

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT MESA 26, LLC, AN ARIZONA DOMESTIC LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR WEST MAIN STATION VILLAGE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 5 EAST, 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.

MESA 26, LLC, 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 THE 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 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, PIPES, CONDUIT, CABLES, 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 MESA 26, LLC 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 MESA 26, LLC OR THE SUCCESSORS OR ASSIGNS OF MESA 26, LLC AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY MESA 26, LLC OR THE SUCCESSORS OR ASSIGNS OF MESA 26, LLC 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.

MESA 26, LLC 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 "VNAE" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO VEHICULAR ACCESS IS PERMITTED.

IN WITNESS WHEREOF: MESA 26, LLC, AN ARIZONA DOMESTIC LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS DAY OF 2024.

BY: MESA 26, LLC, AN ARIZONA DOMESTIC LIMITED LIABILITY COMPANY, AS OWNER

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

ITS: AUTHORIZED REPRESENTATIVE

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }

ON THIS DAY OF 2024, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED WHO ACKNOWLEDGED THAT HE/SHE IS THE FOR MESA 26, LLC, AN ARIZONA DOMESTIC LIMITED LIABILITY COMPANY, DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY: NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: \_\_\_\_\_

CITY APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THIS DAY OF 2024.

BY: MAYOR DATE

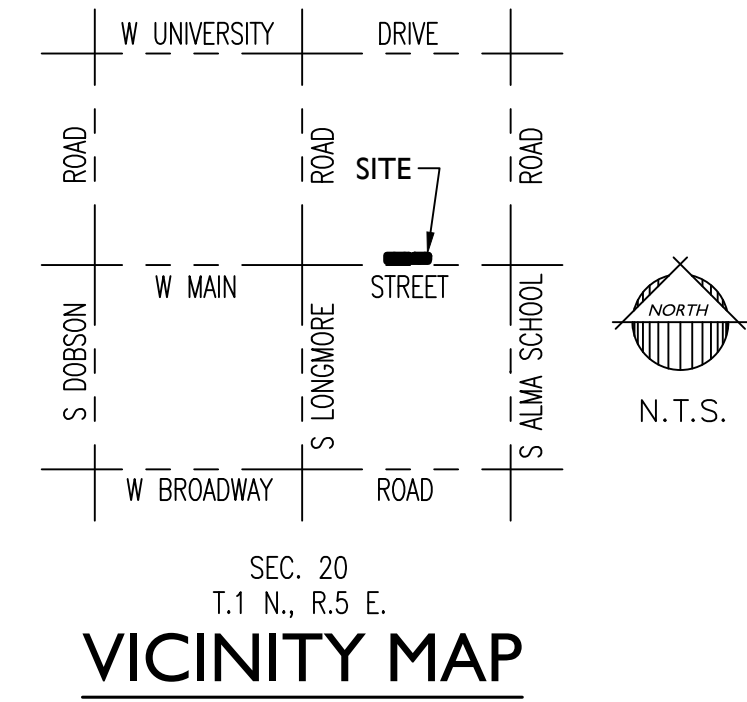
ATTEST: CITY CLERK DATE

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

FINAL PLAT

WEST MAIN STATION VILLAGE
A RE-PLAT OF THE CONDOMINIUM PLAT FOR WEST MAIN STATION VILLAGE, AS RECORDED IN BOOK 1009, PAGE 47, MCR, AND A PORTION OF THE OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF MESA, MARICOPA COUNTY, ARIZONA



NOTES

- 1. PUBLIC UTILITY AND FACILITY EASEMENTS (PUFE) WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS OF SRP AND SOUTHWEST GAS FACILITIES IN PUFE'S ON THIS PLAT. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. §9-1-1 INCLUDES THE PUFE'S ON THIS PLAT, THE TERM "PUBLIC EASEMENT" IN M.C.C. §9-1-5(A) INCLUDES PUFE'S, AND PUFE'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 UTILITY 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 RIGHTS-OF-WAY ALONG WEST MAIN STREET AND SOUTHWEST ROGERS STREET.
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. ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
11. THE WEST MAIN STATION VILLAGE HOME OWNERS 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.
12. A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&RS) HAS BEEN OR WILL BE RECORDED FOR THIS SUBDIVISION, WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL AREAS SHOWN ON THIS PLAT.
13. THIS SUBDIVISION IS SUBJECT TO THE CITY OF MESA RESIDENTIAL DEVELOPMENT GUIDELINES AS WELL AS THE BUILDING FORM STANDARDS ESTABLISHED IN THE CITY OF MESA ZONING ORDINANCE.

AREA SUMMARY TABLE
DESCRIPTION AREA (SF) AREA (ACRES)
LOTS 1-26 27,235 0.6253
TRACT B 302 0.0069
TRACT C 3,561 0.0817
TOTAL AREA 31,098 0.7139

OWNER

MESA 26, LLC
1850 N. CENTRAL AVENUE
SUITE 1800
PHOENIX, AZ 85004

ENGINEER

EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
CONTACT: TINO QUINTANA, P.E.

SHEET INDEX

- 1 COVER, NOTES, DEDICATION, SITE DATA, BASIS OF BEARING, CERTIFICATIONS
2 FINAL PLAT

REFERENCE DOCUMENTS

- (R1) PLAT FOR WEST MESA CENTER, BK 34, PG 6, MCR.
(R2) FINAL PLAT FOR WEST MAIN STATION VILLAGE TOWNHOMES, BK 1009, BK 46, MCR.
(R3) FINAL PLAT FOR WEST MAIN STATION VILLAGE CONDOMINIUM, BK 1009, BK 47, MCR.
(R4) RECORD OF SURVEY FOR CENTRAL MESA LIGHT-RAIL EXTENSION, BK 1257, BK 45, MCR.

BASIS OF BEARINGS

THE MONUMENTED CENTERLINE OF WEST PEPPER PLACE AS SHOWN IN "FINAL PLAT FOR WEST MAIN STATION VILLAGE TOWNHOMES", RECORDED IN BOOK 1009 OF MAPS AND PLATS, PAGE 46, RECORDS OF MARICOPA COUNTY. RECORDED BEARING:

NORTH 89 DEGREES 56 MINUTES 37 SECONDS WEST

FLOOD PLAIN

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2265M, DATED NOVEMBER 4, 2015, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".

SURVEYOR'S CERTIFICATION:

I, JERRY L. DODD JR., HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER, 2023; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

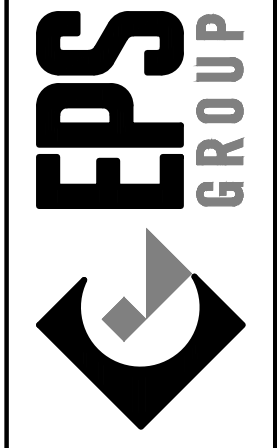
DATE OF PLAT OR MAP: JULY 23, 2024

JERRY L. DODD JR. REGISTRATION NO. 52139
EPS GROUP, INC.
1130 N. ALMA SCHOOL RD.
SUITE 120
MESA, AZ 85201
480-503-2250

NOTE:
A.R.S. 32-151 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.

Aug 06, 2024 6:17pm S:\Projects\2023\23-0541\land Survey\Drawings\Plats\23-0541-FP01.dwg

Vertical sidebar containing logos for EPS GROUP, WEST MAIN STATION VILLAGE MESA, ARIZONA FINAL PLAT, Project: WEST MAIN STATION VILLAGE, Revisions: table, ARIZONA STATE SURVEYOR seal for Jerry L. Dodd Jr., Job No. 23-0541, FP01, Sheet No. 1 of 2.



**WEST MAIN STATION VILLAGE**  
 MESA, ARIZONA  
**FINAL PLAT**

Project: \_\_\_\_\_

Revisions:

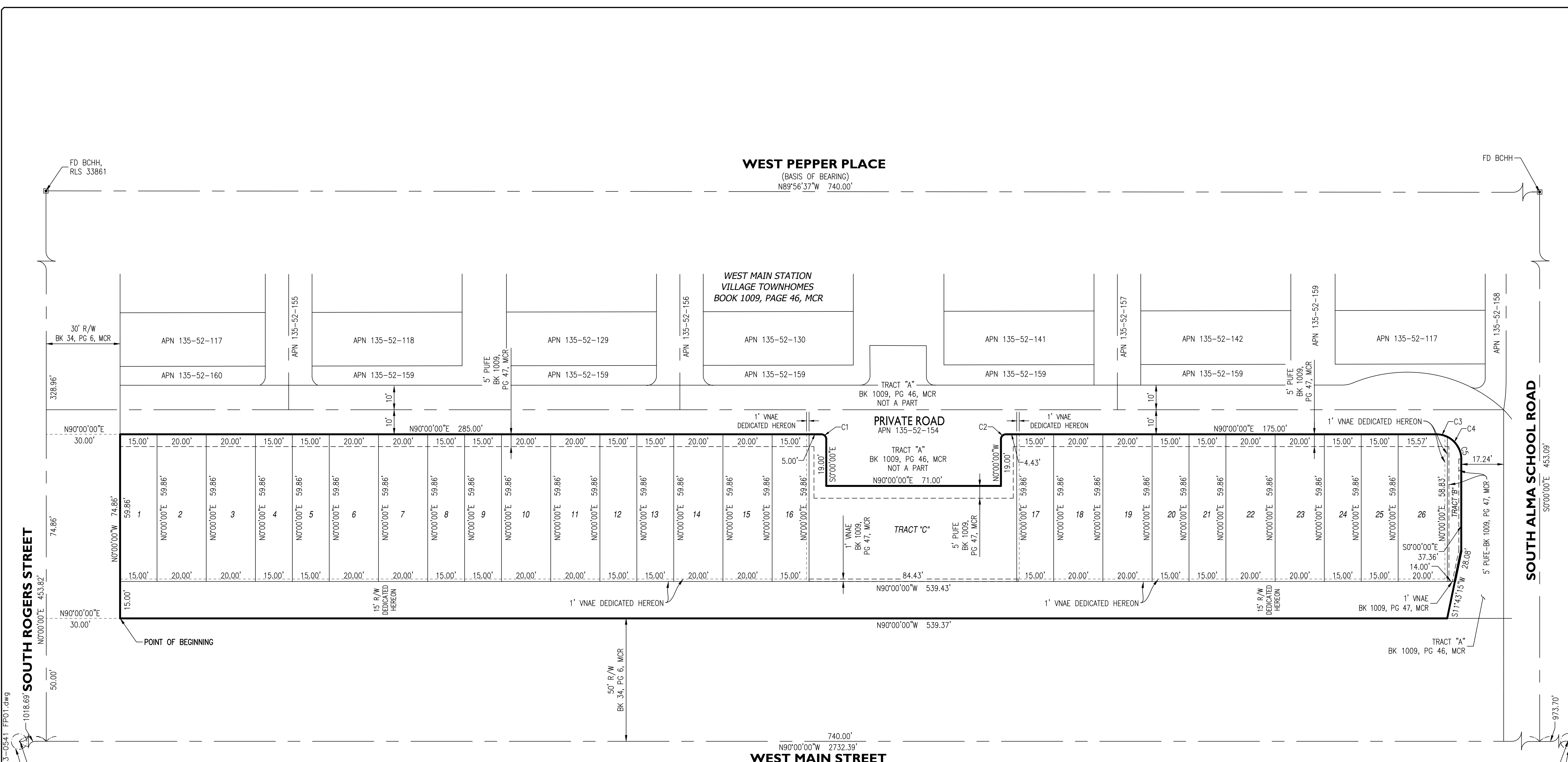
No.	Description

Call at least two full working days before any begin on location.

**ARIZONA**  
 State Seal of Arizona  
 State Engineer  
 In Maricopa County, (002283-1100)

Drawn by: **DH**  
 Reviewed by: **JD**

*James J. Doherty*  
 52139  
 JERRY L.  
 DODD JR.  
 State Seal of Arizona  
 State Engineer  
 In Maricopa County, (002283-1100)



**WEST PEPPER PLACE**  
 (BASIS OF BEARING)  
 N89°56'37"W 740.00'

**WEST MAIN STREET**  
 N90°00'00"W 2732.39'

**OVERALL AREA TABLE**

PARCEL	AREA (SF)	AREA (AC)
PLAT AREA	31,098	0.7139
RIGHT-OF-WAY	8,114	0.1863
OVERALL AREA	39,212	0.9002

**LOT AREA TABLE**

LOT #	AREA (SF)	AREA (AC)
1	2,095	0.0481
3	1,197	0.0275
4	898	0.0206
5	898	0.0206
6	1,197	0.0275
7	1,197	0.0275
8	898	0.0206
9	898	0.0206
10	1,197	0.0275
11	1,197	0.0275
12	898	0.0206
13	898	0.0206
14	1,197	0.0275

**LOT AREA TABLE**

LOT #	AREA (SF)	AREA (AC)
15	1,197	0.0275
16	898	0.0206
17	898	0.0206
18	1,197	0.0275
19	1,197	0.0275
20	898	0.0206
21	898	0.0206
22	1,197	0.0275
23	1,197	0.0275
24	898	0.0206
25	898	0.0206
26	1,196	0.0274

**TRACT USE TABLE**

TRACT	USE	AREA (SF)	AREA (AC)
B	LANDSCAPING AND AMENITIES	302	0.0069
C	LANDSCAPING AND AMENITIES	3,561	0.0818

**CURVE TABLE**

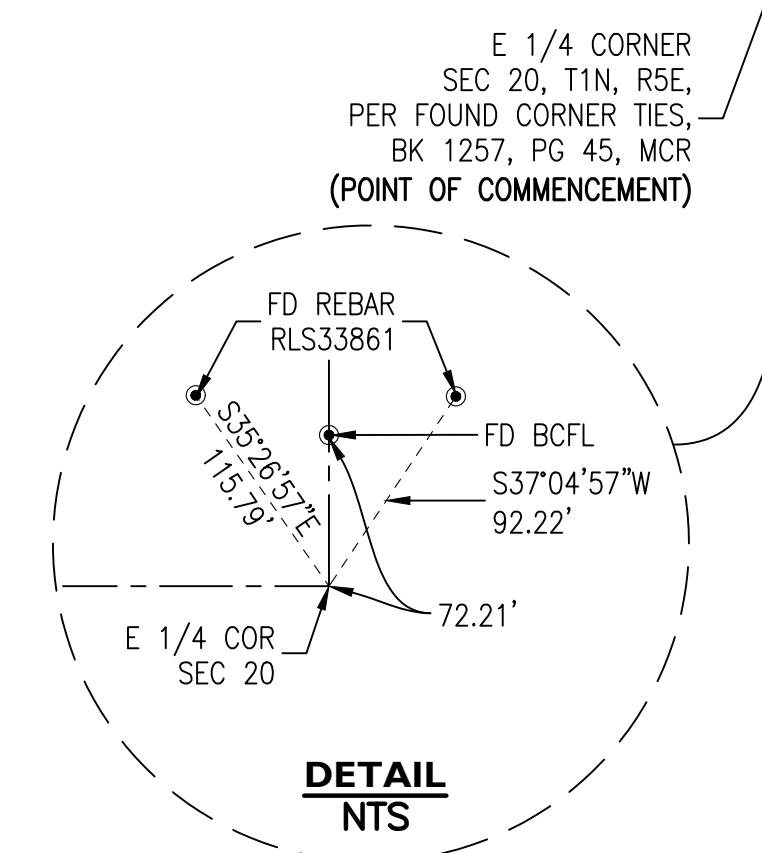
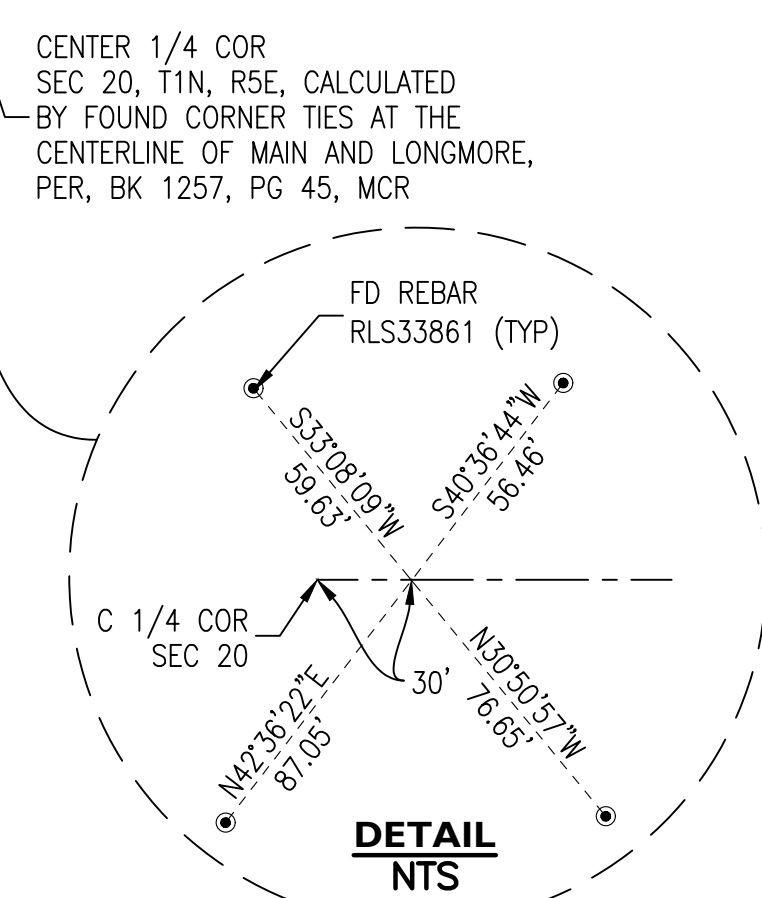
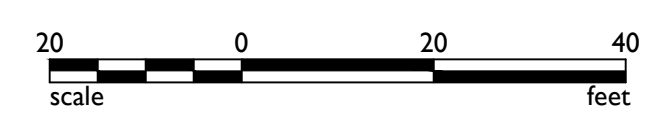
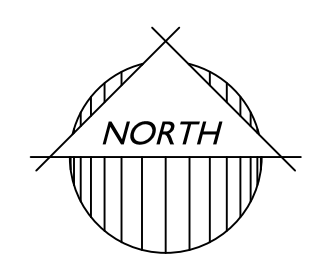
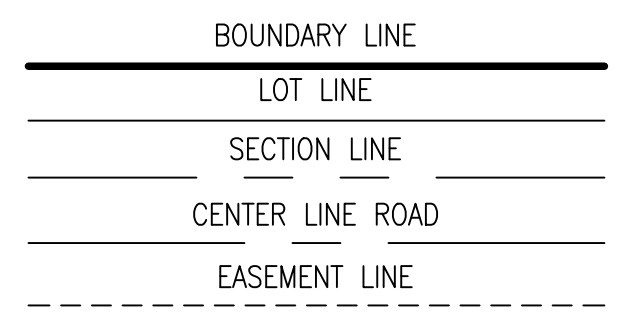
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	3.14'	2.00'	90°00'00"	2.00'	2.83'	N45°00'00"W
C2	3.14'	2.00'	90°00'00"	2.00'	2.83'	S45°00'00"W
C3	4.59'	10.00'	26°17'10"	2.33'	4.55'	N76°51'05"W
C4	5.88'	10.00'	33°42'10"	3.03'	5.80'	N46°51'25"W
C5	5.27'	9.50'	31°46'02"	2.70'	5.20'	N15°52'42"W

**SETBACKS TABLE**

WEST	WEST EDGE OF THE CONDO BUILDINGS LINING UP WITH THE WEST EDGE OF THE ENCLOSED PATIO AREAS OF THE TOWNHOMES TO THE NORTH
FRONT	(ADJACENT TO MAIN ST.) WAS APPROVED AT 0-FT, AND A 7-FT-WIDE LANDSCAPE SETBACK IS REQUIRED ADJACENT TO THE EAST PROPERTY LINE

**LEGEND**

- FD MON IN HANDHOLE AS NOTED
- FD MON AS NOTED
- FND MON AS NOTED
- FD FOUND
- BCHH BRASS CAP IN HAND HOLE
- BCF BRASS CAP FLUSH
- BC BRASS CAP
- G&SRM GILA AND SALT RIVER MERIDIAN
- MCR MARICOPA COUNTY RECORDER
- BK BOOK
- PG PAGE
- PUFE PUBLIC UTILITY AND FACILITIES EASEMENT
- VNAE VEHICULAR NON ACCESS EASEMENT
- R/W RIGHT OF WAY



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