

**FINAL PLAT OF  
LAS SENDAS OFFICE CONDOMINIUMS  
A CONDOMINIUM PLAT**  
BEING A PART OF THE NORTHEST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 7 EAST,  
GILA AND SALT RIVER MERIDIAN, CITY OF MESA, MARICOPA COUNTY, ARIZONA

**DEDICATION:**

STATE OF ARIZONA )  
 )SS  
COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENTS:

THAT ARIZONA FIRST PARTNERS 1 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "LAS SENDAS OFFICE CONDOMINIUMS, A PORTION OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN HEREON, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE UNITS, TRACTS, AND EASEMENTS CONSTITUTING THE SAME, AND THAT EACH UNIT, TRACT AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH, RESPECTIVELY, ON SAID PLAT.

TRACT "A" IS HEREBY DEDICATED AS THE GENERAL COMMON ELEMENT AND SHALL BE OWNED AND MAINTAINED BY THE LAS SENDAS OFFICE CONDOMINIUMS OWNERS ASSOCIATION. A DECLARATION OF CONDOMINIUM FOR "LAS SENDAS OFFICE CONDOMINIUMS" HAS BEEN OR WILL BE RECORDED WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL COMMON AREAS SHOWN ON THIS PLAT.

ARIZONA FIRST PARTNERS 1 LLC, AS OWNER, HEREBY DEDICATES TO THE CITY OF MESA, FOR USE AS SUCH, AN EASEMENT FOR INGRESS AND EGRESS FOR REFUSE AND EMERGENCY TYPE VEHICLES ON AND OVER THE PAVED PORTIONS OF TRACT "A" AS SHOWN ON THIS PLAT. THERE IS HEREBY DEDICATED TO THE CITY OF MESA A VEHICULAR NON-ACCESS EASEMENT (V.N.A.E.) ALONG EAST EAGLE CREST DRIVE AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, ARIZONA FIRST PARTNERS 1 LLC, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.  
ARIZONA FIRST PARTNERS 1 LLC

BY: \_\_\_\_\_  
ITS: MANAGING MEMBER

**ACKNOWLEDGEMENT:**

STATE OF ARIZONA )  
 )SS  
COUNTY OF MARICOPA )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF ARIZONA, APPEARED \_\_\_\_\_, MANAGING MEMBER OF ARIZONA FIRST PARTNERS 1 LLC, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME APPEARS ON THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME, ON BEHALF THEREOF.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY OFFICIAL HAND AND SEAL THE DAY AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC FOR THE STATE OF ARIZONA  
MY COMMISSION EXPIRES: \_\_\_\_\_

**APPROVALS:**

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

APPROVED BY \_\_\_\_\_, ATTEST:

\_\_\_\_\_  
MAYOR CLERK

**ASSURED WATER SUPPLY NOTE**

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER

**LEGAL DESCRIPTION**

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30, FROM WHICH THE EAST QUARTER CORNER BEARS SOUTH 00 DEGREES 02 MINUTES 36 SECONDS EAST, A DISTANCE OF 2641.80 FEET;

THENCE SOUTH 20 DEGREES 47 MINUTES 05 SECONDS WEST, A DISTANCE OF 1631.83 FEET TO THE NORTHEASTERLY CORNER OF A PARCEL OF LAND, THIS BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 41 MINUTES 58 SECONDS WEST A DISTANCE OF 315.72 FEET;

THENCE NORTH 89 DEGREES 18 MINUTES 02 SECONDS WEST, A DISTANCE OF 60.57 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, THE CENTER OF WHICH BEARS SOUTH 73 DEGREES 58 MINUTES 20 SECONDS WEST, A DISTANCE OF 164.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 98.89 FEET THROUGH A CENTRAL ANGLE OF 34 DEGREES 33 MINUTES 01 SECOND;

THENCE NORTH 50 DEGREES 34 MINUTES 41 SECONDS WEST A DISTANCE OF 195.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 141.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 27.19 FEET THROUGH A CENTRAL ANGLE OF 11 DEGREES 03 MINUTES 00 SECONDS TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 48.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 30.88 FEET THROUGH A CENTRAL ANGLE OF 36 DEGREES 51 MINUTES 18 SECONDS;

THENCE NORTH 02 DEGREES 40 MINUTES 23 SECONDS WEST A DISTANCE OF 32.21 FEET TO THE BEGINNING OF A TANGENT CURVE WESTERLY, HAVING A RADIUS OF 52.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 6.98 FEET THOUGH A CENTRAL ANGLE OF 07 DEGREES 41 MINUTES 46 SECONDS TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 124.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.19 FEET THROUGH A CENTRAL ANGLE OF 14 DEGREES 24 MINUTES 38 SECONDS;

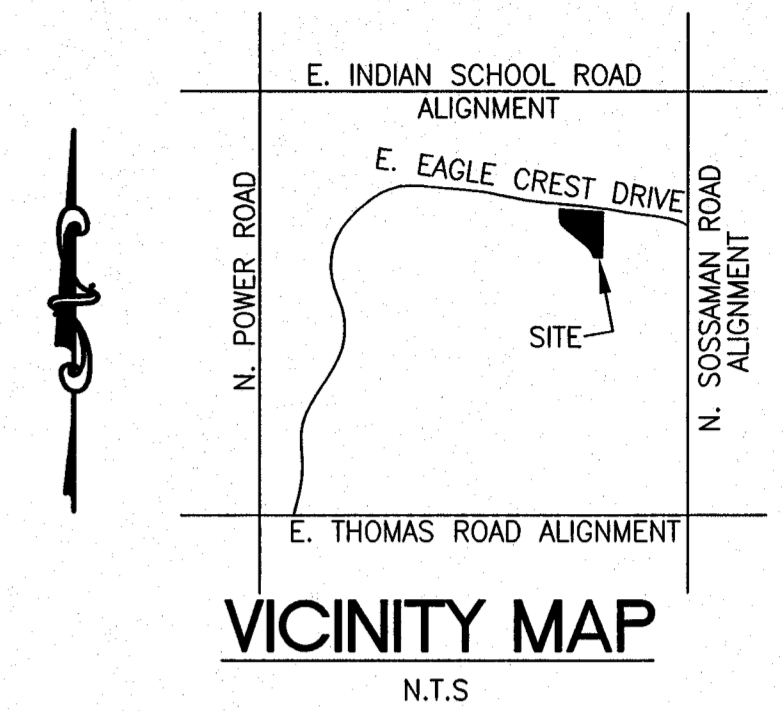
THENCE NORTH 04 DEGREES 02 MINUTES, 29 SECONDS EAST A DISTANCE OF 11.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 25 DEGREES, 57 MINUTES, 31 SECONDS EAST, A DISTANCE OF 12.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 6.29 FEET THROUGH A CENTRAL ANGLE OF 30 DEGREES 00 MINUTES 47 SECONDS;

THENCE SOUTH 85 DEGREES 57 MINUTES 31 SECONDS EAST, A DISTANCE OF 296.70 FEET TO THE TRUE POINT OF BEGINNING.

**GENERAL NOTES:**

- ZONING IS CURRENTLY R-3.
- THE BOUNDARIES OF EACH UNIT ARE THE INTERIOR UNFINISHED SURFACES OF THE PERIMETER WALLS, FLOOR, EXTERIOR DOORS AND WINDOWS OF THE UNIT AND THE BOTTOM SURFACE OF THE FLOOR SLAB OR ROOF STRUCTURE, AS APPLICABLE, LOCATED ABOVE THE UNIT.
- ALL AREAS SHOWN ON THIS PLAT, OTHER THAN THE AIRSPACE CONTAINED WITHIN THE UNITS, ARE COMMON ELEMENTS, OR LIMITED COMMON ELEMENTS.
- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED VALUES UNLESS OTHERWISE NOTED.
- THIS SURVEY WAS PREPARED IN ACCORDANCE WITH CAPITAL TITLE AGENCY TITLE REPORT NO. 19060033 EFFECTIVE DATE: MARCH 27, 2007 AT 7:45 AM.
- THE COMMON AREAS ARE NOT TO BE CONSTRUED AS BEING DEDICATED TO THE PUBLIC, BUT ARE FOR THE USE AND ENJOYMENT OF ALL OWNERS IN THE LAS SENDAS OFFICE CONDOMINIUMS AND THEIR INVITEES. MAINTENANCE OF COMMON AREAS SHALL BE THE RESPONSIBILITY THE LAS SENDAS OFFICE CONDOMINIUMS OWNERS ASSOCIATION, AS MORE FULLY SET FORTH IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LAS SENDAS OFFICE CONDOMINIUMS.
- CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING.
- 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 UNDER GROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33.
- ELECTRICAL LINES TO BE CONSTRUCTED UNDER GROUND 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 EAST EAGLE CREST DRIVE.
- 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.
- THIS SUBDIVISION IS SUBJECT TO THE CITY OF MESA DESERT UPLANDS DEVELOPMENT STANDARDS.



**OWNER**

ARIZONA FIRST PARTNERS 1 LLC  
5041 EAST PERSHING AVENUE  
SCOTTSDALE, AZ 85254  
PHONE: 602-992-3800  
FAX: 602-992-2428  
CONTACT: DAVID HANEY

**REFERENCE DOCUMENTS**

BOOK 638, PAGE 32 OF MAPS  
DEED #2006-0260804  
BOOK 413, PAGE 39 OF MAPS  
BOOK 415, PAGE 28 OF MAPS

**BASIS OF BEARING**


THE CENTERLINE OF EAGLE CREST DRIVE  
HAVING A BEARING N85°57'31"W  
PER BOOK 413, PAGE 39

**AREA**

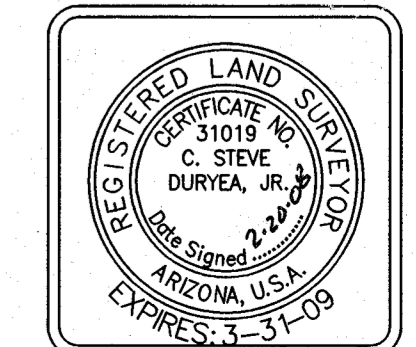
65,936 SQ FT. 1.51 ACRES

**CERTIFICATION**

I, C. STEVE DURYEA, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP OR PLAT CONSISTING OF 3 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF APRIL, 2007; 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.

  
C. STEVE DURYEA, JR., R.L.S.#31019 DATE 2-20-08  
HOOK ENGINEERING, INC.  
3221 N. 24TH STREET, SUITE 10  
PHOENIX, AZ 85016  
PHONE: 602-954-0166  
FAX: 602-956-0289

REVISIONS		
NO.	DATE	DESCRIPTIONS

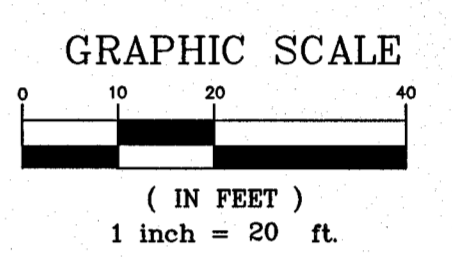
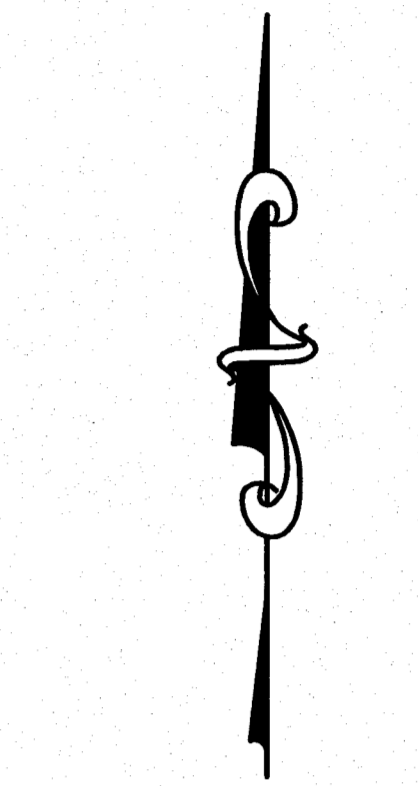
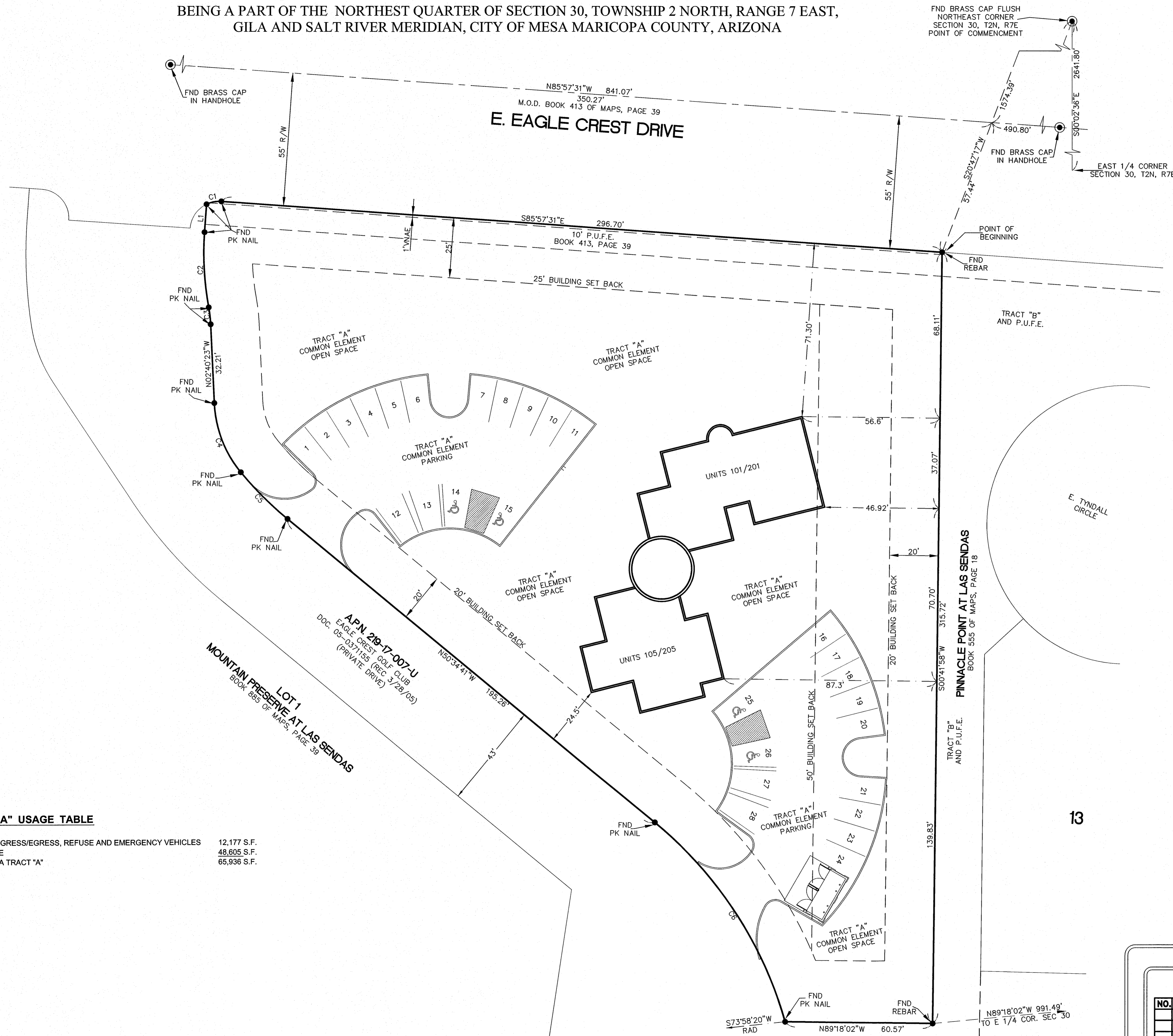


**HOOK ENGINEERING, INC.**  
3221 NORTH 24TH STREET, SUITE 10  
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(602)954-0166 (602)956-0289

**JOB NO:**  
7020.07.01  
**SHEET:**  
1 of 3

# FINAL PLAT OF LAS SENDAS OFFICE CONDOMINIUMS A CONDOMINIUM PLAT

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 7 EAST,  
GILA AND SALT RIVER MERIDIAN, CITY OF MESA MARICOPA COUNTY, ARIZONA



### LEGEND

SYMBOL	DESCRIPTION
—————	PROPERTY LINE
—————	CENTER LINE
—————	ADJACENT PROPERTY LINE
—————	EASEMENT LINE
●	FOUND BRASS CAP AS NOTED
●	FOUND 1/2" I.R.
○	SET 1/2" I.R.
BCHH	BRASS CAP IN HANDHOLE
BCF	BRASS CAP FLUSH
P.U.F.E.	PUBLIC UTILITIES AND FACILITIES EASEMENT
C.E.	COMMON ELEMENT
L.C.E.	LIMITED COMMON ELEMENT
P.U.E.	PUBLIC UTILITY EASEMENT

### LINE TABLE

LINE	BEARING	LENGTH
L1	N04°02'29"E	11.65

### CURVE TABLE

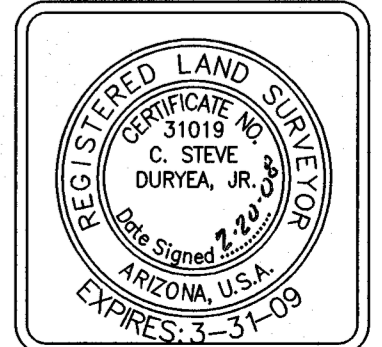
CURVE	LENGTH	RADIUS	DELTA
C1	6.29	12.00	30°00'47"
C2	31.19	124.00	14°24'38"
C3	6.98	52.00	7°41'46"
C4	30.88	48.00	36°51'18"
C5	27.19	141.00	11°03'00"
C6	98.89	164.00	34°33'01"

### TRACT "A" USAGE TABLE

PARKING, INGRESS/EGRESS, REFUSE AND EMERGENCY VEHICLES	12,177 S.F.
OPEN SPACE	48,605 S.F.
TOTAL AREA TRACT "A"	66,936 S.F.

### REVISIONS

NO.	DATE	DESCRIPTIONS

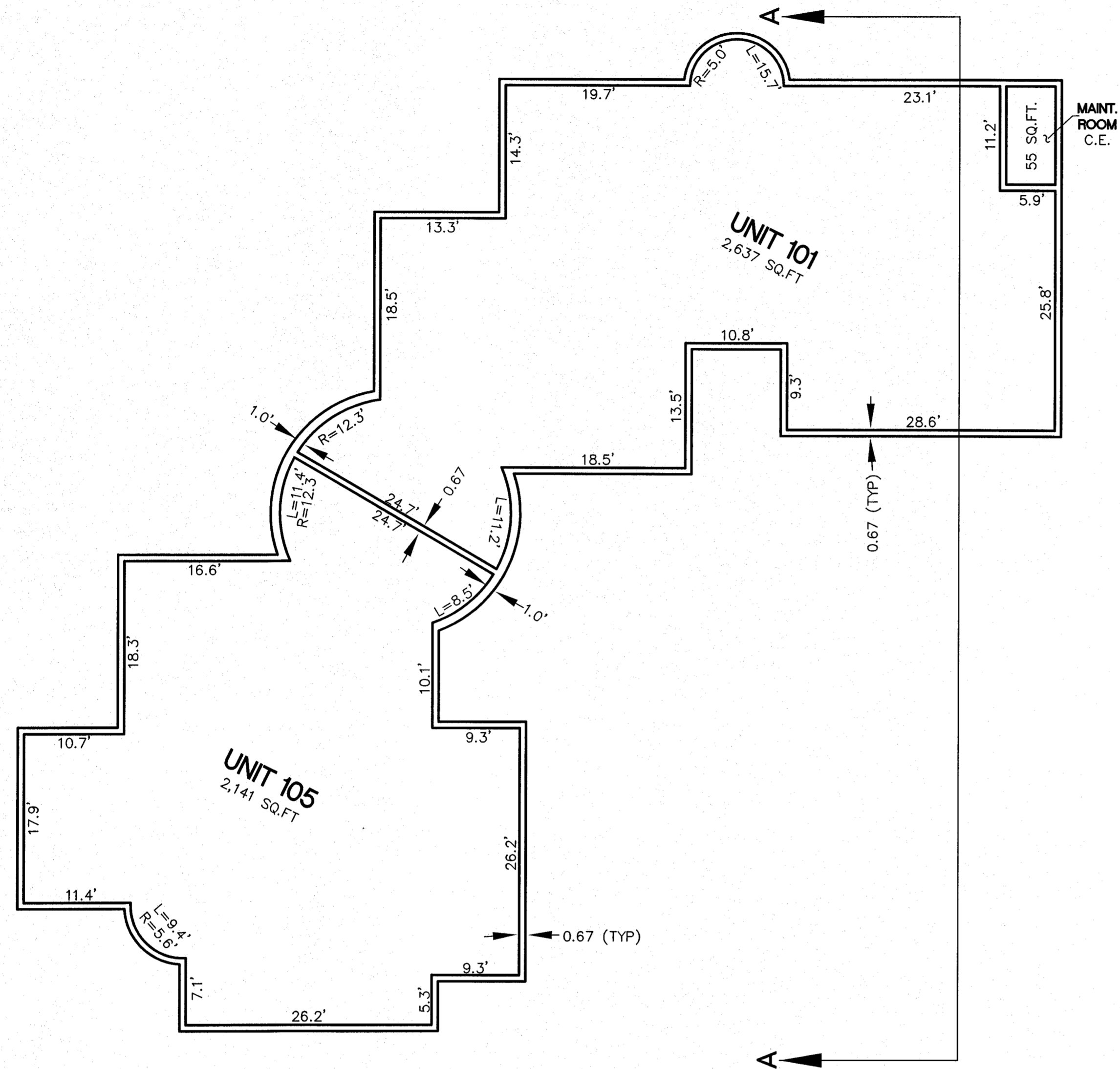


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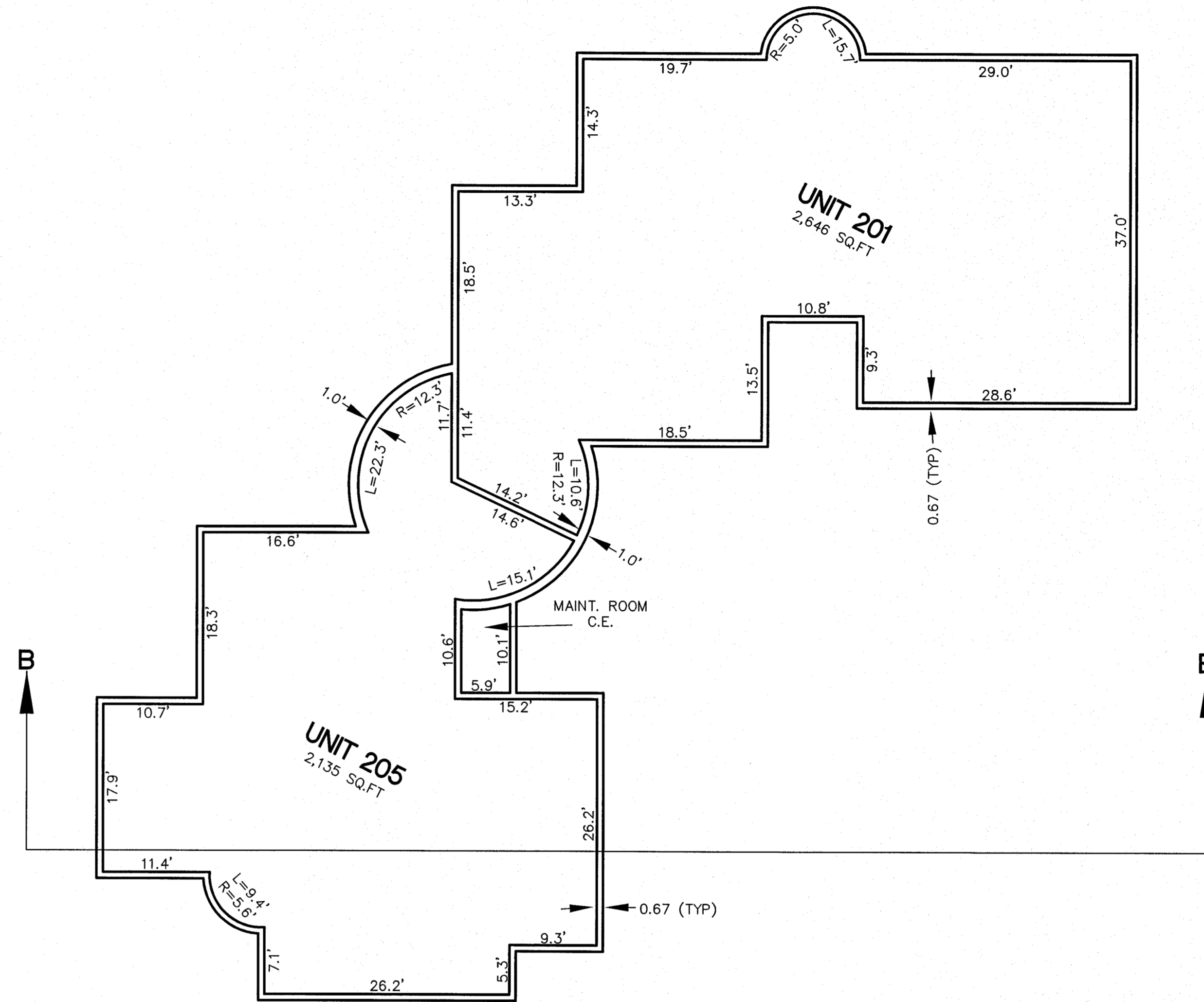
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2 of 3

**FINAL PLAT OF  
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A CONDOMINIUM PLAT**

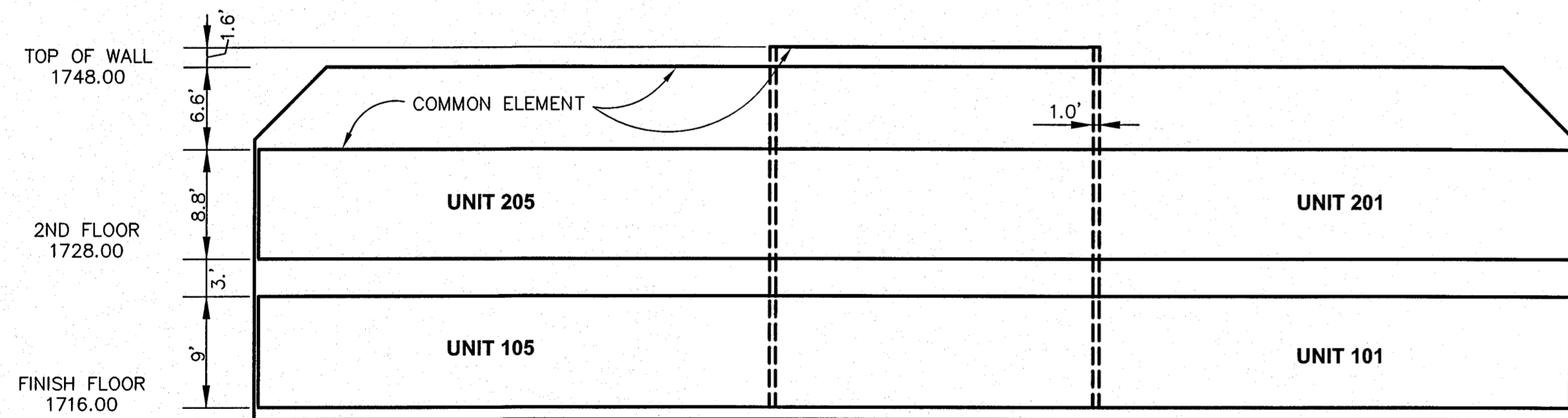
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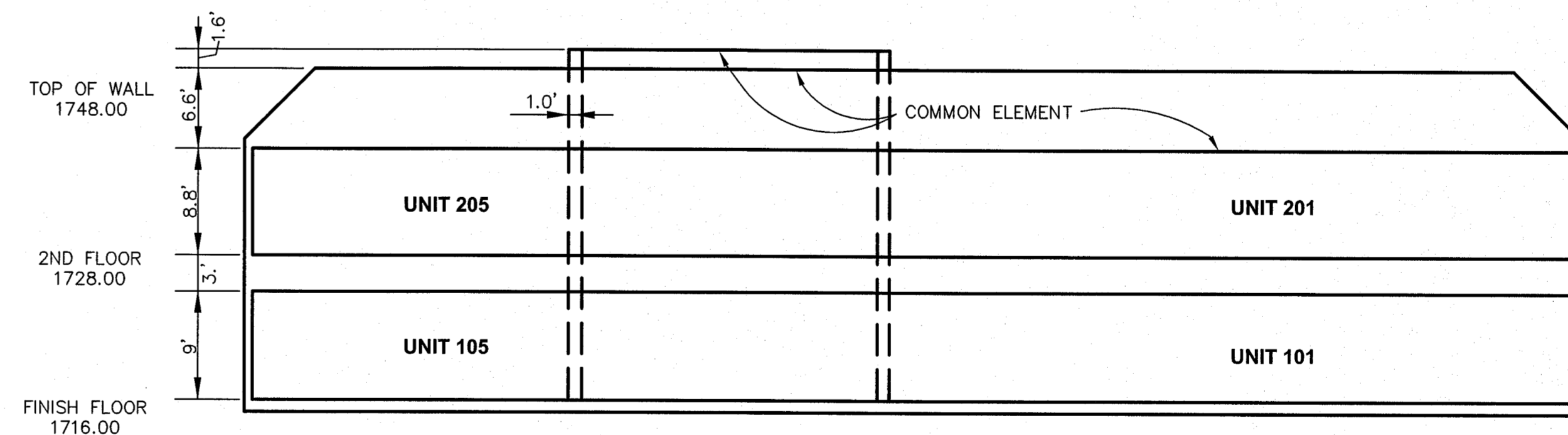
**LOWER LEVEL FLOOR PLAN**  
N.T.S.



**UPPER LEVEL FLOOR PLAN**  
N.T.S.

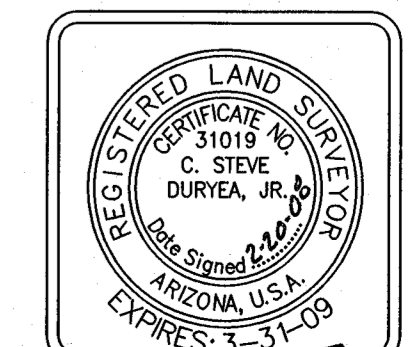


**BUILDING SECTION A-A**  
N.T.S.



**BUILDING SECTION B-B**  
N.T.S.

REVISIONS		
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