

DEDICATION

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, AS OWNER, DOES HEREBY PUBLISH THIS MAP OF DEDICATION FOR 222ND STREET, LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MESA, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS MAP OF DEDICATION 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.

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP 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. DEDICATION OF REAL PROPERTY MARKED AS STREETS ON THIS MAP OF DEDICATION IS A DEDICATION TO THE CITY OF MESA, IN FEE, FOR THE CITY'S USE AS PUBLIC RIGHT-OF-WAY.

DRAINAGE COVENANTS:

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.

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED BY THIS MAP OF DEDICATION, 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 MAP OF DEDICATION, HAS CONSENTED TO OR JOINED IN THIS MAP OF DEDICATION AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS MAP OF DEDICATION IS RECORDED.

IN WITNESS WHEREOF:

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, 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 _____, 2023.

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP;

BY: _____ BY: _____
DAVID GARCIA HEATHER JAHNKE

TITLE: ASSISTANT SECRETARY TITLE: ASSISTANT SECRETARY

ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

ON THIS, THE ____ DAY OF _____, 2023, BEFORE ME, THE

UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID GARCIA AND HEATHER JAHNKE

WHO ACKNOWLEDGED THEMSELVES TO BE THE ASSISTANT SECRETARIES OF

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, AND BEING AUTHORIZED TO DO SO BY SIGNING THEIR NAME AS OFFICER, EXECUTED THIS MAP OF DEDICATION FOR THE PURPOSE THEREIN CONTAINED.

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

MY COMMISSION EXPIRES AUGUST 07, 2023

DESIREE HILLSTEN - NOTARY PUBLIC

APPROVALS

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

____ DAY OF _____, 2023

BY: _____ DATE: _____
MAYOR

ATTEST: _____ DATE: _____
CITY CLERK

APPROVED BY THE CITY ENGINEER OF THE CITY OF MESA, ARIZONA,

THIS ____ DAY OF _____, 2023

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 BY _____ DATE _____
CITY ENGINEER

BENCHMARK

FOUND IRON PIPE WITH CAP, BEING THE NORTH QUARTER CORNER OF SECTION 27 AND THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 7 EAST
ELEVATION = 1403.76 (CITY OF MESA DATUM/ NAVD-88)
(PER CADENCE APPROVED PLANS)

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°38'25" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 1473 OF MAPS, PAGE 4, MARICOPA COUNTY RECORDS.

SHEET INDEX

SHEET 01 - COVER SHEET
SHEET 02 - 222ND STREET

OWNER/DEVELOPER

SHEA HOMES LIMITED PARTNERSHIP
8800 NORTH GAINEY CENTER DRIVE, SUITE 350
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 348-6000
CONTACT: MATT TELBAN
EMAIL: MATT.TELBAN@SHEAHOMES.COM

ENGINEER

COE AND VAN LOO, LLC
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 264-6831
FAX: (602) 264-0928
CONTACT: DOUGLAS W. CHUBIN, P.E.
EMAIL: DCHUBIN@CVLCI.COM

LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/2" REBAR MARKING THE NORTH QUARTER CORNER OF SAID SECTION 35, FROM WHICH THE CITY OF MESA BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 35 BEARS SOUTH 89°33'42" EAST, A DISTANCE OF 2,650.77 FEET;

THENCE SOUTH 89°33'42" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1,296.82 FEET;

THENCE SOUTH 00°26'18" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 65.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 65.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES, FROM SAID NORTH LINE, BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°33'42" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 30.01 FEET;

THENCE SOUTH 00°39'20" EAST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 594.07 FEET;

THENCE NORTH 89°33'29" WEST, A DISTANCE OF 30.01 FEET;

THENCE NORTH 00°39'20" WEST, A DISTANCE OF 594.07 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 17,822 SQUARE FEET OR 0.409 ACRES, MORE OR LESS.

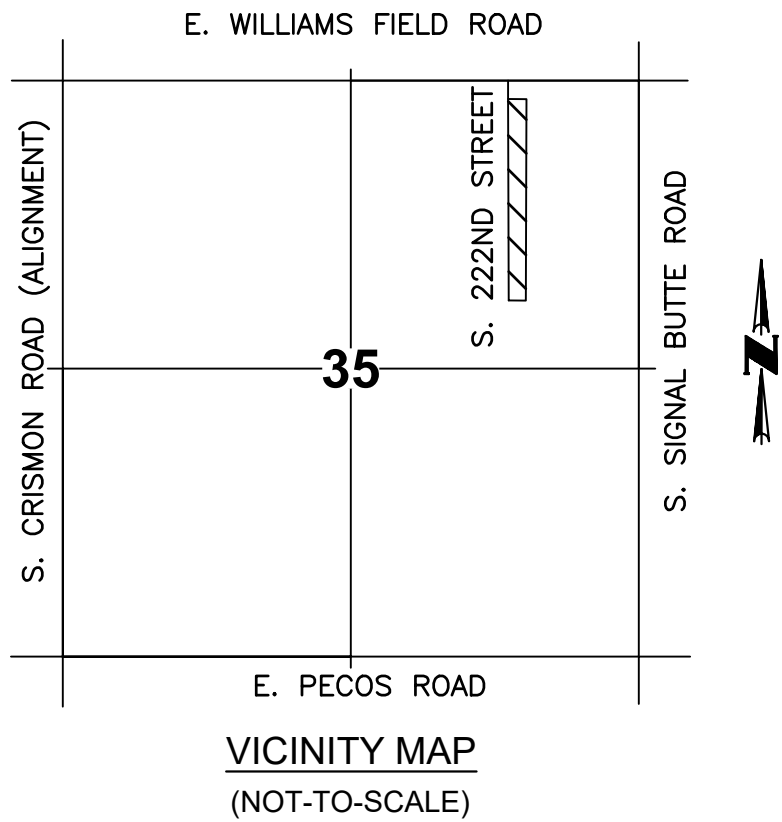
CERTIFICATION

I, RICHARD G. ALCOCER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP OF DEDICATION, CONSISTING OF TWO (2) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JUNE, 2021, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL 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.

BY: _____
RICHARD G. ALCOCER
REGISTRATION NUMBER 33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCI.COM

LAND USE AREA

GROSS AREA - 0.409 AC



COUNTY RECORDER



NO.	REVISION		DATE

MAP OF DEDICATION
222ND STREET

Coe and Van Loo L.L.C.

AVALON CROSSING PHASE 2
10303 EAST WILLIAMS FIELD ROAD, MESA, ARIZONA



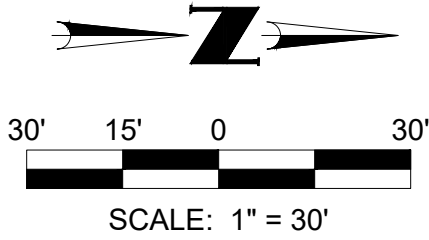
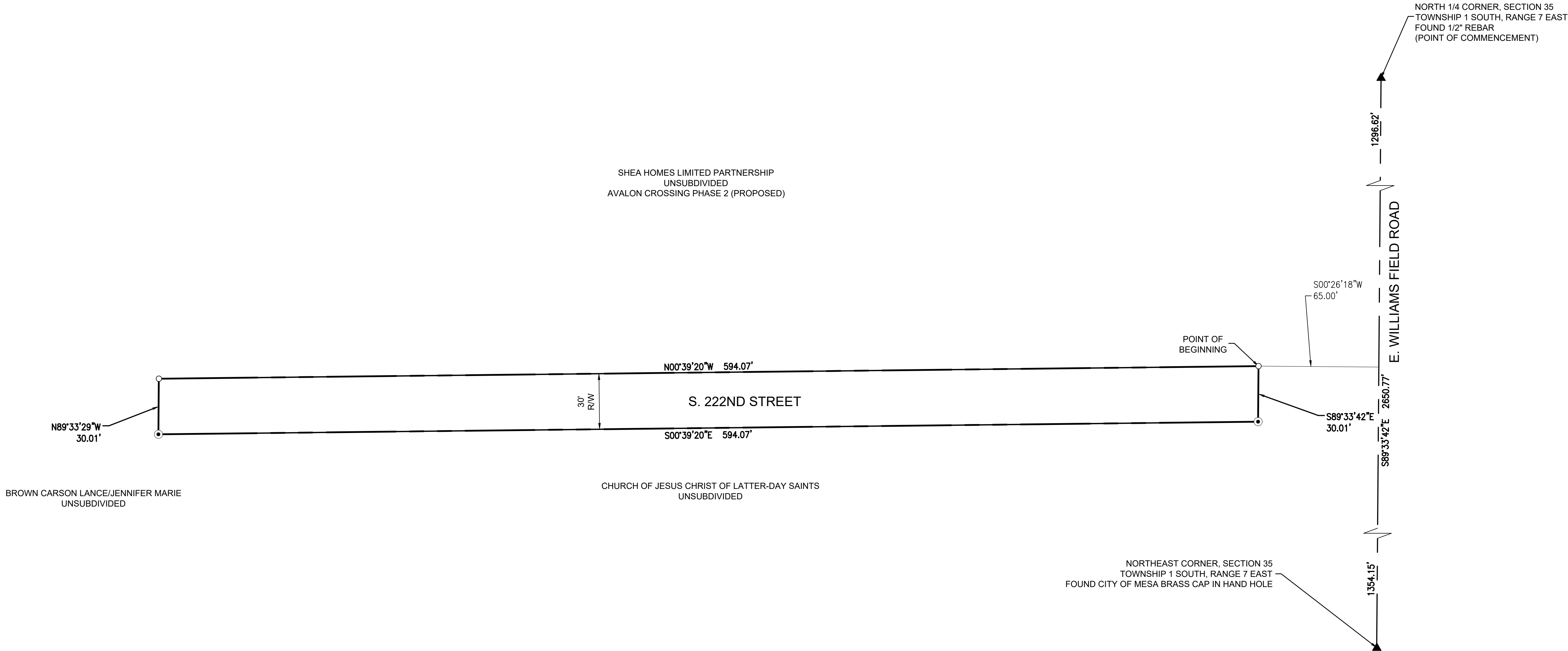
01 SHEET OF 02

CVL Contact: DOUG CHUBIN

CVL Project #: 07-03494-01

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COUNTY RECORDER	



REVISION		DATE
NO.		

MAP OF DEDICATION

222ND STREET

AVALON CROSSING PHASE 2

10303 EAST WILLIAMS FIELD ROAD, MESA, ARIZONA

02 SHEET OF 02

CVL Contact: DOUG CHUBIN

CVL Project #: 07-03494-01

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