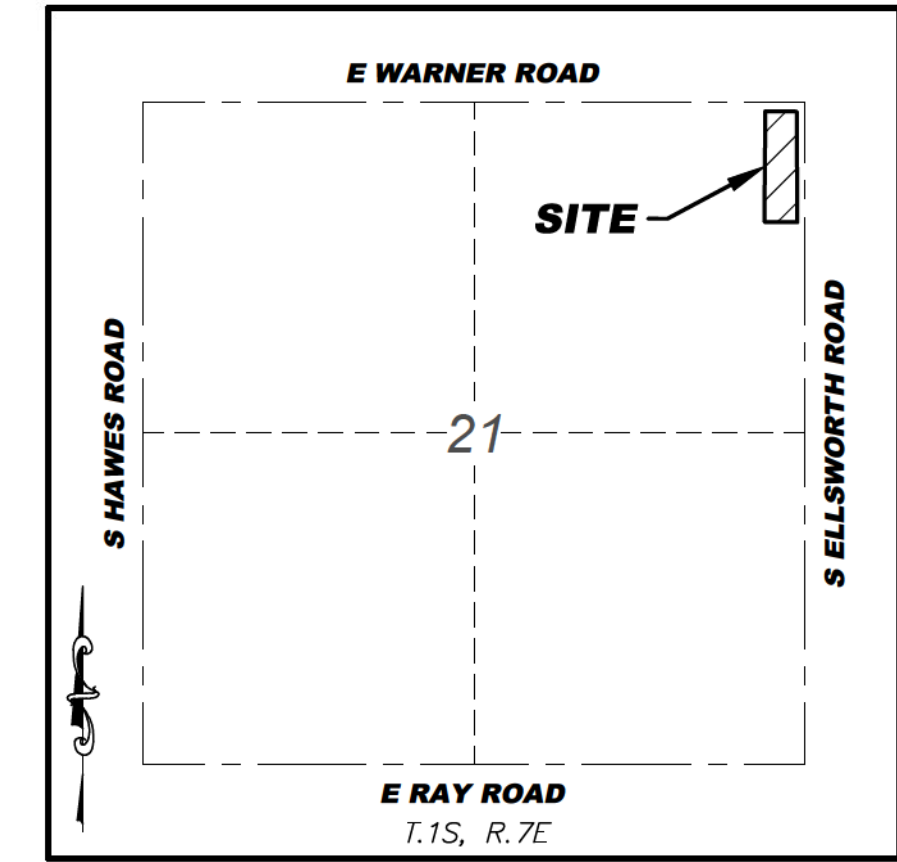


**FINAL PLAT  
LOT 5 MESA GATEWAY 202**

A REPLAT OF LOT 5 OF THE RE-PLAT FOR "MESA GATEWAY 202" AS RECORDED IN BOOK 1772 OF MAPS, PAGE 25, RECORDS OF MARICOPA COUNTY, ARIZONA. LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



**VICINITY MAP**

N.T.S.

**OWNER**

GENESIS DEVELOPMENT COMPANY  
3401 EAST PASADENA AVE.  
PHOENIX, AZ. 85018  
PHONE: 602-405-9679  
CONTACT: CRAIG ESSLINGER

**SURVEYOR**

ERIC SOSTROM, RLS #41894  
ESOSTROM@RICKENGINEERING.COM  
2401 WEST PEORIA AVENUE, SUITE 130  
PHOENIX, ARIZONA 85029

**BASIS OF BEARING**

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21 AS SHOWN ON THE RE-PLAT FOR "MESA GATEWAY 202," AS RECORDED IN THE PLAT OF RECORD IN BOOK 1772 OF MAPS, PAGE, 25. SAID LINE BEARS SOUTH 00 DEGREES 14 MINUTES 53 SECONDS EAST.

**ZONING**

ZONE: LC (LIMITED COMMERCIAL)  
ZONING INFORMATION OBTAINED FROM MARICOPA COUNTY ASSESSORS WEBSITE.

**BENCHMARK**

FOUND P.K. NAIL WITH TAG AT THE NORTHEAST CORNER OF HAWES ROAD AND ELLIOT ROAD ON THE SOUTH SIDE OF HEADWALL.

ELEVATION = 1377.52' (NAVD '88)

**FLOOD ZONE**

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2760L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". 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.

**CERTIFICATION**

I, ERIC SOSTROM, HEREBY CERTIFY, THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT, CONSISTING OF TWO (2) SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY DIRECTION DURING THE MONTH OF AUGUST 2023; THAT THE SURVEY IS A 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 LOT CORNERS SHALL BE LOCATED AS SHOWN AT THE TIME OF CONSTRUCTION.

ERIC SOSTROM, RLS #41894  
2401 W. PEORIA AVE., SUITE 130  
PHOENIX, ARIZONA 85029  
PHONE: 602-957-3350  
ESOSTROM@RICKENGINEERING.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 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 \_\_\_\_\_

**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 PUFES 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, OR 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 ARE TO BE CONSTRUCTED AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL 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 POWER ROAD AND EAST RAY ROAD.
- 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 ASSURED WATER SUPPLY.
- "ALL UTILITIES SHALL BE INSTALLED UNDERGROUND."
- "ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION."
- SPECIAL SURFACE MATERIAL NOTE: 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).
- ALL INDIVIDUAL LOT PROPERTY CORNERS SHALL BE SET WITH 1/2" REBAR AND CAP OR TACK BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT. PROPERTY CORNERS WILL BE SET AT COMPLETION OF MASS GRADING.
- PUBLIC UTILITY AND FACILITY EASEMENTS WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS FOR THE RELOCATION OF SRP AND SOUTHWEST GAS FACILITIES IN PUFES 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).
- PHOENIX-MESA GATEWAY  
"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 1 MILE 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."

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

LOT 5 OF A RE-PLAT FOR "MESA GATEWAY 202", ACCORDING TO THE RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1772 OF MAPS, PAGE 25, OF OFFICIAL RECORDS.

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	49,542	1.137
2	51,813	1.189
3	39,519	0.907
4	88,306	2.028
<b>TOTAL NET</b>	<b>229,180</b>	<b>5.261</b>

**DEDICATION**

STATE OF ARIZONA            )  
  ) SS  
COUNTY OF MARICOPA     )

KNOW ALL MEN BY THESE PRESENTS:

THAT GENESIS - ELLSWORTH & WARNER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS RE-PLAT OF "LOT 5 MESA GATEWAY 202" OF A RE-PLAT FOR "MESA GATEWAY 202", ACCORDING TO THE RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1772 OF MAPS, PAGE 25, OF OFFICIAL RECORDS, LOCATED IN THE NORTHEAST QUARTER OF 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.

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.

GENESIS - ELLSWORTH & WARNER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY 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 GENESIS - ELLSWORTH & WARNER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

GENESIS - ELLSWORTH & WARNER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND HAVE EXECUTED THIS FINAL PLAT BY THE SIGNATURE OF THE

UNDERSIGNED, DULY AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

GENESIS - ELLSWORTH & WARNER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: GENESIS DEVCO, LLC, AN ARIZONA LIMITED LIABILITY COMPANY  
ITS: MANAGER

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF ARIZONA            )  
  ) SS  
COUNTY OF MARICOPA     )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BEFORE ME, PERSONALLY APPEARED,

\_\_\_\_\_, WHO ACKNOWLEDGED HIM/HERSELF TO BE THE \_\_\_\_\_ OF \_\_\_\_\_

GENESIS - ELLSWORTH & WARNER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: GENESIS DEVCO, LLC, AN ARIZONA LIMITED LIABILITY COMPANY  
ITS: MANAGER

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

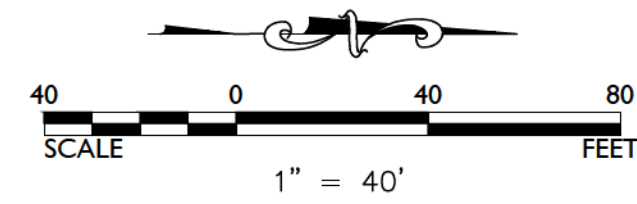
AND BEING DULY AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
NOTARY PUBLIC                                MY COMMISSION EXPIRES \_\_\_\_\_



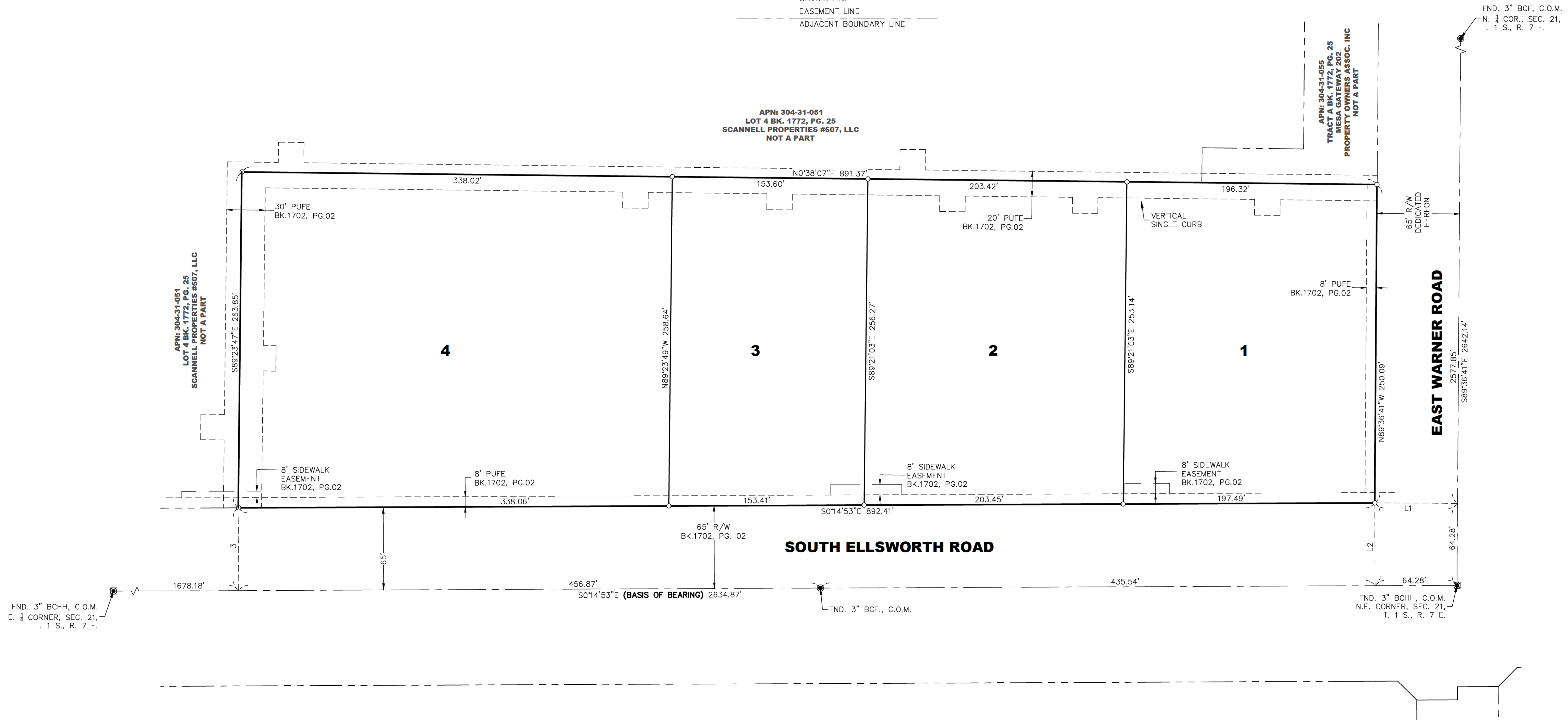
C:\RICK\Projects\PO5500\6257\_EllsworthRd\_WarnerRd\Survey\Drawings\6257\_PLAT.dwg — © 2024 Rick Engineering Company



**LEGEND**

- FOUND 1/2" REBAR
- SET 1/2" REBAR
- FOUND BRASS CAP FLUSH
- ⊗ FOUND BRASS CAP IN HANDHOLE
- APN. ASSESSOR PARCEL NUMBER
- R/W RIGHT OF WAY
- BK./PG. BOOK & PAGE
- M.C.R. MARICOPA COUNTY RECORDS
- P.U.F.E. PUBLIC UTILITY AND FACILITIES EASEMENT
- V.N.A.E. VEHICULAR NON ACCESS EASEMENT
- BOUNDARY LINE
- - - SECTION LINE
- · - CENTER LINE
- - - EASEMENT LINE
- - - ADJACENT BOUNDARY LINE

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N0°23'19"E	65.00'
L2	S89°45'07"W	65.00'
L3	N89°45'07"E	65.00'



**FINAL PLAT**  
**LOT 5 MESA GATEWAY 202**  
**MESA, ARIZONA**



DRAWING NAME:  
6257\_PLAT  
 JOB NO. 6257  
 DRAWN: PJE  
 CHECKED: ELS  
 DATE: 01/17/24  
 SCALE: 1" = 40'  
 SHEET: 2 OF 2