

FINAL PLAT FOR "SOSSAMAN BUSINESS CAMPUS"
OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH,
RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss

KNOWN ALL MEN BY THESE PRESENTS:

THAT SCD SOSSAMANS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "SOSSAMAN BUSINESS CAMPUS", LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 7 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 STREETS, LOTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE STREETS, LOTS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

SCD SOSSAMANS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY 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 EMERGENCY CROSS ACCESS, VEHICULAR AND PEDESTRIAN CROSS ACCESS, DRAINAGE CROSS ACCESS 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 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 SCD SOSSAMANS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, 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 SCD SOSSAMANS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OR THE SUCCESSORS OR ASSIGNS OF SCD SOSSAMANS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY SCD SOSSAMANS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OR THE SUCCESSORS OR ASSIGNS OF SCD SOSSAMANS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, 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 SUCCESSORS AND ASSIGNS AND 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 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.

SCD SOSSAMANS, 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 SCD SOSSAMANS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

SCD SOSSAMANS, 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 _____, 2022.

SCD SOSSAMANS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY _____

ITS _____

PARENT DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF MESA, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 8; THENCE SOUTH 89 DEGREES 53 MINUTES 49 SECONDS EAST ALONG THE NORTH BOUNDARY OF THE SOUTHWEST QUARTER OF SAID SECTION 8 A DISTANCE OF 1331.79 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

THENCE SOUTH 01 DEGREE 10 MINUTES 04 SECONDS EAST ALONG THE EAST BOUNDARY THEREOF A DISTANCE OF 490.12 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 01 DEGREE 10 MINUTES 04 SECONDS EAST ALONG SAID EAST BOUNDARY A DISTANCE OF 829.98 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 89 DEGREES 56 MINUTES 31 SECONDS WEST A DISTANCE OF 1330.58 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 01 DEGREE 13 MINUTES 07 SECONDS WEST ALONG THE WEST BOUNDARY THEREOF A DISTANCE OF 831.04 FEET TO A POINT BEARING SOUTH 01 DEGREE 13 MINUTES 07 SECONDS EAST A DISTANCE OF 490.12 FEET FROM THE WEST QUARTER CORNER OF SECTION 8;

THENCE SOUTH 89 DEGREES 53 MINUTES 49 SECONDS EAST ON A COURSE PARALLEL TO THE NORTH BOUNDARY OF THE SOUTHWEST QUARTER OF SECTION 8 A DISTANCE OF 1331.35 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF THE LAND CONVEYED TO MARICOPA COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, MORE PARTICULARLY DESCRIBED IN WARRANTY DEED, RECORDED AUGUST 22, 2012 AS 2012-0751634 OF OFFICIAL RECORDS.

COMPRISING 24.617 ACRES OR 1,072,321 SQUARE FEET MORE OR LESS.

SURVEYORS NOTES

1) THE BASIS OF BEARING IS THE MONUMENT LINE OF PALOMA AVENUE, ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8, USING A BEARING OF SOUTH 89 DEGREES 53 MINUTES 49 SECONDS EAST.

2) ALL TITLE INFORMATION AND THE DESCRIPTION SHOWN IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER NCS-1041766-PHX1, DATED NOVEMBER 30, 2020.

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

SUBDIVISION OF "SOSSAMAN ESTATES" RECORDED IN BOOK 443 OF MAPS, PAGE 48, MARICOPA COUNTY RECORDS

SUBDIVISION OF "DESERT PLACE AT MORRISON RANCH - PHASE 1" RECORDED IN BOOK 1131 OF MAPS, PAGE 34, MARICOPA COUNTY RECORDS

G.I.S. SURVEY IN DIN NO. 9364-1, MARICOPA COUNTY RECORDS

G.I.S. SURVEY IN DIN NO. 32998-1, MARICOPA COUNTY RECORDS

WARRANTY DEED IN DEED NO. 2012-0751634, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 424 OF MAPS, PAGE 15, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 1460 OF MAPS, PAGE 5, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 609 OF MAPS, PAGE 29, MARICOPA COUNTY RECORDS

ROAD DECLARATION IN DOCUMENT 2011-0742046, MARICOPA COUNTY RECORDS

FLOOD ZONE

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2760L, DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN ZONE X (SHADED). ZONE X (SHADED) IS DEFINED AS "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."

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY

OF _____, 2022 BY _____, THE _____ OF SCD SOSSAMANS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

NOTES

1. 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).

2. 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.

3. CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, REMOVABLE SECTION TYPE FENCING.

4. UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33.

5. ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.

6. 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 S. SOSSAMAN ROAD.

7. 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.

8. THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

9. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

10. ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.

11. 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.

12. 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.

13. AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT IS RECORDED WITH MARICOPA COUNTY RECORDER. THIS SUBDIVISION IS WITHIN 5 MILES OF PHOENIX-MESA GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.

14. 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.

15. 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).

16. PROPOSED OR FUTURE LANDSCAPE AND IRRIGATION SYSTEMS THAT ARE TO BE DESIGNED AND INSTALLED WITHIN ANY PUFE OR PUE MUST BE DESIGNED IN ACCORDANCE WITH THE CITY OF MESA PROCEDURE MANUAL FOR LANDSCAPE AND IRRIGATION STANDARDS.

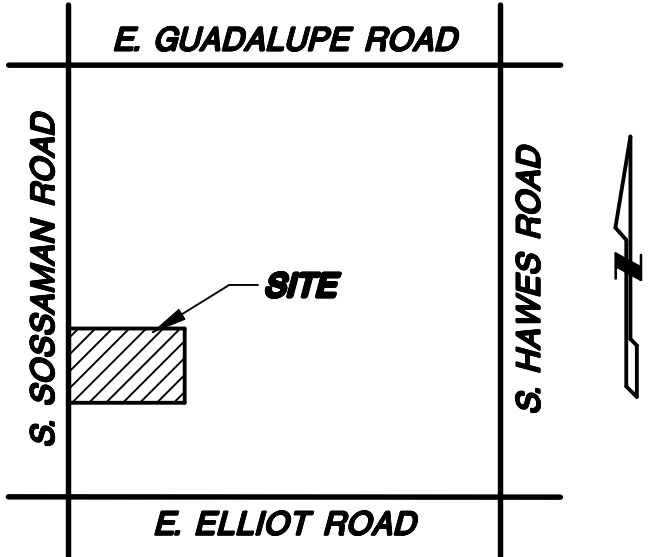
17. A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) HAS BEEN OR WILL BE RECORDED FOR THIS SUBDIVISION, WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL AREAS SHOWN ON THIS PLAT.

18. 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).

19. ZONING: LIGHT INDUSTRIAL (LI)

SHEET INDEX

SHEET 1	TITLE INFORMATION
SHEET 2	OVERALL BOUNDARY INFORMATION
SHEET 3	EASEMENT LINE TABLE EASEMENT DEDICATIONS



VICINITY MAP
NOT TO SCALE

OWNER

SCD SOSSAMAN, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY
14614 N. KIERLAND BLVD., SUITE 100
SCOTTSDALE, AZ 85254
PHONE: (480) 998-8118
CONTACT: JIM COOPER

SURVEYOR

SUPERIOR SURVEYING SERVICES INC.
2122 W. LONE CACTUS DRIVE, SUITE 11
PHOENIX, AZ 85027
PHONE: (623)869-0223
FAX: (623)869-0726
CONTACT: DAVID S. KLEIN

LOT AREA TABLE

LOT	NET AREA (SF)	NET AREA (AC)	GROSS AREA (SF)	GROSS AREA (AC)
1	126,145 SQ. FT.	2.896 ACRES	149,237 SQ. FT.	3.426 ACRES
2	110,184 SQ. FT.	2.529 ACRES	111,484 SQ. FT.	2.559 ACRES
3	97,462 SQ. FT.	2.237 ACRES	98,762 SQ. FT.	2.267 ACRES
4	191,849 SQ. FT.	4.404 ACRES	193,149 SQ. FT.	4.434 ACRES
5	189,195 SQ. FT.	4.343 ACRES	190,495 SQ. FT.	4.373 ACRES
6	103,733 SQ. FT.	2.381 ACRES	105,033 SQ. FT.	2.411 ACRES
7	78,184 SQ. FT.	1.795 ACRES	79,484 SQ. FT.	1.825 ACRES
8	154,345 SQ. FT.	3.543 ACRES	177,467 SQ. FT.	4.074 ACRES

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA, ON THIS ____ DAY OF _____, 2022.

BY: _____ MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

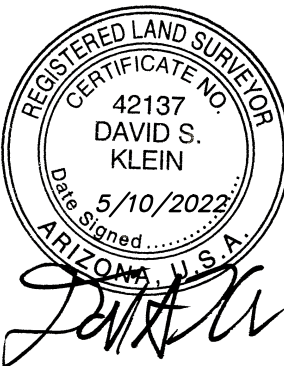
THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS-45-576.

APPROVED: _____ CITY ENGINEER _____ DATE _____

CERTIFICATION

I, DAVID S. KLEIN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT CONSISTING OF THREE SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF MARCH; 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 RETRACTED; THAT THE CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT TIME OF CONSTRUCTION.

MAY 10, 2022
DAVID S. KLEIN
R.L.S. 42137
2122 W. LONE CACTUS DRIVE
SUITE 11, PHOENIX, AZ 85027

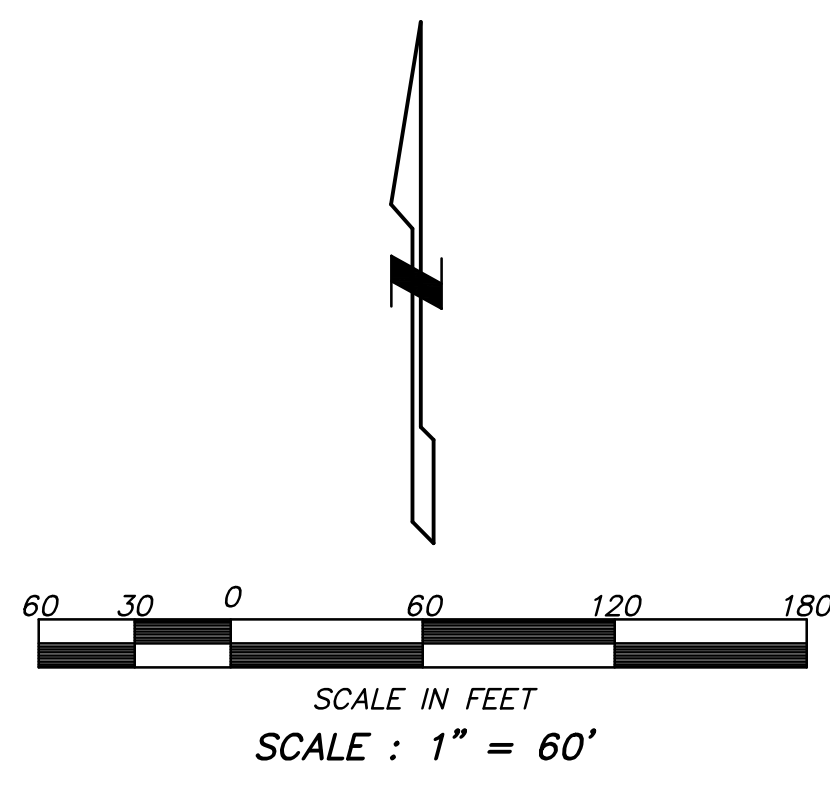
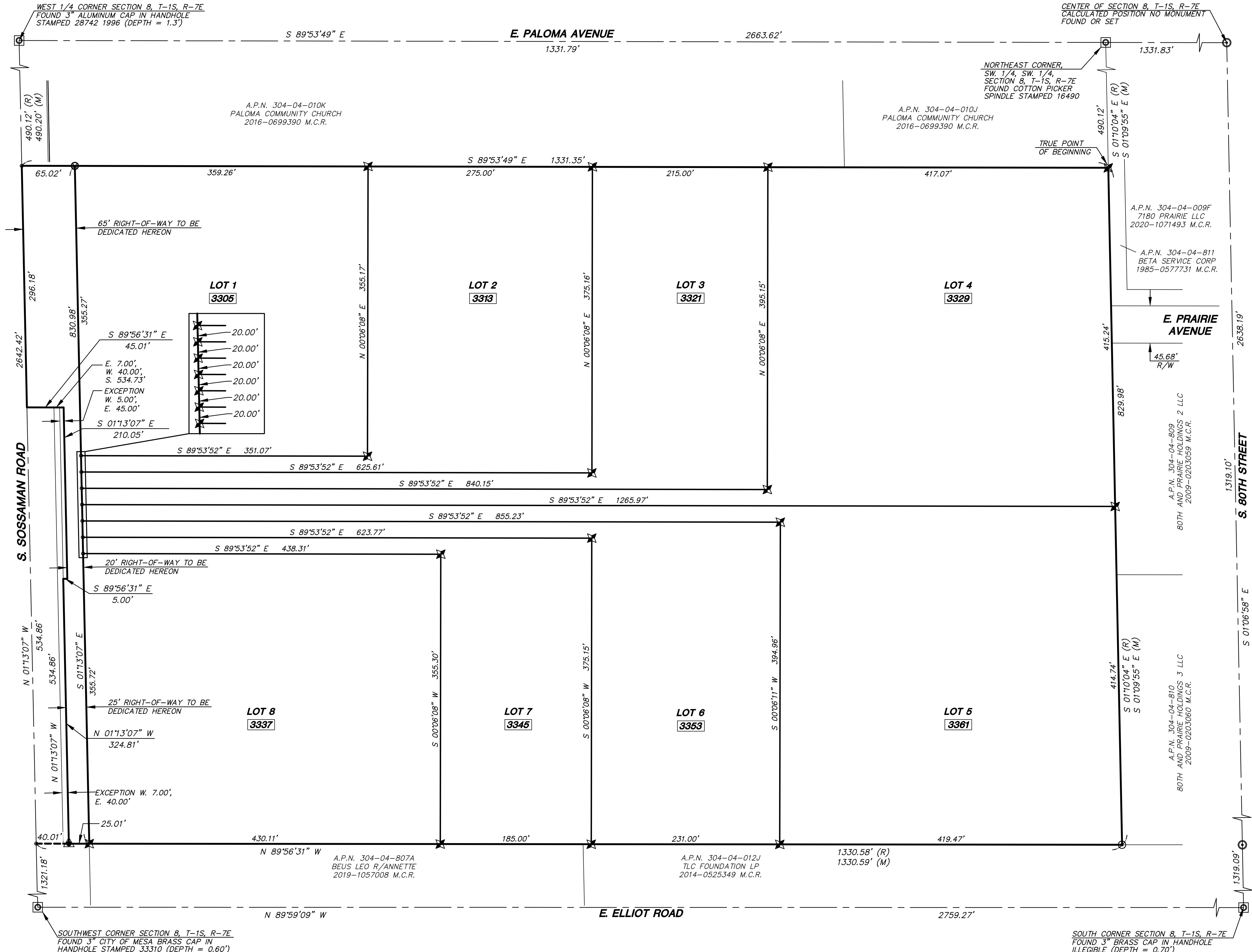


FINAL PLAT FOR
"SOSSAMAN BUSINESS CAMPUS"
3327 S. SOSSAMAN ROAD, MESA, AZ 85212

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com



DWN: ALM CHR: DK
SHEET 1 OF 3
DATE: 5/10/2022
JOB#: 202012014



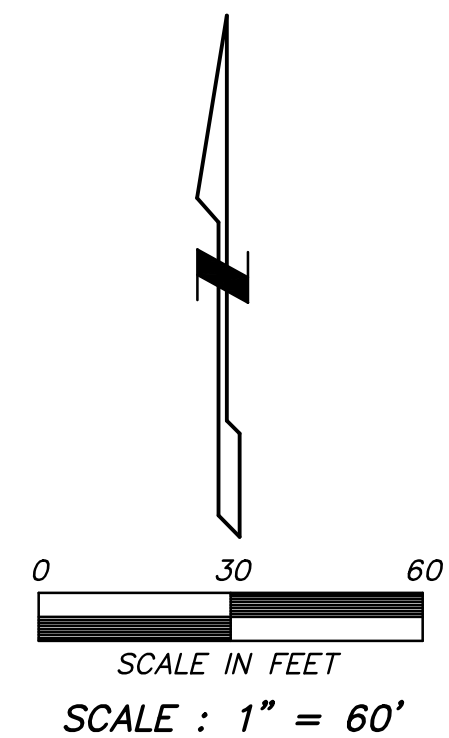
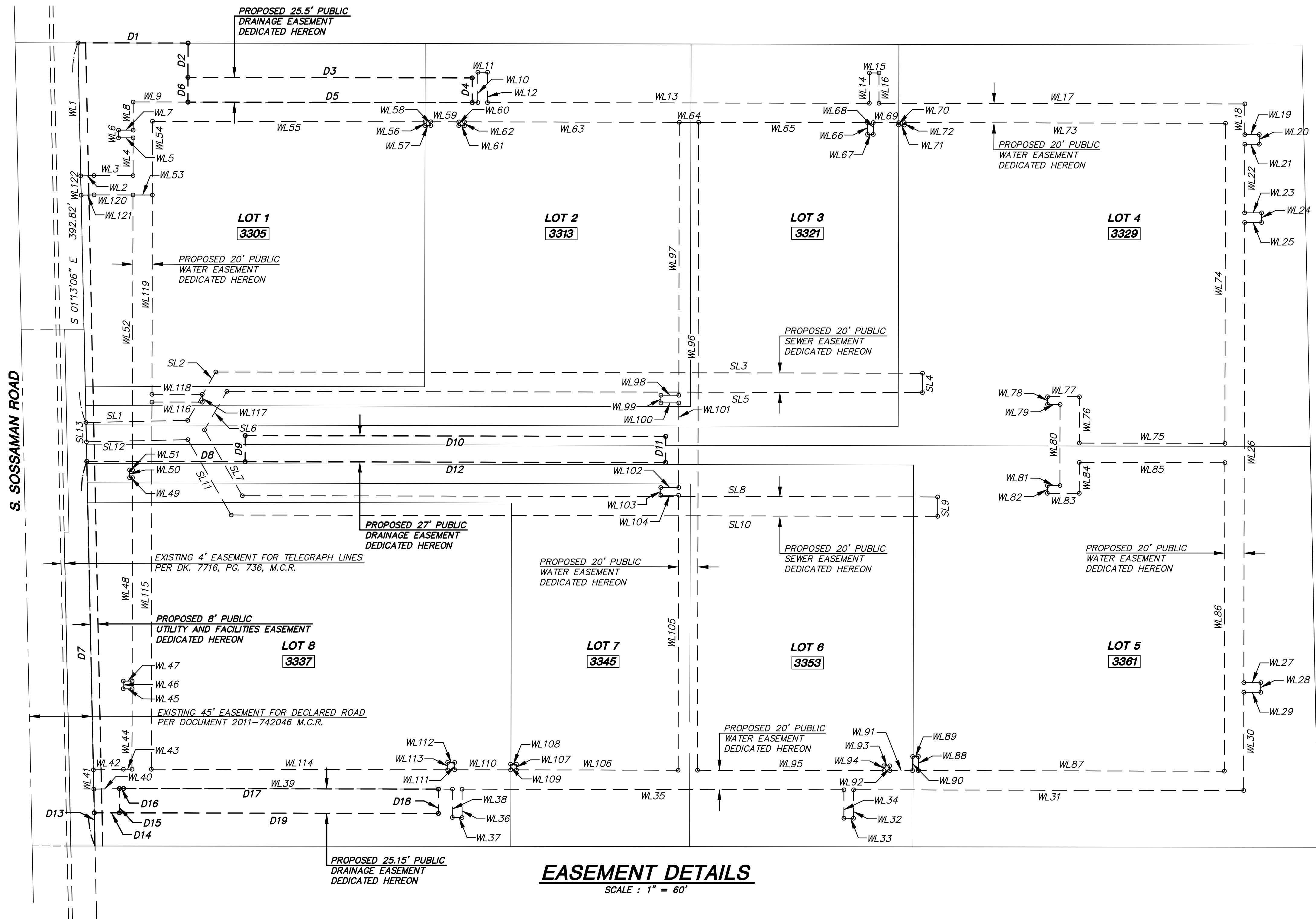
LEGEND	
	BOUNDARY LINE
	CENTER LINE OR MONUMENT LINE
	FOUND 1/2" CAPPED REBAR
	STAMPED 28742
	FOUND 1/2" CAPPED REBAR
	CAP ILLEGIBLE
	CORNER TO BE SET
	UPON PLAT APPROVAL
	FOUND 1/2" CAPPED REBAR
	STAMPED 19850
	CALCULATED POSITION
	NO MONUMENT FOUND OR SET
A.P.N.	ASSESSORS PARCEL NUMBER
M.C.R.	MARICOPA COUNTY RECORDS
(TYP.)	TYPICAL
R/W	RIGHT OF WAY
BK.	BOOK
DK.	DOCKET
PG.	PAGE
(R)	DESCRIPTION
(M)	MEASURED



FINAL PLAT FOR
"SOSSAMAN BUSINESS CAMPUS"
3327 S. SOSSAMAN ROAD, MESA, AZ 85212

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com





LINE	BEARING	DISTANCE
WL1	S 01°13'07\"	137.58'
WL2	N 88°46'53\"	13.60'
WL3	S 89°53'52\"	40.49'
WL4	N 00°06'08\"	39.07'
WL5	N 89°53'52\"	15.02'
WL6	N 00°06'08\"	8.00'
WL7	S 89°53'52\"	15.02'
WL8	N 00°06'08\"	29.14'
WL9	S 89°53'52\"	356.50'
WL10	N 00°06'08\"	31.36'
WL11	S 89°53'52\"	10.00'
WL12	S 00°06'08\"	31.36'
WL13	S 89°53'52\"	395.00'
WL14	N 00°06'08\"	31.36'
WL15	S 89°53'52\"	10.00'
WL16	S 00°06'08\"	31.36'
WL17	S 89°53'52\"	378.50'
WL18	S 00°06'08\"	31.64'
WL19	S 89°53'52\"	15.00'
WL20	S 00°06'08\"	10.00'
WL21	N 89°53'52\"	15.00'
WL22	S 00°06'08\"	71.00'
WL23	S 89°53'52\"	17.50'
WL24	S 00°06'08\"	10.00'
WL25	N 89°53'52\"	17.50'
WL26	S 00°06'08\"	476.00'
WL27	S 89°53'52\"	17.50'
WL28	S 00°06'08\"	10.00'
WL29	N 89°53'52\"	17.50'
WL30	S 00°06'08\"	101.63'
WL31	N 89°53'52\"	403.50'
WL32	S 00°06'08\"	29.38'
WL33	N 89°53'52\"	10.00'
WL34	N 00°06'08\"	29.38'
WL35	N 89°53'52\"	395.00'
WL36	S 00°06'08\"	29.38'
WL37	N 89°53'52\"	10.00'
WL38	N 00°06'08\"	29.38'
WL39	N 89°53'52\"	340.20'
WL40	S 88°46'53\"	30.77'
WL41	N 01°13'07\"	20.00'
WL42	N 88°46'53\"	31.00'
WL43	S 89°53'52\"	8.93'
WL44	S 00°06'08\"	83.20'
WL45	N 89°53'52\"	9.25'
WL46	N 00°06'08\"	8.00'
WL47	S 89°53'52\"	9.25'
WL48	N 00°06'08\"	210.43'
WL49	N 89°53'52\"	3.00'
WL50	N 00°06'08\"	8.00'
WL51	S 89°53'52\"	3.00'
WL52	N 00°06'08\"	284.43'
WL53	S 89°53'52\"	20.00'
WL54	N 00°06'08\"	76.22'
WL55	S 89°53'52\"	281.83'
WL56	S 00°06'08\"	3.89'
WL57	N 89°53'52\"	6.00'
WL58	N 00°06'08\"	25.50'
WL59	S 89°53'52\"	29.00'
WL60	S 00°06'08\"	3.89'
WL61	S 89°53'52\"	6.00'

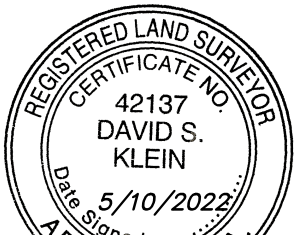
LINE	BEARING	DISTANCE
WL62	N 00°06'08\"	3.89'
WL63	S 89°53'52\"	222.17'
WL64	S 89°53'52\"	20.00'
WL65	S 89°53'52\"	174.67'
WL66	S 00°06'08\"	12.22'
WL67	S 89°53'52\"	6.00'
WL68	N 00°06'08\"	12.22'
WL69	S 89°53'52\"	26.17'
WL70	S 00°06'08\"	2.39'
WL71	S 89°53'52\"	6.00'
WL72	N 00°06'08\"	2.39'
WL73	S 89°53'52\"	332.17'
WL74	S 00°06'08\"	331.14'
WL75	N 89°53'52\"	150.59'
WL76	N 00°06'08\"	47.90'
WL77	N 89°53'52\"	33.00'
WL78	S 00°06'08\"	8.00'
WL79	S 89°53'52\"	13.00'
WL80	S 00°06'08\"	83.91'
WL81	N 89°53'52\"	13.00'
WL82	S 00°06'08\"	8.00'
WL83	S 89°53'52\"	33.00'
WL84	N 00°06'08\"	32.01'
WL85	S 89°53'52\"	150.59'
WL86	S 00°06'08\"	319.13'
WL87	N 89°53'52\"	316.50'
WL88	N 00°06'08\"	14.54'
WL89	N 89°53'52\"	6.00'
WL90	S 00°06'08\"	14.54'
WL91	N 89°53'52\"	23.67'
WL92	N 00°06'08\"	4.87'
WL93	N 89°53'52\"	6.00'
WL94	S 00°06'08\"	4.87'
WL95	N 89°53'52\"	192.83'
WL96	N 00°06'08\"	670.27'
WL97	S 00°06'08\"	282.39'
WL98	N 89°53'52\"	18.50'
WL99	S 00°06'08\"	8.00'
WL100	S 89°53'52\"	18.50'
WL101	S 00°06'08\"	87.50'
WL102	N 89°53'52\"	18.50'
WL103	S 00°06'08\"	8.00'
WL104	S 89°53'52\"	18.50'
WL105	S 00°06'08\"	284.37'
WL106	N 89°53'52\"	167.33'
WL107	N 00°06'08\"	5.88'
WL108	N 89°53'52\"	6.00'
WL109	S 00°06'08\"	5.88'
WL110	N 89°53'52\"	57.92'
WL111	N 00°06'08\"	7.63'
WL112	N 89°53'52\"	7.25'
WL113	S 00°06'08\"	7.63'
WL114	N 89°53'52\"	306.50'
WL115	N 00°06'08\"	379.88'
WL116	S 89°53'52\"	52.00'
WL117	N 00°06'08\"	8.00'
WL118	N 89°53'52\"	52.00'
WL119	N 00°06'08\"	206.18'
WL120	N 89°53'52\"	40.26'
WL121	S 88°46'53\"	13.37'
WL122	N 01°13'07\"	20.00'

EASEMENT DETAILS

SCALE : 1" = 60'

LINE	BEARING	DISTANCE
SL1	N 88°46'53\"	105.24'
SL2	N 30°06'13\"	57.87'
SL3	S 89°53'47\"	731.06'
SL4	S 00°06'13\"	20.00'
SL5	S 89°53'47\"	719.51'
SL6	S 30°06'13\"	46.17'
SL7	S 29°53'47\"	78.50'
SL8	S 89°53'47\"	719.35'
SL9	S 00°06'13\"	20.00'
SL10	N 89°53'47\"	730.90'
SL11	N 29°53'47\"	89.89'
SL12	N 88°46'53\"	109.95'
SL13	N 01°13'07\"	20.00'

LINE	BEARING	DISTANCE
D1	S 89°53'49\"	113.93'
D2	S 00°06'11\"	35.52'
D3	S 89°53'52\"	294.00'
D4	S 00°06'08\"	25.50'
D5	N 89°53'52\"	294.00'
D6	N 00°06'08\"	25.50'
D7	N 01°13'08\"	397.90'
D8	S 89°53'53\"	163.78'
D9	N 00°06'07\"	27.00'
D10	S 89°53'53\"	435.00'
D11	S 00°06'07\"	27.00'
D12	N 89°53'53\"	435.00'
D13	N 01°13'07\"	34.34'
D14	S 89°53'52\"	25.91'
D15	N 00°05'40\"	25.05'
D16	N 88°46'53\"	4.30'
D17	S 89°53'52\"	325.70'
D18	S 00°05'52\"	25.15'
D19	N 89°53'52\"	330.00'



FINAL PLAT FOR "SOSSAMAN BUSINESS CAMPUS"

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SUPERIOR
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DWN: ALM CHK: DK
SHEET 3 OF 3
DATE: 5/10/2022
JOB: 202012014