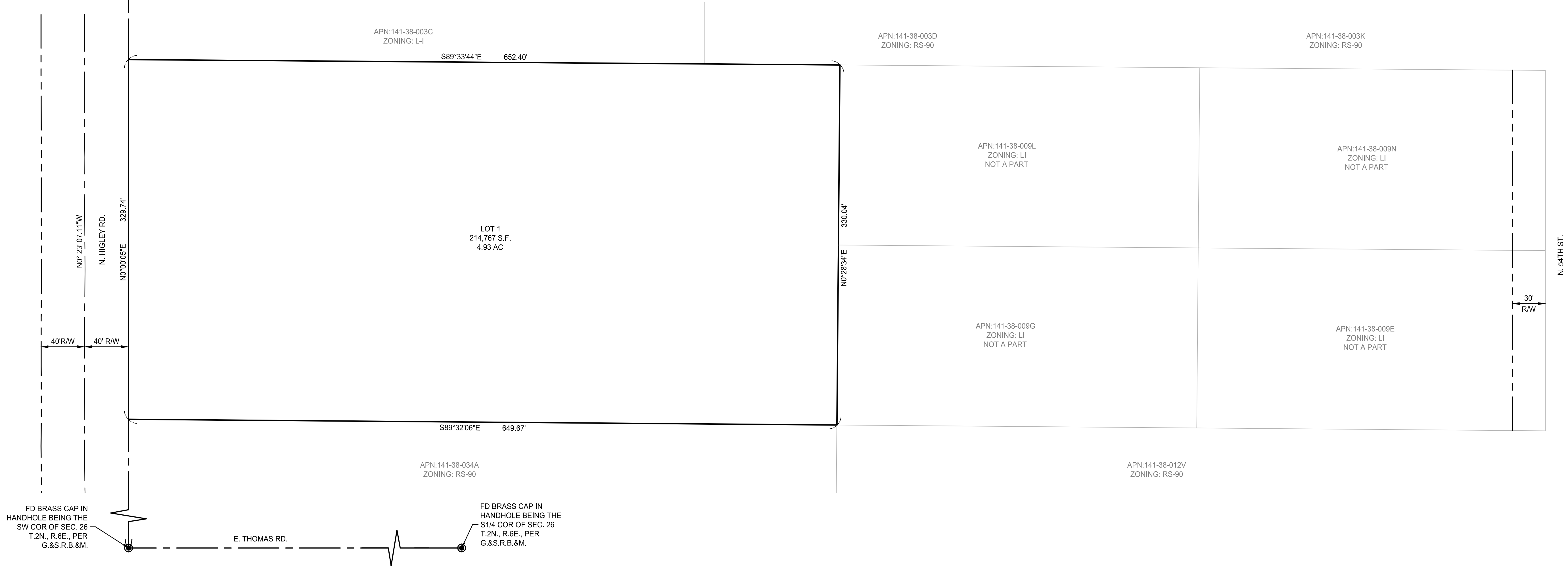
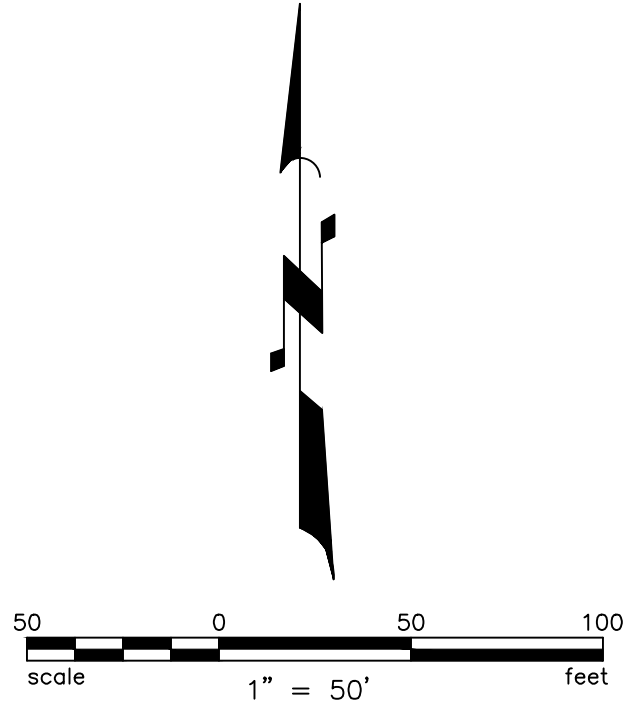


J:\2023 Jobs\BFH\Higley Industrial Site\PRELIMINARY PLAT\202210070PREPLAT.dwg, 06/26/2023 12:07:53 PM

PRELIMINARY PLAT FOR HIGLEY 202 COMMERCE INDUSTRIAL

A PORTION OF LAND BEING IN THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

FD BRASS CAP IN
HANDHOLE BEING THE
W1/4 COR OF SEC. 26
T.2N., R.6E., PER
G.&S.R.B.&M.



DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS: BOYLE FAMILY LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, CHICAGO TITLE INSURANCE COMPANY, A FLORIDA COMPANY KINKAID GROUP LLC, A(N) LIMITED LIABILITY COMPANY, AS HIS SOLE AND SEPARATE PROPERTY, AS OWNER, HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS AND MEASUREMENTS OF THE LOTS, TRACT, EASEMENTS AND PUBLIC STREET CONSTITUTING OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE UTILITY AND FACILITY EASEMENTS WHICH ARE DEDICATED FOR THE PURPOSE SHOWN. THE PRIVATE DRIVE IS DEDICATED AS AN EASEMENT FOR INGRESS/EGRESS FOR REFUSE AND EMERGENCY VEHICLES, PUBLIC UTILITIES AND FACILITIES AND DRAINAGE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION.

IN WITNESS WHEREOF: BOYLE FAMILY LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, CHICAGO TITLE INSURANCE COMPANY, A FLORIDA COMPANY KINKAID GROUP LLC, A(N) LIMITED LIABILITY COMPANY, AS HIS SOLE AND SEPARATE PROPERTY, AS OWNERS HAVE HEREUNTO CAUSED THEIR INDIVIDUAL AND/OR ENTITY NAMES TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE PERSON THEREUNTO DULY AUTHORIZED:

OWNER

CERTIFICATION

TO: BOYLE FAMILY LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP
CHICAGO TITLE INSURANCE COMPANY, A FLORIDA COMPANY
KINKAID GROUP LLC, A(N) LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, AND 19 OF TABLE A REQUIREMENTS THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL, 2022.

DATE OF PLAT OR MAP: 04-25-22
JOSHUA S. MOYSES, RLS #47373

NOTES

CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.

THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE RETENTION FACILITIES, LANDSCAPE AREAS, ETC. WITHIN THIS PROJECT.

ALL INDIVIDUAL LOT PROPERTY CORNERS WILL BE SET WITH 1/2" REBAR CAP #16097.

AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT IS RECORDED WITH THE MARICOPA COUNTY RECORDER. THIS SUBDIVISION IS WITHIN ONE (1) MILE OF FALCON FIELD AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.

UTILITY LINES TO BE CONSTRUCTED UNDERGROUND AS READ BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33.

THIS SUBDIVISION IS WITHIN 1 MILE OF THE RED MOUNTAIN FREEWAY ALIGNMENT (LOOP 202)

APPROVALS

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF MESA, ARIZONA. ON THE _____ DAY OF _____, 2023
BY: _____ MAYOR ATTEST: _____ 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 45-579.

CITY ENGINEER _____ DATE _____

DEVELOPER

BFH GROUP
3707 EAST SOUTHERN AVENUE
MESA, ARIZONA 85206
PHONE: 480.734.1446
CONTACT: DAVID M. BOHN

SURVEYOR

STRATEGIC SURVEYING, LLC
2443 WEST 12TH STREET
TEMPE, ARIZONA 85281
PHONE: 480.272.7634
CONTACT: JOSHUA S. MOYSES

OWNER

BOYLE FAMILY LP
745 N STAPLEY DRIVE
MESA, ARIZONA 85203
PHONE: 480.964.3823

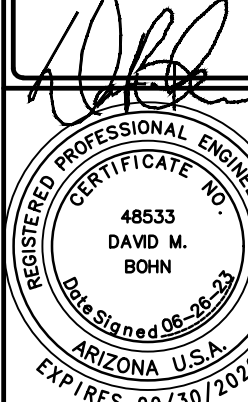
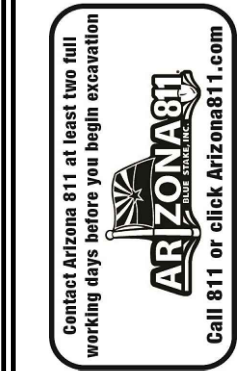
SITE DATA

GROSS AREA = 228,015.30 S.F.
= 5.23 AC.

REVISIONS:

PRELIMINARY PLAT
PROJECT: HIGLEY 202 COMMERCE INDUSTRIAL
3813 N. HIGLEY ROAD, MESA, AZ 82515

Job No: 202210070
Drawn By: PJ
Checked: DB



JOB NO.
202210070

PRELIMINARY PLAT

SHEET NO.

1

1 OF 1

BFH Group
3707 EAST SOUTHERN AVENUE
MESA, ARIZONA 85206
PHONE: 480.734.1446