DEDICATION

STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENT:

S.S.

THAT CRP LDF AIRPARK 202 AZ. LLC. AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR AIRPARK 202. LOCATED IN NORTHWEST QUARTER OF SECTION 20. TOWNSHIP 1 SOUTH. RANGE 7 EAST OF 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

CRP LDF AIRPARK 202 AZ, LLC, 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 CRP LDF AIRPARK 202 AZ, LLC 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 CRP LDF AIRPARK 202 AZ, LLC OR THE SUCCESSORS OR ASSIGNS OF CRP LDF AIRPARK 202 AZ, LLC AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY CRP LDF AIRPARK 202 AZ, LLC OR THE SUCCESSORS OR ASSIGNS OF CRP LDF AIRPARK 202 AZ, LLC 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.

CRP LDF AIRPARK 202 AZ, LLC 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.

CRP LDF AIRPARK 202 AZ. LLC 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 EASEMENTS SHOWN ON THIS PLAT AS AIRPARK 202 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;

THE DRAINAGE FACILITIES AND RETENTION AREAS SHALL BE MAINTAINED BY THE OWNER. HIS SUCCESSOR AND ASSIGNS 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 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.

CRP LDF AIRPARK 202 AZ, LLC 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 CRP LDF AIRPARK 202 AZ. LLC WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

CRP LDF AIRPARK 202 AZ, LLC, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS ___ DAY OF _____ ___, 2023

CRP LDF AIRPARK 202 AZ, LLC

ACKNOWLEDGMENT

STATE OF ARIZONA

} S.S. COUNTY OF MARICOPA

BEFORE ME THIS _____ OF ____ _.___, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE THE _ OF CRP LDF AIRPARK 202 AZ, LLC, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT ____ ___, AS _ . EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

FINAL PLAT AIRPARK 202

A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

AREA TABLE

LOT	SQUARE FEET	ACRES
1	919,262	21.10
2	805,924	18.50
3	636,181	14.60
4	459,844	10.56
5	1,327,652	30.49
TOTAL	4,148,863	95.25

DEVELOPER

CRP LDF AIRPARK 202 AZ, LLC 1300 DOVE STREET, SUITE 201 NEWPORT BEACH, CA 92660 TELEPHONE: 949-342-8000 CONTACT: RICK GOEBEL

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THIS _____ DAY _____, 20___.

BY:	
MAYOR	DATE
MAYOR	DATE

ATTEST: CITY CLERK

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 AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS-45-576.

APPROVED:			
	CITY ENGINEER	DATE	

NOTES

1. PUBLIC UTILITY AND FACILITY EASEMENTS WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELUCATION 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).

DATE

- 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 WARNER ROAD AND SOSSAMAN 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. THE AREA WITHIN THE SIGHT VISIBILITY EASEMENT AND OR TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, FENCES. OR OTHER ITEMS HIGHER THAN 36-INCH ABOVE STREET GRADES IN THESE AREAS.
- 10. 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 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).
- 11. 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.
- 12. 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.
- 13. 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."
- 14. CRP LDF AIRPARK 202 AZ, LLC. WILL HAVE THE RESPONSIBILITY FOR MAINTAINING THE "COMMON AREAS" TO BE NOTED AS TRACTS OR EASEMENTS INCLUDING LANDSCAPING AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED CONSTRUCTION DOCUMENTS (PLANS). " AND " 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."

PARCEL NO. 1:

COMMENCING AT A 1 INCH REBAR MARKING THE NORTHWEST CORNER OF SAID SECTION 20, BEING NORTH 0 DEGREES 05 MINUTES 43 SECONDS WEST, 2631.47 FEET FROM A 1 INCH REBAR MARKING THE WEST QUARTER CORNER OF SAID SECTION 20;

THENCE ALONG THE WEST LINE OF SAID SECTION 20, SOUTH 0 DEGREES 05 MINUTES 43 SECONDS EAST, 2488.82 FEET TO THE POINT OF BEGINNING;

20

PARCEL NO. 2:

ARIZONA. PARCEL NO. 3:

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 4: A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH. RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 20, WHICH LIES SOUTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A 1 INCH REBAR MARKING THE NORTHWEST CORNER OF SAID SECTION 20, BEING NORTH 0 DEGREES 05 MINUTES 43 SECONDS WEST, 2631.47 FEET FROM A 1 INCH REBAR MARKING THE WEST QUARTER CORNER OF SAID SECTION 20:

THENCE ALONG THE WEST LINE OF SAID SECTION 20, SOUTH 0 DEGREES 05 MINUTES 43 SECONDS EAST, 2488.82 FEET TO THE POINT OF BEGINNING;

20

PARCEL NO. 5:

ARIZONA. PARCEL NO. 6:

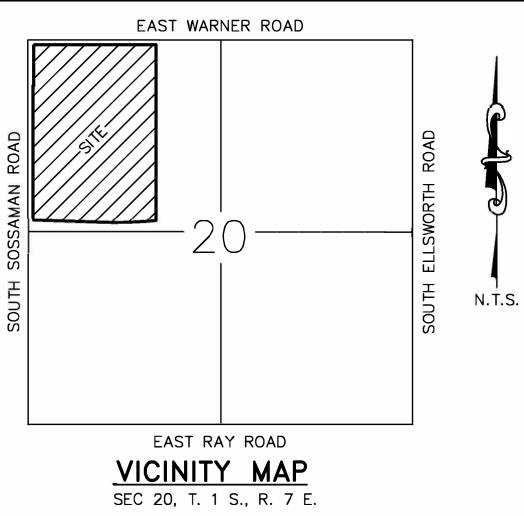
THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20. TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

G & S R M.

REFERENCES

RETRACED. N





LEGAL DESCRIPTION

THE WEST 865.17 FEET OF THE EAST 1763.07 FEET OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA:

EXCEPT THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 20, WHICH LIES SOUTH OF THE FOLLOWING DESCRIBED LINE:

THENCE SOUTH 87 DEGREES 39 MINUTES 15 SECONDS EAST, 987.20 FEET;

THENCE FROM A LOCAL TANGENT BEARING OF SOUTH 87 DEGREES 44 MINUTES 44 SECONDS EAST, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 5892.78 FEET, A LENGTH OF 1696.61 FEET TO THE POINT OF ENDING ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 20, BEING SOUTH 0 DEGREES 27 MINUTES 46 SECONDS EAST, 2332.86 FEET FROM A 1 INCH PIPE MARKING THE NORTH QUARTER CORNER OF SAID SECTION

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20. TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,

THENCE SOUTH 87 DEGREES 39 MINUTES 15 SECONDS EAST, 987.20 FEET;

THENCE FROM A LOCAL TANGENT BEARING OF SOUTH 87 DEGREES 44 MINUTES 44 SECONDS EAST, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 5892.78 FEET, A LENGTH OF 1696.61 FEET TO THE POINT OF ENDING ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 20, BEING SOUTH 0 DEGREES 27 MINUTES 46 SECONDS EAST. 2332.86 FEET FROM A 1 INCH PIPE MARKING THE NORTH QUARTER CORNER OF SAID SECTION

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST,

SAID LINE BEARS: NORTH OO DEGREES 05 MINUTES 43 SECONDS WEST

1. RECORD OF SURVEY "PLSS SUBDIVISION" RECORDED IN BOOK 609, PAGE 29, M.C.R.

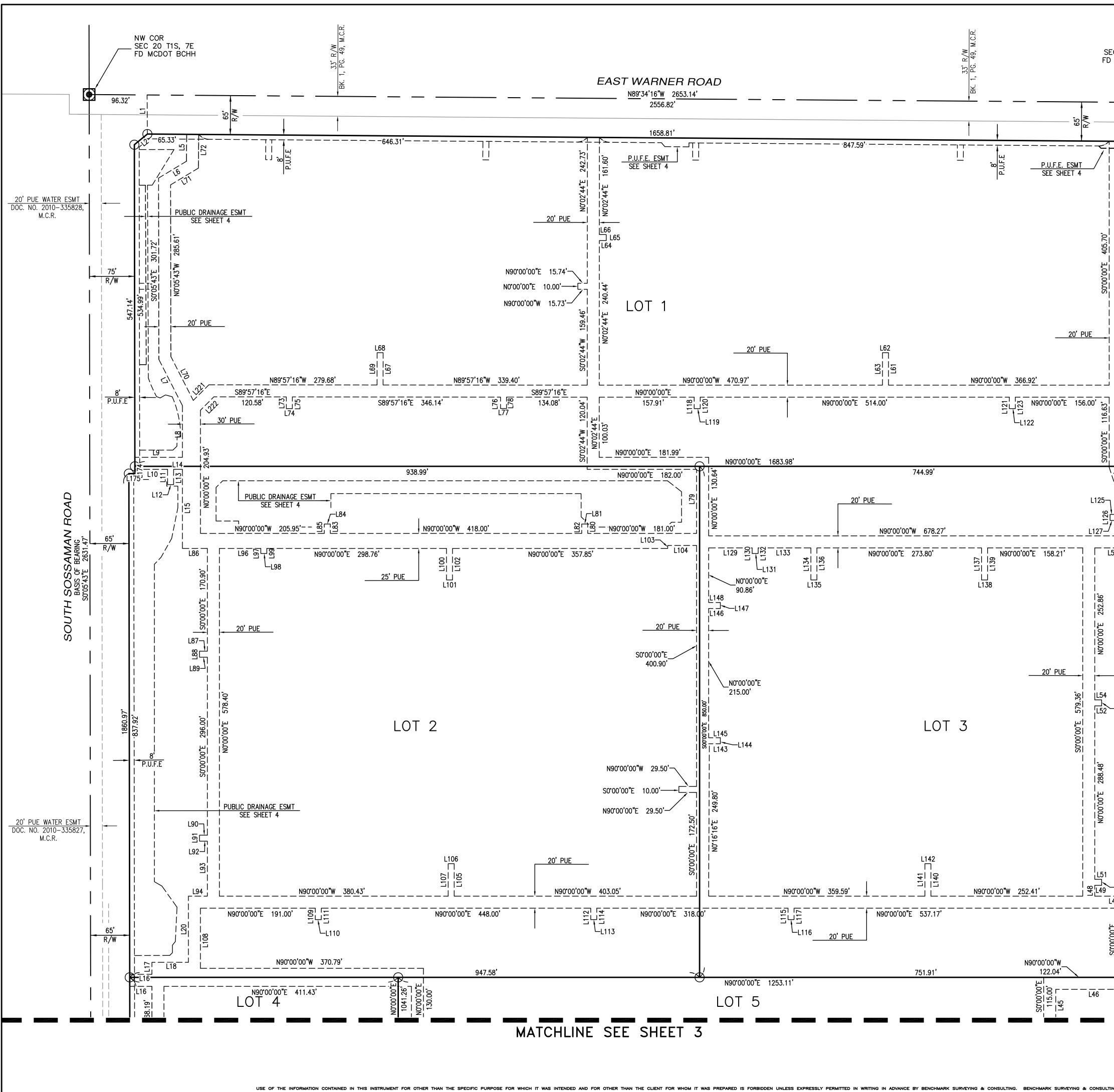
2. RECORD OF SURVEY RECORDED IN BOOK 1403, PAGE 40, M.C.R.

CERTIFICATION

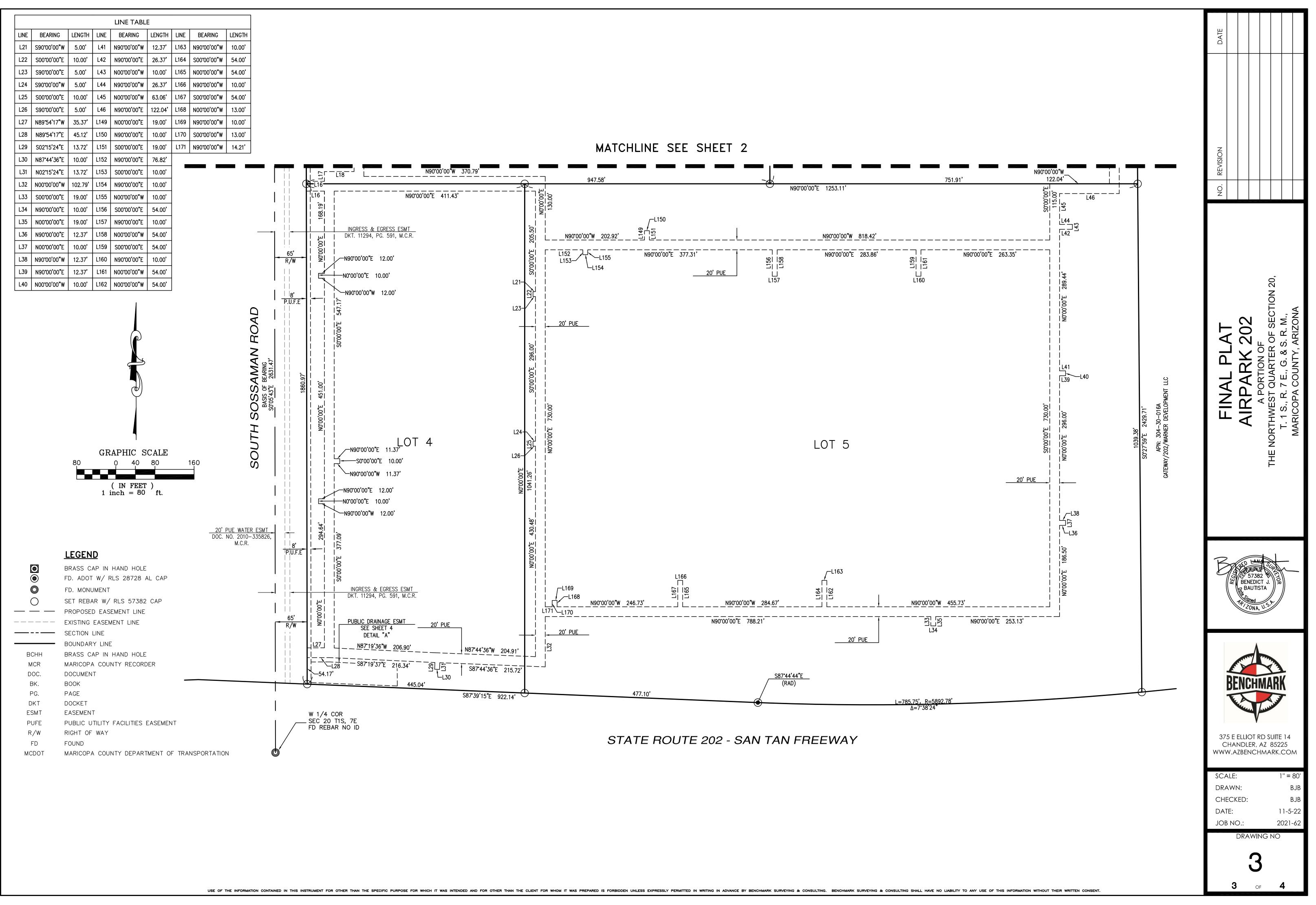
, BENEDICT J. BAUTISTA, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CONSISTING OF 4 SHEETS CORRECTLY REPRESENTS A SURVEY DONE UNDER MY SUPERVISION DURING THE MONTH OF JUNE 2021; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN; THAT THEIR POSITIONS ARE CORRECT AND ACCURATE AS SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE

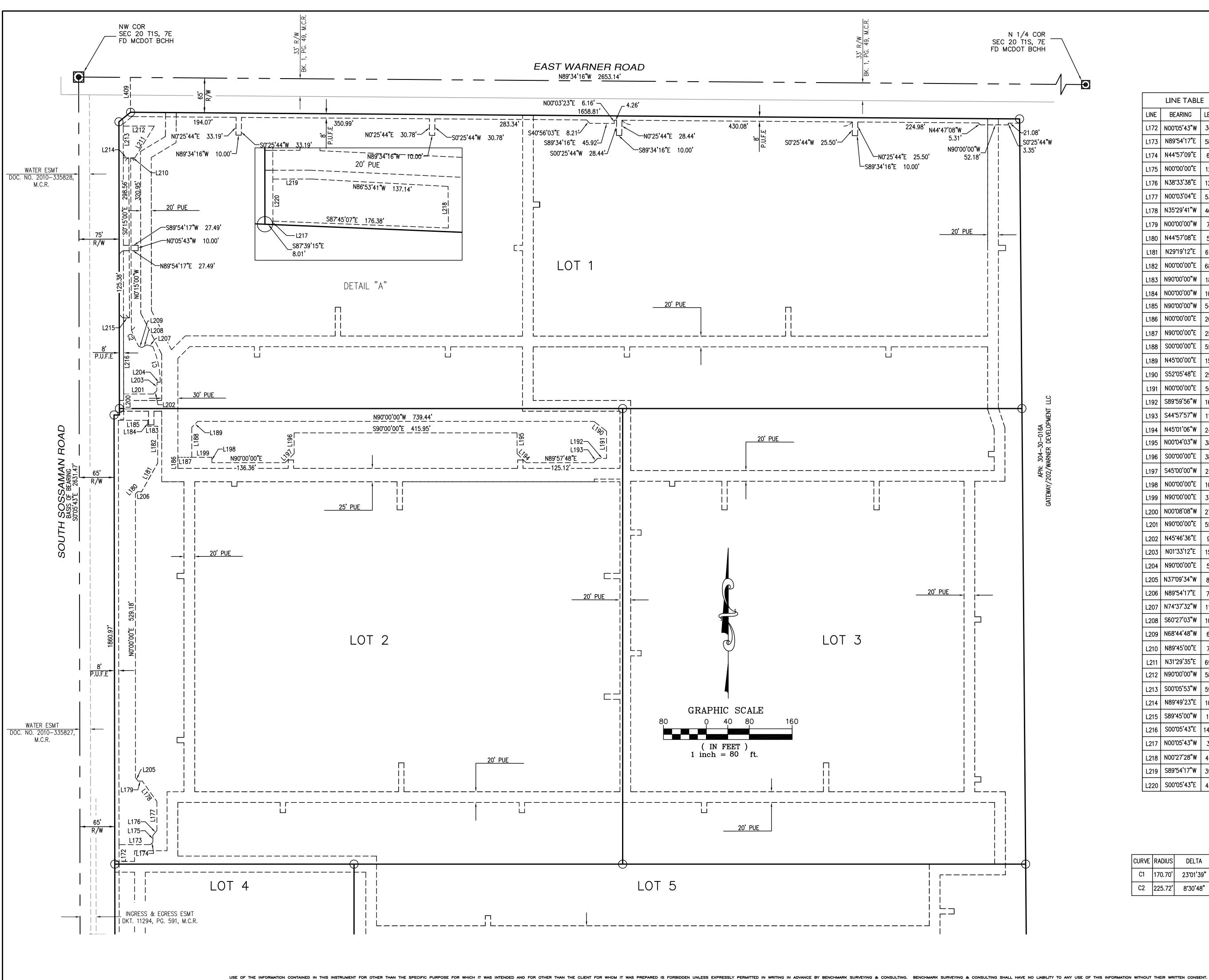


DATE
NO. REVISION
FINAL PLAT PLAAT PLAT APORTON OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, T.1 S., R. 7 E., G. & S. R. M., MARICOPA COUNTY, ARIZONA
BENEDICT J. BAUTISTA
375 E ELLIOT RD SUITE 14 CHANDLER, AZ 85225 WWW.AZBENCHMARK.COM
SCALE: N/A DRAWN: BJB CHECKED: BJB DATE: 11-5-22 JOB NO.: 2021-62 DRAWING NO



20 T1S	COR		LINE TABL	E		LINE TABL	E		DATE			
MCDOT E	s, 7E BCHH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	ŀ				
		L1	S00°27'59"E	65.01'	L87	S90'00'00"W	13.05'					
		L2	S50°46'53"W	28.02'	L88	S00°00'00"E	10.00'					
		L3 L4	S00°05'43"E N89°34'16"W	12.15' 10.00'	L89 L90	N90°00'00"E S90°00'00"W	13.05' 13.05'					
		L5	S00°25'44"W	44.98'	L90	S00°00'00"E	10.00'					
139.59')	L6	S58*54'46"W	54.22'	L92	N90°00'00"E	13.05'					
		L7	S27°02'49"E	86.14'	L93	S00°00'00"E	91.50'					
		L8	S00°00'00"E	86.03'	L94	N90°00'00"W	31.52'		NO			
236.08'		L9	S90°00'00"W	79.07'	L95	N07 * 55'25"W	39.07'		REVISION			
		L10	N90°00'00"E	54.38'	L96	N90°00'00"E	68.86'	ŀ				
<u>N0°00'00"E</u>		L11	S00'00'00"E	25.47'	L97	S00°00'00"E	8.40'		ÔZ			
9 		L12	N90'00'00"E	10.00'	L98	N90°00'00"E	10.00'	ſ				
		L13	N00'00'00"E	25.47'	L99 L100	N00°00'00"W	8.40'					
L58 L59		L14 L15	N90°00'00"E S00°00'00"E	14.66' 131.60'	L100	S00°00'00"E N90°00'00"E	52.40' 10.00'					
L60 -		L16	S90°00'00"W	36.93'	L102	N00°00'00"W	52.40'					
 540.3		L17	S00'00'00"E	20.00'	L102	N00°00'00"W	5.00'					
 		L18	S90°00'00"W	60.63'	L104	N90°00'00"E	48.00'				Ċ,	
, 06		L19	N90°00'00"W	36.93'	L105	N00°00'00"W	54.00'				N 2(
292.90		L20	S00°00'00"E	110.00'	L106	N90°00'00"W	10.00'					_
00"E		L45	N00°00'00"W	63.06'	L107	S00°00'00"W	54.00'		_		SECTION 20,	S. R. M., ARIZONA
N0*00*00*E		L46	N90°00'00"E	122.04'	L108	N00°00'00"E	100.00'		F	202		R. N RIZO
<i>~</i> 		L47	N90°00'00"W	57.17'	L109	S00°00'00"E	19.00'		4	\sim	OF ER OF	• • • •
		L48	N00°00'00"W	18.02'	L110	N90'00'00"E	10.00'			\mathbf{X}		≪≻໌
	Ö	L49	N90'00'00"E	11.50'	L111	N00°00'00"W	19.00'			Ϋ́Υ Ϋ́Υ	AR ⁻	7 E., G. COUNT
<u></u>	N0°27'59"W 2494.71' APN: 304–30–016A GATEWAY/202/WARNER DEVELOPMENT LLC	L50	N00°00'00"W	10.00'	L112	S00'00'00"E	19.00'		AL	A	A PORTION ST QUARTE	⊂ CO
-131	.71' A OPMEI	L51 L52	N90°00'00"W	11.50' 11.50'	L113 L114	N90°00'00"E N00°00'00"W	10.00' 19.00'		INAI	AIRP.	A P ST	PA PA
	"59"W 2494.71" 304–30–016A ARNER DEVELOPN	L52	N00°00'00"W	10.00'	L114	S00°00'00"E	19.00'		Ē		A F NORTHWEST	T. 1 S., R. MARICOPA
	9"W 04-30 NER 1	L54	N90°00'00"W	11.50'	L116	N90°00'00"E	10.00'			A	TH	T. 1 ARI
	N0°27°59"W APN: 304 02/WARNER	L55	N90°00'00"E	56.27'	L117	N00°00'00"W	19.00'				IOR IOR	Σ
 5	AF AF X/202	L56	N00°00'00"W	99.86'	L118	S00°00'00"E	19.03'					
-	АТЕМА	L57	N18"10'45"W	39.34'	L119	N90'00'00"E	10.00'				THE	
	6	L58	S90°00'00"W	13.50'	L120	N00°00'00"W	19.03'					
		L59	N00°00'00"E	10.00'	L121	S00°00'00"E	19.03'					
		L60	S90°00'00"E	13.50'	L122	N90'00'00"E	10.00'					
		L61	N00°00'00"W	53.97'	L123	N00°00'00"W	19.03'					
		L62 L63	N90°00'00"W	10.00'	L124	S18°10'45"E S90°00'00"W	39.34'					
		L63	S00°00'00"W N89°57'16"E	53.97' 11.45'	L125 L126	S00°00'00"E	10.81' 10.00'					
		L65	N00°02'44"W	10.00'	L120	N90'00'00"E	10.81'		R	OED L	NA ST	
		L66	N89 ° 57'16"W	11.45'	L128	S00'00'00"E	25.64'			57	405 382 382 50 DICT J.	-
L53 820.03		L67	N00°02'47"W	53.68'	L129	N90°00'00"E	72.38'		REG		DICT J.	≂∥
850		L68	N89 ° 57'13"W	10.00'	L130	S00°00'00"E	9.37'		Ń	Vian	A, U.S.A.	//
		L69	S00°02'47"W	53.68'	L131	N90'00'00"E	10.00'			-ZON	A, U.	
		L70	N27°02'49"W	81.87'	L132	N00'00'00"W	9.37'					
		L71	N58 ° 54'46"E	54.10'	L133	N90°00'00"E	87.61'				٨	
		L72	N00 ° 25'44"E	55.95'	L134	S00°00'00"E	53.36'					
		L73	S00°02'44"E	19.45'	L135	N90'00'00"E	10.00'		L		Y	3
		L74	N89°57'16"E	10.00'	L136	N00°00'00"W	53.36'		R	ENCH	IMAP	K
		L75 L76	N00°02'44"W S00°02'44"E	19.45' 19.00'	L137 L138	S00°00'00"E N90°00'00"E	53.36' 10.00'		F	T		7
		L70	N89°57'16"E	19.00	L130	N00°00'00"W	53.36'			Mary Mary	humin	
L50		L78	N00°02'44"W	19.00'	L140	N00'00'00"W	54.00'				V	
77		L79	S00°00'00"E	106.60'	L141	S00°00'00"W	54.00'					
155.00		L80	N00°00'00"W	15.60'	L142	N90°00'00"W	10.00'		CHA WWW.A		, AZ 85 Chmark	
<u>115.00'</u> <u>N0°00'00"E</u> 155		L81	N90 ° 00'00"W	10.00'	L143	N90°00'00"E	19.50'					
115 00'00"		L82	S00°00'00"W	15.60'	L144	N00°00'00"W	10.00'	ſ	SCALE			1'' = 80
, 100 N0.C	$\int $	L83	N00'00'00"W	15.60'	L145	N90°00'00"W	19.50'		DRAW			BJB
Z		L84	N90°00'00"W	10.00'	L146	N90°00'00"E	19.50'			KED:		BJB
 1070 5		L85	S00°00'00"W	15.60'	L147	N00°00'00"W	10.00'		DATE: JOB N	0 ·		11-5-22 2021-62
~		L86	N90'00'00"E	41.48'	L148	N90°00'00"W	19.50'	ŀ			ING NO	
	GRAPHIC SCALE		100		L221 L222	S45°02'56"W N45°02'56"E	36.34' 31.43'					
			160									
8	30 0 40 80									•)	





LINE TABLE							
LINE L172	BEARING N00°05'43"W	LENGTH 36.31'					
	N89°54'17"E						
L173		58.59'					
L174	N44°57'09"E	6.48'					
L175	N00°00'00"E	12.51'					
L176	N38'33'38"E	12.03'					
L177	N00°03'04"E	53.74 '					
L178	N35°29'41"W	46.99 '					
L179	N00°00'00"W	7.77'					
L180	N44 ° 57'08"E	5.65'					
L181	N29°19'12"E	61.65'					
L182	N00°00'00"E	68.57 '					
L183	N90°00'00"W	18.61'					
L184	N00°00'00"W	10.97'					
L185	N90°00'00"W	54.85'					
L186	N00°00'00"E	20.60'					
L187	N90°00'00"E	25.95'					
L188	S00°00'00"E	55.93'					
L189	N45°00'00"E	15.66'					
L190	S52°05'48"E	29.77'					
L191	N00°00'00"E	50.71'					
L192	S89 ° 59'56"W	16.76'					
L193	S44 * 57'57"W	11.32'					
L194	N45°01'06"W	24.22'					
L194	N00°04'03"W	38.54'					
L196	S00°00'00"E	38.54'					
	S45°00'00"W						
L197	N00°00'00"E	24.10'					
L198 L199	N90°00'00"E	10.00' 37.61'					
	N00°08'08"W						
L200 L201	N90°00'00"E	27.00' 55.32'					
L202	N45°46'36"E	9.18'					
L203	N01°33'12"E	15.62'					
L204	N90°00'00"E	5.93'					
L205	N37'09'34"W	8.29'					
L206	N89°54'17"E	7.34'					
L207	N74*37'32"W	11.62'					
L208	S60°27'03"W	10.30'					
L209	N68*44'48"W	6.52 '					
L210	N89°45'00"E	7.85 '					
L211	N31°29'35"E	69.42 '					
L212	N90°00'00"W	58.02'					
L213	S00°05'53"W	59.27 '					
L214	N89 ° 49'23"E	10.30'					
L215	S89 * 45'00"W	11.11'					
L216	S00°05'43"E	142.08'					
L217	N00°05'43"W	3.44'					
L218	N00°27'28"W	41.76 '					
LZIU							
L210	S89 * 54'17"W	39.05'					

CURVE	RADIUS	DELTA	LENGTH
C1	170.70 '	23°01'39"	68.60'
C2	225.72 '	8•30'48"	33.54 '

DATE					
NO. REVISION					
		A PORTION OF	THE NORTHWEST QUARTER OF SECTION 20,	I. 1 S., K. / E., G. & S. K. M.,	MARICOPA COUNTY, ARIZONA
Æ	A Condition	STAN STAN STAN SAUTISTA SAUTISTA SAUTISTA SAUTISTA SAUTISTA SAUTISTA	AURIEVOR		
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