

DEDICATION

STATE OF ARIZONA }  
COUNTY OF MARICOPA }SS

KNOW ALL MEN BY THESE PRESENTS:

THAT SCANNELL PROPERTIES #507, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SCANNELL PROPERTIES #583, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SCANNELL PROPERTIES #584, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SCANNELL PROPERTIES #585, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND MESA GATEWAY 202 PROPERTY OWNERS' ASSOCIATION, INC., AN ARIZONA CORPORATION, AS OWNERS, DO HEREBY PUBLISH THIS FINAL PLAT FOR "MESA GATEWAY 202", A PORTION OF THE NORTH HALF OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARE 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.

SCANNELL PROPERTIES #507, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SCANNELL PROPERTIES #583, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SCANNELL PROPERTIES #584, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SCANNELL PROPERTIES #585, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND MESA GATEWAY 202 PROPERTY OWNERS' ASSOCIATION, INC., AN ARIZONA CORPORATION, HEREBY DEDICATE AND CONVEY 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.

TRACT A IS HEREBY GRANTED FOR PRIVATE UTILITIES AND ACCESS DRIVES WITHIN THIS DEVELOPMENT. TRACT A WILL BE OWNED AND MAINTAINED BY THE MESA GATEWAY 202 OWNERS ASSOCIATION.

THAT SCANNELL PROPERTIES #507, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SCANNELL PROPERTIES #583, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SCANNELL PROPERTIES #584, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SCANNELL PROPERTIES #585, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND MESA GATEWAY 202 PROPERTY OWNERS' ASSOCIATION, INC., AN ARIZONA CORPORATION, AS OWNERS, HEREBY DEDICATE TO THE CITY OF MESA FOR USE AS SUCH THE 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 SCANNELL PROPERTIES #507, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SCANNELL PROPERTIES #583, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SCANNELL PROPERTIES #584, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SCANNELL PROPERTIES #585, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND MESA GATEWAY 202 PROPERTY OWNERS' ASSOCIATION, INC., AN ARIZONA CORPORATION, OR THEIR 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 SCANNELL PROPERTIES #507, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SCANNELL PROPERTIES #583, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SCANNELL PROPERTIES #584, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SCANNELL PROPERTIES #585, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND MESA GATEWAY 202 PROPERTY OWNERS' ASSOCIATION, INC., AN ARIZONA CORPORATION, OR THE SUCCESSORS OR ASSIGNS OF SCANNELL PROPERTIES #507, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SCANNELL PROPERTIES #583, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SCANNELL PROPERTIES #584, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SCANNELL PROPERTIES #585, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND MESA GATEWAY 202 PROPERTY OWNERS' ASSOCIATION, INC., AN ARIZONA CORPORATION, AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY SCANNELL PROPERTIES #507, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SCANNELL PROPERTIES #583, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SCANNELL PROPERTIES #584, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SCANNELL PROPERTIES #585, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND MESA GATEWAY 202 PROPERTY OWNERS' ASSOCIATION, INC., AN ARIZONA CORPORATION, OR THE SUCCESSORS OR ASSIGNS OF SCANNELL PROPERTIES #507, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SCANNELL PROPERTIES #583, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SCANNELL PROPERTIES #584, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SCANNELL PROPERTIES #585, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND MESA GATEWAY 202 PROPERTY OWNERS' ASSOCIATION, INC., AN ARIZONA CORPORATION, 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.

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT ON LOT 6 AND 7 ARE HEREBY RESERVED AS A DRAINAGE FACILITY AND RETENTION BASIN FOR THE INCLUSIVE CONVEYANCE OF DRAINAGE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FOR THE PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA, TOGETHER WITH THE RIGHT TO INGRESS AND EGRESS TO MAINTAIN SAID DRAINAGE FACILITY.

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.

SCANNELL PROPERTIES #507, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SCANNELL PROPERTIES #583, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SCANNELL PROPERTIES #584, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SCANNELL PROPERTIES #585, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND MESA GATEWAY 202 PROPERTY OWNERS' ASSOCIATION, INC., AN ARIZONA CORPORATION, WARRANT AND REPRESENT TO THE CITY OF MESA THAT THEY ARE THE SOLE 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 SCANNELL PROPERTIES #507, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SCANNELL PROPERTIES #583, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SCANNELL PROPERTIES #584, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SCANNELL PROPERTIES #585, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND MESA GATEWAY 202 PROPERTY OWNERS' ASSOCIATION, INC., AN ARIZONA CORPORATION, WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

SCANNELL PROPERTIES #507, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE AUTHORIZED OFFICER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

SCANNELL PROPERTIES #507, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
MARC D. PFLEGING, MANAGER

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ }SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED MARC D. PFLEGING, WHO ACKNOWLEDGES HIMSELF TO BE THE MANAGER OF SCANNELL PROPERTIES #507, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND ACKNOWLEDGES THAT HE AS SUCH OFFICER, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

FINAL PLAT  
FOR  
"MESA GATEWAY 202"

BEING A PORTION OF THE NORTH HALF OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 7 EAST  
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

IN WITNESS WHEREOF:

SCANNELL PROPERTIES #583, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE AUTHORIZED OFFICER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

SCANNELL PROPERTIES #583, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
MARC D. PFLEGING, MANAGER

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ }SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED MARC D. PFLEGING, WHO ACKNOWLEDGES HIMSELF TO BE THE MANAGER OF SCANNELL PROPERTIES #583, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND ACKNOWLEDGES THAT HE 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:

SCANNELL PROPERTIES #584, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE AUTHORIZED OFFICER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

SCANNELL PROPERTIES #584, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
MARC D. PFLEGING, MANAGER

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ }SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED MARC D. PFLEGING, WHO ACKNOWLEDGES HIMSELF TO BE THE MANAGER OF SCANNELL PROPERTIES #584, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND ACKNOWLEDGES THAT HE 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:

SCANNELL PROPERTIES #585, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE AUTHORIZED OFFICER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

SCANNELL PROPERTIES #585, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
MARC D. PFLEGING, MANAGER

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ }SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED MARC D. PFLEGING, WHO ACKNOWLEDGES HIMSELF TO BE THE MANAGER OF SCANNELL PROPERTIES #585, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND ACKNOWLEDGES THAT HE AS SUCH OFFICER, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

REFERENCE DOCUMENTS

- PLSS SUBDIVISION RECORD OF SURVEY (GDACS) PER BOOK 609, PAGE 29, M.C.R.
- RECORD OF SURVEY PER BOOK 823, PAGE 07, M.C.R.
- MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION RECORD OF SURVEY PER BOOK 1401, PAGE 14, M.C.R.
- RESULTS OF SURVEY PER BOOK 1471, PAGE 03, M.C.R.
- RIGHT OF WAY PLANS OF THE GATEWAY FREEWAY, PROJECT NO. 024 MA 000 H6867 01R, PERFORMED BY HUBBARD ENGINEERING, DRAWING NO. D-07-T-977, LAST REVISED 08-22-2016.

IN WITNESS WHEREOF:

MESA GATEWAY 202 PROPERTY OWNERS' ASSOCIATION, INC., AN ARIZONA CORPORATION AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE AUTHORIZED OFFICER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

MESA GATEWAY 202 PROPERTY OWNERS' ASSOCIATION, INC., AN ARIZONA CORPORATION

BY: \_\_\_\_\_  
MARC D. PFLEGING, SECRETARY

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ }SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED MARC D. PFLEGING, WHO ACKNOWLEDGES HIMSELF TO BE THE MANAGER OF MESA GATEWAY 202 PROPERTY OWNERS' ASSOCIATION, INC., AN ARIZONA CORPORATION AND ACKNOWLEDGES THAT HE AS SUCH OFFICER, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

LENDER'S CONSENT AND SUBORDINATION

THE UNDERSIGNED, A BENEFICIARY UNDER A CERTAIN DEED OF TRUST RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, AZ AT DOCUMENT NO. 2021-1137542 ENCUMBERING THE PROPERTY, HEREBY EXPRESSLY CONSENTS TO AND JOINS IN THE EXECUTION AND RECORDING OF THIS PLAT AND DOES HEREBY SUBORDINATE THE LIEN OF THE DEED OF TRUST TO THE EASEMENTS DEDICATED AND GRANTED HEREIN AS SHOWN ON THIS PLAT. IT IS EXPRESSLY UNDERSTOOD THAT THIS RELEASE AND SUBORDINATION APPLIES ONLY TO THE PORTIONS OF THE PROPERTY BEING CONVEYED AND DEDICATED AND SHALL NOT, IN ANY WAY, AFFECT THE LIEN OF THE DEED OF TRUST UPON THE REMAINDER OF THE PROPERTY. THE UNDERSIGNED REPRESENTS THAT HE OR SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS LENDER'S CONSENT AND SUBORDINATION ON BEHALF OF THE LENDER AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, AZ AT DOCUMENT NO. 2021-1137542.

LIT FINANCIAL, LP, A DELAWARE LIMITED PARTNERSHIP

BY: LIT HOLDINGS GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY,  
ITS: GENERAL PARTNER

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022,  
BEFORE ME THE UNDERSIGNED OFFICER PERSONALLY APPEARED \_\_\_\_\_, WHO ACKNOWLEDGES HIMSELF/HERSELF TO BE THE \_\_\_\_\_, AND ACKNOWLEDGES AS SUCH OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE HEREIN CONTAINED.

BY: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

BENCHMARK

BENCHMARK IS A FOUND P.K. NAIL W/ TAG AT THE NORTHWEST CORNER OF HAWES ROAD & ELLIOT ROAD ON THE SOUTH SIDE OF A HEADWALL.  
CITY OF MESA BENCHMARK  
ELEVATION: 1377.52'  
DATUM: NAVD88

BASIS OF BEARING

BASIS OF BEARING IS S89°33'10"E ALONG THE EAST-WEST MID-SECTION LINE OF SECTION 21, AS SHOWN ON THE RECORD OF SURVEY PER BOOK 1662, PAGE 25, MARICOPA COUNTY RECORDS, ARIZONA, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

FLOOD ZONE DESIGNATION

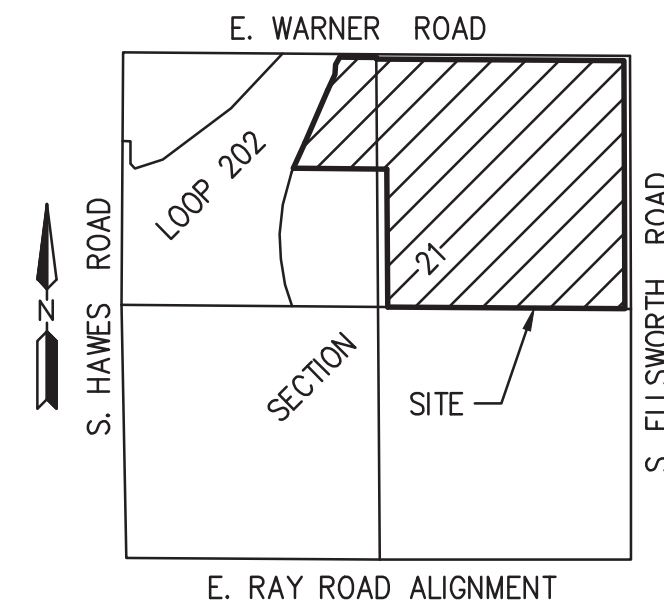
THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN, AREAS OF 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) SHEET FLOW FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF BASE FLOOD STREAM FLOODING WITH A CONTRIBUTING DRAINAGE AREA OF LESS THAN 1 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 0401362760L, PANEL NUMBER 2760 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.

OWNER

SCANNELL PROPERTIES #507, LLC  
8801 RIVER CROSSING BLVD., SUITE 300  
INDIANAPOLIS, IN 46240  
CONTACT: MR. SCOTT MOE  
PHONE: 1-651-707-5867

SURVEYOR:

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



VICINITY MAP  
NOT TO SCALE

GENERAL 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, 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 E. WARNER ROAD, S. ELLSWORTH ROAD, & E. STARFIRE AVENUE.
- 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.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
- TRACT A IS HEREBY DEDICATED AS AN EASEMENT FOR INGRESS/EGRESS FOR REFUSE AND EMERGENCY VEHICLES, PUBLIC UTILITIES AND FACILITIES AND DRAINAGE PURPOSES, TO THE CITY OF MESA FOR USE AS SUCH THE PUBLIC UTILITY AND FACILITIES EASEMENTS, THE CONTROLLED VEHICULAR ACCESS EASEMENT AND A BLANKET EASEMENT UPON, ACROSS, OVER AND UNDER ALL ACCESSWAYS FOR INGRESS AND EGRESS FOR REFUSE AND EMERGENCY TYPE VEHICLES.
- 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 2 MILES 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.

APPROVALS

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

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

LAND SURVEYOR CERTIFICATION

I, KIRK J. PANGUS, 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 APRIL, 2022; 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.

KIRK J. PANGUS  
RLS 19344  
HILGARTWILSON, LLC  
2141 E. HIGHLAND AVE., STE. 250  
PHOENIX, ARIZONA 85016  
P: 602.490.0535  
kpangus@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.

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MESA GATEWAY 202  
S.W.C. OF ELLSWORTH ROAD AND WARNER ROAD  
MESA, ARIZONA  
FINAL PLAT

HILGARTWILSON  
ENGINEER | PLAN | SURVEY | MANAGE  
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436  
PHOENIX, AZ 85016  
www.hilgartwilson.com

PROJ. NO: 2298	STATUS:
DATE: SEPT. 2022	MUNICIPAL TRACKING NO:
SCALE: AS SHOWN	DRAWN: JK/JDL
	APPROVED: KJP

DWG. NO.  
FP01  
SHT. 1 OF 3

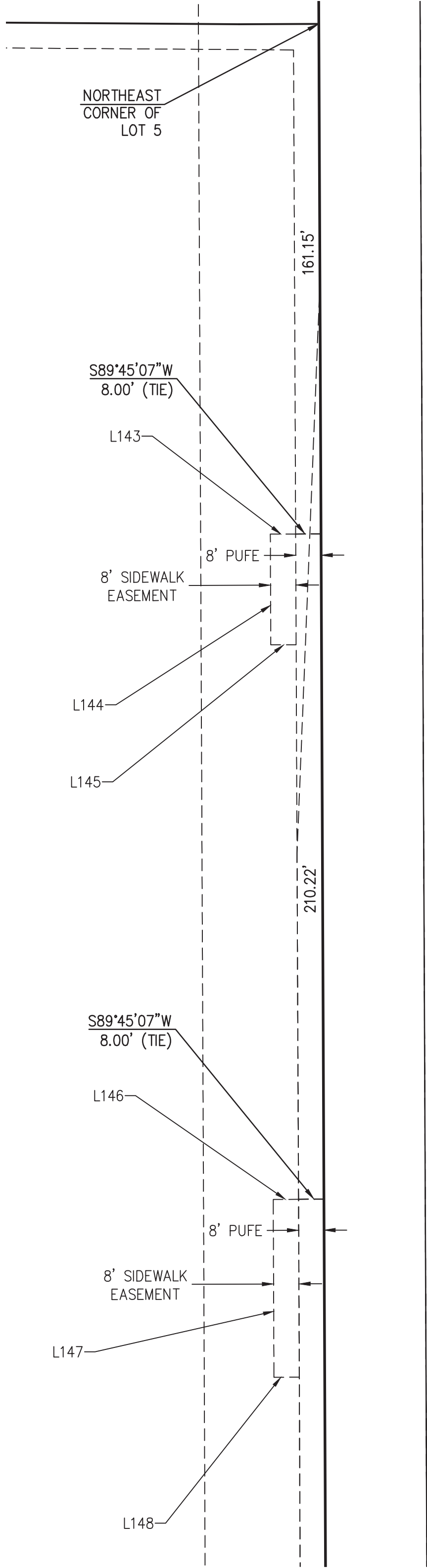






LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH
L1	S00°38'07"W	137.74'	L69	S00°40'17"W	18.50'	L99	N89°19'43"W	123.97'	L131	N00°40'09"E	12.99'	L161	S89°19'51"E	33.35'
L2	S89°36'41"E	27.32'	L70	N89°19'43"W	20.00'	L100	S00°40'17"W	10.00'	L132	S89°19'51"E	20.00'	L162	S89°19'51"E	183.94'
L3	S00°40'17"W	79.74'	L71	N00°40'17"E	18.50'	L101	N89°19'43"W	20.00'	L133	S00°40'09"W	12.99'	L163	S89°19'51"E	70.75'
L4	S89°36'41"E	509.01'	L72	N89°19'45"W	16.00'	L102	N00°40'17"E	10.00'	L134	N00°40'09"E	13.93'	L164	S89°19'51"E	74.47'
L5	S89°36'41"E	7.23'	L73	N00°40'17"E	20.00'	L103	N89°19'43"W	107.38'	L135	S89°19'51"E	20.00'			
L6	S89°36'41"E	12.77'	L74	S89°19'45"E	16.00'	L104	N00°40'17"E	354.74'	L136	S00°40'09"W	13.93'			
L7	S00°14'53"E	3.63'	L75	N89°19'45"W	16.00'	L107	N89°22'27"W	9.38'	L137	N00°40'09"E	14.42'			
L8	S00°14'53"E	26.38'	L76	N00°40'17"E	20.00'	L108	N00°40'17"E	20.00'	L138	S89°19'51"E	20.00'			
L9	S00°14'53"E	36.63'	L77	S89°19'45"E	16.00'	L109	S89°22'27"E	9.37'	L139	S00°40'09"W	14.42'			
L10	S89°19'51"E	182.95'	L78	N00°40'17"E	75.90'	L110	N89°22'27"W	9.38'	L140	N00°40'31"E	10.00'			
L11	N00°40'09"E	42.11'	L79	N89°22'21"W	12.49'	L111	N00°40'17"E	20.00'	L141	S89°19'51"E	154.98'			
L12	S89°19'43"E	20.00'	L80	N00°37'39"E	20.00'	L112	S89°22'27"E	9.37'	L142	N00°40'09"E	4.40'			
L13	S00°40'09"W	42.10'	L81	S89°22'21"E	12.51'	L113	S89°22'27"E	9.05'	L143	S89°45'07"W	8.00'			
L14	S89°19'51"E	320.52'	L82	N00°40'17"E	123.08'	L114	S00°37'33"W	20.00'	L144	S00°14'53"E	35.00'			
L15	N00°40'09"E	44.07'	L83	N89°22'21"W	12.61'	L115	N89°22'27"W	9.05'	L145	N89°45'07"E	8.00'			
L16	S89°19'43"E	20.00'	L84	N00°37'39"E	20.00'	L116	S89°22'27"E	9.14'	L146	S89°45'07"W	8.00'			
L17	S00°40'09"W	44.07'	L85	S89°22'21"E	12.62'	L117	S00°40'17"W	20.00'	L147	S00°14'53"E	56.19'			
L18	S89°19'51"E	185.48'	L86	N00°40'17"E	84.17'	L118	N89°22'27"W	9.12'	L148	N89°45'07"E	8.00'			
L19	N67°30'00"E	38.12'	L87	N89°22'21"W	12.49'	L119	S89°22'27"E	8.62'	L149	N89°45'07"E	5.00'			
L20	N00°40'09"E	13.02'	L88	N00°37'39"E	20.00'	L120	S00°37'33"W	20.00'	L150	N00°14'53"W	62.71'			
L21	S00°40'09"W	13.02'	L89	S89°22'21"E	12.51'	L121	N89°22'27"W	8.62'	L151	S89°45'07"W	5.00'			
L22	S00°37'33"W	103.54'	L90	N00°40'17"E	115.74'	L122	N89°22'27"W	9.38'	L152	S89°19'51"E	20.00'			
L23	S89°22'27"E	9.38'	L91	N89°22'21"W	12.49'	L123	N00°40'17"E	20.00'	L153	S00°40'09"W	4.40'			
L24	S00°40'17"W	20.00'	L92	N00°37'39"E	20.00'	L124	S89°22'27"E	9.37'	L154	N00°40'09"E	4.38'			
L25	N89°22'27"W	9.37'	L93	S89°22'21"E	12.51'	L125	N00°40'09"E	12.99'	L155	S89°19'43"E	20.00'			
L26	S00°37'33"W	31.34'	L94	N00°40'17"E	93.19'	L126	S89°19'51"E	20.00'	L156	S00°40'09"W	4.38'			
L27	S89°22'27"E	9.37'	L95	N89°22'21"W	12.49'	L127	S00°40'09"W	12.99'	L157	S89°45'07"W	5.00'			
L28	S00°37'33"W	20.00'	L96	N00°37'39"E	20.00'	L128	N00°40'09"E	12.99'	L158	N00°14'53"W	84.71'			
L29	N89°22'27"W	9.37'	L97	S89°22'21"E	12.51'	L129	S89°19'51"E	20.00'	L159	N89°45'07"E	5.00'			
L68	N89°19'43"W	53.33'	L98	N00°40'17"E	280.76'	L130	S00°40'09"W	12.99'	L160	S89°19'51"E	135.08'			

LOT TABLE			LOT TABLE			TRACT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	TRACT	AREA (ACRES)	USE
LOT 1	396069	9.0925	LOT 5	229186	5.2614	TRACT A	3.3640	PRIVATE UTILITIES, ACCESS DRIVE
LOT 2	492856	11.3144	LOT 6	2345713	53.8502			
LOT 3	1091794	25.0641	LOT 7	1475362	33.8697			
LOT 4	894342	20.5313						



COUNTY SEAL

STATE OF ARIZONA }  
COUNTY OF PINAL } SS  
  
I hereby certify that the within instrument  
is filed in the official records of this  
County in Fee No. \_\_\_\_\_  
Date: \_\_\_\_\_  
Request of: \_\_\_\_\_  
Witness my hand and official seal.  
VIRGINIA ROSS, Pinal County Recorder  
By: \_\_\_\_\_ Deputy

**HILGARTWILSON**  
ENGINEER | PLAN | SURVEY | MANAGE  
2141 E. HIGHLAND AVE., STE. 250 | P: 602.368.2436  
PHOENIX, AZ 85016  
www.hilgartwilson.com

**MESA GATEWAY 202**  
S.W.C. OF ELLSWORTH ROAD AND WARNER ROAD  
MESA, ARIZONA

**FINAL PLAT**

PROJ. NO.: 2298  
DATE: SEPT. 2022  
SCALE: AS SHOWN  
DRAWN: JK/JDL  
APPROVED: KJP

STATUS:  
MUNICIPAL TRACKING NO:

DWG. NO.  
**FP03**  
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