

FINAL PLAT

FOR

"SOSSAMAN 202 INDUSTRIAL PARK"

A PART OF THE NORTH HALF OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 7 EAST,
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT NORTINGTON MESA INDUSTRIAL INVESTORS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "SOSSAMAN 202 INDUSTRIAL PARK", LOCATED IN THE NORTH HALF OF SECTION 19, 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 OR NUMBER GIVEN TO IT RESPECTIVELY.

NORTINGTON MESA INDUSTRIAL INVESTORS LLC, A DELAWARE 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. 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 NORTINGTON MESA INDUSTRIAL INVESTORS LLC, A DELAWARE 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 NORTINGTON MESA INDUSTRIAL INVESTORS LLC, A DELAWARE LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF NORTINGTON MESA INDUSTRIAL INVESTORS LLC, A DELAWARE LIMITED LIABILITY COMPANY AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY NORTINGTON MESA INDUSTRIAL INVESTORS LLC, A DELAWARE LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF NORTINGTON MESA INDUSTRIAL INVESTORS LLC, A DELAWARE 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 EASEMENT SHOWN ON THIS PLAT IS HEREBY RESERVED AS A DRAINAGE FACILITY AND RETENTION BASIN FOR THE INCLUSIVE CONVEYANCE OF DRAINAGE AND STORAGE OF DRAINAGE FOR THIS PLAT 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 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.

(DEDICATION CONT)

NORTINGTON MESA INDUSTRIAL INVESTORS LLC, A DELAWARE 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 NORTINGTON MESA INDUSTRIAL INVESTORS LLC, A DELAWARE LIMITED LIABILITY COMPANY, WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

NORTINGTON MESA INDUSTRIAL INVESTORS 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 UNDERSIGNED OFFICER THIS _____ DAY OF _____, 20_____.

NORTINGTON MESA INDUSTRIAL INVESTORS LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF

_____, 20_____, BY _____
NAME

THE _____ OF NORTINGTON MESA INDUSTRIAL INVESTORS LLC, A
DELAWARE LIMITED LIABILITY COMPANY.

BY: _____
NOTARY PUBLIC

_____ MY COMMISSION EXPIRES

APPROVALS

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

OF _____, 20_____.

BY: _____
MAYOR DATE

BY: _____
CITY CLERK DATE

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

BY: _____
CITY ENGINEER DATE

FLOOD ZONE CLASS

THE PROJECT SITE IS LOCATED WITHIN AN AREA DESIGNATED AS FLOOD ZONE X ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP (FIRM) NUMBER 04013C2760L, DATED. THIS DESIGNATION STATES: 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.

SITE ADDRESS

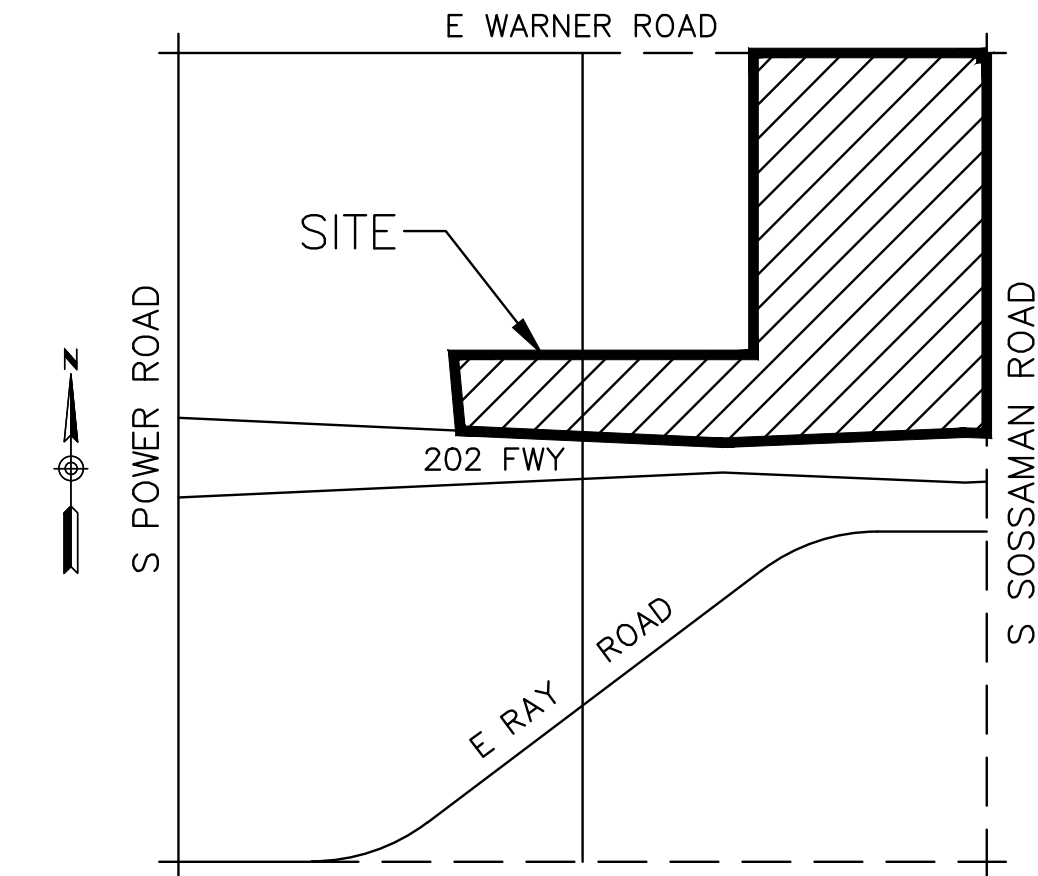
4638 S. SOSSAMAN ROAD
MESA, AZ 85212

OWNER

NORTINGTON MESA INDUSTRIAL INVESTORS LLC
3200 PARK CENTER DR, SUITE 1240
COSTA MESA, CA 92626
CONTACT: KERRY PROUT
PHONE: (312) 415-4576
EMAIL: KPROUT@CONTOURRE.COM

SURVEYOR

DIBBLE
7878 NORTH 16TH STREET, STE 300
PHOENIX, AZ 85020
PHONE: (602) 957-1155
CONTACT: JASON P. GRAHAM, RLS 47537
EMAIL: JASON.GRAHAM@DIBBLE.CORP.COM



VICINITY MAP
SECTION 19
T1S, R7E
NTS

ENGINEER

DIBBLE
7878 NORTH 16TH STREET, STE 300
PHOENIX, AZ 85020
PHONE: (602) 957-1155
CONTACT: SHANNON MAUCK, PE 43320
EMAIL: SHANNON.MAUCK@DIBBLE.CORP.COM

SHEET INDEX

SHEET 1	COVER SHEET, DEDICATION, ACKNOWLEDGEMENT, APPROVALS, ETC
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GROSS AREA

LOT 1	553,308 SQUARE FEET OR	12.702 ACRES OF LAND, MORE OR LESS.
LOT 2	497,254 SQUARE FEET OR	11.415 ACRES OF LAND, MORE OR LESS.
LOT 3	451,124 SQUARE FEET OR	10.356 ACRES OF LAND, MORE OR LESS.
LOT 4	1,336,297 SQUARE FEET OR	30.677 ACRES OF LAND, MORE OR LESS.
LOT 5	320,470 SQUARE FEET OR	7.357 ACRES OF LAND, MORE OR LESS.
LOT 6	415,583 SQUARE FEET OR	9.540 ACRES OF LAND, MORE OR LESS.
LOT 7	566,601 SQUARE FEET OR	13.007 ACRES OF LAND, MORE OR LESS.
LOT 8	497,413 SQUARE FEET OR	11.419 ACRES OF LAND, MORE OR LESS.
R/W	255,571 SQUARE FEET OR	5.867 ACRES OF LAND, MORE OR LESS.
BOUNDARY	4,893,621 SQUARE FEET OR	112.340 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS

ARIZONA STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE.
THE EAST LINE OF THE NORTHEAST QUARTER, SECTION 19, T1S, R7E OF THE G&SRM BEARS S00°27'31"E, PER BOOK 609, PAGE 29, MCR.

SAID PLAT LINE BEARS: S00°05'36"E

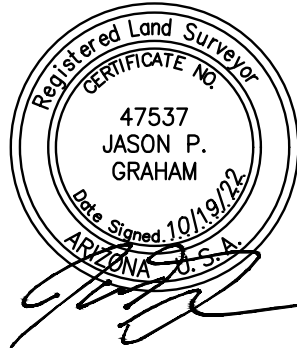
REFERENCES

RECORD OF SURVEY	BOOK 995 OF MAPS, PAGE 8
RECORD OF SURVEY	BOOK 1177 OF MAPS, PAGE 28
GDACS	BOOK 609 OF MAPS, PAGE 29
PLAT	BOOK 164 OF MAPS, PAGE 46
PLAT	BOOK 168 OF MAPS, PAGE 42
PLAT	BOOK 189 OF MAPS, PAGE 393
DOCUMENT	DOCKET 10777, PAGE 892
SPECIAL WARRANTY DEED	DOCUMENT 2021-1313506
ADOT RIGHT OF WAY PLANS	024 MA 000 H6867 01R
ALTA BY 'BENCHMARK'	JOB NUMBER 2021-21

CERTIFICATION

I, JASON P. GRAHAM, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT CONSISTING OF 6 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF JULY, 2021; 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 RETRACED; THAT THE CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT TIME OF CONSTRUCTION.

JASON P. GRAHAM, RLS 47537
7878 NORTH 16TH STREET, STE 300
PHOENIX, AZ 85020



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DIBBLE

FINAL PLAT
"SOSSAMAN 202
INDUSTRIAL PARK"

MESA, ARIZONA

PROJECT NO: 1121077	DATE: FEB 2021	SCALE: AS SHOWN
SURVEYED: JULY 2021	DRAWN: BAR	REVIEWED: CSD
FIELD WORK: JRK, REK		REVIEWED: JPG
REVISIONS:		

SHEET

1

OF 6

NOTES

- 1 THIS SITE CONSISTS OF A TOTAL OF 8 LOTS, AND IS IN THE LI-PAD ZONING DISTRICT.
- 2 PUBLIC UTILITY AND FACILITY EASEMENTS (PUFE) 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).
- 3 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.
- 4 CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING.
- 5 UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33.
- 6 ELECTRIC LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL R-14-2-133.
- 7 THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES, OR LANDSCAPE AREAS WITHIN THE PROJECT OR WITHIN THE PUBLIC RIGHTS-OF-WAY ALONG E WARNER ROAD AND SOUTH SOSSAMAN ROAD.
- 8 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.
- 9 THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 10 ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 11 ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
- 12 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 OF 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).
- 13 THIS PROPERTY, DUE TO ITS PROXIMITY TO PHOENIX-MESA GATEWAY AIRPORT, 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 PHOENIX-MESA GATEWAY AIRPORT ADMINISTRATION OFFICE.
- 14 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.
- 15 NOISE ATTENUATION MEASURES HAVE BEEN, OR ARE TO BE, INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE BUILDINGS TO ACHIEVE A NOISE LEVEL REDUCTION OF 45 DECIBELS.

LEGAL DESCRIPTION

A PORTION OF LAND LOCATED IN SECTION 19, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP AT THE NORTHEAST CORNER OF SAID SECTION 19, FROM WHICH A FOUND BRASS CAP AT THE EAST QUARTER CORNER OF SAID SECTION 19 BEARS SOUTH 00 DEGREES 03 MINUTES 26 SECONDS EAST, A DISTANCE OF 2631.48 FEET;

THENCE SOUTH 00 DEGREES 03 MINUTES 26 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE CONTINUING SOUTHERLY ALONG SAID LINE, A DISTANCE OF 2,455.35 FEET TO A POINT ON THE NORTH LINE OF THE ARIZONA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY ACCORDING TO 89-66727, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 87 DEGREES 37 MINUTES 12 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 157.56 FEET;

THENCE SOUTH 87 DEGREES 57 MINUTES 00 SECONDS WEST, A DISTANCE OF 1,587.49 FEET;

THENCE NORTH 87 DEGREES 00 MINUTES 20 SECONDS WEST, A DISTANCE OF 1,718.06 FEET TO A POINT ON THE EAST LINE OF THE EAST MARICOPA FLOODWAY, ACCORDING TO DOCKET 10777, PAGE 892, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 04 DEGREES 45 MINUTES 30 SECONDS WEST, LEAVING SAID NORTH RIGHT OF WAY LINE AND ALONG SAID EAST FLOODWAY RIGHT OF WAY, A DISTANCE OF 421.55 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 84 DEGREES 34 MINUTES 53 SECONDS EAST, A RADIAL DISTANCE OF 889.35 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04 DEGREES 51 MINUTES 50 SECONDS, A DISTANCE OF 75.50 FEET;

THENCE SOUTH 89 DEGREES 39 MINUTES 07 SECONDS EAST, LEAVING SAID EAST FLOODWAY RIGHT OF WAY LINE, A DISTANCE OF 1,957.67 FEET;

THENCE NORTH 00 DEGREES 21 MINUTES 20 SECONDS EAST, A DISTANCE OF 1,974.72 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 19;

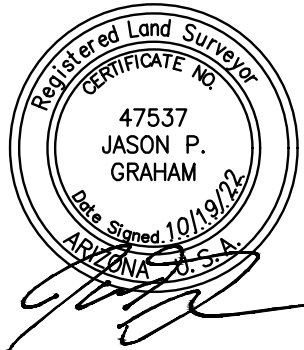
THENCE SOUTH 89 DEGREES 38 MINUTES 49 SECONDS EAST, ALONG SAID NORTH SECTION LINE, A DISTANCE OF 1,493.16 FEET;

THENCE SOUTH 00 DEGREES 03 MINUTES 26 SECONDS EAST, LEAVING SAID NORTH SECTION LINE, A DISTANCE OF 33.00 FEET;

THENCE SOUTH 89 DEGREES 38 MINUTES 49 SECONDS EAST, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

LEGEND

	FOUND BRASS CAP IN HANDHOLE
	FOUND ALUMINUM CAP, FLUSH
	FOUND REBAR W/CAP RLS 29349 UNLESS NOTED OTHERWISE
	SET REBAR W/ CAP RLS 47537
	SECTION LINE
	MID-SECTION LINE
	CENTERLINE
	BOUNDARY
	RIGHT OF WAY LINE
	PROPERTY LINE
	EASEMENT LINE
FND BCHH	FOUND BRASS CAP IN HANDHOLE
MCDOT	MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION
R/W	RIGHT OF WAY
MCR	MARICOPA COUNTY RECORDS
DOC	DOCUMENT NO
ESMT	EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PUFE	PUBLIC UTILITY AND FACILITIES EASEMENT



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SURVEYED: JULY 2021	DRAWN: BAR	REVIEWED: CSD
FIELD WORK: JRK, REK		REVIEWED: JPG
REVISIONS:		

SHEET

2

OF 6

FILE C:\Users\jasonr\OneDrive\Documents\Projects\Substation_432\2107-FINAL\PLAT.dwg DATE: 06/19/2022 TIME: 07:19 am

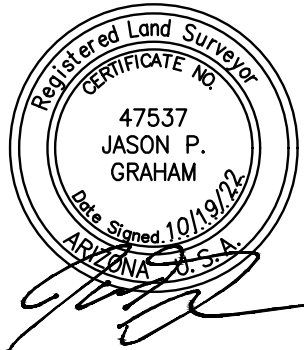
LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S00°05'36"E	33.00'
L2	S89°40'59"W	33.01'
L3	N00°05'36"W	33.00'
L4	N89°41'02"W	33.01'
L5	N00°19'10"E	9.49'
L6	N90°00'00"E	35.49'
L7	S89°41'17"E	20.00'
L8	S00°00'00"E	29.63'
L9	N90°00'00"W	47.02'
L10	N44°59'01"E	82.55'
L11	N90°00'00"E	117.54'
L12	N90°00'00"W	150.46'
L13	N00°00'00"E	158.44'
L14	N89°42'19"E	108.39'
L15	N00°00'00"E	59.06'
L16	S89°41'02"E	20.00'
L17	S00°00'00"E	58.95'
L18	S89°42'19"W	89.39'
L19	S00°00'00"E	145.08'
L20	N90°00'00"W	10.00'
L21	S44°59'01"W	74.71'
L23	S90°00'00"W	83.46'
L24	N00°00'00"E	65.92'
L25	N90°00'00"E	46.93'
L26	N00°00'00"E	6.50'
L27	N90°00'00"E	20.00'
L28	S00°00'00"E	6.50'
L29	N00°00'00"E	6.50'
L30	N90°00'00"E	20.00'
L31	S00°00'00"E	6.50'
L32	N90°00'00"E	15.50'
L33	S00°00'00"E	20.00'
L34	N90°00'00"W	15.50'
L35	S00°00'00"E	10.81'
L36	S89°59'15"E	62.74'
L37	S00°05'36"E	20.00'
L38	N89°59'15"W	62.77'
L39	N90°00'00"E	15.45'
L40	S00°00'00"E	20.00'
L41	N90°00'00"W	15.45'
L42	S00°00'00"E	132.66'
L43	N89°59'58"E	63.43'
L44	S00°05'36"E	20.00'
L45	S89°57'53"W	89.24'
L46	S00°02'07"E	11.62'
L47	S89°57'53"W	20.00'
L48	N00°02'07"W	11.62'
L49	S00°02'07"E	11.50'
L50	S89°57'53"W	20.00'
L51	N00°02'07"W	11.50'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L52	S00°02'07"E	11.25'
L53	S89°57'53"W	20.00'
L54	N00°02'07"W	11.25'
L55	S00°02'07"E	11.00'
L56	S89°57'53"W	20.00'
L57	N00°02'07"W	11.00'
L58	S81°42'28"W	110.44'
L59	S00°00'00"E	11.56'
L60	N90°00'00"W	20.00'
L61	N00°00'00"E	11.57'
L62	S00°00'00"E	11.50'
L63	N90°00'00"W	20.00'
L64	N00°00'00"E	11.55'
L65	S00°01'54"W	12.18'
L66	N89°58'06"W	20.00'
L67	N00°01'54"E	12.18'
L68	S00°01'54"W	12.35'
L69	N89°58'06"W	20.00'
L70	N00°01'54"E	12.35'
L71	N90°00'00"W	11.42'
L72	N00°00'00"E	20.00'
L73	N90°00'00"E	11.42'
L74	N00°00'00"E	93.61'
L75	S00°00'00"E	23.00'
L76	S00°00'00"E	50.17'
L77	N90°00'00"E	20.00'
L78	N00°00'00"E	50.17'
L79	N89°54'58"E	119.94'
L80	S60°00'00"E	48.38'
L81	N90°00'00"E	53.92'
L82	N00°00'00"E	24.74'
L83	S00°00'00"E	50.17'
L84	N90°00'00"E	20.00'
L85	N00°00'00"E	50.17'
L86	N00°01'54"E	8.94'
L87	N89°58'06"W	23.00'
L88	S00°01'54"W	8.94'
L89	S00°01'54"W	8.88'
L90	N89°58'06"W	20.00'
L91	N00°01'54"E	8.88'
L92	N89°58'06"W	52.03'
L93	N90°00'00"W	17.27'
L94	N00°00'00"W	25.13'
L95	N90°00'00"W	20.00'
L96	S00°00'00"E	25.13'
L97	N00°00'00"E	50.17'
L98	N90°00'00"W	20.00'
L99	S00°00'00"E	50.17'
L100	N90°00'00"E	20.00'
L101	N90°00'00"W	293.08'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L102	S30°00'00"W	55.28'
L103	N90°00'00"W	43.05'
L104	N00°00'00"E	50.17'
L105	N90°00'00"W	20.00'
L106	S00°00'00"E	50.17'
L107	S89°59'13"E	60.00'
L108	N00°00'47"E	25.00'
L109	N89°59'13"W	60.00'
L110	N00°00'47"E	106.27'
L111	N81°42'28"E	101.06'
L112	S00°00'00"E	9.45'
L113	N90°00'00"E	23.00'
L114	N00°00'00"E	9.44'
L115	S00°00'00"E	9.94'
L116	N90°00'00"W	20.00'
L117	N00°00'00"E	9.95'
L118	N90°00'00"W	61.28'
L119	S00°00'00"E	56.93'
L120	N90°00'00"W	12.81'
L121	S00°00'00"E	20.00'
L122	N90°00'00"E	12.81'
L123	N86°07'00"E	20.05'
L124	S00°02'15"E	50.48'
L125	N89°57'45"E	20.00'
L126	N00°01'59"W	50.46'
L127	N89°58'06"W	224.96'
L128	N89°58'06"W	230.29'
L129	S30°00'00"W	55.27'
L130	N90°00'00"W	74.60'
L131	N00°00'00"E	47.92'
L132	S00°02'07"E	43.15'
L133	S89°57'53"W	23.00'
L134	S00°02'07"E	20.00'
L135	N89°57'53"E	23.00'
L136	N00°00'00"E	8.44'
L137	S89°59'14"W	37.11'
L138	S00°00'00"E	8.45'
L139	N89°57'53"E	20.00'
L140	S00°00'00"E	71.81'
L141	N90°00'00"E	15.00'
L142	S00°00'00"E	20.00'
L143	S89°57'53"W	13.00'
L144	S00°02'07"E	20.00'
L145	N89°57'53"E	13.00'
L146	S00°02'07"E	56.79'
L147	N00°00'00"E	26.16'
L148	N90°00'00"E	9.59'
L149	N00°00'00"E	20.00'
L150	N90°00'00"W	9.59'
L151	N90°00'00"E	167.62'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L152	N00°00'00"E	1.91'
L153	N90°00'00"E	22.55'
L154	N00°00'00"E	2.46'
L155	N90°00'00"E	3.32'
L156	N00°00'00"E	17.54'
L157	N90°00'00"W	25.88'
L158	S89°59'13"E	20.00'
L159	N00°00'00"E	31.65'
L160	N90°00'00"W	2.46'
L161	N00°00'00"E	5.00'
L162	N90°00'00"W	17.54'
L163	S00°00'00"E	36.65'
L164	S89°57'53"W	40.43'
L165	S00°02'07"E	8.00'
L166	S89°57'53"W	20.00'
L167	N00°02'07"W	8.00'
L168	N90°00'00"E	20.00'
L169	S00°00'00"E	1.91'
L170	S00°00'06"E	26.50'
L171	N89°59'54"E	20.00'
L172	N00°00'06"W	26.50'
L173	N90°00'00"W	59.28'
L174	N60°00'00"W	48.36'
L175	S89°54'58"W	114.12'
L176	S00°00'31"W	13.39'
L177	S89°59'29"E	12.17'
L178	N90°00'00"E	20.00'
L179	N00°00'00"E	77.22'
L180	N90°00'00"W	20.00'
L181	S00°00'00"E	77.22'
L182	N00°00'00"E	76.22'
L183	N90°00'00"W	20.00'
L184	S00°00'00"E	76.22'
L185	N90°00'00"E	16.59'
L186	N00°00'00"E	20.00'
L187	N90°00'00"W	16.59'
L188	N90°00'00"E	15.30'
L189	N00°00'00"E	20.00'
L190	N90°00'00"W	15.30'
L191	S00°00'00"E	69.20'
L192	N90°00'00"E	20.00'
L193	N00°00'00"E	69.20'
L194	S00°00'00"E	69.20'
L195	N90°00'00"E	20.00'
L196	N00°00'00"E	69.20'
L197	N90°00'00"E	40.34'
L198	S00°00'00"E	100.33'
L199	N90°00'00"E	20.00'
L200	N00°00'00"E	100.33'
L201	S00°00'00"E	69.20'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L202	N90°00'00"E	20.00'
L203	N00°00'00"E	69.20'
L204	S00°00'00"E	26.11'
L205	N90°00'00"E	17.78'
L206	N90°00'00"W	18.35'
L207	S00°00'00"E	20.00'
L208	N90°00'00"E	18.35'
L209	S00°00'00"E	21.05'
L210	S89°42'19"W	20.00'
L211	N00°00'00"E	124.97'
L212	S00°00'00"E	118.54'
L213	N89°42'19"E	39.05'
L214	S00°00'00"E	22.90'
L215	N90°00'00"E	19.04'
L216	N90°00'00"W	11.35'
L217	S00°00'00"E	20.00'
L218	N90°00'00"E	11.35'
L219	S00°00'00"E	8.70'
L220	N00°00'00"E	18.51'
L221	N90°00'00"W	20.00'
L222	S00°00'00"E	18.51'
L223	N00°00'00"E	18.51'
L224	N90°00'00"W	20.00'
L225	S00°00'00"E	18.51'
L226	N00°00'57"W	102.61'
L227	N89°59'03"E	12.43'
L228	N00°00'57"W	20.00'
L229	S89°59'03"W	12.43'
L230	S00°00'00"E	53.81'
L231	N90°00'00"E	20.00'
L232	N00°00'00"E	53.91'
L233	N89°42'19"E	38.14'
L234	S00°00'00"E	74.71'
L235	N90°00'00"E	20.00'
L236	N00°00'00"E	74.81'
L237	S00°00'00"E	57.03'
L238	N90°00'00"E	19.99'
L239	N00°03'27"E	57.13'
L240	N89°42'19"E	40.09'
L241	S00°00'00"E	82.08'
L242	N90°00'00"E	20.00'
L243	N00°00'00"E	82.19'
L244	S00°05'36"E	71.05'
L245	S00°00'00"E	56.95'
L246	N87°39'22"W	8.01'
L247	N90°00'00"E	133.38'
L248	S00°05'36"E	45.00'
L249	N89°50'22"W	51.00'
L250	N90°00'00"W	15.00'
L251	S00°00'00"E	160.00'



SHEET

3

OF 6

FINAL PLAT
"SOSSAMAN 202
INDUSTRIAL PARK"

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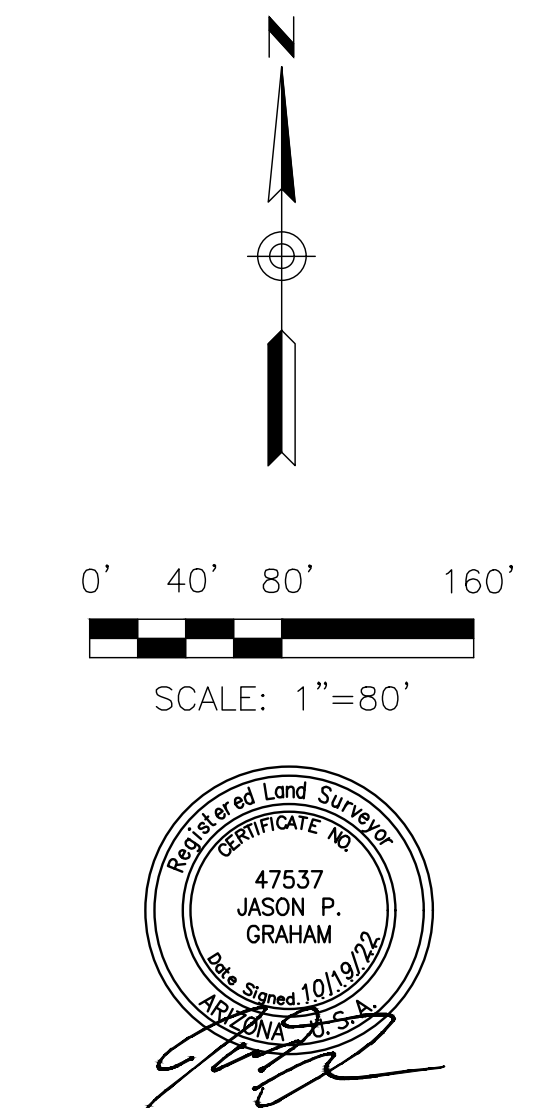


PROJECT NO.: 1121077 DATE: FEB 2021 SCALE: AS SHOWN

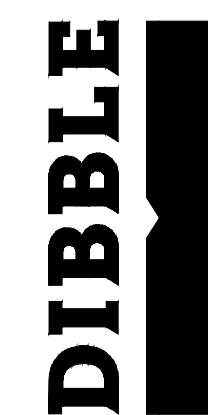
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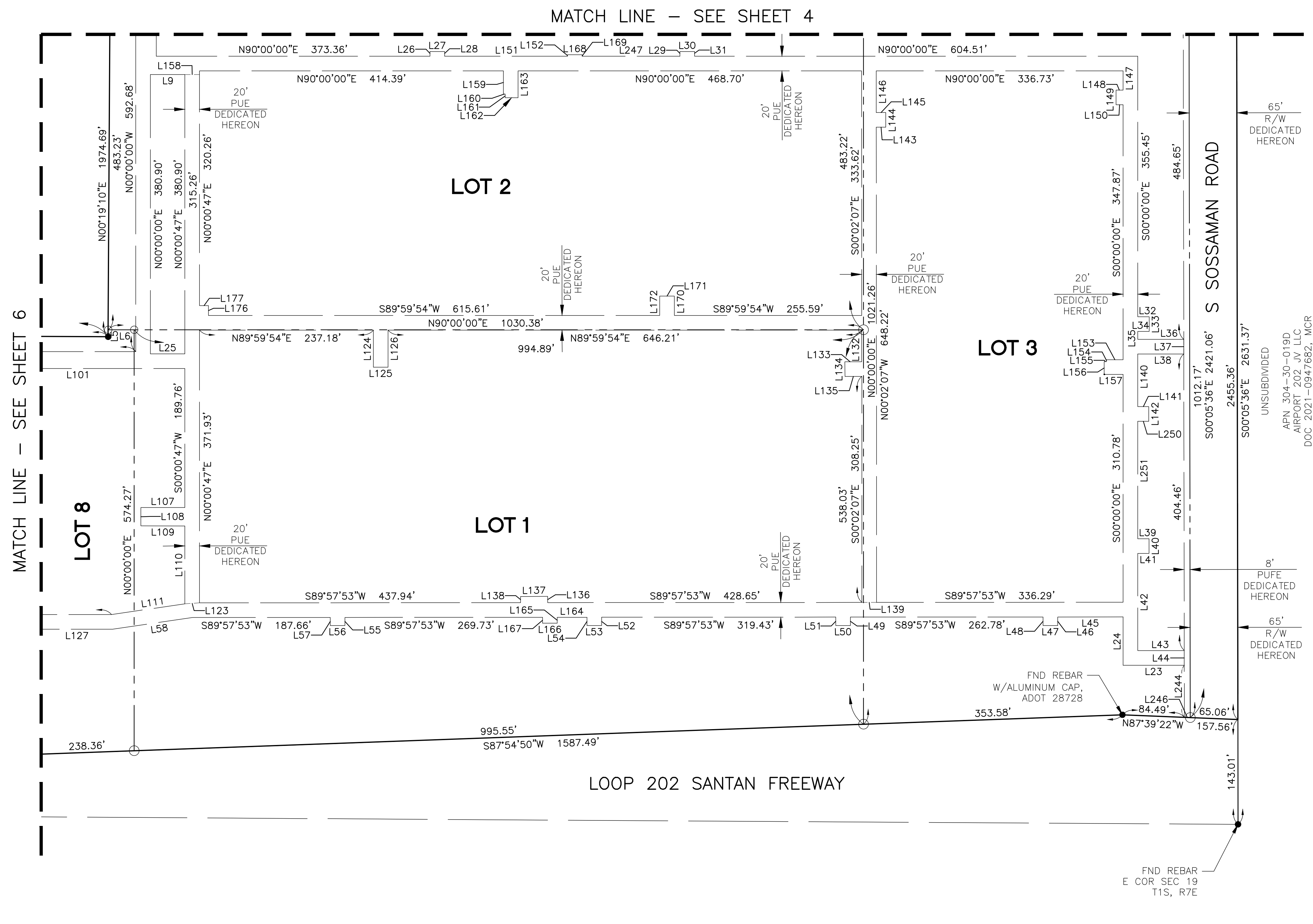
FIELD WORK: JRK, REK REVIEWED: JRG

REVISIONS:



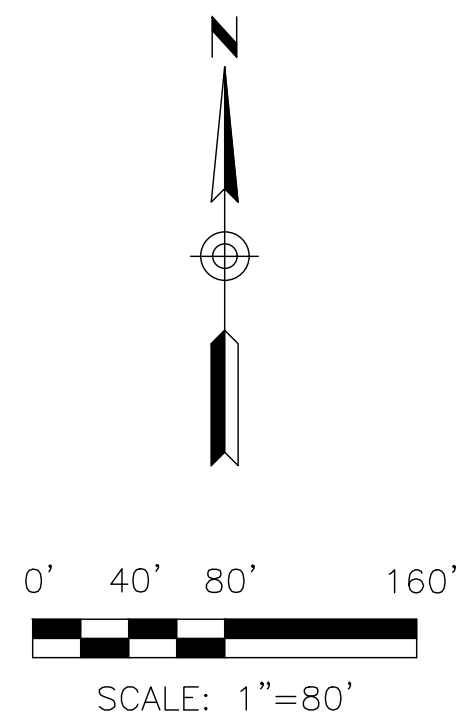
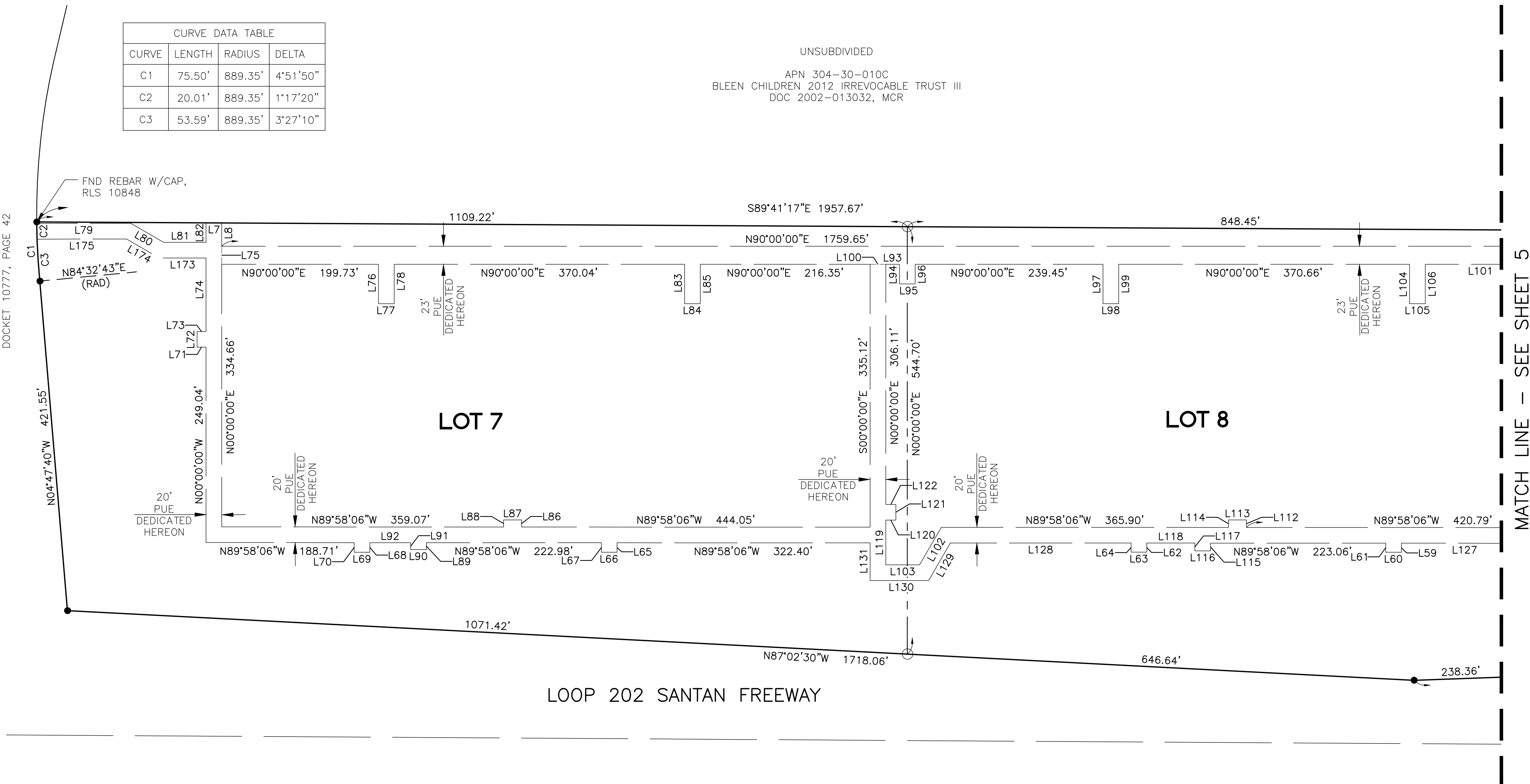
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SEE SHEET 2 FOR LEGEND
SEE SHEET 3 FOR COURSE TABLE

CURVE DATA TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	75.50'	889.35'	4°51'50"
C2	20.01'	889.35'	1°17'20"
C3	53.59'	889.35'	3°27'10"



SEE SHEET 2 FOR LEGEND
SEE SHEET 3 FOR COURSE TABLE

