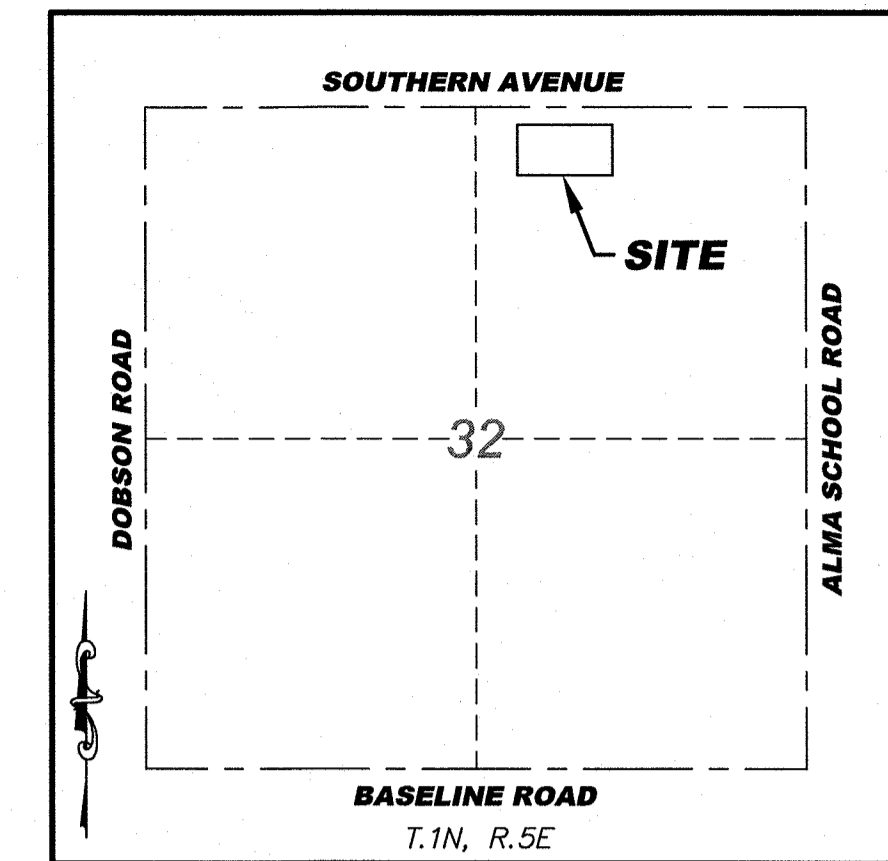




MERCADO FIESTA

PRELIMINARY PLAT

A PORTION OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 5 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32;

THENCE SOUTH 88 DEGREES 54 MINUTES 06 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 1230.12 FEET;

THENCE SOUTH 01 DEGREES 05 MINUTES 54 SECONDS EAST, 67.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SOUTHERN AVENUE, THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 01 DEGREES 05 MINUTES 54 SECONDS EAST, 242.68 FEET TO A POINT ON A CURVE;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 625.00 FEET, A CENTRAL ANGLE OF 28 DEGREES 51 MINUTES 10 SECONDS, A TANGENT BEARING OF SOUTH 76 DEGREES 27 MINUTES 29 SECONDS WEST AND AN ARC DISTANCE OF 314.74 FEET TO THE POINT OF TANGENCY OF SAID CURVE;

THENCE SOUTH 47 DEGREES 36 MINUTES 19 SECONDS WEST, 185.44 FEET TO THE BEGINNING OF A CURVE;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 925.00 FEET, A CENTRAL ANGLE 01 DEGREES 41 MINUTES 37 SECONDS AND AN ARC DISTANCE OF 27.34 FEET;

THENCE NORTH 44 DEGREES 05 MINUTES 18 SECONDS WEST, 30.00 FEET;

THENCE SOUTH 89 DEGREES 36 MINUTES 19 SECONDS WEST, 265.28 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH LONGMORE ROAD;

THENCE NORTH 00 DEGREES 23 MINUTES 41 SECONDS WEST, ALONG SAID EAST RIGHT OF WAY LINE 496.00 FEET;

THENCE NORTH 44 DEGREES 15 MINUTES 13 SECONDS EAST 21.34 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SOUTHERN AVENUE;

THENCE NORTH 88 DEGREES 54 MINUTES 06 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE 529.17 FEET;

THENCE SOUTH 86 DEGREES 31 MINUTES 28 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE 150.48 FEET;

THENCE NORTH 88 DEGREES 54 MINUTES 06 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE 22.66 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID LAND AS SET FORTH IN FINAL ORDER OF CONDEMNATION TO THE CITY OF MESA AS CASE NO. CV2014-006002 AND RECORDED OCTOBER 6, 2014 IN DOCUMENT NO. 2014-0577872, DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL NO. 1 AS DESCRIBED WITHIN THE SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NO. 2008-0474537, MARICOPA COUNTY RECORDS, ALSO BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY TERMINUS OF THAT CERTAIN COURSE DESCRIBED AS "NORTH 88 DEGREES 54 MINUTES 06 SECONDS EAST, A DISTANCE OF 529.17 FEET" IN SAID SPECIAL WARRANTY DEED;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 1 AND ALONG THE SOUTH RIGHT OF WAY LINE OF SOUTHERN AVENUE NORTH 88 DEGREES 54 MINUTES 06 SECONDS EAST A DISTANCE OF 32.88 FEET;

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, SOUTH 01 DEGREES 15 MINUTES 34 SECONDS EAST, A DISTANCE OF 22.78 FEET;

THENCE SOUTH 88 DEGREES 58 MINUTES 37 SECONDS WEST, A DISTANCE OF 9.00 FEET;

THENCE SOUTH 01 DEGREES 10 MINUTES 20 SECONDS EAST, A DISTANCE OF 17.72 FEET;

THENCE SOUTH 25 DEGREES 08 MINUTES 24 SECONDS WEST, A DISTANCE OF 1.59 FEET;

THENCE SOUTH 88 DEGREES 59 MINUTES 19 SECONDS WEST, A DISTANCE OF 38.77 FEET TO THE WESTERLY LINE OF SAID PARCEL NO. 1 AND THE EAST RIGHT OF WAY LINE OF LONGMORE;

THENCE NORTH 00 DEGREES 23 MINUTES 41 SECONDS WEST, A DISTANCE OF 26.90 FEET ALONG SAID WESTERLY LINE TO THE NORTHWESTERLY LINE OF SAID PARCEL NO. 1;

THENCE NORTH 44 DEGREES 15 MINUTES 13 SECONDS EAST ALONG SAID NORTHWESTERLY LINE TO THE POINT OF BEGINNING.

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 32.
SAID LINE BEARS NORTH 89 DEGREES 51 MINUTES 21 SECONDS EAST.

OWNER

BPC LARKSPUR MERCADO LLC
10800 BISCAYNE BLVD, STE 735
MIAMI, FL 33161
CONTACT:
PHONE:

CIVIL ENGINEER

KIMLEY-HORN
1001 W. SOUTHERN AVE, STE 131
MESA, AZ 85210
CONTACT: HEATHER ROBERTS
PHONE: 623.552.3171

SURVEYOR

SURVEY INNOVATION GROUP, INC.
22425 N. 16TH STREET, SUITE 1
PHOENIX, ARIZONA 85024
CONTACT: JASON SEGNER
PHONE: (480) 922-0780

SHEET INDEX

NO.	DESCRIPTION
1	PRELIMINARY PLAT COVER SHEET
2	PRELIMINARY PLAT
3	EASEMENT

BENCHMARK

FOUND BRASS TAG ON TOP OF CURB AT THE NORTHEAST CORNER OF THE INTERSECTION OF SOUTHERN AVENUE AND DOBSON ROAD.

CITY OF MESA DATA
NAVD88 DATUM
ELEVATION = 1201.84'

NOTES

CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE AND REMOVABLE SECTION TYPE FENCING.

AREA

SUBJECT PROPERTY CONTAINS 302,666 SQUARE FEET OR 6.948 ACRES, MORE OR LESS.

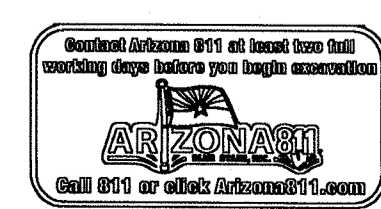
LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	274,129	6.293
2	28,537	0.655

PRELIMINARY PLAT
MERCADO FIESTA
MESA, ARIZONA

SIG
SURVEY INNOVATION
GROUP, INC.
Land Surveying Services
 22425 N. 16th ST., SUITE 1
 PHOENIX, ARIZONA 85024
 PHONE (480) 922-0780
 FAX (480) 922-0781
 WWW.SIGSURVEYAZ.COM



REVISIONS:	
△	
△	
△	
DRAWING NAME:	PRE-PLAT
JOB NO.	2019-124
DRAWN:	TS
CHECKED:	JAS
DATE:	10/01/2019
SCALE:	N.T.S.
SHEET:	1 OF 2



**PRELIMINARY PLAT
 MERCADO FIESTA
 MESA, ARIZONA**



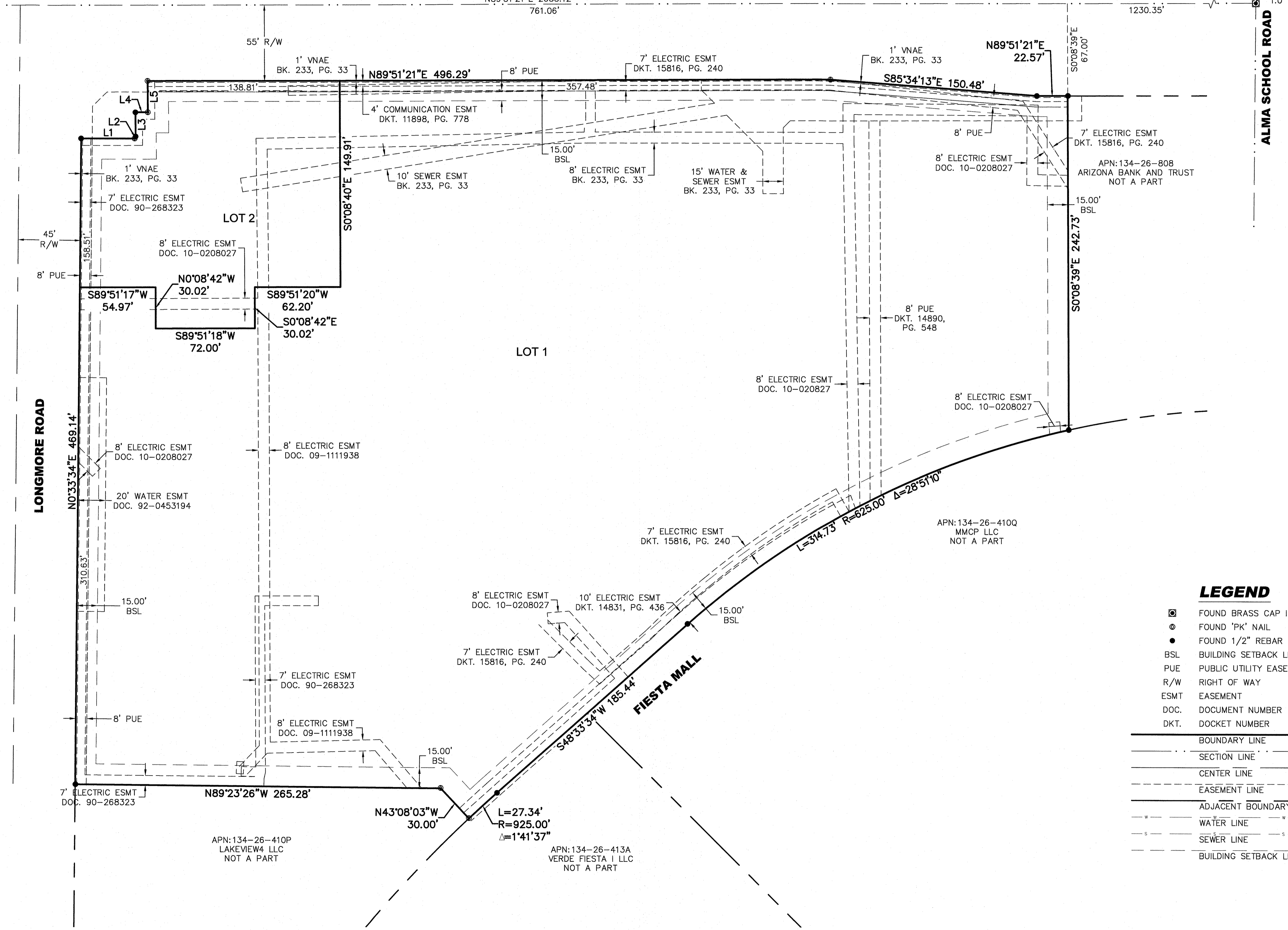
REVISIONS:

DRAWING NAME:	PRE-PLAT
JOB NO.	2019-124
DRAWN:	TS
CHECKED:	JAS
DATE:	10/01/2019
SCALE:	1"=40'
SHEET:	2 OF 2

NORTH QUARTER CORNER
 SEC. 32, T1N, R5E
 3" CITY OF MESA
 BRASS CAP IN HANDHOLE
 1.3' DN NO STAMPING

SOUTHERN AVENUE
 BASIS OF BEARING
 N89°51'21"E 2655.12'
 761.06'

NORTHEAST CORNER
 SEC. 32, T1N, R5E
 3" CITY OF MESA
 BRASS CAP IN HANDHOLE
 1.0' DN NO STAMPING



LEGEND

⊙	FOUND BRASS CAP IN HANDHOLE
●	FOUND 'PK' NAIL
●	FOUND 1/2" REBAR
---	BSL BUILDING SETBACK LINE
- - -	PUE PUBLIC UTILITY EASEMENT
---	R/W RIGHT OF WAY
---	ESMT EASEMENT
---	DOC. DOCUMENT NUMBER
---	DKT. DOCKET NUMBER
---	BOUNDARY LINE
---	SECTION LINE
---	CENTER LINE
---	EASEMENT LINE
---	ADJACENT BOUNDARY LINE
---	WATER LINE
---	SEWER LINE
---	BUILDING SETBACK LINE