

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT CWRP BAYWOOD MOB OWNER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS "OWNER", DOES HEREBY PUBLISH THIS FINAL PLAT FOR 63RD STREET & BROADWAY ROAD, LOCATED IN A PORTION OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH OF THE STREETS, LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE STREETS, LOTS, TRACTS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

CWRP BAYWOOD MOB OWNER, 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 THIS 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 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, CABLE 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 CWRP BAYWOOD MOB OWNER, L.L.C., 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 CWRP BAYWOOD MOB OWNER, L.L.C., OR THE SUCCESSORS OR ASSIGNS OF PAIN RELEASE, L.L.C., AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY CWRP BAYWOOD MOB OWNER, L.L.C., OR THE SUCCESSORS OR ASSIGNS OF CWRP BAYWOOD MOB OWNER, 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.

CWRP BAYWOOD MOB OWNER, L.L.C., HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED IN THIS PLAT AS "SIGHT VISIBILITY EASEMENT" OR "SVE" FOR PURPOSES OF ESTABLISHING AREA 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.

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT AS DOC. NO. 01-0054935 M.C.R., 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 OF 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.

CWRP BAYWOOD MOB OWNER, 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 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 CWRP BAYWOOD MOB OWNER, L.L.C., WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF

CWRP BAYWOOD MOB OWNER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, CWRP BAYWOOD MOB INVESTORS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND CWRP BAYWOOD GP, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS OWNERS, FIRST INTERSTATE BANK, ISAOA, AS LENDER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF

THE UNDERSIGNED OFFICER THIS DAY OF 2023.

CWRP BAYWOOD MOB OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

CWRP BAYWOOD MOB INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

CWRP BAYWOOD GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: JASON ANZALONE ITS: MANAGER

FIRST INTERSTATE BANK, ISAOA

BY: KATIE PETERSON ITS: COMMERCIAL RELATIONSHIP MANAGER

FINAL PLAT

FOR

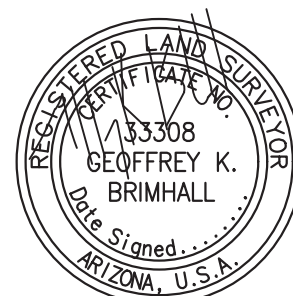
63RD STREET & BROADWAY ROAD

A RE-PLAT OF LOTS 3, 4 AND 5 OF "LEISURE WORLD CENTER UNIT 2, AMENDED" AS RECORDED IN BOOK 243, PAGE 26, 1983 SUB, RECORDS OF MARICOPA COUNTY, ARIZONA, AND A RESUBDIVISION OF LOT 10 OF "LEISURE WORLD CENTER UNIT 1" AS RECORDED IN BOOK 205, PAGE 11, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

RECORD DRAWING CERTIFICATION

I GEOFFREY K. BRIMHALL, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT CONSISTING OF TWO SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF MAY 2023; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; THAT THE CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT TIME OF CONSTRUCTION.

REGISTERED LAND SURVEYOR



08-14-23 DATE

REGISTRATION #33308 4655 N FLOWING WELLS ROAD TUCSON, AZ 85705

NOTES

- 1. "PUBLIC UTILITY AND FACILITY EASEMENTS (PUFE) WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COST OF SRP AND SOUTHWEST GAS FACILITIES IN P.U.F.E.S. ON THIS PLAT. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. § 9-1-1 INCLUDES THE P.U.F.E.S. ON THIS PLAT, THE TERM "PUBLIC EASEMENT" IN M.C.C. § 9-1-5(A) INCLUDES P.U.F.E.S., AND P.U.F.E.S. ON THIS PLAT ARE SUBJECT TO M.C.C. § 9-1-5(A)."
2. "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."
3. "CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, REMOVABLE SECTION TYPE FENCING."
4. "UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R(42)33."
5. "ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133."
6. "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 RIGHT-OF-WAY ALONG 63RD STREET OR BROADWAY ROAD."
7. 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.
8. "THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY."
9. "ALL UTILITIES SHALL BE INSTALLED UNDERGROUND."
10. WHENEVER DRAINAGE EASEMENTS ARE GREATER THAN THE STANDARD SETBACKS, THE EASEMENT LINE WILL BECOME THE NEW REQUIRED BUILDING SET BACK."
11. THE AREA WITHIN THE SIGHT VISIBILITY EASEMENT AND OR TRIANGLE IS THE BE CLEAR OF LANDSCAPING, SIGNS, FENCES, OR OTHER ITEMS HIGHER THAN 36-INCH ABOVE STREET GRADES IN THESE AREA."
12. "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 OWNERS(S)."
13. "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."

LIEN HOLDER RATIFICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN DOC. NO 20230100817, RECORDS OF MARICOPA COUNTY RECORDER, AND THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN CONSTRUCTION DEED OF TRUST RECORDED IN DOC. NO. 20230100818, RECORDS OF MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS FINAL PLAT, AND EACH AND EVERY DEDICATION CONTAINED HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAME THIS DAY OF 2023.

FIRST INTERSTATE BANK, ISAOA.

BY: KATIE PETERSON

ITS (TITLE) COMMERCIAL RELATIONSHIP MANAGER

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)

BEFORE ME, THE UNDERSIGNED NOTARY, ON THIS DAY OF 2023.

APPEARED KATIE PETERSON, IN HER CAPACITY AS AUTHORIZED AGENT ON BEHALF OF FIRST INTERSTATE BANK, ISAOA, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE DOCUMENT WITHIN, AND WHO EXECUTED THE DOCUMENT FOR THE PURPOSES SET FORTH HEREIN.

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

BY: NOTARY PUBLIC

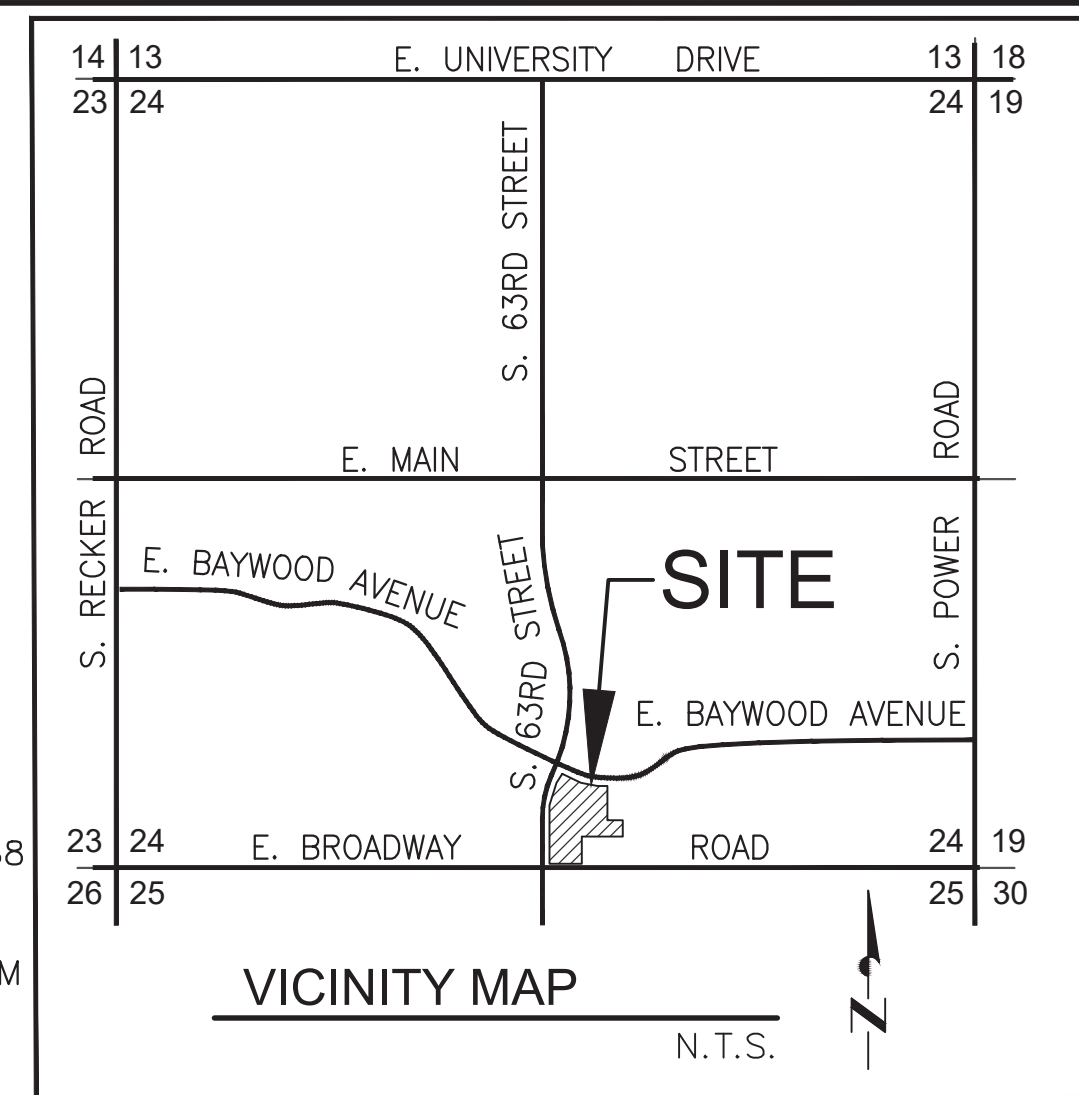
MY COMMISSION EXPIRES

SHEET INDEX

- FP-1 COVER SHEET
FP-2 PLAT PLAN & LEGAL DISCRIP.

OWNER / DEVELOPER

CWRP BAYWOOD MOB OWNER, L.L.C. 30021 THOMAS ROAD, SUITE 130 RANCHO SANTA MARGARITA, CALIFORNIA 92688 CONTACT: DAVE KROSS PHONE #: 480-848-1428 E-MAIL: DKROSS@CYPRESSWESTPARTNERS.COM



BASIS OF BEARING

BASIS OF BEARING IS ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24, T.1N., R.6E. FROM THE SOUTHWEST CORNER OF SECTION 24 TO THE FOUND MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE AT THE APPARENT INTERSECTION OF E. BROADWAY ROAD AND S. 63RD STREET BEING N88°59'51"E WITH A DISTANCE OF 2651.55 FEET.

SITE AREA

GROSS AREA = 170,161 S.F. 3.91 AC. NET AREA = 170,161 S.F. 3.91 AC.

FLOOD INFO - FIRM DATA

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04013C2290M DATED NOVEMBER 4, 2015, THE SUBJECT PROPERTY IS LOCATED WITHIN A SHADED ZONE X, DESCRIBED AS: "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD."

ENGINEER

KAEKO, INC. 12409 W. INDIAN SCHOOL ROAD SUITE C-303 AVONDALE, ARIZONA 85392 CONTACT: NATHAN COTTRELL PHONE: 623-536-1993 E-MAIL: Nathan.cottrell@kaekoinc.com

SURVEYOR

KAEKO, INC. 12409 W. INDIAN SCHOOL ROAD SUITE C-303 AVONDALE, ARIZONA 85392 CONTACT: NATHAN COTTRELL PHONE: 623-536-1993 E-MAIL: Nathan.cottrell@kaekoinc.com

APPROVALS

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

THIS DAY OF 2023.

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

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)

BEFORE ME, THE UNDERSIGNED NOTARY, ON THIS DAY OF 2023.

APPEARED JASON ANZALONE, IN HIS CAPACITY AS AUTHORIZED AGENT ON BEHALF OF CWRP BAYWOOD MOB OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, CWRP BAYWOOD GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND CWRP BAYWOOD GP, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE DOCUMENT WITHIN, AND WHO EXECUTED THE DOCUMENT FOR THE PURPOSES SET FORTH HEREIN.

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

BY: NOTARY PUBLIC

MY COMMISSION EXPIRES

ENGINEER

KAEKO 12409 W. INDIAN SCHOOL ROAD #C-303 AVONDALE, ARIZONA 85392 PHONE: 623-536-1993

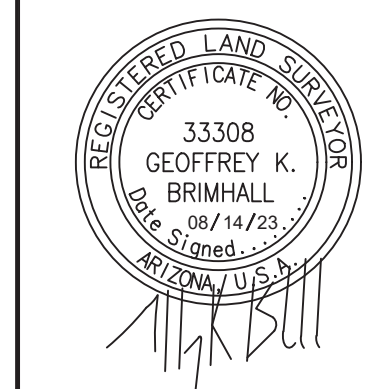
DEVELOPER

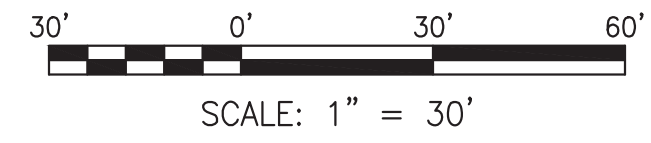
CYPRESS WEST PARTNERS 30021 THOMAS RD. STE 130 RANCHO SANTA MARGARITA, CA. 92688 Ph.# 480-848-1428 dkross@cypresswestpartners.com

DRAWN BY: RVR CHECKED BY: NUC DATE: 05/18/23 SCALE: AS NOTED PROJECT #: 7023004 LAST MODIFIED: 08/14/2023

FINAL PLAT FOR 63rd STREET & BROADWAY ROAD NEC BROADWAY ROAD AND 63RD STREET MESA, ARIZONA

12409 W. INDIAN SCHOOL ROAD, AVONDALE, AZ 85392 PHONE: 623-536-1993 FAX: 623.748.9008

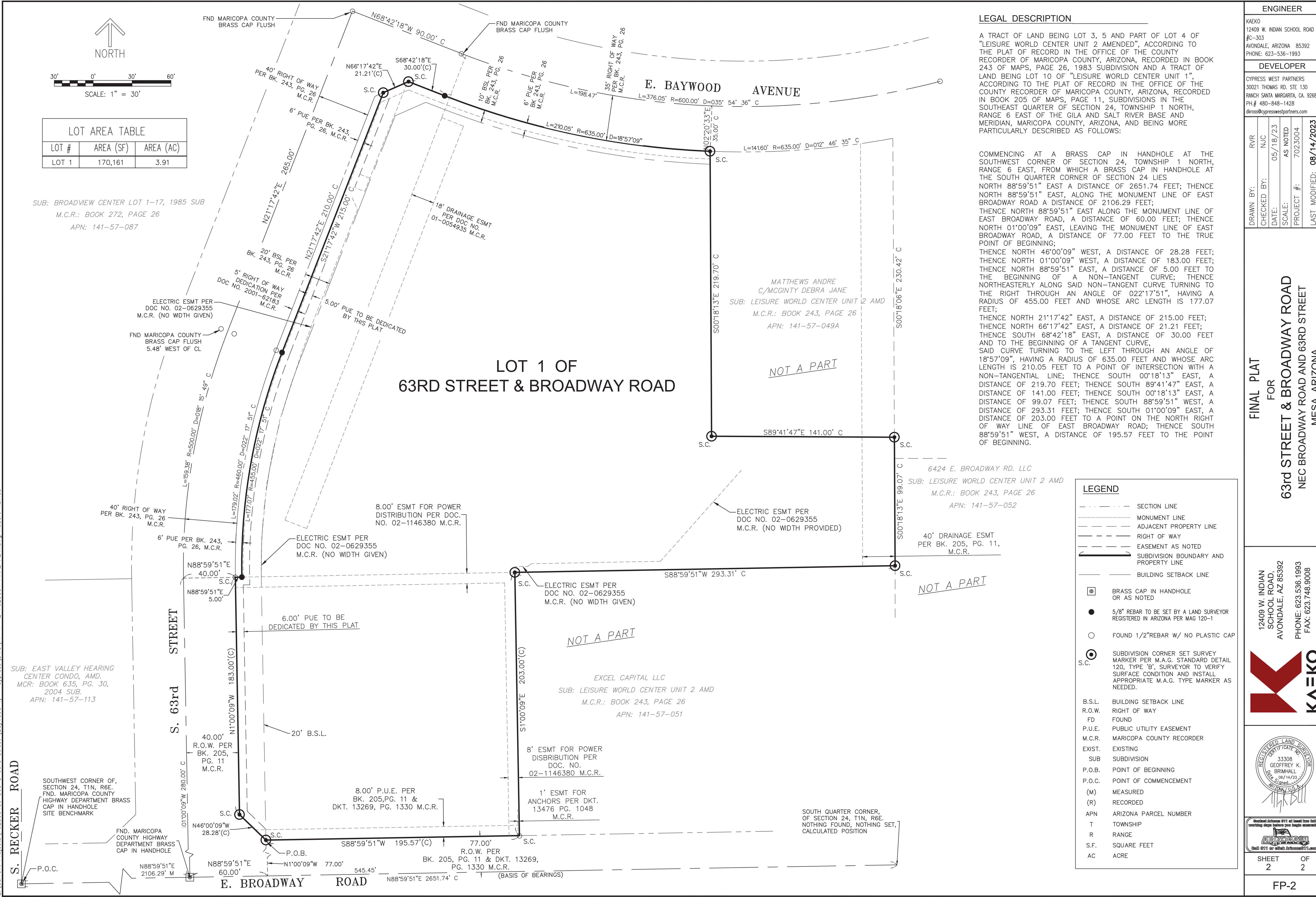




LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
LOT 1	170,161	3.91

SUB: BROADVIEW CENTER LOT 1-17, 1985 SUB
M.C.R.: BOOK 272, PAGE 26
APN: 141-57-087

LOT 1 OF 63RD STREET & BROADWAY ROAD



LEGAL DESCRIPTION

A TRACT OF LAND BEING LOT 3, 5 AND PART OF LOT 4 OF "LEISURE WORLD CENTER UNIT 2 AMENDED", ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 243 OF MAPS, PAGE 26, 1983 SUBDIVISION AND A TRACT OF LAND BEING LOT 10 OF "LEISURE WORLD CENTER UNIT 1", ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 205 OF MAPS, PAGE 11, SUBDIVISIONS IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HANDHOLE AT THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 EAST, FROM WHICH A BRASS CAP IN HANDHOLE AT THE SOUTH QUARTER CORNER OF SECTION 24 LIES NORTH 88°59'51" EAST A DISTANCE OF 2651.74 FEET; THENCE NORTH 88°59'51" EAST, ALONG THE MONUMENT LINE OF EAST BROADWAY ROAD A DISTANCE OF 2106.29 FEET; THENCE NORTH 88°59'51" EAST ALONG THE MONUMENT LINE OF EAST BROADWAY ROAD, A DISTANCE OF 60.00 FEET; THENCE NORTH 01°00'09" EAST, LEAVING THE MONUMENT LINE OF EAST BROADWAY ROAD, A DISTANCE OF 77.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 46°00'09" WEST, A DISTANCE OF 28.28 FEET; THENCE NORTH 01°00'09" WEST, A DISTANCE OF 183.00 FEET; THENCE NORTH 88°59'51" EAST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE NORTHEASTERLY ALONG SAID NON-TANGENT CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 022°17'51", HAVING A RADIUS OF 455.00 FEET AND WHOSE ARC LENGTH IS 177.07 FEET; THENCE NORTH 21°17'42" EAST, A DISTANCE OF 215.00 FEET; THENCE NORTH 66°17'42" EAST, A DISTANCE OF 21.21 FEET; THENCE SOUTH 68°42'18" EAST, A DISTANCE OF 30.00 FEET AND TO THE BEGINNING OF A TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 18°57'09", HAVING A RADIUS OF 635.00 FEET AND WHOSE ARC LENGTH IS 210.05 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE SOUTH 00°18'13" EAST, A DISTANCE OF 219.70 FEET; THENCE SOUTH 89°41'47" EAST, A DISTANCE OF 141.00 FEET; THENCE SOUTH 00°18'13" EAST, A DISTANCE OF 99.07 FEET; THENCE SOUTH 88°59'51" WEST, A DISTANCE OF 293.31 FEET; THENCE SOUTH 01°00'09" EAST, A DISTANCE OF 203.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST BROADWAY ROAD; THENCE SOUTH 88°59'51" WEST, A DISTANCE OF 195.57 FEET TO THE POINT OF BEGINNING.

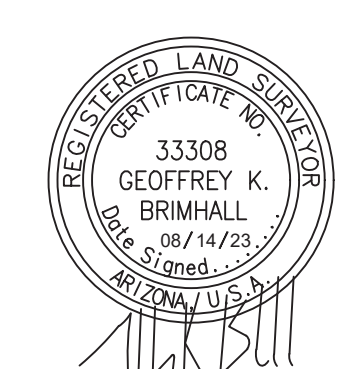
ENGINEER	
KAEKO	12409 W. INDIAN SCHOOL ROAD
#C-303	AVONDALE, ARIZONA 85392
	PHONE: 623-536-1993
DEVELOPER	
CYPRESS WEST PARTNERS	
30021 THOMAS RD. STE 130	
RANCH SANTA MARGARITA, CA. 92688	
PH.# 480-848-1428	
dross@cypresswestpartners.com	
RVR	08/14/2023
NUC	05/18/23
AS NOTED	7023004
PROJECT #:	7023004
LAST MODIFIED:	08/14/2023

FINAL PLAT
FOR
63rd STREET & BROADWAY ROAD
NEC BROADWAY ROAD AND 63RD STREET
MESA, ARIZONA

LEGEND

	SECTION LINE
	MONUMENT LINE
	ADJACENT PROPERTY LINE
	RIGHT OF WAY
	EASEMENT AS NOTED
	SUBDIVISION BOUNDARY AND PROPERTY LINE
	BUILDING SETBACK LINE
	BRASS CAP IN HANDHOLE OR AS NOTED
	5/8" REBAR TO BE SET BY A LAND SURVEYOR REGISTERED IN ARIZONA PER MAG 120-1
	FOUND 1/2" REBAR W/ NO PLASTIC CAP
	SUBDIVISION CORNER SET SURVEY MARKER PER M.A.G. STANDARD DETAIL 120, TYPE 'B', SURVEYOR TO VERIFY SURFACE CONDITION AND INSTALL APPROPRIATE M.A.G. TYPE MARKER AS NEEDED.
	B.S.L. BUILDING SETBACK LINE
	R.O.W. RIGHT OF WAY
	FD FOUND
	P.U.E. PUBLIC UTILITY EASEMENT
	M.C.R. MARICOPA COUNTY RECORDER
	EXIST. EXISTING
	SUB SUBDIVISION
	P.O.B. POINT OF BEGINNING
	P.O.C. POINT OF COMMENCEMENT
	(M) MEASURED
	(R) RECORDED
	APN ARIZONA PARCEL NUMBER
	T TOWNSHIP
	R RANGE
	S.F. SQUARE FEET
	AC ACRE

12409 W. INDIAN SCHOOL ROAD, AVONDALE, AZ 85392
PHONE: 623-536-1993
FAX: 623-748-9008



G:\Current Projects\702300400_363 S 63rd Street (Boywood II) - Cypress\DWG\FP-1 - 2 7023004 FINAL PLAT.dwg Robert Ramos