

FINAL PLAT
FOR
TECH CENTER @ ELLSWORTH

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 7 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

CITY OF MESA GENERAL 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 PUFE'S ON THIS PLAT. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. §9-1-1 INCLUDES THE PUFE'S ON THIS PLAT, THE TERM "PUBLIC EASEMENT" IN M.C.C. §9-1-5(A) INCLUDES PUFE'S, AND PUFE'S 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 ELLSWORTH 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. 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).
12. 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.
13. 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.
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 HOMES TO ACHIEVE A NOISE LEVEL REDUCTION TO 45 DECIBELS.
16. THIS SITE IS LOCATED IN ZONE "X"(SHADED) PER "F.E.M.A." FLOOD MAP NO. 04013C2770L, DATED: OCTOBER 16, 2013.
17. CORNERS OF THIS PLAT TO BE SET AT COMPLETION OF MASS GRADING.

PARENT LEGAL DESCRIPTION:

THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 3 (BRASS CAP IN HANDHOLE), FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 3 (BRASS CAP IN HANDHOLE) BEARS SOUTH 00 DEGREES 23 MINUTES 24 SECONDS EAST A DISTANCE OF 2646.55 FEET;

THENCE SOUTH 00 DEGREES 23 MINUTES 24 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1323.28 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF;

THENCE SOUTH 89 DEGREES 25 MINUTES 16 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTH HALF A DISTANCE OF 65.01 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 0 DEGREES 23 MINUTES 24 SECONDS WEST ALONG THE EAST LINE OF THE WEST 65.00 FEET OF SAID NORTH HALF A DISTANCE OF 694.37 FEET;

THENCE NORTH 89 DEGREES 36 MINUTES 36 SECONDS EAST A DISTANCE OF 10.00 FEET;

THENCE NORTH 0 DEGREES 23 MINUTES 24 SECONDS WEST ALONG THE EAST LINE OF THE WEST 75.00 FEET OF SAID NORTH HALF A DISTANCE OF 293.59 FEET;

THENCE NORTH 89 DEGREES 36 MINUTES 30 SECONDS EAST A DISTANCE OF 236.19 FEET;

THENCE SOUTH 0 DEGREES 23 MINUTES 30 SECONDS EAST A DISTANCE OF 330.58 FEET;

THENCE SOUTH 89 DEGREES 24 MINUTES 25 SECONDS EAST A DISTANCE OF 33.82 FEET;

THENCE SOUTH 0 DEGREES 23 MINUTES 30 SECONDS EAST A DISTANCE OF 311.16 FEET;

THENCE NORTH 89 DEGREES 36 MINUTES 31 SECONDS EAST A DISTANCE OF 557.45 FEET;

THENCE SOUTH 0 DEGREES 00 MINUTES 10 SECONDS EAST A DISTANCE OF 359.80 FEET TO A POINT ON SAID SOUTH LINE;

THENCE NORTH 89 DEGREES 25 MINUTES 16 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 835.16 FEET AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 10.58 ACRES (460705.85 SQ. FT.)

ACKNOWLEDGEMENT (MESA ELLSWORTH SS, LLC)

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____, 2023, BY _____, THE
OF MESA ELLSWORTH SS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ON BEHALF OF
THE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

DEDICATION:

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

KNOW ALL MEN BY THESE PRESENTS:

THAT NEC E&G, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ELLSWORTH 92, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND MESA ELLSWORTH SS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS, DO HEREBY PUBLISH THIS FINAL PLAT FOR "TECH CENTER @ ELLSWORTH", LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER 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.

NEC E&G, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ELLSWORTH 92, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND MESA ELLSWORTH SS, 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 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 NEC E&G, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ELLSWORTH 92, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND MESA ELLSWORTH SS, 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, SHALL BE CONSTRUCTED, INSTALLED OR PLACED ON OR OVER SAID EASEMENT OR ANY PART THEREOF BY NEC E&G, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ELLSWORTH 92, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND MESA ELLSWORTH SS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF NEC E&G, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ELLSWORTH 92, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND MESA ELLSWORTH SS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY NEC E&G, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ELLSWORTH 92, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND MESA ELLSWORTH SS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF NEC E&G, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ELLSWORTH 92, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND MESA ELLSWORTH SS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND MESA ELLSWORTH SS, 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.

NEC E&G, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ELLSWORTH 92, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND MESA ELLSWORTH SS, 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 "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.

NEC E&G, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ELLSWORTH 92, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND MESA ELLSWORTH SS, 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.

DRAINAGE COVENANTS:

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT 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 FACILITIES.

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.

NEC E&G, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ELLSWORTH 92, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND MESA ELLSWORTH SS, 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 NEC E&G, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ELLSWORTH 92, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND MESA ELLSWORTH SS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF;

NEC E&G, LLC, AN ARIZONA 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 THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2023.

NEC E&G, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

PRINTED NAME:

ITS: _____

IN WITNESS WHEREOF;

ELLSWORTH 92, LLC, AN ARIZONA 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 THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2023.

ELLSWORTH 92, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

PRINTED NAME:

ITS: _____

IN WITNESS WHEREOF;

MESA ELLSWORTH SS, LLC, AN ARIZONA 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 THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2023.

MESA ELLSWORTH SS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

PRINTED NAME:

ITS: _____

ACKNOWLEDGEMENT (NEC E&G, LLC)

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____, 2023, BY _____, THE
OF NEC E&G, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ON BEHALF OF THE
LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

ACKNOWLEDGEMENT (ELLSWORTH 92, LLC)

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

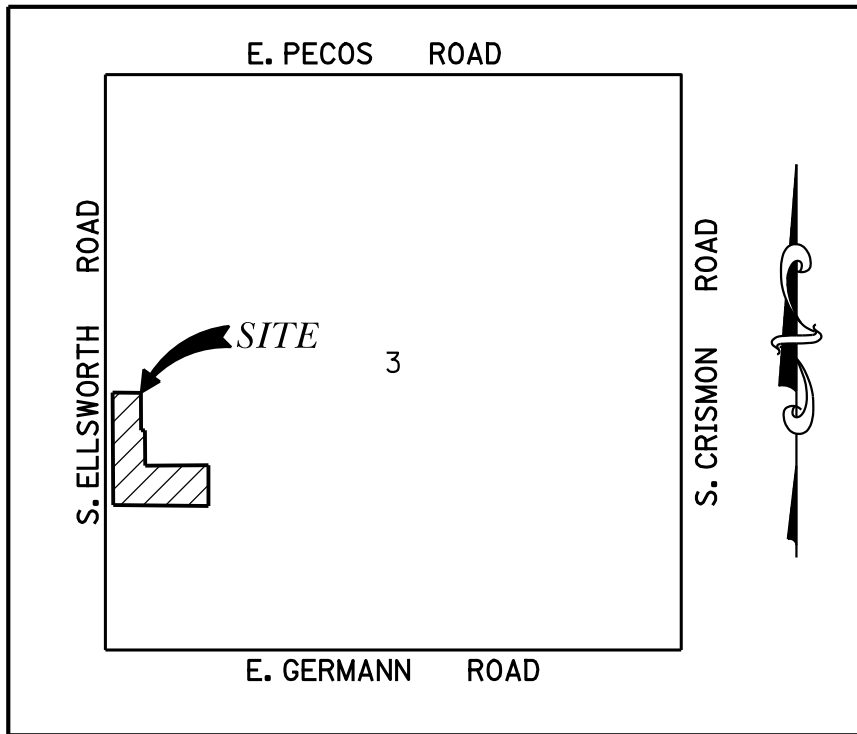
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____, 2023, BY _____, THE
OF ELLSWORTH 92, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ON BEHALF OF
THE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC



VICINITY MAP

N.T.S.

OWNER:

NEC E&G, LLC
20701 NORTH SCOTTSDALE ROAD, SUITE 107
SCOTTSDALE, ARIZONA 85255

ELLSWORTH 92, LLC
1121 WEST WARNER ROAD, NO. 109
TEMPE, ARIZONA 85284

MESA ELLSWORTH SS, LLC
4915 EAST BASELINE ROAD, SUITE 105
GILBERT, ARIZONA 85234

CONTACT: JESSE MACIAS
PHONE: (480) 528-3136

SURVEYOR:

3 ENGINEERING
6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85251

CONTACT: JIM LOFTIS, R.L.S.
PHONE: (602) 334-4387

ENGINEER:

EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, ARIZONA 85201

CONTACT: DANIEL AUXIER
PHONE: (480) 503-2250

LOT 1 AREA: 33,734 S.F. OR 0.774 ACRES

LOT 2 AREA: 44,195 S.F. OR 1.014 ACRES

LOT 3 AREA: 44,017 S.F. OR 1.010 ACRES

LOT 4 AREA: 43,787 S.F. OR 1.005 ACRES

LOT 5 AREA: 52,839 S.F. OR 1.213 ACRES

LOT 6 AREA: 54,357 S.F. OR 1.247 ACRES

LOT 7 AREA: 187,773 S.F. OR 4.310 ACRES

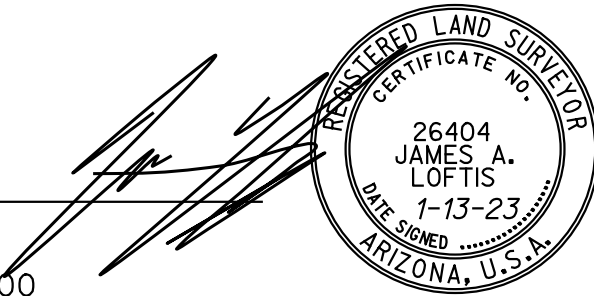
BASIS OF BEARING:

THE BASIS OF BEARING IS THE WEST LINE OF THE SW1/4 SEC 3, T2S, R7E BEARS N00°23'24"W PER BK. 610, PG. 32, RECORDS OF MARICOPA COUNTY, ARIZONA.

SURVEYORS CERTIFICATION:

I, JAMES A. LOFTIS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CONSISTING OF 2 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF APRIL 2018; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS, CONTROL POINTS, AND LOT CORNERS SHALL BE LOCATED AS SHOWN AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED

BY:
JAMES A. LOFTIS, R.L.S.
ARIZONA NO. 26404
6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85251



CITY APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THIS _____ DAY OF _____, 2023.

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 DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576

CITY ENGINEER

DATE

FINAL SUBDIVISION MAP
OF
TECH CENTER @ ELLSWORTH

300engineering
planning civil engineering surveying

3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 493-3230
WWW.3ENGINEERING.COM

DRAWN BY: PHILIE V.

PROJECT NO.

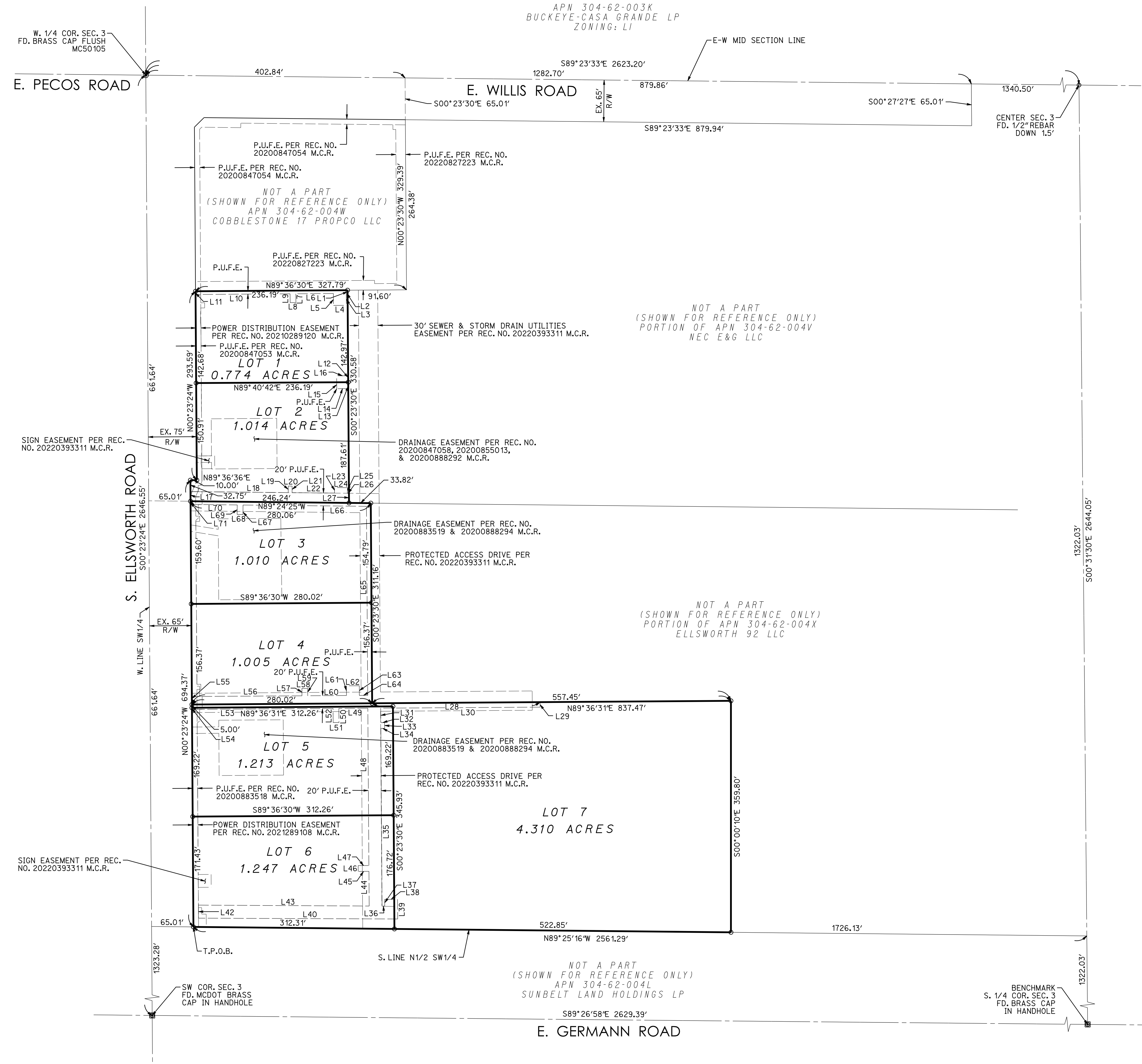
1615

DATE: 01/13/23

SHEET NO.

FP01

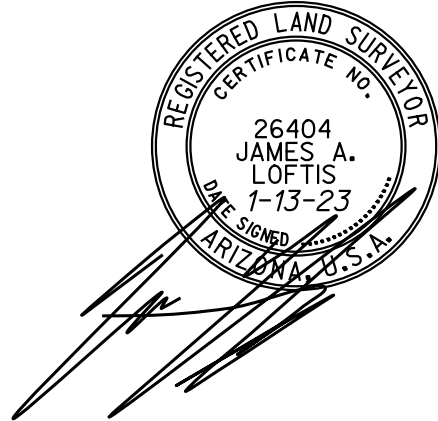
1 of 2



LEGEND:

- SECTION MONUMENTATION - AS NOTED
- BRASS CAP - AS NOTED
- MONUMENT TO BE SET AFTER COMPLETION OF MASS GRADING
- SUBDIVISION BOUNDARY
- PARCEL LINE
- MONUMENT LINE
- EXISTING R/W LINE
- ADJACENT PARCEL LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- MCR MARICOPA COUNTY RECORDS
- DOC. DOCUMENT
- RLS REGISTERED LAND SURVEYOR
- A.P.N. ASSESSOR PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- (M) MEASURED
- (R) RECORD
- (C) CALCULATED
- FD. FOUND
- W.E. WATERLINE EASEMENT
- D.E. DRAINAGE EASEMENT
- P.U.F.E. PUBLIC UTILITY & FACILITIES EASEMENT

COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
L1	S00°23'30"E	5.00'	L26	S89°24'25"E	2.40'	L51	S89°37'55"W	9.00'
L2	S89°36'30"W	2.00'	L27	S00°23'30"E	15.00'	L52	N00°22'05"W	21.98'
L3	S00°23'30"E	18.52'	L28	N89°36'31"E	260.91'	L53	S89°37'55"W	219.24'
L4	S89°36'30"W	20.00'	L29	S00°22'05"E	7.73'	L54	N00°23'24"W	2.51'
L5	N00°23'30"W	18.52'	L30	S89°37'55"W	247.65'	L55	N00°23'24"W	12.49'
L6	S89°36'30"W	58.34'	L31	S00°23'30"E	22.50'	L56	N89°37'55"E	171.05'
L7	S00°23'30"E	13.67'	L32	N89°36'31"E	5.92'	L57	N00°23'10"W	11.48'
L8	S89°36'36"W	9.00'	L33	S00°23'30"E	9.00'	L58	N89°38'54"E	9.00'
L9	N00°23'30"W	13.67'	L34	S89°36'30"W	5.92'	L59	S00°22'46"E	11.48'
L10	S89°36'30"W	146.85'	L35	S00°23'30"E	276.15'	L60	N89°38'38"E	60.14'
L11	N00°23'24"W	5.00'	L36	S89°48'52"E	4.16'	L61	N00°22'05"W	15.04'
L12	S00°23'30"E	10.02'	L37	N00°22'05"W	10.39'	L62	N89°37'55"E	20.00'
L13	S00°23'30"E	9.98'	L38	N89°37'55"E	20.00'	L63	S00°22'05"E	15.03'
L14	S89°36'30"W	17.85'	L39	S00°22'05"E	30.59'	L64	N89°37'55"E	13.09'
L15	N00°23'30"W	20.00'	L40	N89°45'38"W	309.45'	L65	N00°23'30"W	293.90'
L16	N89°36'30"E	17.85'	L42	N00°23'24"W	20.27'	L66	N89°24'25"W	191.76'
L17	N00°23'24"W	15.00'	L43	S89°41'38"E	265.30'	L67	S00°35'35"W	14.79'
L18	S89°24'25"E	151.85'	L44	N00°23'30"W	53.93'	L68	N89°24'19"W	9.00'
L19	N00°35'35"E	1015'	L45	S89°36'30"W	16.68'	L69	N00°23'35"E	14.79'
L20	S89°24'25"E	6.00'	L46	N00°23'30"W	9.00'	L70	N89°24'25"W	72.55'
L21	S00°35'35"W	1015'	L47	N89°36'30"E	16.68'	L71	N00°23'24"W	5.00'
L22	S89°24'25"E	65.98'	L48	N00°23'30"W	244.53'			
L23	N00°35'35"E	8.64'	L49	S89°37'55"W	45.03'			
L24	S89°24'25"E	20.00'	L50	S00°22'05"E	21.98'			
L25	S00°35'35"W	8.64'						



FINAL SUBDIVISION MAP
OF
TECH CENTER @ ELLSWORTH

300engineering
planning civil engineering surveying

3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (480) 334-4387
FAX: (480) 495-3230
WWW.3ENGINEERING.COM

DRAWN BY: PHILIE V.

PROJECT NO.
1615

DATE: 01/13/23

SHEET NO.
FP02
2 of 2