

DEDICATION

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT KRATOS DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "PIPER PLASTICS", LOCATED IN NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 6 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 STREET, 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.

KRATOS DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION, HEREBY DEDICATES AND CONVEYS TO THE CITY OF MESA, IN FEE, ALL REAL PROPERTY DESIGNATED ON THIS PLAN AS "RIGHT-OF-WAY" OR "R/W" FOR USE AS PUBLIC RIGHT-OF-WAY.

WITHOUT LIMITING IN ANY MANNER THE DEDICATIONS AND RIGHTS CREATED IN FAVOR OF THE CITY OF MESA, ARIZONA BY THIS FINAL PLAT, THE COSTS OF PUBLIC INFRASTRUCTURE CONSTRUCTED OR INSTALLED IN THE RIGHTS OF WAY OR PUBLIC EASEMENTS ESTABLISHED BY THIS FINAL PLAT MAY BE FINANCED WITH, AND THE DEVELOPER REIMBURSED BY, THE PROCEEDS OF BONDS ISSUED BY A COMMUNITY FACILITIES DISTRICT, IN ACCORDANCE WITH THE TERMS OF A DEVELOPMENT, FINANCING PARTICIPATION AND INTERGOVERNMENTAL AGREEMENT.

IT IS AGREED THAT KRATOS DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION, 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 KRATOS DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION, OR THE SUCCESSORS OR ASSIGNS OF KRATOS DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION, AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY KRATOS DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION, OR THE SUCCESSORS OR ASSIGNS OF KRATOS DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION, 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.

KRATOS DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION, 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.

KRATOS DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION, 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.

KRATOS DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION, 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 JOIN IN THIS PLAT AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH KRATOS DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION, WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

KRATOS DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICERS THIS _____ DAY OF _____, 2018.

BY: KRATOS DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION,
ITS CO-MANAGING MEMBER

BY: _____

NAME: _____

TITLE: _____

ABBREVIATION

- AC ACRE
- A.D.O.T. ARIZONA DEPARTMENT OF TRANSPORTATION
- BCSM BRASS CAP SURVEY MONUMENT
- BK. BOOK
- COR CORNER
- D = Δ DELTA
- DEPT DEPARTMENT
- E EAST
- FD FOUND
- L LENGTH
- M MEASURED
- N NORTH
- NO. NUMBER
- PG PAGE
- PUE PUBLIC UTILITY EASEMENT
- R RADIUS
- RLS REGISTERED LAND SURVEYOR
- R/W RIGHT OF WAY
- S SOUTH
- SEC SECTION
- S.F. SQUARE FEET
- U.S. UNITED STATES
- W WEST

ACKNOWLEDGEMENT

STATE OF IOWA)
)SS
COUNTY OF POLK)

ON THIS _____ DAY OF _____, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID STATE, PERSONALLY APPEARED _____ TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE _____ OF KRATOS DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION, AND THAT THE INSTRUMENT WAS SIGNED ON BEHALF OF THE COMPANY BY KRATOS DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION, BY AUTHORITY OF ITS MEMBER; AND THAT THE AFORESAID INDIVIDUAL ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF KRATOS DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION, AS SOLE MEMBER OF SAID COMPANY, BY IT AND BY THEM VOLUNTARILY EXECUTED.

NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION EXPIRES: _____

**FINAL PLAT
FOR
PIPER PLASTICS**

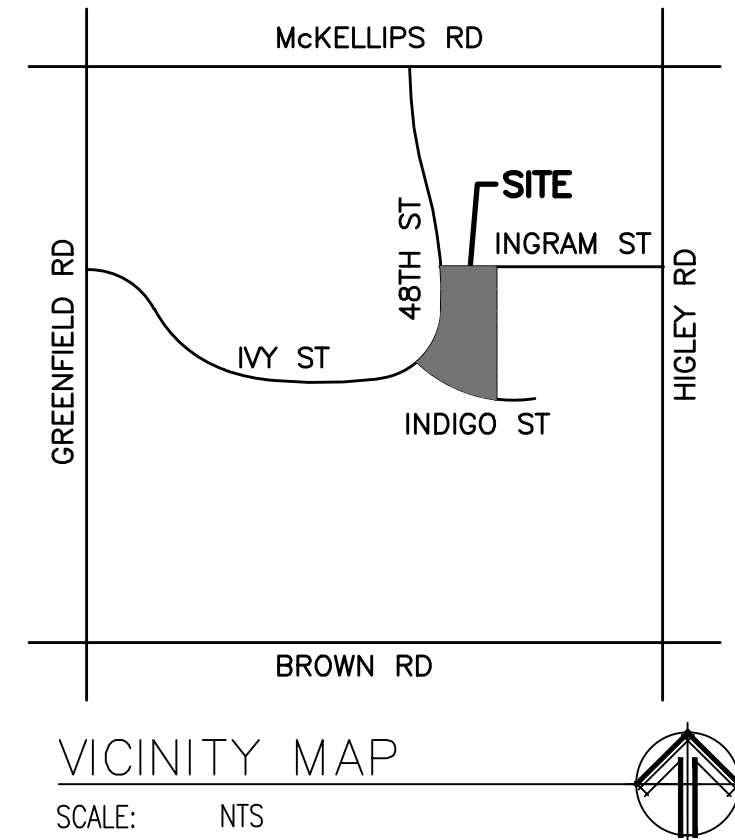
**A COMBINING OF PARCELS #141-34-318, #141-34-319, #141-34-320
AND #141-34-321 AS RECORDED IN THE MARICOPA COUNTY RECORDER'S
OFFICE, MARICOPA COUNTY, ARIZONA.
MESA, ARIZONA**

SHEET INDEX

- C4.01 COVER SHEET
- C4.02 FINAL PLAT

OWNER

KRATOS DEVELOPMENT CORP.
1840 ENTERPRISE CT.
LIBERTYVILLE, IL 60048



SITE AREA

GROSS AREA = 256,313 S.F. (5.88 AC)
NET AREA = 211,247 S.F. (4.85 AC)

LEGAL DESCRIPTION

A PORTION OF THE NORTH 1/2 OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 6 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 35-38 OF "MESA COMMERCE CENTER", ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED AS BOOK 292 OF MAPS, PAGE 21.

FLOOD INFO - FIRM DATA

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04013C2280 L DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN A SHADED ZONE X, DESCRIBED AS: "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD."

BASIS OF BEARING

THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; SAID BEARING BEING NORTH 00 DEGREES 16 MINUTES 15 SECONDS EAST.

NOTES:

1. CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, REMOVABLE SECTION TYPE FENCING.
2. UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED B THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33.
3. ELECTRICAL LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
4. 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 RIGHT-OF-WAY ALONG E. AUTO CENTER DRIVE AND S. HORNE.
5. 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.

RECORD DRAWING CERTIFICATION

I GEOFFREY K. BRIMHALL, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT CONSISTING OF TWO SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF MARCH 2018; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; THAT THE CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT TIME OF CONSTRUCTION.

REGISTERED LAND SURVEYOR DATE

REGISTRATION #33308
4655 N FLOWING WELLS ROAD
TUCSON, AZ 85705

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA, ON THIS _____ DAY OF _____, 2018.

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 _____

DEVELOPER

McCALL AND ASSOCIATES, INC.
4307 N. CIVIC CENTER PLAZA
SCOTTSDALE, ARIZONA 85251
PHONE: (480) 946-0066
CONTACT: JEFF McCALL

PREPARED BY:

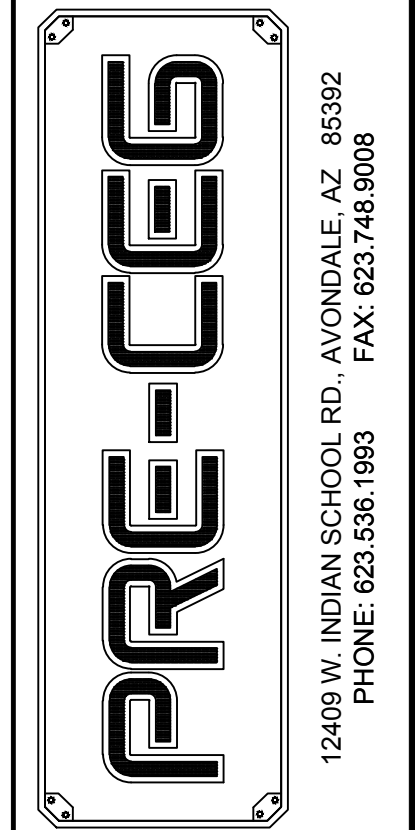
CEG APPLIED SCIENCES
12409 W INDIAN SCHOOL RD
AVONDALE, AZ 85392
(623) 536-1993
CONTACT: NATE COTTRELL

DRAWN BY:	ALB
CHECKED BY:	NJC
DATE:	03/19/18
SCALE:	17-067
PROJECT #:	
PURPOSE:	

OWNER:

KRATOS DEVELOPMENT CORP.
1840 ENTERPRISE CT
LIBERTYVILLE, IL 60048

**FINAL PLAT
FOR
PIPER PLASTICS
48TH STREET & INDIGO STREET
MESA, ARIZONA 85205**



SHEET 1 OF 2

C4.01

