

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS.

KNOW ALL MEN BY THESE PRESENTS:

THAT SIGNAL BUTTE HAMPTON MESA AZ, LLC, AN ARIZONA LIMITED LIABILITY CORPORATION, AS OWNER OF LOTS 1-7, AND SIGNAL BUTTE BFC, LLC, AN ARIZONA LIMITED LIABILITY CORPORATION, AS OWNER OF LOTS 8-10, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "MOUNTAIN VISTA RETAIL", A REPLAT OF PARCEL "A" OF THE "REPLAT OF MOUNTAIN VISTA MARKETPLACE", SITUATE WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 7 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 STREETS, LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT THE STREETS, LOTS, TRACTS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO EACH RESPECTIVELY.

SIGNAL BUTTE HAMPTON MESA AZ, LLC, AND SIGNAL BUTTE BFC, 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.

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 SIGNAL BUTTE HAMPTON MESA AZ, LLC, AND SIGNAL BUTTE BFC, 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 SIGNAL BUTTE HAMPTON MESA AZ, LLC, AND SIGNAL BUTTE BFC, LLC OR THE SUCCESSORS OR ASSIGNS OF SIGNAL BUTTE HAMPTON MESA AZ, LLC, AND SIGNAL BUTTE BFC, LLC AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY SIGNAL BUTTE HAMPTON MESA AZ, LLC, AND SIGNAL BUTTE BFC, LLC OR THE SUCCESSORS OR ASSIGNS OF SIGNAL BUTTE HAMPTON MESA AZ, LLC, AND SIGNAL BUTTE BFC, 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.

SIGNAL BUTTE HAMPTON MESA AZ, LLC, AND SIGNAL BUTTE BFC, LLC 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.

SIGNAL BUTTE HAMPTON MESA AZ, LLC, AND SIGNAL BUTTE BFC, LLC 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 AS TRACT A 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 AND RETENTION AREAS.

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.

SIGNAL BUTTE HAMPTON MESA AZ, LLC, AND SIGNAL BUTTE BFC, LLC 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 SIGNAL BUTTE HAMPTON MESA AZ, LLC, AN ARIZONA LIMITED LIABILITY CORPORATION, AND SIGNAL BUTTE BFC, LLC, AN ARIZONA LIMITED LIABILITY CORPORATION, WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

THAT SIGNAL BUTTE HAMPTON MESA AZ, LLC, AN ARIZONA LIMITED LIABILITY CORPORATION, AS OWNER OF LOTS 1-7, AND SIGNAL BUTTE BFC, LLC, AN ARIZONA LIMITED LIABILITY CORPORATION, AS OWNER OF LOTS 8-10, 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.

SIGNAL BUTTE HAMPTON MESA AZ, LLC, AN ARIZONA LIMITED CORPORATION

BY: _____

ITS: _____

SIGNAL BUTTE BFC LLC, AN ARIZONA LIMITED LIABILITY CORPORATION

BY: _____

ITS: _____

FINAL PLAT
"MOUNTAIN VISTA RETAIL"

A REPLAT OF PARCEL "A" OF THE "REPLAT OF MOUNTAIN VISTA MARKETPLACE", RECORDED AS BOOK 1555 OF MAPS, PAGE 33, MARICOPA COUNTY RECORDER'S OFFICE, (M.C.R.), SITUATE WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION

PARCEL A, REPLAT MOUNTAIN VISTA MARKETPLACE, ACCORDING TO BOOK 1555 OF MAPS, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA, SITUATED IN NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3" BRASS CAP IN HAND HOLE FOUND AT THE NORTHEAST CORNER OF SECTION 35, FROM WHICH A 3" BRASS CAP IN HAND HOLE FOUND AT THE EAST QUARTER CORNER OF SAID SECTION 35 BEARS SOUTH 00°09'53" EAST (BASIS OF BEARINGS), A DISTANCE OF 2638.57 FEET; THENCE SOUTH 00°09'53" EAST, A DISTANCE OF 880.00 FEET; THENCE SOUTH 89°50'07" WEST, A DISTANCE OF 80.01 FEET; THENCE SOUTH 00°09'53" EAST, A DISTANCE OF 55.00 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 45°09'53" EAST, A DISTANCE OF 21.23 FEET; THENCE SOUTH 00°09'53" EAST, A DISTANCE OF 838.45 FEET; THENCE NORTH 89°50'10" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 05°33'30" WEST, A DISTANCE OF 251.30 FEET; THENCE SOUTH 89°52'47" WEST, A DISTANCE OF 578.94 FEET; THENCE NORTH 00°00'58" WEST, A DISTANCE OF 466.77 FEET; THENCE NORTH 00°00'55" WEST, A DISTANCE OF 384.48 FEET; THENCE NORTH 17°16'46" WEST, A DISTANCE OF 193.47 FEET; THENCE NORTH 69°50'07" EAST, A DISTANCE OF 105.46 FEET; THENCE SOUTH 20°09'53" EAST, A DISTANCE OF 15.00 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 745.00 FEET, FROM WHICH THE CENTER BEARS SOUTH 20°09'53" EAST; THENCE EAST, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°57'29", AN ARC LENGTH OF 259.51 FEET; THENCE NORTH 89°50'07" EAST, A DISTANCE OF 274.68 FEET, TO THE POINT OF BEGINNING.

CONTAINING 653,380 SQUARE FEET OR 15.00 ACRES, MORE OR LESS.

SUBJECT TO EXISTING RIGHTS-OF-WAY AND EASEMENTS.

AREA TABLE

| | |
|------------------------------|--------------------------|
| LOT 1: 54,513 SQ. FT. | 1.25 ACRES, MORE OR LESS |
| LOT 2: 56,158 SQ. FT. | 1.29 ACRES, MORE OR LESS |
| LOT 3: 37,178 SQ. FT. | 0.85 ACRES, MORE OR LESS |
| LOT 4: 61,987 SQ. FT. | 1.42 ACRES, MORE OR LESS |
| LOT 5: 53,636 SQ. FT. | 1.23 ACRES, MORE OR LESS |
| LOT 6: 62,472 SQ. FT. | 1.43 ACRES, MORE OR LESS |
| LOT 7: 54,202 SQ. FT. | 1.24 ACRES, MORE OR LESS |
| LOT 8: 37,395 SQ. FT. | 0.86 ACRES, MORE OR LESS |
| LOT 9: 82,953 SQ. FT. | 1.90 ACRES, MORE OR LESS |
| LOT 10: 152,887 SQ. FT. | 3.51 ACRES, MORE OR LESS |

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }

ON THIS _____ DAY OF _____, 2021, BEFORE ME, PERSONALLY APPEARED,

WHO ACKNOWLEDGED HIMSELF TO BE THE _____ BEING DULY AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

APPROVALS

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

_____, 2021,

BY: _____ MAYOR _____ DATE _____

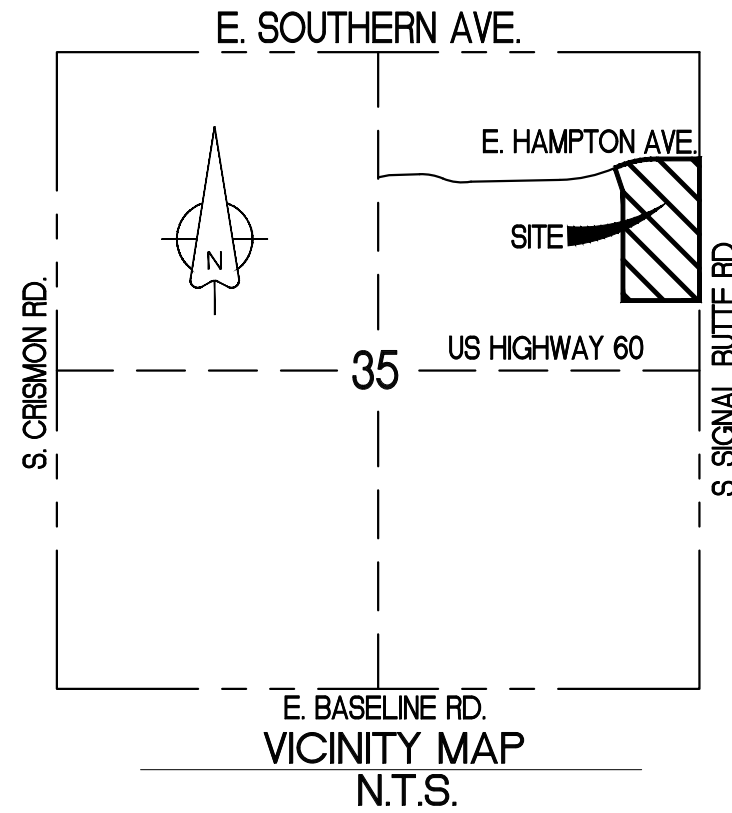
ATTEST: _____ CITY CLERK _____ DATE _____

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 BY: _____ CITY ENGINEER _____ DATE _____

BASIS OF BEARING

SOUTH 00°09'53" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA, AS SHOWN ON THE FINAL PLAT OF MOUNTAIN VISTA MARKETPLACE, RECORDED AS BOOK 954, PAGE 32, MARICOPA COUNTY RECORDER'S OFFICE, (M.C.R.).



OWNERS

LOTS 1-7:
SIGNAL BUTTE HAMPTON MESA AZ, LLC
111 MONUMENT CIR, SUITE 1600
INDIANAPOLIS, IN 46204

LOTS 8-10:
SIGNAL BUTTE BFC, LLC
1635 N. GREENFIELD RD, SUITE 115
MESA, ARIZONA 85205
CONTACT: HUDD HASSELL
PHONE: (602) 525-0000

SURVEYOR

RLF CONSULTING, LLC
2165 W. PECOS RD, SUITE 5
CHANDLER, ARIZONA 85224
PHONE: (480) 445-9189
FAX: (480) 445-9185
CONTACT: MICHAEL E. FONDREN, R.L.S.

ENGINEER

BECK CONSULTING ENGINEERS
9034 N. 23RD AVENUE
PHOENIX, ARIZONA 85008
PHONE: (602) 943-6200
FAX: (602) 943-6201
CONTACT: MARK BECK, P.E.

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }

ON THIS _____ DAY OF _____, 2021, BEFORE ME, PERSONALLY APPEARED,

WHO ACKNOWLEDGED HIMSELF TO BE THE _____ BEING DULY AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

GENERAL 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.
- NO STRUCTURE OF ANY KIND TO BE CONSTRUCTED OR PLACED WITHIN OR OVER PUBLIC UTILITIES EASEMENTS, EXCEPT WOOD, WIRE OR REMOVAL SECTION-TYPE FENCING AND/OR PAVING NOR ANY PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF MESA OR UTILITY COMPANY WILL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTION OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTIONS.
- 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.
- UPON COMPLETION OF CONSTRUCTION OF THIS SUBDIVISION 1/2" REBAR MONUMENTS SHALL BE SET AT ANGLE POINTS AND POINTS OF CURVE OF EACH LOT SHOWN HEREON. 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 R-14-2-133.
- 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.
- AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT FOR WILLIAMS GATEWAY AIRPORT IS RECORDED WITHIN THE MARICOPA COUNTY RECORDER UNDER DOCUMENT NO. 2007-1298070. THE SUBDIVISION IS WITHIN FIVE MILES OF THE WILLIAMS GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE. THESE PROPERTIES, DUE TO THEIR PROXIMITY TO WILLIAMS GATEWAY AIRPORT, ARE LIKELY TO EXPERIENCE AIRCRAFT OVER FLIGHTS THAT GENERATE NOISE LEVELS WHICH WILL BE OF CONCERN TO SOME INDIVIDUALS.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) #04013C2315L, DATED OCTOBER 1 6, 2013, THIS PROPERTY IS LOCATED IN ZONE "X". 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."
- 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 ALONG E. HAMPTON AVENUE AND S. SIGNAL BUTTE ROAD.
- THIS SUBDIVISION IS SUBJECT TO THE "DEVELOPMENT AGREEMENT" BETWEEN THE CITY OF MESA AND SIGNAL BUTTE BFC, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NO. 2020- 0649703, M.C.R., DATED, JULY 20, 2020.
- THIS SUBDIVISION IS SUBJECT TO THE CITY OF MESA RESIDENTIAL DEVELOPMENT GUIDELINES AS WELL AS THE BUILDING FORM STANDARDS ESTABLISHED IN THE CITY OF MESA ZONING ORDINANCE.
- 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 THE DEFINITION OF PUBLIC EASEMENT IN C.C. §9-1-1 INCLUDES THE PUFE'S ON THIS PLAT, THE TERM "PUBLIC EASEMENT" IN M.C.C. §9- 1- 5(A) INCLUDES PUFE'S, AND PUFE'S ON THIS PLAT ARE SUBJECT TO M.C.C. § 9-1-5(A).
- THE AREA WITHIN THE SIGHT VISIBILITY EASEMENT AND OR TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, FENCES, OR OTHER ITEMS HIGHER THAN 36- INCH ABOVE STREET GRADES IN THESE AREAS.
- WHENEVER DRAINAGE EASEMENTS ARE GREATER THAN THE STANDARD SETBACKS, THE EASEMENT LINE WILL BECOME THE NEW REQUIRED BUILDING SET BACK.
- PROPOSED OR FUTURE LANDSCAPE AND IRRIGATION SYSTEMS THAT ARE TO BE DESIGNED AND INSTALLED WITHIN ANY PUFE OR PUE MUST BE DESIGNED IN ACCORDANCE WITH THE CITY OF MESA PROCEDURE MANUAL FOR LANDSCAPE AND IRRIGATION STANDARDS.
- ALL UNITS SHOWN ON THIS PLAT SHALL EACH HAVE A FIRE SPRINKLER SYSTEM. THESE FIRE SPRINKLER SYSTEMS SHALL MEET THE REQUIREMENTS OF THE MESA FIRE CODE.
- INDIVIDUAL LOT ENGINEERS ARE TO PROVIDE ENGINEERING CALCULATIONS TO THE CITY OF MESA THAT SHOWS THE DEVELOPMENT OF THE LOT WILL NOT INCREASE THE FLOWS PRODUCED BY THE LOT IN THE EXISTING CONDITION.
- INDIVIDUAL LOT ENGINEERS MUST COMPLY WITH ANY SECTION 401 OR 404 REQUIREMENTS FOR THIS SUBDIVISION THAT HAVE BEEN PERMITTED WITH THE CORPS OF ENGINEERS.
- 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 WASHES, AS WELL AS THE HANDLING OF LOCAL DRAINAGE. INCLUDING POSSIBLE ADDITIONAL LOT RETENTION, IF REQUIRED.
- THE CITY OF MESA WILL NOT BE RESPONSIBLE FOR ANY SPECIAL TYPE OF SURFACE MATERIAL SUCH AS BUT NOT LIMITED TO PAVEMENT, CONCRETE, COLORED STAMPED PAVEMENT OR CONCRETE, OR BRICKS, AS NOTED WITHIN THE PROJECT'S CONSTRUCTION DOCUMENTS. SHOULD REMOVAL OF THE SPECIAL TYPE OF SURFACE MATERIAL BE REQUIRED BY THE CITY OF MESA FOR MAINTENANCE OF THE CITIES FACILITIES SUCH AS THE CITY'S UTILITY SYSTEMS, THE CITY WILL ONLY BE REQUIRED TO BACKFILL AND PROVIDE CITY OF MESA ACCEPTED TEMPORARY SURFACE MATERIAL OVER THE SAID UTILITY OR OTHER AREA DISTURBED. RECONSTRUCTION OF THE SPECIAL TYPE OF SURFACE MATERIAL SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, BUSINESS OWNER'S ASSOCIATION, OR THE PROPERTY OWNER(S).

LAND SURVEYOR'S CERTIFICATION:

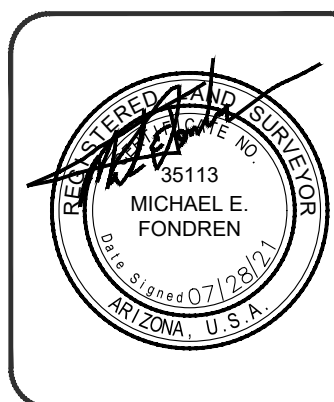
I, MICHAEL E. FONDREN, HEREBY CERTIFY, THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT, CONSISTING OF THREE (3) SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY DIRECTION DURING THE MONTH OF FEBRUARY 2021; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE BOUNDARY MONUMENTS, ROAD CENTERLINE MONUMENTS, CONTROL POINTS AND LOT CORNERS HAVE BEEN OR WILL BE LOCATED AS SHOWN HEREON AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: _____
MICHAEL E. FONDREN
REGISTERED LAND SURVEYOR # 35113



| NO. | DATE | REVISION | BY |
|-----|------|----------|----|
| | | | |

DRAWN BY: STB
CHECKED BY: MEF



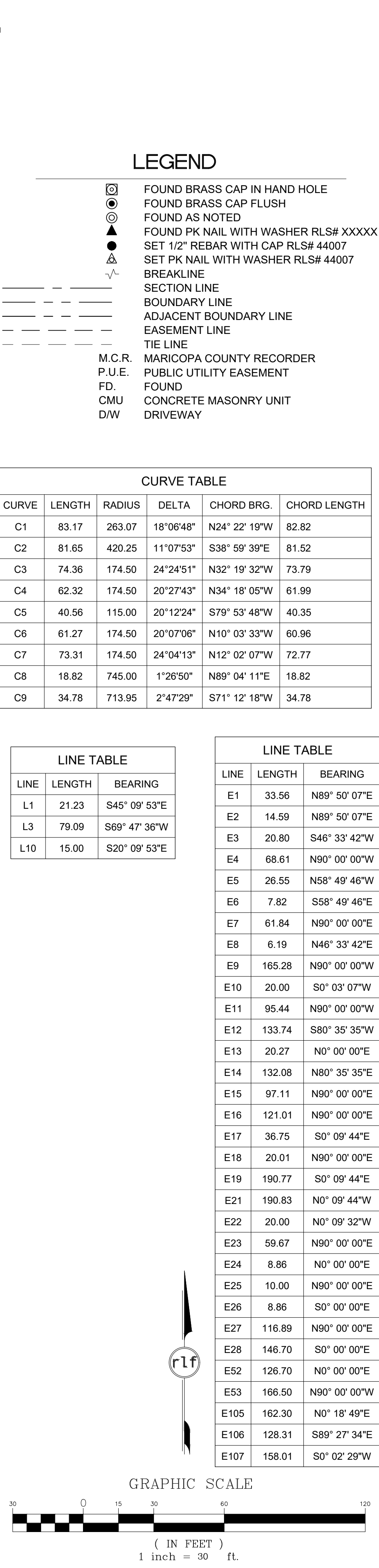
FINAL PLAT
"MOUNTAIN VISTA RETAIL"
A REPLAT OF PARCEL "A" OF THE "REPLAT OF MOUNTAIN VISTA MARKETPLACE", RECORDED AS BOOK 1555 OF MAPS, PAGE 33, MARICOPA COUNTY RECORDER'S OFFICE, (M.C.R.), SITUATE WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

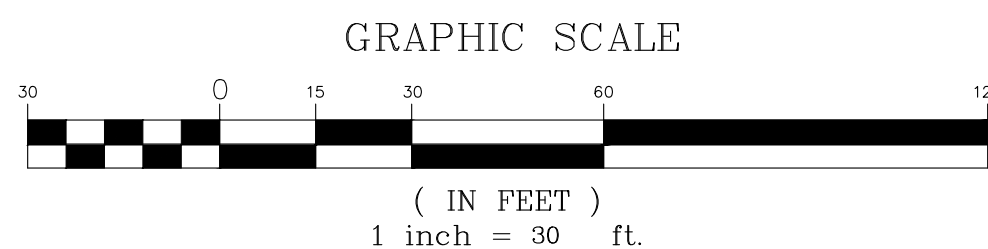
SECTION: 35
TWN: 1 N.
RANGE: 7 W.

JOB NO.:
09003123

SCALE
N / A













SHEET
1 OF 3

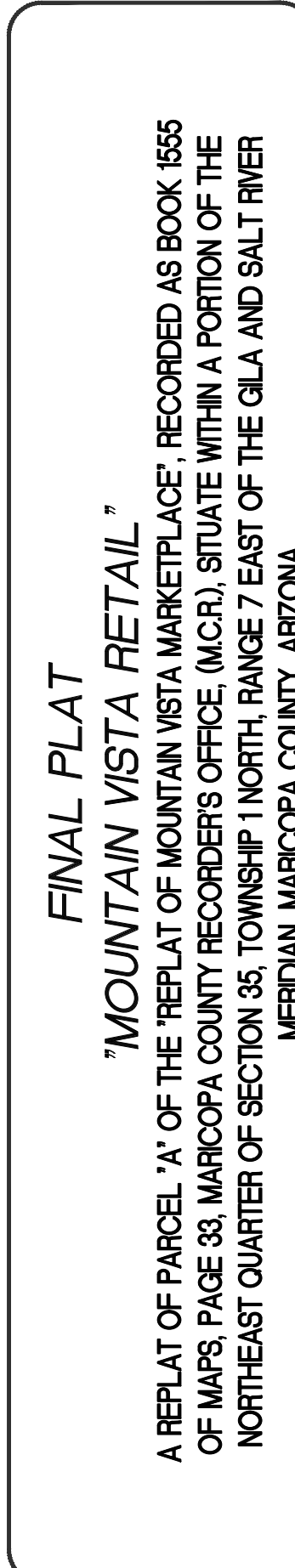
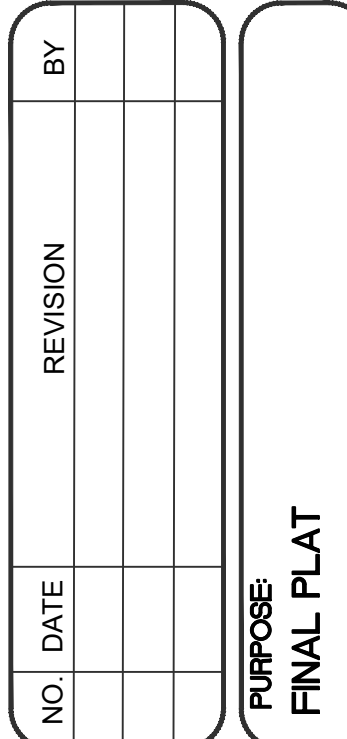




| LINE TABLE | | |
|------------|--------|---------------|
| LINE | LENGTH | BEARING |
| E98 | 188.80 | N75° 34' 20"W |
| E99 | 156.07 | N90° 00' 00"W |
| E100 | 79.54 | N15° 29' 12"W |
| E101 | 178.13 | N0° 00' 00"E |
| E102 | 16.41 | S89° 37' 15"W |
| E103 | 2.27 | S0° 18' 49"W |
| E104 | 8.27 | N90° 00' 00"W |
| E105 | 162.30 | N0° 18' 49"E |
| E107 | 158.01 | S0° 02' 29"E |
| E108 | 94.39 | S89° 37' 15"W |
| E109 | 176.84 | S0° 00' 00"E |
| E110 | 70.57 | S15° 29' 12"E |
| E111 | 149.73 | S90° 00' 00"E |
| E112 | 188.50 | S75° 34' 20"E |

| LINE TABLE | | |
|------------|--------|---------------|
| LINE | LENGTH | BEARING |
| L2 | 10.00 | N89° 50' 10"E |
| L4 | 27.93 | N90° 00' 00"E |
| L5 | 32.22 | N90° 00' 00"W |
| L6 | 29.50 | N0° 00' 00"E |
| L7 | 39.22 | N90° 00' 00"E |
| L8 | 25.75 | S0° 00' 00"E |
| L9 | 20.39 | N0° 00' 00"E |

| | |
|---|--------------------------------------|
|  | FOUND BRASS CAP IN HAND HOLE |
|  | FOUND BRASS CAP FLUSH |
|  | FOUND AS NOTED |
|  | FOUND PK NAIL WITH WASHER RLS# XXXXX |
|  | SET 1/2" REBAR WITH CAP RLS# 44007 |
|  | SET PK NAIL WITH WASHER RLS# 44007 |
|  | BREAKLINE |
|  | SECTION LINE |
|  | BOUNDARY LINE |
|  | ADJACENT BOUNDARY LINE |
|  | EASEMENT LINE |
|  | TIE LINE |
| M.C.R. | MARICOPA COUNTY RECORDER |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| FND | FOUND |
| CMU | CONCRETE MASONRY UNIT |
| D/W | DRIVEWAY |



SHEET
3 OF 3