENCHMARK.COM

SCALE: 1" = 160'  
 DRAWN: BJB  
 CHECKED: BJB  
 DATE: 07-01-21  
 JOB NO.: 2021-62

DRAWING NO  
2  
 2 OF 2

USE OF THE INFORMATION CONTAINED IN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED AND FOR OTHER THAN THE CLIENT FOR WHOM IT WAS PREPARED IS FORBIDDEN UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY BENCHMARK SURVEYING & CONSULTING. BENCHMARK SURVEYING & CONSULTING SHALL HAVE NO LIABILITY TO ANY USE OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.