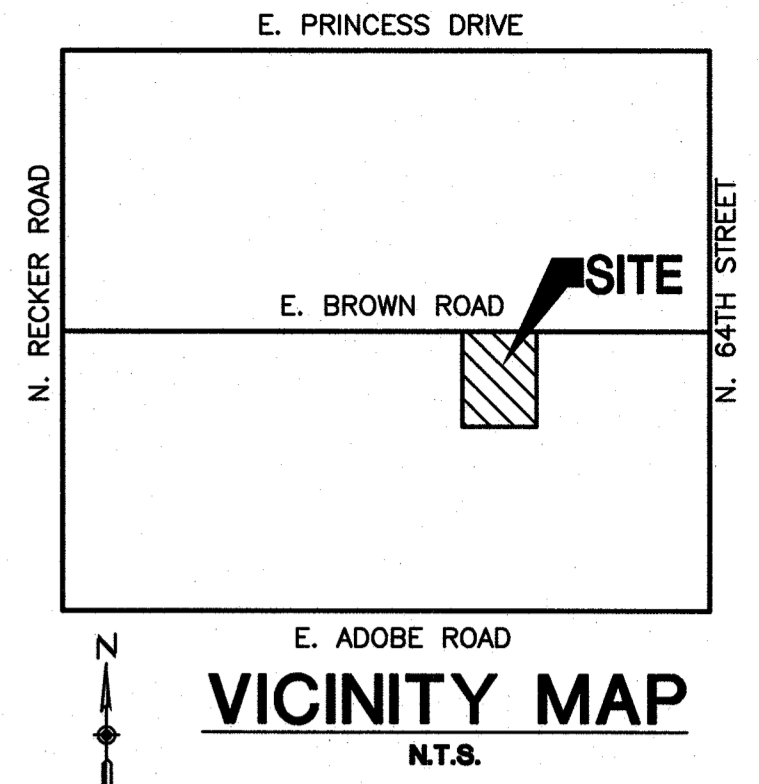


PRELIMINARY PLAT OF BROWN ROAD PAVILIONS

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: 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 HAVE PLATTED UNDER THE NAME OF "BROWN ROAD PAVILIONS, A CONDOMINIUM" IN MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR "SUBDIVISION", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF THE UNIT, STREET AND EASEMENTS CONSTITUTING THE SAME, AND THAT EACH UNIT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT, AND SAID OWNERS HEREBY DEDICATE TO THE CITY OF MESA FOR USE AS SUCH THE STREETS, RIGHTS OF WAY AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

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: _____

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

CC BROWN LLC
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.

DRAINAGE EASEMENT RESTRICTIONS

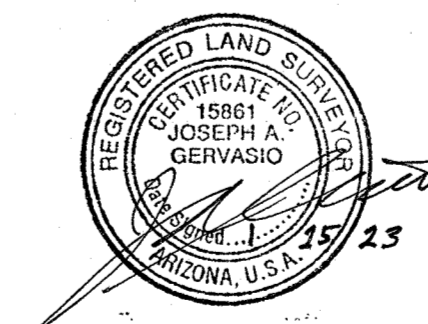
PURSUANT TO A.R.S. 9-463.01 (C), AND SECTION _____ OF THE CODE OF ORDINANCES OF THE CITY OF MESA, DRAINAGE EASEMENTS ARE FOR THE PURPOSES OF ALLOWING STORM, FLOOD AND OTHER WATERS TO PASS OVER, UNDER OR THROUGH THE LAND SET ASIDE FOR SUCH EASEMENTS, AND NOTHING WHICH MAY, TO ANY DEGREE, IMPEDE OR OBSTRUCT THE FLOW OF SUCH WATERS, SHALL BE CONSTRUCTED, PLACED, PLANTED, OR ALLOWED TO GROW ON OR IN SUCH EASEMENTS. THE MAINTENANCE AND CLEARING OF THESE DRAINAGE EASEMENTS SHALL BE THE SOLE RESPONSIBILITY AND DUTY OF THE OWNER OF THE PROPERTY ON WHICH SAID EASEMENTS ARE PLATTED. HOWEVER, THE CITY OF MESA, A MUNICIPAL CORPORATION, MAY, IF THE CITY DEEMS IT TO BE IN THE BEST INTEREST OF HEALTH, SAFETY, OR WELFARE OF THE CITY OF MESA, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER SUCH EASEMENTS. AGENTS AND EMPLOYEES OF THE CITY OF MESA SHALL HAVE FREE ACCESS TO AND FROM ALL PORTIONS OF SUCH EASEMENTS AT ALL TIMES.

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.

CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JANUARY, 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

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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
	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

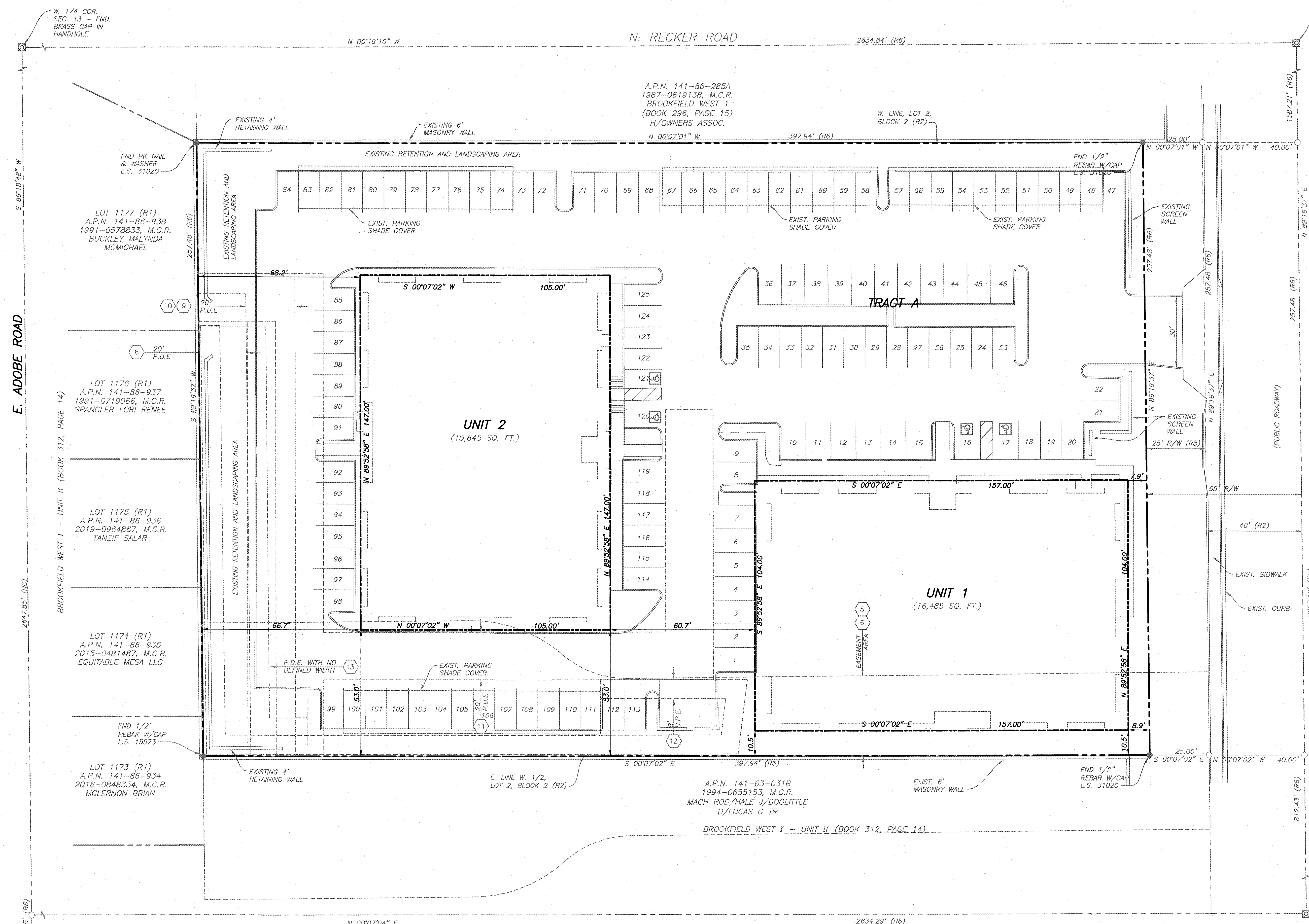
UNIT/TRACT TABLE				
UNIT #	DIMENSIONS	UNIT NET SIZE (SQ. FT.)	EX. BLDG (SQ. FT.)	GENERAL PURPOSE
1	104' x 157'	16,485	14,141	COMMERCIAL BLDG.
2	105' x 147'	15,645	13,697	COMMERCIAL BLDG.
TRACT A	VARIOUS	70,327	N/A	COMMON ELEMENTS

Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA811
Call 811 or click Arizona811.com

FIELD BOOK 299, PAGES _____

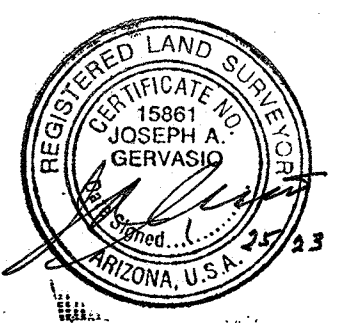
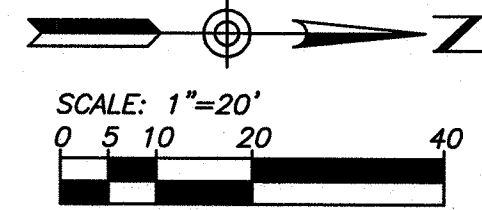
ZON22-01266



- TITLE REPORT SCHEDULE 'B' ITEMS**
- 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)

- 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

PRELIMINARY PLAT
 OF
"BROWN ROAD PAVILIONS"

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

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ZON22-01266