

DEDICATION

STATE OF ARIZONA } ss
COUNTY OF MARICOPA }

KNOWN ALL MEN BY THESE PRESENTS:

THAT SUNDOWN EQUIPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "WOODSPRING SUITES BASELINE", LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 7 EAST, 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.

SUNDOWN EQUIPMENT, 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 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 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 SUNDOWN EQUIPMENT, 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 SAME, SHALL BE CONSTRUCTED, INSTALLED OR PLACED ON OR OVER SAID EASEMENT OR ANY PART THEREOF BY SUNDOWN EQUIPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OR THE SUCCESSORS OR ASSIGNS OF SUNDOWN EQUIPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY SUNDOWN EQUIPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OR THE SUCCESSORS OR ASSIGNS OF SUNDOWN EQUIPMENT, 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.

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.

SUNDOWN EQUIPMENT, 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 SUNDOWN EQUIPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

SUNDOWN EQUIPMENT, LLC, AN ARIZONA 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 OFFICER THIS ____ DAY OF _____, 2021.

SUNDOWN EQUIPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY _____

ITS _____

ACKNOWLEDGMENT

STATE OF ARIZONA } ss
COUNTY OF MARICOPA }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2020 BY _____ THE _____ OF SUNDOWN EQUIPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES

NOTARY PUBLIC

PRELIMINARY PLAT FOR "WOODSPRING SUITES BASELINE" OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DESCRIPTION

PARCEL NO. 1:
A portion of land situated in the Southeast quarter of Section 34, Township 1 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying Easterly and Southeasterly of the 110 feet wide right-of-way for South Mesa Drive as recorded in Docket 12748, page 1251, records of Maricopa County, Arizona;
EXCEPT the South 33 feet and the East 33 feet thereof, and;
EXCEPT a tract of land for well site conveyed to Salt River Valley Water Users Association as recorded in Book 132 of Deeds, page 105, records of Maricopa County, Arizona, and;
EXCEPT a tract of land for well site conveyed to salt River Project Agricultural Improvement and Power District as recorded in Book 351 of Deeds, page 176, records of Maricopa County, Arizona, and;
EXCEPT a tract of land for well site conveyed to Salt River Project Agricultural Improvement and Power District as recorded in Docket 593, page 32, records of Maricopa County, Arizona, and;
EXCEPT a tract of land for well site conveyed to Salt River Project Agricultural Improvement and Power District as recorded in Docket 1993-0441680, records of Maricopa County, Arizona, and;
EXCEPT that portion conveyed to Quiktrip Corporation in Recording No. 2001-0352928, records of Maricopa County, Arizona, and;
EXCEPT that portion conveyed to the City of Mesa in Recording No. 2002-0131224, records of Maricopa County, Arizona, and;
EXCEPT that portion conveyed to the City of Mesa in Recording No. 93-0348057, records of Maricopa County, Arizona, and;
EXCEPT the roadway easement for highway purposes dedicated to Maricopa County as recorded in Docket 15746, page 1323, records of Maricopa County, Arizona; described as follows:
COMMENCING at a found aluminum cap, flush, at the Southeast corner of said Section 34, from which a found brass cap in handhold at the South quarter corner of said Section 34 bears North 88 degrees 57 minutes 30 seconds West, a distance of 2829.13 feet;
Thence North 88 degrees 57 minutes 30 seconds West, along the South line of said Section 34, a distance of 32.65 feet;
Thence North 01 degrees 02 minutes 30 seconds East, a distance of 55.00 feet to the POINT OF BEGINNING;
Thence North 88 degrees 57 minutes 30 seconds West, parallel to and 55.00 feet North of the South line of said Section 34, a distance of 11.00 feet to a point on the East line of the well site in Recording No. 93-0441680, records of Maricopa County, Arizona;
Thence North 01 degrees 24 minutes 41 seconds East, along the East line of said well site, a distance of 100.00 feet;
Thence North 88 degrees 57 minutes 30 seconds West, along the North line of said well site, a distance of 120.00 feet;
Thence South 01 degrees 24 minutes 41 seconds West, along the West line of said well site, a distance of 93.15 feet to a point on the North right-of-way line of East Baseline Road;
Thence North 86 degrees 05 minutes 45 seconds West, along said right-of-way line a distance of 103.12 feet;
Thence North 88 degrees 57 minutes 30 seconds West, along said right-of-way line, a distance of 3.28 feet;
Thence North 01 degrees 02 minutes 29 seconds East, a distance of 365.59 feet;
Thence North 72 degrees 06 minutes 05 seconds West, along the Southerly line of an access easement as described in Recording No. 2001-0352929 records of Maricopa County, Arizona, a distance of 234.19 feet to a point on the East right-of-way line of South Mesa Drive, in Recording No. 2002-0131224, records of Maricopa County, Arizona, being a point on a non-tangent curve concave Easterly, the center of which bears South 73 degrees 14 minutes 25 seconds East, a distance of 1035.00 feet;
Thence Northeasterly, along said right-of-way line, on a non-tangent curve, having a radius of 1035.00 feet, a central angle of 02 degrees 46 minutes 05 seconds, for an arc distance of 50.00 feet;
Thence South 72 degrees 06 minutes 05 seconds East, along the Northerly line of said access easement, a distance of 220.00 feet to the Southeasterly corner of the Quiktrip Parcel as described in Recording No. 2001-0352928, records of Maricopa County, Arizona;
Thence North 30 degrees 22 minutes 27 seconds East, a distance of 300.00 feet to the Northeasterly corner of said Quiktrip Parcel;
Thence North 59 degrees 37 minutes 33 seconds West, a distance of 232.07 feet to the Northwesterly corner of said Quiktrip Parcel and a point on the Easterly right-of-way line of South Mesa Drive;
Thence Northeasterly along said right-of-way on a non-tangent curve, concave Southeasterly, the center of which bears South 51 degrees 13 minutes 14 seconds East, having a radius of 1045.00 feet, a central angle of 05 degrees 56 minutes 27 seconds for an arc distance of 108.35 feet to a point of curvature;
Thence continuing along said East right-of-way line, along a curve concave Northwesterly, having a radius of 1155.00 feet, a central angle of 20 degrees 47 minutes 54 seconds, for an arc distance of 419.27 feet;
Thence South 01 degree 24 minutes 41 seconds West, parallel to and 33.00 feet West of the East line of said Section 34, a distance of 1235.42 feet to the POINT OF BEGINNING.

PARCEL NO. 2:
A portion of land situated in the Southeast quarter of Section 34, Township 1 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:
COMMENCING at the Southeast corner of said Section 34, from which the East quarter corner of said Section 34 bears North 01 degrees 24 minutes 41 seconds East, a distance of 2,638.57 feet;
Thence North 01 degrees 24 minutes 41 seconds East, along the East line of said Section 34, a distance of 55.00 feet, to a point on the North right-of-way line of East Baseline Road, and the POINT OF BEGINNING;
Thence North 88 degrees 57 minutes 30 seconds West, along said North right-of-way line, a distance of 33.00 feet, to the West right-of-way line of Old Mesa Drive;
Thence North 01 degrees 24 minutes 41 seconds East along the West right-of-way line of Old Mesa Drive, parallel to and 33.00 feet West of said East line of Section 34, a distance of 782.36 feet, to a point of intersection of said West right-of-way line and the Westerly extension of the South right-of-way line of Juanita Avenue;
thence south 88 degrees 35 minutes 19 seconds East, along said Westerly extension of the South right-of-way line of Juanita Avenue, a distance of 33.00 feet, to the East line of said Section 34;
Thence South 01 degrees 24 minutes 41 seconds, West along said East line of Section 34, a distance of 782.15 feet, to the POINT OF BEGINNING.

SURVEYORS NOTES

- THE BASIS OF BEARING IS THE MONUMENT LINE OF BASELINE ROAD, ALSO BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 34, USING A BEARING OF NORTH 89 DEGREES, 34 MINUTES, 29 SECONDS EAST, AS PER THE RECORD OF SURVEY IN BOOK 669 OF MAPS, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA.
- ALL TITLE INFORMATION AND THE DESCRIPTION SHOWN IS BASED ON A 2ND AMENDED COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER Z1931335-001-MB1-MB2, DATED NOVEMBER 23, 2020.

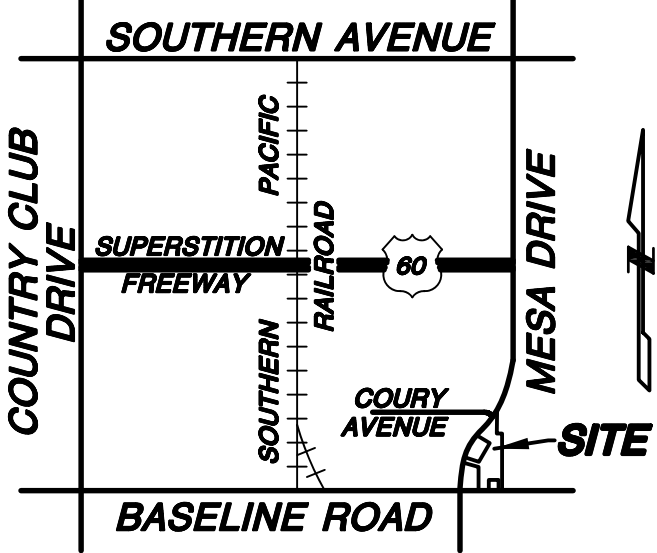
NOTES

- 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 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).
- 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.
- 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.
- ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- 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 HAMPTON AVENUE.
- 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.
- THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
- THE BELLA ENCANTA HOMEOWNERS ASSOCIATION 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).
- 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.
- TRACT A IS HEREBY DEDICATED AS AN EASEMENT FOR INGRESS/EGRESS FOR REFUSE AND EMERGENCY VEHICLES, PUBLIC UTILITIES AND FACILITIES AND DRAINAGE PURPOSES. TO THE CITY OF MESA FOR USE AS SUCH THE PUBLIC UTILITY AND FACILITIES EASEMENTS, THE CONTROLLED VEHICULAR ACCESS EASEMENT AND A BLANKET EASEMENT UPON, ACROSS, AND UNDER ALL ACCESSWAYS FOR INGRESS AND EGRESS FOR REFUSE AND EMERGENCY TYPE VEHICLES.

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT
MAP OF DEDICATION OF "QUIKTRIP STORE #0431" RECORDED IN BOOK 1476 OF MAPS, PAGE 3, MARICOPA COUNTY RECORDS
LOT SPLIT MAP IN BOOK 742 OF MAPS, PAGE 38, MARICOPA COUNTY, RECORDS
QUIT CLAIM DEED IN 19190125, MARICOPA COUNTY RECORDS
SPECIAL WARRANTY DEED IN 2002-0131224, MARICOPA COUNTY RECORDS
SPECIAL WARRANTY DEED IN 2001-0352928, MARICOPA COUNTY RECORDS
WARRANTY DEED IN 1993-0348057, MARICOPA COUNTY RECORDS
WARRANTY DEED IN 1993-00441680, MARICOPA COUNTY RECORDS
DOCKET 593 PAGE 32, MARICOPA COUNTY RECORDS
DOCKET 12748 PAGE 1251, MARICOPA COUNTY RECORDS
DOCKET 15746 PAGE 1323, MARICOPA COUNTY RECORDS
RECORD OF SURVEY IN BOOK 645 OF MAPS, PAGE 28, MARICOPA COUNTY RECORDS
RECORD OF SURVEY IN BOOK 689 OF MAPS, PAGE 17, MARICOPA COUNTY RECORDS
RECORD OF SURVEY IN BOOK 1047 OF MAPS, PAGE 48, MARICOPA COUNTY RECORDS
RECORD OF SURVEY IN BOOK 1297 OF MAPS, PAGE 32, MARICOPA COUNTY RECORDS

-PRELIMINARY-
NOT FOR
CONSTRUCTION
OR RECORDING



VICINITY MAP

NOT TO SCALE

OWNER

SUNDOWN EQUIPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
8185 E. ALAMEDA ROAD
SCOTTSDALE, AZ 85255
PHONE: 623-282-2498
CONTACT: DERICK SCHUMACHER

SURVEYOR

SUPERIOR SURVEYING SERVICES INC.
2122 W. LONE CACTUS DRIVE, SUITE 11
PHOENIX, AZ 85027
PHONE: (623)869-0223
FAX: (623)869-0726
CONTACT: DAVID S. KLEIN

FLOOD ZONE

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2264M, DATED NOVEMBER 4, 2015, THE SUBJECT PROPERTY IS LOCATED IN ZONE X (SHADED). ZONE X (SHADED) IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

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 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.

APPROVED: _____ CITY ENGINEER _____ DATE _____

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

APRIL 22, 2021
DAVID S. KLEIN
R.L.S. 42137
2122 W. LONE CACTUS DRIVE
SUITE 11, PHOENIX, AZ 85027



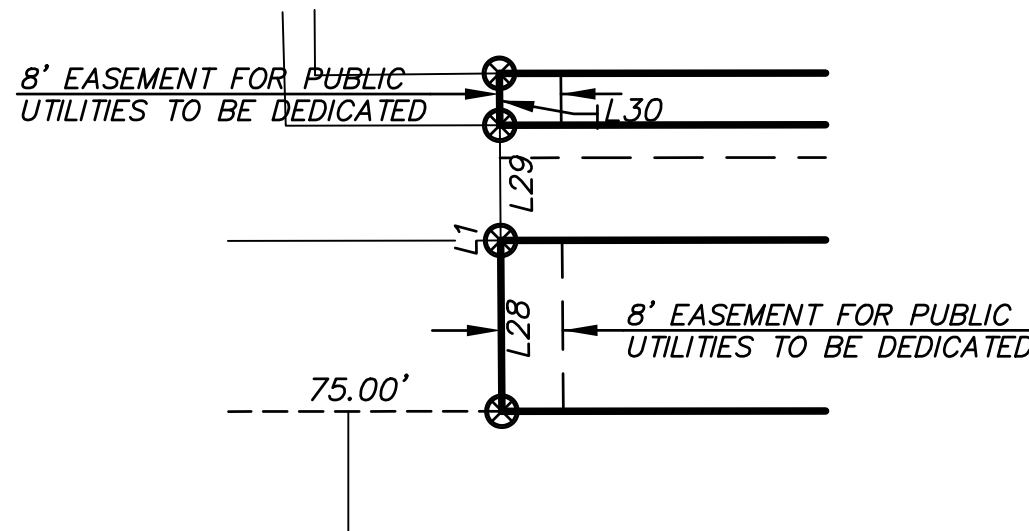
PRELIMINARY PLAT OF
WOODSPRING SUITES BASELINE
MESA, AZ 85204

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN: DK CHK: DK
SHEET 1 OF 2
DATE: 4/22/2021
JOB: 202003042

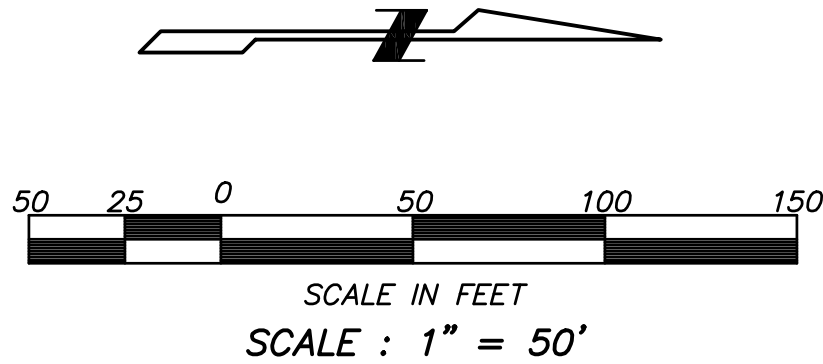
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NOT FOR
CONSTRUCTION
OR RECORDING



DETAIL
NOT TO SCALE

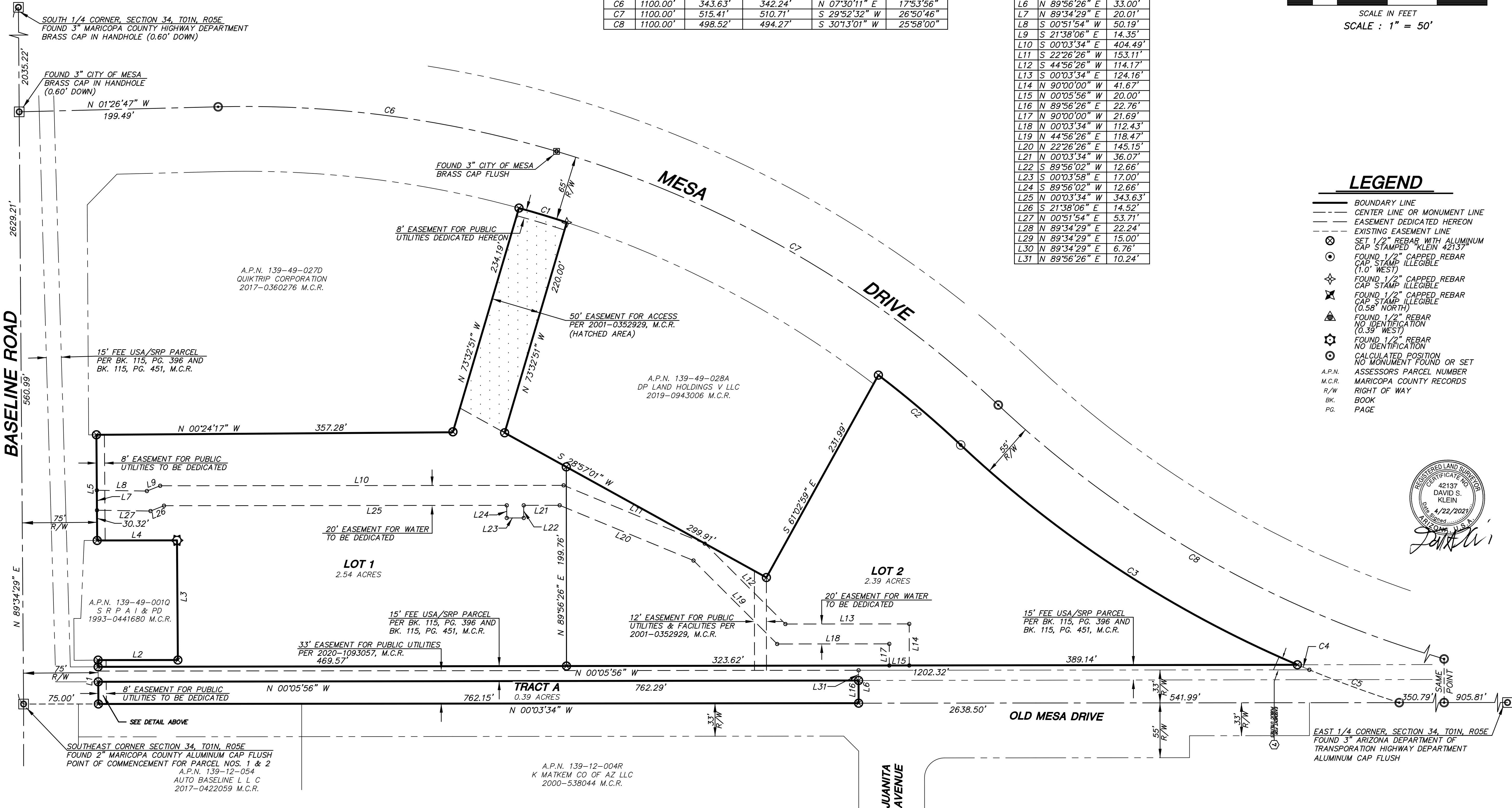
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1035.00'	50.01'	50.00'	S 16°43'46" W	2°46'06"
C2	1045.00'	108.22'	108.17'	N 40°19'55" E	5°56'00"
C3	1155.00'	405.32'	403.24'	N 33°09'06" E	20°06'23"
C4	1155.00'	13.05'	13.05'	N 22°46'30" E	0°38'50"
C5	1155.00'	95.91'	95.88'	N 20°04'21" E	4°45'28"
C6	1100.00'	343.63'	342.24'	N 07°30'11" E	17°53'56"
C7	1100.00'	515.41'	510.71'	S 29°52'32" W	26°50'46"
C8	1100.00'	498.52'	494.27'	S 30°13'01" W	25°58'00"

LINE	BEARING	DISTANCE
L1	N 89°34'29" E	44.00'
L2	S 00°03'34" E	80.00'
L3	N 89°34'29" E	120.00'
L4	N 00°03'34" W	80.00'
L5	N 89°34'29" E	105.98'
L6	N 89°56'26" E	33.00'
L7	N 89°34'29" E	20.01'
L8	S 00°51'54" W	50.19'
L9	S 21°38'06" E	14.35'
L10	S 00°03'34" E	404.49'
L11	S 22°26'26" W	153.11'
L12	S 44°56'26" W	114.17'
L13	S 00°03'34" E	124.16'
L14	N 90°00'00" W	41.67'
L15	N 00°05'56" W	20.00'
L16	N 89°56'26" E	22.76'
L17	N 90°00'00" W	21.69'
L18	N 00°03'34" W	112.43'
L19	N 44°56'26" E	118.47'
L20	S 22°26'26" E	145.15'
L21	N 00°03'34" W	36.07'
L22	S 89°56'02" W	12.66'
L23	S 00°03'58" E	17.00'
L24	S 89°56'02" W	12.66'
L25	N 00°03'34" W	343.63'
L26	S 21°38'06" E	14.52'
L27	N 00°51'54" E	53.71'
L28	N 89°34'29" E	22.24'
L29	N 89°34'29" E	15.00'
L30	N 89°34'29" E	6.76'
L31	N 89°56'26" E	10.24'



LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- EASEMENT DEDICATED HEREON
- EXISTING EASEMENT LINE
- SET 1/2" REBAR WITH ALUMINUM CAP STAMPED "KLEIN 4213"
- FOUND 1/2" CAPPED REBAR CAP STAMP ILLEGIBLE (1.0' WEST)
- FOUND 1/2" CAPPED REBAR CAP STAMP ILLEGIBLE
- FOUND 1/2" CAPPED REBAR CAP STAMP ILLEGIBLE (0.58' NORTH)
- FOUND 1/2" REBAR NO IDENTIFICATION (0.39' WEST)
- FOUND 1/2" REBAR NO IDENTIFICATION
- CALCULATED POSITION NO MONUMENT FOUND OR SET
- ASSESSORS PARCEL NUMBER
- MARICOPA COUNTY RECORDS
- A.P.N.
- M.C.R.
- R/W
- BK.
- PG.
- PAGE



PRELIMINARY PLAT OF
WOODSPRING SUITES BASELINE
MESA, AZ 85204

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info@superiorsurveying.com



DWN: DK CHK: DK
SHEET 2 OF 2
DATE: 4/22/2021
JOB: 202003042