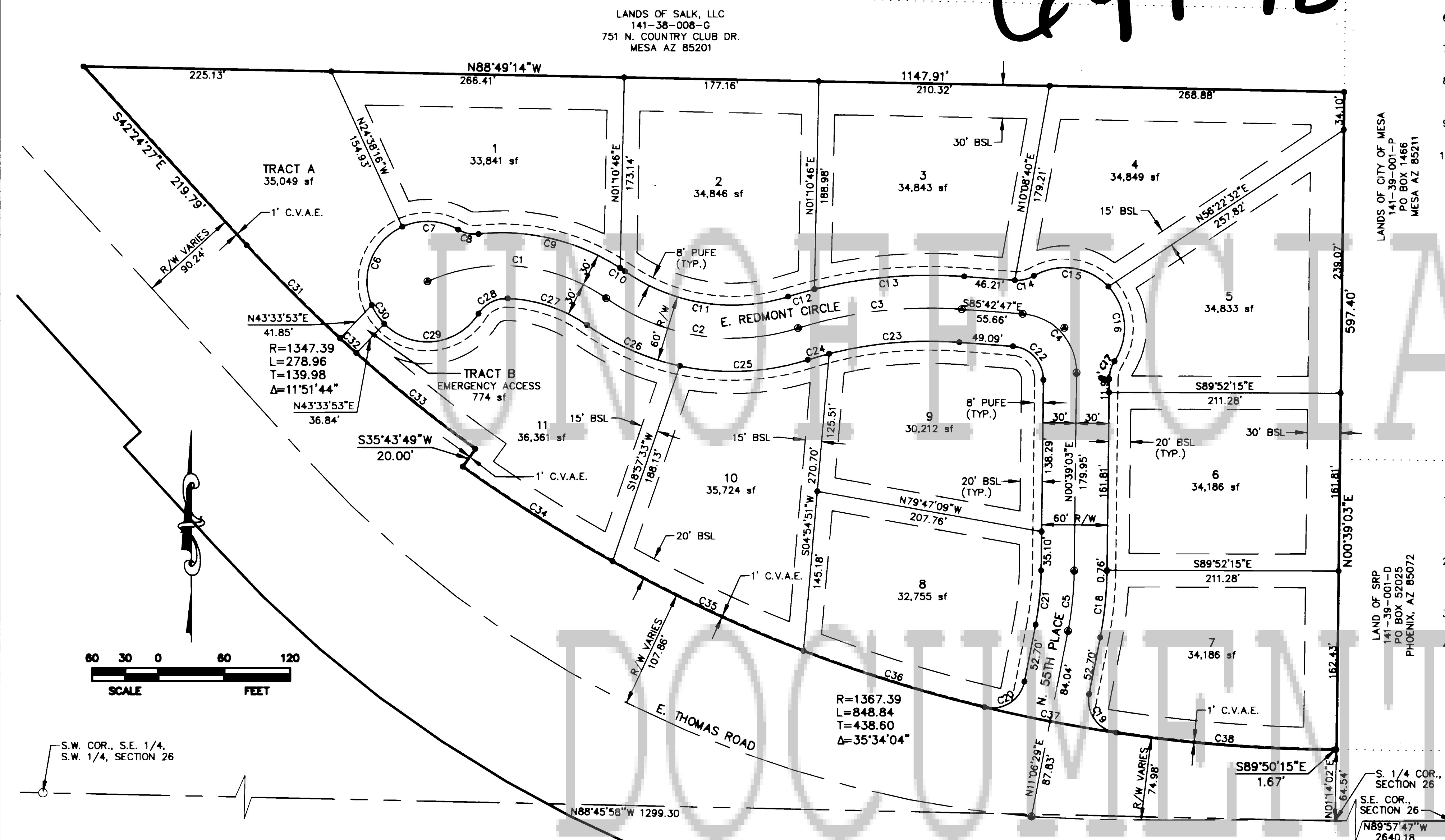


FINAL PLAT RED MOUNTAIN COMMERCE CENTER

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 26, T.2N., R.6E., G.S.R. B.&M., MARICOPA COUNTY ARIZONA

694-18



NOTES

- TOTAL LOTS ARE 11.
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THIS PROJECT AND LANDSCAPING WITHIN THE RIGHT OF WAY ALONG THOMAS ROAD.
- A PROPERTY OWNER'S ASSOCIATION SHALL BE ESTABLISHED WITH ALL LOT OWNERS BEING MEMBERS OF THAT ASSOCIATION. THE INDIVIDUAL PROPERTY OWNERS OF EACH LOT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE TEMPORARY SEPTIC SYSTEMS ON EACH INDIVIDUAL LOT. WHEN PUBLIC SEWER SERVICE IS AVAILABLE, EACH INDIVIDUAL LOT WILL NEED TO HOOK UP TO THE PUBLIC SEWER SYSTEM.
- AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT IS RECORDED WITH MARICOPA COUNTY RECORDER. THIS SUBDIVISION IS WITHIN 1 MILE OF FALCON FIELD AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.
- THIS SUBDIVISION IS ADJACENT TO THE RED MOUNTAIN (LOOP 202) FREEWAY ALIGNMENT.
- CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
- COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R (42) 33.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION PLANTED, NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE TRACTS WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER OR THROUGH THE TRACTS.
- THE MAINTENANCE OF THE LANDSCAPING, DRAINAGE AND ASSOCIATED IMPROVEMENTS WITHIN TRACTS "A" & "B" SHALL BE THE RESPONSIBILITY OF THE RED MOUNTAIN COMMERCE CENTER ASSOCIATION.
- ALL SUCH UTILITIES SHALL BE LOCATED UNDERGROUND IN CONFORMITY WITH THE EXISTING AND FUTURE STANDARDS APPLICABLE TO UNDERGROUND UTILITIES.

DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

THAT TRES HIJOS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "RED MOUNTAIN COMMERCE CENTER", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT SUCH LOT AND TRACT SHALL BE KNOWN BY THE NUMBER OR LETTER THAT IS GIVEN TO EACH RESPECTIVELY ON SAID PLAT. TRACT "A" IS INTENDED TO BE OPEN SPACE FOR DRAINAGE, LANDSCAPE AND THE USE OF ALL LOT OWNERS. TRACT "B" SHALL BE CONVEYED TO AND MAINTAINED BY THE RED MOUNTAIN COMMERCE CENTER ASSOCIATION. UNITS WILL NOT BE CONSTRUCTED ON SAID TRACT. TRACT B IS DEDICATED AS AN INGRESS/EGRESS EASEMENT FOR EMERGENCY VEHICLES. THE TRES HIJOS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF MESA FOR USE AS SUCH THE PUBLIC UTILITY AND FACILITY EASEMENTS, PUBLIC UTILITY EASEMENTS AND CONTROLLED VEHICULAR ACCESS EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. ALL OTHER EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN HEREON. TRES HIJOS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF MESA FOR USE AS SUCH THE PUBLIC STREETS, NORTH 55TH PLACE AND EAST REDMONT CIRCLE, AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

RESTRICTIVE COVENANT

THE UNDERSIGNED OWNER(S), AGREE AS FOLLOWS:

- THAT THE DRAINAGE EASEMENT SHOWN ON THIS PLAT AS TRACT "A" IS HEREBY RESERVED AS DRAINAGE FACILITY AND RETENTION BASIN 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;
- THAT THE DRAINAGE FACILITY AND RETENTION AREA SHALL BE MAINTAINED BY THE OWNER, HIS SUCCESSORS AND ASSIGNS AND SHALL PROVIDE STORM WATER CONVEYANCE AND STORAGE AS PRIVATE DRAINAGE FACILITY AND PRIVATE RETENTION BASIN ADEQUATE TO CONVEY AND STORE DRAINAGE FROM SAID PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA;
- THAT 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
- THAT 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 OR 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.

IN WITNESS WHEREOF,
TRES HIJOS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE OFFERED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREIN AUTHORIZED

THIS 24th DAY OF May 2004.

TRES HIJOS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: Inez Boyle
INEZ BOYLE MANAGER

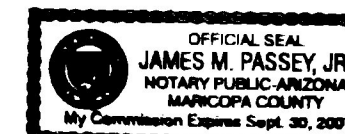
ACKNOWLEDGMENT
STATE OF ARIZONA
COUNTY OF MARICOPA

ON THIS 24th DAY OF May 2004, INEZ BOYLE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, AND ACKNOWLEDGED HERSELF TO BE THE MANAGING MEMBER OF TRES HIJOS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGED THAT SHE AS THE MANAGER, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREON CONTAINED.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES 4/30/2007



APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THIS 5th DAY OF JANUARY 2004.

BY: Ken Hawker
MAYOR

ATTEST: Inez Boyle
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.

BY: Kiser Jack
CITY ENGINEER

DATE: 6/11/04

SURVEYOR'S CERTIFICATE:

I, STEPHEN F. PATTERSON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT MAP CONSISTING OF ONE (1) SHEET REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF MAY, 2003; 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.

STEPHEN F. PATTERSON #11279
2151 E. BROADWAY ROAD, SUITE 103, TEMPE, ARIZONA 85282

DATE: 5-23-04

DEVELOPER

JM PASSEY, JR.
24 NORTH CENTER STREET
MESA, AZ 85201
PHONE: 480-834-8181
FAX: 480-834-5383

ENGINEER

LANDEV ENGINEERS, L.L.C.
ATTN: STEVE PATTERSON, P.E., R.L.S.
2151 E. BROADWAY ROAD
SUITE 103
MESA, ARIZONA 85201
PHONE: (480) 830-5838

SITE BENCHMARK

BRASS CAP IN HAND HOLE
AT THE INTERSECTION OF
RECKER ROAD AND THOMAS ROAD
ELEV = 1447.04

SURVEYOR

SUPERIOR SURVEYING SERVICES, INC.
21415 NORTH 23RD AVENUE
PHOENIX, ARIZONA 85027
PHONE: 623-869-0223
FAX: 623-869-0726

CITY BENCHMARK

COTTON SPINDLE ON NORTH SIDE
OF THE INTERSECTION OF
RECKER ROAD AND THOMAS ROAD
ELEV = 1445.61
C.O.M. DATUM

LEGEND

- BRASS CAP
1/2" REBAR
- BSL
P.U.F.E.
- CVAE
- LOT NO.#
- P.U.E.
- BUILDING SETBACK LINE
- PUBLIC UTILITIES AND
FACILITIES EASEMENT
- CONTROLLED VEHICULAR
ACCESS EASEMENT
- PUBLIC UTILITIES EASEMENT

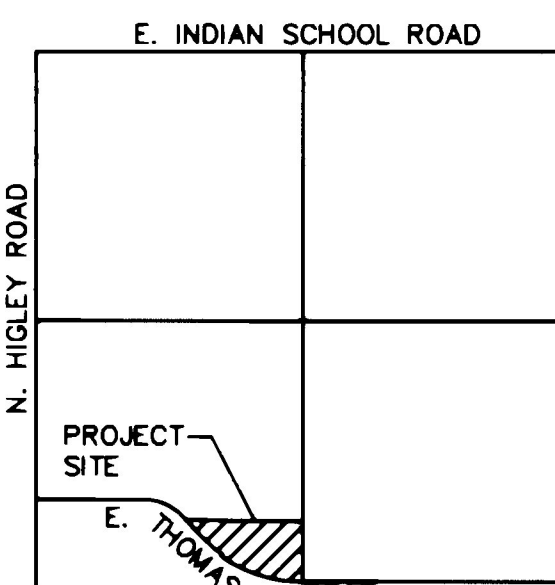
BUILDING SETBACKS

LOTS 1-7:
LOTS 8-11:
ADJACENT TO R1-90 ZONING DISTRICT
ALONG COMMON PROPERTY LINES BETWEEN INDUSTRIAL LOTS
ALL FRONT YARDS

30' REAR
20' SETBACK ADJACENT TO THOMAS ROAD
30'
15'
20'

VICINITY MAP

N.T.S.



CURVE TABLE									
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	165.00'	170.81'	93.95'	59°18'48"	C20	30.00'	48.47'	31.38'	92°34'17"
C2	200.00'	183.00'	98.47'	52°25'32"	C21	270.00'	49.28'	24.71'	10°27'26"
C3	400.00'	151.10'	76.46'	21°38'34"	C22	30.00'	45.22'	28.15'	86°21'50"
C4	53.00'	79.89'	49.74'	86°21'50"	C23	370.00'	119.55'	60.30'	18°30'47"
C5	300.00'	54.75'	27.45'	10°27'26"	C24	370.00'	20.21'	10.11'	37°48'48"
C6	55.00'	84.89'	53.52'	88°26'04"	C25	230.00'	117.92'	60.29'	29°22'30"
C7	55.00'	52.97'	28.74'	55°10'44"	C26	230.00'	92.53'	46.90'	23°03'02"
C8	30.00'	19.27'	9.88'	36°48'27"	C27	135.00'	77.45'	39.82'	32°52'15"
C9	195.00'	135.22'	70.46'	39°43'52"	C28	30.00'	31.32'	17.26'	59°48'52"
C10	195.00'	5.46'	2.73'	1°36'17"	C29	55.00'	98.94'	69.23'	103°04'01"
C11	170.00'	155.55'	83.70'	52°25'32"	C30	55.00'	20.62'	10.43'	21°28'36"
C12	430.00'	24.83'	12.42'	3°18'28"	C31	1347.39'	120.23'	60.16'	5°06'46"
C13	430.00'	137.60'	69.39'	18°20'06"	C32	1347.39'	20.01'	10.00'	0°51'03"
C14	30.00'	18.10'	9.33'	34°33'37"	C33	1347.39'	138.72'	69.42'	5°53'56"
C15	55.00'	74.18'	43.97'	77°16'52"	C34	1367.39'	161.63'	80.91'	6°46'22"
C16	55.00'	73.23'	43.19'	76°16'58"	C35	1367.39'	191.92'	98.12'	8°02'30"
C17	30.00'	17.09'	8.78'	32°38'23"	C36	1367.39'	172.70'	86.47'	7°14'12"
C18	330.00'	60.23'	30.20'	10°27'26"	C37	1367.39'	122.73'	61.41'	5°08'34"
C19	30.00'	48.47'	31.38'	92°34'17"	C38	1367.39'	199.85'	100.10'	8°22'27"

RED MOUNTAIN COMMERCE CENTER	
SQUARE FOOTAGE	ACREAGE
479,660	11.01

LOT TABLE	
LOT	AREA (SF)
1	33,841
2	34,846
3	34,843
4	34,849
5	34,833
6	34,186
7	34,186
8	32,755
9	30,212
10	35,724
11	36,361
TOTAL	376,636

TRACT TABLE	
TRACT	AREA (SF)
A	35,049
B	774
TOTAL	35,823

RED MOUNTAIN COMMERCE CENTER

FINAL PLAT



JOB NO.
560
SHEET
1 OF 1

LANDEV ENGINEERS, LLC
Engineering • Surveying • Project Management

744 N. Center Road, Mesa, Arizona 85201
Phone 480.830.5838 Fax 480.444.8804
Email: landev@landev.com