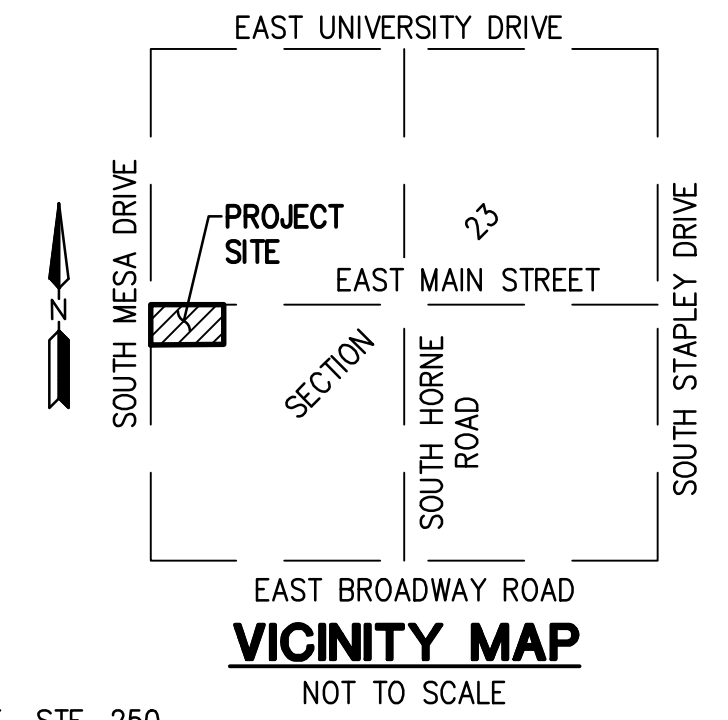


# A CONDOMINIUM PLAT FOR "THE GROVE ON MAIN CONDOMINIUM"

PARCEL A AND PARCEL B, MESA TEMPLE DISTRICT, AS FILED IN BOOK 1442, PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA BEING LOCATED WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



**DEVELOPER**

SUBURBAN LAND RESERVE  
51 SOUTH MAIN STREET, SUITE 301  
SALT LAKE CITY, UTAH 84111  
CONTACT: CARL DUKE

**SURVEYOR**

HILGARTWILSON, LLC  
2141 E. HIGHLAND AVE., STE. 250  
PHOENIX, ARIZONA 85016  
PHONE: (602) 490-0535  
CONTACT: JOHN MARSHALL, RLS

**SHEET INDEX**

- CP01- COVER SHEET
- CP02- PODIUM LEVEL & UNIT LAYOUT
- CP03 & CP04 - GARAGE LEVEL
- CP05 THRU CP11-UNIT FLOORS
- CP12- ELEVATION VIEW

**BASIS OF BEARING**

BASIS OF BEARING IS N89°31'31"E ALONG THE CENTERLINE OF SECOND AVENUE BETWEEN THE MONUMENTS AS SHOWN HEREON.

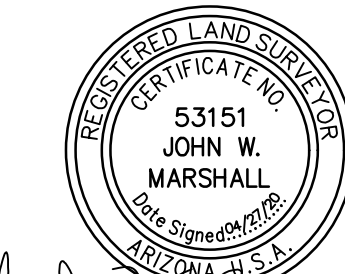
**GENERAL NOTES:**

1. CONSTRUCTION WITHIN PUBLIC EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING UNLESS APPROVED BY THE CITY OF MESA.
2. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND AS REQUIRED BY 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. THIS CONDOMINIUM IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA DEVELOPMENT AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
5. EXCEPT AS OTHERWISE SET FORTH IN THE CONDOMINIUM DECLARATION TO BE RECORDED SUBSEQUENT TO THIS PLAT, THE CONDOMINIUM ASSOCIATION SHALL MAINTAIN COMMON ELEMENTS, AND LANDSCAPING IN THE RIGHT-OF-WAY ADJACENT TO THE CONDOMINIUM. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF SUCH AREAS.
6. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION OF THE CITY OF MESA.
7. ALL DRYWELLS SHOWN ON THIS PROJECT SHALL BE MAINTAINED BY THE OWNER(S) AND ARE TO BE REPLACED BY THE OWNER(S) WHEN THEY CEASE TO DRAIN THE SURFACE WATER IN A 36 HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL SILTING CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL.
8. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRIVES, PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES OR LANDSCAPE AREAS WITHIN THIS PROJECT.
9. THE DEFINITIONS AND RIGHTS RELATING TO UNITS, COMMON ELEMENTS, CONDOMINIUM ASSOCIATION, AND DECLARATION ARE TO BE SET FORTH BY THE DECLARATION FOR THE GROVES ON MAIN CONDOMINIUM TO BE RECORDED SUBSEQUENT TO THIS PLAT.
10. EXISTING ON SITE BUILDING LOCATION AND ALL EXISTING BUILDING, UNIT, AND COMMON ELEMENT DIMENSIONS AND AREAS SUPERCEDE ALL DIMENSION AND AREAS INDICATED BY THIS PLAT.
11. THE BUILDINGS, GARAGE AND ALL COMMON ELEMENTS ARE CURRENTLY UNDER CONSTRUCTION AS OF THE DATE OF THIS RECORDED PLAT. ALL LOCATIONS ARE PLAN BASED, AND ARE CHANGEABLE BY FIELD ENGINEERING DONE WITHOUT KNOWLEDGE OR CONSENT OF THE SURVEYOR.
12. GARAGE LEVEL DIMENSIONS TO BUILDING LOCATION ARE TO THE OUTSIDE OF THE EXTERIOR WALLS OF SAID BUILDING AT GARAGE LEVEL.

**LAND SURVEYOR CERTIFICATION**

I, JOHN W. MARSHALL, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF NOVEMBER, 2019; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL EXTERIOR BOUNDARY MONUMENTS ACTUALLY EXIST AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JOHN W. MARSHALL, RLS  
RLS# 53151  
HILGARTWILSON, LLC  
2141 E. HIGHLAND AVE., STE. 250  
PHOENIX, ARIZONA 85016  
P: (602) 490-0535  
jmarshall@hilgartwilson.com



NOTE:  
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

**DEDICATION:**

STATE OF ARIZONA )  
                                  )SS  
COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENTS:

THAT THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, AND PROPERTY RESERVE ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS, DOES HEREBY PUBLISH THIS CONDOMINIUM PLAT FOR "THE GROVE ON MAIN CONDOMINIUM" LYING WITHIN A PORTION OF PARCEL A AND PARCEL B, MESA TEMPLE DISTRICT, AS FILED IN BOOK 1442, PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA BEING LOCATED WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER 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 UNITS, COMMON ELEMENTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE UNITS, COMMON ELEMENTS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

THE PLAT 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 PLAT CAN BE ENFORCED 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.

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, AND PROPERTY RESERVE ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, WARRANTS AND REPRESENTS TO THE CITY OF MESA, AS OWNERS 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 THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE AND PROPERTY RESERVE ARIZONA, LLC AN ARIZONA LIMITED LIABILITY COMPANY, WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, 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 \_\_\_\_\_, 2020.

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE

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

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

**ACKNOWLEDGMENT**

STATE OF UTAH )  
                                  )SS  
COUNTY OF SALT LAKE )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGES \_\_\_\_\_ TO BE THE \_\_\_\_\_ OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, AND ACKNOWLEDGES AS SUCH OFFICER, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

BY: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC

IN WITNESS WHEREOF:

PROPERTY RESERVE ARIZONA, LLC, AN ARIZONA 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 \_\_\_\_\_, 2020.

PROPERTY RESERVE ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

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

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

**ACKNOWLEDGMENT**

STATE OF ARIZONA )  
                                  )SS  
COUNTY OF MARICOPA )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGES \_\_\_\_\_ TO BE THE \_\_\_\_\_ OF PROPERTY RESERVE ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGES AS SUCH OFFICER, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

BY: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC

**LEGAL DESCRIPTION PARENT PARCEL**

PARCEL A AND PARCEL B, MESA TEMPLE DISTRICT, AS FILED IN BOOK 1442, PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA BEING LOCATED WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

**FLOOD ZONE DESIGNATION**

THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN, AREAS OF 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) SHEET FLOW FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF BASE FLOOD STREAM FLOODING WITH A CONTRIBUTING DRAINAGE AREA OF LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE BASE FLOOD BY LEVEES. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C2265M, PANEL NUMBER 2265 OF 4425, EFFECTIVE DATE NOVEMBER 4, 2015.

**BENCHMARK**

NAIL WITH BRASS TAG AT BACK OF CURB; NORTHEAST CORNER OF SOUTH MESA DRIVE AND EAST BROADWAY ROAD. ELEVATION = 1233.60 CITY OF MESA DATUM (NAVD88)

**APPROVALS**

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2020.

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

ATTEST: \_\_\_\_\_ 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.

DATE: \_\_\_\_\_  
CITY ENGINEER

DS \*\*\*\*\*

SBD \*\*\*\*\*

REC \*\*\*\*\*

REC \*\*\*\*\*

SBD \*\*\*\*\*

DS \*\*\*\*\*

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THE GROVE ON MAIN CONDOMINIUM  
MESA DRIVE & MAIN STREET  
MESA, ARIZONA

CONDOMINIUM PLAT

STATUS:

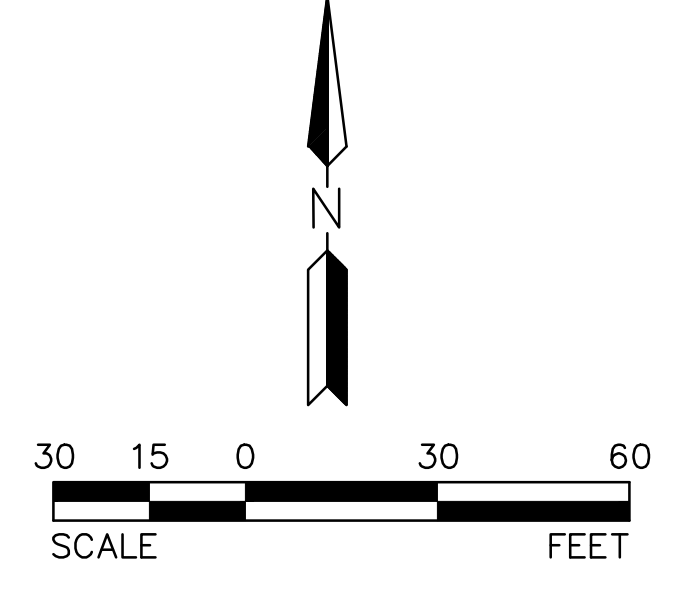
PROJ. NO.: 1989  
DATE: MARCH 2020  
SCALE: AS SHOWN  
DRAWN: JHYD  
APPROVED: JWM

DWG. NO.

**CP01**

SHT. 1 OF 12

**GROUND LEVEL**



**LEGEND**

- FOUND MONUMENT AS NOTED
- ⊙ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- ⊙ SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
- BOUNDARY LINE
- - - SECTION LINE
- - - CENTER LINE
- - - RIGHT OF WAY
- - - EASEMENT
- - - PARCEL LINE
- - - TRASH CHUTE
- - - COMMON ELEMENT
- - - LIMITED COMMON ELEMENT
- - - SERVICE ENTRANCE SECTION
- - - RIGHT-OF-WAY
- - - MARICOPA COUNTY RECORDS
- - - REGISTERED LAND SURVEYOR

**PODIUM LEVEL ELEMENT TABLE**

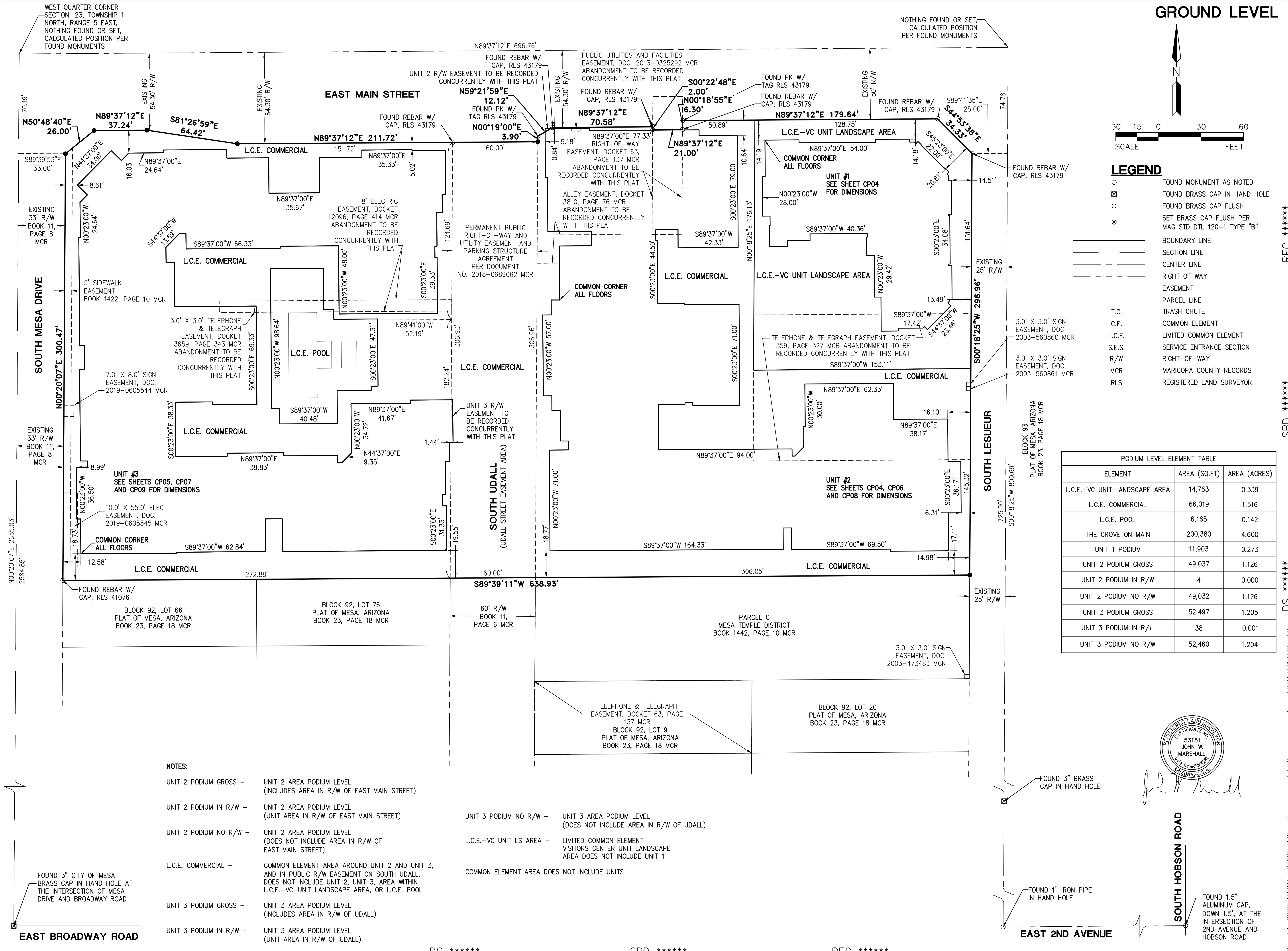
ELEMENT	AREA (SQ.FT)	AREA (ACRES)
L.C.E.-VC UNIT LANDSCAPE AREA	14,763	0.339
L.C.E. COMMERCIAL	66,019	1.516
L.C.E. POOL	6,165	0.142
THE GROVE ON MAIN	200,380	4.600
UNIT 1 PODIUM	11,903	0.273
UNIT 2 PODIUM GROSS	49,037	1.126
UNIT 2 PODIUM IN R/W	4	0.000
UNIT 2 PODIUM NO R/W	49,032	1.126
UNIT 3 PODIUM GROSS	52,497	1.205
UNIT 3 PODIUM IN R/1	38	0.001
UNIT 3 PODIUM NO R/W	52,460	1.204

- NOTES:**
- UNIT 2 PODIUM GROSS - UNIT 2 AREA PODIUM LEVEL (INCLUDES AREA IN R/W OF EAST MAIN STREET)
  - UNIT 2 PODIUM IN R/W - UNIT 2 AREA PODIUM LEVEL (UNIT AREA IN R/W OF EAST MAIN STREET)
  - UNIT 2 PODIUM NO R/W - UNIT 2 AREA PODIUM LEVEL (DOES NOT INCLUDE AREA IN R/W OF EAST MAIN STREET)
  - L.C.E. COMMERCIAL - COMMON ELEMENT AREA AROUND UNIT 2 AND UNIT 3, AND IN PUBLIC R/W EASEMENT ON SOUTH UDALL, DOES NOT INCLUDE UNIT 2, UNIT 3, AREA WITHIN L.C.E.-VC-UNIT LANDSCAPE AREA, OR L.C.E. POOL
  - UNIT 3 PODIUM GROSS - UNIT 3 AREA PODIUM LEVEL (INCLUDES AREA IN R/W OF UDALL)
  - UNIT 3 PODIUM IN R/W - UNIT 3 AREA PODIUM LEVEL (UNIT AREA IN R/W OF UDALL)
  - UNIT 3 PODIUM NO R/W - UNIT 3 AREA PODIUM LEVEL (DOES NOT INCLUDE AREA IN R/W OF UDALL)
  - L.C.E.-VC UNIT LS AREA - LIMITED COMMON ELEMENT VISITORS CENTER UNIT LANDSCAPE AREA DOES NOT INCLUDE UNIT 1
  - COMMON ELEMENT AREA DOES NOT INCLUDE UNITS



**SOUTH HOBSON ROAD**

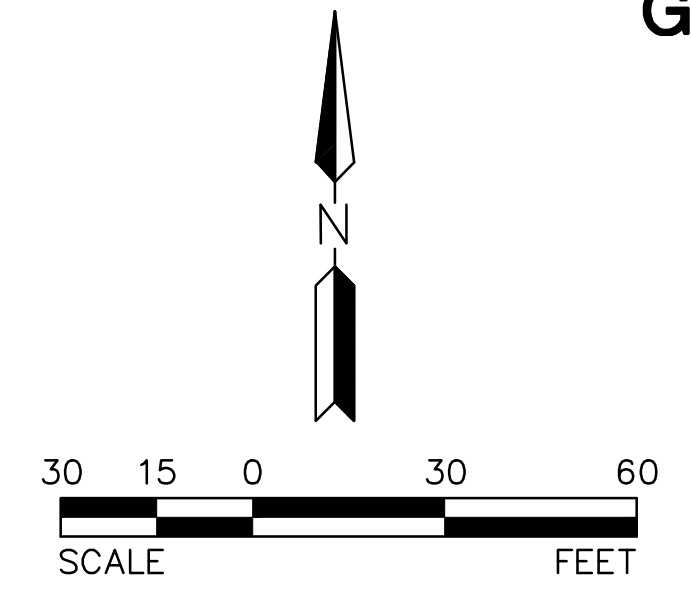
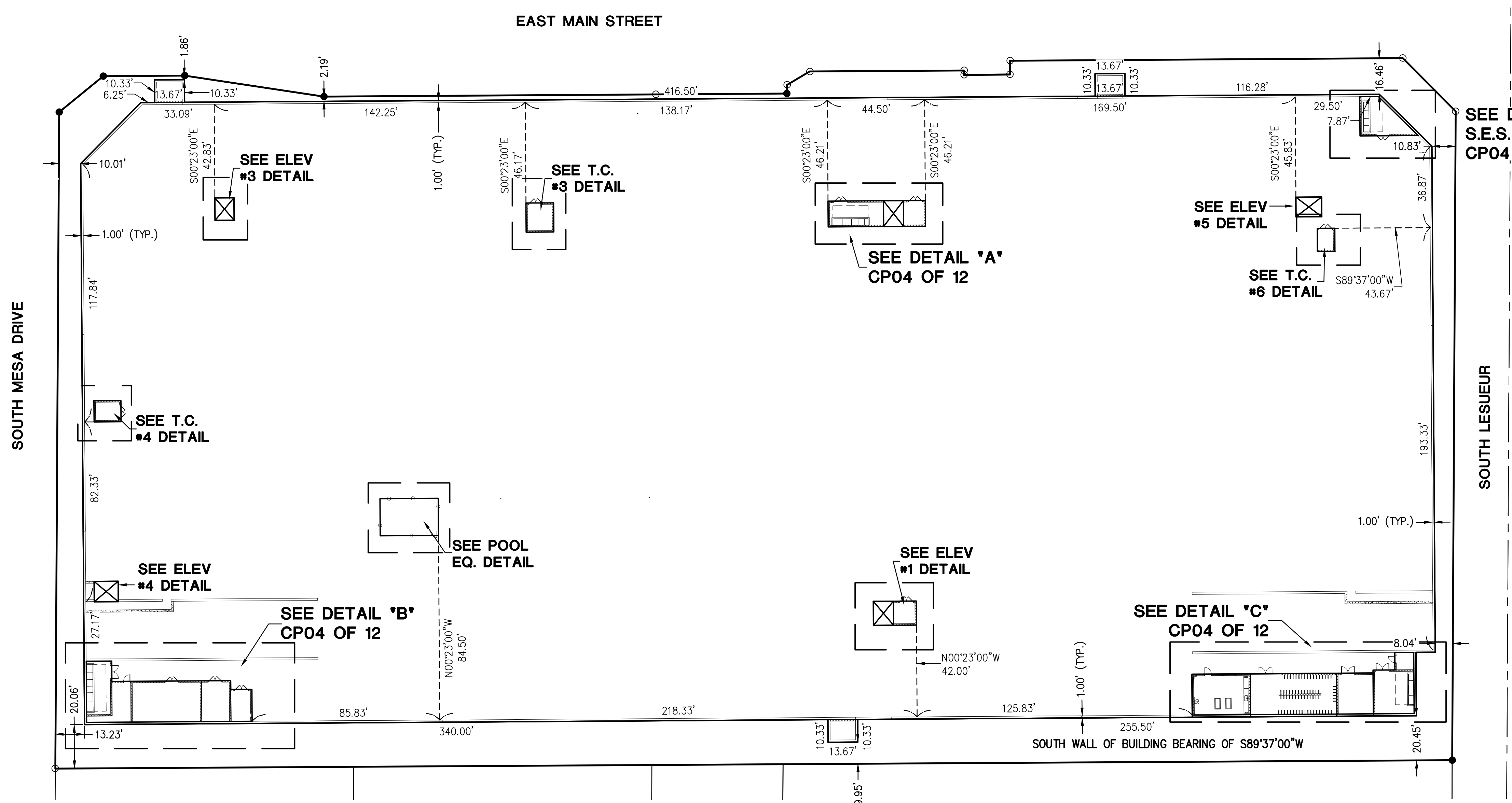
**EAST 2ND AVENUE**



REC \*\*\*\*\* SBD \*\*\*\*\* DS \*\*\*\*\*

DS \*\*\*\*\* SBD \*\*\*\*\* REC \*\*\*\*\*

**GARAGE LEVEL**



GARAGE TABLE		
ELEMENT	AREA (SQ.FT)	AREA (ACRES)
ELEV #1	101	0.002
ELEV #2	108	0.002
ELEV #3	90	0.002
ELEV #4	103	0.002
ELEV #5	106	0.002
GARAGE COMMON ELEMENT	169,664	3.895
GARAGE EXTERIOR	175,318	4.025
L.C.E.-BIKE RACK	737	0.017
L.C.E.-DOG WASH	498	0.011
L.C.E.-POOL EQUIPMENT	453	0.010
MAINTENANCE AREA 1	1,341	0.031
MAINTENANCE AREA 2	754	0.017
S.E.S. #3	316	0.007
S.E.S. #4	299	0.007
T.C. #1	116	0.003
T.C. #2	118	0.003
T.C. #3	169	0.004
T.C. #4	119	0.003
T.C. #5	142	0.003
T.C. #6	85	0.002

SEE DETAIL  
S.E.S. #3  
CP04 OF 12

SOUTH LESUEUR

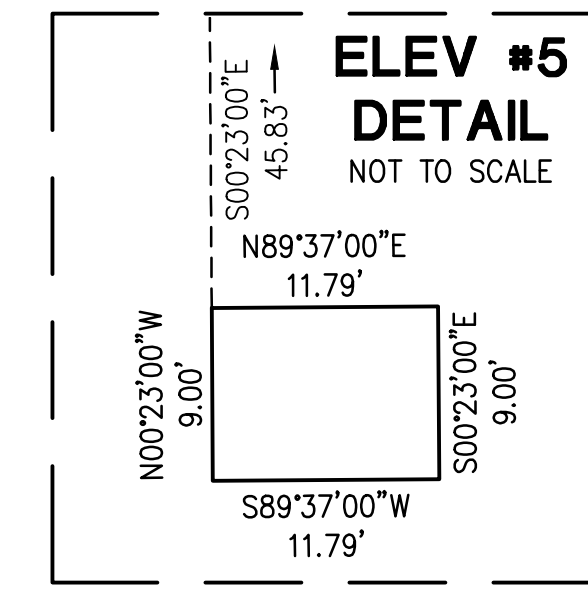
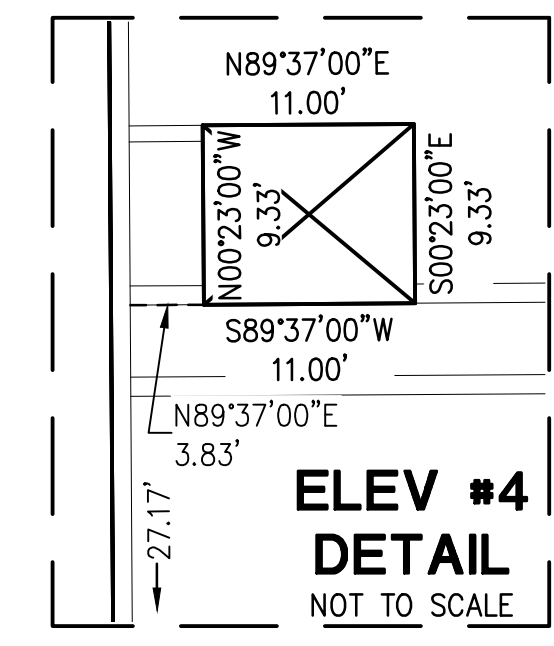
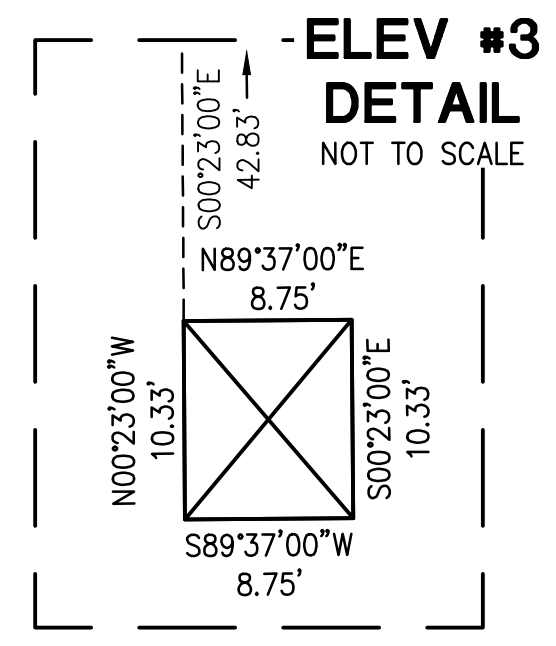
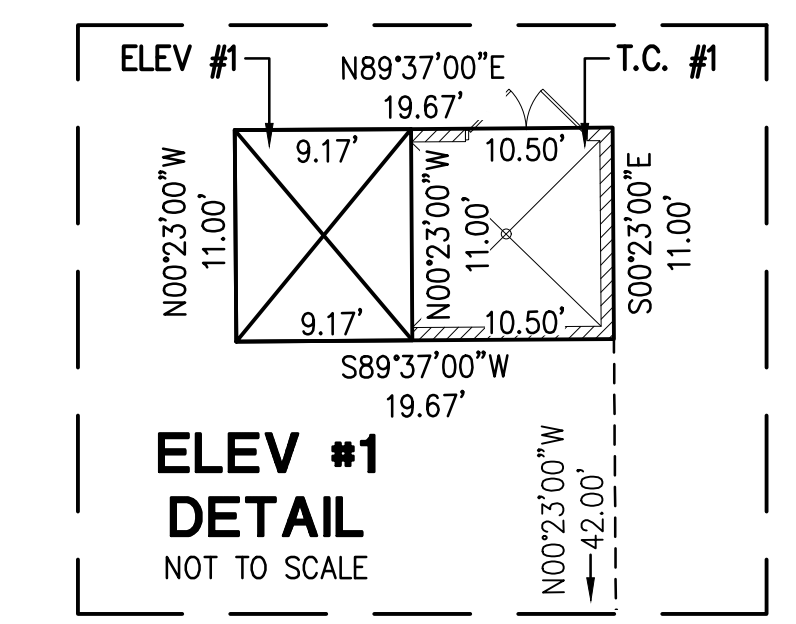
SOUTH MESA DRIVE

EAST MAIN STREET

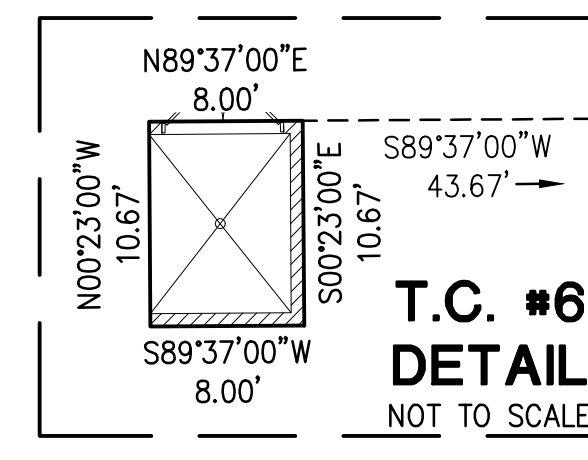
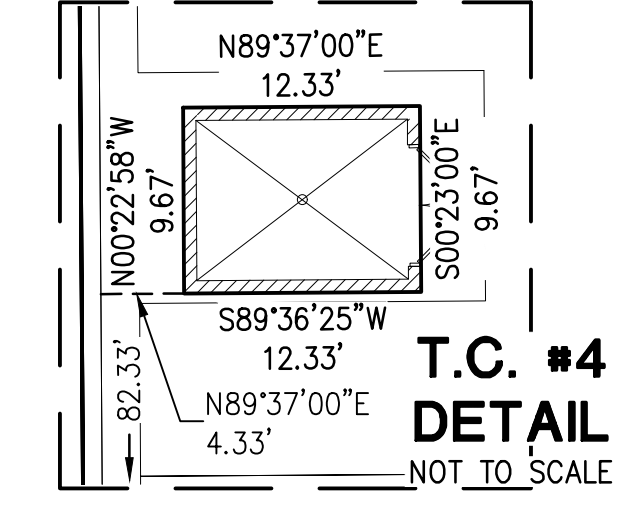
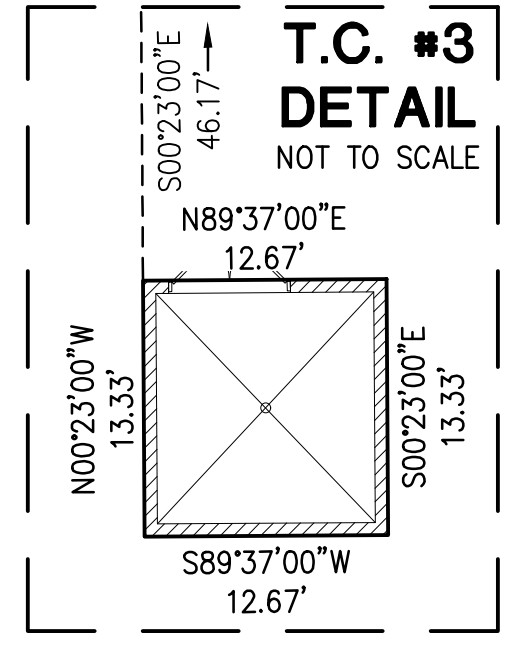
SOUTH WALL OF BUILDING BEARING OF S89°37'00"W

**LEGEND**

- FOUND MONUMENT AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- ⊚ SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
- BOUNDARY LINE
- - - SECTION LINE
- · - · - CENTER LINE
- · - · - RIGHT OF WAY
- · - · - EASEMENT
- · - · - PARCEL LINE
- · - · - WALL LINE
- T.C. TRASH CHUTE
- C.E. COMMON ELEMENT
- L.C.E. LIMITED COMMON ELEMENT
- S.E.S. SERVICE ENTRANCE SECTION
- ELEV ELEVATOR (L.C.E.)
- R/W RIGHT-OF-WAY
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR



**NOTE:**  
ALL ELEV (ELEVATOR) AND T.C. (TRASH CHUTES) ARE LIMITED COMMON ELEMENTS.  
(ELEV #2 IS PART OF DETAIL "A" SEE CP04 OF 12)  
T.C. #5 IS PART OF DETAIL "B" SEE CP04 OF 12)



*John W. Marshall*

REC \*\*\*\*\* SBD \*\*\*\*\* DS \*\*\*\*\*

**THE GROVE ON MAIN CONDOMINIUM**

MESA DRIVE & MAIN STREET  
MESA, ARIZONA

**CONDOMINIUM PLAT**

PROJ. NO.: 1989  
DATE: MARCH 2020  
SCALE: AS SHOWN  
DRAWN: JHYD  
APPROVED: JWM

**CP03**

SHT. 3 OF 12

DS \*\*\*\*\*

SBD \*\*\*\*\*

REC \*\*\*\*\*

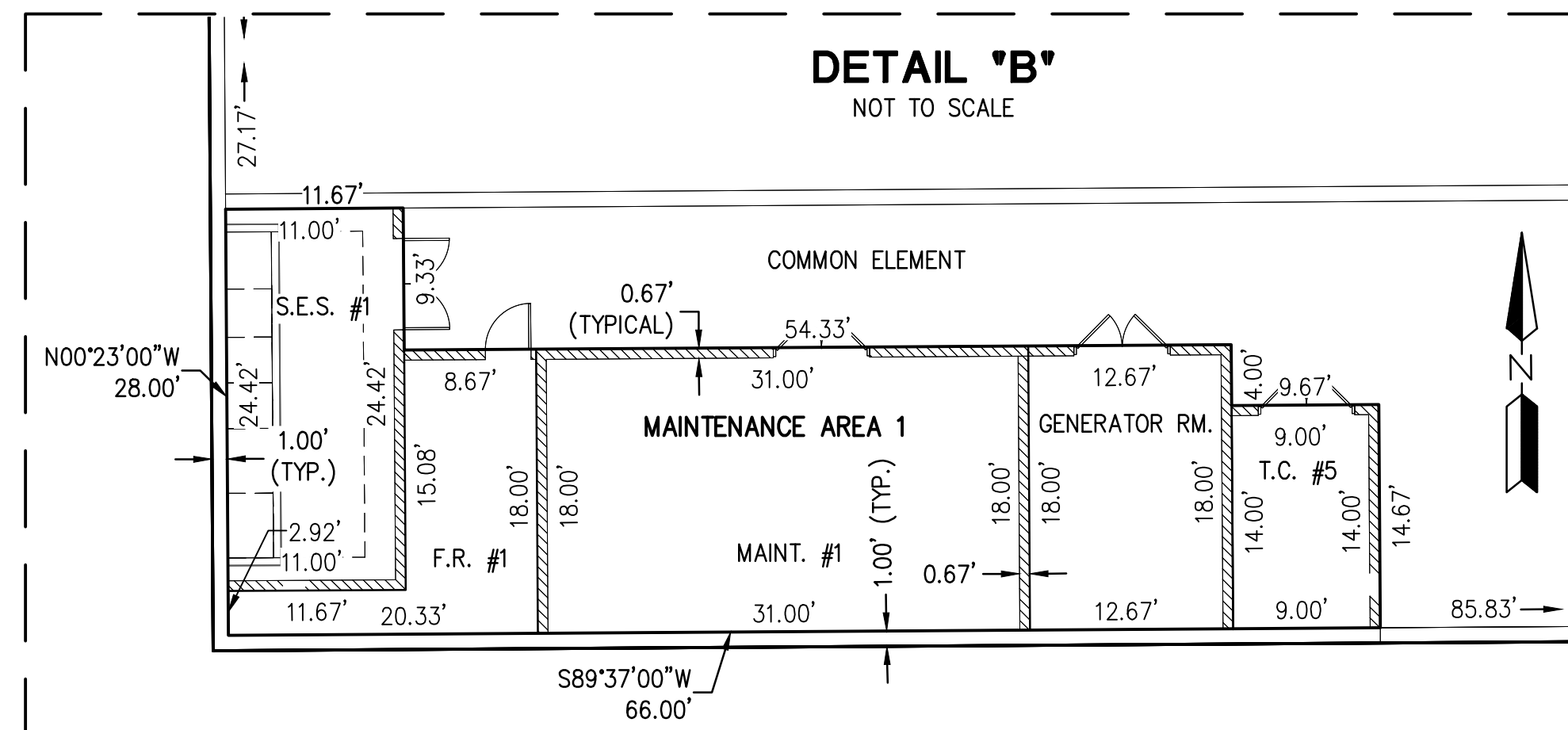
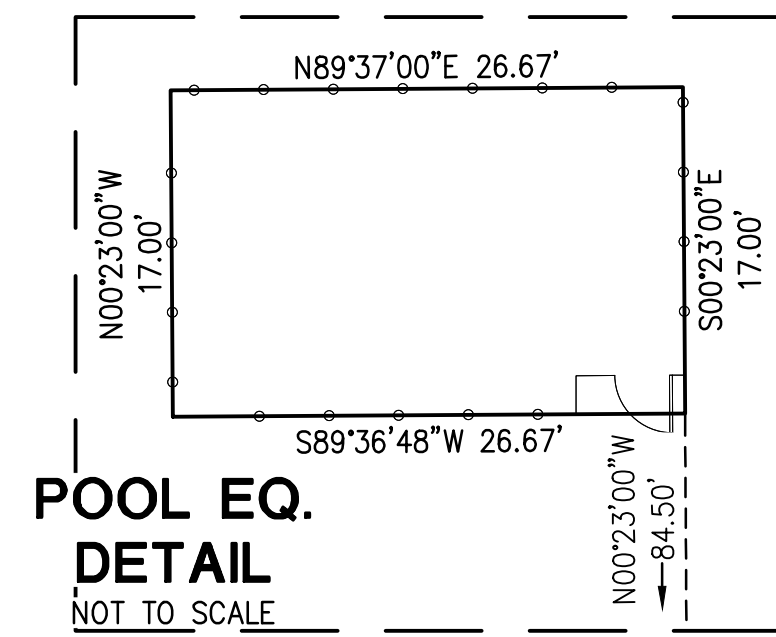
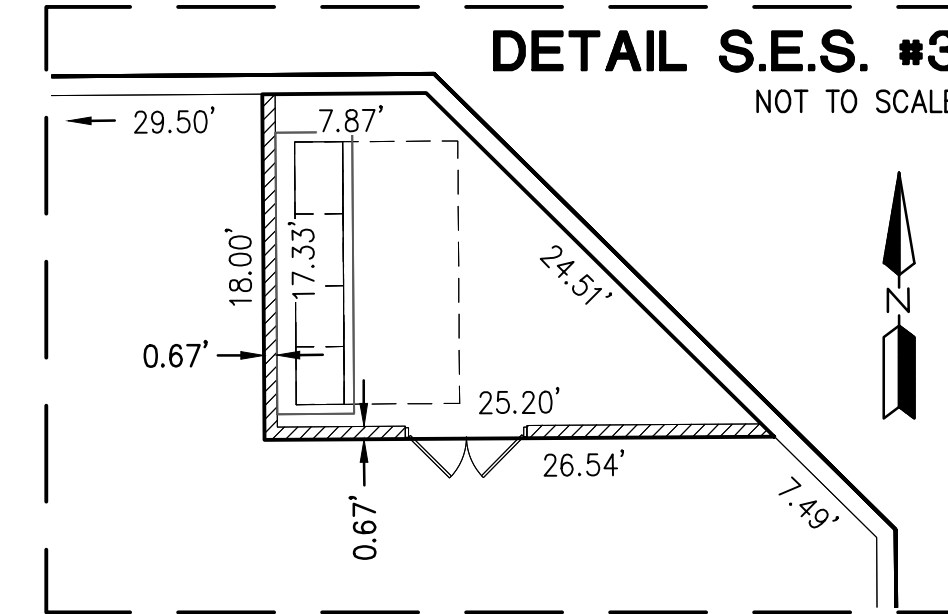
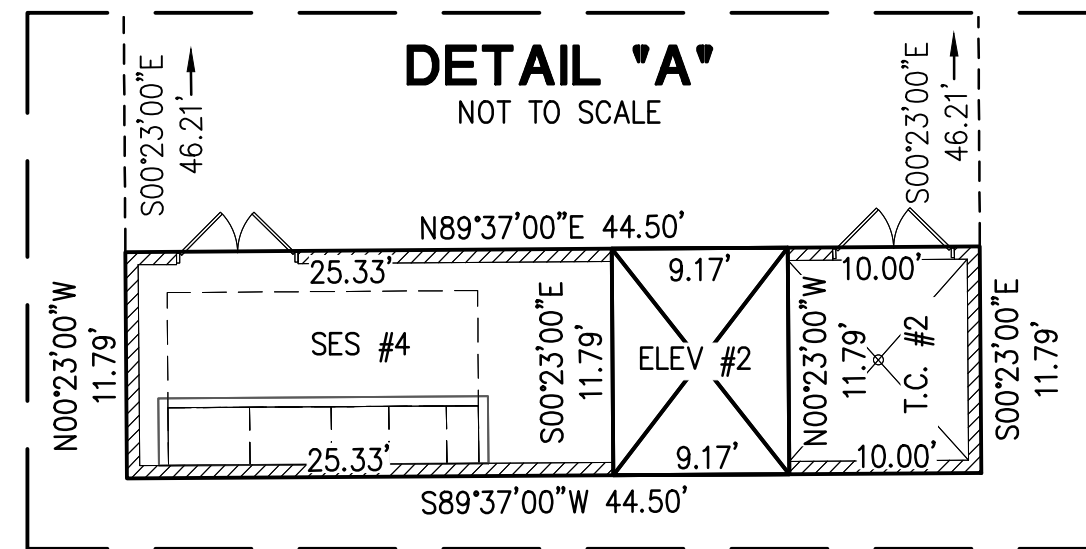
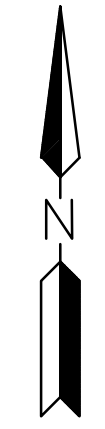
**GARAGE LEVEL**

**LEGEND**

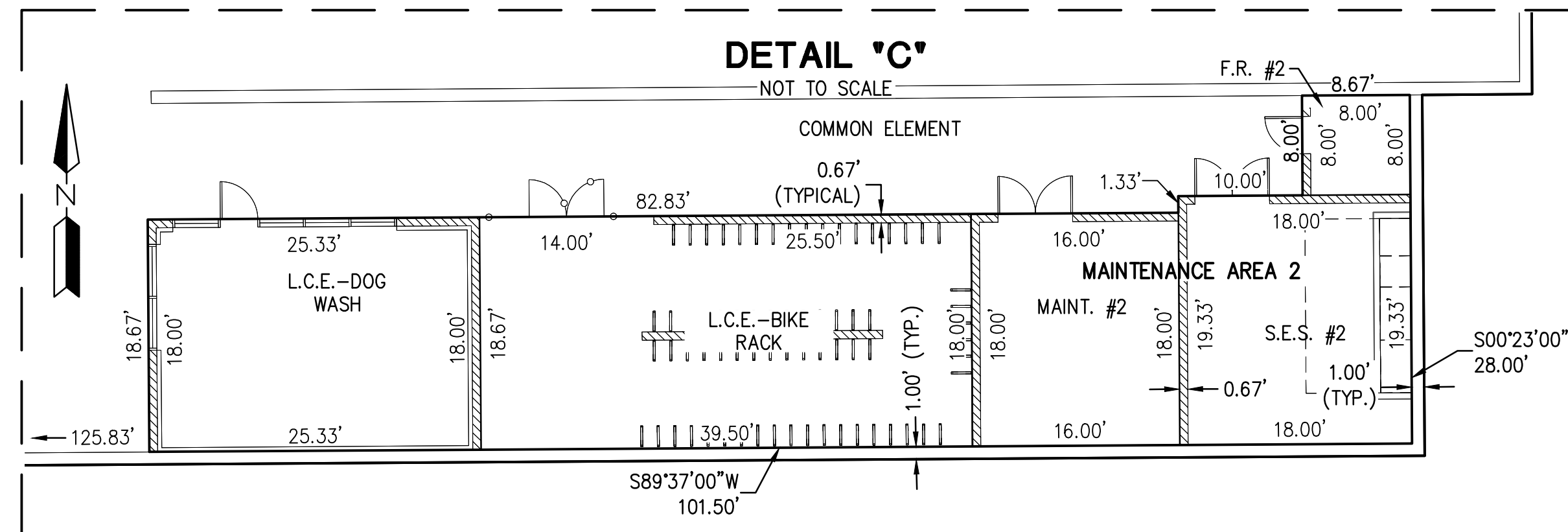
- FOUND MONUMENT AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
- BOUNDARY LINE
- SECTION LINE
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- - - PARCEL LINE
- - - WALL LINE
- - - TRASH CHUTE
- - - COMMON ELEMENT
- - - LIMITED COMMON ELEMENT
- - - SERVICE ENTRANCE SECTION
- - - ELEVATOR (L.C.E.)
- - - RIGHT-OF-WAY
- - - MARICOPA COUNTY RECORDS

GARAGE TABLE		
ELEMENT	AREA (SQ.FT)	AREA (ACRES)
ELEV #1	101	0.002
ELEV #2	108	0.002
ELEV #3	90	0.002
ELEV #4	103	0.002
ELEV #5	106	0.002
F.R. #1	196	0.004
F.R. #2	69	0.002
GARAGE COMMON ELEMENT	169,664	3.895
GARAGE EXTERIOR	175,318	4.025
GENERATOR RM.	249	0.006
L.C.E.-BIKE RACK	737	0.017
L.C.E.-DOG WASH	498	0.011
L.C.E.-POOL EQUIPMENT	453	0.010
MAINT. #1	604	0.014
MAINT. #2	311	0.007
MAINTENANCE AREA 1	1,341	0.031
MAINTENANCE AREA 2	754	0.017
S.E.S. #1	293	0.007
S.E.S. #2	373	0.009
S.E.S. #3	316	0.007
S.E.S. #4	299	0.007
T.C. #1	116	0.003
T.C. #2	118	0.003
T.C. #3	169	0.004
T.C. #4	119	0.003
T.C. #5	142	0.003
T.C. #6	85	0.002

**NOTE:**  
ALL ELEV (ELEVATOR) AND T.C. (TRASH CHUTES) ARE LIMITED COMMON ELEMENTS.



MAINTENANCE AREA 1 INCLUDES  
S.E.S. #1, F.R. #1 AND GENERATOR RM.



MAINTENANCE AREA 2 INCLUDES  
MAINT. #2, S.E.S. #2 AND F.R. #2

REC \*\*\*\*\*

SBD \*\*\*\*\*

DS \*\*\*\*\*

STATUS: HILGARTWILSON, LLC - This document is the sole property of HILGARTWILSON, LLC.

PROJ. NO.: 1989

DATE: MARCH 2020

SCALE: AS SHOWN

DRAWN: JHYD

APPROVED: JWM

MUNICIPAL TRACKING NO:

**THE GROVE ON MAIN CONDOMINIUM**  
MESA DRIVE & MAIN STREET  
MESA, ARIZONA

**CONDOMINIUM PLAT**

DWG. NO.

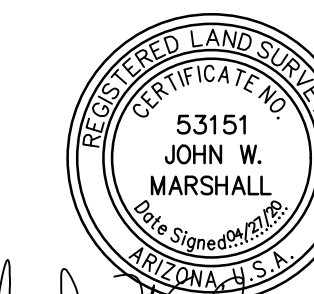
**CP04**

SHT. 4 OF 12

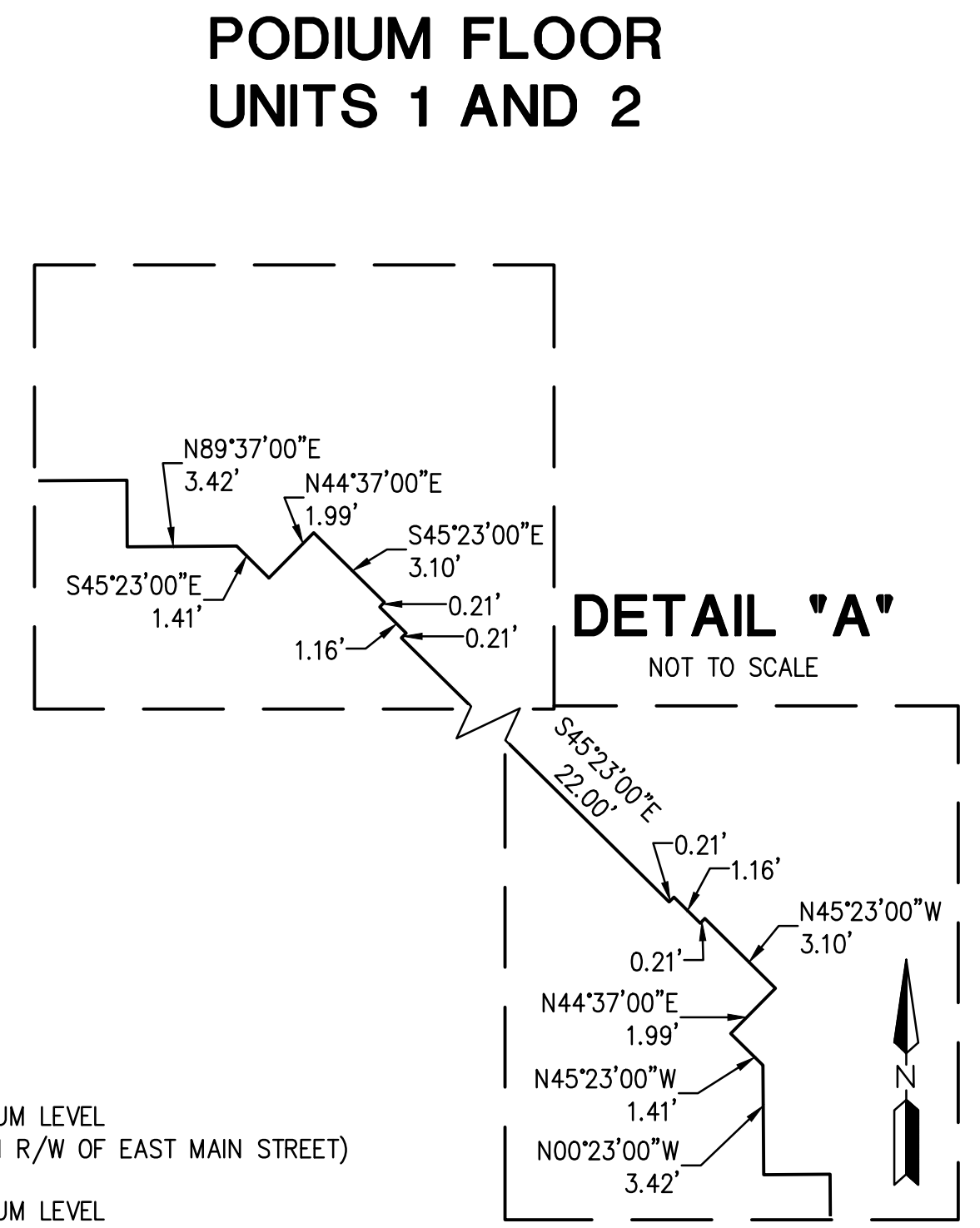
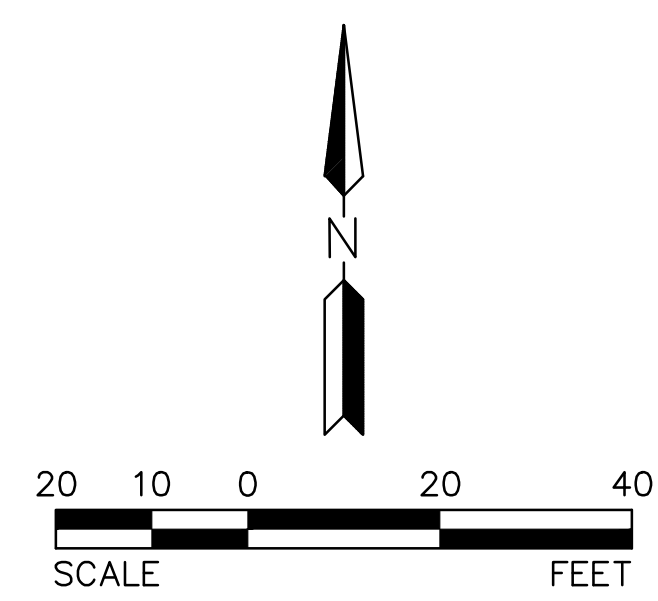
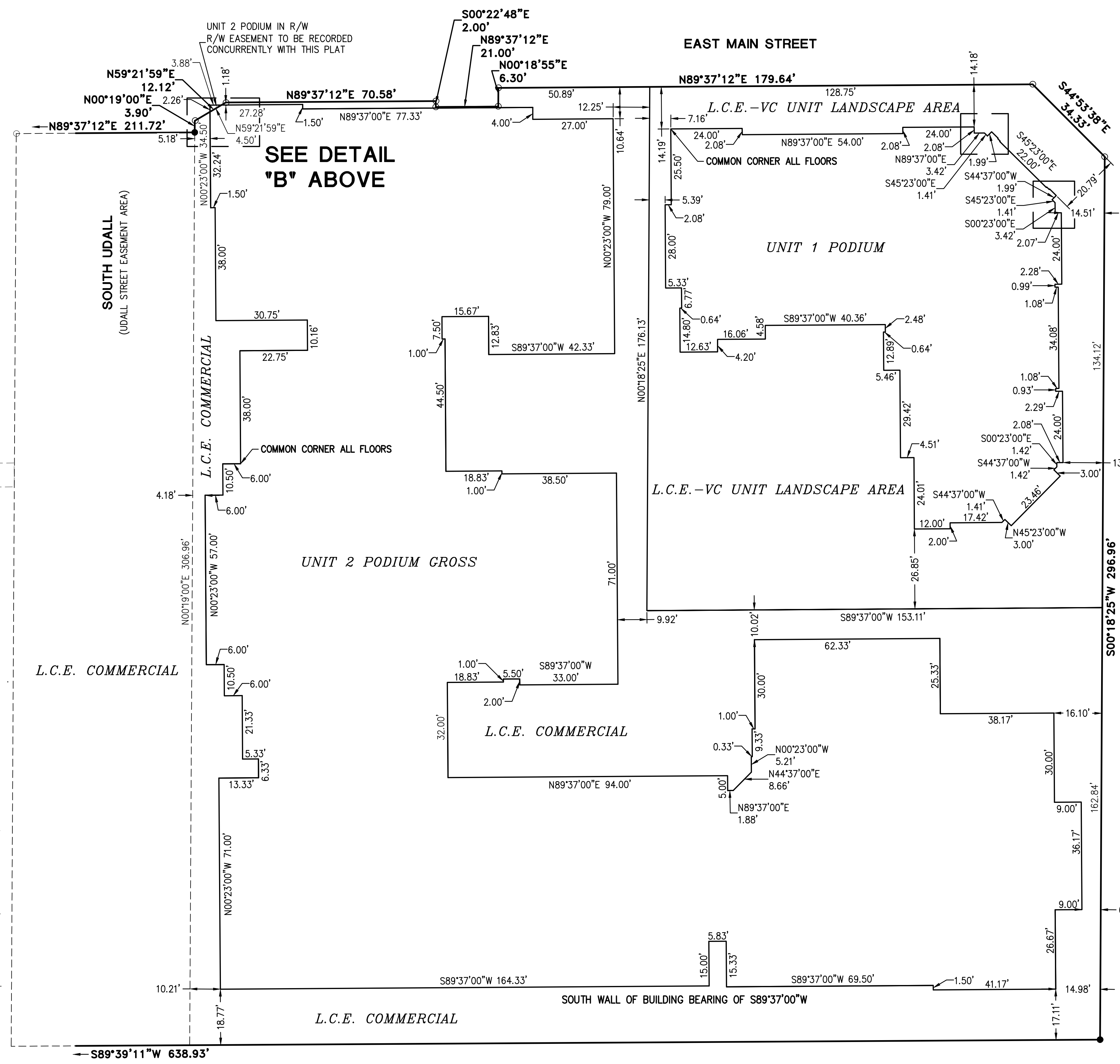
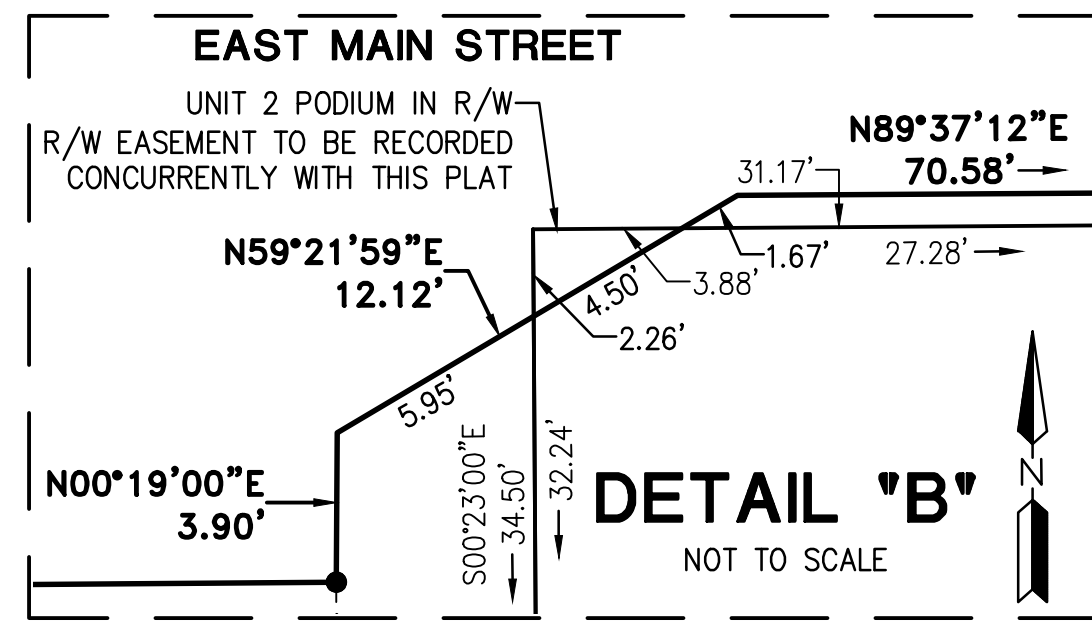
DS \*\*\*\*\*

SBD \*\*\*\*\*

REC \*\*\*\*\*



*John W. Marshall*



SEE DETAIL 'A' RIGHT

**NOTES:**

- UNIT 2 PODIUM GROSS - UNIT 2 AREA PODIUM LEVEL (INCLUDES AREA IN R/W OF EAST MAIN STREET)
- UNIT 2 PODIUM IN R/W - UNIT 2 AREA PODIUM LEVEL (UNIT AREA IN R/W OF EAST MAIN STREET)
- UNIT 2 PODIUM NO R/W - UNIT 2 AREA PODIUM LEVEL (DOES NOT INCLUDE AREA IN R/W OF EAST MAIN STREET)
- L.C.E. COMMERCIAL - COMMON ELEMENT AREA AROUND UNIT 2 AND UNIT 3, AND IN PUBLIC R/W EASEMENT ON SOUTH UDALL, DOES NOT INCLUDE UNIT 2, UNIT 3, AREA WITHIN L.C.E.-VC-UNIT LANDSCAPE AREA, OR L.C.E. POOL
- L.C.E.-VC UNIT LS AREA - LIMITED COMMON ELEMENT VISITORS CENTER UNIT LANDSCAPE AREA DOES NOT INCLUDE UNIT 1
- COMMON ELEMENT AREA DOES NOT INCLUDE UNITS

UNITS 1 AND 2 PODIUM LEVEL ELEMENT TABLE		
ELEMENT	AREA (SQ.FT)	AREA (ACRES)
L.C.E.-VC UNIT LANDSCAPE AREA	14,763	0.339
L.C.E. COMMERCIAL	66,019	1.516
THE GROVE ON MAIN	200,380	4.600
UNIT 1 PODIUM	11,903	0.273
UNIT 2 PODIUM GROSS	49,037	1.126
UNIT 2 PODIUM IN R/W	4	0.000
UNIT 2 PODIUM NO R/W	49,032	1.126

**LEGEND**

- FOUND MONUMENT AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
- BOUNDARY LINE
- SECTION LINE
- - - CENTER LINE
- - - RIGHT OF WAY
- - - EASEMENT
- - - PARCEL LINE
- VC VISITOR CENTER
- C.E. COMMON ELEMENT
- L.C.E. LIMITED COMMON ELEMENT
- R/W RIGHT-OF-WAY
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR

**BUILDING NOTE:**  
ALL BUILDING CORNERS ARE EITHER 90 DEGREE ANGLE OR 45 DEGREE ANGLES BASED ON BEING PERPENDICULAR AND/OR AT 45 DEGREES FROM EXTERIOR BUILDING LINES.



*John W. Marshall*

DS \*\*\*\*\*

SBD \*\*\*\*\*

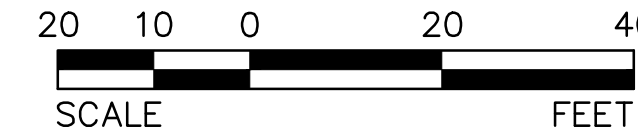
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# PODIUM FLOOR UNIT 3 AND POOL AREA



UNIT 3 PODIUM LEVEL AND L.C.E. POOL ELEMENT TABLE		
ELEMENT	AREA (SQ.FT)	AREA (ACRES)
L.C.E. COMMERCIAL	66,019	1.516
L.C.E. POOL	6,165	0.142
THE GROVE ON MAIN	200,380	4.600
UNIT 3 PODIUM GROSS	52,497	1.205
UNIT 3 PODIUM IN R/W	38	0.001
UNIT 3 PODIUM NO R/W	52,460	1.204

**NOTES:**

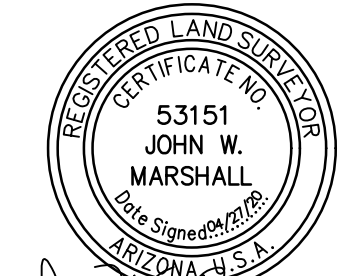
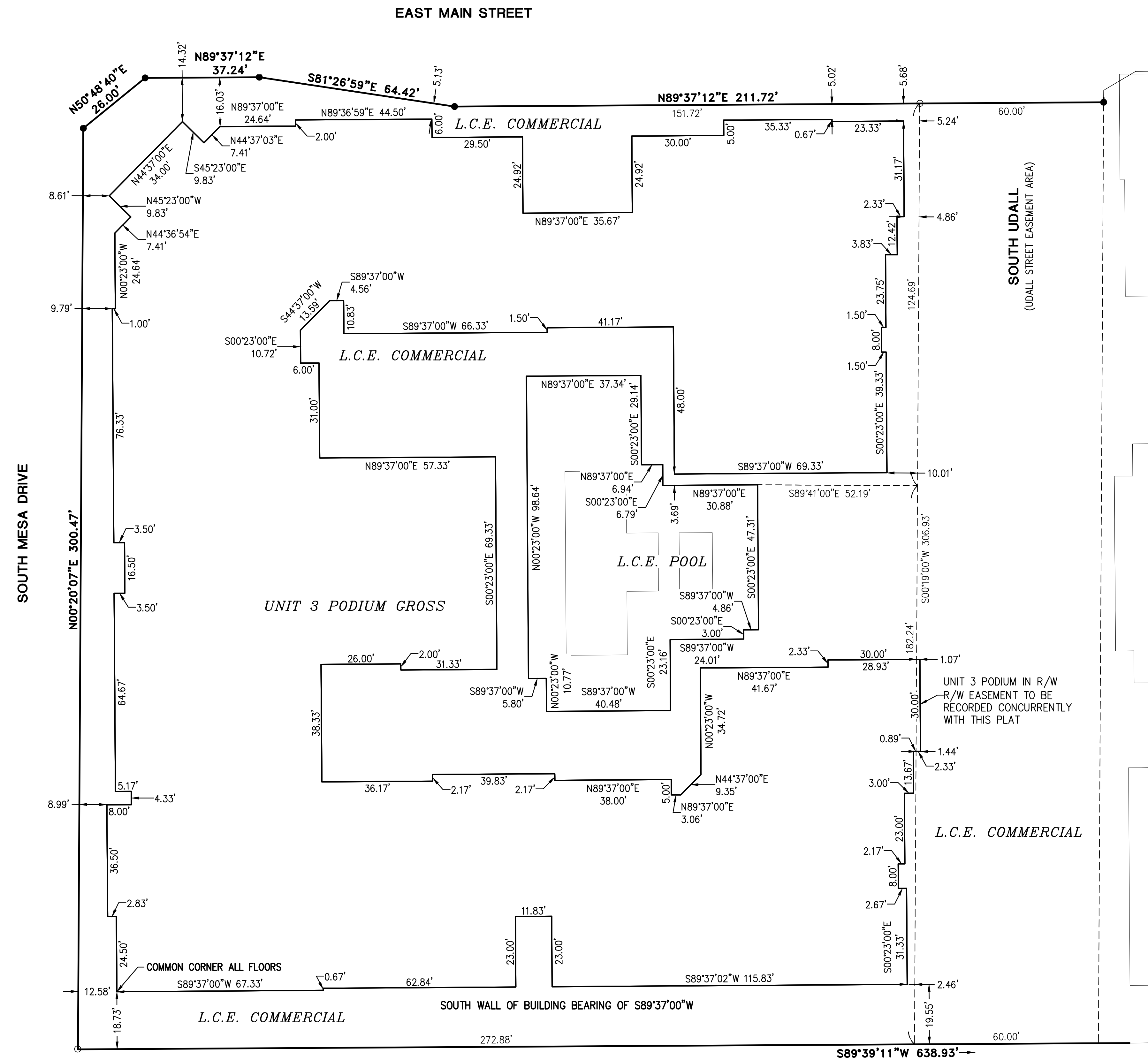
- L.C.E. COMMERCIAL - COMMON ELEMENT AREA AROUND UNIT 2 AND UNIT 3, AND IN PUBLIC R/W EASEMENT ON SOUTH UDALL, DOES NOT INCLUDE UNIT 2, UNIT 3, AREA WITHIN L.C.E.-VC-UNIT LANDSCAPE AREA, OR L.C.E. POOL
- UNIT 3 PODIUM GROSS - UNIT 3 AREA PODIUM LEVEL (INCLUDES AREA IN R/W OF UDALL)
- UNIT 3 PODIUM IN R/W - UNIT 3 AREA PODIUM LEVEL (UNIT AREA IN R/W OF UDALL)
- UNIT 3 PODIUM NO R/W - UNIT 3 AREA PODIUM LEVEL (DOES NOT INCLUDE AREA IN R/W OF UDALL)
- COMMON ELEMENT AREA DOES NOT INCLUDE UNITS

**LEGEND**

- FOUND MONUMENT AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
- BOUNDARY LINE
- - - SECTION LINE
- · - · - CENTER LINE
- - - - - RIGHT OF WAY
- · - · - - EASEMENT
- - - - - PARCEL LINE
- C.E. COMMON ELEMENT
- L.C.E. LIMITED COMMON ELEMENT
- R/W RIGHT-OF-WAY
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR

**BUILDING NOTE:**

ALL BUILDING CORNERS ARE EITHER 90 DEGREE ANGLE OR 45 DEGREE ANGLES BASED ON BEING PERPENDICULAR AND/OR AT 45 DEGREES FROM EXTERIOR BUILDING LINES.



*John W. Marshall*

REC \*\*\*\*\*

SBD \*\*\*\*\*

DS \*\*\*\*\*

STATUS: PROJECT NO.: 1989 DATE: MARCH 2020 SCALE: AS SHOWN DRAWN: JHYD APPROVED: JWM

MUNICIPAL TRACKING NO:

DWG. NO. **CP06**

SHT. 6 OF 12

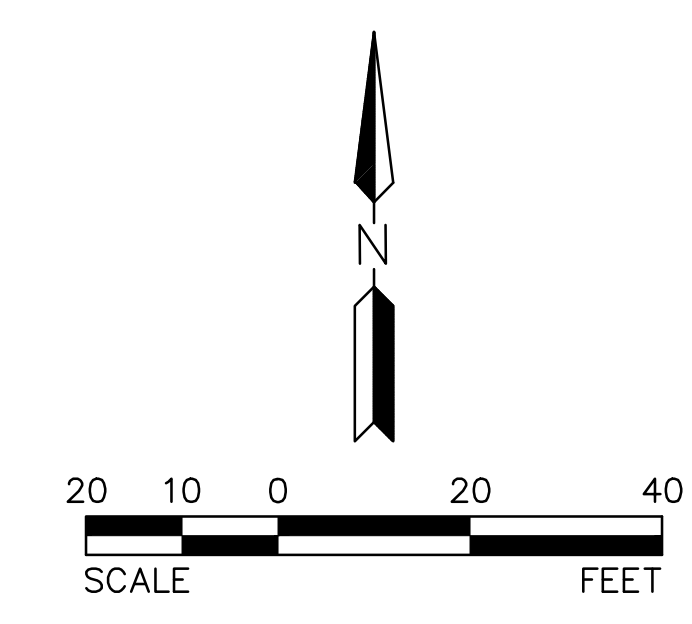
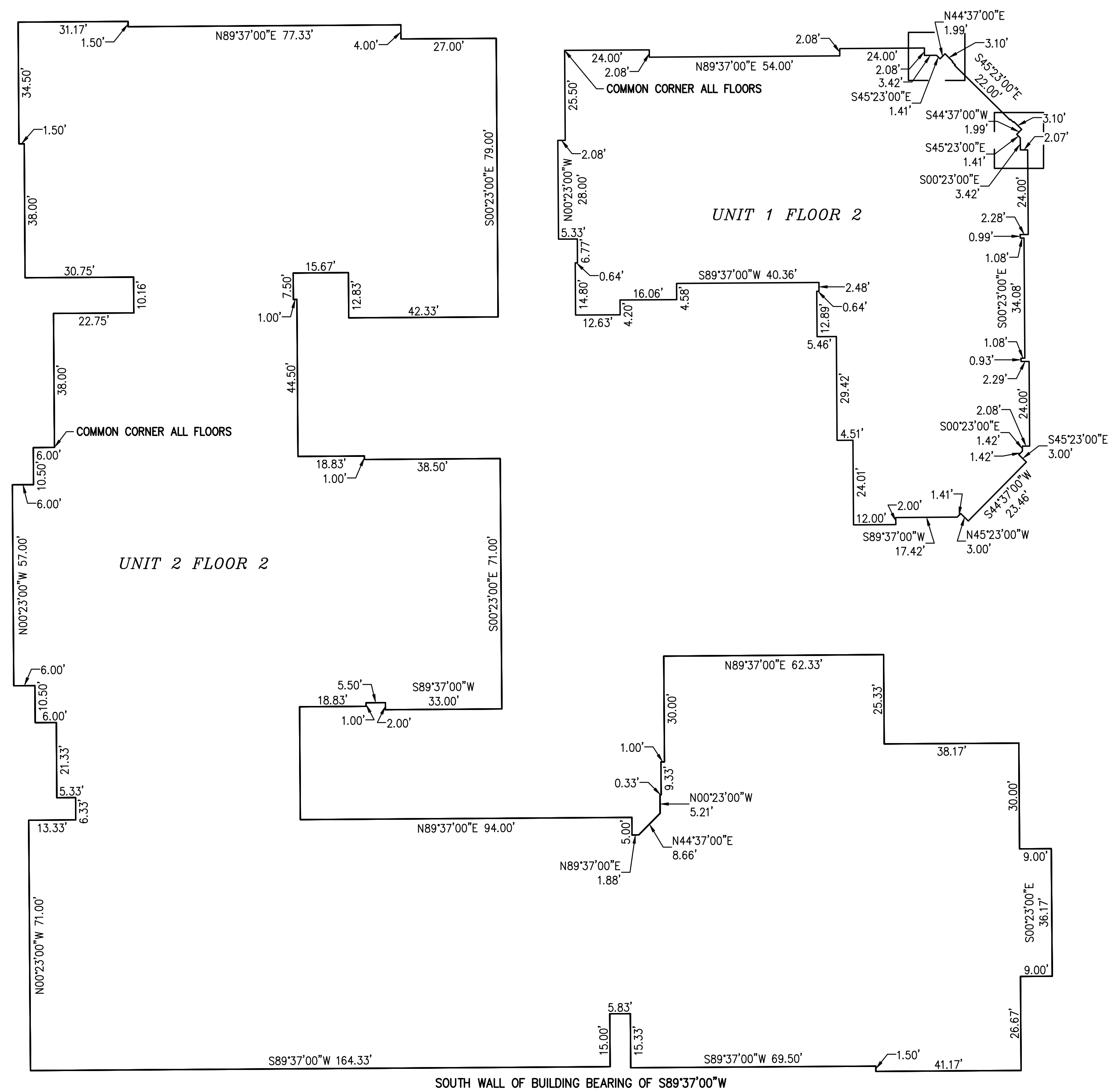
**THE GROVE ON MAIN CONDOMINIUM**  
MESA DRIVE & MAIN STREET  
MESA, ARIZONA  
**CONDOMINIUM PLAT**

**HILGARTWILSON**  
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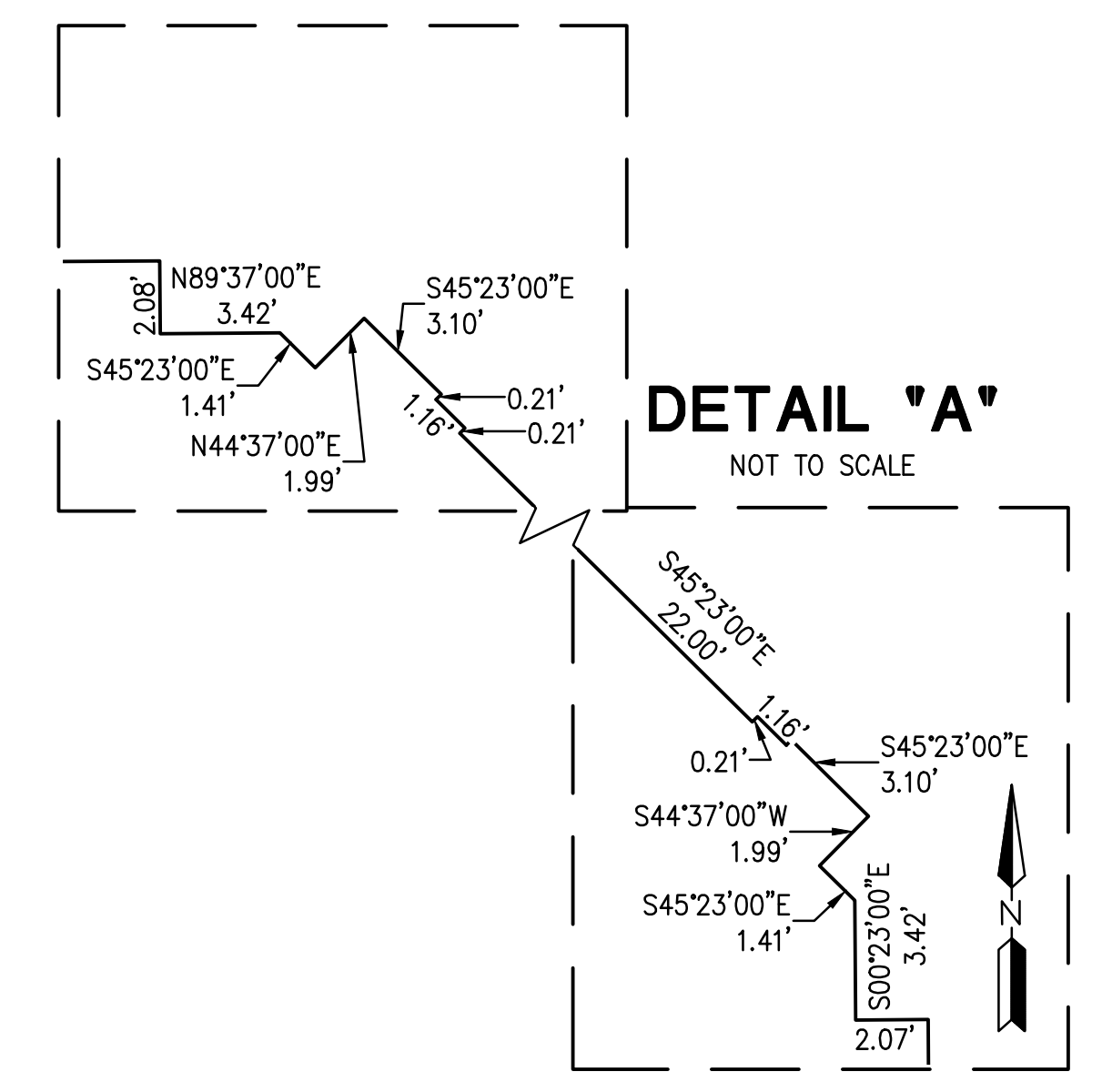
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SBD \*\*\*\*\*

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**SECOND FLOOR  
UNITS 1 AND 2**



SEE DETAIL  
"A" RIGHT

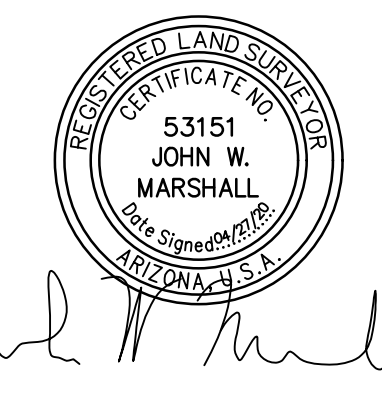
UNITS 1 AND 2 FLOOR 2 ELEMENT TABLE		
ELEMENT	AREA (SQ.FT)	AREA (ACRES)
UNIT 1 FLOOR 2	11,903	0.273
UNIT 2 FLOOR 2	49,037	1.126

**BUILDING NOTE:**  
ALL BUILDING CORNERS ARE EITHER 90 DEGREE ANGLE OR 45 DEGREE ANGLES  
BASED ON BEING PERPENDICULAR AND/OR AT 45 DEGREES FROM EXTERIOR  
BUILDING LINES.

SOUTH WALL OF BUILDING BEARING OF S89°37'00"W

REC \*\*\*\*\* SBD \*\*\*\*\* DS \*\*\*\*\*

PROJ. NO.: 1989	STATUS:
DATE: MARCH 2020	MUNICIPAL TRACKING NO:
SCALE: AS SHOWN	DRAWN: JHYD
APPROVED: JWM	

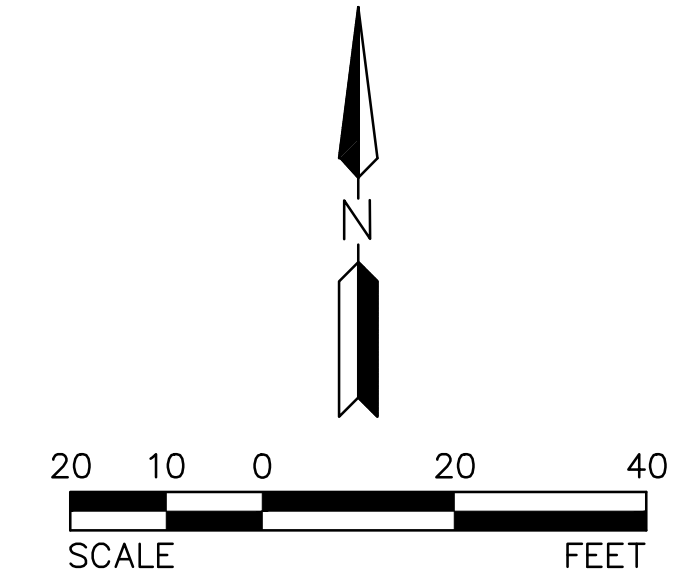
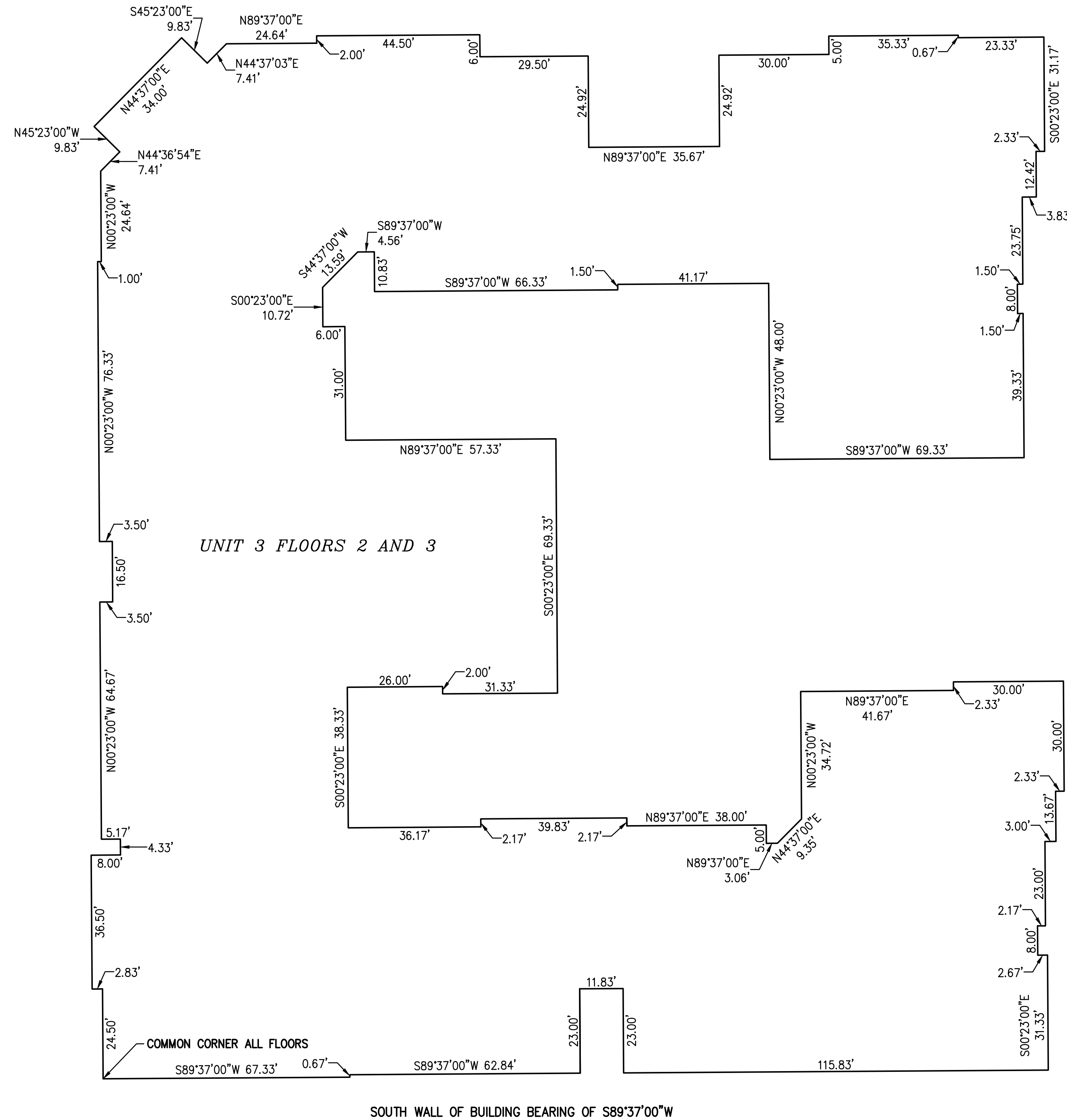


DS \*\*\*\*\*

SBD \*\*\*\*\*

REC \*\*\*\*\*

SECOND AND THIRD FLOORS  
UNIT 3



UNIT 3 FLOORS 2 AND 3 ELEMENT TABLE		
ELEMENT	AREA (SQ.FT)	AREA (ACRES)
UNIT 3 FLOOR 2	52,497	1.205
UNIT 3 FLOOR 3	52,497	1.205

**BUILDING NOTE:**  
ALL BUILDING CORNERS ARE EITHER 90 DEGREE ANGLE OR 45 DEGREE ANGLES BASED ON BEING PERPENDICULAR AND/OR AT 45 DEGREES FROM EXTERIOR BUILDING LINES.

PROJ. NO.: 1989	STATUS:
DATE: MARCH 2020	MUNICIPAL TRACKING NO:
SCALE: AS SHOWN	DRAWN: JHYD
APPROVED: JWM	

DWG. NO. <b>CP08</b>
SHT. 8 OF 12



DS \*\*\*\*\*

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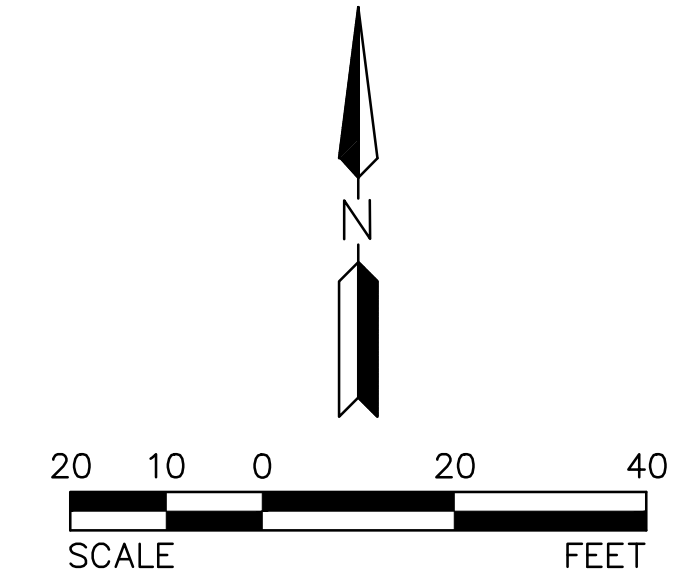
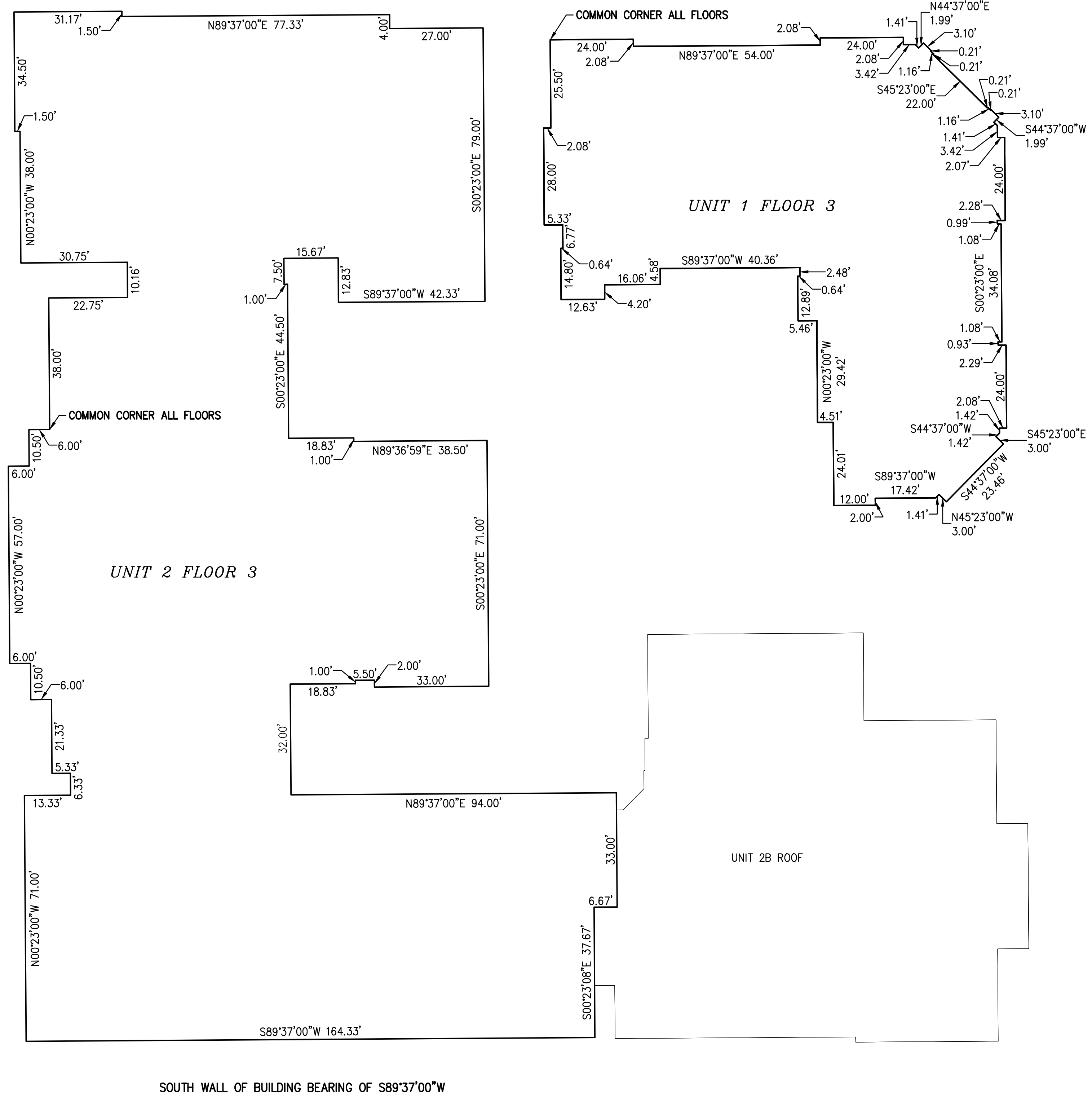
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SBD \*\*\*\*\* REC \*\*\*\*\*

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THIRD FLOOR  
UNITS 1 AND 2



UNITS 1 AND 2 FLOOR 3 ELEMENT TABLE		
ELEMENT	AREA (SQ.FT)	AREA (ACRES)
UNIT 1 FLOOR 3	11,903	0.273
UNIT 2 FLOOR 3	37,068	0.851

**BUILDING NOTE:**  
ALL BUILDING CORNERS ARE EITHER 90 DEGREE ANGLE OR 45 DEGREE ANGLES  
BASED ON BEING PERPENDICULAR AND/OR AT 45 DEGREES FROM EXTERIOR  
BUILDING LINES.



*John W. Marshall*

PROJ. NO.: 1989	STATUS:
DATE: MARCH 2020	MUNICIPAL TRACKING NO:
SCALE: AS SHOWN	DRAWN: JHYD
APPROVED: JWM	

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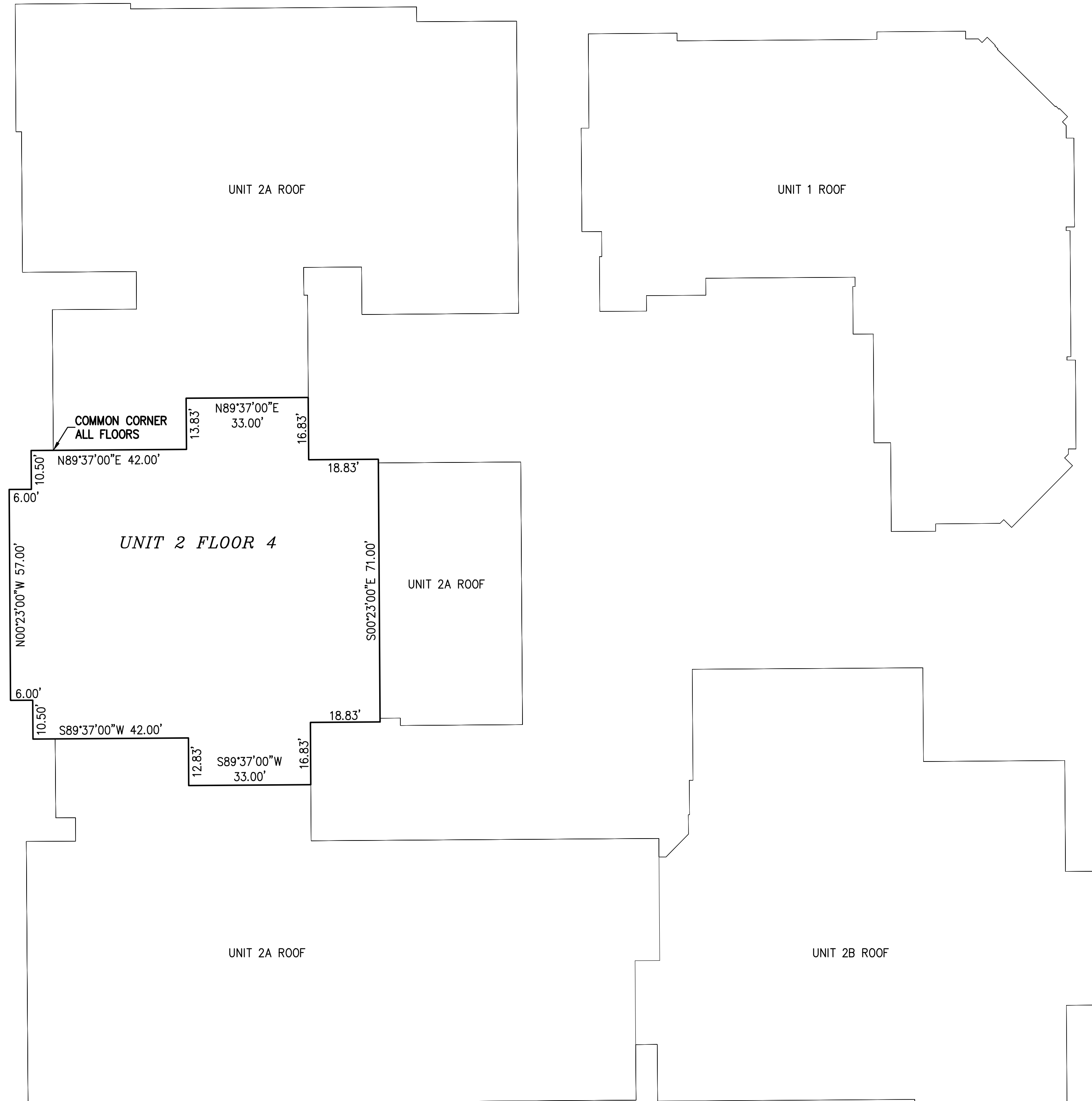
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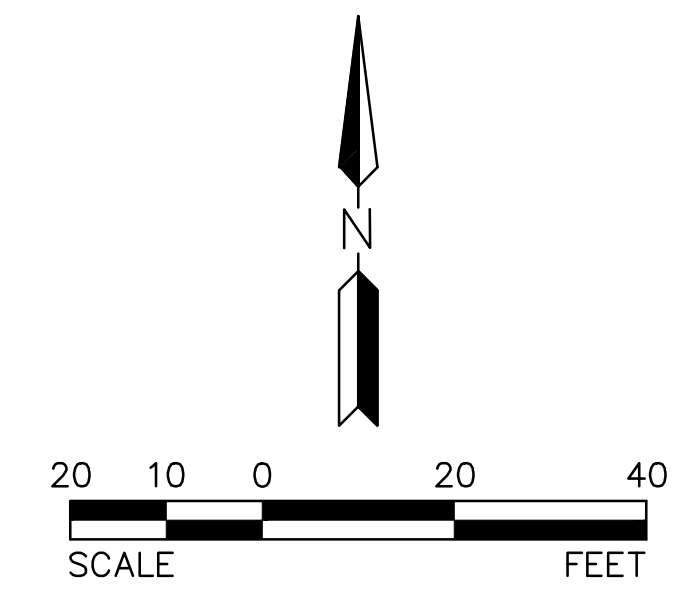
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FOURTH FLOOR UNIT 2



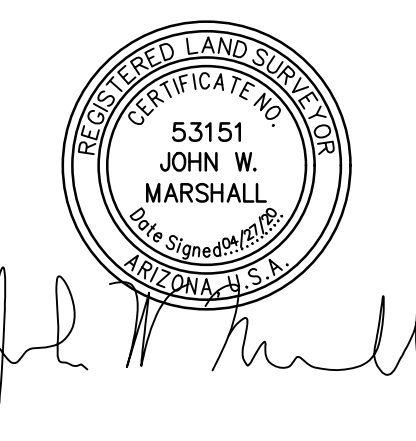
UNIT 2 FLOOR 4

SOUTH WALL OF BUILDING BEARING OF S89°37'00"W



UNIT 2 FLOOR 4 ELEMENT TABLE		
ELEMENT	AREA (SQ.FT)	AREA (ACRES)
UNIT 2 FLOOR 4	8,409	0.193

**BUILDING NOTE:**  
ALL BUILDING CORNERS ARE EITHER 90 DEGREE ANGLE OR 45 DEGREE ANGLES BASED ON BEING PERPENDICULAR AND/OR AT 45 DEGREES FROM EXTERIOR BUILDING LINES.



PROJ. NO.: 1989	STATUS:
DATE: MARCH 2020	MUNICIPAL TRACKING NO:
SCALE: AS SHOWN	DRAWN: JHYD
APPROVED: JWM	

DS \*\*\*\*\*

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REC \*\*\*\*\*

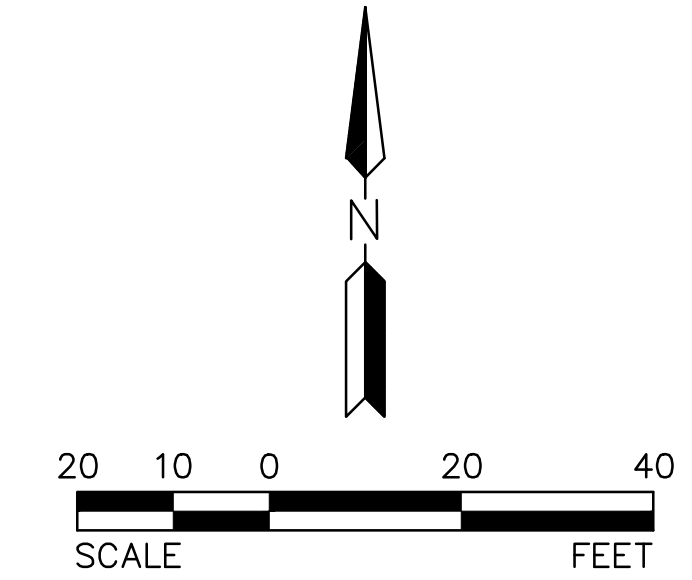
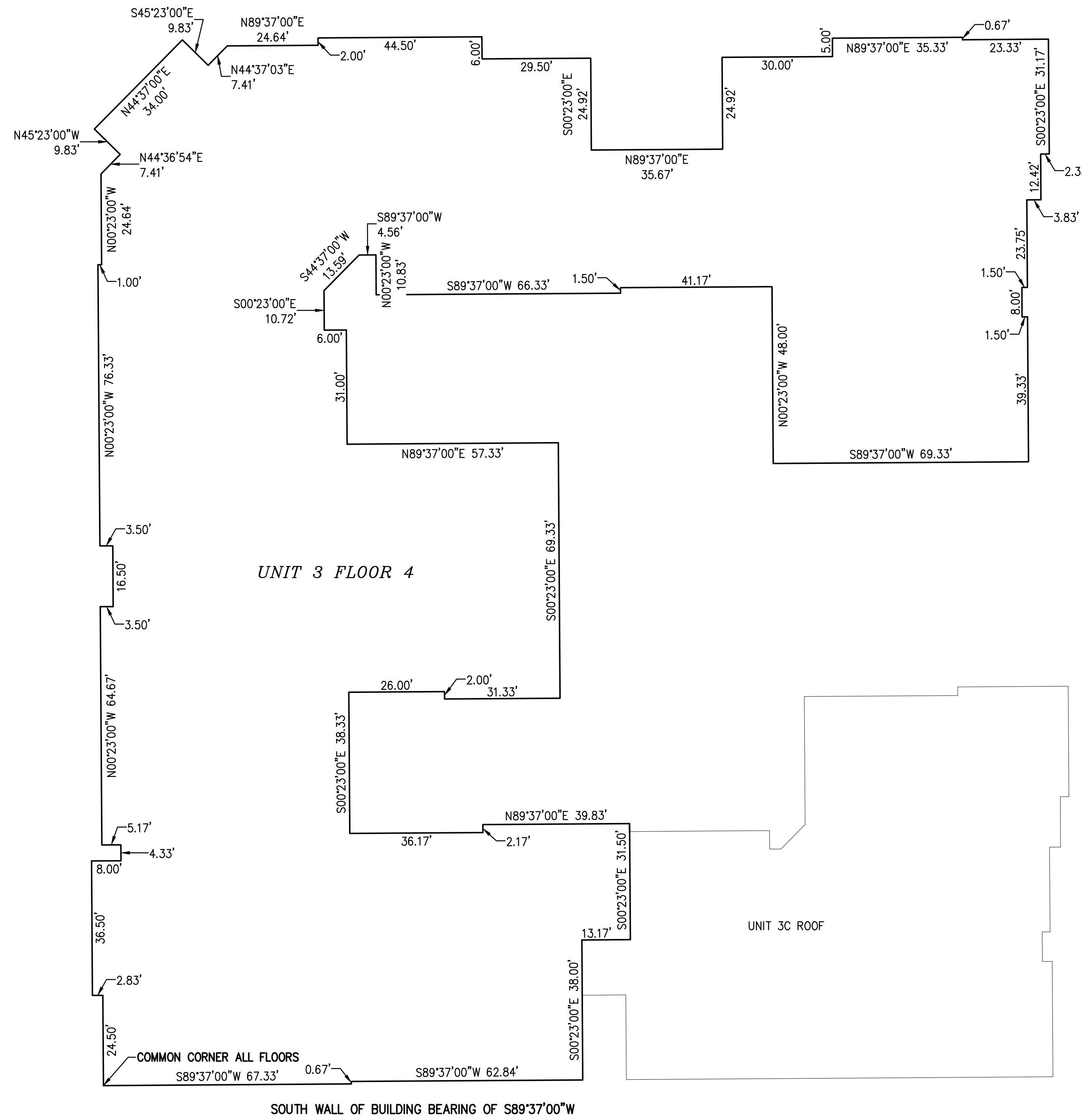
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FOURTH FLOOR UNIT 3



UNIT 3 FLOOR 4 ELEMENT TABLE		
ELEMENT	AREA (SQ.FT)	AREA (ACRES)
UNIT 3 FLOOR 4	41,953	0.963

**BUILDING NOTE:**  
 ALL BUILDING CORNERS ARE EITHER 90 DEGREE ANGLE OR 45 DEGREE ANGLES  
 BASED ON BEING PERPENDICULAR AND/OR AT 45 DEGREES FROM EXTERIOR  
 BUILDING LINES.



*John W. Marshall*

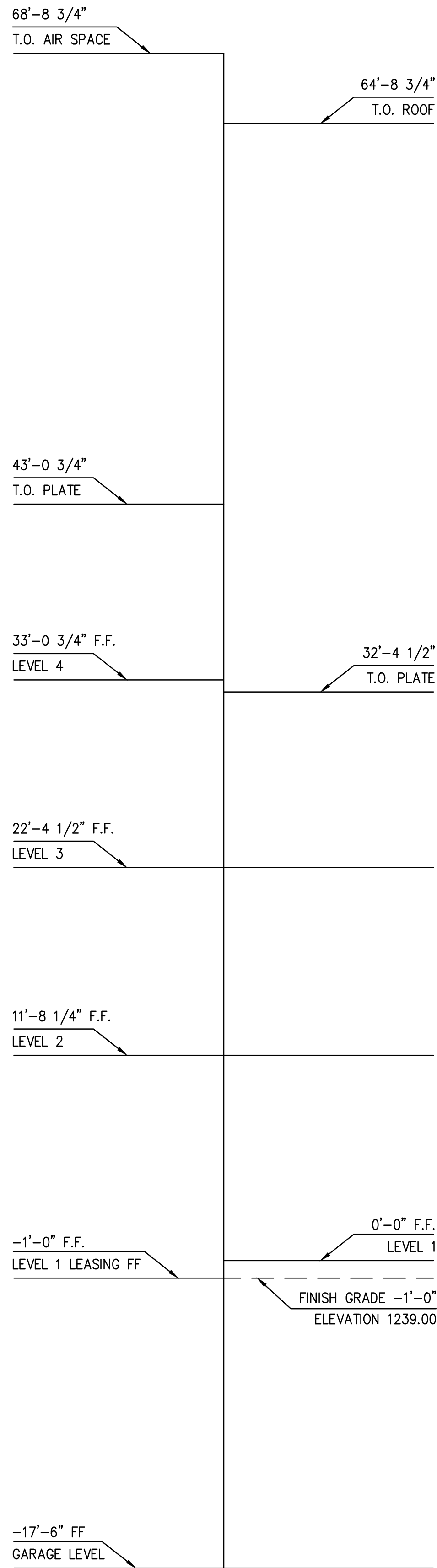
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APPROVED: JWM	

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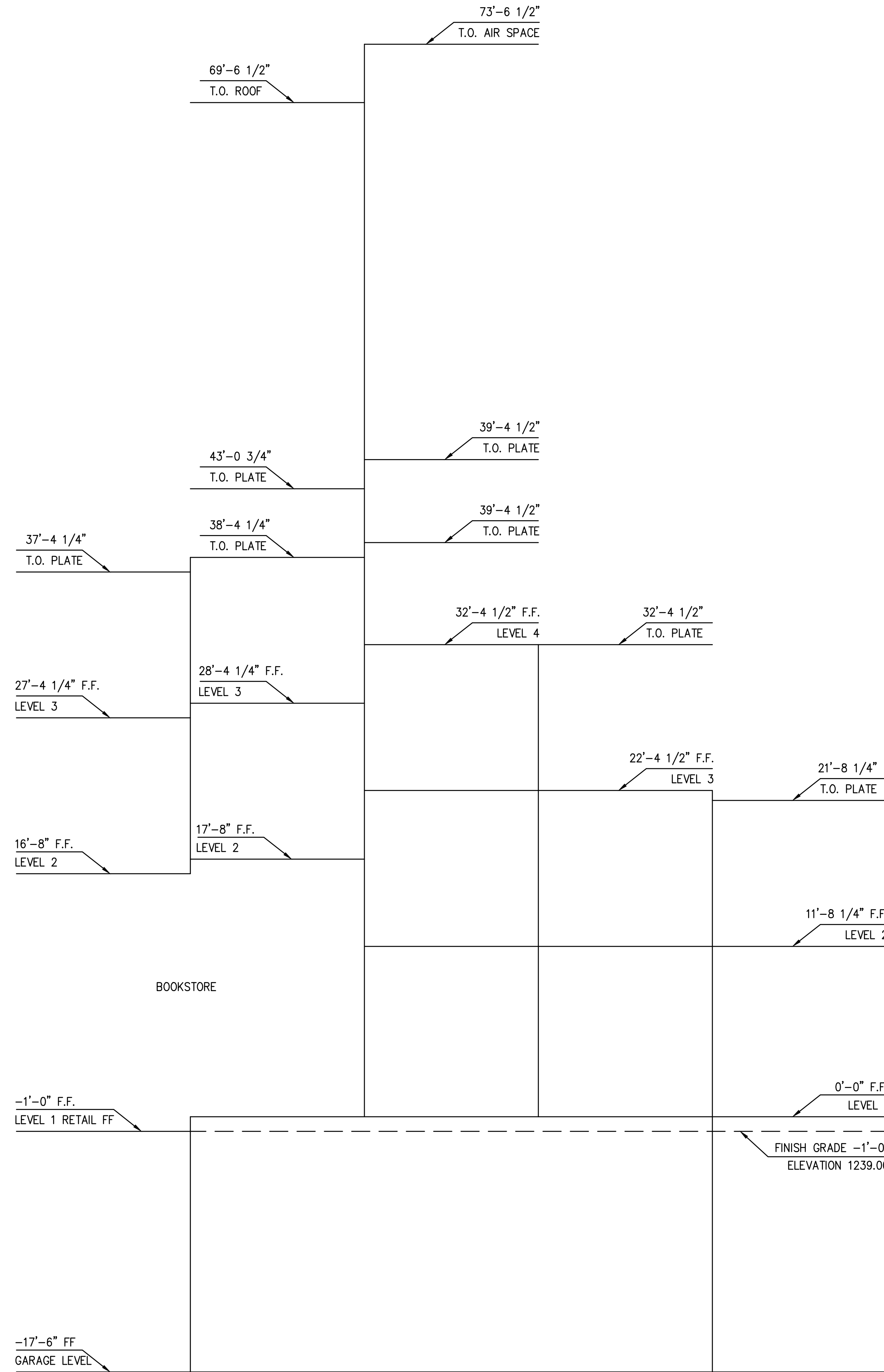
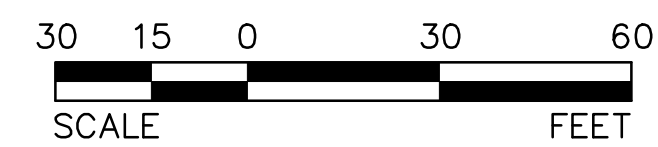
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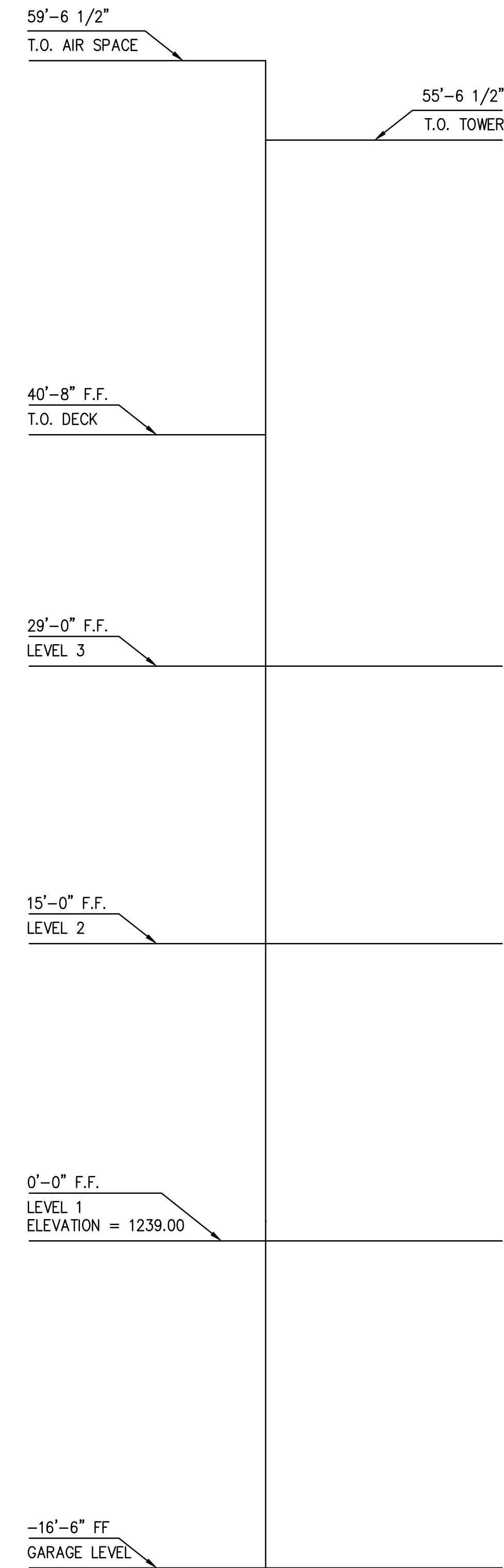
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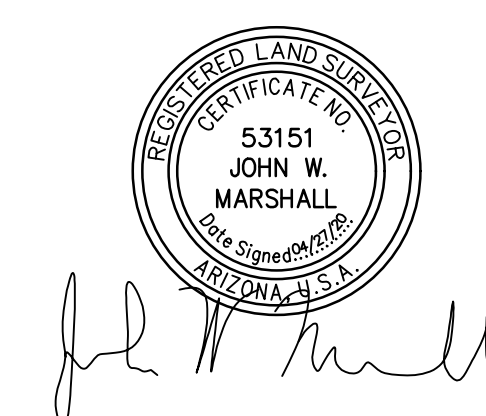
**UNIT 3**



**UNIT 2**



**UNIT 1**



DS \*\*\*\*\*

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REC \*\*\*\*\*

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SBD \*\*\*\*\*

DS \*\*\*\*\*

**THE GROVE ON MAIN CONDOMINIUM**  
 MESA DRIVE & MAIN STREET  
 MESA, ARIZONA  
**CONDOMINIUM PLAT**

PROJ. NO.: 1989  
 DATE: MARCH 2020  
 SCALE: AS SHOWN  
 DRAWN: JHYD  
 APPROVED: JWM

DWG. NO.  
**CP12**

SHT. 12 OF 12