PRE-FINAL PLAT FOR

THE CONCORDE

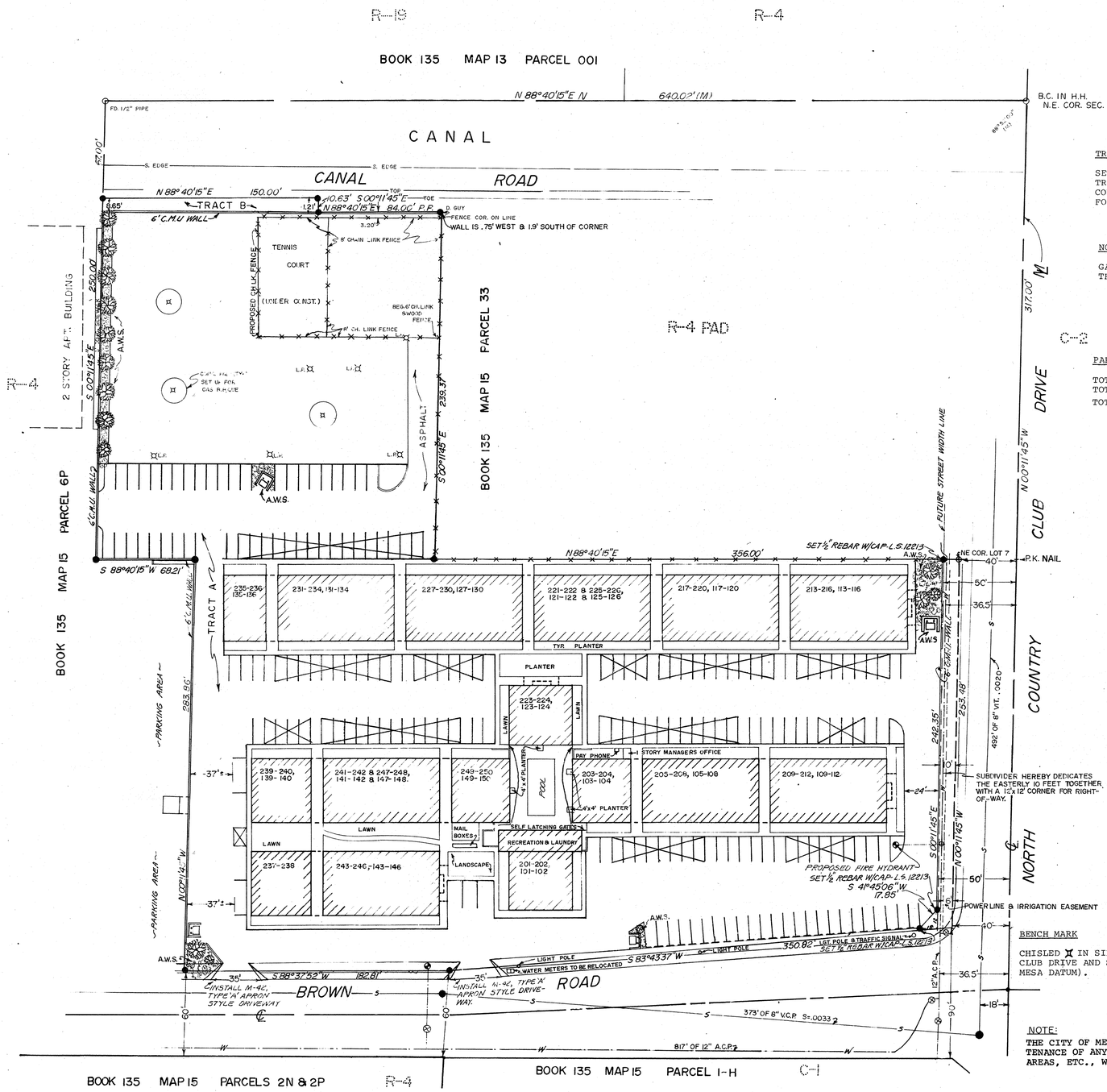
A PARCEL OF LAND LYING
IN THE NORTH HALF OF THE
NORTHEAST QUARTER OF THE NORTHEAST
QUARTER OF SECTION 16, T1N, R5E,
G. & S.R.B. & M.

A.W.S. = AUTOMATIC WATERING SYSTEM
C-2 = EXISTING ZONING
= GARBAGE DUMPSTER
—W— = WATER LINE
—S— = SEWER LINE
= WATER VALVE
= FIRE HYDRANT
= MANHOLE
= PROPERTY CORNER

LEGEND

SPECIAL EASEMENT

THERE IS HEREBY CREATED A BLANKET EASEMENT UPON, ACROSS, OVER, AND UNDER COMMON ELEMENTS FOR INGRESS, EGRESS, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE AND OPERATION OF ALL UTILITIES, INCLUDING, BUT NOT LIMITED TO WATER, SEWERS, GAS, TELEPHONES, ELECTRICITY, AND FOR INGRESS AND EGRESS OF EMERGENCY VEHICLES AND REFUSE COLLECTION. BY VIRTUE OF THIS EASEMENT, IT SHALL BE EXPRESSLY PERMISSABLE FOR THE PROVIDING TELEPHONE, GAS, WATER, SEWER, AND/OR ELECTRICAL COMPANY TO ERECT, REPLACE, AND MAINTAIN NECESSARY EQUIPMENT ON SAID PROPERTY AND TO BURY UNDERGROUND CONDUITS, WIRES, A BURIED CABLE SYSTEM, GAS LINES, WATER AND SEWER LINES, TOGETHER WITH ALL THE NECESSARY APPURTENANCES. THIS EASEMENT SHALL IN NO WAY AFFECT ANY OTHER RECORDED EASEMENT ON SAID PREMISES. SAID EASEMENT SHALL NOT LIMIT CONSTRUCTION OF BUILDINGS OR OTHER IMPROVEMENTS AS MAY BE PROPOSED BY THE DEVELOPER.



TRACT B NOTE:

SET ASIDE AT REQUEST OF CITY OF MESA FOR FUTURE TRANSFER TO S.R.P. UNTIL SUCH TRANSFER, THE CONCORDE HOMEOWNERS' ASSOCIATION TO BE RESPONSIBLE FOR MAINTENANCE OF TRACT B.

NOTE:

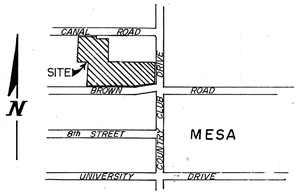
GARBAGE DUMPSTERS ARE TO BE IN ACCORDANCE WITH THE CITY OF MESA ENGINEERING SPECIFICATION E-472.

PARKING NOTE:

TOTAL NUMBER OF COVERED PARKING SPACES	= 100
TOTAL NUMBER OF UNCOVERED PARKING SPACES	= 102
TOTAL NUMBER OF PARKING SPACES	= 202

N

SCALE 1" = 40'



VICINITY MAP
NOT TO SCALE

BENCH MARK

CHISLED ⌶ IN SIDEWALK AT SOUTHEAST CORNER OF BRIDGE LOCATED AT NORTH COUNTRY CLUB DRIVE AND SALT RIVER PROJECT CANAL. ELEVATION IS 1251.91 FEET (CITY OF MESA DATUM).

NOTE:

THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, STREETS, FACILITIES, LANDSCAPED AREAS, ETC., WITHIN THIS PROJECT, NOW OR AT ANY TIME IN THE FUTURE.

DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS: THAT THOMAS F. OSSELAER AND SHARON E. OSSELAER, HIS WIFE, AS OWNERS HAVE ESTABLISHED A ONE HUNDRED UNIT CONDOMINIUM UNDER THE NAME OF THE CONCORDE IN LOT 7, AND THE EAST 201.79 FEET OF LOT 6, MESA COUNTRY CLUB PLAZA, ACCORDING TO BOOK 106 OF MAPS, PAGE 11, RECORDS OF MARICOPA COUNTY, ARIZONA.
EXCEPT THE SOUTH 60 FEET THEREOF; AND
EXCEPT BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 7, WHICH LIES 60.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 7; THENCE WESTERLY ALONG A LINE PARALLEL TO AND 60.00 FEET NORTH OF THE SOUTH LINE OF SAID LOTS 6 AND 7, A DISTANCE OF 349.00 FEET;
THENCE NORTHEASTERLY, A DISTANCE OF 350.88 FEET (MORE OR LESS) TO A POINT ON THE EAST LINE OF SAID LOT 7, WHICH LIES 90.00 FEET NORTH OF THE SAID SOUTHEAST CORNER OF LOT 7;
THENCE SOUTHERLY ALONG THE EAST LINE OF LOT 7, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH:
THE WEST 234 FEET OF THE EAST 640 FEET OF THE SOUTH 239.37 FEET OF THE NORTH 317 FEET OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. (AFORE DESCRIBED PARCELS A.K.A. TRACT A)
TOGETHER WITH:
THE NORTH 10.63 FEET OF THE SOUTH 250 FEET OF THE NORTH 317 FEET OF THE WEST 150 FEET OF THE EAST 640 FEET OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 5 EAST OF OF THE GILA AND SALT RIVER BASE AND MERIDIAN. (A.K.A. TRACT B)
AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID THE CONCORDE, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE MEASUREMENTS AND DIMENSIONS OF THE UNITS AND PARKING SPACES SHALL BE KNOWN BY THE NUMBER GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

IN WITNESS WHEREOF THOMAS F. OSSELAER AND SHARON E. OSSELAER, HIS WIFE AS OWNERS, SET THEIR HAND THIS _____ DAY OF _____, 1981.

_____ _____
THOMAS F. OSSELAER SHARON E. OSSELAER

ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF MARICOPA

ON THIS _____ DAY OF _____, 1981, BEFORE ME APPEARED THOMAS F. OSSELAER AND SHARON E. OSSELAER WHO, AS OWNERS ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

MY COMMISSION EXPIRES: _____

APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF MESA, ARIZONA THIS _____ DAY OF _____, 1981.

ATTEST: _____ _____
CITY CLERK MAYOR

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 A.R.S. 45-576.

_____ _____
CITY ENGINEER DATE

CERITFICATE OF SURVEY

THIS IS TO CERTIFY THAT THE SURVEY AND PLATTING OF THE PREMISES DESCRIBED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF _____, 1981.

_____
JEFF ANDREWS
R.L.S. 12213

DIN #51499-1

J. L. ANDREWS and ASSOCIATES
6747 N. BLACK CANYON
PHOENIX ARIZ. 85015
P.O. BOX 35161
PH. 242-6229

PREPARED FOR
OSSELAER MANAGEMENT
49 E. THOMAS ROAD, SUITE 113
PHOENIX, ARIZONA

SCALE: 1" = 40'	DRAWING NO. 81-23
DATE: 5-22-81	DRAWN BY: K.E.O.