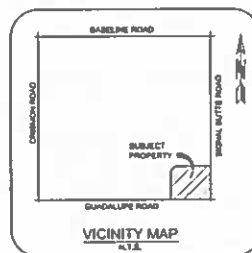


APPROVED PLANS
PLANNING AND ZONING BOARD

DATE: 9.17.15
WITH STIPS: YES ☒ NO ☐



KNOW ALL MEN BY THESE PRESENTS: THAT SHOWEN GROUP, A COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "JALISCARTY MARKET PLACE," LIVING WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 10 NORTH, RANGE 7, EAST OF THE OLD AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHED ITS PLAT BEING IN THE LOCATION AND OWNS THE DIMENSIONS OF THE LOTS, TRACTS, AND EASEMENTS CONTAINED THEREON. THE SAME AND THAT EACH LOT, TRACT, AND EASEMENT BEING IDENTIFIED BY NUMBER, LETTER, OR NAME THAT IS UNIQUE TO EACH, RESPECTIVELY, ON SAID PLAT. THE STREETS SHOWN ON AND PLATTED HEREON ARE DEDICATED TO THE PUBLIC. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES STATED HEREON.

OWNER WARRANTS AND REPRESENTS TO THE CITY OF MCSA TO BE THE SOLE OWNER OF THE PROPERTY COVERED HEREBY AND THAT EVERY LENDER, EASEMENT HOLDER, OR OTHER PERSON OR ENTITY, HAVING ANY INTEREST IN THE LAND ADVORSE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES, OR OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THE 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 OWNER WILL RECORD NO LATER THAN THE DATE ON WHICH THE PLAT IS RECORDED.

RT: _____

ITS: _____

STATE OF ARIZONA)
COUNTY OF MARICOPA) S.S.

PERSONALLY APPEARED BEFORE ME, THE

WHO ACKNOWLEDGED HIMSELF TO BE _____ OF BROWN GROUP, INC. AN ARIZONA LIMITED LIABILITY COMPANY, THE LEGAL OWNER OF THE PROPERTY PLATED HEREON AND ACKNOWLEDGE THAT HE AS AUTHORIZED PARTY, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBY SET MY HAND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPENSES:

1. CONSTRUCTION TO BE IN WHOLEY EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND ROADS, MINOR, REMEDIABLE SECTION TYPE FENCING.

2. UTILITY LINES ARE TO BE CONSTRUCTED UNDER GROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER, 19-142 J3

3. ELECTRICAL LINES TO BE CONSTRUCTED UNDER GROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER, 19-142-2-133.

THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DEVELOPMENT ACQUIRED BY THE CITY OF MESA, PRIVATE FACILITIES, OR LANDSCAPED AREAS WITHIN THE PROJECT OR WITHIN THE PUBLIC RIGHTS-OF-WAYS DEDICATED ON THE PLAT HEREIN.

THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS SUCH AS SHOWN ON THE ATTACHED MAP.

BROWN GROUP, INC.
7508 E. CAMELBACK ROAD
SCOTTSDALE, AZ 85251
PHONE: (480) 463-2772

FRY'S FOOD STORES
500 S. 90TH AVENUE
TULLESON, AZ 85353
CONTACT: GABRIEL HOME
PHONE: (623) 807-7189

SUSTAINABILITY ENGINEERING GROUP
8780 E. COLDING DR. STE. 121
SCOTTSDALE, AZ 85260
CONTACT: ALI FAKH
PHONE: (480) 508-7726

Page 1 of 1

_____ PERSONALLY APPEARED BEFORE ME, THE
UNDERSIGNED NOTARY PUBLIC.

07: _____

07: _____ 20.4.2002

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 HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-578.

FOR THE CITY ENGINEER _____ DATE _____

THE BASIS OF BEARING USED FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 7 EAST, AS SHOWN ON THE RESULTS OF SURVEY RECORDED JUNE 30, 1999 IN BOOK 908 OF MAPS, PAGE 30, MARICOPA COUNTY RECORDS.

SAC BEARING - NORTH 85°15' WEST

CURRENTLY UNDER RE-ZONING REVIEW PER CITY OF WESA PLANNING & ZONING

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY LIES WITHIN ZONE 'D' AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2702L, DATED OCTOBER 18, 2013. ZONE 'D' IS DESIGNATED AS BEING AN UNDETERMINED FLOOD HAZARD AREA.

BRASS TAG ON TOP OF CURB LOCATED AT THE EAST SIDE OF THE CENTERLINE INTERSECTION OF SIGNAL BUTTE ROAD, MADRID AVENUE.

SAND ELEVATION = 1484.18 (CITY OF MESA DATUM)

SHEET 1 OF 2: _____ COVER SHEET
SHEET 2 OF 2: _____ SURVEY DATA

1. INFORMATION FROM SURVEY IS FROM DATA PROVIDED BY A COMMITTEE FOR RURAL
SECURITY, FILE NOS. 649996-9811 BY FIRST AMERICAN RURAL INSURANCE
COMPANY NATIONAL COMMERCIAL SERVICES, DATED MARCH 11, 2004 AT 1:30 AM.

2. LAND AREA = LOT 1: CROSS 546,030 SQUARE FEET OR 12.40 ACRES MORE OR LESS
LOT 2: CROSS 39,735 SQUARE FEET OR 0.92 ACRES MORE OR LESS
LOT 3: CROSS 86,010 SQUARE FEET OR 1.96 ACRES MORE OR LESS
LOT 4: CROSS 43,197 SQUARE FEET OR 0.99 ACRES MORE OR LESS
LOT 5: CROSS 68,608 SQUARE FEET OR 2.03 ACRES MORE OR LESS
DEDICATED R/R: CROSS 126,410 SQUARE FEET OR 2.90 ACRES MORE OR LESS.

TOTAL CROSS: 898,080 SQUARE FEET OR 20.30 ACRES MORE OR LESS
TOTAL NET AREA: 768,363 SQUARE FEET OR 17.63 ACRES MORE OR LESS.

A PORTION OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARING AT A BRASS CAP IN A HAND HOLE AT THE SOUTHEAST CORNER OF SAID SECTION 2 FROM WHICH A
BRASS CAP IN A HAND HOLE AT THE SOUTH QUARTER CORNER OF SAID SECTION 2 BEARS NORTH 80 DEGREES
91 MINUTES 16 SECONDS WEST, (AN ASSUMED BEARING) 2836.30 FEET; THENCE NORTH 80 DEGREES 59 MINUTES
18 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, 1080.90 FEET;
THENCE NORTH, 688.30 FEET TO THE BEGINNING OF A CURVE, CONCAVE, SOUTHEAST, HAVING A RADIUS OF
170.00 FEET; THENCE NORTHEASTERLY 28° 04' FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL
ANGLE OF 90 DEGREES 59 MINUTES 18 SECONDS TO A POINT OF TANGENCY; THENCE EAST, 845.35 FEET TO A
POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH BY DEGREES 41
MINUTES 18 SECONDS WEST, 100.00 FEET TO THE POINT OF BEGINNING.

1.	RESULTS OF SURVEY, BOOK 508 OF MAPS, PAGE 35, M.C.R.
2.	RESULTS OF SURVEY, BOOK 508 OF MAPS, PAGE 31, M.C.R.
3.	RESULTS OF SURVEY, BOOK 684 OF MAPS, PAGE 18, M.C.R.

THIS IS TO CERTIFY THAT:
1. I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA;
2. THIS SURVEY WAS MADE UNDER MY DIRECTION;
3. THIS SURVEY MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS";
4. THE SURVEY AND SURVEYORS' RECORDS OF THIS PROPERTY DESCRIBED AND PLATTED
HEREON WERE MADE DURING THE MONTH OF AUGUST, 2016;
5. THE SURVEY IS TRUE AND COMPLETE AS SHOWN;
6. MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET BEFORE RECORDING;
7. ALL POSITIONS ARE CORRECTLY SHOWN; AND
8. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RE-LOCATED.

AUGUST 2, 2014
RYAN D. GILBERT, RLS
REGISTERED LAND SURVEYOR #54333



PRELIMINARY PLAT OF
"MULBERRY MARKETPLACE"

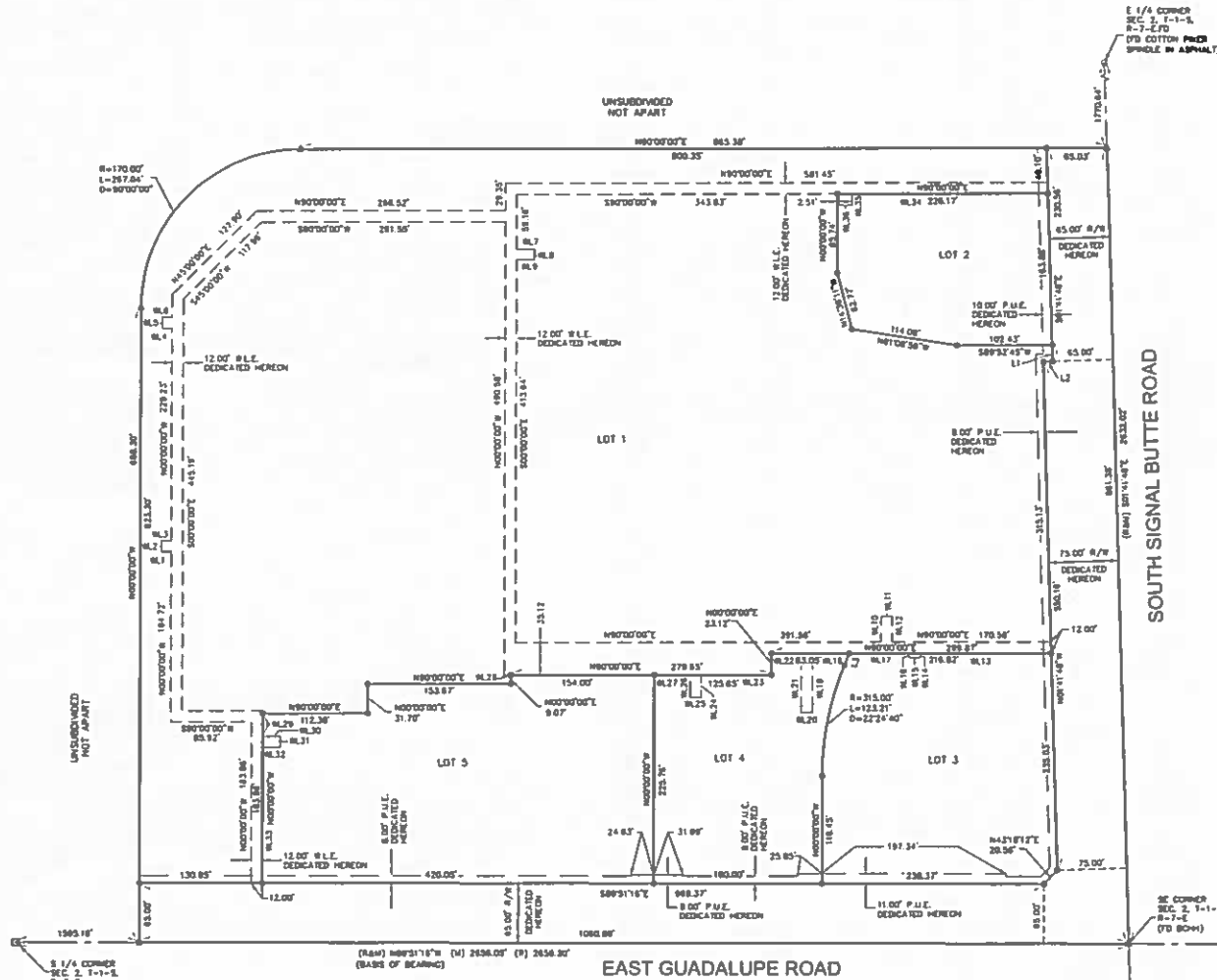
NO.	DATE	REVISION		
DATE:	FIELD:	DRAWN:	JOB NO.	SHEET

APPROVED PLANS
PLANNING AND ZONING BOARD

PRELIMINARY PLAT
OF
"MULBERRY MARKETPLACE"
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1
SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, CITY OF MESA, ARIZONA

DATE: 9-17-15

WITH STIPS: YES ☒ NO ☐



LEGEND:

▲	SUBDIVISION CORNER
○	FOUND BRASS CAP IN HANDHOLE
●	FOUND AS NEEDED
+	SET 1/2" REBAR WITH CAP RLS 34333
-	BREAKLINE
(M)	MEASURED
(R)	RECORDED
(F)	FOUND
(C)	EXISTING
RLS	REGISTERED LAND SURVEYOR
W	WATERLINE EASEMENT
R/W	RIGHT-OF-WAY
BOH	BRASS CAP IN HAND HOLE
---	BOUNDARY LINE
---	EASEMENT LINE
---	MONUMENT LINE

LINE	LENGTH	BEARING
RL1	10.00'	S90°00'00"E
RL2	12.00'	N00°00'00"E
RL3	10.00'	N90°00'00"E
RL4	10.00'	S90°00'00"E
RL5	12.00'	N00°00'00"E
RL6	10.00'	N90°00'00"E
RL7	10.13'	N90°00'00"E
RL8	12.00'	S00°00'00"E
RL9	10.13'	S90°00'00"E
RL10	27.54'	N00°00'00"E
RL11	12.00'	N90°00'00"E
RL12	27.54'	S00°00'00"E
RL13	140.48'	S90°00'00"E
RL14	4.01'	S00°00'00"E
RL15	12.00'	S90°00'00"E
RL16	4.01'	N00°00'00"E
RL17	64.34'	N00°00'00"E
RL18	29.24'	S90°00'00"E
RL19	63.95'	S00°00'00"E
RL20	12.00'	S90°00'00"E

LINE	LENGTH	BEARING
RL21	63.95'	N00°00'00"E
RL22	31.77'	S90°00'00"E
RL23	75.13'	S90°00'00"E
RL24	24.51'	S00°00'00"E
RL25	12.00'	S90°00'00"E
RL26	24.51'	N00°00'00"E
RL27	38.62'	S90°00'00"E
RL28	7.00'	S90°00'00"E
RL29	27.61'	S00°00'00"E
RL30	18.93'	N90°00'00"E
RL31	12.00'	S00°00'00"E
RL32	18.93'	S00°00'00"E
RL33	147.01'	S00°00'00"E
RL34	210.57'	S00°00'00"E
RL35	12.13'	S00°00'00"E
RL36	13.11'	S90°00'00"E

LINE	LENGTH	BEARING
L1	17.50'	S01°41'48"E
L2	10.00'	S89°18'12"E



PRELIMINARY PLAT OF
"MULBERRY MARKETPLACE"

NO.	DATE	REVISION	BY

GILBERT LAND SURVEYING, P.C.
4301 E. Thomas Lane, Gilbert, Arizona 85234
Phone: 480-264-6633

DATE	FIELD	CHIEF	JOB NO.	SHEET
9/21/15			100001	1 OF 1