

DEDICATION

STATE OF ARIZONA )  
 )SS  
COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENTS:

THAT METRO EAST VALLEY HOLDINGS PHASE THREE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS "OWNER", DOES HEREBY PUBLISH THIS FINAL PLAT FOR METRO MESA PHASE IV, LOCATED IN, PORTIONS OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 5 EAST, 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.

METRO EAST VALLEY HOLDINGS PHASE THREE, 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.

METRO EAST VALLEY HOLDINGS PHASE THREE, LLC HEREBY DEDICATES TO THE CITY OF MESA FOR USE AS SUCH THE PUBLIC UTILITY AND FACILITY EASEMENTS, AS SHOWN ON THE 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 METRO EAST VALLEY HOLDINGS PHASE THREE, 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 METRO EAST VALLEY HOLDINGS PHASE THREE, LLC OR THE SUCCESSORS OR ASSIGNS OF METRO EAST VALLEY HOLDINGS PHASE THREE, LLC AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY METRO EAST VALLEY HOLDINGS PHASE THREE, LLC OR THE SUCCESSORS OR ASSIGNS OF METRO EAST VALLEY HOLDINGS PHASE THREE, 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.

DRAINAGE COVENANTS:  
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.

METRO EAST VALLEY HOLDINGS PHASE THREE, LLC WARRENT 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 METRO EAST VALLEY HOLDINGS PHASE THREE, LLC, A DELAWARE LIMITED LIABILITY COMPANY WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

METRO EAST VALLEY HOLDINGS PHASE THREE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER

HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

METRO EAST VALLEY HOLDINGS PHASE THREE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
NAME: PATRICK RYAN FOLEY  
TITLE: AUTHORIZED AGENT

ACKNOWLEDGEMENT

STATE OF ARIZONA )  
 )SS  
COUNTY OF MARICOPA )

BEFORE ME, THE UNDERSIGNED NOTARY, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, APPEARED RYAN FOLEY, IN HIS CAPACITY AS AUTHORIZED AGENT ON BEHALF OF METRO EAST VALLEY HOLDINGS PHASE THREE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE DOCUMENT WITHIN, AND WHO EXECUTED THE DOCUMENT FOR THE PURPOSES SET FORTH HEREIN.

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

BY: \_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

FINAL PLAT  
FOR  
METRO MESA PHASE IV  
A REPLAT OF LOT 9 OF "MESA AUTOMOTIVE CENTER II", AS RECORDED IN BOOK 329  
PAGE 9, AND LOT 7 OF "MESA AUTOMOTIVE CENTER" AS RECORDED IN BOOK 317, PAGE  
5, MARICOPA COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA. TOGETHER  
WITH UNSUBDIVIDED PORTIONS OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 5 EAST,  
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.  
MESA, ARIZONA

SHEET INDEX

FP-1 COVER SHEET  
FP-2 FINAL PLAT

OWNER

METRO EAST VALLEY HOLDINGS PHASE THREE, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY  
1230 W WASHINGTON STREET, SUITE 203  
TEMPE, AZ 85281

SITE AREA

GROSS AREA = 220,800 S.F. (5.07 AC)  
LOT 1 AREA = 196,258 S.F. (4.51 AC)

FLOOD INFO - FIRM DATA

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04013C2284 M DATED NOVEMBER 4, 2015, THE SUBJECT PROPERTY IS LOCATED IN SHADED ZONE X. SHADED ZONE X IS DESCRIBED AS: "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD."

BASIS OF BEARING

THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; SAID BEARING BEING NORTH 00 DEGREES 16 MINUTES 15 SECONDS EAST.

NOTES:

- CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, REMOVABLE SECTION TYPE FENCING.
- UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33.
- 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 RIGHT-OF-WAY ALONG E. AUTO CENTER DRIVE AND S. HORNE.
- 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.
- 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 P.U.F.E.S. ON THIS PLAT. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. § 9-1-1 INCLUDES THE P.U.F.E.S. ON THIS PLAT, THE TERM "PUBLIC EASEMENT" IN M.C.C. § 9-1-5(A) INCLUDES P.U.F.E.S., AND P.U.F.E.S. ON THIS PLAT ARE SUBJECT TO M.C.C. § 9-1-5(A).

LEGEND

— — — MONUMENT LINE  
— — — ADJACENT PROPERTY LINE  
- - - RIGHT OF WAY  
- - - EASEMENT AS NOTED  
- - - SUBDIVISION BOUNDARY LINE

- BRASS CAP IN HANDHOLE OR AS NOTED
- 5/8" REBAR TO BE SET BY A LAND SURVEYOR REGISTERED IN ARIZONA PER MAG 120-1
- FOUND 1/2" IRON PIN
- R.O.W. RIGHT OF WAY
- FD FOUND
- P.U.F.E. PUBLIC UTILITY AND FACILITY EASEMENT
- M.C.R. MARICOPA COUNTY RECORDER
- B.C.H.H. BRASS CAP IN HANDHOLE
- EXIST. EXISTING
- C.V.A.E. CONTROLLED VEHICULAR ACCESS EASEMENT

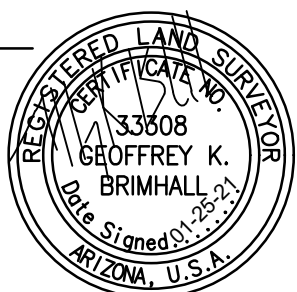
RECORD DRAWING CERTIFICATION

I GEOFFREY K. BRIMHALL, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT CONSISTING OF TWO SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF SEPTEMBER 2019; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; THAT THE CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT TIME OF CONSTRUCTION.

\_\_\_\_\_  
01-25-21  
DATE

REGISTERED LAND SURVEYOR

REGISTRATION #33308  
4655 N FLOWING WELLS ROAD  
TUCSON, AZ 85705



APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_  
MAYOR DATE

ATTEST: \_\_\_\_\_  
CITY CLERK DATE

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



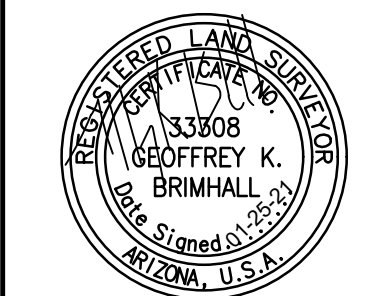
PREPARED BY

KAECO  
12409 W INDIAN SCHOOL RD C303  
AVONDALE, AZ 85392  
(623) 536-1993  
CONTACT: NATE COTTRELL

DRAWN BY: ALB  
CHECKED BY: CGL  
DATE: 01/25/21  
SCALE: 1"=40'  
PROJECT #: 7019064  
PURPOSE:

FINAL PLAT  
FOR  
METRO EAST VALLEY COMMERCE CENTER IV  
SWC AUTO CENTER DRIVE & HOBSON  
MESA, ARIZONA

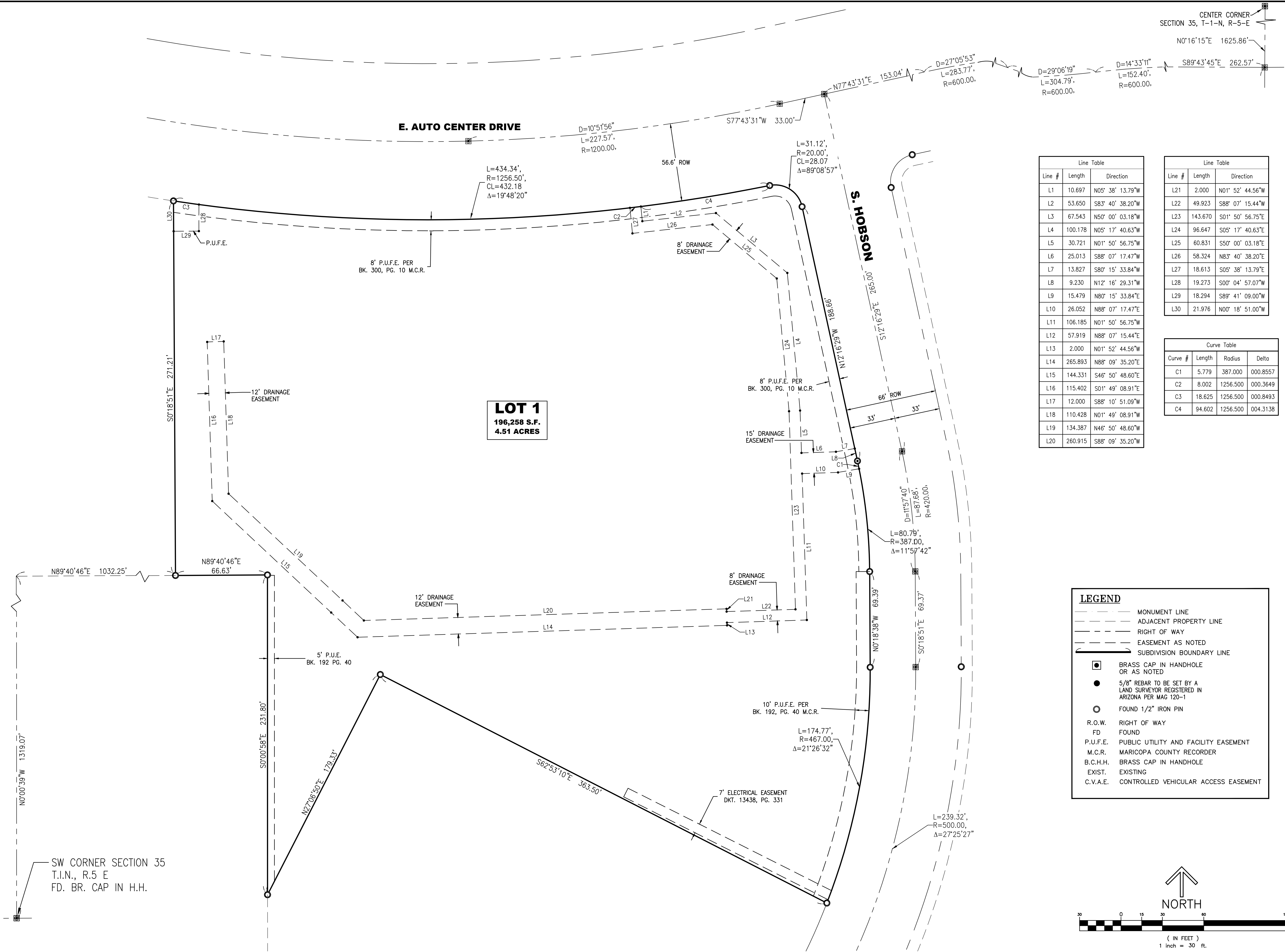
12409 W. INDIAN  
SCHOOL ROAD,  
AVONDALE, AZ 85392  
PHONE: 623.536.1993  
FAX: 623.748.9008



SHEET OF  
1 2

FP-1





Line Table		
Line #	Length	Direction
L1	10.697	N05° 38' 13.79"W
L2	53.650	S83° 40' 38.20"W
L3	67.543	N50° 00' 03.18"W
L4	100.178	N05° 17' 40.63"W
L5	30.721	N01° 50' 56.75"W
L6	25.013	S88° 07' 17.47"W
L7	13.827	S80° 15' 33.84"W
L8	9.230	N12° 16' 29.31"W
L9	15.479	N80° 15' 33.84"E
L10	26.052	N88° 07' 17.47"E
L11	106.185	N01° 50' 56.75"W
L12	57.919	N88° 07' 15.44"E
L13	2.000	N01° 52' 44.56"W
L14	265.893	N88° 09' 35.20"E
L15	144.331	S46° 50' 48.60"E
L16	115.402	S01° 49' 08.91"E
L17	12.000	S88° 10' 51.09"W
L18	110.428	N01° 49' 08.91"W
L19	134.387	N46° 50' 48.60"W
L20	260.915	S88° 09' 35.20"W

Line Table		
Line #	Length	Direction
L21	2.000	N01° 52' 44.56"W
L22	49.923	S88° 07' 15.44"W
L23	143.670	S01° 50' 56.75"E
L24	96.647	S05° 17' 40.63"E
L25	60.831	S50° 00' 03.18"E
L26	58.324	N83° 40' 38.20"E
L27	18.613	S05° 38' 13.79"E
L28	19.273	S00° 04' 57.07"W
L29	18.294	S89° 41' 09.00"W
L30	21.976	N00° 18' 51.00"W

Curve Table			
Curve #	Length	Radius	Delta
C1	5.779	387.000	000.8557
C2	8.002	1256.500	000.3649
C3	18.625	1256.500	000.8493
C4	94.602	1256.500	004.3138

**LEGEND**

MONUMENT LINE

ADJACENT PROPERTY LINE

RIGHT OF WAY

EASEMENT AS NOTED

SUBDIVISION BOUNDARY LINE

BRASS CAP IN HANDHOLE OR AS NOTED

5/8" REBAR TO BE SET BY A LAND SURVEYOR REGISTERED IN ARIZONA PER MAG 120-1

FOUND 1/2" IRON PIN

R.O.W. RIGHT OF WAY

FD FOUND

P.U.F.E. PUBLIC UTILITY AND FACILITY EASEMENT

M.C.R. MARICOPA COUNTY RECORDER

B.C.H.H. BRASS CAP IN HANDHOLE

EXIST. EXISTING

C.V.A.E. CONTROLLED VEHICULAR ACCESS EASEMENT

NORTH

( IN FEET )

1 inch = 30 ft.

PREPARED BY

KAEKO  
12409 W INDIAN SCHOOL RD C303  
AVONDALE, AZ 85392  
(623) 536-1993  
CONTACT: NATE COTTRELL

DRAWN BY: ALB

CHECKED BY: CGL

DATE: 01/25/21

SCALE: 1" = 30'

PROJECT #: 7019064

PURPOSE:

FINAL PLAT  
FOR  
METRO EAST VALLEY COMMERCE CENTER IV  
SWC AUTO CENTER DRIVE & HOBSON  
MESA, ARIZONA

12409 W. INDIAN  
SCHOOL ROAD,  
AVONDALE, AZ 85392  
PHONE: 623.536.1993  
FAX: 623.748.9008

KAEKO

REGISTERED LAND SURVEYOR  
33808  
GEOFFREY K. BRIMHALL  
Signed 01/25/21  
ARIZONA, U.S.A.

Official Arkansas GPS not based from that  
containing data before your height measurement

ARIZONA

SHEET 2

OF 2

FP-2