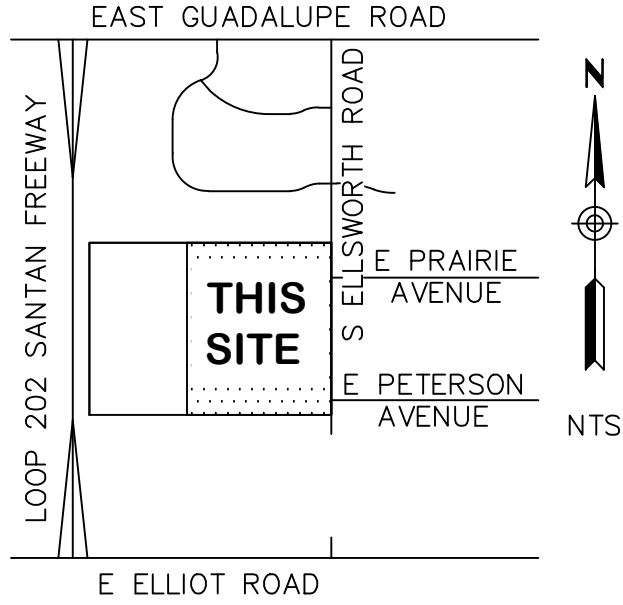


FINAL PLAT
FOR
MESA TECHNOLOGY PARK II

BEING A REPLAT OF LOTS 1 THROUGH 3 OF THE FINAL PLAT OF MESA TECHNOLOGY PARK AS RECORDED IN BOOK 1606 OF MAPS,
PAGE 28, OF OFFICIAL RECORDS, MARICOP A COUNTY, ARIZONA LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 9,
TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP:
SECTION 9
T.1S., R.7E.

OWNER:

SUNBELT LAND HOLDINGS L.P.,
8095 OTHELLO AVENUE
SAN DIEGO, CA 92111
PHONE: (858)495-4905
CONTACT: DENNIS ONEIL
EMAIL: donell@sunbeltinv.com
SUBMITTAL ADDRESS:
3224 S. ELLSWORTH RD.

SURVEYOR:

HUNTER ENGINEERING INC.
10450 N. 74TH ST., STE. #200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: JIM BRUCCI, RLS
EMAIL: jbrucci@hunterengineeringpc.com

DEDICATION:

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT SUNBELT LAND HOLDINGS L.P., A DELAWARE LIMITED PARTNERSHIP, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "MESA TECHNOLOGY PARK II", BEING A REPLAT OF LOTS 1 THROUGH 3 OF THE FINAL PLAT OF MESA TECHNOLOGY PARK AS RECORDED IN BOOK 1606 OF MAPS, PAGE 28, OF OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA LOCATED IN SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND 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.

SUNBELT LAND HOLDINGS L.P., A DELAWARE LIMITED PARTNERSHIP, 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 VEHICULAR NON-ACCESS 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 SUNBELT LAND HOLDINGS L.P., A DELAWARE LIMITED PARTNERSHIP, 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 SUNBELT LAND HOLDINGS L.P., A DELAWARE LIMITED PARTNERSHIP OR THE SUCCESSORS OR ASSIGNS OF SUNBELT LAND HOLDINGS L.P., A DELAWARE LIMITED PARTNERSHIP, AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY SUNBELT LAND HOLDINGS L.P., A DELAWARE LIMITED PARTNERSHIP, OR THE SUCCESSORS OR ASSIGNS OF SUNBELT LAND HOLDINGS L.P., A DELAWARE LIMITED PARTNERSHIP, 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.

SUNBELT LAND HOLDINGS L.P., A DELAWARE LIMITED PARTNERSHIP, HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "SIGHT VISIBILITY EASEMENT" OR "SVE" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO LANDSCAPING OTHER THAN GROUND COVER, FLOWERS AND GRANITE LESS THAN 2- FEET (MATURE) IN HEIGHT, AND/OR TREES WITH BRANCHES NOT LESS THAN 8- FEET ABOVE GROUND, WHICH TREES, IF ANY, MUST BE SPACED NOT LESS THAN 8 FEET APART.

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.

SUNBELT LAND HOLDINGS L.P., A DELAWARE LIMITED PARTNERSHIP, 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 IN THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH SUNBELT LAND HOLDINGS L.P., A DELAWARE LIMITED PARTNERSHIP, WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

BY: SUNBELT LAND HOLDINGS, INC., A NEW JERSEY CORPORATION
IN WITNESS WHEREOF:
ITS: GENERAL PARTNER

BY: _____
TODD HOLZER
ITS: PRESIDENT

BY: _____
DENNIS O'NEIL
ITS: VICE PRESIDENT

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 STREETS, PRIVATE FACIES, DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THIS PROJECT OR LANDSCAPING WITHIN THE RIGHT-OF-WAY ALONG PECOS, ELLSWORTH OR GERMANN ROADS.

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.

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

AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT HAS BEEN RECORDED WITH MARICOPA COUNTY RECORDER. THIS SUBDIVISION IS WITHIN TWO (2) MILE OF PHOENIX MESA GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.

ACKNOWLEDGMENT:

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE

UNDERSIGNED PERSONALLY APPEARED TODD HOLZER, WHO ACKNOWLEDGED HIMSELF TO BE THE

PRESIDENT OF SUNBELT LAND HOLDINGS INC., A NEW JERSEY CORPORATION, THE GENERAL PARTNER OF

SUNBELT LAND HOLDINGS L.P., A DELAWARE LIMITED PARTNERSHIP AND ACKNOWLEDGED THAT HE, AS

OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES

THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____
NOTARY PUBLIC MY COMMISSION EXPIRES _____

ACKNOWLEDGMENT:

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE

UNDERSIGNED PERSONALLY APPEARED DENNIS O'NEIL, WHO ACKNOWLEDGED HIMSELF TO BE THE VICE

PRESIDENT OF SUNBELT LAND HOLDINGS INC., A NEW JERSEY CORPORATION, THE GENERAL PARTNER OF

SUNBELT LAND HOLDINGS L.P., A DELAWARE LIMITED PARTNERSHIP AND ACKNOWLEDGED THAT HE, AS

OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES

THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____
NOTARY PUBLIC MY COMMISSION EXPIRES _____

FLOOD ZONE INFORMATION:

THE CURRENT FEMA FLOOD INSURANCE RATE MAPS (FIRM) FOR THIS AREA, IS MAP NUMBER 04013C2760L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), THE PROPERTY WITHIN FLOOD HAZARD ZONE X

ZONE: X IS DEFINED AS AREAS OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, AREAS OF 1% ANNUAL CHANCE SHEET FLOW FLOODING WHERE THE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 1% ANNUAL CHANCE STREAM FLOODING WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEES. NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE. INSURANCE PURCHASE IS NOT REQUIRED IN THESE ZONES.

BASIS OF BEARING:

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 89°39'44" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF RESULTS OF SURVEY NWC ELLIOT RD AND ELLSWORTH RD PER BOOK 1264 OF MAPS, PAGE 9, MARICOPA COUNTY RECORDS, ARIZONA.

LOT AREAS:

LOT 1 22.686 ACRES±
LOT 2 12.121 ACRES±

TOTAL 34.807 ACRES±

APPROVALS:

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

THIS _____ DAY OF _____, 2022,

APPROVED BY: _____ ATTEST: _____
MAYOR CITY CLERK

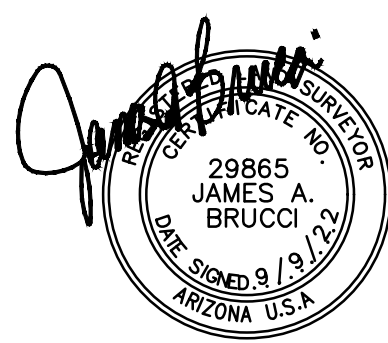
THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576

APPROVED: _____
CITY ENGINEER DATE

CERTIFICATE OF SURVEY:

I, JAMES A. BRUCCI, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS FINAL PLAT CONSISTING OF THREE (3) SHEETS, CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY SUPERVISION DURING THE MONTH OF SEPTEMBER 2022, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JAMES A. BRUCCI
REGISTERED LAND SURVEYOR #29865



NO.	DATE	REVISION	BY

PURPOSE:
FINAL PLAT

DRAWN BY: PJF
CHECKED BY: JAB

HUNTER
ENGINEERING
CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

FINAL PLAT
MESA TECHNOLOGY PARK II

BEING A REPLAT OF LOTS 1 THROUGH 3 OF THE FINAL PLAT OF MESA TECHNOLOGY PARK AS RECORDED IN BOOK 1606 OF MAPS, PAGE 28, OF OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 09
TWNSHP: 1S
RANGE: 7E

JOB NO.:
BELT012-FP3

SCALE
N.T.S.

SHEET
1 OF 3

LEGAL DESCRIPTIONS:

LOT NO. 1:

THAT PORTION OF LOTS 1 AND 3, OF MESA TECHNOLOGY PARK, ACCORDING TO THE PLAT RECORDED IN BOOK 1606 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3, LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF PETERSON AVENUE, THENCE NORTH 00 DEGREES 20 MINUTES 52 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 3, FOR A DISTANCE OF 1208.26 FEET TO THE NORTHWEST CORNER OF SAID LOT 3;

THENCE SOUTH 89 DEGREES 38 MINUTES 35 SECONDS EAST, FOR A DISTANCE OF 1227.76 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF S. ELLSWORTH ROAD;

THENCE SOUTH 00 DEGREES 51 MINUTES 47 SECONDS EAST, ALONG SAID RIGHT-OF-WAY, FOR A DISTANCE OF 436.17 FEET;

THENCE, DEPARTING SAID RIGHT-OF-WAY, SOUTH 44 DEGREES 44 MINUTES 33 SECONDS WEST, FOR A DISTANCE OF 48.97 FEET;

THENCE NORTH 89 DEGREES 39 MINUTES 08 SECONDS EAST, FOR A DISTANCE OF 184.64 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET;

THENCE NORTHWESTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 52 DEGREES 55 MINUTES 36 SECONDS, FOR AN ARC LENGTH OF 27.71 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 70.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 165 DEGREES 52 MINUTES 59 SECONDS, FOR AN ARC LENGTH OF 202.67 FEET TO A NON-TANGENT POINT;

THENCE NORTH 89 DEGREES 39 MINUTES 09 SECONDS WEST, FOR A DISTANCE OF 368.60 FEET;

THENCE SOUTH 00 DEGREES 20 MINUTES 51 SECONDS WEST, FOR A DISTANCE OF 719.40 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PETERSON AVENUE;

THENCE NORTH 89 DEGREES 39 MINUTES 09 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 425.24 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET;

THENCE NORTHWESTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 53 DEGREES 07 MINUTES 48 SECONDS, FOR AN ARC LENGTH OF 18.55 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 80.00 FEET;

THENCE SOUTHWESTERLY, ALONG SAID REVERSE CURVE, THROUGH AN CENTRAL ANGLE OF 53 DEGREES 07 MINUTES 46 SECONDS, FOR AN ARC LENGTH OF 74.18 FEET TO THE POINT OF BEGINNING.

LOT NO. 2:

THAT PORTION OF LOTS 2 AND 3, OF MESA TECHNOLOGY PARK, ACCORDING TO THE PLAT RECORDED IN BOOK 1606 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF PETERSON AVENUE, THENCE NORTH 89 DEGREES 39 MINUTES 09 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 733.26 FEET;

THENCE NORTH 00 DEGREES 20 MINUTES 51 SECONDS EAST, FOR A DISTANCE OF 719.40 FEET;

THENCE SOUTH 89 DEGREES 39 MINUTES 09 SECONDS EAST, FOR A DISTANCE OF 368.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVED NORTHERLY, HAVING A RADIUS OF 70.00 FEET, WITH A CHORD BEARING OF SOUTH 82 DEGREES 47 MINUTES 56 SECONDS EAST FOR A CHORD DISTANCE OF 121.47 FEET;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 120 DEGREES 22 MINUTES 21 SECONDS, FOR AN ARC LENGTH OF 147.06 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 30.00 FEET, WITH A CHORD BEARING OF NORTH 63 DEGREES 40 MINUTES 53 SECONDS EAST, FOR A CHORD DISTANCE OF 26.93 FEET;

THENCE NORTHEASTERLY, ALONG SAID REVERSE CURVE, THROUGH AN CENTRAL ANGLE OF 53 DEGREES 19 MINUTES 59 SECONDS, FOR AN ARC LENGTH OF 27.93 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 89 DEGREES 39 MINUTES 08 SECONDS EAST, FOR A DISTANCE OF 185.48 FEET;

THENCE SOUTH 45 DEGREES 15 MINUTES 27 SECONDS EAST, FOR A DISTANCE OF 50.02 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF S. ELLSWORTH ROAD;

THENCE SOUTH 00 DEGREES 51 MINUTES 47 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 666.51 FEET;

THENCE SOUTH 44 DEGREES 44 MINUTES 33 SECONDS WEST, FOR A DISTANCE OF 21.89 FEET TO THE POINT OF BEGINNING.

PERTINENT DOCUMENTS SHOWN:

- 8 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: ELECTRICAL AND TELECOMMUNICATION LINES AND APPURTENANT FACILITIES
RECORDING DATE: SEPTEMBER 20, 2001
RECORDING NO: 2001-0864170 AND
RECORDING NO: 2001-0864172
RE-RECORDING DATE: JANUARY 08, 2002
RE-RECORDING NO: 20020022024
RE-RECORDING DATE: MARCH 27, 2002
RE-RECORDING NO: 20020312170 AND CONSENT TO USE ON
RECORDING DATE: MARCH 10, 2021
RECORDING NO: 20210270189

- 10 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: ROADWAY AGREEMENT
RECORDING DATE: MARCH 23, 2017
RECORDING NO: 20170204501 AND AMENDED ON
RECORDING DATE: FEBRUARY 11, 2021
RECORDING NO: 20210154861
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

- 11 EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE MAP OF DEDICATION RECORDED IN BOOK 1496 OF MAPS, PAGE 20.

- 12 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: POWER DISTRIBUTION AND APPURTENANT FACILITIES
RECORDING DATE: MARCH 02, 2021
RECORDING NO: 20210232901

- 13 EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 1606 OF MAPS, PAGE 28.

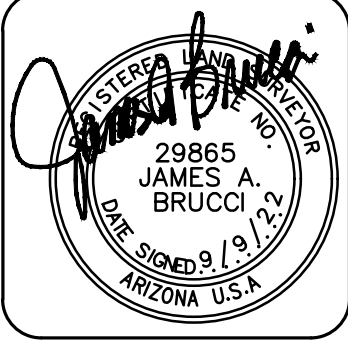
NO.	DATE	REVISION	BY
PURPOSE:			FINAL PLAT

DRAWN BY: PJE
CHECKED BY: JDH

HUNTER
ENGINEERING

CIVIL AND SURVEY

10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



FINAL PLAT

MESA TECHNOLOGY PARK II

BEING A REPLAT OF LOTS 1 THROUGH 3 OF THE FINAL PLAT OF MESA TECHNOLOGY PARK AS RECORDED IN BOOK 1606 OF MAPS, PAGE 28, OF OFFICIAL RECORDS, MARICOP A COUNTY, ARIZONA LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 21
TWNHP: 1S
RANGE: 7E

JOB NO.:
BELT012-FP3

SCALE
N.T.S.

SHEET
2 OF 3

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	$\Delta = 52^{\circ}55'36''$	30.00'	27.71'	N63°11'20"W	26.74'
C2	$\Delta = 286^{\circ}15'35''$	70.00'	349.73'	S00°08'41"W	84.00'
C3	$\Delta = 98^{\circ}46'21''$	70.00'	120.67'	N86°06'42"W	106.28'
C4	$\Delta = 120^{\circ}22'21''$	70.00'	147.06'	S82°47'56"E	121.47'
C5	$\Delta = 53^{\circ}19'59''$	30.00'	27.93'	N63°40'53"E	26.93'
C6	$\Delta = 53^{\circ}07'48''$	20.00'	18.55'	N63°05'15"W	17.89'
C7	$\Delta = 53^{\circ}08'02''$	80.00'	74.19'	N63°05'22"W	71.56'
C8	$\Delta = 67^{\circ}06'53''$	70.00'	82.00'	S10°56'41"W	77.39'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S44°44'33"W	48.97'
L2	N89°39'08"W	184.64'
L3	S89°39'08"E	185.48'
L4	S45°15'27"E	50.02'
L5	S44°44'33"W	21.89'

LEGEND:

- IRON PIPE FOUND

✕ CHISELED X

☒ ALUMINUM CAP IN HANDHOLE

☒ BRASS CAP IN HANDHOLE

● FOUND AS NOTED

⊙ BRASS CAP FLUSH

⊙ ALUMINUM CAP FLUSH

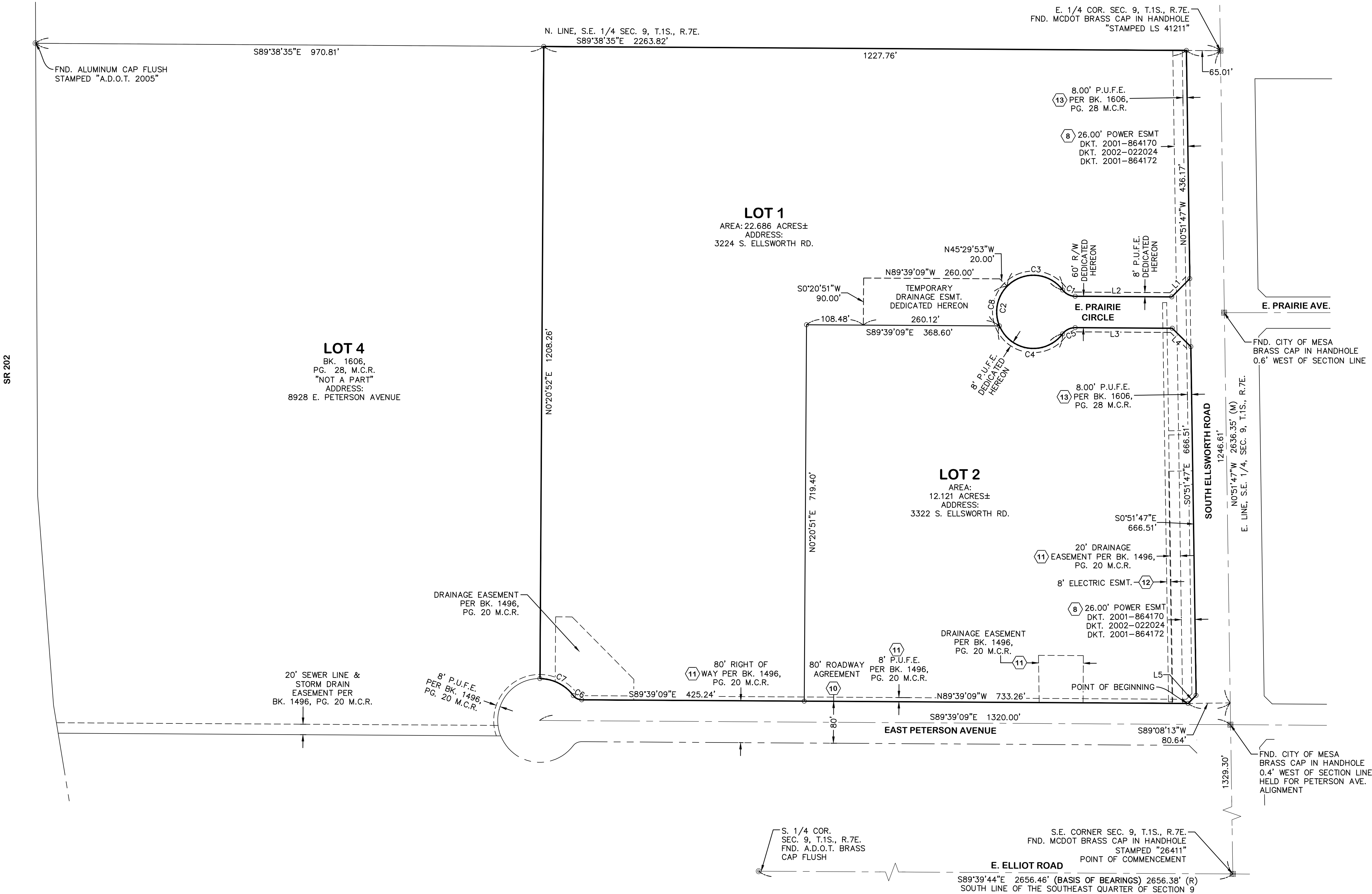
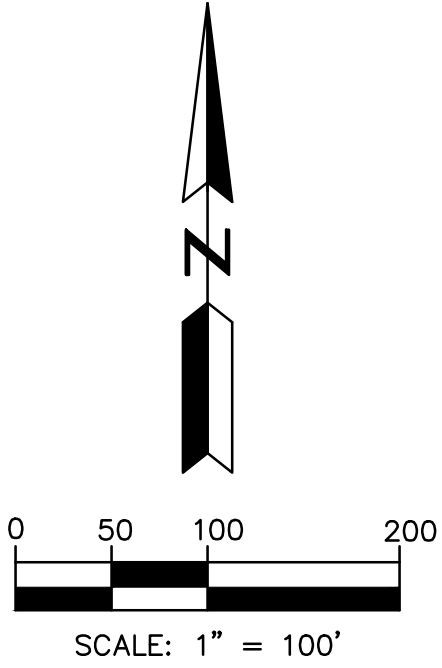
○ SET REBAR
- EASEMENT LINE

----- RIGHT-OF-WAY LINE

----- MONUMENT LINE

===== NET PROPERTY LINE

===== GROSS PROPERTY LINE



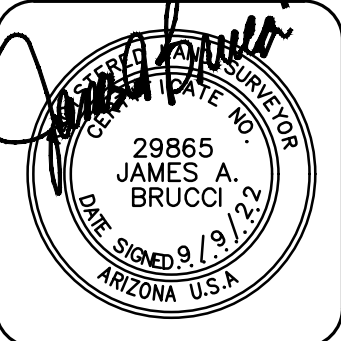
NO.	DATE	REVISION	BY

PURPOSE:
FINAL PLAT

DRAWN BY: PJE
CHECKED BY: JAB

HUNTER
ENGINEERING
CIVIL AND SURVEY

10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
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FINAL PLAT
MESA TECHNOLOGY PARK II

BEING A REPLAT OF LOTS 1 THROUGH 3 OF THE FINAL PLAT OF MESA TECHNOLOGY PARK AS RECORDED IN BOOK 1606 OF MAPS, PAGE 28, OF OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 09
TWN: 15
RANGE: 7E

JOB NO.:
BELT012-FP3

SCALE
1"=100'

SHEET
3 OF **3**