

DEDICATION:

STATE OF ARIZONA }
COUNTY OF MARICOPA }ss.

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 BUSINESS PARK", LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, 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., 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., 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., OR THE SUCCESSORS OR ASSIGNS OF SUNBELT LAND HOLDINGS, L.P., AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY SUNBELT LAND HOLDINGS, L.P., OR THE SUCCESSORS OR ASSIGNS OF SUNBELT LAND HOLDINGS, L.P., 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., 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.

SUNBELT LAND HOLDINGS, L.P., 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 IS 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 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 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.

SUNBELT LAND HOLDINGS, L.P., 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 SUNBELT LAND HOLDINGS, L.P., WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

SUNBELT LAND HOLDINGS, L.P., A DELAWARE LIMITED PARTNERSHIP, 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 _____, 2017.

SUNBELT LAND HOLDINGS, L.P., A DELAWARE LIMITED PARTNERSHIP,

BY: _____

TITLE: _____

ACKNOWLEDGEMENT:

STATE OF ARIZONA }
COUNTY OF MARICOPA }ss.

BEFORE ME THIS _____ DAY OF _____, 2017, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE

_____ OF SUNBELT LAND HOLDINGS, L.P., A DELAWARE LIMITED PARTNERSHIP, 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 _____

EXPIRES _____

FINAL PLAT
FOR
"MESA TECHNOLOGY BUSINESS PARK"

A REPLAT OF LOT 8 OF FIRST MESA COMMERCE PARK, PHASE 1 AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1167 OF MAPS, PAGE 45 AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

NOTES:

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

2. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES, PRIVATE DRIVES OR LANDSCAPED AREAS WITHIN THIS PROJECT OR LANDSCAPING IN THE RIGHTS-OF-WAY OF S. ELLSWORTH ROAD AND S. 96TH STREET.

3. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.

4. UTILITY LINES ARE TO BE CONSTRUCTED UNDER GROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R.(42)33.

5. ELECTRICAL LINES ARE TO BE CONSTRUCTED UNDER GROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-1-133.

6. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL IMPROVEMENTS, OR ALTERATION BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY OF MESA.

7. INDIVIDUAL LOT ENGINEERS ARE TO PROVIDE ENGINEERING CALCULATIONS TO THE CITY OF MESA THAT SHOWS THE PROPOSED DEVELOPMENT OF THE LOTS. THE DATA SHALL SHOW AND EXPLAIN THE INCREASE OR DECREASE OF THE FLOWS PRODUCED BY THE LOTS FROM THE EXISTING CONDITIONS.

8. INDIVIDUAL LOT ENGINEER(S) WILL OBTAIN APPROVED DRAINAGE REPORT(S) FROM THE CITY OF MESA AND COMPLY WITH THOSE REQUIREMENTS INDIVIDUAL LOT OWNERS OF THESE CUSTOM LOTS OR THEIR ENGINEERS ARE RESPONSIBLE FOR THE GRADING AND HYDRAULIC DESIGN OF THE IMPROVEMENTS TO THE LOTS. THIS INCLUDES, BUT IS NOT LIMITED TO, LOT GRADING, PROTECTION FROM FLOOD INUNDATION, SCOUR PROTECTION, PROTECTION FROM LATERAL MIGRATION OF THE WASHERS, AS WELL AS THE HANDLING OF LOCAL DRAINAGE. INCLUDING POSSIBLE ADDITIONAL LOT RETENTION, IF REQUIRED.

9. IF "EXPANSIVE" SOIL, EARTH FISSURES, OR ANOTHER SOIL RELATED PROBLEM IS EVIDENT, INDICATE SPECIAL CONSTRUCTION REQUIREMENTS ON THE IMPROVEMENT PLANS.

10. 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.

11. AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT HAS BEEN RECORDED WITH THE MARICOPA COUNTY RECORDER. THIS SUBDIVISION IS WITHIN THREE (3) MILES OF THE PHOENIX-MESA GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.

12. THESE PROPERTIES, DUE TO THEIR PROXIMITY TO PHOENIX-MESA GATEWAY AIRPORT, WILL EXPERIENCE AIRCRAFT OVER-FLIGHTS THAT GENERATE NOISE LEVELS WHICH WILL BE OF CONCERN TO SOME INDIVIDUALS.

13. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2 INCH REBAR AND CAP BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

14. THE OWNER INTENDS TO GRADE THE SITE, INSTALL ROADS AND UTILITIES FOR FUTURE LOT DEVELOPMENT. EACH LOT WILL REQUIRE AN INDIVIDUAL GRADING AND DRAINAGE PLAN, PREPARED AND SEALED BY A PROFESSIONAL ENGINEER. THE INDIVIDUAL LOT PLANS WILL BE BASED UPON THE ACTUAL DEVELOPMENT AND THE BUILDING CONFIGURATION.

15. THERE ARE NO BUILDINGS PROPOSED FOR THE SITE, FUTURE BUILDING PADS WILL BE DESIGNED DURING INDIVIDUAL LOT DEVELOPMENT, THE BUILDING SITES SHOULD NOT BE INUNDATED DURING A 100-YEAR STORM EVENT AND THE FINISHED FLOOR ELEVATIONS SHOULD BE AT LEAST 14 INCHES ABOVE THE 100-YEAR STORM EVENT.

16. FINISHED FLOOR ELEVATIONS SHOULD EXCEED BOTH THE FLOOD ELEVATION OF A 100-YEAR EVENT STORM AND THE LOT OUTFALL ELEVATION.

17. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

LEGAL DESCRIPTION:

LOT 8, OF FIRST MESA COMMERCE PARK, PHASE 1 AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1167 OF MAPS, PAGE 45.

AND A PORTION OF THE FOLLOWING:

THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER AND THE NORTH HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 10;

THENCE NORTH 00 DEGREES 32 MINUTES 42 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 37 MINUTES 38 SECONDS WEST PARALLEL TO AND 40.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 1789.07 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 15 SECONDS WEST A DISTANCE OF 649.23 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 45 SECONDS EAST TO THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1782.79 FEET;

THENCE SOUTH 00 DEGREES 32 MINUTES 42 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 660.77 FEET TO THE POINT OF BEGINNING.

EXCEPT:

FIVE (5) PARCELS OF LAND LYING WITHIN THE NORTH HALF OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION (10), TOWNSHIP ONE (1) SOUTH, RANGE SEVEN (7) EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

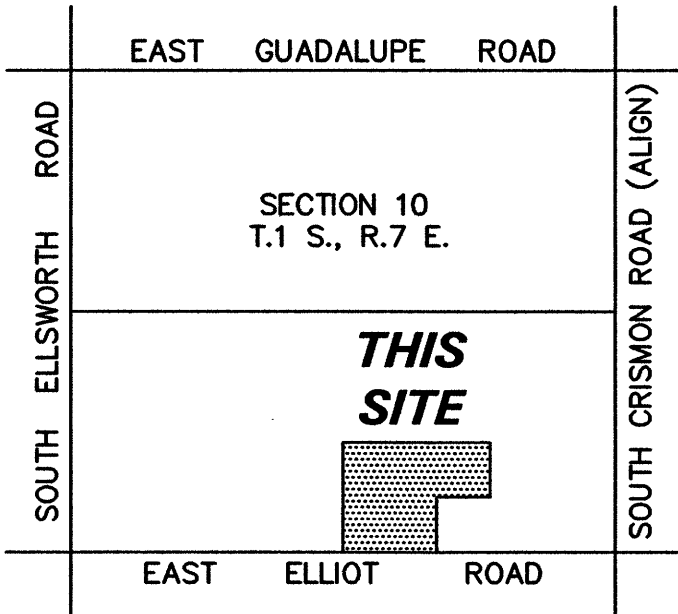
PARCEL 1:
THE EAST 25 FEET OF THE WEST 65 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 10.

PARCEL 2:
THE EAST 25 FEET OF THE WEST 65 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 10.

PARCEL 3:
ALL RIGHTS, TITLE AND INTEREST IN ANY PORTION OF THE PROPERTY DESCRIBED IN DOCUMENT 93-729661 LYING WITHIN THE RIGHT OF WAY DESCRIBED IN DOCKET 14559, PAGE 206; DOCKET 4324, PAGE 564; DOCKET 733, PAGE 579 AFFECTING THE WEST 40 FEET OF THE N2, N2, SW4 AND N2, S2, N2, SW4 OF SAID SECTION 10.

PARCEL 4:
ANY PORTION LYING WITHIN FIRST MESA COMMERCE PARK, PHASE 1 AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1167 OF MAPS, PAGE 45.

PARCEL 5:
ANY PORTION LYING WITHIN FIRST MESA COMMERCE PARK, PHASE 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1167 OF MAPS, PAGE 44.



VICINITY MAP:
N.T.S.

OWNER:

SUNBELT LAND HOLDINGS,
L.P.
8095 OTHELLO AVENUE
SAN DIEGO, CA 92111
PHONE: 858-776-7698
CONTACT: DENNIS O'NEIL

SURVEYOR:

HUNTER ENGINEERING, INC.
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: JERRY HEATH, R.L.S.

PERTINENT RECORDED INFORMATION:

(R)=RECORDED DATA PER THE FINAL PLAT OF FIRST MESA COMMERCE PARK PHASE 1 AMENDED, AS RECORDED IN BK. 1176, PG. 45, M.C.R.

(R1)=PLSS SUBDIVISION RECORD OF SURVEY MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY, BOOK 609 OF MAPS, PAGE 29, M.C.R.

(M)=MEASURED INFORMATION FROM FIELD DATA COLLECTION.

(C)=CALCULATED INFORMATION FROM RECORDED DOCUMENTS AS NOTED.

BASIS OF BEARING:

A BEARING OF NORTH 00°43'13" EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER SECTION 10, AS DEPICTED ON THE FINAL PLAT OF "FIRST MESA COMMERCE PARK, PHASE 1 AMENDED" AS RECORDED IN BOOK 1176 OF MAPS, PAGE 45, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

P.U.F.E. NOTE:

PUBLIC UTILITY AND FACILITY EASEMENTS WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS FOR THE RELOCATION OF SRP 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).

FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2760L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES 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.

CERTIFICATION:

"I, JERRY D. HEATH JR., HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT CONSISTING 2 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF MARCH 2017; 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".



APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA, ON THE _____ DAY OF _____, 2017.

BY: _____ MAYOR

ATTEST: _____ 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.

CITY ENGINEER

DATE

BY	
REVISION	
NO.	DATE
PURPOSE:	FINAL PLAT

DRAWN BY: JDH
CHECKED BY: JDH

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

FINAL PLAT
"MESA TECHNOLOGY BUSINESS PARK"
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SECTION: 10
TNSHP: 1S
RANGE: 7E

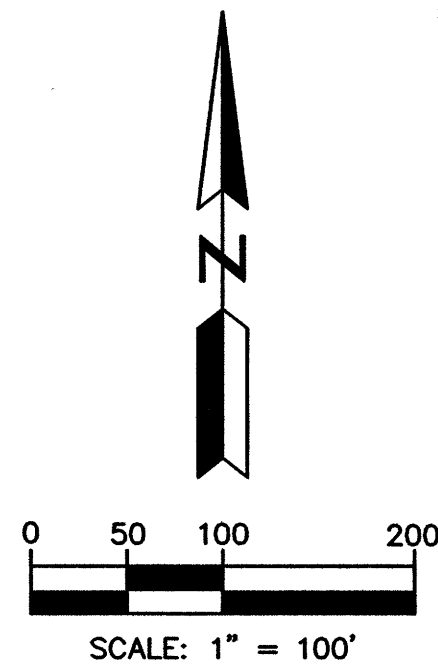
JOB NO.:
PRTL001-S

SCALE
1"=100'

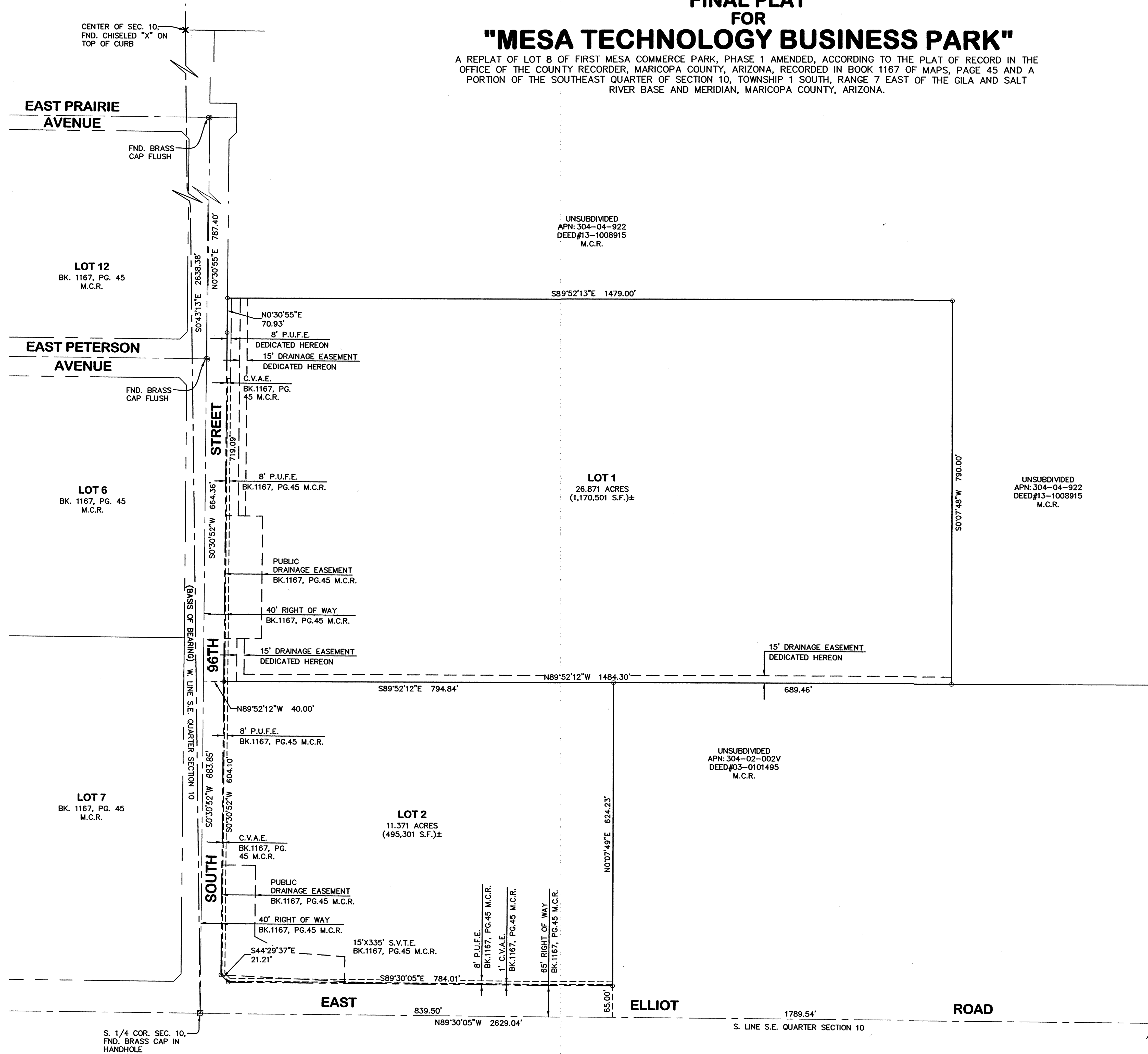
SHEET
1 OF 2

FINAL PLAT
FOR
"MESA TECHNOLOGY BUSINESS PARK"

A REPLAT OF LOT 8 OF FIRST MESA COMMERCE PARK, PHASE 1 AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1167 OF MAPS, PAGE 45 AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



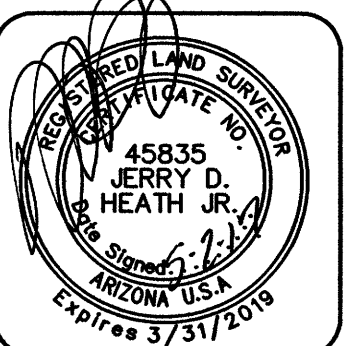
- LEGEND:**
- X CHISELED X
 - BRASS CAP IN HANDHOLE
 - FOUND AS NOTED
 - ⊙ BRASS CAP FLUSH
 - SET REBAR
 - P.U.F.E. PUBLIC UTILITY & FACILITIES EASEMENT
 - S.V.T.E. SIGHT VISIBILITY TRIANGLE EASEMENT
 - C.V.A.E. CONTROLLED VEHICULAR ACCESS EASEMENT
 - M.C.R. MARICOPA COUNTY RECORDER
 - FND. FOUND AS NOTED
 - MONUMENT LINE
 - PROPERTY LINE
 - EASEMENT LINE
 - - - RIGHT-OF-WAY LINE



NO.	DATE	REVISION	BY

DRAWN BY: JDH
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 BUSINESS PARK"
A REPLAT OF LOT 8 OF FIRST MESA COMMERCE PARK, PHASE 1 AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1167 OF MAPS, PAGE 45 AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 10
TOWNSHIP: 1S
RANGE: 7E

JOB NO.:
PRTL001-S

SCALE
1"=100'

SHEET
2 OF **2**