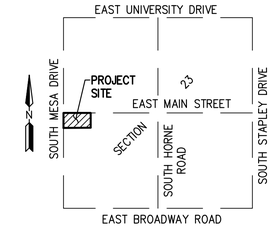
A CONDOMINIUM PLAT FOR

"THE GROVE ON MAIN CONDOMINIUM"

PARCEL A AND PARCEL B, MESA TEMPLE DISTRICT, AS FILED IN BOOK 1442, PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA BEING LOCATED WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP

NOT TO SCALE

DEVELOPER

SUBURBAN LAND RESERVE
51 SOUTH MAIN STREET, SUITE 301
SALT LAKE CITY, UTAH 84111
CONTACT: CARL DUKE

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
CONTACT: JOHN MARSHALL, RLS

DEDICATION:

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT **THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, AND PROPERTY RESERVE ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY,** AS OWNERS, DOES HEREBY PUBLISH THIS CONDOMINIUM PLAT FOR **"THE GROVE ON MAIN CONDOMINIUM"** LYING WITHIN A PORTION OF PARCEL A AND PARCEL B, MESA TEMPLE DISTRICT, AS FILED IN BOOK 1442, PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA BEING LOCATED WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE 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 UNITS, COMMON ELEMENTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE UNITS, COMMON ELEMENTS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

THE PLAT 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 PLAT CAN BE ENFORCED 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.

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, AND PROPERTY RESERVE ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, WARRANTS AND REPRESENTS TO THE CITY OF MESA, AS OWNERS 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 **THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE AND PROPERTY RESERVE ARIZONA, LLC AN ARIZONA LIMITED LIABILITY COMPANY,** WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, 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 _____, 2020.

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF UTAH }SS
COUNTY OF SALT LAKE

ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, WHO ACKNOWLEDGES _____ TO BE THE _____ OF **THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE**, AND ACKNOWLEDGES AS SUCH OFFICER, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

IN WITNESS WHEREOF:

PROPERTY RESERVE ARIZONA, 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 _____, 2020.

PROPERTY RESERVE ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }SS
COUNTY OF MARICOPA

ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, WHO ACKNOWLEDGES _____ TO BE THE _____ OF **PROPERTY RESERVE ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY**, AND ACKNOWLEDGES AS SUCH OFFICER, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

LEGAL DESCRIPTION PARENT PARCEL

PARCEL A AND PARCEL B, MESA TEMPLE DISTRICT, AS FILED IN BOOK 1442, PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA BEING LOCATED WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF:
0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN, AREAS OF 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) SHEET FLOW FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF BASE FLOOD STREAM FLOODING WITH A CONTRIBUTING DRAINAGE AREA OF LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE BASE FLOOD BY LEVEES. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C2265M, PANEL NUMBER 2265 OF 4425, EFFECTIVE DATE NOVEMBER 4, 2015.

BENCHMARK

NAIL WITH BRASS TAG AT BACK OF CURB; NORTHEAST CORNER OF SOUTH MESA DRIVE AND EAST BROADWAY ROAD. ELEVATION = 1233.60 CITY OF MESA DATUM (NAVD88)

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THIS _____, DAY OF _____, 2020.

BY: _____ DATE: _____

ATTEST: _____ 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.

DATE: _____
CITY ENGINEER

SHEET INDEX

CP01- COVER SHEET
CP02- PODIUM LEVEL & UNIT LAYOUT
CP03 & CP04 - GARAGE LEVEL
CP05 THRU CP11-UNIT FLOORS
CP12- ELEVATION VIEW

BASIS OF BEARING

BASIS OF BEARING IS N89°31'31"E ALONG THE CENTERLINE OF SECOND AVENUE BETWEEN THE MONUMENTS AS SHOWN HEREON.

GENERAL NOTES:

1. CONSTRUCTION WITHIN PUBLIC EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING UNLESS APPROVED BY THE CITY OF MESA.
2. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R(42)33.
3. ELECTRICAL LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
4. THIS CONDOMINIUM IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA DEVELOPMENT AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
5. EXCEPT AS OTHERWISE SET FORTH IN THE CONDOMINIUM DECLARATION TO BE RECORDED SUBSEQUENT TO THIS PLAT, THE CONDOMINIUM ASSOCIATION SHALL MAINTAIN COMMON ELEMENTS, AND LANDSCAPING IN THE RIGHT-OF-WAY ADJACENT TO THE CONDOMINIUM. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF SUCH AREAS.
6. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION OF THE CITY OF MESA.
7. ALL DRYWELLS SHOWN ON THIS PROJECT SHALL BE MAINTAINED BY THE OWNER(S) AND ARE TO BE REPLACED BY THE OWNER(S) WHEN THEY CEASE TO DRAIN THE SURFACE WATER IN A 36 HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL SILTING CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL.
8. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRIVES, PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES OR LANDSCAPE AREAS WITHIN THIS PROJECT.
9. THE DEFINITIONS AND RIGHTS RELATING TO UNITS, COMMON ELEMENTS, CONDOMINIUM ASSOCIATION, AND DECLARATION ARE TO BE SET FOURTH BY THE DECLARATION FOR THE GROVES ON MAIN CONDOMINIUM TO BE RECORDED SUBSEQUENT TO THIS PLAT.
10. EXISTING ON SITE BUILDING LOCATION AND ALL EXISTING BUILDING, UNIT, AND COMMON ELEMENT DIMENSIONS AND AREAS SUPERCEDE ALL DIMENSION AND AREAS INDICATED BY THIS PLAT.
11. THE BUILDINGS, GARAGE AND ALL COMMON ELEMENTS ARE CURRENTLY UNDER CONSTRUCTION AS OF THE DATE OF THIS RECORDED PLAT. ALL LOCATIONS ARE PLAN BASED, AND ARE CHANGEABLE BY FIELD ENGINEERING DONE WITHOUT KNOWLEDGE OR CONSENT OF THE SURVEYOR.
12. GARAGE LEVEL DIMENSIONS TO BUILDING LOCATION ARE TO THE OUTSIDE OF THE EXTERIOR WALLS OF SAID BUILDING AT GARAGE LEVEL.

LAND SURVEYOR CERTIFICATION

I, JOHN W. MARSHALL, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF NOVEMBER, 2019; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL EXTERIOR BOUNDARY MONUMENTS ACTUALLY EXIST AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JOHN W. MARSHALL, RLS
RLS# 53151
HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
P: (602) 490-0535
jmarshall@hilgartwilson.com

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
53151
JOHN W.
MARSHALL
Date Signed 04/27/20
ARIZONA, U.S.A.

NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

DS ****** SBD ****** REC ******

DS ****** SBD ****** REC ******

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HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
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PHOENIX, AZ 85016 www.hilgartwilson.com

THE GROVE ON MAIN CONDOMINIUM
MESA DRIVE & MAIN STREET
MESA, ARIZONA

CONDOMINIUM PLAT

STATUS:
MUNICIPAL TRACKING NO:

PROJ. NO.: 1989
DATE: MARCH 2020
SCALE: AS SHOWN
DRAWN: JHVD
APPROVED: JWM

DWG. NO.
CP01

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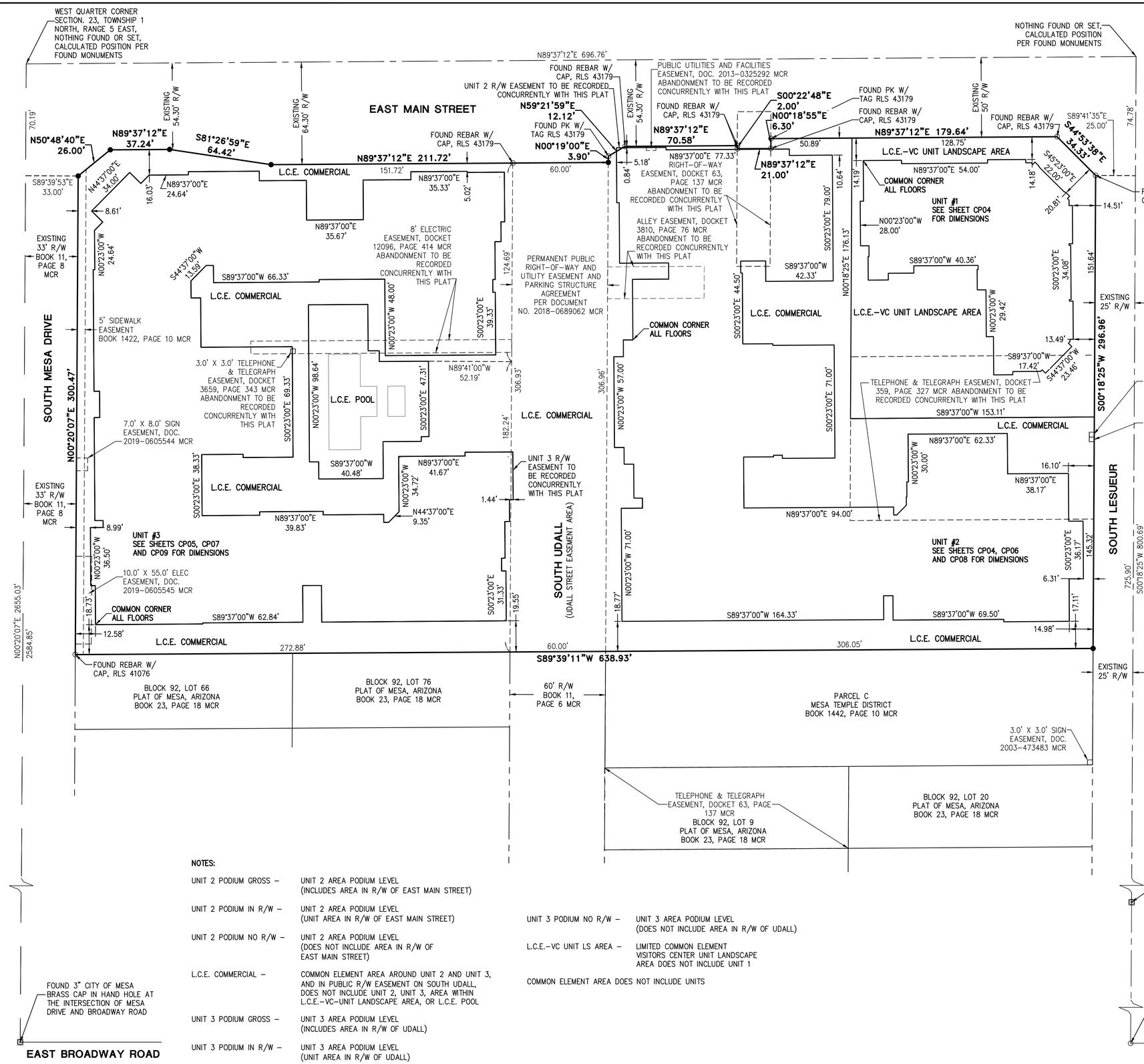

LEGEND

○	FOUND MONUMENT AS NOTED
▣	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
◉	SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
	BOUNDARY LINE
	SECTION LINE
	CENTER LINE
	RIGHT OF WAY
	EASEMENT
	PARCEL LINE
T.C.	TRASH CHUTE
C.E.	COMMON ELEMENT
L.C.E.	LIMITED COMMON ELEMENT
S.E.S.	SERVICE ENTRANCE SECTION
R/W	RIGHT-OF-WAY
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR

PODIUM LEVEL ELEMENT TABLE		
ELEMENT	AREA (SQ.FT)	AREA (ACRES)
L.C.E.-VC UNIT LANDSCAPE AREA	14,763	0.339
L.C.E. COMMERCIAL	66,019	1.516
L.C.E. POOL	6,165	0.142
THE GROVE ON MAIN	200,380	4.600
UNIT 1 PODIUM	11,903	0.273
UNIT 2 PODIUM GROSS	49,037	1.126
UNIT 2 PODIUM IN R/W	4	0.000
UNIT 2 PODIUM NO R/W	49,032	1.126
UNIT 3 PODIUM GROSS	52,497	1.205
UNIT 3 PODIUM IN R/W	38	0.001
UNIT 3 PODIUM NO R/W	52,460	1.204

NOTES:

UNIT 2 PODIUM GROSS – UNIT 2 AREA PODIUM LEVEL (INCLUDES AREA IN R/W OF EAST MAIN STREET)

UNIT 2 PODIUM IN R/W – UNIT 2 AREA PODIUM LEVEL (UNIT AREA IN R/W OF EAST MAIN STREET)

UNIT 2 PODIUM NO R/W – UNIT 2 AREA PODIUM LEVEL (DOES NOT INCLUDE AREA IN R/W OF EAST MAIN STREET)

L.C.E. COMMERCIAL – COMMON ELEMENT AREA AROUND UNIT 2 AND UNIT 3, AND IN PUBLIC R/W EASEMENT ON SOUTH UDALL, DOES NOT INCLUDE UNIT 2, UNIT 3, AREA WITHIN L.C.E.-VC-UNIT LANDSCAPE AREA, OR L.C.E. POOL

UNIT 3 PODIUM GROSS – UNIT 3 AREA PODIUM LEVEL (INCLUDES AREA IN R/W OF UDALL)

UNIT 3 PODIUM IN R/W – UNIT 3 AREA PODIUM LEVEL (UNIT AREA IN R/W OF UDALL)

UNIT 3 PODIUM NO R/W – UNIT 3 AREA PODIUM LEVEL (DOES NOT INCLUDE AREA IN R/W OF UDALL)

L.C.E.-VC UNIT LS AREA – LIMITED COMMON ELEMENT VISITORS CENTER UNIT LANDSCAPE AREA DOES NOT INCLUDE UNIT 1

COMMON ELEMENT AREA DOES NOT INCLUDE UNITS

DS ****** SBD ****** REC ******

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THE GROVE ON MAIN CONDOMINIUM

MESA DRIVE & MAIN STREET
MESA, ARIZONA

CONDOMINIUM PLAT

STATUS:
PROJ. NO.: 1989
DATE: MARCH 2020
SCALE: AS SHOWN
DRAWN: JHVD
APPROVED: JWM
MUNICIPAL TRACKING NO:

DWG. NO.
CP02
SHT. 2 OF 12

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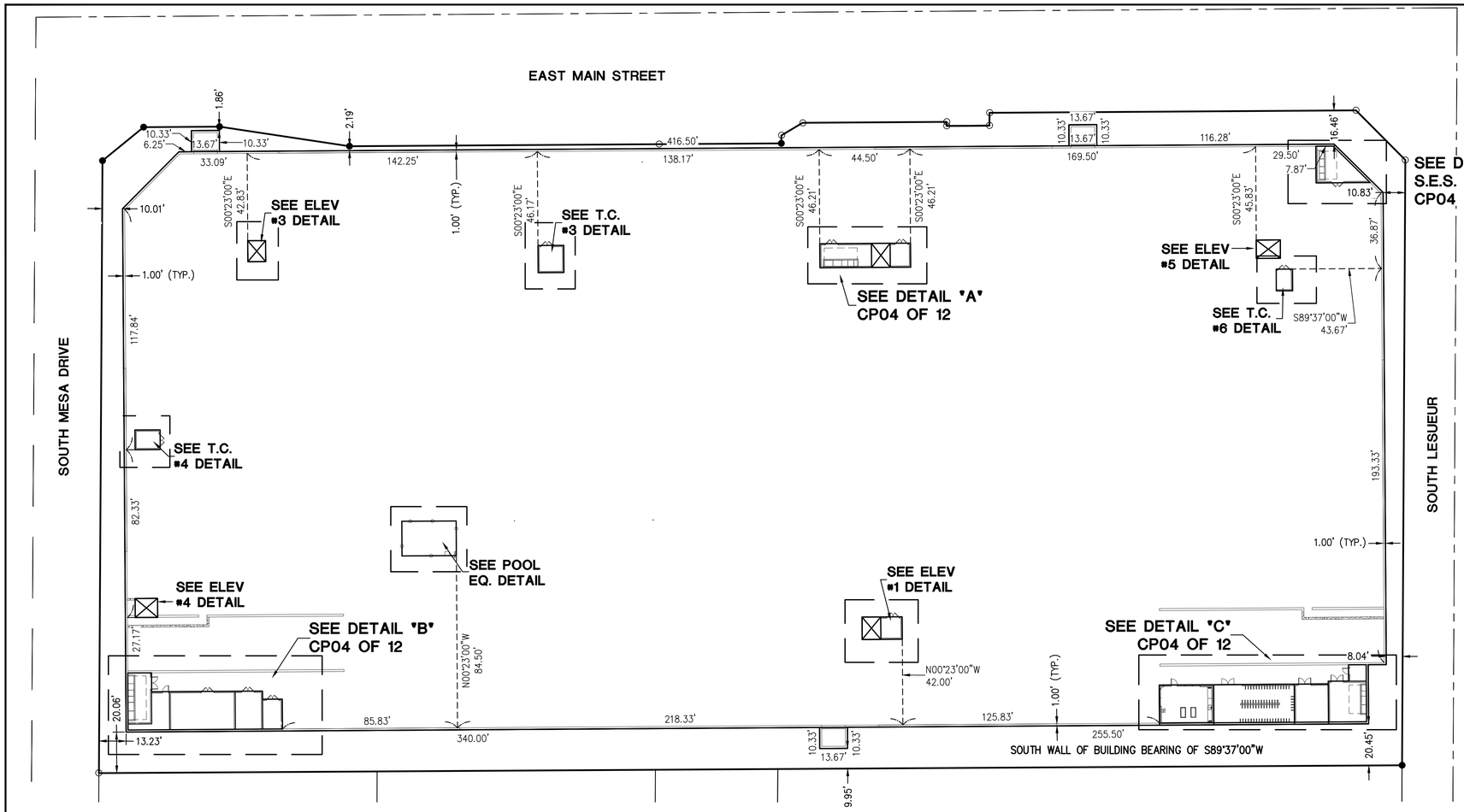
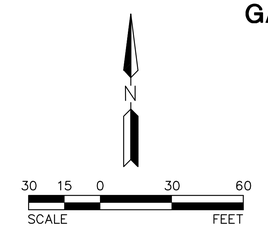
GARAGE LEVEL





GARAGE TABLE		
ELEMENT	AREA (SQ.FT)	AREA (ACRES)
ELEV #1	101	0.002
ELEV #2	108	0.002
ELEV #3	90	0.002
ELEV #4	103	0.002
ELEV #5	106	0.002
GARAGE COMMON ELEMENT	169,664	3.895
GARAGE EXTERIOR	175,318	4.025
L.C.E.–BIKE RACK	737	0.017
L.C.E.–DOG WASH	498	0.011
L.C.E.–POOL EQUIPMENT	453	0.010
MAINTENANCE AREA 1	1,341	0.031
MAINTENANCE AREA 2	754	0.017
S.E.S. #3	316	0.007
S.E.S. #4	299	0.007
T.C. #1	116	0.003
T.C. #2	118	0.003
T.C. #3	169	0.004
T.C. #4	119	0.003
T.C. #5	142	0.003
T.C. #6	85	0.002

LEGEND

○	FOUND MONUMENT AS NOTED
⊡	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
◉	SET BRASS CAP FLUSH PER MAG STD DTL 120–1 TYPE "B"
———	BOUNDARY LINE
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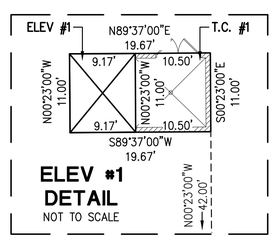
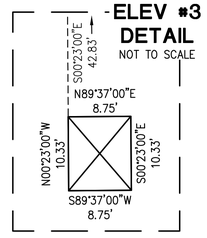
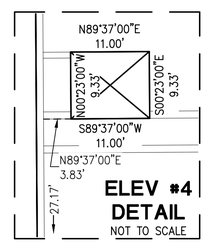
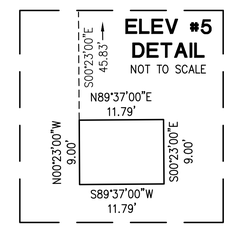
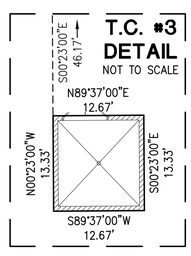


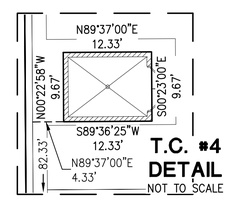


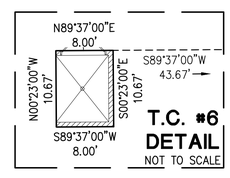




NOTE:
ALL ELEV (ELEVATOR) AND T.C. (TRASH CHUTES) ARE LIMITED COMMON ELEMENTS.
(ELEV #2 IS PART OF DETAIL "A" SEE CP04 OF 12
T.C. #5 IS PART OF DETAIL "B" SEE CP04 OF 12)







REGISTERED LAND SURVEYOR
CERTIFICATE NO.
53151
JOHN W.
MARSHALL
Date Signed 04/27/20
ARIZONA, U.S.A.

DS ****** SBD ****** REC ******

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PHOENIX, AZ 85016 www.hilgartwilson.com

REC ******
SBD ******
DS ******

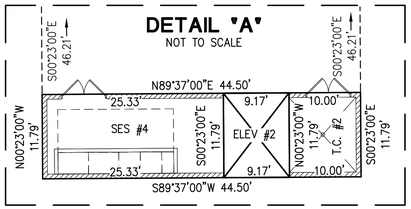
THE GROVE ON MAIN CONDOMINIUM
MESA DRIVE & MAIN STREET
MESA, ARIZONA

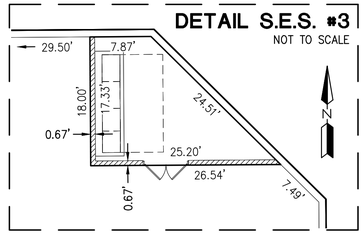
CONDOMINIUM PLAT

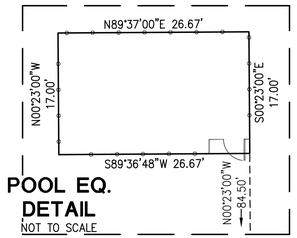
STATUS:
PROJ. NO.: 1989
DATE: MARCH 2020
SCALE: AS SHOWN
DRAWN: JHVD
APPROVED: JWM
MUNICIPAL TRACKING NO:

DWG. NO.
CP03
SHT. 3 OF 12

GARAGE LEVEL







LEGEND

- FOUND MONUMENT AS NOTED
- FOUND BRASS CAP IN HAND HOLE
- FOUND BRASS CAP FLUSH
- SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
- BOUNDARY LINE
- SECTION LINE
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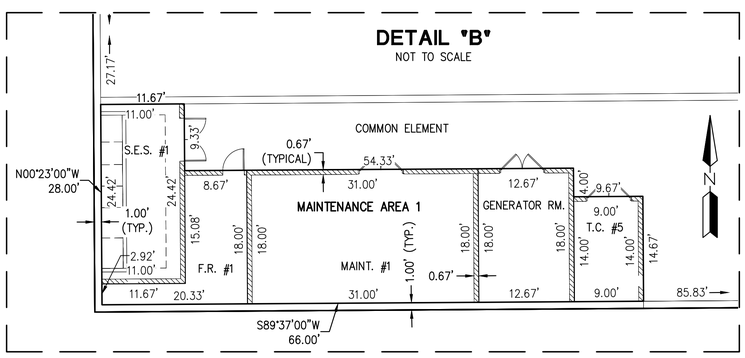
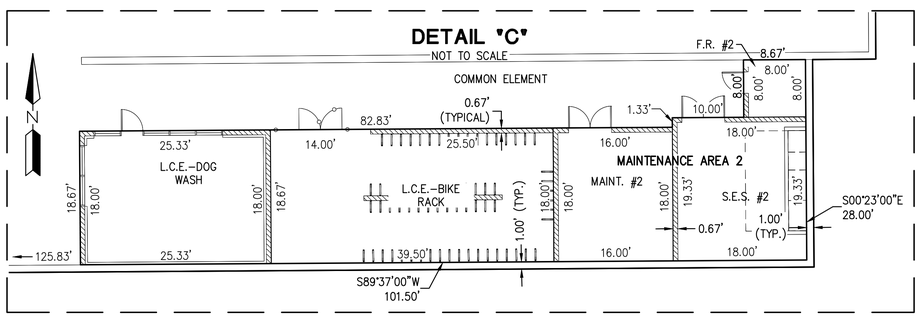
- EASEMENT
- PARCEL LINE
- WALL LINE
- T.C. — TRASH CHUTE
- C.E. — COMMON ELEMENT
- L.C.E. — LIMITED COMMON ELEMENT
- S.E.S. — SERVICE ENTRANCE SECTION
- ELEV — ELEVATOR (L.C.E.)
- R/W — RIGHT-OF-WAY
- MCR — MARICOPA COUNTY RECORDS

GARAGE TABLE		
ELEMENT	AREA (SQ.FT)	AREA (ACRES)
ELEV #1	101	0.002
ELEV #2	108	0.002
ELEV #3	90	0.002
ELEV #4	103	0.002
ELEV #5	106	0.002
F.R. #1	196	0.004
F.R. #2	69	0.002
GARAGE COMMON ELEMENT	169,664	3.895
GARAGE EXTERIOR	175,318	4.025
GENERTOR RM.	249	0.006
L.C.E.-BIKE RACK	737	0.017
L.C.E.-DOG WASH	498	0.011
L.C.E.-POOL EQUIPMENT	453	0.010
MAINT. #1	604	0.014
MAINT. #2	311	0.007
MAINTENANCE AREA 1	1,341	0.031
MAINTENANCE AREA 2	754	0.017
S.E.S. #1	293	0.007
S.E.S. #2	373	0.009
S.E.S. #3	316	0.007
S.E.S. #4	299	0.007
T.C. #1	116	0.003
T.C. #2	118	0.003
T.C. #3	169	0.004
T.C. #4	119	0.003
T.C. #5	142	0.003
T.C. #6	85	0.002

NOTE:
ALL ELEV (ELEVATOR) AND T.C. (TRASH CHUTES) ARE LIMITED COMMON ELEMENTS.



MAINTENANCE AREA 1 INCLUDES
S.E.S. #1, F.R. #1 AND GENERATOR RM.



MAINTENANCE AREA 2 INCLUDES
MAINT. #2, S.E.S. #2 AND F.R. #2

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THE GROVE ON MAIN CONDOMINIUM
MESA DRIVE & MAIN STREET
MESA, ARIZONA

CONDOMINIUM PLAT

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STATUS:
PROJ. NO.: 1989
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DRAWN: JHVD
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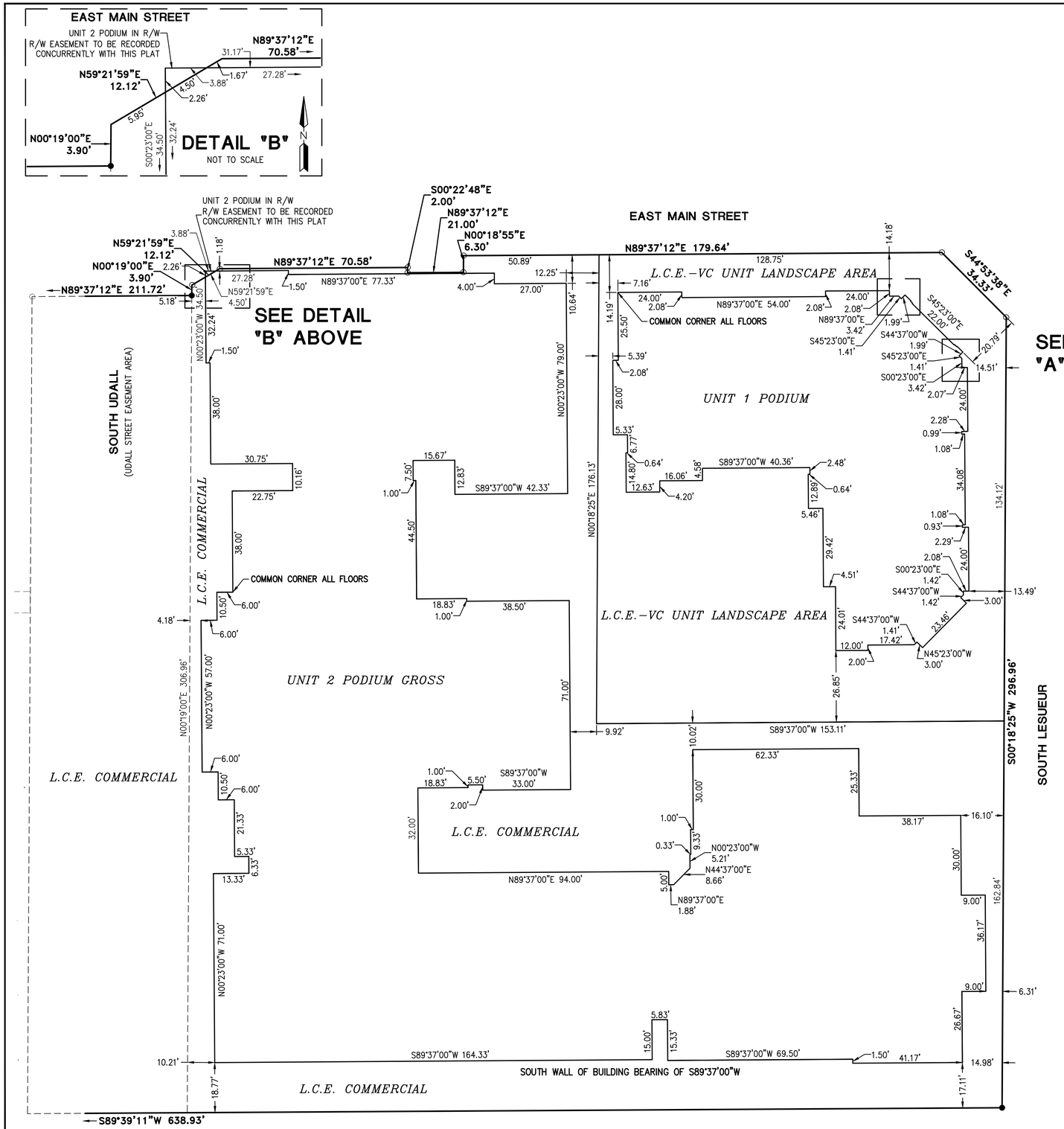
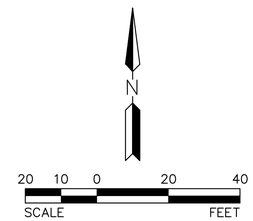
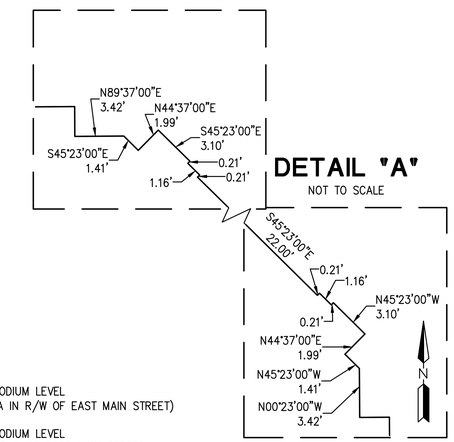
CP04
SHT. 4 OF 12





PODIUM FLOOR UNITS 1 AND 2



NOTES:

UNIT 2 PODIUM GROSS –	UNIT 2 AREA PODIUM LEVEL (INCLUDES AREA IN R/W OF EAST MAIN STREET)
UNIT 2 PODIUM IN R/W –	UNIT 2 AREA PODIUM LEVEL (UNIT AREA IN R/W OF EAST MAIN STREET)
UNIT 2 PODIUM NO R/W –	UNIT 2 AREA PODIUM LEVEL (DOES NOT INCLUDE AREA IN R/W OF EAST MAIN STREET)
L.C.E. COMMERCIAL –	COMMON ELEMENT AREA AROUND UNIT 2 AND UNIT 3, AND IN PUBLIC R/W EASEMENT ON SOUTH UDALL, DOES NOT INCLUDE UNIT 2, UNIT 3, AREA WITHIN L.C.E.-VC-UNIT LANDSCAPE AREA, OR L.C.E. POOL
L.C.E.-VC UNIT LS AREA –	LIMITED COMMON ELEMENT VISITORS CENTER UNIT LANDSCAPE AREA DOES NOT INCLUDE UNIT 1

COMMON ELEMENT AREA DOES NOT INCLUDE UNITS

UNITS 1 AND 2 PODIUM LEVEL ELEMENT TABLE		
ELEMENT	AREA (SQ.FT)	AREA (ACRES)
L.C.E.-VC UNIT LANDSCAPE AREA	14,763	0.339
L.C.E. COMMERCIAL	66,019	1.516
THE GROVE ON MAIN	200,380	4.600
UNIT 1 PODIUM	11,903	0.273
UNIT 2 PODIUM GROSS	49,037	1.126
UNIT 2 PODIUM IN R/W	4	0.000
UNIT 2 PODIUM NO R/W	49,032	1.126

LEGEND

○	FOUND MONUMENT AS NOTED
⊡	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
◉	SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
———	BOUNDARY LINE
———	SECTION LINE
———	CENTER LINE
———	RIGHT OF WAY
- - - -	EASEMENT
———	PARCEL LINE
VC	VISITOR CENTER
C.E.	COMMON ELEMENT
L.C.E.	LIMITED COMMON ELEMENT
R/W	RIGHT-OF-WAY
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR

BUILDING NOTE:
ALL BUILDING CORNERS ARE EITHER 90 DEGREE ANGLE OR 45 DEGREE ANGLES BASED ON BEING PERPENDICULAR AND/OR AT 45 DEGREES FROM EXTERIOR BUILDING LINES.

REGISTERED LAND SURVEYOR CERTIFICATE NO. 53151 JOHN W. MARSHALL Date Signed 04/27/20 ARIZONA, U.S.A.

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THE GROVE ON MAIN CONDOMINIUM

MESA DRIVE & MAIN STREET
MESA, ARIZONA

CONDOMINIUM PLAT

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STATUS:
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MUNICIPAL TRACKING NO:

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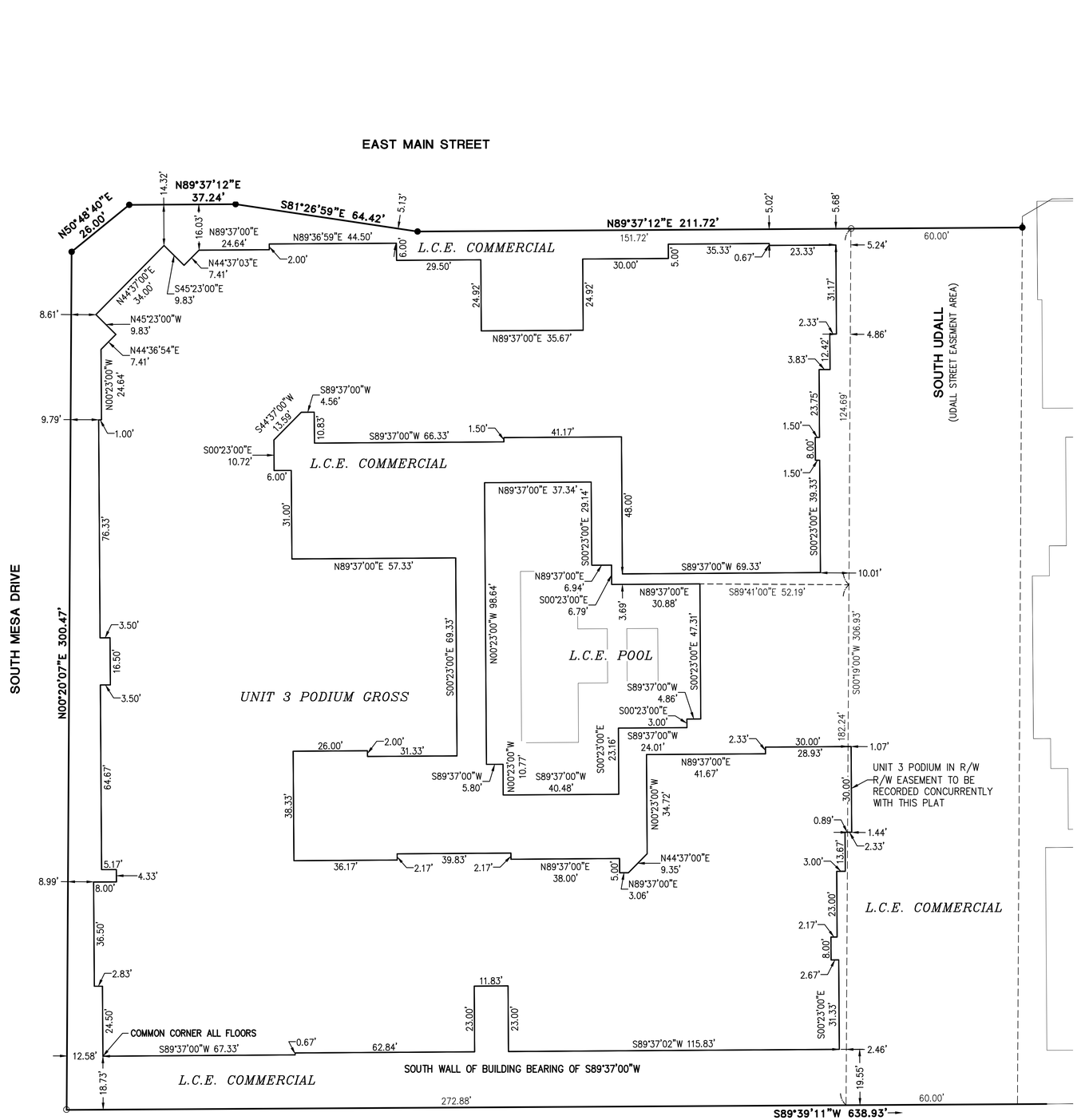
PODIUM FLOOR
UNIT 3 AND POOL AREA



UNIT 3 PODIUM LEVEL AND L.C.E POOL ELEMENT TABLE		
ELEMENT	AREA (SQ.FT)	AREA (ACRES)
L.C.E. COMMERCIAL	66,019	1.516
L.C.E. POOL	6,165	0.142
THE GROVE ON MAIN	200,380	4.600
UNIT 3 PODIUM GROSS	52,497	1.205
UNIT 3 PODIUM IN R/W	38	0.001
UNIT 3 PODIUM NO R/W	52,460	1.204

NOTES:

L.C.E. COMMERCIAL – COMMON ELEMENT AREA AROUND UNIT 2 AND UNIT 3, AND IN PUBLIC R/W EASEMENT ON SOUTH UDALL, DOES NOT INCLUDE UNIT 2, UNIT 3, AREA WITHIN L.C.E.–VC–UNIT LANDSCAPE AREA, OR L.C.E. POOL

UNIT 3 PODIUM GROSS – UNIT 3 AREA PODIUM LEVEL (INCLUDES AREA IN R/W OF UDALL)

UNIT 3 PODIUM IN R/W – UNIT 3 AREA PODIUM LEVEL (UNIT AREA IN R/W OF UDALL)

UNIT 3 PODIUM NO R/W – UNIT 3 AREA PODIUM LEVEL (DOES NOT INCLUDE AREA IN R/W OF UDALL)

COMMON ELEMENT AREA DOES NOT INCLUDE UNITS

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND BRASS CAP IN HAND HOLE
- FOUND BRASS CAP FLUSH
- SET BRASS CAP FLUSH PER MAG STD DTL 120–1 TYPE "B"
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- EASEMENT
- PARCEL LINE
- C.E. COMMON ELEMENT
- L.C.E. LIMITED COMMON ELEMENT
- R/W RIGHT–OF–WAY
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR

BUILDING NOTE:
ALL BUILDING CORNERS ARE EITHER 90 DEGREE ANGLE OR 45 DEGREE ANGLES BASED ON BEING PERPENDICULAR AND/OR AT 45 DEGREES FROM EXTERIOR BUILDING LINES.

REGISTERED LAND SURVEYOR CERTIFICATE NO. 53151 JOHN W. MARSHALL Date Signed 04/27/20 ARIZONA U.S.A.

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THE GROVE ON MAIN CONDOMINIUM
MESA DRIVE & MAIN STREET
MESA, ARIZONA

CONDOMINIUM PLAT

STATUS:
PROJ. NO.: 1989
DATE: MARCH 2020
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DRAWN: JHVD
APPROVED: JWM
MUNICIPAL TRACKING NO:

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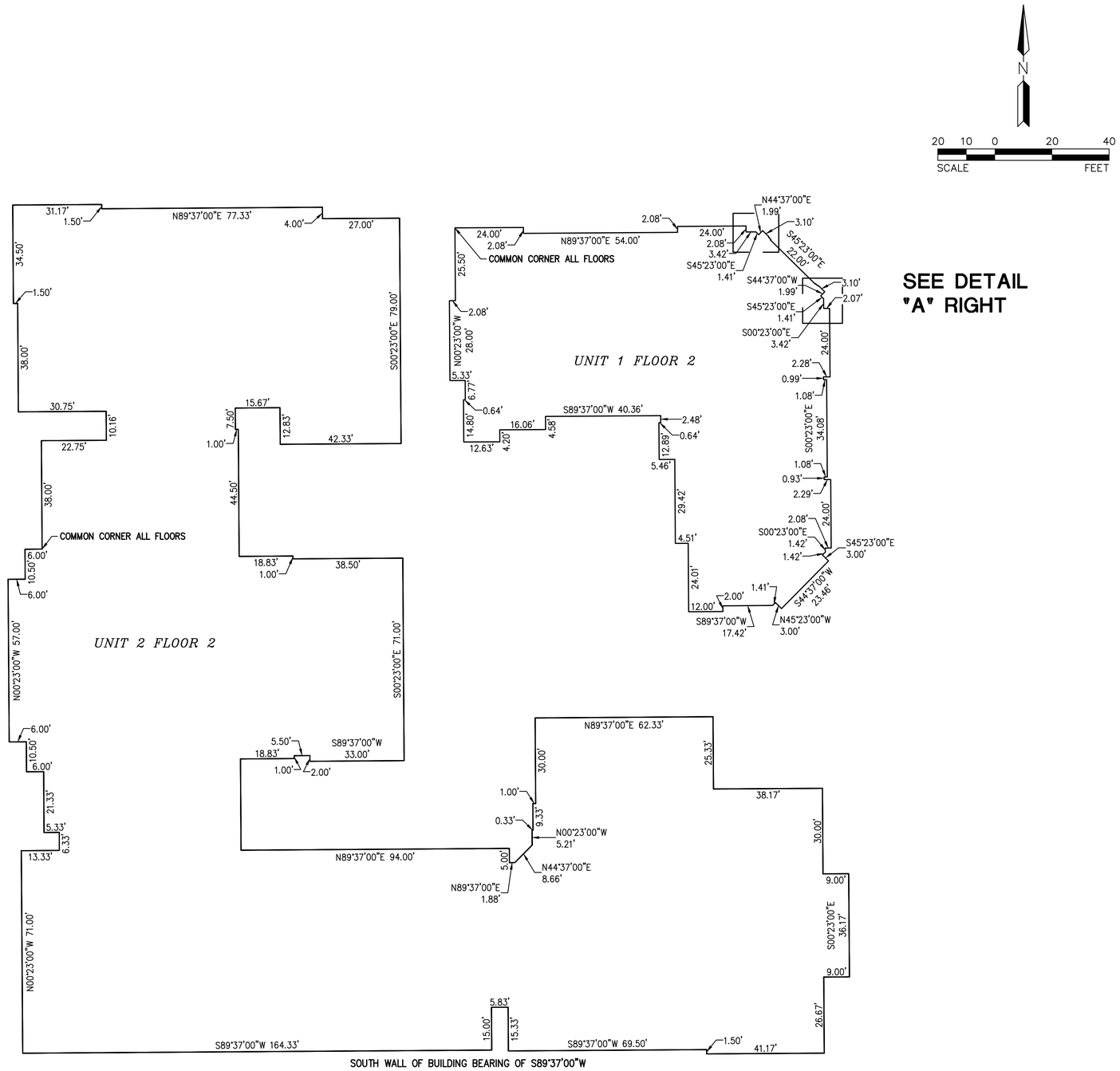
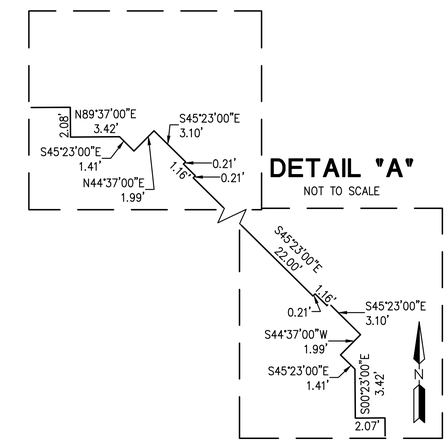


SEE DETAIL "A" RIGHT

SECOND FLOOR UNITS 1 AND 2



DETAIL "A"

NOT TO SCALE

UNITS 1 AND 2 FLOOR 2 ELEMENT TABLE		
ELEMENT	AREA (SQ.FT)	AREA (ACRES)
UNIT 1 FLOOR 2	11,903	0.273
UNIT 2 FLOOR 2	49,037	1.126

BUILDING NOTE:
ALL BUILDING CORNERS ARE EITHER 90 DEGREE ANGLE OR 45 DEGREE ANGLES BASED ON BEING PERPENDICULAR AND/OR AT 45 DEGREES FROM EXTERIOR BUILDING LINES.

REGISTERED LAND SURVEYOR CERTIFICATE NO. 53151 JOHN W. MARSHALL Date Signed 04-27-20 ARIZONA, U.S.A.

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THE GROVE ON MAIN CONDOMINIUM
MESA DRIVE & MAIN STREET
MESA, ARIZONA

CONDOMINIUM PLAT

STATUS:
MUNICIPAL TRACKING NO:

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SCALE: AS SHOWN
DRAWN: JHVD
APPROVED: JWM

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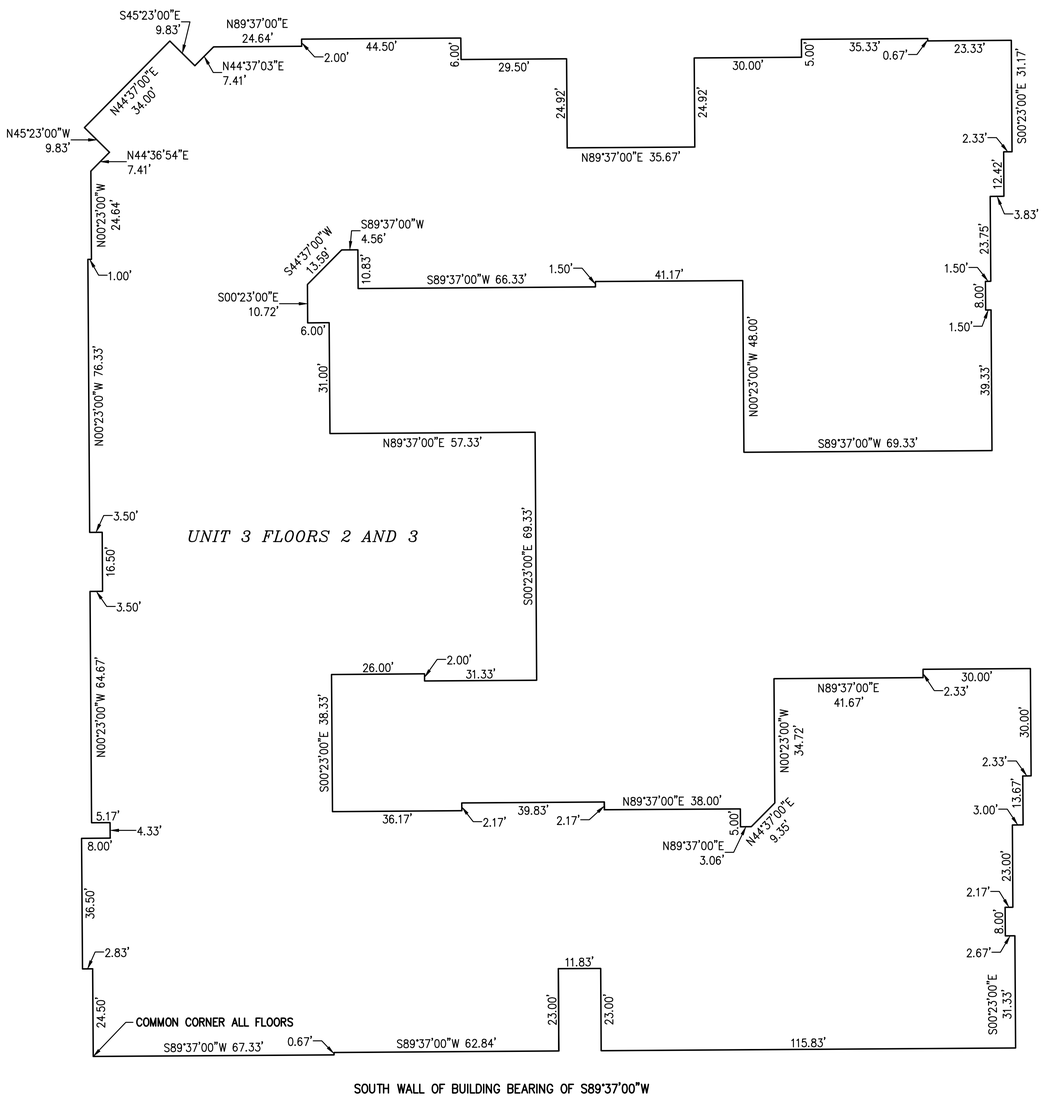
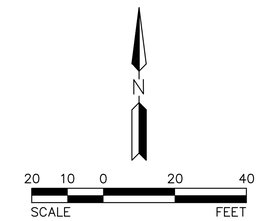
CP07
SHT. 7 OF 12

SECOND AND THIRD FLOORS
UNIT 3



SOUTH WALL OF BUILDING BEARING OF S89°37'00"W



UNIT 3 FLOORS 2 AND 3 ELEMENT TABLE		
ELEMENT	AREA (SQ.FT)	AREA (ACRES)
UNIT 3 FLOOR 2	52,497	1.205
UNIT 3 FLOOR 3	52,497	1.205

BUILDING NOTE:
ALL BUILDING CORNERS ARE EITHER 90 DEGREE ANGLE OR 45 DEGREE ANGLES BASED ON BEING PERPENDICULAR AND/OR AT 45 DEGREES FROM EXTERIOR BUILDING LINES.

REGISTERED LAND SURVEYOR
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THE GROVE ON MAIN CONDOMINIUM
MESA DRIVE & MAIN STREET
MESA, ARIZONA

CONDOMINIUM PLAT

STATUS:
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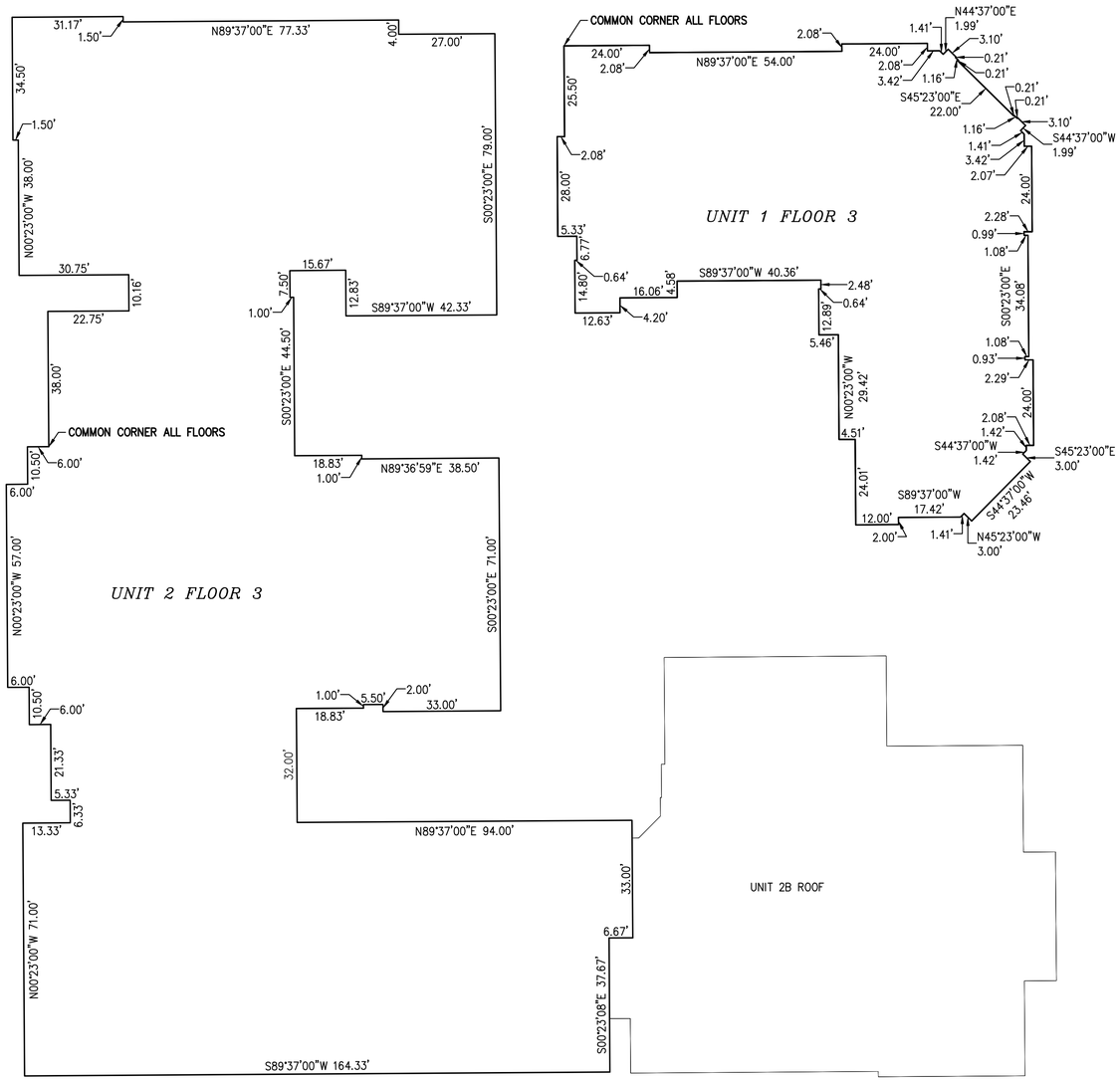
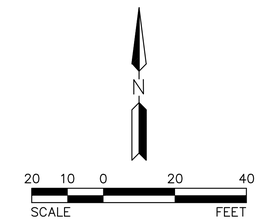
THIRD FLOOR
UNITS 1 AND 2



SOUTH WALL OF BUILDING BEARING OF S89°37'00"W



UNITS 1 AND 2 FLOOR 3 ELEMENT TABLE		
ELEMENT	AREA (SQ.FT)	AREA (ACRES)
UNIT 1 FLOOR 3	11,903	0.273
UNIT 2 FLOOR 3	37,068	0.851

BUILDING NOTE:
ALL BUILDING CORNERS ARE EITHER 90 DEGREE ANGLE OR 45 DEGREE ANGLES BASED ON BEING PERPENDICULAR AND/OR AT 45 DEGREES FROM EXTERIOR BUILDING LINES.

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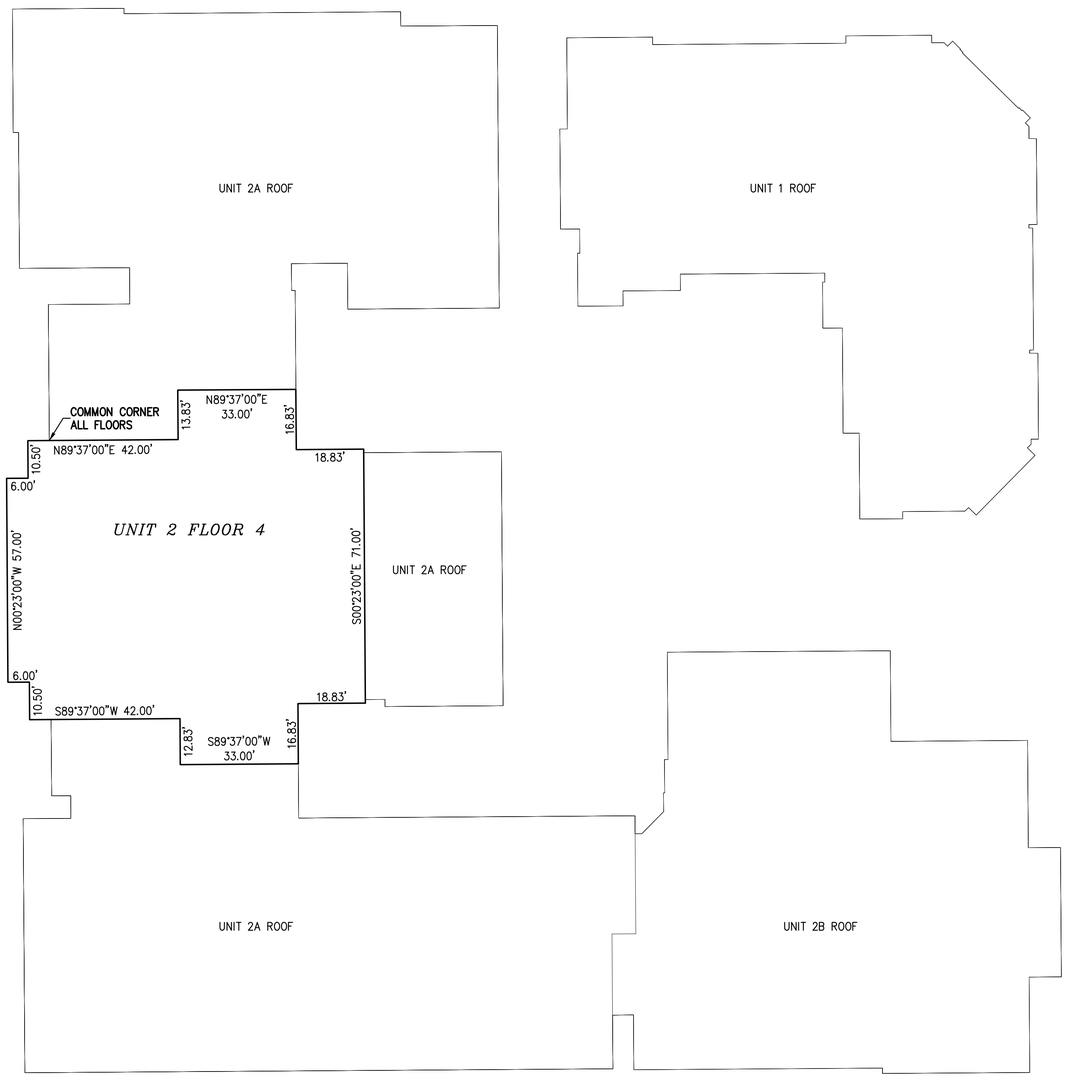
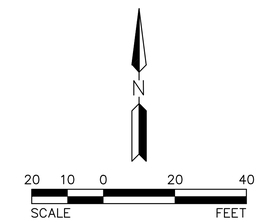
FOURTH FLOOR UNIT 2





UNIT 2 FLOOR 4 ELEMENT TABLE		
ELEMENT	AREA (SQ.FT)	AREA (ACRES)
UNIT 2 FLOOR 4	8,409	0.193

BUILDING NOTE:
ALL BUILDING CORNERS ARE EITHER 90 DEGREE ANGLE OR 45 DEGREE ANGLES BASED ON BEING PERPENDICULAR AND/OR AT 45 DEGREES FROM EXTERIOR BUILDING LINES.

REGISTERED LAND SURVEYOR
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THE GROVE ON MAIN CONDOMINIUM
MESA DRIVE & MAIN STREET
MESA, ARIZONA

CONDOMINIUM PLAT

STATUS:

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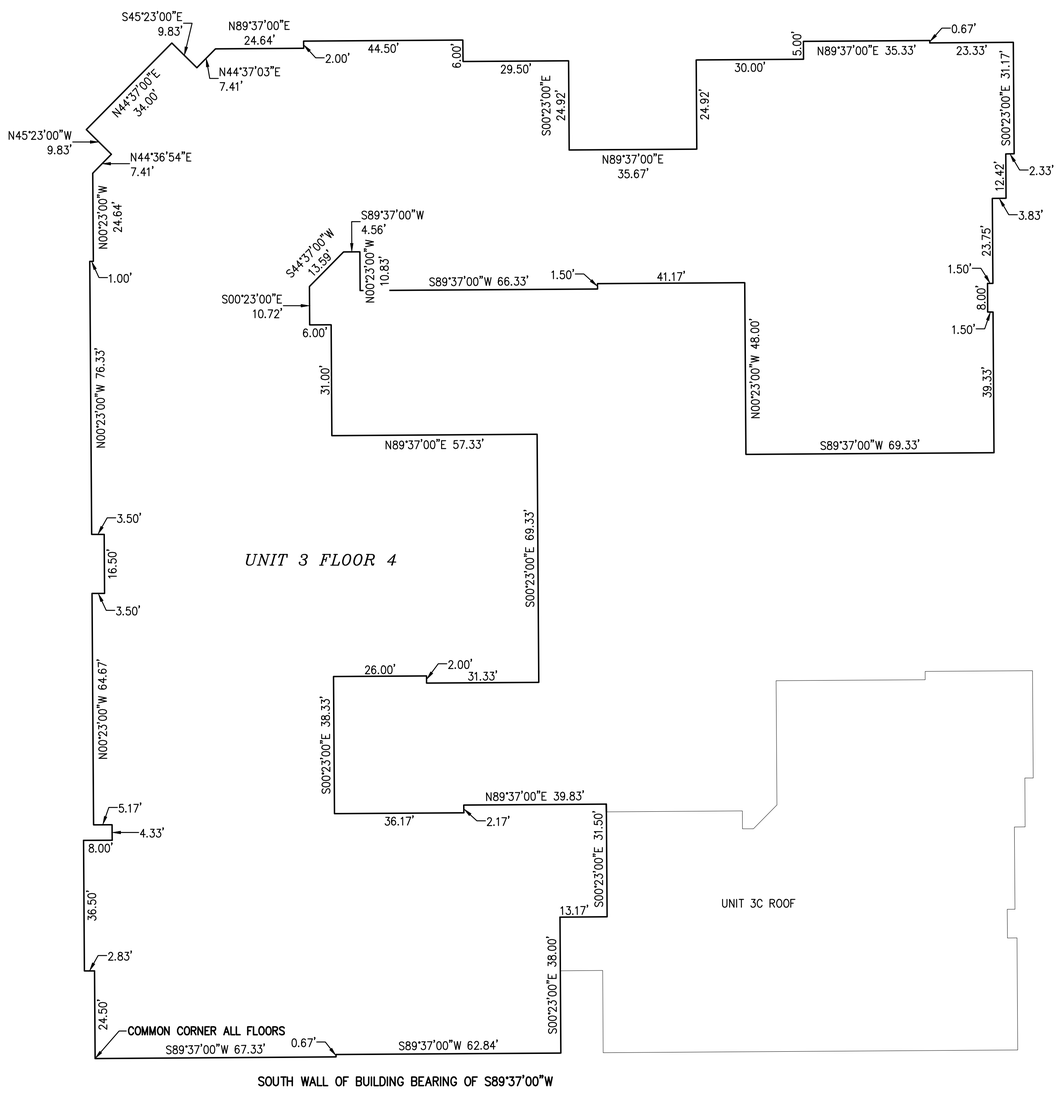
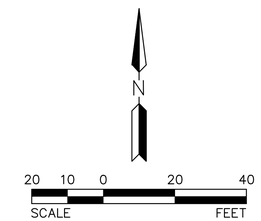
FOURTH FLOOR UNIT 3





UNIT 3 FLOOR 4 ELEMENT TABLE		
ELEMENT	AREA (SQ.FT)	AREA (ACRES)
UNIT 3 FLOOR 4	41,953	0.963

BUILDING NOTE:
ALL BUILDING CORNERS ARE EITHER 90 DEGREE ANGLE OR 45 DEGREE ANGLES BASED ON BEING PERPENDICULAR AND/OR AT 45 DEGREES FROM EXTERIOR BUILDING LINES.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
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Date Signed 4/27/20
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THE GROVE ON MAIN CONDOMINIUM
MESA DRIVE & MAIN STREET
MESA, ARIZONA

CONDOMINIUM PLAT

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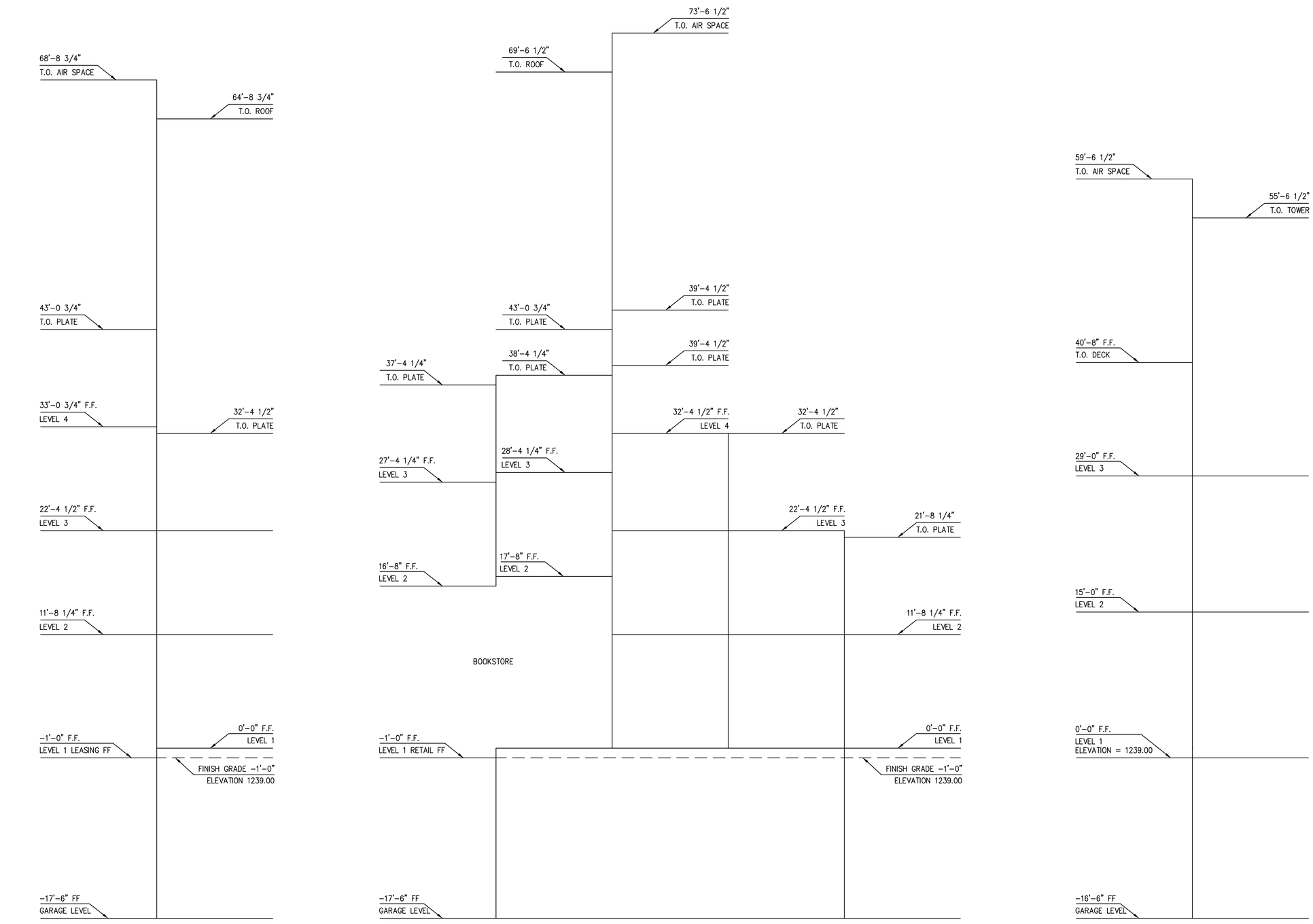
SHT. 11 OF 12



REGISTERED LAND SURVEYOR
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Date Signed 04/27/20
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THE GROVE ON MAIN CONDOMINIUM

MESA DRIVE & MAIN STREET
MESA, ARIZONA

CONDOMINIUM PLAT

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CP12
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