

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss

KNOWN ALL MEN BY THESE PRESENTS:

THAT SIGNAL BUTTE LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND GERALD PURCELL, TRUSTEE OF THE GERALD PURCELL LIVING TRUST, AS OWNERS, DO HEREBY PUBLISH THIS FINAL PLAT FOR "SIGNAL BUTTE CROSSINGS", LOCATED IN THE WEST HALF OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 7 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.

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 SIGNAL BUTTE LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND GERALD PURCELL, TRUSTEE OF THE GERALD PURCELL LIVING TRUST 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 SIGNAL BUTTE LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND GERALD PURCELL, TRUSTEE OF THE GERALD PURCELL LIVING TRUST OR THE SUCCESSORS OR ASSIGNS OF SIGNAL BUTTE LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND GERALD PURCELL, TRUSTEE OF THE GERALD PURCELL LIVING TRUST AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY SIGNAL BUTTE LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND GERALD PURCELL, TRUSTEE OF THE GERALD PURCELL LIVING TRUST OR THE SUCCESSORS OR ASSIGNS OF SIGNAL BUTTE LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND GERALD PURCELL, TRUSTEE OF THE GERALD PURCELL LIVING TRUST 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.

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 HEREUNDER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, A REASONABLE SUM AS AND FOR ATTORNEY'S FEES AND COURT COSTS.

SIGNAL BUTTE LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY AND GERALD PURCELL, TRUSTEE OF THE GERALD PURCELL LIVING TRUST 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 SIGNAL BUTTE LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY AND GERALD PURCELL, TRUSTEE OF THE GERALD PURCELL LIVING TRUST WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

SIGNAL BUTTE LAND 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 _____ 2024.

SIGNAL BUTTE LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY _____

ITS _____

GERALD PURCELL, TRUSTEE OF THE GERALD PURCELL LIVING TRUST 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 _____ 2024.

GERALD PURCELL, TRUSTEE OF THE GERALD PURCELL LIVING TRUST

BY _____

ITS _____

FINAL PLAT FOR "SIGNAL BUTTE CROSSINGS"

OF A PORTION OF THE WEST HALF OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2024 BY _____, IN THEIR AFOREMENTIONED CAPACITY ON BEHALF OF SIGNAL BUTTE LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2024 BY _____, IN THEIR AFOREMENTIONED CAPACITY ON BEHALF OF GERALD PURCELL, TRUSTEE OF THE GERALD PURCELL LIVING TRUST.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

LOT AREA TABLE

	AREA	ZONING
LOT 1	588,202 SQ. FT. 13.503 ACRES	GI - GENERAL INDUSTRIAL
LOT 2	507,440 SQ. FT. 11.649 ACRES	GI - GENERAL INDUSTRIAL
LOT 3	1,718,724 SQ. FT. 39.456 ACRES	GI - GENERAL INDUSTRIAL
LOT 4	1,005,295 SQ. FT. 23.078 ACRES	GI - GENERAL INDUSTRIAL
LOT 5	863,891 SQ. FT. 19.832 ACRES	GI - GENERAL INDUSTRIAL
LOT 6	1,641,405 SQ. FT. 37.681 ACRES	GI - GENERAL INDUSTRIAL
LOT 7	840,806 SQ. FT. 19.302 ACRES	GI - GENERAL INDUSTRIAL
LOT 8	900,659 SQ. FT. 20.676 ACRES	GI - GENERAL INDUSTRIAL
LOT 9	317,124 SQ. FT. 7.280 ACRES	GI - GENERAL INDUSTRIAL
TOTAL	8,383,546 SQ. FT. 192.457 ACRES	

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

RESULTS OF SURVEY IN BOOK 937 OF MAPS, PAGE 4, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 1139 OF MAPS, PAGE 39, MARICOPA COUNTY RECORDS

LAND SPLIT IN BOOK 1635 OF MAPS, PAGE 34, MARICOPA COUNTY RECORDS

DESCRIPTION

PARCEL A:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1 FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 1 BEARS SOUTH 89°36'20" EAST 2638.98 FEET; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 1 SOUTH 89°36'20" EAST 75.02 FEET; THENCE SOUTH 00°32'51" WEST A DISTANCE OF 65.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF EAST PECOS ROAD AS SHOWN ON DOCUMENT NO. 1990-0347455, RECORDS OF MARICOPA COUNTY, ARIZONA, ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE SOUTH 89°36'20" EAST 1682.45 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE SOUTH 00°45'35" EAST 606.97 FEET; THENCE NORTH 89°13'32" EAST 440.74 FEET; THENCE SOUTH 00°46'28" EAST 975.96 FEET; THENCE SOUTH 89°14'12" WEST 50.18 FEET; THENCE SOUTH 37°07'19" WEST 830.87 FEET; THENCE SOUTH 00°45'48" EAST 303.70 FEET; THENCE SOUTH 89°10'20" WEST 1572.43 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH SIGNAL BUTTE ROAD AS SHOWN ON SAID DOCUMENT NO. 1990-0347455, ALSO BEING 65.00 FEET EAST OF THE WEST QUARTER CORNER OF SAID SECTION 1; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING 3 COURSES: THENCE NORTH 00°46'00" WEST 2010.00 FEET; THENCE NORTH 72°07'22" EAST 10.46 FEET; THENCE NORTH 00°46'00" WEST 564.99 FEET TO THE POINT OF BEGINNING.

PARCEL C:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1 FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 1 BEARS NORTH 00°45'53" WEST 2627.37 FEET; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 1 NORTH 00°45'53" WEST 524.00 FEET; THENCE DEPARTING SAID WEST LINE NORTH 89°14'07" EAST 65.00 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTH SIGNAL BUTTE ROAD AS SHOWN ON DOCUMENT NO. 1990-0347456, RECORDS OF MARICOPA COUNTY, ARIZONA, ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 00°45'53" WEST 2102.12 FEET TO A POINT 65.00 FEET EAST OF SAID WEST QUARTER CORNER, ALSO BEING ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 1; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE NORTH 89°10'20" EAST 1572.43 FEET; THENCE SOUTH 00°45'48" EAST 1166.84 FEET; THENCE SOUTH 89°14'12" WEST 462.06 FEET; THENCE SOUTH 00°45'48" EAST 757.28 FEET; THENCE NORTH 89°14'12" EAST 443.77 FEET; THENCE SOUTH 00°12'47" EAST 666.27 FEET TO THE NORTH RIGHT OF WAY LINE OF EAST GERMAN ROAD AS SHOWN ON DOCUMENT NO. 1990-0347456, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING 3 COURSES: THENCE NORTH 89°47'13" WEST 977.95 FEET; THENCE NORTH 00°45'53" WEST 10.00 FEET; THENCE NORTH 89°47'13" WEST 332.96 FEET TO THE SOUTH EAST CORNER OF THAT PROPERTY AS DESCRIBED IN A DEED AS SHOWN ON DOCUMENT NO. 1994-0602876, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE ALONG SAID PROPERTY LINE THE FOLLOWING 2 COURSES: THENCE NORTH 00°45'53" WEST 454.06 FEET; THENCE SOUTH 89°14'07" WEST 232.00 FEET TO THE POINT OF BEGINNING.

SURVEYORS NOTES

1) THE SURVEY IS ORIENTED TO NAD83 ARIZONA CENTRAL ZONE PER MARICOPA COUNTY ARIZONA DEPARTMENT OF TRANSPORTATION, POINT NOS. 10273 & 469, OBTAINED FROM THE MARICOPA COUNTY ARIZONA DEPARTMENT OF TRANSPORTATION SURVEY POINTS WEBSITE (HTTPS://GIS.MARICOPA.GOV/SURVEYPOINTS/).

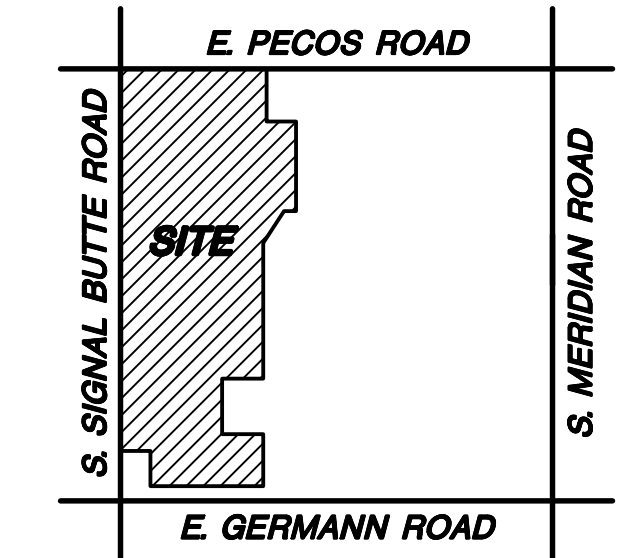
2) ALL TITLE INFORMATION AND THE DESCRIPTION SHOWN IS BASED ON A TENTH AMENDED COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER 55004301-055-NYA-DW, DATED SEPTEMBER 13, 2022, AMENDED SEPTEMBER 16, 2022.

DISCLOSURE NOTICE

THIS PROPERTY, DUE TO ITS PROXIMITY TO PHOENIX MESA GATEWAY AIRPORT, WILL EXPERIENCE AIRCRAFT OVERFLIGHTS, WHICH ARE EXPECTED TO GENERATE NOISE LEVELS THAT MAY BE OF CONCERN TO SOME INDIVIDUALS.

FLOOD ZONE

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2790L, DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN ZONE X (SHADED). ZONE X (SHADED) IS DEFINED AS "AREAS OF 0.2% 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."



VICINITY MAP

NOT TO SCALE

SHEET INDEX

SHEET 1: COVER SHEET
SHEET 2: LOT 1, LOT 2, LOT 3 AND LOT 9
SHEET 3: LOT 4, LOT 5 AND LOT 6
SHEET 4: LOT 7 AND LOT 8

OWNER

SIGNAL BUTTE LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY
2575 E. CAMELBACK ROAD, SUITE 400
PHOENIX, AZ 85016
PHONE: (602)214-7191
CONTACT: VICENTE RUIZ
EMAIL: VRUIZ@TRAMMELLCROW.COM

OWNER

GERALD PURCELL, TRUSTEE OF THE GERALD PURCELL LIVING TRUST
PO BOX 1290, 2 INDUSTRIAL DRIVE
SALEM, OR 97301
PHONE: (618)267-9009
CONTACT: GERALD PURCELL
EMAIL: GEFF@AMERICANA.COM

SURVEYOR

SUPERIOR SURVEYING SERVICES INC.
2122 W. LONE CACTUS DRIVE, SUITE 11
PHOENIX, AZ 85027
PHONE: (623)869-0223
FAX: (623)869-0726
CONTACT: JAMES M. WILLIAMSON
EMAIL: JAMES@SUPERIORSURVEYING.COM

APPROVALS

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 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 _____

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JUNE 13, 2024
JAMES M. WILLIAMSON
R.L.S. #76041
2122 W. LONE CACTUS DRIVE
SUITE 11, PHOENIX, AZ 85027



FINAL PLAT FOR "SIGNAL BUTTE CROSSINGS"
7261 S. SIGNAL BUTTE ROAD, MESA, AZ 85212

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com



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 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).

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 GERMANN ROAD, SIGNAL BUTTE ROAD AND PECOS ROAD.

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 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 DISTURBED. RECONSTRUCTION OF THE SPECIAL TYPE OF SURFACE MATERIAL SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, BUSINESS OWNER'S ASSOCIATION, OR THE PROPERTY OWNER(S).

12. PROPOSED OR FUTURE LANDSCAPE AND IRRIGATION SYSTEMS THAT ARE TO BE DESIGNED AND INSTALLED WITHIN ANY PUFE OR PUE MUST BE DESIGNED IN ACCORDANCE WITH THE CITY OF MESA PROCEDURE MANUAL FOR LANDSCAPE AND IRRIGATION STANDARDS.

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.

14. 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.

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

16. 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.

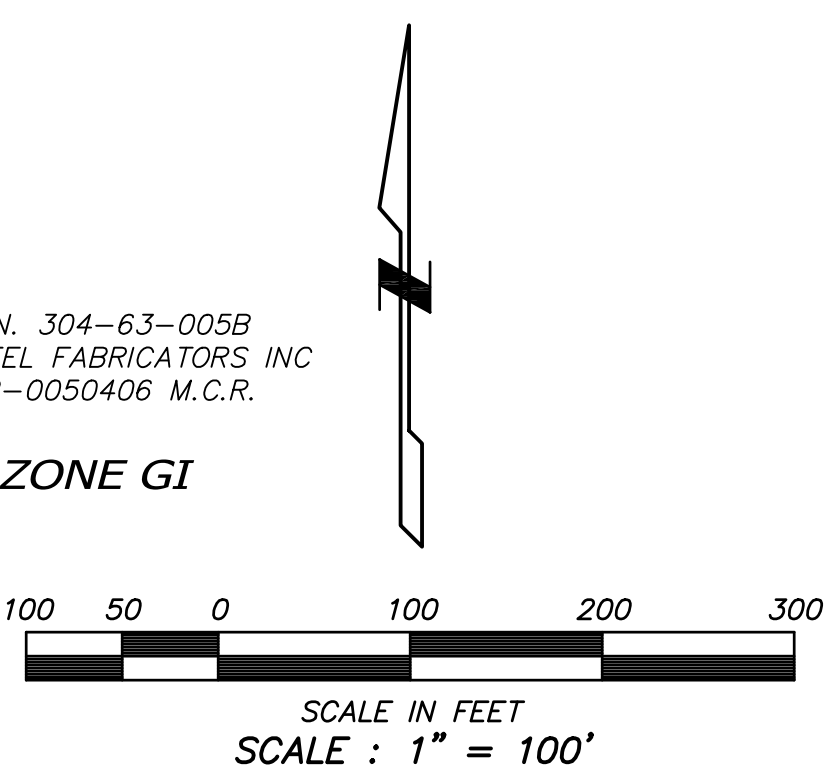
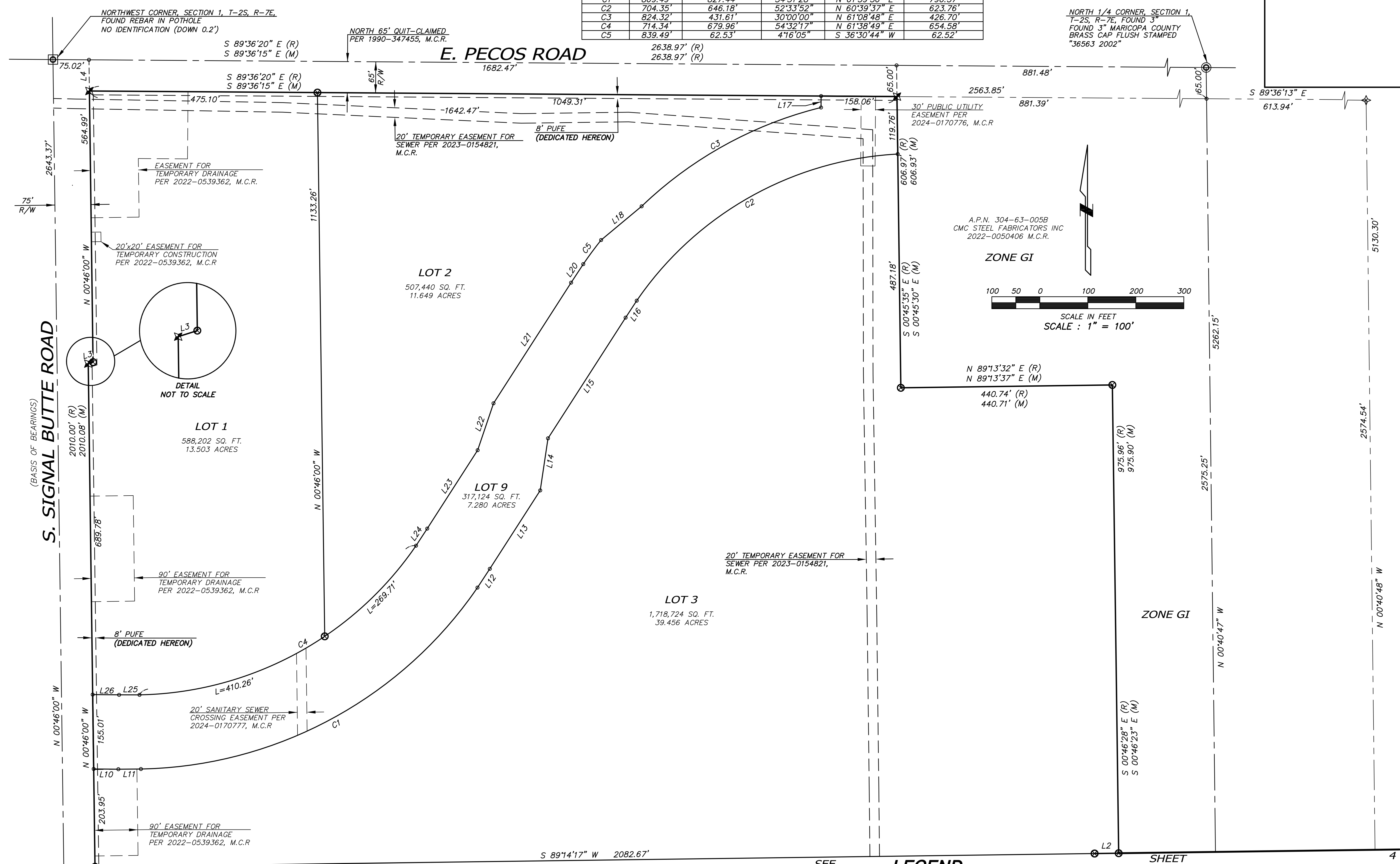


FINAL PLAT FOR
"SIGNAL BUTTE CROSSINGS"
7261 S. SIGNAL BUTTE ROAD, MESA, AZ 85212

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Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	869.49	827.44	54°31'28"	N 61°39'56" E	796.57'
C2	704.35	646.18	52°33'52"	N 60°39'37" E	623.76'
C3	824.32	431.61	30°00'00"	N 61°08'48" E	426.70'
C4	714.34	679.96	54°32'17"	N 61°38'49" E	654.58'
C5	839.49	62.53	4°16'05"	S 36°30'44" W	62.52'



LINE	BEARING	DISTANCE
L1	N 00°12'53" E	10.00'
L2	S 89°14'12" W (R) S 89°14'17" W (M)	50.18'
L3	N 72°07'22" E (R) N 72°29'47" E (M)	10.46' (R) 10.44' (M)
L4	S 00°32'51" W (R) N 00°46'00" W (M)	65.00' (R) 65.01' (M)
L5	-----	-----
L6	-----	-----
L7	-----	-----
L8	N 00°45'53" W (R) N 00°45'43" W (M)	454.06' (R) 454.11' (M)
L9	S 89°14'07" W (R) S 89°14'17" W (M)	232.00' (R) 232.02' (M)

LINE	BEARING	DISTANCE
L10	N 89°26'07" W	51.43'
L11	N 89°31'12" E	47.01'
L12	S 33°17'31" W	46.82'
L13	N 32°43'45" E	194.23'
L14	S 08°30'05" W	109.64'
L15	S 32°43'45" W	299.02'
L16	N 33°16'03" E	42.26'
L17	S 00°23'45" W	23.84'
L18	S 50°13'40" W	109.83'
L19	-----	-----
L20	N 33°17'30" E	46.15'
L21	S 32°43'45" W	299.02'
L22	S 18°41'34" W	103.06'
L23	S 32°43'45" W	194.23'
L24	N 33°16'10" E	42.55'
L25	S 89°58'32" E	42.55'
L26	N 89°26'07" W	55.04'

- LEGEND**
- BOUNDARY LINE
 - - - CENTER LINE OR MONUMENT LINE
 - - - EXISTING EASEMENT LINE
 - ⊗ INDICATES LOT CORNER TO BE SET UPON COMPLETION OF MASS GRADING
 - ⊙ FOUND 1/2" REBAR WITH TAG STAMPED "54336"
 - ⊕ FOUND 1/2" REBAR WITH CAP STAMPED "31020"
 - ⊗ FOUND 1/2" REBAR WITH CAP STAMPED "53151"
 - ⊕ FOUND PK NAIL WITH TAG STAMPED "53151"
 - ⊕ FOUND 1/2" REBAR WITH CAP STAMPED "11121 SRP 1993"
 - ◆ FOUND 1/2" CAPPED REBAR WITH ILLEGIBLE STAMP
 - CALCULATED POSITION NO MONUMENT FOUND OR SET
 - A.P.N. ASSESSORS PARCEL NUMBER
 - M.C.R. MARICOPA COUNTY RECORDS
 - R/W RIGHT OF WAY
 - BK. BOOK
 - PG. PAGE
 - PUFE PUBLIC UTILITY AND FACILITIES EASEMENT (TYP.)
 - (R) TYPICAL
 - (R) RECORD PER DESCRIPTION
 - (M) MEASURED

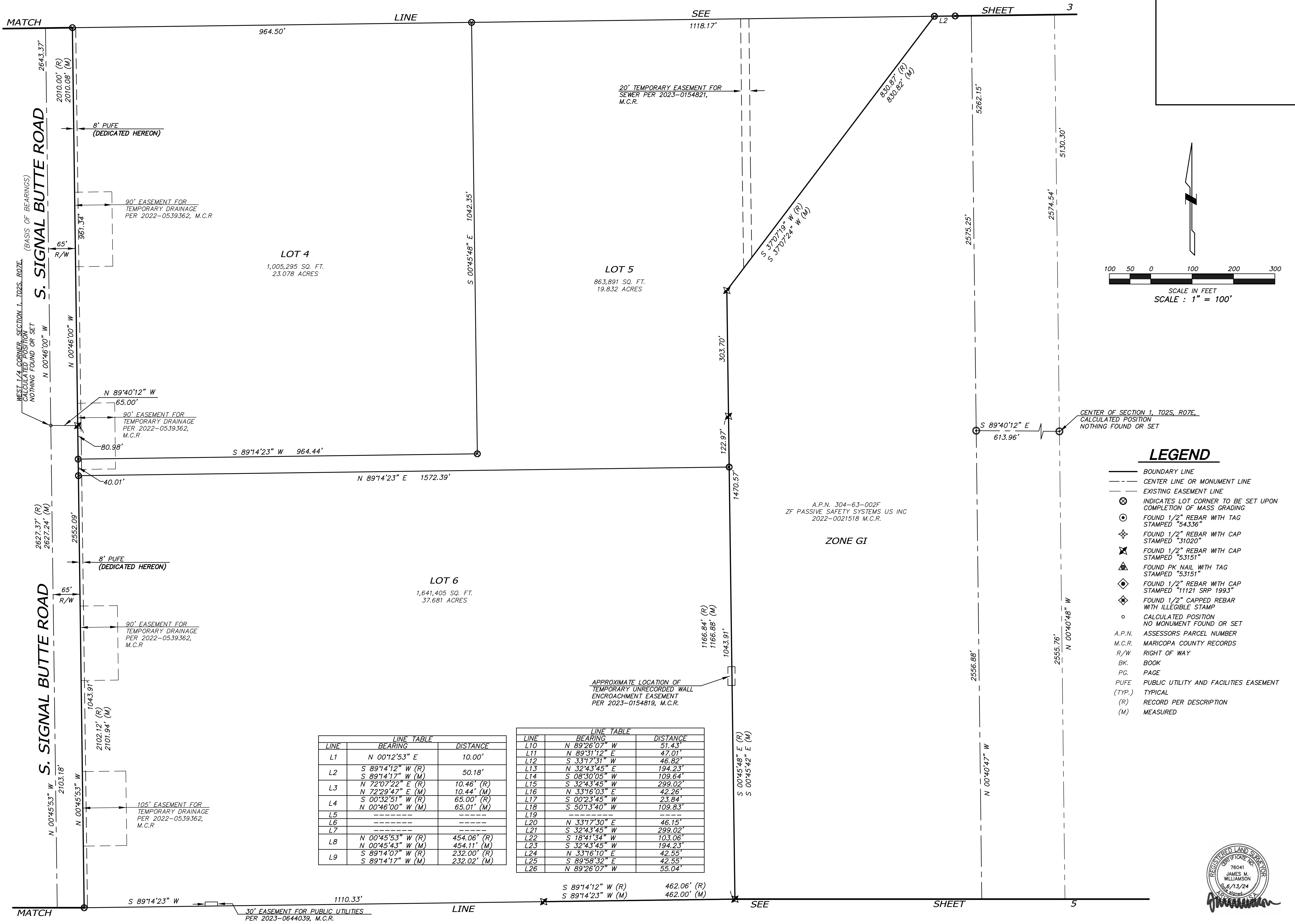


FINAL PLAT FOR
 "SIGNAL BUTTE CROSSINGS"
 7261 S. SIGNAL BUTTE ROAD, MESA, AZ 85212

2122 W. Lone Cactus Drive, Suite 11
 Phoenix, AZ 85027
 623-869-0223 (office) 623-869-0726 (fax)
 www.superiorsurveying.com
 info@superiorsurveying.com

SUPERIOR
 SURVEYING SERVICES, INC.

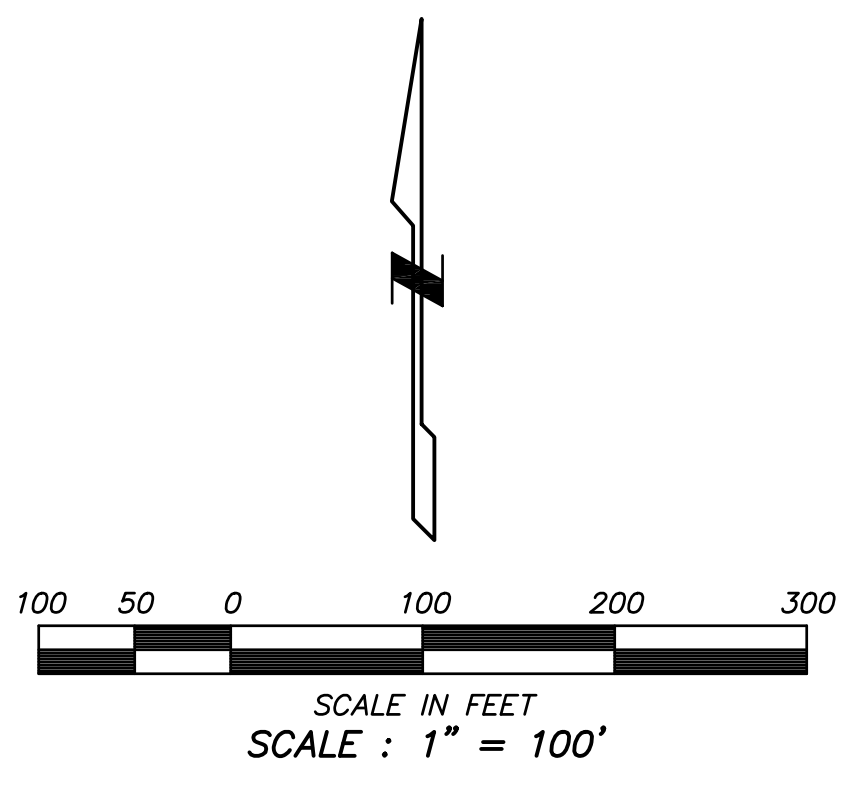
DWN: LE CHK: JW
 SHEET 3 OF 5
 DATE: 6/13/24
 JOB: 202304053



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°12'53" E	10.00'
L2	S 89°14'12" W (R) S 89°14'17" W (M)	50.18'
L3	N 72°07'22" E (R) N 72°29'47" E (M)	10.46' (R) 10.44' (M)
L4	S 00°32'51" W (R) N 00°46'00" W (M)	65.00' (R) 65.01' (M)
L5	-----	-----
L6	-----	-----
L7	-----	-----
L8	N 00°45'53" W (R) N 00°45'43" W (M)	454.06' (R) 454.11' (M)
L9	S 89°14'07" W (R) S 89°14'17" W (M)	232.00' (R) 232.02' (M)

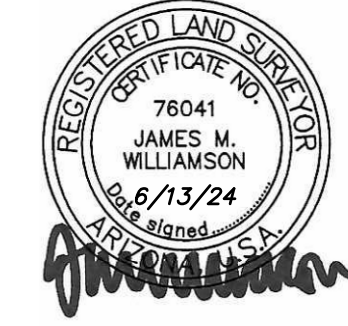
LINE TABLE		
LINE	BEARING	DISTANCE
L10	N 89°26'07" W	51.43'
L11	N 89°31'12" E	47.01'
L12	S 33°17'31" W	46.82'
L13	N 32°43'45" E	194.23'
L14	S 08°30'05" W	109.64'
L15	S 32°43'45" W	299.02'
L16	N 33°16'03" E	42.26'
L17	S 00°23'45" W	23.84'
L18	S 50°13'40" W	109.83'
L19	-----	-----
L20	N 33°17'30" E	46.15'
L21	S 32°43'45" W	299.02'
L22	S 18°41'34" W	103.06'
L23	S 32°43'45" W	194.23'
L24	N 33°16'10" E	42.55'
L25	S 89°58'32" E	42.55'
L26	N 89°26'07" W	55.04'

S 89°14'12" W (R) 462.06' (R)
S 89°14'23" W (M) 462.00' (M)



LEGEND

- BOUNDARY LINE
- - - CENTER LINE OR MONUMENT LINE
- - - EXISTING EASEMENT LINE
- ⊗ INDICATES LOT CORNER TO BE SET UPON COMPLETION OF MASS GRADING
- ⊙ FOUND 1/2" REBAR WITH TAG STAMPED "54336"
- ⊕ FOUND 1/2" REBAR WITH CAP STAMPED "31020"
- ⊗ FOUND 1/2" REBAR WITH CAP STAMPED "53151"
- ⊙ FOUND PK NAIL WITH TAG STAMPED "53151"
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MATCH

LINE

SEE

SHEET

4

S. SIGNAL BUTTE ROAD

E. GERMANN ROAD

LOT 7
840,806 SQ. FT.
19.302 ACRES

LOT 8
900,659 SQ. FT.
20.676 ACRES

A.P.N. 304-63-002F
ZF PASSIVE SAFETY SYSTEMS US INC
2022-0021518 M.C.R.

ZONE GI

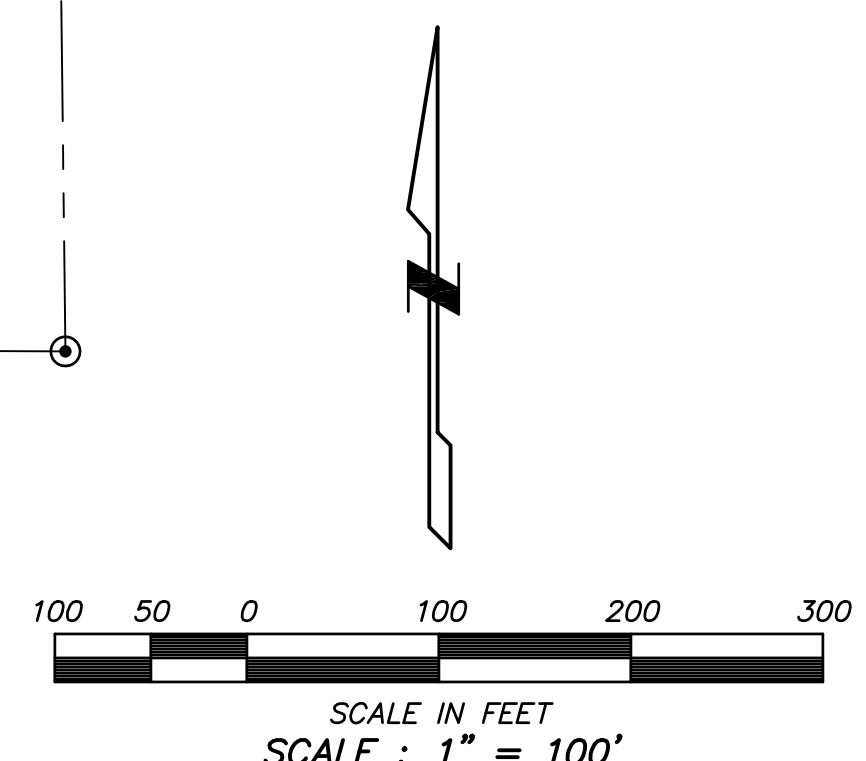
DETAIL
NOT TO SCALE

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