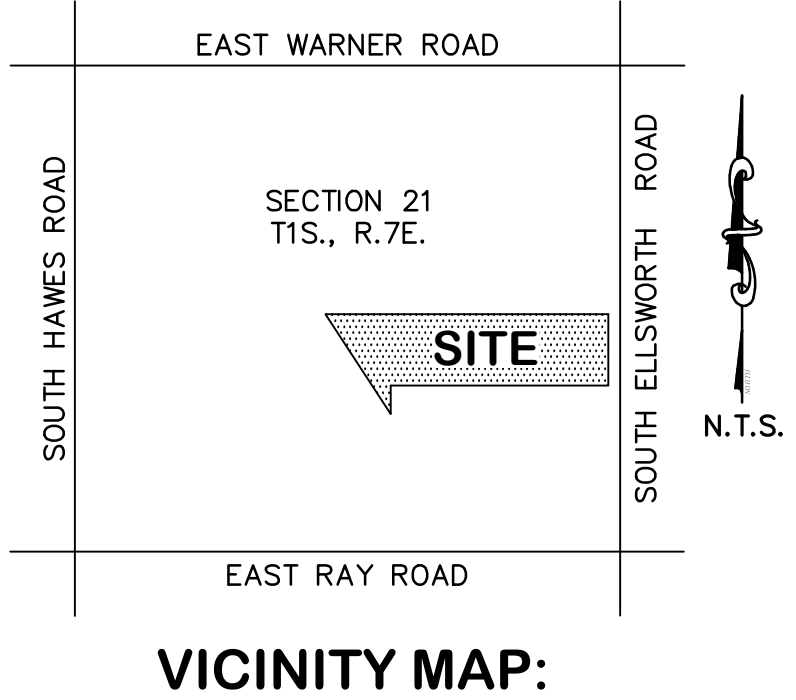


FINAL PLAT FOR VIEW 202

THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



DEDICATION:

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

SUNBELT LAND HOLDINGS, L.P., A DELAWARE LIMITED PARTNERSHIP, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR VIEW 202, LOCATED IN SECTION 21, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, 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.

SUNBELT LAND HOLDINGS, L.P., A DELAWARE 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.

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 SUNBELT LAND HOLDINGS, L.P., A DELAWARE LIMITED PARTNERSHIP, OR ITS SUCCESSORS OR ASSIGNS SHALL HAVE FULL USE OF THE EASEMENT EXCEPT FOR THE PURPOSE FOR WHICH THE SAME IS HEREBY 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 SUNBELT LAND HOLDINGS, L.P., A DELAWARE LIMITED PARTNERSHIP AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY SUNBELT LAND HOLDINGS, L.P., A DELAWARE LIMITED PARTNERSHIP, OR ITS SUCCESSORS OR ASSIGNS 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.

SUNBELT LAND HOLDINGS, L.P., A DELAWARE LIMITED PARTNERSHIP, OR ITS SUCCESSORS OR ASSIGNS HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "SIGHT VISIBILITY EASEMENT" OR "SVE" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO LANDSCAPING OTHER THAN GROUND COVER, FLOWERS AND GRANITE LESS THAN 2- FEET (MATURE) 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.

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT 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 HERENDUER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, A REASONABLE SUM AS AND FOR ATTORNEY'S FEES AND COURT COSTS.

SUNBELT LAND HOLDINGS, L.P., A DELAWARE LIMITED PARTNERSHIP 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 SUNBELT LAND HOLDINGS, L.P., A DELAWARE LIMITED PARTNERSHIP WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:
SUNBELT LAND HOLDINGS, L.P., A DELAWARE 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 _____, 2021.

SUNBELT LAND HOLDINGS, L.P., A DELAWARE LIMITED PARTNERSHIP

BY: SUNBELT LAND HOLDINGS, INC., A NEW JERSEY CORPORATION

ITS: GENERAL PARTNER

BY: _____
TODD HOLZER
ITS: PRESIDENT

BY: _____
DENNIS O'NEIL
ITS: VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE _____ OF SUNBELT LAND HOLDINGS, L.P., A DELAWARE LIMITED

PARTNERSHIP, AND ACKNOWLEDGED THE HE AS OFFICER, BEING AUTHORIZED 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 MY COMMISSION EXPIRES _____

ACKNOWLEDGMENT:

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE _____ OF SUNBELT LAND HOLDINGS, L.P., A DELAWARE LIMITED

PARTNERSHIP, AND ACKNOWLEDGED THE HE AS OFFICER, BEING AUTHORIZED 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 MY COMMISSION EXPIRES _____

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 PUFE'S 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 THIS 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-14-2-133."

"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 SOUTH ELLSWORTH ROAD, EAST STARFIRE AVENUE, EAST POINT TWENTY-TWO BLVD."

"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."

"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."

"THIS PROPERTY, DUE TO ITS PROXIMITY TO PHOENIX-MESA GATEWAY ARE LIKELY TO EXPERIENCE AIRCRAFT OVERFLIGHTS, WHICH COULD GENERATE NOISE LEVELS THAT MAY BE OF CONCERN TO SOME INDIVIDUALS. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE PHOENIX-MESA GATEWAY AIRPORT ADMINISTRATION OFFICE."

"AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT IS RECORDED WITH MARICOPA COUNTY RECORDER. THIS SUBDIVISION IS WITHIN ___ MILES OF PHOENIX-MESA GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE."

"NOISE ATTENUATION MEASURES HAVE BEEN, OR ARE TO BE, INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE HOMES TO ACHIEVE A NOISE LEVEL REDUCTION TO 45 DECIBELS."

"A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (C.C. & 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."

OWNER/SUBDIVIDER:

SUNBELT INVESTMENT HOLDINGS, INC
8095 OHELLO AVENUE
SAN DIEGO, CALIFORNIA 92111
CONTACT: DENNIS O'NEIL
PHONE: (858) 776-7698
EMAIL: DONEIL@SUNBELTINV.COM

SURVEYOR:

HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
CONTACT: JERRY HEATH
PHONE: (480) 991-3985
EMAIL: JHEATH@HUNTERENGINEERINGPC.COM

ENGINEER:

HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
CONTACT: JEFFREY HUNTER, PE
PHONE: (480) 991-3985
EMAIL: JHUNTER@HUNTERENGINEERINGPC.COM

LOT DATA TABLE:

LOT 1	1,961,786 SQ.FT.±	45.037 AC.±
LOT 2	942,746 SQ.FT.±	21.643 AC.±
LOT 3	93,029 SQ.FT.±	2.136 AC.±

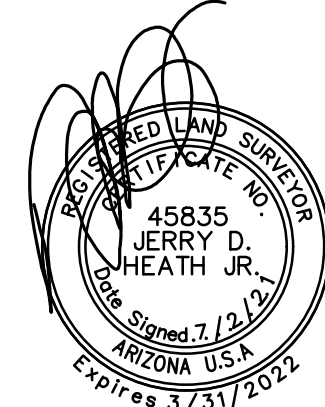
SHEET INDEX:

SHEET 1	COVER SHEET
SHEET 2	LEGAL DESCRIPTION
SHEET 3-5	PLAT SHEET

CERTIFICATE OF SURVEY:

I, JERRY D. HEATH JR., HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS FINAL PLAT CONSISTING OF FIVE (5) SHEETS, CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY SUPERVISION DURING THE MONTH OF SEPTEMBER, 2017, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JERRY D. HEATH JR.
REGISTERED LAND SURVEYOR #45835



APPROVALS:

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

THIS _____ DAY OF _____, 2021.

APPROVED BY: _____ ATTEST: _____
MAYOR 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 45-576

APPROVED: _____ CITY ENGINEER _____ DATE _____

BY	
REVISION	
NO.	DATE
PURPOSE: FINAL PLAT	

DRAWN BY: JR
CHECKED BY: JDH

HUNTER ENGINEERING CIVIL AND SURVEY

10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
PHONE: (480) 991-3985
F 480 991 3986

FINAL PLAT FOR VIEW 202

A PORTION OF LAND LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 21
TWNHP: 1S
RANGE: 7E

JOB NO.:
BELT016-SA

SCALE
1"=50'

SHEET
1 OF **5**

FINAL PLAT FOR VIEW 202

THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION:

PARCEL NO. 1:

A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 21;

THENCE NORTH 89 DEGREES 29 MINUTES 58 SECONDS WEST, ALONG THE EAST–WEST MIDSECTION LINE, A DISTANCE OF 2636.60 FEET TO A POINT BEING THE CENTER OF SAID SECTION 21;

THENCE SOUTH 00 DEGREES 18 MINUTES 49 SECONDS EAST, ALONG THE NORTH–SOUTH MIDSECTION LINE OF SAID SECTION 21, A DISTANCE OF 493.47 FEET;

THENCE SOUTH 89 DEGREES 28 MINUTES 59 SECONDS EAST, A DISTANCE OF 2635.64 FEET TO A POINT BEING ON THE EAST LINE OF SAID SECTION 21;

THENCE NORTH 00 DEGREES 12 MINUTES 05 SECONDS WEST, ALONG SAID EAST LINE OF SAID SECTION 21, A DISTANCE OF 494.20 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE EAST 65 FEET CONVEYED TO MARICOPA COUNTY FOR FEE SIMPLE RIGHT–OF WAY IN THAT WARRANTY DEED RECORDED IN DOCUMENT NO. 2003–1647669, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 21;

THENCE SOUTH 00 DEGREES, 12 MINUTES, 5 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 494.20 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES, 28 MINUTES, 59 SECONDS WEST, A DISTANCE OF 2635.64 FEET TO A POINT BEING ON THE NORTH–SOUTH MIDSECTION LINE OF SECTION 21;

THENCE SOUTH 00 DEGREES, 18 MINUTES, 49 SECONDS EAST ALONG THE NORTH–SOUTH MIDSECTION LINE OF SAID SECTION 21, A DISTANCE OF 493.47 FEET;

THENCE SOUTH 89 DEGREES, 12 MINUTES, 01 SECONDS EAST, A DISTANCE OF 2634.69 FEET TO A POINT BEING ON THE EAST LINE OF SAID SECTION 21;

THENCE NORTH 00 DEGREES, 12 MINUTES, 05 SECONDS WEST, ALONG SAID EAST LINE OF SAID SECTION 21, A DISTANCE OF 494.20 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE EAST 50.0 FEET THEREOF.

EXCEPT THE WEST 15 FEET OF THE EAST 65 FEET AS CONVEYED IN DOCUMENT NO. 2003–1647668.

PARCEL NO. 3:

A PORTION OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 21 AND THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 21, BEING A FOUND 2" MARICOPA COUNTY ALUMINUM CAP, FROM WHICH THE SOUTH QUARTER CORNER OF SECTION 20 BEARS SOUTH 89°28'59" EAST, FOR A DISTANCE OF 2637.84 FEET;

LEGAL DESCRIPTION:

THENCE NORTH 01°03'21" WEST, ALONG THE WEST LINE OF SOUTHWEST QUARTER OF SAID SECTION 21 AND THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, FOR A DISTANCE OF 1317.29 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21;

THENCE NORTH 89°28'28" WEST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 1315.10 FEET, TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21;

THENCE NORTH 00°43'50" WEST, ALONG SAID WEST LINE, FOR A DISTANCE OF 1316.68 FEET, TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20, ALSO BEING ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF 21;

THENCE NORTH 00°00'40" EAST, ALONG SAID WEST LINE, FOR A DISTANCE OF 200.26 FEET, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE SANTAN FREEWAY;

THE FOLLOWING 10 CALLS BEING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID SANTAN FREEWAY;

THENCE NORTH 74°33'31" EAST, FOR A DISTANCE OF 389.70 FEET;

THENCE NORTH 76°39'36" EAST, FOR A DISTANCE OF 833.47 FEET;

THENCE SOUTH 44°35'01" EAST, FOR A DISTANCE OF 53.91 FEET;

THENCE SOUTH 00°24'58" WEST, FOR A DISTANCE OF 206.50 FEET;

THENCE SOUTH 89°35'02" EAST, FOR A DISTANCE OF 86.45 FEET;

THENCE SOUTH 89°35'03" EAST, FOR A DISTANCE OF 99.21 FEET;

THENCE NORTH 00°24'57" EAST, FOR A DISTANCE OF 251.49 FEET;

THENCE NORTH 45°24'57" EAST, FOR A DISTANCE OF 102.43 FEET;

THENCE NORTH 81°12'22" EAST, FOR A DISTANCE OF 181.48 FEET;

THENCE NORTH 62°04'22" EAST, FOR A DISTANCE OF 351.05 FEET;

THENCE NORTH 53°18'18" EAST, FOR A DISTANCE OF 32.01 FEET;

THENCE SOUTH 00°14'17" WEST, DEPARTING SAID SANTAN FREEWAY RIGHT OF WAY, FOR A DISTANCE OF 140.48 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID 21;

THENCE SOUTH 89°29'29" EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 665.90 FEET, TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21;

THENCE SOUTH 00°03'16" WEST, ALONG SAID EAST LINE, FOR A DISTANCE OF 658.09 FEET, TO A POINT ON THE NORTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 21;

THENCE SOUTH 89°29'08" EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 1335.98 FEET, TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21;

THENCE SOUTH 00°18'49" EAST, ALONG SAID EAST LINE, FOR A DISTANCE OF 2631.79 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21;

THENCE NORTH 89°32'54" WEST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 2637.82 FEET, TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION:

PARCEL NO. 4:

COMMENCING AT A MARICOPA COUNTY BRASS CAP IN HANDHOLE, MARKING THE EAST QUARTER CORNER OF SAID SECTION 21 FROM WHICH A MARICOPA COUNTY BRASS CAP IN A HANDHOLE MARKING SOUTHEAST CORNER OF SAID SECTION 21, BEARS SOUTH 00°15'45" EAST, FOR A DISTANCE OF 2635.77 FEET;

THENCE NORTH 89°33'17" WEST ALONG THE EAST–WEST MID–SECTION LINE OF SAID SECTION 21, FOR A DISTANCE OF 3321.25 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°29'36" EAST, FOR A DISTANCE OF 209.55 FEET;

THENCE SOUTH 32°53'00" EAST, FOR A DISTANCE OF 531.45 FEET;

THENCE SOUTH 34°48'22" EAST, FOR A DISTANCE OF 588.02 FEET;

THENCE SOUTH 35°28'32" EAST, FOR A DISTANCE OF 115.21 FEET TO A POINT ON THE NORTH–SOUTH MID–SECTION LINE OF SAID SECTION 21;

THENCE SOUTH 00°22'24" EAST, ALONG SAID NORTH–SOUTH MID–SECTION LINE, FOR A DISTANCE OF 173.96 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF STATE ROUTE 24;

THE FOLLOWING 4 COURSES ARE ALONG THE EAST RIGHT OF WAY LINE OF SAID STATE ROUTE 24;

THENCE NORTH 35°28'32" WEST, FOR A DISTANCE OF 521.83 FEET;

THENCE NORTH 34°16'05" WEST, FOR A DISTANCE OF 738.03 FEET;

THENCE NORTH 29°07'09" WEST, FOR A DISTANCE OF 310.02 FEET;

THENCE NORTH 18°15'32" WEST, FOR A DISTANCE OF 107.78 FEET TO A POINT ON THE NORTH–SOUTH MID–SECTION LINE OF SAID SECTION 21;

THENCE SOUTH 89°33'17" EAST, ALONG THE NORTH–SOUTH MID–SECTION LINE OF SAID SECTION 21, FOR A DISTANCE OF 209.06 FEET TO THE POINT OF BEGINNING.

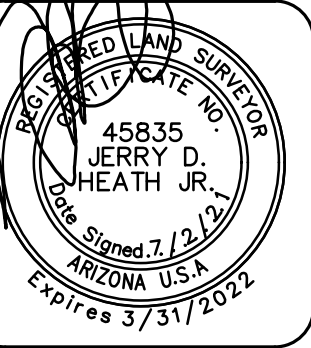
NO.	DATE	REVISION	BY

PURPOSE:
FINAL PLAT

DRAWN BY: JR
CHECKED BY: JDH

HUNTER ENGINEERING CIVIL AND SURVEY

10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



FINAL PLAT FOR VIEW 202

A PORTION OF LAND LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

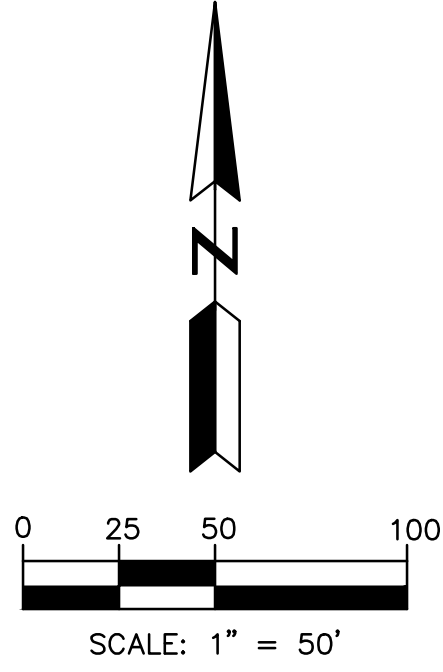
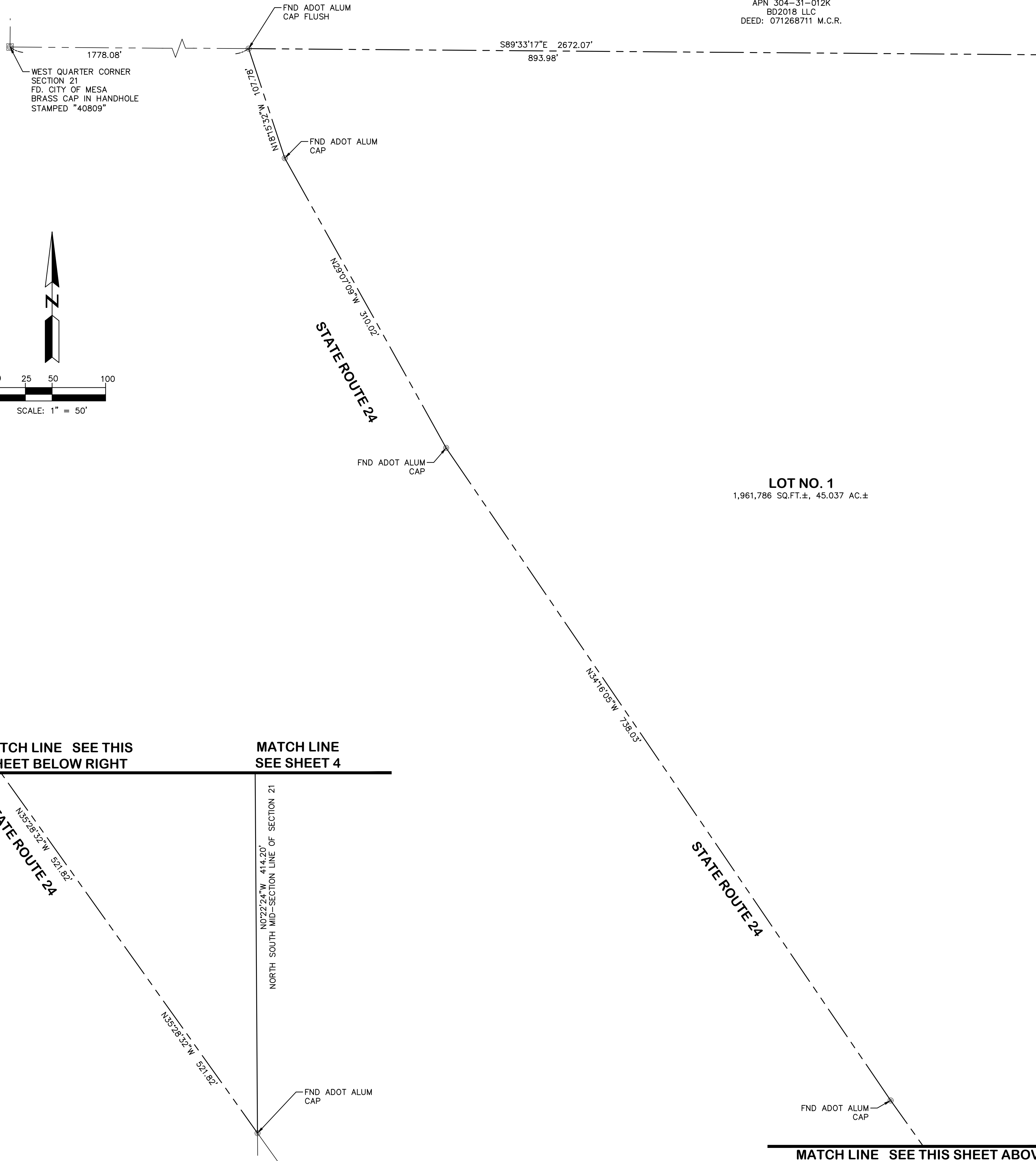
SECTION: 21
TWNHP: 1S
RANGE: 7E

JOB NO.:
BELT016–SA

SCALE
1" = 50'

SHEET
2 OF **5**

APN 304-31-012K
BD2018 LLC
DEED: 071268711 M.C.R.



LINE	BEARING	DISTANCE
L1	S89°31'19"E	6.16'
L2	S45°15'45"E	35.36'
L3	S44°44'15"W	35.36'
L4	S44°54'31"E	28.46'
L5	N72°25'30"W	30.96'
L6	S72°25'30"E	28.28'
L7	S00°00'00"E	20.00'
L8	N00°01'40"W	34.70'
L9	N00°30'31"W	5.19'
L10	S89°29'29"W	12.00'
L11	N00°30'31"W	5.29'
L12	S00°01'40"E	19.99'
L13	S89°53'33"W	4.78'
L14	N00°02'21"E	42.41'
L15	S89°57'39"E	12.00'
L16	N00°02'21"E	42.40'
L17	N00°02'21"E	42.65'
L18	S89°57'39"E	12.00'
L19	N00°02'21"E	42.64'
L20	N89°59'58"W	45.68'
L21	N00°00'00"E	20.00'
L22	N89°59'55"E	20.91'
L23	S00°01'38"E	86.27'
L24	N89°58'20"E	12.92'
L25	S00°01'40"E	20.00'
L26	S89°58'20"W	12.92'
L27	S00°01'46"E	55.88'
L28	S89°59'58"E	18.75'
L29	N00°00'02"E	12.00'
L30	S89°59'58"E	18.74'
L31	S00°01'40"E	56.11'
L32	N89°58'20"E	12.92'
L33	S00°01'40"E	20.00'
L34	S89°58'20"W	12.92'
L35	S00°01'40"E	87.75'

LINE	BEARING	DISTANCE
L36	N89°58'20"E	39.43'
L37	N00°01'40"W	37.09'
L38	N89°58'20"E	20.00'
L39	S00°00'00"E	17.09'
L40	N89°58'20"E	20.80'
L41	S00°01'40"E	53.61'
L42	S00°01'40"E	54.81'
L43	S00°04'52"E	12.28'
L44	N89°55'08"E	12.00'
L45	S00°04'52"E	12.28'
L46	S00°04'52"E	12.01'
L47	N89°55'08"E	12.00'
L48	S00°04'52"E	12.01'
L49	N00°01'40"W	31.23'
L50	N89°59'56"W	15.37'
L51	N00°00'04"E	20.00'
L52	S89°59'56"E	15.36'
L53	N00°01'40"W	24.35'
L54	S89°34'02"E	20.00'
L55	S89°58'20"W	11.66'
L56	N00°01'40"W	12.00'
L57	S89°58'20"W	11.66'
L58	N89°57'19"W	13.58'
L59	S00°02'41"W	12.00'
L60	N89°57'19"W	13.56'
L61	S89°36'02"W	14.86'
L62	S00°23'58"E	12.00'
L63	S89°36'02"W	14.94'
L64	S89°38'35"W	52.19'
L65	S00°21'25"E	12.00'
L66	S89°38'35"W	52.12'
L67	S00°00'00"E	41.06'
L68	N90°00'00"W	12.00'
L69	S00°00'00"E	41.06'
L70	S00°03'03"E	86.27'

LINE	BEARING	DISTANCE
L71	N90°00'00"W	6.53'
L72	S00°01'47"E	20.01'
L73	N89°58'20"E	6.49'
L74	N00°04'52"W	14.38'
L75	N89°55'08"E	12.00'
L76	N00°04'52"W	14.38'
L77	S89°55'53"W	66.80'
L78	N00°02'39"W	12.43'
L79	N89°52'55"E	31.45'
L80	S00°00'00"E	12.40'

DRAINAGE EASEMENT:

CURVE	DELTA	RADIUS	LENGTH
C9	Δ = 3°59'20"	242.00'	16.85'
C10	Δ = 33°12'34"	240.50'	139.40'
C11	Δ = 30°03'42"	174.89'	91.76'
C12	Δ = 5°51'00"	359.50'	36.71'

LINE	BEARING	DISTANCE
L81	N34°19'25"W	9.06'
L82	N34°19'25"W	9.05'
L83	N34°19'25"W	9.50'
L84	N34°19'25"W	9.50'
L85	N00°22'19"E	10.01'
L86	N00°22'19"E	10.01'
L87	S00°22'14"W	9.18'
L88	S00°22'14"W	9.18'
L89	S00°22'14"W	9.02'
L90	S00°22'14"W	9.02'
L91	S00°22'14"W	9.05'
L92	S00°22'14"W	9.05'
L93	S89°31'43"E	20.70'
L94	S89°33'17"E	24.59'

CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	Δ = 45°27'00"	20.00'	15.87'	S66°47'49"E	15.45'
C2	Δ = 8°34'07"	80.00'	11.96'	S04°52'20"W	11.95'
C3	Δ = 14°21'54"	80.00'	20.06'	S16°20'20"W	20.00'
C4	Δ = 58°41'43"	89.18'	91.36'	S56°38'22"W	87.42'
C5	Δ = 14°28'14"	80.00'	20.20'	N83°00'25"W	20.15'
C6	Δ = 31°41'59"	80.00'	44.26'	N59°55'18"W	43.70'
C7	Δ = 53°05'41"	20.00'	18.53'	S63°53'52"W	17.88'
C8	Δ = 3°50'33"	350.00'	23.47'	N57°31'22"E	23.47'

MATCH LINE SEE THIS SHEET BELOW RIGHT

MATCH LINE SEE SHEET 4

STATE ROUTE 24

NORTH SOUTH MID-SECTION LINE OF SECTION 21

STATE ROUTE 24

MATCH LINE SEE THIS SHEET ABOVE LEFT

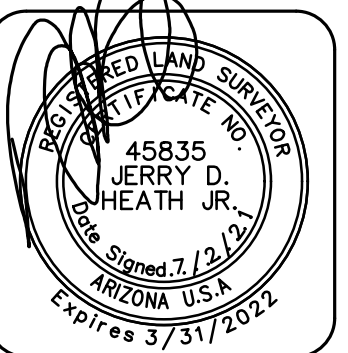
MATCHLINE SEE SHEET 4

NO.	DATE	REVISION	BY

DRAWN BY: JR
CHECKED BY: JDH

HUNTER ENGINEERING CIVIL AND SURVEY

10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
P 480 991 3985
F 480 991 3986



FINAL PLAT FOR VIEW 202

A PORTION OF LAND LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 21
TWN: 1S
RANGE: 7E

JOB NO.:
BELT016-S

SCALE
1" = 100'

SHEET
3 OF **5**

PURPOSE:
FINAL PLAT

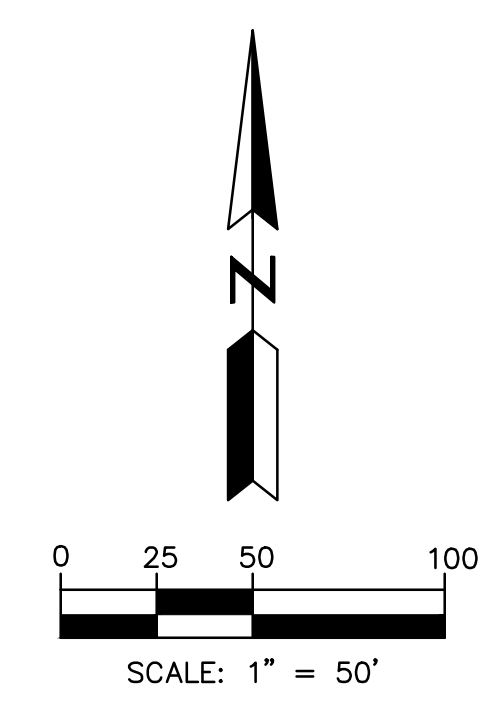
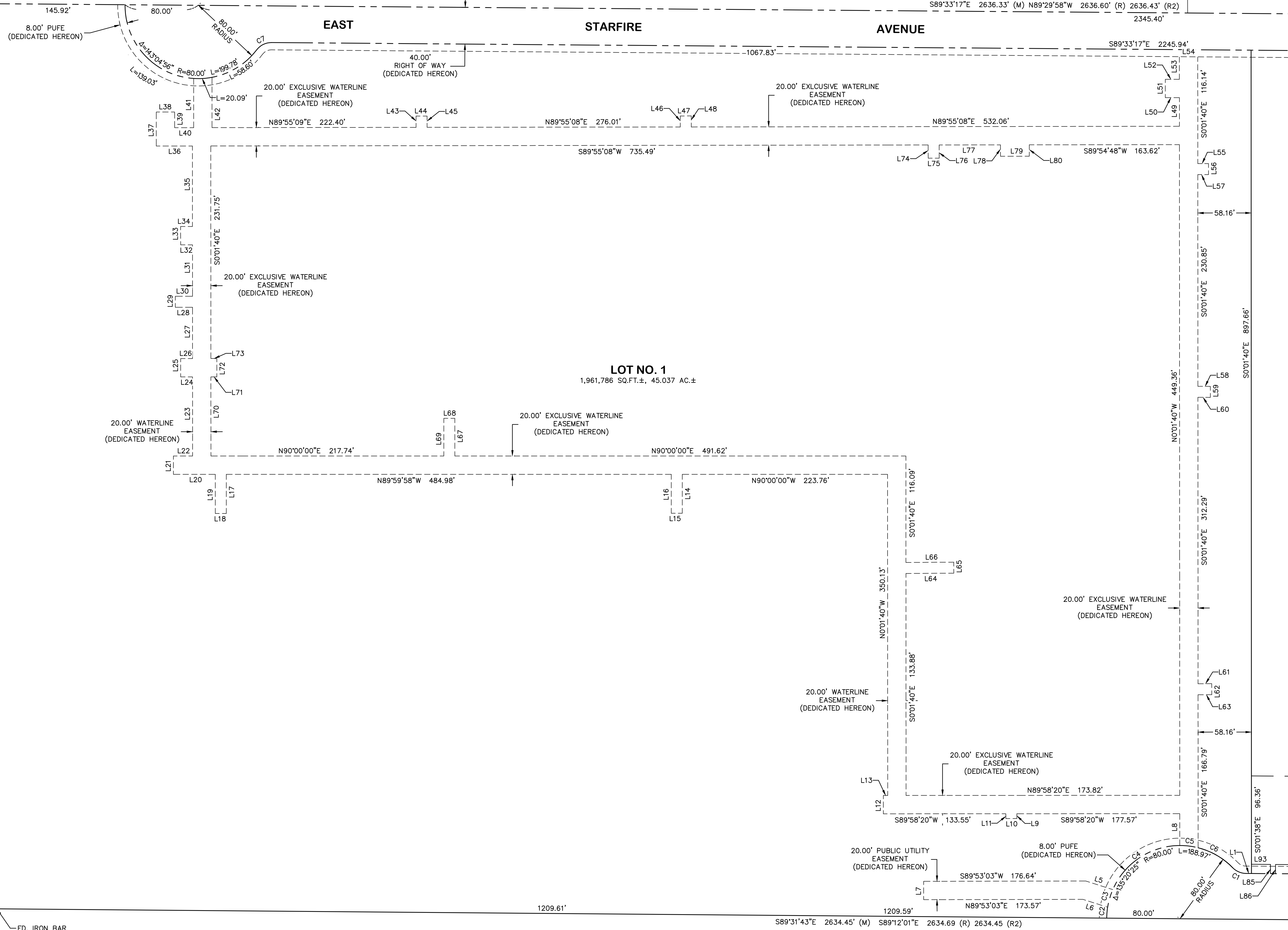
APN 304-31-012K
BD2018 LLC
DEED: 071268711 M.C.R.

EAST WEST MIDSECTION LINE OF SECTION 21
S89°33'17"E 2636.33' (M) N89°29'58"W 2636.60' (R) 2636.43' (R2)
2345.40'

EAST STARFIRE AVENUE

LOT NO. 1
1,961,786 SQ.FT.±, 45.037 AC.±

CENTER OF SECTION 21
FD. IRON BAR FLUSH



MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 3

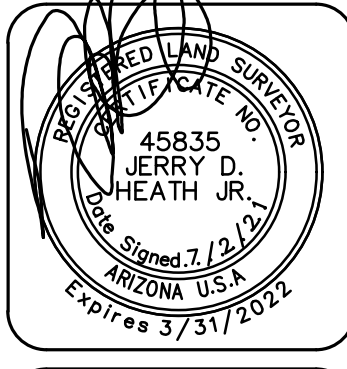
APN 304-31-011F
PRAIRIE DOG INVESTMENTS
8836 EAST RAY ROAD
DEED: 090789173 M.C.R.

NO.	DATE	REVISION	BY

DRAWN BY: JR
CHECKED BY: JDH

HUNTER
ENGINEERING
CIVIL AND SURVEY

10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
P 480.991.3965
F 480.991.3966



FINAL PLAT FOR VIEW 202

A PORTION OF LAND LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 21,
TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

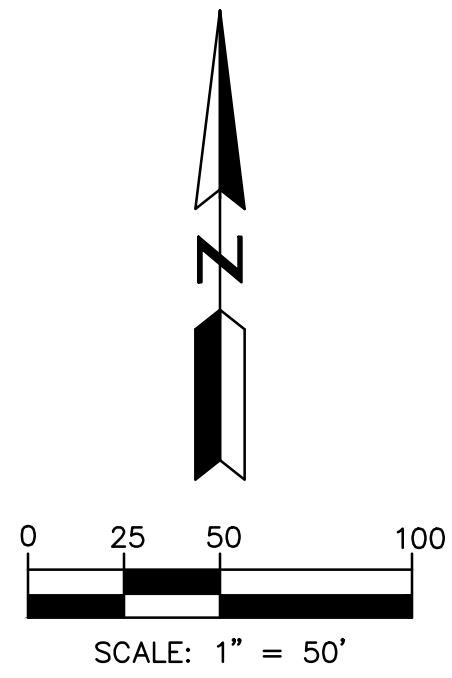
SECTION: 21
TWNHP: 1S
RANGE: 7E

JOB NO.:
BELT016-S

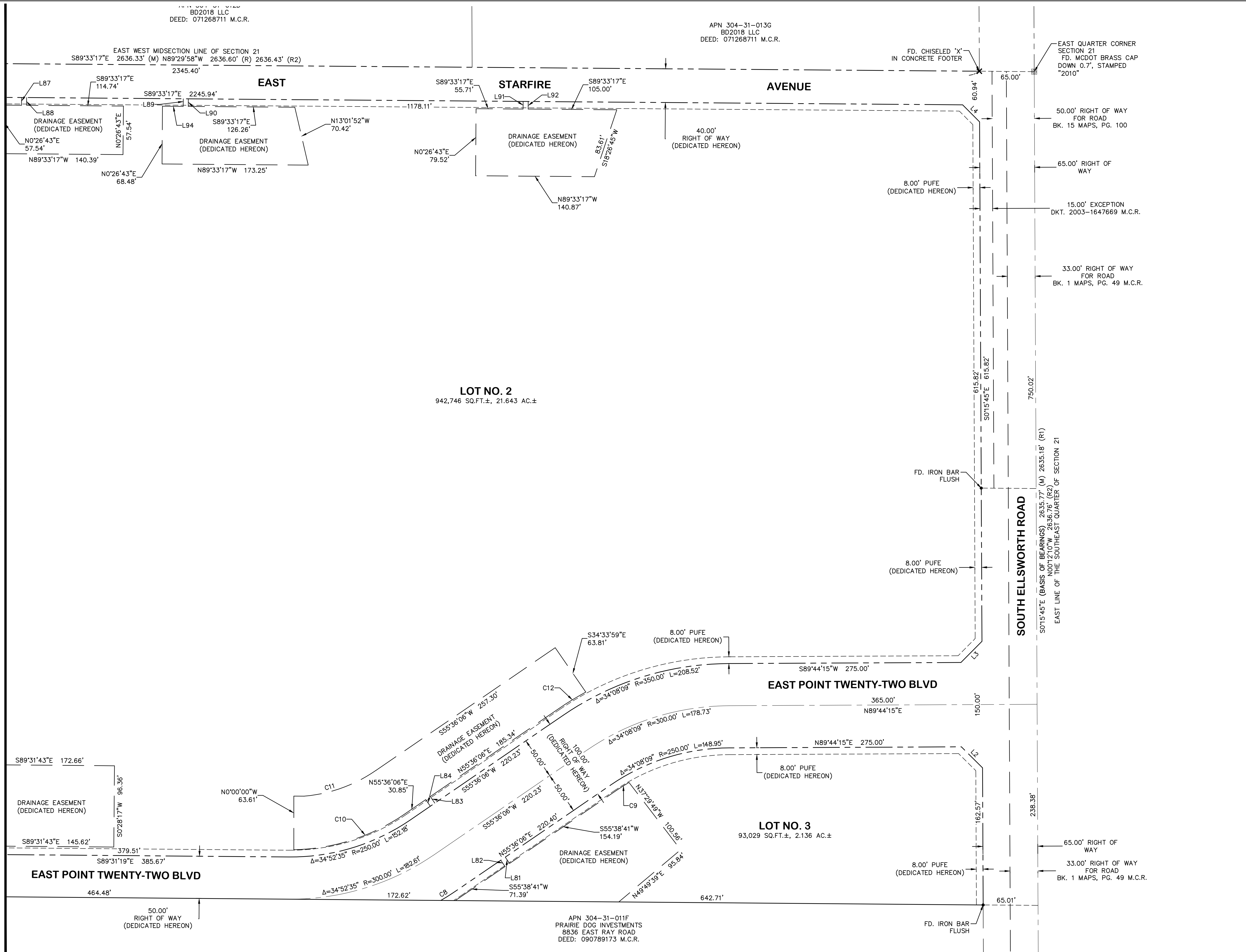
SCALE
1"=100'

SHEET
4 OF **5**

MATCH LINE SEE SHEET 5



MATCH LINE SEE SHEET 4



BD2018 LLC
DEED: 071268711 M.C.R.

APN 304-31-013G
BD2018 LLC
DEED: 071268711 M.C.R.

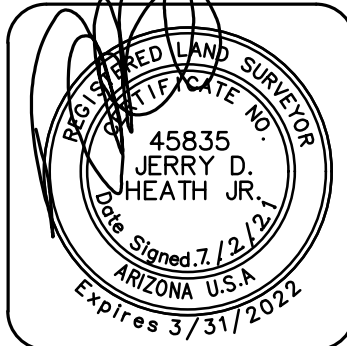
APN 304-31-011F
PRAIRIE DOG INVESTMENTS
8836 EAST RAY ROAD
DEED: 090789173 M.C.R.

NO.	DATE	REVISION	BY

DRAWN BY: JR
CHECKED BY: JDH

HUNTER
ENGINEERING
CIVIL AND SURVEY

4505 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
P 480.991.3865
F 480.991.3866



FINAL PLAT FOR VIEW 202

A PORTION OF LAND LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 21,
TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

SECTION: 21
TWN: 1S
RANGE: 7E

JOB NO.:
BELT016-S

SCALE
1"=100'

SHEET
5 OF **5**

PURPOSE:
FINAL PLAT