

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss

KNOWN ALL MEN BY THESE PRESENTS:

THAT FOX COMPANIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "MESA INDUSTRIAL OFFICE/WAREHOUSE", LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 6 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, UNITS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE STREETS, UNITS, TRACTS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

FOX COMPANIES, 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 THE PUBLIC UTILITY AND FACILITY EASEMENTS, AS SHOWN ON THE SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. PUBLIC UTILITY AND FACILITY EASEMENTS ARE FOR PURPOSES OF ESTABLISHING AREAS FOR CITY USE 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 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. CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING. UNLESS APPROVED OTHERWISE BY THE CITY OF MESA, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

IT IS AGREED THAT FOX COMPANIES, 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 FOX COMPANIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OR THE SUCCESSORS OR ASSIGNS OF FOX COMPANIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY FOX COMPANIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OR THE SUCCESSORS OR ASSIGNS OF FOX COMPANIES 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.

FOX COMPANIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "VEHICULAR NON-ACCESS EASEMENT" OR "VNAE" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO VEHICULAR ACCESS IS PERMITTED

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

THE UNDERSIGNED OWNER(S), AGREE AS FOLLOWS:

- 1) THAT THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT (OR MAP OF DEDICATION) AS (NAME TRACT OR OTHERWISE DESCRIBE LOCATION) ARE HEREBY RESERVED AS DRAINAGE FACILITIES AND RETENTION BASINS FOR THE INCLUSIVE CONVEYANCE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FOR PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO MAINTAIN SAID DRAINAGE FACILITIES AND RETENTION AREAS;
- 2) THAT 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;
- 3) THAT 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
- 4) THAT 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 OR 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.

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

IN WITNESS WHEREOF:
FOX COMPANIES, 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 OFFICE THIS _____ DAY OF _____, 2022.

FOX COMPANIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY _____
ITS MEMBER

BY _____

ITS _____

CONDOMINIUM PLAT FOR
"MESA INDUSTRIAL OFFICE/WAREHOUSE"

A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 6
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022 BY _____ THE _____ OF FOX COMPANIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY ON BEHALF OF THE LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

DESCRIPTION

LOTS 55 AND 56, MESA COMMERCE CENTER, ACCORDING TO BOOK 292 OF MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA.

NOTES

1. CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, REMOVABLE SECTION TYPE FENCING.
2. UTILITY LINES ARE TO BE CONSTRUCTED UNDER GROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33.
3. ELECTRICAL LINES TO BE CONSTRUCTED UNDER GROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
4. 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. IVY STREET AND N. PARKCREST.
5. 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.
6. THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
7. THE VERTICAL BOUNDARIES OF EACH UNIT ARE VERTICAL PLANES EXTENDING UPWARD AND DOWNWARD FROM THE BOUNDARY LINES FOR THE UNIT AS SHOWN ON THIS PLAT. VERTICAL BOUNDARIES WITHIN PARTY WALLS BETWEEN DWELLINGS WILL RUN THROUGH THE CENTER OF THE PARTY WALL EQUIDISTANT FROM THE PLANE JOINING AND ALONG THE OUTERMOST SURFACES OF STUDS AND STRUCTURAL BEAMS MAKING UP THE PARTY WALL BETWEEN DWELLINGS. THE UNITS DO NOT HAVE ANY HORIZONTAL BOUNDARIES.

SURVEYORS NOTES

1) THE BASIS OF BEARING IS THE MONUMENT LINE OF IVY STREET, USING A BEARING OF SOUTH 37 DEGREES 06 MINUTES 27 SECONDS EAST, PER THE SUBDIVISION MAP OF MESA COMMERCE CENTER, RECORDED IN BOOK 292 OF MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA.

2) ALL TITLE INFORMATION AND THE DESCRIPTION SHOWN IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY NCS, ORDER NUMBER 20000944-040-IH3-RLC, DATED MAY 20, 2020 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

REFERENCES

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

SUBDIVISION OF "MESA COMMERCE CENTER" RECORDED IN BOOK 292 OF MAPS, PAGE 21, MARICOPA COUNTY RECORDS

FINAL PLAT FOR "GEMINI BUSINESS PARK" RECORDED IN BOOK 724 OF MAPS, PAGE 31, MARICOPA COUNTY RECORDS

OWNER

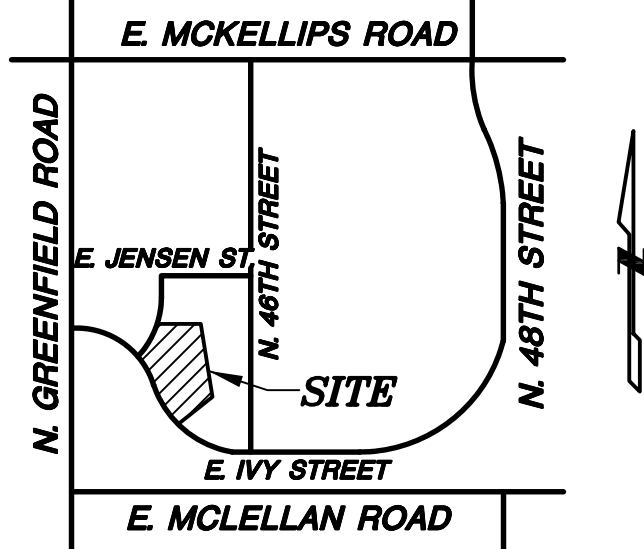
FOX COMPANIES, LLC
AN ARIZONA LIMITED LIABILITY COMPANY
248 E. 10TH DRIVE
MESA, AZ 85210

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

FLOOD ZONE

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2280L, 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."



VICINITY MAP

NOT TO SCALE

SHEET INDEX

SHEET 1	TITLE INFORMATION
SHEET 2	OVERALL BOUNDARY INFORMATION
SHEET 3	BUILDING TIES, EASEMENT DETAILS & LINE TABLES
SHEET 4	BUILDING DETAILS

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 _____

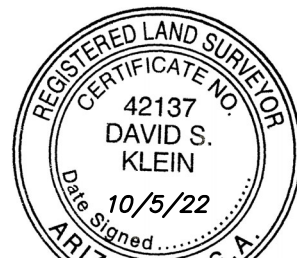
THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576.

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 4 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF OCTOBER, 2022; 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.

OCTOBER 5, 2022
DAVID S. KLEIN
R.L.S. 42137



CONDOMINIUM PLAT FOR
"MESA INDUSTRIAL OFFICE/WAREHOUSE"

4510 E. IVY STREET, MESA, AZ 85205

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: LE CHK: JW

SHEET 1 OF 4

DATE: 10/5/22

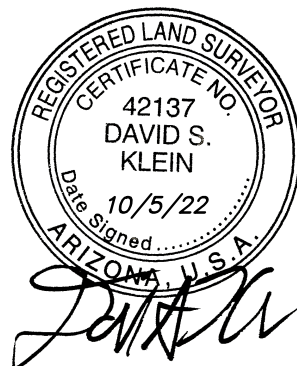
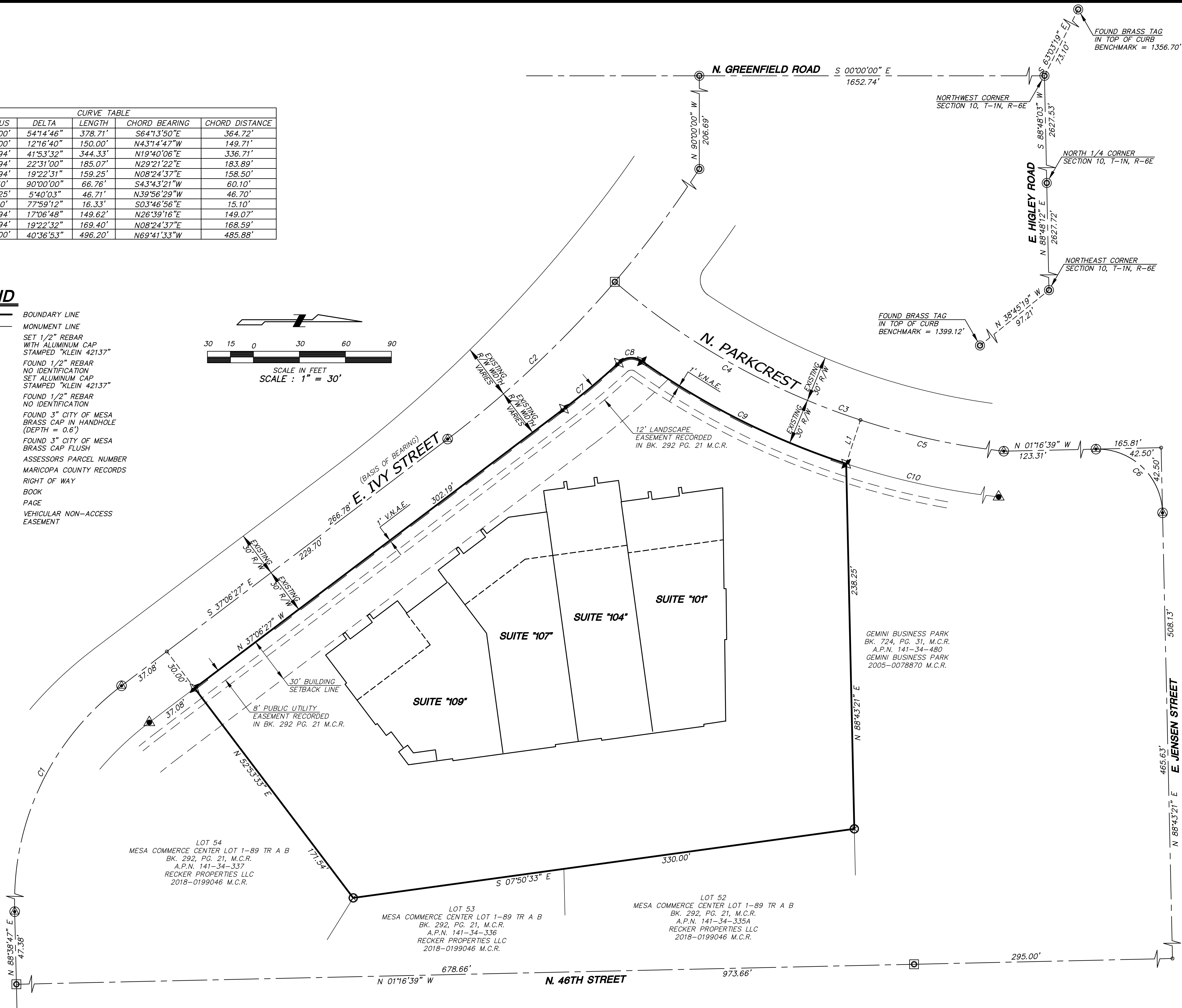
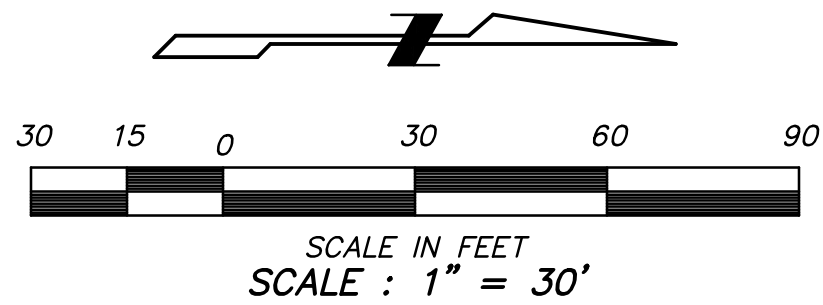
JOB: 202104118

SUB22-00339

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	400.00'	54°14'46"	378.71'	S64°13'50"E	364.72'
C2	700.00'	12°16'40"	150.00'	N43°14'47"W	149.71'
C3	470.94'	41°53'32"	344.33'	N19°40'06"E	336.71'
C4	470.94'	22°31'00"	185.07'	N29°21'22"E	183.89'
C5	470.94'	19°22'31"	159.25'	N08°24'37"E	158.50'
C6	42.50'	90°00'00"	66.76'	S43°43'21"W	60.10'
C7	472.25'	5°40'03"	46.71'	N39°56'29"W	46.70'
C8	12.00'	77°59'12"	16.33'	S03°46'56"E	15.10'
C9	500.94'	17°06'48"	149.62'	N26°39'16"E	149.07'
C10	500.94'	19°22'32"	169.40'	N08°24'37"E	168.59'
C11	700.00'	40°36'53"	496.20'	N69°41'33"W	485.88'

LEGEND

- BOUNDARY LINE
MONUMENT LINE
SET 1/2" REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137"
FOUND 1/2" REBAR NO IDENTIFICATION SET ALUMINUM CAP STAMPED "KLEIN 42137"
FOUND 1/2" REBAR NO IDENTIFICATION
FOUND 3" CITY OF MESA BRASS CAP IN HANDHOLE (DEPTH = 0.6')
FOUND 3" CITY OF MESA BRASS CAP FLUSH
A.P.N. ASSESSORS PARCEL NUMBER
M.C.R. MARICOPA COUNTY RECORDS
R/W RIGHT OF WAY
BK. BOOK
PG. PAGE
V.N.A.E. VEHICULAR NON-ACCESS EASEMENT



CONDOMINIUM PLAT FOR
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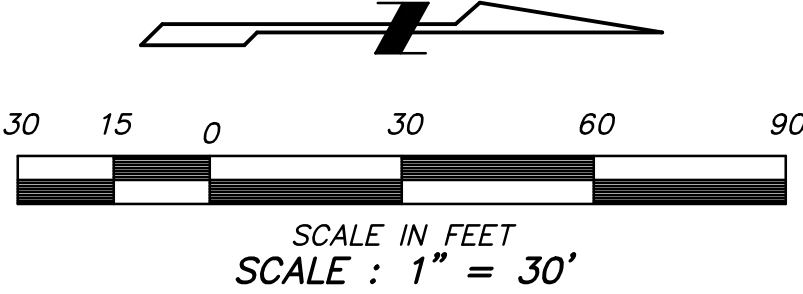


DWN: LE CHK: JW
SHEET 2 OF 4
DATE: 10/5/22
JOB: 202104118

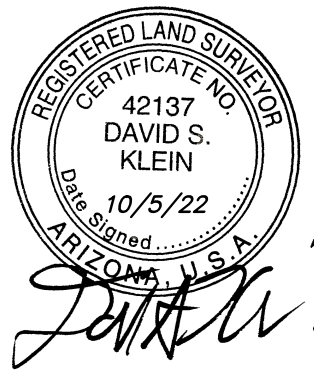
SUB22-00339

EASEMENT CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
EC1	473.25'	46.82'	5°40'05"	N 39°56'29" W	46.80'
EC2	11.00'	14.97'	77°59'12"	N 03°46'56" W	13.84'
EC3	501.94'	83.82'	9°34'05"	N 30°25'38" E	83.72'
EC4	500.94'	55.84'	6°23'14"	N 22°26'58" E	55.81'
EC5	500.94'	10.12'	1°09'29"	N 18°40'37" E	10.12'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E1	N 37°06'27" W	10.00'
E2	N 37°06'27" W	55.00'
E3	N 37°06'27" W	16.17'
E4	N 37°06'27" W	221.02'



BUILDING TIE LINE TABLE		
LINE	BEARING	DISTANCE
BT1	S 52°53'33" W	34.34'



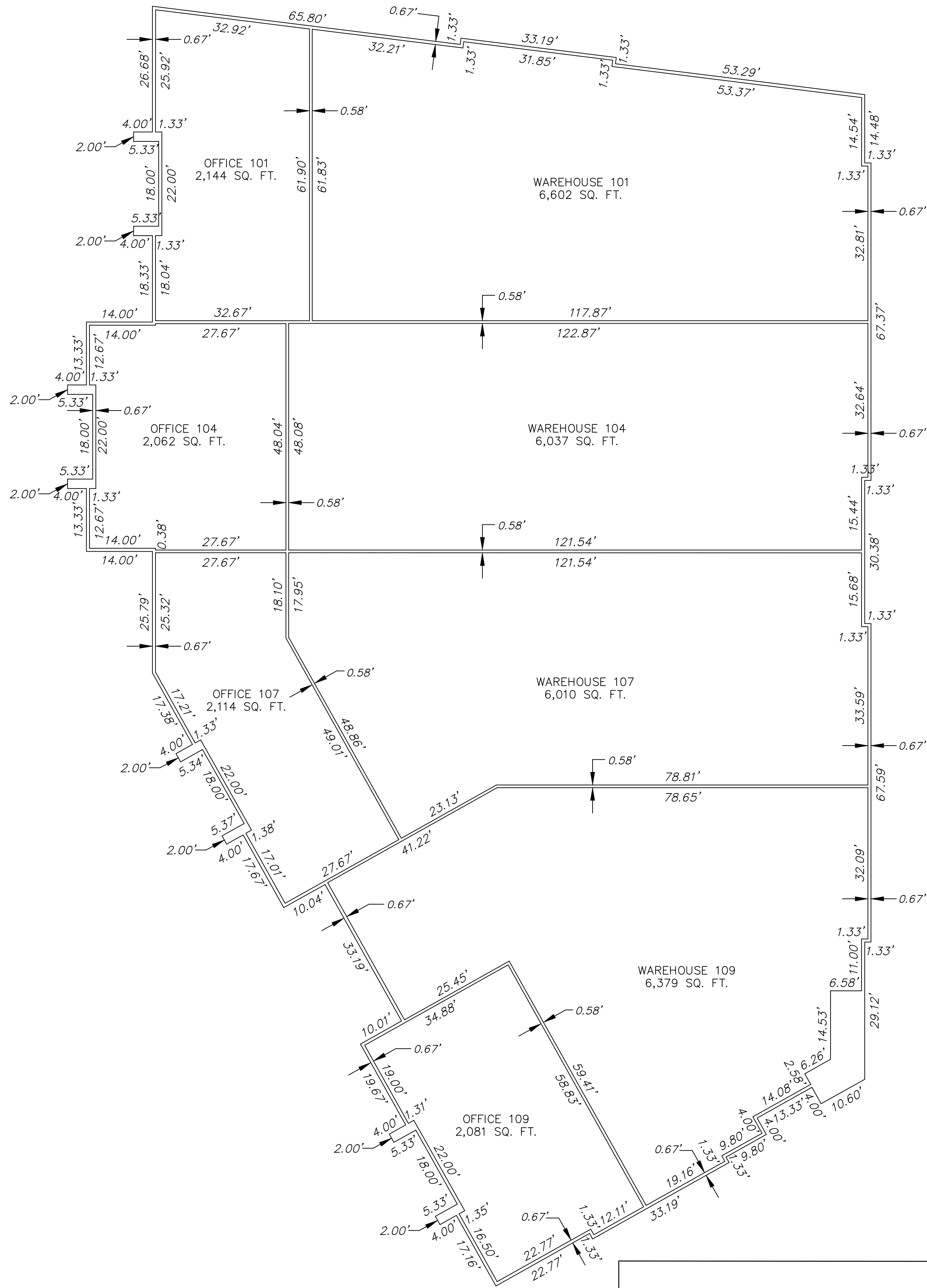
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DWN: LE CHK: JW
SHEET 3 OF 4
DATE: 10/5/22
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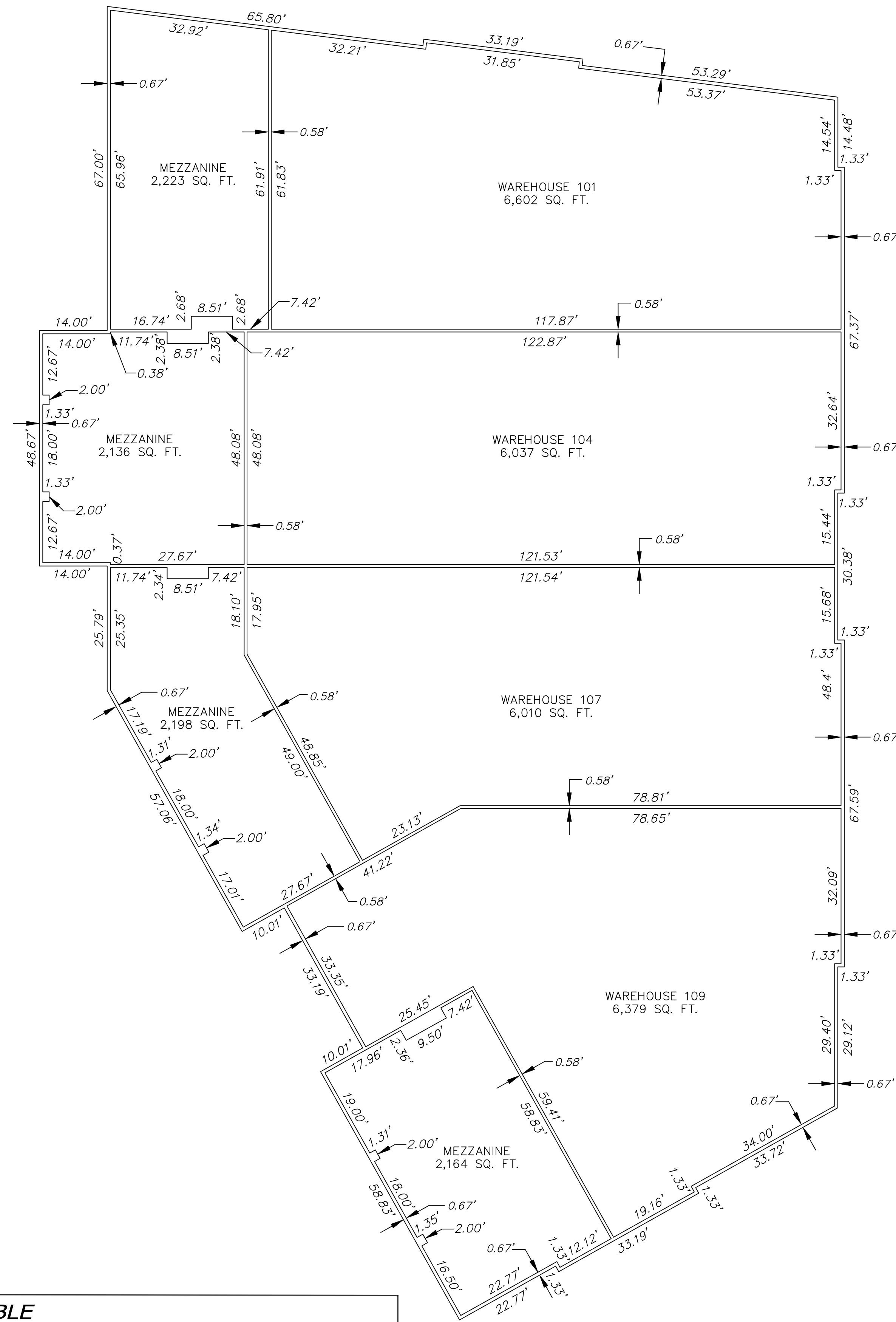
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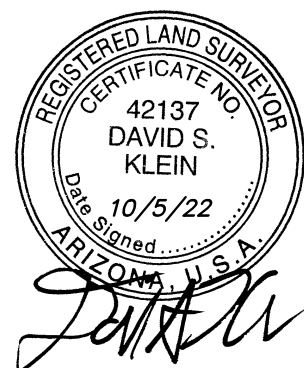
1st FLOOR
SCALE: NOT TO SCALE

AREA TABLE

OFFICE 101	2,144 SQ. FT. 0.049 ACRES	WAREHOUSE 101	6,602 SQ. FT. 0.152 ACRES	MEZZANINE 101	2,223 SQ. FT. 0.051 ACRES
OFFICE 104	2,062 SQ. FT. 0.047 ACRES	WAREHOUSE 104	6,037 SQ. FT. 0.139 ACRES	MEZZANINE 104	2,136 SQ. FT. 0.049 ACRES
OFFICE 107	2,114 SQ. FT. 0.049 ACRES	WAREHOUSE 107	6,010 SQ. FT. 0.138 ACRES	MEZZANINE 107	2,198 SQ. FT. 0.050 ACRES
OFFICE 109	2,081 SQ. FT. 0.048 ACRES	WAREHOUSE 109	6,379 SQ. FT. 0.146 ACRES	MEZZANINE 109	2,164 SQ. FT. 0.050 ACRES
		NET TOTAL	42,150 SQ. FT. 0.968 ACRES		



MEZZANINE
SCALE: NOT TO SCALE



**CONDOMINIUM PLAN FOR
"MESA INDUSTRIAL OFFICE/WAREHOUSE"**
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DWN: LE CHK: JW

SHEET 4 OF 4

DATE: 10/5/22

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