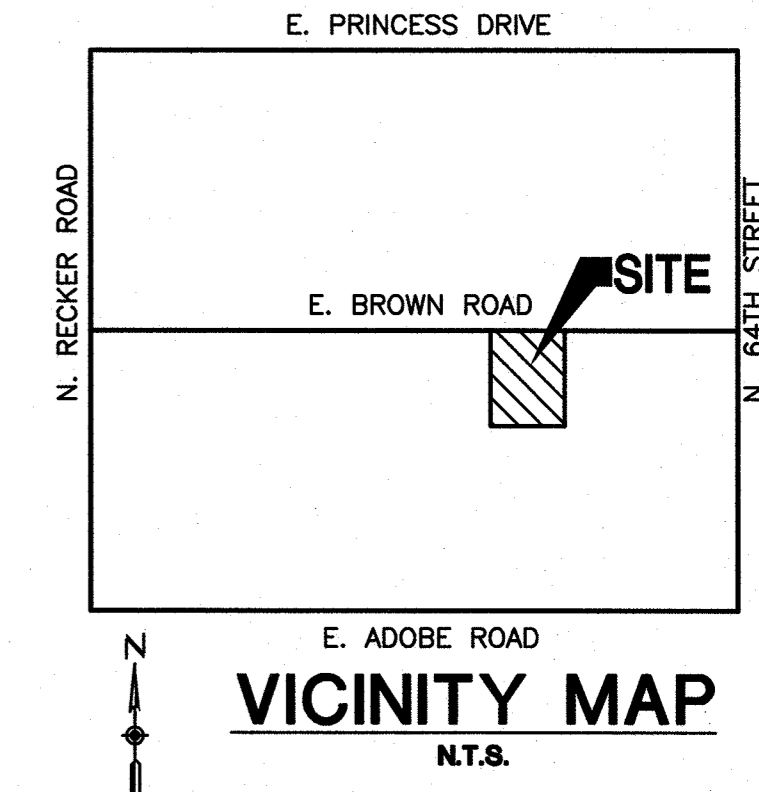


FINAL PLAT OF BROWN ROAD PAVILIONS

A REPLAT OF THE WEST HALF OF LOT 2 IN BLOCK 2, OF KINGS RANSOM REAMENDED, ACCORDING TO BOOK 67 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA A PART OF THE NORTH HALF OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 6 EAST OF GILA & SALT RIVER BASE AND MERIDIAN



BASIS OF BEARINGS

THE MONUMENT LINE OF BROWN ROAD, ALSO BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 13, USING A BEARING OF NORTH 89 DEGREES 19 MINUTES 37 SECONDS EAST, PER THE SPECIAL WARRANTY DEED, RECORDED IN RECORDING NUMBER 2013-0776004, M.C.R.

PARCEL LEGAL DESCRIPTION

THE WEST HALF OF LOT 2 IN BLOCK 2, OF KINGS RANSOM REAMENDED, ACCORDING TO BOOK 67 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA. EXCEPT THAT PORTION CONVEYED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 00-0019177, CORRECTED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 20130303534. RE-RECORDED IN DOCUMENT NO. 20130776004, RECORDS OF MARICOPA COUNTY, ARIZONA

NOTES

1. PROJECT DESCRIPTION: CONDOMINIUM PLAT FOR TWO (2) EXISTING OFFICE BUILDINGS
 2. SCHOOL DISTRICT: MESA UNIFIED SCHOOL DISTRICT
 3. MAINTENANCE RESPONSIBILITY: CC BROWN LLC
 4. ALL NEW OR REPLACED UTILITIES WILL BE PLACED UNDERGROUND.
 5. NO STRUCTURE OF ANY KIND TO BE CONSTRUCTED ON, OVER, OR PLACED WITHIN THE PUBLIC UTILITY EASEMENT EXCEPT PAVING, WOODEN, WIRE OR REMOVABLE SECTION TYPE FENCING. NO VEGETATION SHALL BE PLANTED WITHIN THE PUBLIC UTILITY EASEMENT EXCEPT GRASS AND/OR GROUND COVER APPROVED BY THE CITY OF MESA. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF MESA SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING OR VEGETATION THAT BECOMES DAMAGED OR MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, RECONSTRUCTION OR REPAIR.
 6. ADJOINING PROPERTY INFORMATION SHOWN WAS OBTAINED FROM ALTA SURVEY PREPARED BY ALLIANCE LAND SURVEYING DATED AUGUST 22, 2022.
 7. THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON THIS PLAT ARE IN ACCORDANCE WITH INFORMATION CONTAINED IN THE TITLE POLICY ISSUED BY FIRST AMERICAN TITLE AGENCY POLICY ORDER #5011400-2200911, DATED JULY 1, 2022.
- 5 EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. 90-370724 PURPOSE PUBLIC UTILITIES (PLOTTABLE MATTERS SHOWN HEREON)
 - 6 EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. 90-370725 PURPOSE PUBLIC UTILITIES (PLOTTABLE MATTERS SHOWN HEREON)
 - 8 EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. 99-0582505 PURPOSE PUBLIC UTILITIES (PLOTTABLE MATTERS SHOWN HEREON)
 - 9 EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. 99-0962670 PURPOSE PUBLIC UTILITIES (PLOTTABLE MATTERS SHOWN HEREON)
 - 10 EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. 99-0971181 PURPOSE PUBLIC UTILITIES (PLOTTABLE MATTERS SHOWN HEREON)
 - 11 EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. 00-0019178 PURPOSE PUBLIC UTILITIES (PLOTTABLE MATTERS SHOWN HEREON)
 - 12 EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. 00-0310027 PURPOSE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY (PLOTTABLE MATTERS SHOWN HEREON)
 - 13 EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. 20021110738 PURPOSE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY (PLOTTABLE MATTERS SHOWN HEREON)
8. THE OWNERS OF THE ADJOINING PROPERTY SHOWN WERE OBTAINED FROM THE MARICOPA COUNTY ASSESSOR'S OFFICE WEB PAGE ON OCTOBER 10, 2022.

REFERENCE DOCUMENTS

- (R) DEED 2022-0547358, M.C.R.
- (R1) PLAT PER BOOK 312, PAGE 14, M.C.R.
- (R2) PLAT PER BOOK 67, PAGE 31, M.C.R.
- (R3) PLAT PER BOOK 296, PAGE 15, M.C.R.
- (R4) PLAT PER BOOK 322, PAGE 46, M.C.R.
- (R5) DEED 2013-0776004, M.C.R.
- (R6) ALTA SURVEY PREPARED BY ALLIANCE LAND SURVEYING, LLC AND SEALED BY G. BRYAN GOETZENBERGER, RLS #31020 ON AUGUST 22, 2022.

ZONING

OFFICE COMMERCIAL (OC)

UTILITY PROVIDERS

WATER: CITY OF MESA
SEWER: CITY OF MESA
CABLE: COX
ELECTRIC: SALT RIVER PROJECT
GAS: SOUTHWEST GAS
TELEPHONE: QUEST

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

KNOW ALL MEN BY THESE PRESENTS: THAT COUNTRY CLUB VENTURES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, WINNIE 88, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND DMEL PROPERTIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS DOES HEREBY PUBLISH THIS FINAL PLAT FOR "BROWN ROAD PAVILIONS, A CONDOMINIUM" LOCATED IN MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH OF THE UNITS, STREETS, TRACT AND EASEMENTS CONSTITUTING THE SAME, AND THAT EACH UNIT, STREET, TRACT AND EASEMENT SHALL BE KNOWN BY THE NAME, NUMBER OR LETTER GIVEN TO IT RESPECTIVELY.

DRAINAGE COVENANTS:

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT AS TRACT A IS HEREBY RESERVED AS A DRAINAGE FACILITY AND RETENTION BASIN FOR THE INCLUSIVE CONVEYANCE OF DRAINAGE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FOR THE PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA, TOGETHER WITH THE RIGHT TO INGRESS AND EGRESS TO MAINTAIN SAID DRAINAGE FACILITY.

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.

BROWN ROAD PAVILIONS, A CONDOMINIUM WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS THE SOLE OWNER 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 BROWN ROAD PAVILIONS, A CONDOMINIUM WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF, COUNTRY CLUB VENTURES, LLC, WINNIE 88, LLC, AND DMEL PROPERTIES, LLC, AS OWNERS HAVE HEREUNTO CAUSED THEIR NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED AGENTS THEREUNTO DULY AUTHORIZED TO DO SO THIS _____ DAY OF _____, 2023

BY _____
CLIFFORD J. CUTLER, MANAGER OF COUNTRY CLUB VENTURES, LLC

BY _____
JIM LIEBERTHAL, SOLE MEMBER OF WINNIE 88, LLC

BY _____
ERIC FERBER, SOLE MEMBER OF DMEL PROPERTIES, LLC

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

BEFORE ME ON THIS _____ DAY OF _____, 2023, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED THEMSELVES TO BE THE MANAGER OF COUNTRY CLUB VENTURES, LLC, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT AS BEING DULY AUTHORIZED TO EXECUTE THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, COUNTRY CLUB VENTURES, LLC, AN ARIZONA 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 AGENTS THEREUNTO DULY AUTHORIZED TO DO SO THIS _____ DAY OF _____, 2023.

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

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

BEFORE ME ON THIS _____ DAY OF _____, 2023, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED THEMSELVES TO BE THE SOLE MEMBER OF WINNIE 88, LLC, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT _____ AS BEING DULY AUTHORIZED TO EXECUTE THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, WINNIE 88, LLC, AN ARIZONA 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 AGENTS THEREUNTO DULY AUTHORIZED TO DO SO THIS _____ DAY OF _____, 2023.

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

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

BEFORE ME ON THIS _____ DAY OF _____, 2023, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED THEMSELVES TO BE THE SOLE MEMBER OF DMEL PROPERTIES, LLC, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT _____ AS BEING DULY AUTHORIZED TO EXECUTE THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, DMEL PROPERTIES, LLC, AN ARIZONA 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 AGENTS THEREUNTO DULY AUTHORIZED TO DO SO THIS _____ DAY OF _____, 2023.

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

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

CONDOMINIUM NOTES

1. THIS IS A PLAT TO WHICH REFERENCE IS MADE IN THE CONDOMINIUM DECLARATION FOR "BROWN ROAD PAVILIONS, A CONDOMINIUM" RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AS AMENDED AND SUPPLEMENTED (THE "DECLARATION"). THE WORDS AND PHRASES USED HEREIN HAVE MEANINGS ATTRIBUTED TO THEM IN THE DECLARATION. THE DECLARATION IS INCORPORATED HEREIN BY THIS REFERENCE.
2. THE PHYSICAL BOUNDARIES OF EACH UNIT ARE AS DEPICTED ON PAGE 2 AND SHALL INCLUDE THE ENTIRE EXISTING BUILDING. THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS ARE MORE FULLY DESCRIBED IN THE DECLARATION.
3. EASEMENTS FOR UTILITIES, STORM DRAINS AND INGRESS AND EGRESS ARE GRANTED AND SET FORTH IN THE DECLARATION.
4. THIS PARCEL IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 0413C229M, WITH A DATE OF IDENTIFICATION OF 11/4/2015, FOR COMMUNITY NO. 040048, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PARCEL IS SITUATED.
5. THE NET MEASURED AREA OF THIS PARCEL IS 102,457 SQUARE FEET OR 2.352 ACRES. THIS WAS DETERMINED BY THE MEASURED BOUNDARY CONDITIONS FOUND PER ALTA SURVEY BY ALLIANCE LAND SURVEYING DATED 8-22-2022.
6. CONDOMINIUM DECLARATION FOR BROWN ROAD PAVILIONS, A CONDOMINIUM - DOCKET _____, DOCUMENT NO. _____, RECORDS OF MARICOPA COUNTY, ARIZONA.
7. CERTAIN PARKING SPACES ARE LIMITED COMMON ELEMENTS AS MORE FULLY DESCRIBED IN THE CONDOMINIUM DECLARATION.
8. THE MAINTENANCE OF EASEMENTS, WHICH LIE WITHIN THE BOUNDARY OF "BROWN ROAD PAVILIONS, A CONDOMINIUM", IS THE RESPONSIBILITY OF EACH UNIT OWNER OR THE BROWN PAVILIONS OWNERS ASSOCIATION, ALL AS ESTABLISHED IN THE CONDOMINIUM DECLARATION.
9. LANDSCAPING SHALL BE MAINTAINED BY THE BROWN PAVILIONS OWNERS ASSOCIATION AS ESTABLISHED IN THE CONDOMINIUM DECLARATION.
10. IN ACCORDANCE WITH ARIZONA REVISED STATUTE 33-1219(d), THE UNDERSIGNED DECLARES THAT THIS RIGHT TO ALLOCATE TO THE UNITS AND THE OWNERS THEREOF, THE PARKING SPACES DESIGNATED IN THE CONDOMINIUM DECLARATION.

REGISTERED LAND SURVEYOR - ALTA SURVEY

AUGUST 22, 2022
ALLIANCE LAND SURVEYING, LLC
7900 N. 70TH AVENUE, SUITE 104
GLENDALE, ARIZONA 85303
(623) 972-2200
G. BRYAN GOETZENBERGER
R.L.S. #31020

OWNER

BROWN ROAD PAVILIONS, A CONDOMINIUM
2150 E HIGHLAND AVE., UNIT 207
PHOENIX, ARIZONA 85016
TEL. _____

SITE SUMMARY

NET AREA: 2.352 ACRES (102,457 SQ. FT.)
GROSS AREA: 2.500 ACRES (108,894 SQ. FT.)
OF TRACTS: ONE
OF UNITS: TWO
DENSITY: 0.85 UNITS/ACRE
ZONING DISTRICT: OC- OFFICE COMMERCIAL
APN: 141-63-031C
OPEN SPACE AREA: 18,415 SQ. FT.

APPROVALS

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THIS _____, 20__.

BY:

MAYOR DATE

ATTEST:

CITY CLERK DATE

THIS IS TO CERTIFY THE AREA PLATTED HERON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SEVICE 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

THIS IS TO CERTIFY THAT THE SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF MARCH, 2023; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST; THAT THEIR POSITIONS ARE CORRECTLY SHOWN PER ALTA SURVEY PREPARED BY ALLIANCE LAND SURVEYING LLC DATED AUGUST 22, 2022; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



JOSEPH A. GERVASIO
REGISTRATION NO. 15861

GERVASIO & ASSOC. INC.

CONSULTING ENGINEERS
77 EAST THOMAS ROAD, SUITE 120
PHOENIX, ARIZONA 85012
(602) 285-1720

This drawing is an instrument of service. It is the property of GERVASIO & ASSOC. INC. and may not be reproduced or reproduction here of used without permission.

LEGEND
SOME ITEMS MAY NOT APPLY TO THIS DRAWING

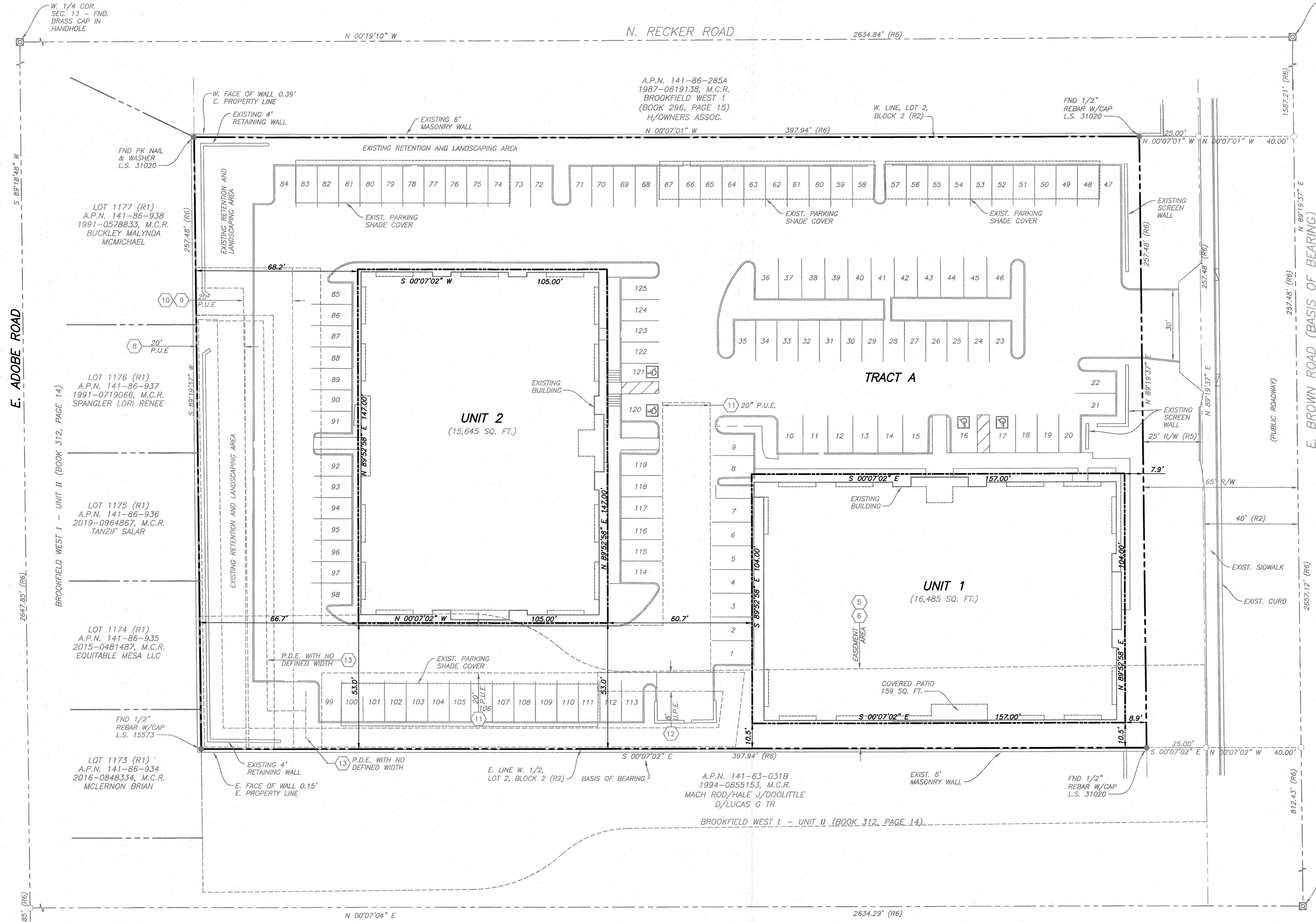
---	BOUNDARY LINE
- - - - -	MONUMENT LINE
○	AS NOTED
- - - - -	EASEMENT LINE
---	BUILDING SETBACK LINE
⊗	BRASS CAP IN HANDHOLE
⊙	BRASS CAP FLUSH
⊙	A.P.N.
⊙	MARICOPA COUNTY ASSESSORS PARCEL NUMBER
⊙	BRASS CAP FLUSH
⊙	BRASS CAP IN HANDHOLE
⊙	BOOK
⊙	CALCULATED
⊙	CITY OF PHOENIX
⊙	COTTON PICKER SPINDLE
⊙	CORNER
⊙	DOCKET
⊙	DRAINAGE EASEMENT
⊙	EASEMENT
⊙	FOUND
⊙	IDENTIFICATION
⊙	MEASURED
⊙	MARICOPA COUNTY RECORDER
⊙	NOT TO SCALE
⊙	PAGE
⊙	PROPERTY LINE
⊙	RIGHT-OF-WAY
⊙	PUBLIC UTILITY EASEMENT
⊙	RECORDED
⊙	SECTION
⊙	SQUARE FEET
⊙	SUBDIVISION
⊙	SPECIAL USE PERMIT
⊙	POWER DISTRIBUTION EASEMENT
⊙	UNDERGROUND POWER EASEMENT

UNIT/TRACT TABLE

UNIT #	DIMENSIONS	UNIT NET SIZE (SQ. FT.)	EX. BLDG (SQ. FT.)	GENERAL PURPOSE
1	104' x 157'	16,485	14,141	COMMERCIAL BLDG.
2	105' x 147'	15,645	13,697	COMMERCIAL BLDG.
TRACT A	VARIOUS	70,327	N/A	COMMON ELEMENTS

COMMON ELEMENTS: PARKING, ACCESS FACILITIES, SIDEWALKS, LANDSCAPING, IRRIGATION, RETENTION AREAS, UTILITY SERVICES, TRASH ENCLOSURE, WALLS AND FENCING.



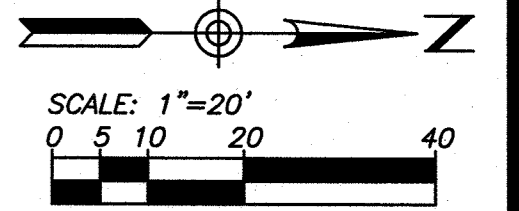


- ### STANDARD NOTES
- PUBLIC UTILITY AND FACILITY EASEMENTS (PUFE) WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS OF SRP AND SOUTHWEST GAS FACILITIES IN PUFES ON THIS PLAT. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. §9-1-1 INCLUDES THE PUFES ON THIS PLAT, THE TERM "PUBLIC EASEMENT" IN M.C.C. §9-1-5(A) INCLUDES PUFES, AND PUFES ON THE PLAT ARE SUBJECT TO M.C.C. §9-1-5(A).
 - 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.
 - CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, REMOVABLE SECTION TYPE FENCING.
 - UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33.
 - ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-E-133.
 - 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 E. BROWN ROAD.
 - NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL IMPROVEMENTS, OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE PART OF THE DEVELOPMENT WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY OF MESA.
 - THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
 - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
 - THE CONDOMINIUM DECLARATION FOR BROWN ROAD PAVILIONS, A CONDOMINIUM 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).
 - A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) HAS BEEN OR WILL BE RECORDED FOR THIS SUBDIVISION, WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL AREAS SHOWN ON THIS PLAT.
 - TRACT A IS HEREBY DEDICATED AS AN EASEMENT FOR INGRESS/EGRESS FOR REFUSE AND EMERGENCY VEHICLES, PUBLIC UTILITIES AND FACILITIES AND DRAINAGE PURPOSES. TO THE CITY OF MESA FOR USE AS SUCH THE PUBLIC UTILITY AND FACILITIES EASEMENTS, THE CONTROLLED VEHICULAR ACCESS EASEMENT AND A BLANKET EASEMENT UPON, ACROSS, OVER AND UNDER ALL ACCESSWAYS FOR INGRESS AND EGRESS FOR REFUSE AND EMERGENCY TYPE VEHICLES.

- ### REFERENCE DOCUMENTS
- (R) DEED 2022-0547358, M.C.R.
 - (R1) PLAT PER BOOK 67, PAGE 31, M.C.R.
 - (R2) PLAT PER BOOK 67, PAGE 31, M.C.R.
 - (R3) PLAT PER BOOK 296, PAGE 15, M.C.R.
 - (R4) PLAT PER BOOK 322, PAGE 46, M.C.R.
 - (R5) DEED 2013-0776004, M.C.R.
 - (R6) ALTA SURVEY PREPARED BY ALLIANCE LAND SURVEYING, LLC AND SEALED BY G. BRYAN GOETZENBERGER, RLS #31020 ON AUGUST 22, 2022.

CERTIFICATION OF ALTA

AUGUST 22, 2022
 ALLIANCE LAND SURVEYING
 G. BRYAN GOETZENBERGER
 R.L.S. 31020



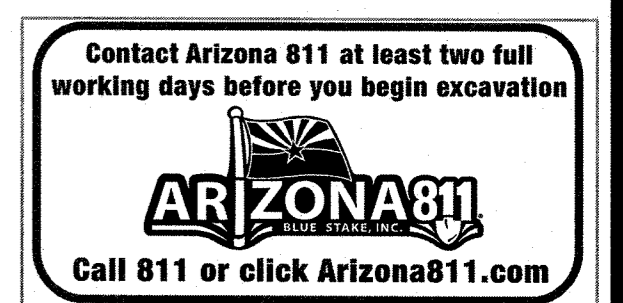
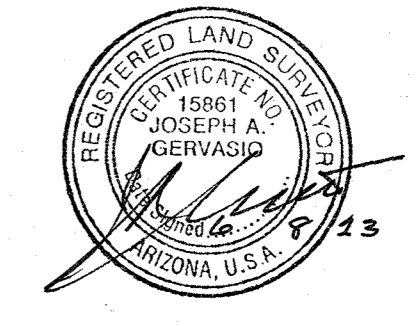
UNIT/TRACT TABLE

UNIT #	DIMENSIONS	UNIT NET SIZE (SQ. FT.)	EX. BLDG (SQ. FT.)	GENERAL PURPOSE
1	104' x 157'	16,485	14,141	COMMERCIAL BLDG.
2	105' x 147'	15,645	13,697	COMMERCIAL BLDG.
TRACT A	VARIOUS	70,327	N/A	COMMON ELEMENTS

FINAL PLAT OF "BROWN ROAD PAVILIONS"

GERVASIO & ASSOC. INC.
 CONSULTING ENGINEERS
 77 EAST THOMAS ROAD, SUITE 120
 PHOENIX, ARIZONA 85012
 (602) 285-1720

This drawing is an instrument of service. It is the property of GERVASIO & ASSOC. INC. and may not be reproduced or reproduction here of used without permission.



S:\Projects\2022\1330 - Brown Rd. 6239 - Final Plat\21330 Final P2.dwg Plotted 6/08/23 by Gregory

ZON22-01266

G&A #2133