

DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

THAT DMB MESA PROVING GROUNDS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF LOTS 1 AND 2, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "EASTMARK DU5 PARCELS 5-1 AND 5-2", A REPLAT OF A PORTION OF TRACT "A" OF THE FINAL PLAT FOR EASTMARK DEVELOPMENT UNIT 6 - INFRASTRUCTURE FOR COMMERCIAL PARCELS, RECORDED AS BOOK 1376, PAGE 19, MARICOPA COUNTY RECORDS (MCR), AND A PORTION OF SECTION 15, 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 LOTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE LOTS AND EASEMENTS SHALL BE KNOWN BY THE NAME OR LETTER GIVEN TO IT RESPECTIVELY.

DMB MESA PROVING GROUNDS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF LOTS 1 AND 2, WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT THEY ARE THE SOLE OWNERS 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 DMB MESA PROVING GROUNDS LLC WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

DMB MESA PROVING GROUNDS LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: DMB/BROOKFIELD EASTMARK LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

BY: BROOKFIELD EASTMARK LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS ADMINISTRATIVE MEMBER

BY: _____

ITS: _____

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2018, BY _____ OF _____ THE _____ OF BROOKFIELD EASTMARK LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS ADMINISTRATIVE MEMBER OF DMB/BROOKFIELD EASTMARK LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS MANAGER OF DMB MESA PROVING GROUNDS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF THEREOF.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2018, BY _____ OF _____ THE _____ OF BROOKFIELD EASTMARK LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS ADMINISTRATIVE MEMBER OF DMB/BROOKFIELD EASTMARK LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS MANAGER OF DMB MESA PROVING GROUNDS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF THEREOF.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

IN WITNESS WHEREOF:

MECP1 MESA 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF MARICOPA

THIS FOREGOING DECLARATION OF COVENANTS AND NOTICE OF RIGHT OF REPURCHASE WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2018, BY _____ OF MECP1 MESA 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

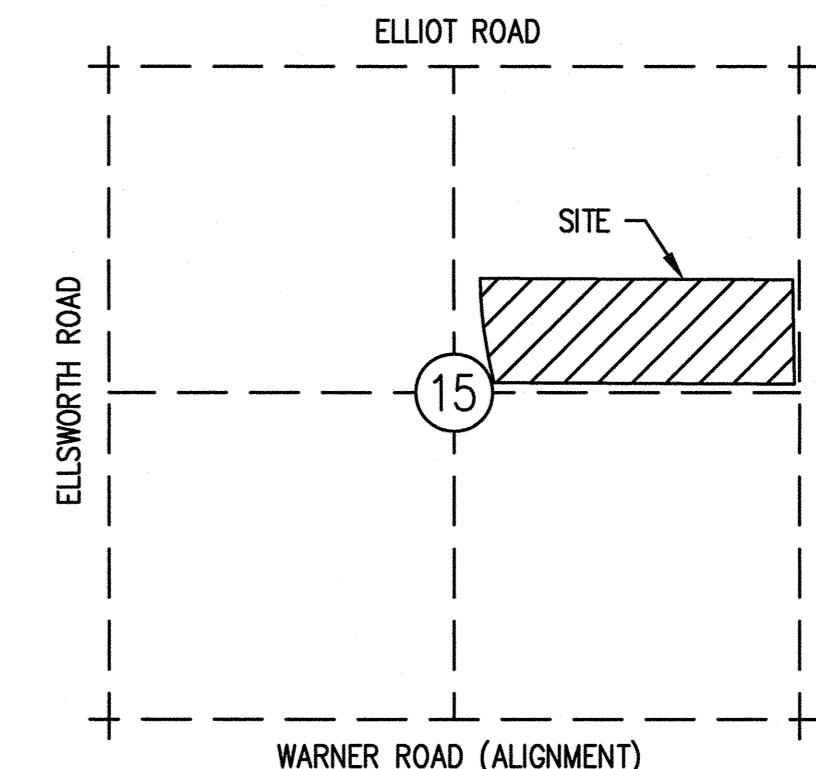
MY COMMISSION EXPIRES: _____

REVIEWED BY
DRAFTED BY
CHECKED BY

DATE
DATE
DATE

PRELIMINARY PLAT FOR EASTMARK DU5 PARCELS 5-1 AND 5-2

A PORTION OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP SECTION 15, T1S, R7E NOT TO SCALE

RATIFICATION AND APPROVAL OF PLAT

STATE OF ARIZONA
COUNTY OF MARICOPA

EASTMARK COMMUNITY ALLIANCE, INC., AN ARIZONA NON-PROFIT CORPORATION HEREBY RATIFIES, AFFIRMS AND APPROVES THIS FINAL PLAT FOR "EASTMARK DU5 PARCELS 5-1 AND 5-2" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS FINAL PLAT.

IN WITNESS WHEREOF, EASTMARK COMMUNITY ALLIANCE, INC. HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS ____ DAY OF _____, 2018.

EASTMARK COMMUNITY ALLIANCE, INC., AN ARIZONA NON-PROFIT CORPORATION

BY: _____

ITS: _____

ACKNOWLEDGMENT OF RATIFICATION

STATE OF ARIZONA
COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2018, BY _____ OF _____ THE _____ OF EASTMARK COMMUNITY ALLIANCE, INC., AN ARIZONA NON-PROFIT CORPORATION ON BEHALF OF THE NON-PROFIT CORPORATION.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RATIFICATION AND APPROVAL

STATE OF ARIZONA
COUNTY OF MARICOPA

THE UNDERSIGNED, BEING THE BENEFICIARY UNDER THE DEED OF TRUST RECORDED AS DOCUMENT NUMBER: 2016-0910174, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS MINOR LAND DIVISION.

WELLS FARGO BANK, NATIONAL ASSOCIATION

BY: _____

ITS: _____

ACKNOWLEDGMENT OF RATIFICATION

STATE OF ARIZONA
COUNTY OF MARICOPA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2018, BY _____ OF WELLS FARGO BANK, NATIONAL ASSOCIATION.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTIONS

PARCEL 5-1

THAT PORTION OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3" CITY OF MESA BRASS CAP IN HAND-HOLE, FOUND AT THE NORTH 1/4 CORNER OF SAID SECTION 15, FROM WHENCE A 3" MARICOPA COUNTY BRASS CAP, FLUSH, FOUND AT THE NORTHEAST CORNER OF SAID SECTION 15, HAS A BEARING OF SOUTH 89°38'13" EAST, (BASIS OF BEARINGS) A DISTANCE OF 2,629.05 FEET;

THENCE ALONG THE NORTH LINE OF SAID SECTION 15, SOUTH 89°38'13" EAST, A DISTANCE OF 1,396.99 FEET;

THENCE DEPARTING SAID NORTH LINE OF SECTION 15, SOUTH 00°21'47" WEST, A DISTANCE OF 1,614.84 FEET, TO A LINE 1,262.50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, AND THE TRUE POINT OF BEGINNING;

THENCE DEPARTING SAID PARALLEL LINE, SOUTH 89°45'48" EAST, A DISTANCE OF 1,234.17 FEET, TO THE WEST RIGHT-OF-WAY LINE OF S. EVERTON TERRACE, AS SHOWN ON THE FINAL PLAT FOR EASTMARK DEVELOPMENT UNIT 6 - INFRASTRUCTURE FOR COMMERCIAL PARCELS, RECORDED AS BOOK 1376, PAGE 19, MARICOPA COUNTY RECORDS (MCR);

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF S. EVERTON TERRACE, THE FOLLOWING THREE (3) COURSES:

THENCE SOUTH 00°43'30" EAST, A DISTANCE OF 569.81 FEET;

THENCE SOUTH 41°3'28" EAST, A DISTANCE OF 180.34 FEET;

THENCE SOUTH 03°20'29" EAST, A DISTANCE OF 132.12 FEET;

THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE OF S. EVERTON TERRACE, NORTH 89°45'48" WEST, A DISTANCE OF 1,245.18 FEET, TO SAID LINE BEING 1,262.50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 15;

THENCE ALONG SAID PARALLEL LINE, NORTH 00°43'30" WEST, A DISTANCE OF 881.75 FEET, TO THE TRUE POINT OF BEGINNING.

CONTAINING 1,090,529 SQUARE FEET OR 25.035 ACRES MORE OR LESS.

PARCEL 5-2

THAT PORTION OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3" CITY OF MESA BRASS CAP IN HAND-HOLE, FOUND AT THE NORTH 1/4 CORNER OF SAID SECTION 15, FROM WHENCE A 3" MARICOPA COUNTY BRASS CAP, FLUSH, FOUND AT THE NORTHEAST CORNER OF SAID SECTION 15, HAS A BEARING OF SOUTH 89°38'13" EAST, (BASIS OF BEARINGS) A DISTANCE OF 2,629.05 FEET;

THENCE ALONG THE NORTH LINE OF SAID SECTION 15, SOUTH 89°38'13" EAST, A DISTANCE OF 1,396.99 FEET;

THENCE DEPARTING SAID NORTH LINE OF SECTION 15, SOUTH 00°21'47" WEST, A DISTANCE OF 1,614.84 FEET, TO A LINE 1,262.50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, AND THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID PARALLEL LINE, SOUTH 00°43'30" EAST, A DISTANCE OF 881.75 FEET;

THENCE DEPARTING SAID PARALLEL LINE, NORTH 89°45'48" WEST, A DISTANCE OF 1,254.12 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIAL POINT BEARING NORTH 76°03'27" EAST, A DISTANCE OF 3,859.50 FEET,

THENCE NORTHERLY, A DISTANCE OF 891.35 FEET, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 131°3'57"; SAID CURVE HAVING A CHORD OF NORTH 71°9'34" WEST, A DISTANCE OF 889.37 FEET, TO A POINT OF NON-TANGENCY;

THENCE SOUTH 89°45'48" EAST, A DISTANCE OF 1,356.37 FEET, TO THE TRUE POINT OF BEGINNING.

CONTAINING 1,165,993 SQUARE FEET OR 26.768 ACRES MORE OR LESS.

SHEET INDEX

Table with 2 columns: Sheet Number, Description. Includes SHEET 1 COVER, NOTES & LEGAL DESCRIPTIONS; SHEET 2 SECTIONAL CONTROL & NOTES; SHEET 3 MINOR LAND DIVISION MAP.

OWNER (PARCEL 5-1)

MECP1 MESA 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY
C/O EDGECORE DATA CENTERS
1415 LARIMER STREET
SUITE 200
DENVER, CO 80202
TEL: (818) 590-4356
CONTACT: JAY DIMAGGIO

OWNER (PARCEL 5-2)

DMB MESA PROVING GROUNDS LLC,
A DELAWARE LIMITED LIABILITY COMPANY
14646 N. KIERLAND BLVD
SUITE 165
SCOTTSDALE, AZ 85254
TEL: (602) 903-7501
FAX: (602) 903-7540
CONTACT: ERIC J. TUNE, PE, LEED AP

SURVEYOR/ENGINEER

HOSKIN RYAN CONSULTANTS, INC.
5050 N. 40TH STREET, SUITE 100
PHOENIX, AZ 85018
TEL: (602) 252-8384
FAX: (602) 252-8385
CONTACT: RYAN RAAB, PE

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN. HELD SOUTH 89°38'13" EAST.

FLOODPLAIN

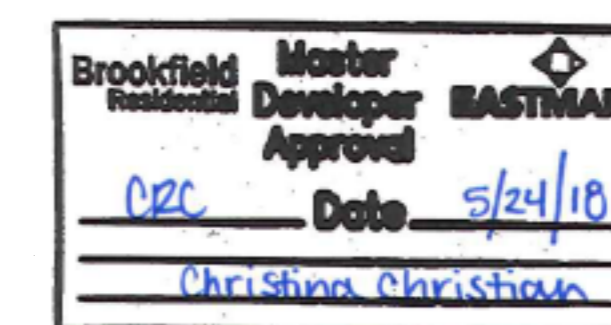
THE WEST PORTION OF THE PROJECT SITE IS WITHIN FLOOD ZONE "X" SHADED, DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE RATE MAPS, MAP NUMBER 04013C2760L, REVISED DATED OCTOBER 16, 2013.

THE EAST PORTION OF THE PROJECT SITE APPEARS TO BE WITHIN FLOOD ZONE "D", DEFINED AS AREAS OF UNDETERMINED BUT POSSIBLE FLOOD HAZARDS. MAP PANEL HAS NOT BEEN PRINTED, PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD MAP SERVICE CENTER.

LIMITS OF FLOOD ZONES ARE SHOWN HEREON.

ZONING

PC-PLANNED COMMUNITY



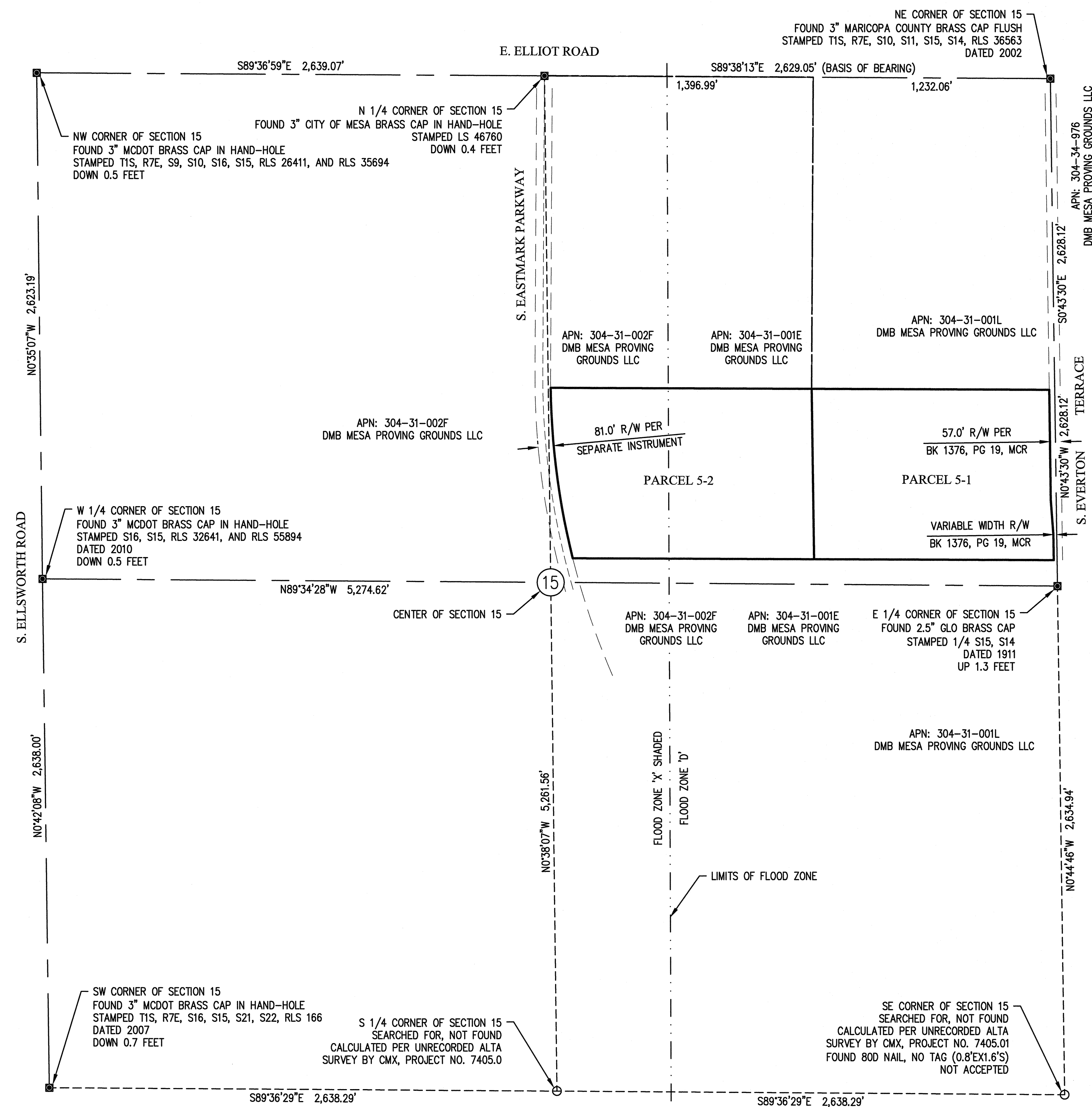
Hoskin • Ryan Consultants Inc. creative engineering solutions
5050 N. 40th Street, Suite #100
Phoenix, Arizona 85018
Office: (602) 252-8384 Fax: (602) 252-8385 www.hoskinryan.com
Land Planning • Hydrology • Land Development • Civil Engineering • Surveying

Table with 2 columns: Area, Sheet. AREA 51.803 AC, SHEET 1 OF 3. Job No: 1-17-054-02, Date: 5/17/2018

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NOTES

1. THE USE AND MAINTENANCE OF ALL AREAS WITHIN THIS PLAT ARE GOVERNED BY THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR EASTMARK, RECORDED ON FEBRUARY 6, 2013 AS DOCUMENT NO. 2013 0122018, AND RE-RECORDED AS DOCUMENT NO. 2013 0217662, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA (AND ONE OR MORE "SUPPLEMENTAL DECLARATIONS" NOW RECORDED OR TO BE RECORDED AT A LATER DATE).
2. THIS SUBDIVISION IS LOCATED IN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
3. UTILITY LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER R(42)33.
4. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE MESA PROVING GROUNDS COMMUNITY PLAN APPROVED ON NOVEMBER 3, 2008, AND AS MAY BE AMENDED FROM TIME TO TIME.
5. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PARKS, DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THE SUBDIVISION SHOWN ON THIS PLAT OR LANDSCAPING WITHIN THE RIGHT OF WAY ALONG THE ROADS SHOWN HEREON. ALL LOTS SHALL BE PRIVATELY OWNED AND MAINTAINED. THE MAINTENANCE OF EASEMENT PREMISES SHOWN ON THIS PLAT WHICH LIE WITHIN THE LOTS IS THE RESPONSIBILITY OF THE LOT OWNER.
6. AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT IS RECORDED IN MARICOPA COUNTY RECORDER DOCUMENT # 2011-0357115 AND RE-RECORDED IN DOCUMENT # 2011-0432679. THIS SUBDIVISION IS WITHIN THREE (3) MILES OF PHOENIX-MESA GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.
7. IN ORDER TO COMPLY WITH THE "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS", ARIZONA BOARD OF TECHNICAL REGISTRATION, SUBSTANTIVE POLICY STATEMENT #12, AND CITY OF MESA SUBDIVISION PLAT STAKING REQUIREMENTS, THE OWNER AND CITY HAVE AGREED THAT ALL BOUNDARY CORNERS WILL BE STAKED PRIOR TO COMPLETION OF PAVING IMPROVEMENTS, IF SUCH CORNERS ARE SET UNDER THE SUPERVISION OF AN ARIZONA REGISTERED LAND SURVEYOR OTHER THAN THE ONE WHOSE NAME APPEARS ON THIS PLAT. A SEPARATE RESULTS-OF-SURVEY DRAWING FOR THESE EXTERIOR CORNERS WILL NEED TO BE RECORDED.
8. ALL CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAPPED OR TAGGED, BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT AT THE TIME OF CONSTRUCTION.
9. ALL CURVES ARE TANGENT, COMPOUND, OR REVERSE UNLESS NOTED OTHERWISE.
10. CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, WOOD, WIRE AND REMOVABLE SECTION TYPE FENCING.
11. 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.
12. THE CITY OF MESA WILL NOT BE RESPONSIBLE FOR ANY SPECIAL TYPE OF SURFACE MATERIAL SUCH AS BUT NOT LIMITED, TO SPECIALTY PAVEMENT, CONCRETE, COLORED STAMPED PAVEMENT OR CONCRETE, OR BRICKS, AS NOTED WITHIN THE PROJECTS 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 LAND OWNER.
13. ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
14. THE USE AND MAINTENANCE OF ALL AREAS SHOWN ON THIS PLAT ARE GOVERNED BY THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR EASTMARK, RECORDED ON FEBRUARY 6, 2013 AS DOCUMENT NO. 2013 0122018, AND RE-RECORDED AS DOCUMENT NO. 2013 0217662, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA (AND ONE OR MORE "SUPPLEMENTAL DECLARATIONS" NOW RECORDED OR TO BE RECORDED AT A LATER DATE).
15. 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).



SECTIONAL CONTROL

SECTION 15, T1S, R7E
SCALE: 1" = 350'



REVIEWED BY	DATE
DRAFTED BY	DATE
CHECKED BY	DATE



Expires 6/30/2020

Hoskin • Ryan Consultants Inc.
creative engineering solutions

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Phoenix, Arizona 85018
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AREA 51.803 AC

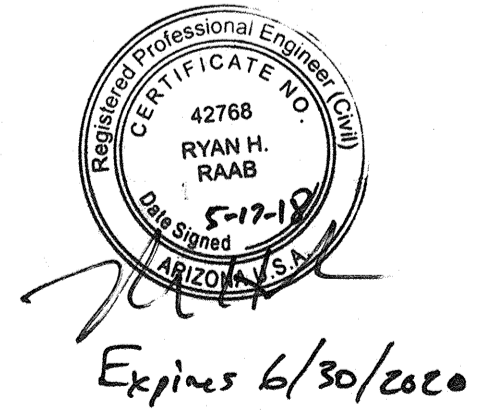
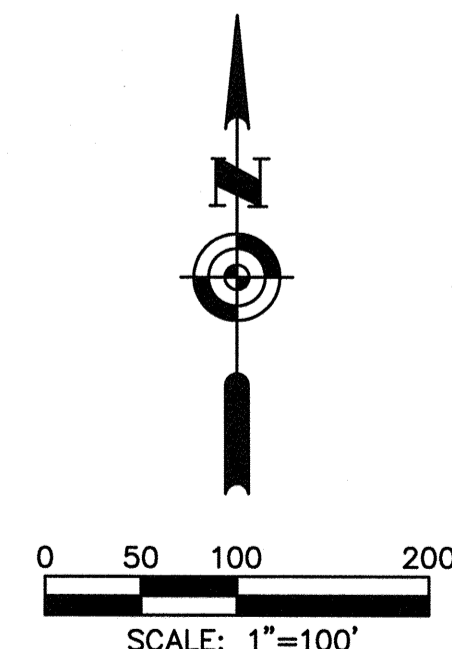
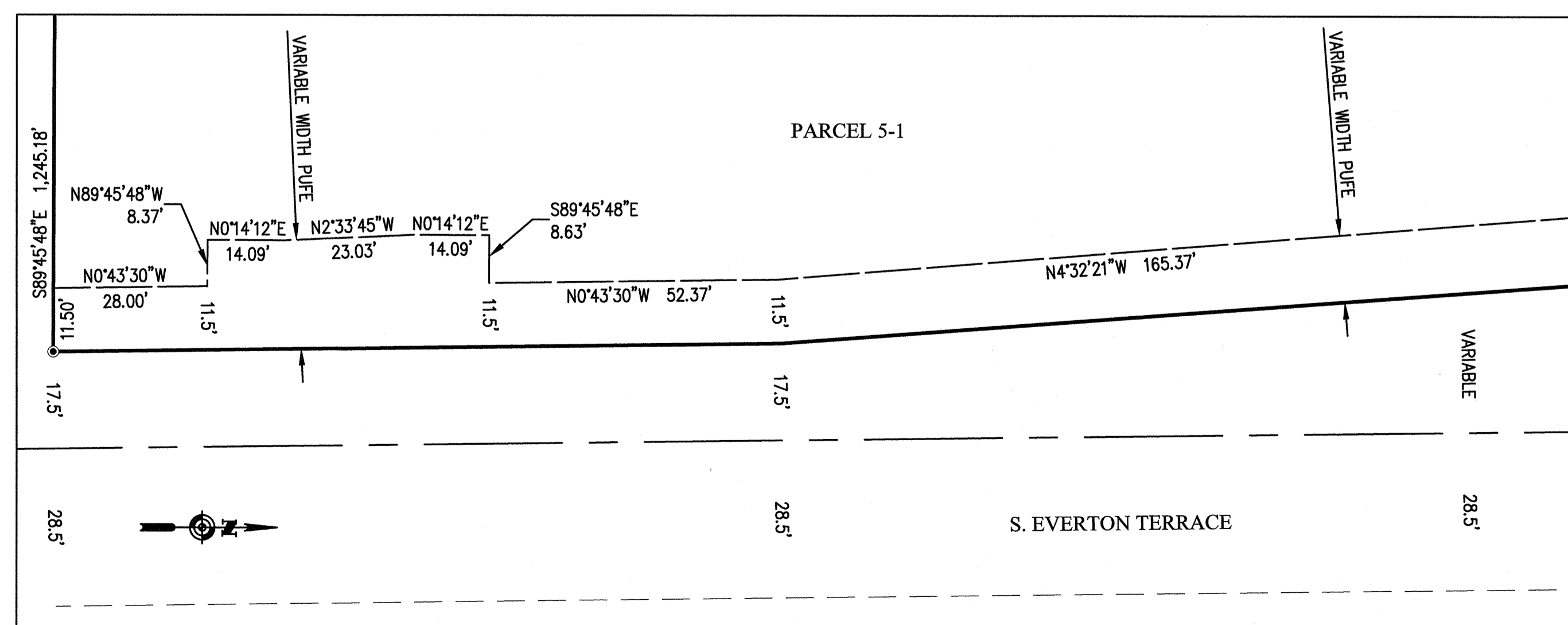
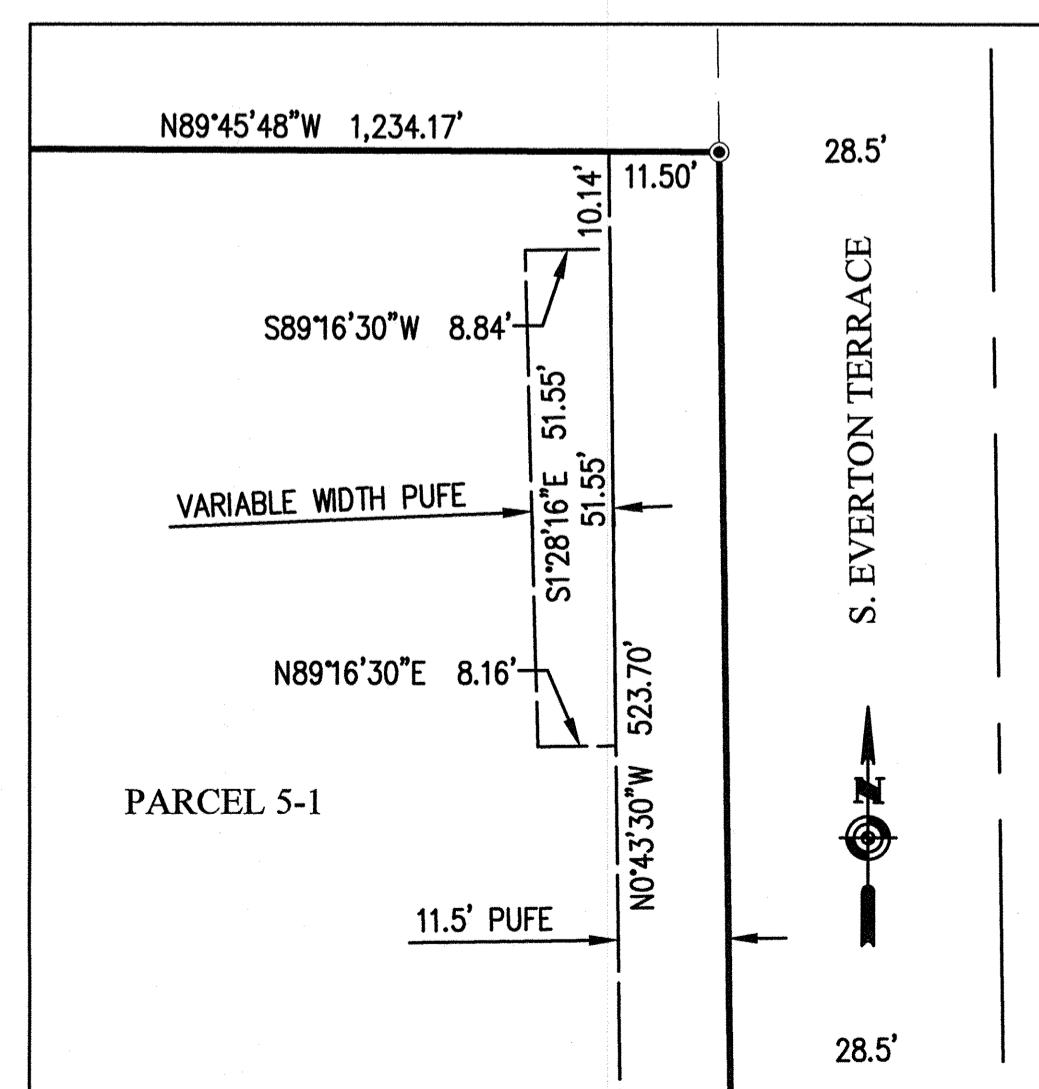
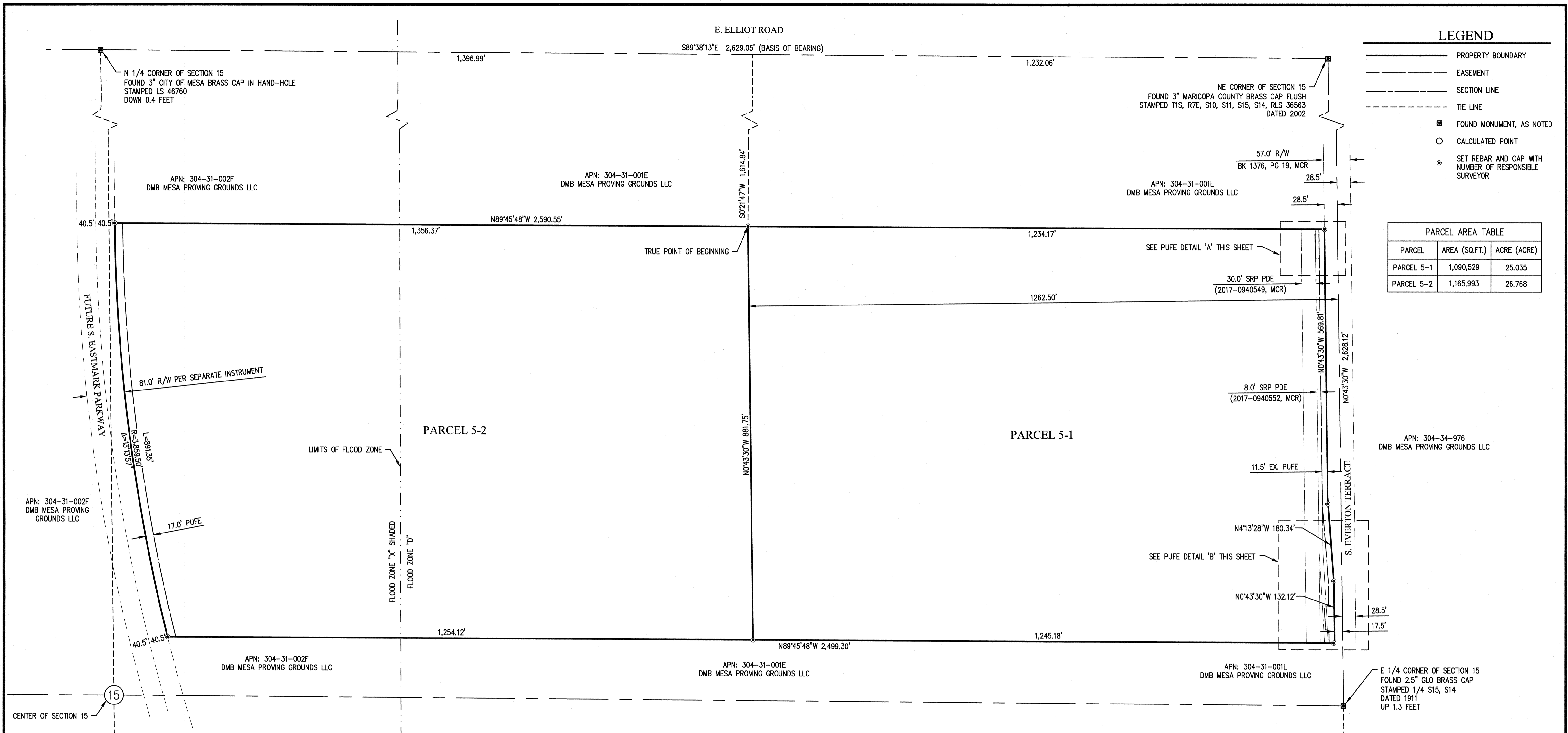
SHEET 2 OF 3

Job No: 1-17-054-02

Date: 5/17/2018

Land Planning • Hydrology • Land Development • Civil Engineering • Surveying

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