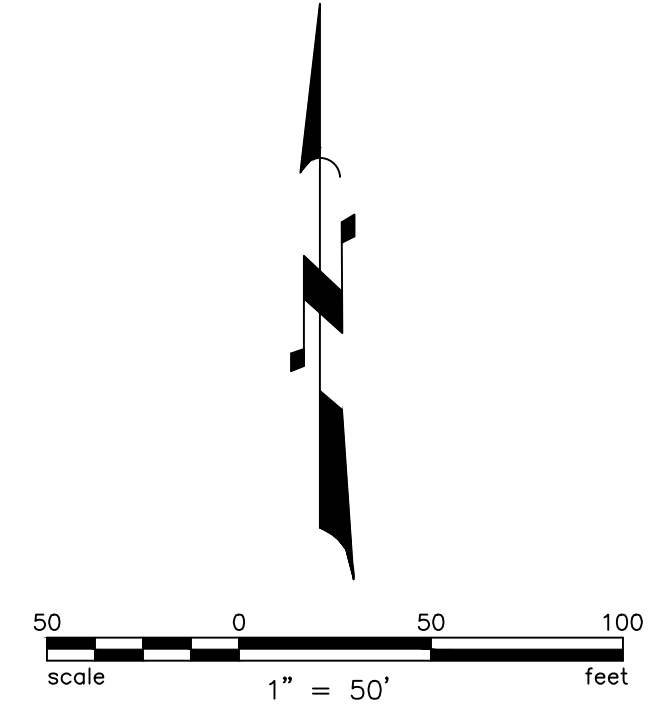
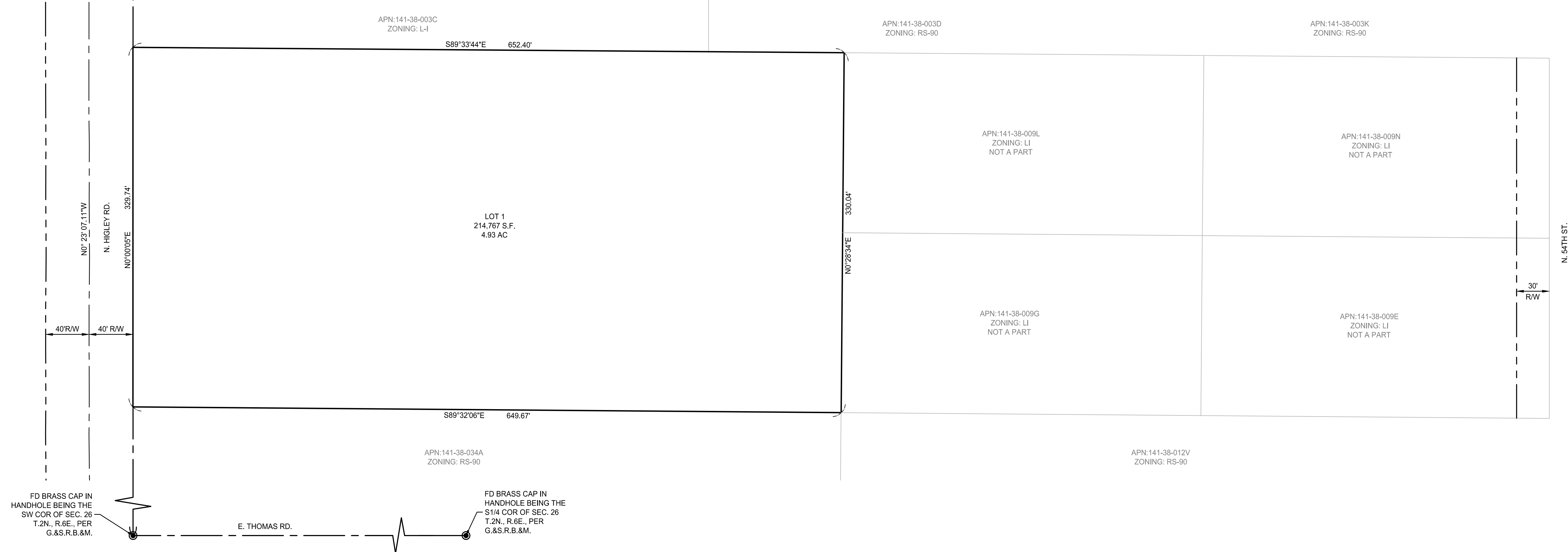


# PRELIMINARY PLAT FOR HIGLEY 202 COMMERCE INDUSTRIAL

A PORTION OF LAND BEING IN THE SOUTHEAST QUARTER OF SECTION 26,  
TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA



FD BRASS CAP IN  
HANDHOLE BEING THE  
W1/4 COR OF SEC. 26  
T.2N., R.6E., PER  
G.&S.R.B.&M.



### DEDICATION

STATE OF ARIZONA  
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS: BOYLE FAMILY LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, CHICAGO TITLE INSURANCE COMPANY, A FLORIDA COMPANY KINKAID GROUP LLC, A(N) LIMITED LIABILITY COMPANY, AS HIS SOLE AND SEPARATE PROPERTY, AS OWNER, HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS AND MEASUREMENTS OF THE LOTS, TRACT, EASEMENTS AND PUBLIC STREET CONSTITUTING OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE UTILITY AND FACILITY EASEMENTS WHICH ARE DEDICATED FOR THE PURPOSE SHOWN. THE PRIVATE DRIVE IS DEDICATED AS AN EASEMENT FOR INGRESS/EGRESS FOR REFUSE AND EMERGENCY VEHICLES, PUBLIC UTILITIES AND FACILITIES AND DRAINAGE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION.

IN WITNESS WHEREOF: BOYLE FAMILY LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, CHICAGO TITLE INSURANCE COMPANY, A FLORIDA COMPANY KINKAID GROUP LLC, A(N) LIMITED LIABILITY COMPANY, AS HIS SOLE AND SEPARATE PROPERTY, AS OWNERS HAVE HEREUNTO CAUSED THEIR INDIVIDUAL AND/OR ENTITY NAMES TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE PERSON THEREUNTO DULY AUTHORIZED:

OWNER \_\_\_\_\_

### CERTIFICATION

TO: BOYLE FAMILY LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP  
CHICAGO TITLE INSURANCE COMPANY, A FLORIDA COMPANY  
KINKAID GROUP LLC, A(N) LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, AND 19 OF TABLE A REQUIREMENTS THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL, 2022.

DATE OF PLAT OR MAP: 04-25-22  
JOSHUA S. MOYSES, RLS #47373

### NOTES

CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.

THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE RETENTION FACILITIES, LANDSCAPE AREAS, ETC. WITHIN THIS PROJECT.

ALL INDIVIDUAL LOT PROPERTY CORNERS WILL BE SET WITH 1/2" REBAR CAP #16097.

AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT IS RECORDED WITH THE MARICOPA COUNTY RECORDER. THIS SUBDIVISION IS WITHIN ONE (1) MILE OF FALCON FIELD AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.

UTILITY LINES TO BE CONSTRUCTED UNDERGROUND AS READ BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33.

THIS SUBDIVISION IS WITHIN 1 MILE OF THE RED MOUNTAIN FREEWAY ALIGNMENT (LOOP 202)

### APPROVALS

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF MESA, ARIZONA, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023  
BY: \_\_\_\_\_ MAYOR, ATTEST: \_\_\_\_\_ CITY CLERK

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 AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-579.

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

### DEVELOPER

BFH GROUP  
3707 EAST SOUTHERN AVENUE  
MESA, ARIZONA 85206  
PHONE: 480.734.1446  
CONTACT: DAVID M. BOHN

### SURVEYOR

STRATEGIC SURVEYING, LLC  
2443 WEST 12TH STREET  
TEMPE, ARIZONA 85281  
PHONE: 480.272.7634  
CONTACT: JOSHUA S. MOYSES

### OWNER

BOYLE FAMILY LP  
745 N STAPLEY DRIVE  
MESA, ARIZONA 85203  
PHONE: 480.964.3823

### SITE DATA

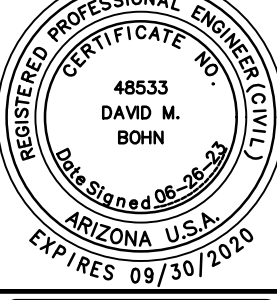
GROSS AREA = 228,015.30 S.F.  
= 5.23 AC.

BFH Group  
3707 EAST SOUTHERN AVENUE  
MESA, ARIZONA, 85206  
PHONE: 480.734.1446

REVISIONS:

PRELIMINARY PLAT  
PROJECT: HIGLEY 202 COMMERCE INDUSTRIAL  
3813 N. HIGLEY ROAD, MESA, AZ 82515

Job No:	202210070
Drawn By:	PJ
Checked:	DB



JOB NO. 202210070
PRELIMINARY PLAT
SHEET NO. 1
1 OF 1