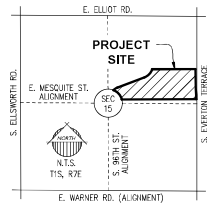


PRELIMINARY PLAT OF  
EDGECORE PH01, PH02 & PH03 INDUSTRIAL CONDO

A CONDOMINIUM PLAT  
LOCATED IN PORTION OF THE NORTHEAST QUARTER OF SECTION 15,  
TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN  
CITY OF MESA, MARICOPA COUNTY, ARIZONA



VICINITY MAP

DEDICATION

STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

THAT MCEPI MESA 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS PRELIMINARY PLAT FOR "EDGECORE PH01, PH02 & PH03 INDUSTRIAL CONDO", LOCATED IN THE NORTHEAST QUARTER (NW1/4), OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MESA, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARAS THAT THIS PLAT SETS FORTH THE LOCATION AND DIMES 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 SAME NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

COMMON ELEMENTS (C.E.) AND LIMITED COMMON ELEMENTS (L.C.E.) ARE HEREBY DEDICATED AS THE GENERAL COMMON ELEMENT AND SHALL BE OWNED AND MAINTAINED BY THE COMMUNITY ASSOCIATION. A DECLARATION OF CONDOMINIUM FOR "EDGECORE PH01, PH02 & PH03 INDUSTRIAL CONDO" HAS BEEN OR WILL BE RECORDED WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL COMMON AREAS SHOWN ON THIS PLAT.

MCEPI MESA 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY HEREBY DEDICATES TO THE CITY OF MESA, FOR USE AS SUCH, AN EASEMENT FOR INGRESS AND EGRESS FOR REFUSE AND EMERGENCY TYPE VEHICLES ON AND OVER THE PAVED PORTIONS OF TRACT 25 AS SHOWN ON THIS PLAT.

MCEPI MESA 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY 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.

THE OWNER, AS TO THE PORTION OF THE PROPERTY OWNED BY THE 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 PRESENTS, 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, FIRES, CONDUIT, CABLES, AND SWITCHING EQUIPMENT), CONDUITS, CABLES, FIBER OPTICS, COMMUNICATION AND SIGNAL LINES, TRANSFORMERS, VALVES, MANHOLES, CONDUITS, PIPES AND CABLES, FIRE HYDRANTS, STREET LIGHTS, STREET FURNITURE, CULVERTS, GUTTERS, SEWERLINES, 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 OTHERWISE OTHERWISE PROVIDED BY THE CITY OF MESA. ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NON-EXCLUSIVE EASEMENTS.

IT IS AGREED THAT MCEPI MESA 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY 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, WALLS OR ANY PART THEREOF BY MCEPI MESA 1, LLC, OR ITS SUCCESSORS OR ASSIGNS OF MCEPI MESA 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND THAT THE GRANTOR, OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY MCEPI MESA 1 OR THE SUCCESSORS OR ASSIGNS OF MCEPI MESA 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF MESA. THE RIGHTS AND OBLIGATIONS OF THE CITY OF MESA SHALL BE CONTROLLED BROADLY AND CONSISTENT WITH THE PERFORMANCE OF ITS OBLIGATIONS TO PROVIDE UTILITY SERVICE TO ITS CUSTOMERS.

MCEPI MESA 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "RIGHT VISIBILITY EASEMENT" OR "VIEW" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO LANDSCAPING OTHER THAN GROUND COVER, FLOWERS AND GRASSES LESS THAN 2 FEET (TWO FEET) 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.

MCEPI MESA 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY 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 "VIEW" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO VEHICULAR ACCESS IS PERMITTED.

THE DRAINAGE FACILITIES AND RETENTION AREAS SHALL BE MAINTAINED BY THE OWNER, THEIR SUCCESSORS AND ASSIGNS AND SHALL PROVIDE STORM WATER CONVEYANCE AND STORAGE AS PERMITTED 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 BRINGING UPON ANY SUBSEQUENT PURCHASER OR OWNER 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 MOUNTING 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.

MCEPI MESA 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED BY THIS PLAT, AND THAT EVERY LEGAL, EASEMENT, HOLDER OR OTHER PERSON OR ENTITY HAVING ANY INTEREST IN THIS PLAT IS ADEQUATE TO THE RECORDING OF THIS PLAT, AND THAT THE CITY OF MESA HAS NO REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT, HAS CONSENTED TO OR JOINED IN THIS PLAT AS ENJOINED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH MCEPI MESA 1, LLC WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

MCEPI MESA 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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 \_\_\_\_\_, 2025.

BY: \_\_\_\_\_

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

COMMUNITY ASSOCIATION RATIFICATION

THE UNDERSIGNED HEREBY RATIFICATION AND CONSENTS TO THIS PLAT, INCLUDING ITS MAINTENANCE OBLIGATIONS AS SET FORTH HEREON.

EDGECORE MESA 1 CONDOMINIUM ASSOCIATION, A COMMUNITY ASSOCIATION

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

ACKNOWLEDGEMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025 BEFORE ME, THE UNDERSIGNED,

PERSONALLY APPEARED \_\_\_\_\_, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

LEGAL DESCRIPTION

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

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15, BEING MARKED BY A CITY OF MESA BRASS CAP, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 15, BEING MARKED BY A CITY OF MESA BRASS CAP, BEARS NORTH 89 DEGREES 38 MINUTES 13 SECONDS WEST, 2629.05 FEET, BEING THE BASIS OF BEARINGS;

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, NORTH 89 DEGREES 38 MINUTES 13 SECONDS WEST, 1262.73 FEET;

THENCE SOUTH 0 DEGREES 43 MINUTES 30 SECONDS EAST, 1615.14 FEET TO THE NORTHEAST CORNER OF PARCEL 5-1, AS RECORDED IN EASTWARK DEVELOPMENT UNIT 5 FINAL PLAT, PARCELS 5-1 AND 5-2, BOOK 1414, PAGE 30, MARICOPA COUNTY RECORDER AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF SAID PARCEL 5-1, SOUTH 89 DEGREES 45 MINUTES 48 SECONDS EAST, 1234.17 FEET TO THE WESTERLY RIGHT-OF-WAY LINE AS RECORDED IN BOOK 1336, PAGE 18, MARICOPA COUNTY RECORDER;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES, THENCE SOUTH 0 DEGREES 43 MINUTES 30 SECONDS EAST, 569.81 FEET;

THENCE SOUTH 4 DEGREES 13 MINUTES 28 SECONDS EAST, 180.34 FEET;

THENCE SOUTH 0 DEGREES 43 MINUTES 30 SECONDS EAST, 132.12 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 5-1;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL 5-1 AND CONTINUING ALONG THE SOUTH LINE OF A PORTION OF PARCEL 5-2 OF SAID EASTWARK DEVELOPMENT UNIT 5 FINAL PLAT, NORTH 89 DEGREES 45 MINUTES 48 SECONDS WEST, 2499.30 FEET TO THE EASTERLY RIGHT-OF-WAY LINE AS RECORDED IN DOCUMENT NO. 2021-058783 AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH 78 DEGREES 03 MINUTES 27 SECONDS EAST A DISTANCE OF 389.43 FEET;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR COURSES, THENCE NORTHWESTERLY 4.06 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 0 DEGREES 03 MINUTES 37 SECONDS TO A POINT OF COMPOUND CURVATURE OF A CURVE HAVING A RADIUS OF 292.50 FEET;

THENCE NORTHWESTERLY 341.38 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 83 DEGREES 52 MINUTES 55 SECONDS;

THENCE NORTH 70 DEGREES 00 MINUTES 00 SECONDS EAST, 847.40 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 373.50 FEET;

THENCE NORTHEASTERLY 341.38 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 52 DEGREES 22 MINUTES 04 SECONDS TO THE NORTH LINE OF SAID PARCEL 5-2;

THENCE ALONG SAID NORTH LINE AND ON A NON-TANGENT LINE SOUTH 89 DEGREES 45 MINUTES 48 SECONDS EAST, 35.51 FEET TO THE POINT OF BEGINNING.

AREA SUMMARY TABLE		
DESCRIPTION	AREA (SF)	AREA (ACRES)
UNITS 1 - 4 (4 UNITS)	933,671	21.4341
TRACT A (1 TRACT)	806,329	18.5108
EXISTING NET AREA	1,740,000	39.9449
GROSS AREA	1,740,000	39.9449

GENERAL NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
- EDGECORE MESA 1 CONDOMINIUM ASSOCIATION 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).
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- ELECTRICAL LINES ARE TO BE CONSTRUCTED AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- COMMUNICATION LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (C.C.A.R.'S) HAS BEEN OR WILL BE RECORDED FOR THIS SUBDIVISION WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL COMMON AREA TRACTS SHOWN ON THIS PLAT.
- 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.
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES, PRIVATE FACILITIES OR LANDSCAPED AREAS WITH THIS PROJECT OR LANDSCAPING WITHIN ANY RIGHT-OF-WAYS.
- THIS SUBDIVISION IS LOCATED IN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- PUBLIC UTILITY AND FACILITY EASEMENTS WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS FOR THE RELOCATION OF SEP AND SOUTHWEST GAS FACILITIES IN PURES ON THIS DEVELOPMENT. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. § 8-1-1 INCLUDES THE PURES ON THIS PLAT. THE TERM "PUBLIC EASEMENT" IN M.C.C. § 9-1-5(A) INCLUDES PURES, AND PURES ON THIS PLAT ARE SUBJECT TO M.C.C. § 9-1-5(A).
- ZONING IS CURRENTLY PC (PLANNED COMMUNITY), CITY OF MESA JURISDICTION.
- THE BOUNDARIES OF EACH BUILDING ARE THE INTERIOR UNFINISHED SURFACES OF THE PERIMETER WALLS, FLOOR, EXTERIOR DOORS AND WINDOWS OF THE UNIT AND THE BOTTOM SURFACE OF THE FLOOR SLAB OR ROOF STRUCTURE, AS APPLICABLE, LOCATED ABOVE THE BUILDING.
- ALL AREAS SHOWN ON THIS PLAT, OTHER THAN THE AIRSPACE CONTAINED WITHIN THE UNITS ARE COMMON ELEMENTS, OR LIMITED COMMON ELEMENTS.
- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED VALUES UNLESS OTHERWISE NOTED.
- THE COMMON AREAS ARE NOT TO BE CONSTRUED AS BEING DEDICATED TO THE PUBLIC, BUT ARE FOR THE USE AND ENJOYMENT OF ALL OWNERS IN EDGECORE PH01, PH02 & PH03 INDUSTRIAL CONDO AND THEIR INVEITS. MAINTENANCE OF COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE EDGECORE MESA 1 CONDOMINIUM ASSOCIATION, AS MORE FULLY SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR EDGECORE PH01, PH02 & PH03 INDUSTRIAL CONDO.
- WHENEVER DRAINAGE EASEMENTS ARE GREATER THAN THE STANDARD STRIPES, THE EASEMENT LINE WILL BECOME THE NEW REQUIRED BUILDING SET BACK.
- ALL BUILDINGS SHOWN ON THIS PLAT SHALL EACH HAVE A FIRE SPRINKLER SYSTEM. THESE FIRE SPRINKLER SYSTEMS SHALL MEET THE REQUIREMENTS OF THE MESA FIRE CODE.
- THE AREA WITHIN THE RIGHT VISIBILITY EASEMENT AND OR TRANGLE 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 WITHIN 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 DESTROYED. RECONSTRUCTION OF THE SPECIAL TYPE OF SURFACE MATERIAL, SHALL BE THE RESPONSIBILITY OF THE COMMUNITY ASSOCIATION OR THE PROPERTY OWNER(S).
- THIS DEVELOPMENT IS SUBJECT TO THE CITY OF MESA COMMERCIAL DEVELOPMENT GUIDELINES AS WELL AS THE BUILDING FROM STANDARDS ESTABLISHED IN THE CITY OF MESA ZONING ORDINANCE.
- AN EASEMENT AND RELEASE FOR THIS PLAT HAS BEEN RECORDED WITH MARICOPA COUNTY RECORDER. THIS DEVELOPMENT IS WITHIN THREE (3) MILES OF PHOENIX-GATEWAY AIRPORT. INFORMATION REGARDING AIRPORT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.
- THIS PROPERTY, DUE TO THE PROXIMITY TO PHOENIX-MESA GATEWAY AIRPORT, WILL EXPERIENCE AIR CRAFT OVERTIGHTS THAT GENERATE NOISE LEVELS WHICH WILL BE OF CONCERN TO SOME INDIVIDUALS.

REFERENCE DOCUMENTS:

- FINAL PLAT OF EASTWARK DEVELOPMENT UNIT 5 PARCELS 5-1 AND 5-2, AS RECORDED IN BOOK 1414 OF MAPS, PAGE 30, MARICOPA COUNTY, ARIZONA
- FINAL PLAT OF EASTWARK DISC GOLF COURSE, AS RECORDED IN BOOK 1414 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA
- FINAL PLAT OF EASTWARK DEVELOPMENT UNIT 6 - INFRASTRUCTURE FOR PARCELS 4-1 AND 9-23, AS RECORDED IN BOOK 1343 OF MAPS, PAGE 15, RECORDS OF MARICOPA COUNTY, ARIZONA
- FINAL PLAT OF EASTWARK DEVELOPMENT UNIT 5/8 SOUTH PARCELS 6-16 AND 6-18 TO 6-23, AS RECORDED IN BOOK 1379 OF MAPS, PAGE 8, RECORDS OF MARICOPA COUNTY, ARIZONA
- GDACS, ACCORDING TO BOOK 609 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA
- SPECIAL WARRANTY DEED, AS RECORDED IN DOCUMENT NO. 2018-0103109, RECORDS OF MARICOPA COUNTY, ARIZONA
- LOT LINE ADJUSTMENT SURVEY, BOOK 1577, PAGE 26 MARICOPA COUNTY RECORDERS

SHEET INDEX

- COVER, NOTES, DEDICATION, BASIS OF BEARING, CERTIFICATIONS & LEGAL DESCRIPTION
- PLAT, TRACT USE TABLE, UNIT AREA TABLE, CURVE DATA TABLE & LINE DATA TABLE
- PLAT
- PH01 DETAIL SHEET LEVEL 1, LEVEL 2 & PH01 CROSS SECTIONS
- PH02 DETAIL SHEET LEVEL 1 & LEVEL 2
- PH02 CROSS SECTIONS

OWNER

MCEPI MESA 1, LLC  
999 17TH ST, SUITE 200  
DENVER, CO 80202  
PHONE: (720) 328-5724

SURVEYOR

EPS GROUP, INC.  
1130 N. ALAM SCHOOL ROAD, SUITE 120  
MESA, ARIZONA 85201  
TEL: (480) 503-2250  
FAX: (480) 503-2250  
CONTACT: ROBERT A. JOHNSTON, RLS  
robert.johnston@epsgroupinc.com

PROJECT ADDRESS

3856 SOUTH EVERTON TERRACE  
MESA, ARIZONA 85212

ENGINEER

EPS GROUP, INC.  
1130 N. ALAM SCHOOL ROAD, SUITE 120  
MESA, ARIZONA 85201  
TEL: (480) 503-2250  
FAX: (480) 503-2250  
CONTACT: DAN AUER, PE  
dan.auer@epsgroupinc.com

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 7 EAST, BOOK 1414, PAGE 30, MARICOPA COUNTY RECORDS, THE BEARING OF WHICH IS:

NORTH 89 DEGREES 38 MINUTES 13 SECONDS WEST

FEMA FLOOD ZONE DELINEATION

THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP #1001527200, DATED OCTOBER 16, 2013, AREAS OF 1.28 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.

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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 \_\_\_\_\_

CERTIFICATION

I, ROBERT A. JOHNSTON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS PRELIMINARY CONDOMINIUM PLAT CONSISTING OF 6 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF JANUARY OF 2025, 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.

DATE OF PLAT OR MAP: JANUARY 9, 2025 (REVISED 01/16/25, 01/20/25, 01/22/25, 01/23/25, 03/07/25 & 03/10/25)

ROBERT A. JOHNSTON, RLS NO. 37495  
EPS GROUP, INC.  
1130 N. ALAM SCHOOL ROAD, SUITE 120  
MESA, AZ 85201

NOTE:  
A.R.S. 30-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

1130 N. Alamo School Rd, Suite 120  
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EPS GROUP

PRELIMINARY PLAT

EDGECORE PH01, PH02 & PH03 INDUSTRIAL CONDO

Project:

Revisions:

Drawn by: TJP

Reviewed by: RAJ

37495

ROBERT A. JOHNSTON

Job No.

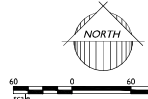
23-0324.03

FP01

Sheet No.

1

of 6



PARCEL LINE  
SECTION LINE  
RIGHT-OF-WAY  
EXISTING EASEMENT LINE  
EXISTING EASEMENT LINE

UNIT AREA TABLE		
UNIT #	AREA (SF)	AREA (AC)
1	158,403	3.6364
2	289,718	6.6510
3	323,503	7.4266
4	162,047	3.7201

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRC
C1	428.23	292.50'	83°52'56"	262.82'	390.99'	S28°03'33"W
C2	341.38'	373.50'	52°22'04"	183.66'	329.62'	N43°48'58"E
C3	4.06'	3859.43'	0°03'37"	2.03'	4.06'	S13°54'44"E
C4	4.12'	30.00'	89°59'59"	30.00'	42.43'	N44°45'48"W

