

DEVELOPER

THE CUBES AT MESA GATEWAY, LLC,
7800 FORSYTH BLVD, 3RD FLOOR
CLAYTON, MO 63105
TELEPHONE: (314) 592-2310
CONTACT: CHRIS MCKEE

AREA TABLE

LOT	SQUARE FEET	ACRES
1	803,211	18.44
2	831,322	19.08
3	4,010,791	92.08
4	2,736,881	62.83
5	2,771,864	63.63
R/W TRACT	50,953	1.17
TOTAL	11,205,022	257.23

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

KNOW ALL MEN BY THESE PRESENT:

THAT THE CUBES AT MESA GATEWAY, LLC, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR THE CUBES AT MESA GATEWAY LOCATED IN WEST HALF OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF 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 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 CUBES AT MESA GATEWAY, LLC, HEREBY DEDICATES AND CONVEYS TO THE CITY OF MESA, IN FEE, ALL REAL PROPERTY DESIGNATED ON THIS PLAT AS "RIGHT-OF-WAY" OR "R/W" FOR USE AS PUBLIC RIGHT-OF-WAY.

EACH OF THE OWNERS, AS TO THE PORTION OF THE PROPERTY OWNED BY THAT OWNER, HEREBY DEDICATES TO THE CITY OF MESA FOR USE AS SUCH THE PUBLIC UTILITY EASEMENTS AND PUBLIC UTILITY AND FACILITY EASEMENTS, AS SHOWN ON THE SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. THE DEDICATION OF REAL PROPERTY MARKED AS STREETS ON THIS PLAT IS A DEDICATION TO THE CITY OF MESA, IN FEE, FOR THE CITY'S USE AS PUBLIC RIGHT-OF-WAY. THE DEDICATION OF REAL PROPERTY MARKED AS PUBLIC UTILITY AND FACILITIES EASEMENTS IS A DEDICATION OF A PUBLIC UTILITY AND FACILITIES EASEMENT TO THE CITY, WITH SUCH DEDICATION INCLUDING THE FOLLOWING USES: TO CONSTRUCT, INSTALL, ACCESS, MAINTAIN, REPAIR, RECONSTRUCT, REPLACE, REMOVE, UTILITIES AND FACILITIES (INCLUDING, BUT NOT LIMITED TO, WATER, WASTEWATER, GAS, ELECTRIC, STORM WATER, PIPES, CONDUIT, CABLES, AND SWITCHING EQUIPMENT), CONDUCTORS, CABLES, FIBER OPTICS, COMMUNICATION AND SIGNAL LINES, TRANSFORMERS, VAULTS, MANHOLES, CONDUITS, PIPES AND CABLES, FIRE HYDRANTS, STREET LIGHTS, STREET PAVEMENT, CURBS, GUTTERS, SIDEWALKS, TRAFFIC SIGNALS, EQUIPMENT AND SIGNS, PUBLIC TRANSIT FACILITIES, SHELTERS AND IMPROVEMENTS, LANDSCAPING, STORM DRAINAGE, WATER RETENTION AND DETENTION, FLOOD CONTROL, AND ALL APPURTENANCES TO ALL OF THE FOREGOING, AND ALL SIMILAR AND RELATED PURPOSES TO THE FOREGOING, TOGETHER WITH THE RIGHT TO ALTER GROUND LEVEL BY CUT OR FILL (PROVIDED THAT GROUND LEVEL SHALL NOT BE ALTERED IN A MANNER THAT CONFLICTS WITH THE OPERATION, MAINTENANCE, OR REPAIR OF EXISTING UTILITY OR PUBLIC IMPROVEMENTS) AND THE UNRESTRICTED RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO, FROM, AND ACROSS THE EASEMENT PROPERTY. ADDITIONALLY, THE CITY IS AUTHORIZED TO PERMIT OTHERS TO USE THE PUBLIC UTILITY AND FACILITY EASEMENT PROPERTY FOR ALL USES AND FACILITIES ALLOWED HEREIN. ALL OTHER EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN. UNLESS APPROVED OTHERWISE BY THE CITY OF MESA, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

IT IS AGREED THAT THE CUBES AT MESA GATEWAY, LLC, 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 THE CUBES AT MESA GATEWAY, LLC, OR THE SUCCESSORS OR ASSIGNS OF THE CUBES AT MESA GATEWAY AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY THE CUBES AT MESA GATEWAY, LLC, OR THE SUCCESSORS OR ASSIGNS OF THE CUBES AT MESA GATEWAY 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.

DRAINAGE COVENANTS:

THE DRAINAGE FACILITIES AND RETENTION AREAS SHALL BE MAINTAINED BY THE OWNER, HIS SUCCESSOR AND ASSIGNS SHALL PROVIDE STORM WATER CONVEYANCE AND STORAGE AS PRIVATE DRAINAGE FACILITIES AND PRIVATE RETENTION BASINS ADEQUATE TO CONVEY AND STORE DRAINAGE FROM SAID PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA;

THE AGREEMENTS CONTAINED HEREIN SHALL BE 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.

THE CUBES AT MESA GATEWAY, LLC, 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 THE CUBES AT MESA GATEWAY WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

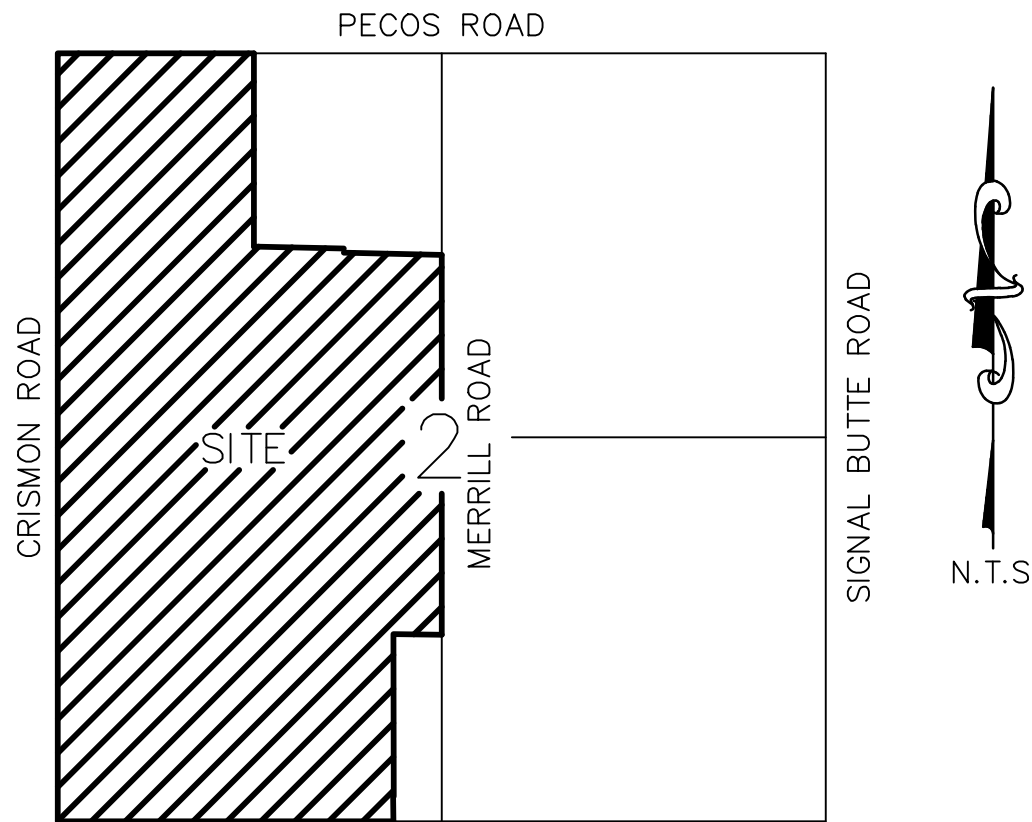
IN WITNESS WHEREOF:

THE CUBES AT MESA GATEWAY, LLC, 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 _____, 2021.

THE CUBES AT MESA GATEWAY, LLC,

BY: _____

PRELIMINARY PLAT
THE CUBES AT MESA GATEWAY
A PORTION OF THE WEST HALF OF
SECTION 2, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.



VICINITY MAP
SEC 2, T. 2 S., R. 7 E.

NOTES

- 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).
- 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, 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 TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- 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 RIGHTS-OF-WAY ALONG CRISMON ROAD, PECOS ROAD AND MERRILL 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 AN ASSURED WATER SUPPLY.
- THE AREA WITHIN THE SIGHT VISIBILITY EASEMENT AND OR TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, FENCES, OR OTHER ITEMS HIGHER THAN 36-INCH ABOVE STREET GRADES IN THESE AREAS.
- 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 WITH IN 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).
- 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."
- THE CUBES AT MESA GATEWAY, LLC, WILL HAVE THE RESPONSIBILITY FOR MAINTAINING THE "COMMON AREAS" TO BE NOTED AS TRACTS OR EASEMENTS INCLUDING LANDSCAPING AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED CONSTRUCTION DOCUMENTS (PLANS). " AND " A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) HAS BEEN OR WILL BE RECORDED FOR THIS SUBDIVISION, WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL AREAS SHOWN ON THIS PLAT."
- RIGHT OF WAY TRACT IS TO BE DEDICATED TO THE TOWN OF QUEEN CREEK ON A SEPARATE INSTRUMENT.
- PRIVATE EASEMENTS ARE TO BE DEDICATED ON THROUGH A SEPARATE EASEMENT.

LEGAL DESCRIPTION

THAT PORTION OF THE WEST HALF OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 2;

THENCE SOUTH 89 DEGREES 26 MINUTES 06 SECONDS EAST (BASIS OF BEARINGS) ALONG THE NORTH LINE OF SAID SECTION 2 A DISTANCE OF 1355.80 FEET TO A POINT FROM WHENCE THE NORTH QUARTER CORNER OF SECTION 2 BEARS SOUTH 89 DEGREES 26 MINUTES 06 SECONDS EAST A DISTANCE OF 1287.93 FEET;

THENCE SOUTH 00 DEGREES 36 MINUTES 45 SECONDS EAST A DISTANCE OF 1306.89 FEET;

THENCE SOUTH 89 DEGREES 26 MINUTES 06 SECONDS EAST A DISTANCE OF 621.35 FEET;

THENCE SOUTH 00 DEGREES 41 MINUTES 41 SECONDS EAST A DISTANCE OF 30.00 FEET;

THENCE SOUTH 89 DEGREES 26 MINUTES 06 SECONDS EAST A DISTANCE OF 668.46 FEET TO THE NORTH-SOUTH MIDSECTION LINE;

THENCE SOUTH 00 DEGREES 41 MINUTES 41 SECONDS EAST A DISTANCE OF 2625.32 FEET;

THENCE NORTH 89 DEGREES 43 MINUTES 09 SECONDS WEST A DISTANCE OF 330.05 FEET;

THENCE SOUTH 00 DEGREES 41 MINUTES 41 SECONDS EAST A DISTANCE OF 1120.16 FEET;

THENCE NORTH 89 DEGREES 43 MINUTES 09 SECONDS WEST A DISTANCE OF 3.00 FEET;

THENCE SOUTH 00 DEGREES 41 MINUTES 41 SECONDS EAST A DISTANCE OF 200.03 FEET TO THE SOUTH LINE OF SECTION 2;

THENCE NORTH 89 DEGREES 43 MINUTES 09 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 2316.59 FEET TO THE SOUTHWEST CORNER OF SECTION 2;

THENCE NORTH 00 DEGREES 38 MINUTES 59 SECONDS WEST ALONG THE WEST LINE OF SECTION 2 A DISTANCE OF 2643.39 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 2;

THENCE NORTH 00 DEGREES 36 MINUTES 22 SECONDS WEST ALONG THE WEST LINE OF SECTION 2 A DISTANCE OF 2652.06 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 7 EAST, G & S R M.

SAID LINE BEARS: NORTH 89 DEGREES 26 MINUTES 06 SECONDS EAST

ZONING

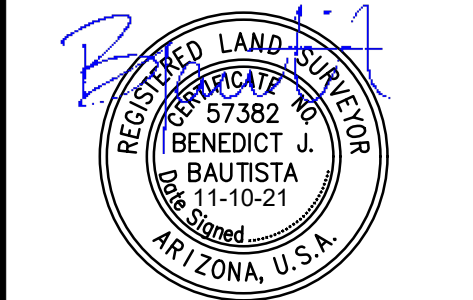
PER CITY OF MESA PLANNING AND ZONING MAP, THE SUBJECT PROPERTY IS ZONED AS GENERAL INDUSTRIAL (G)

REFERENCES

- RECORD OF SURVEY "PLSS SUBDIVISION" RECORDED IN BOOK 609, PAGE 29, M.C.R.
- RESULTS OF SURVEY RECORDED IN BOOK 959, PAGE 43, M.C.R.
- MINOR LAND DIVISION RECORDED IN BOOK 1462, PAGE 4, M.C.R.

DATE	
REVISION	
NO.	

PRELIMINARY PLAT
THE CUBES AT MESA GATEWAY
A PORTION OF
THE WEST HALF OF SECTION 2,
T. 2 S., R. 7 E., G. & S. R. M.,
MARICOPA COUNTY, ARIZONA



2738 E GUADALUPE RD SUITE 1
GILBERT, AZ 85234
WWW.AZBENCHMARK.COM

Stock & Associates
Consulting Engineers, Inc.

SCALE: N/A
DRAWN: BJB
CHECKED: BJB
DATE: 11-10-21
JOB NO.: 2021-65

DRAWING NO

1
1 OF 3

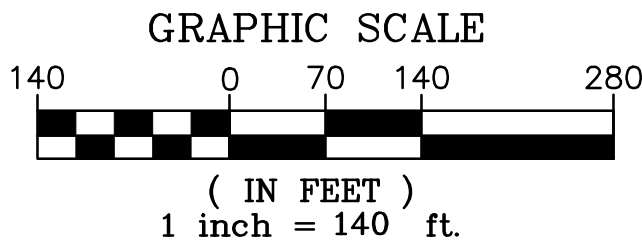
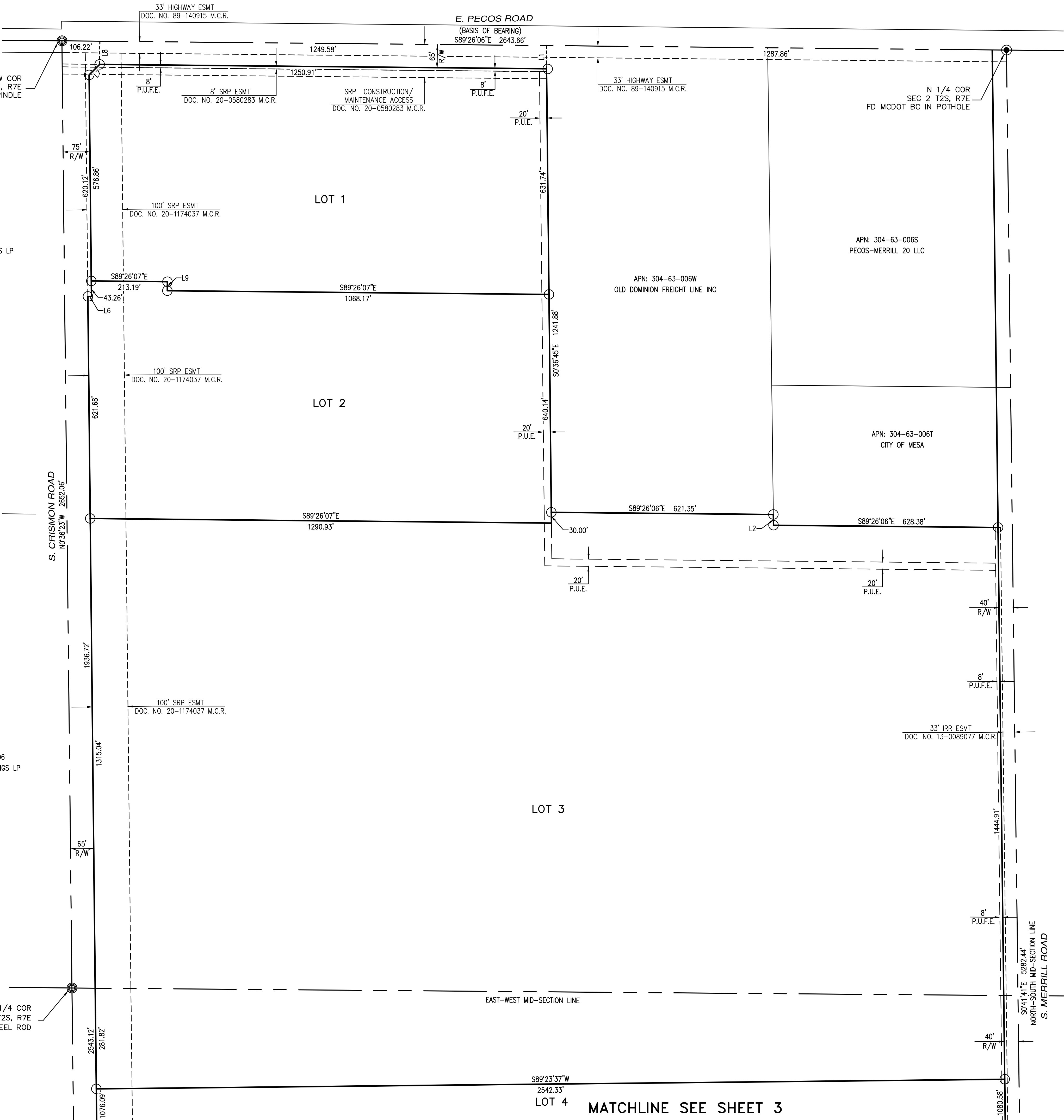
LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°36'45"E	65.01'
L2	S00°41'41"E	30.00'
L3	N89°43'09"W	3.00'
L4	N00°16'51"E	10.00'
L5	N53°37'16"W	34.04'
L6	N89°23'37"E	10.00'
L7	N44°58'23"E	41.82'
L8	S00°33'54"W	65.00'
L9	S00°33'53"W	25.00'

- LEGEND**
- BRASS CAP IN HAND HOLE
○ FD. MONUMENT AS SHOWN
○ SET REBAR W/ RLS 57382 CAP
- - - PROPOSED EASEMENT LINE
- - - EXISTING EASEMENT LINE
- - - SECTION LINE
- - - BOUNDARY LINE
- BCHH BRASS CAP IN HAND HOLE
BCF BRASS CAP FLUSH
MCR MARICOPA COUNTY RECORDER
DOC. DOCUMENT
BK. BOOK
PG. PAGE

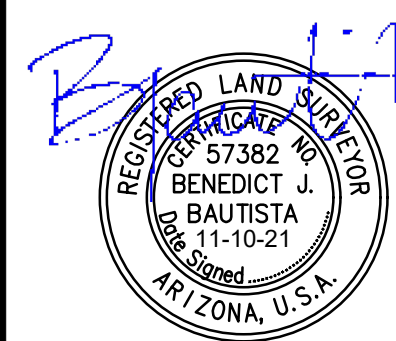
APN: 304-62-005
SUNBELT LAND HOLDINGS LP

APN: 304-62-006
SUNBELT LAND HOLDINGS LP

W 1/4 COR
SEC 2 T2S, R7E
FD 0.5" STEEL ROD



PRELIMINARY PLAT
THE CUBES AT MESA GATEWAY
A PORTION OF
THE WEST HALF OF SECTION 2,
T. 2 S., R. 7 E., G. & S. R. M.,
MARICOPA COUNTY, ARIZONA



2738 E GUADALUPE RD SUITE 1
GILBERT, AZ 85234
WWW.AZBENCHMARK.COM

STOCK & ASSOCIATES
Consulting Engineers, Inc.

SCALE: 1" = 140'
DRAWN: BJB
CHECKED: BJB
DATE: 11-10-21
JOB NO.: 2021-65

DRAWING NO
2
2 OF 3

