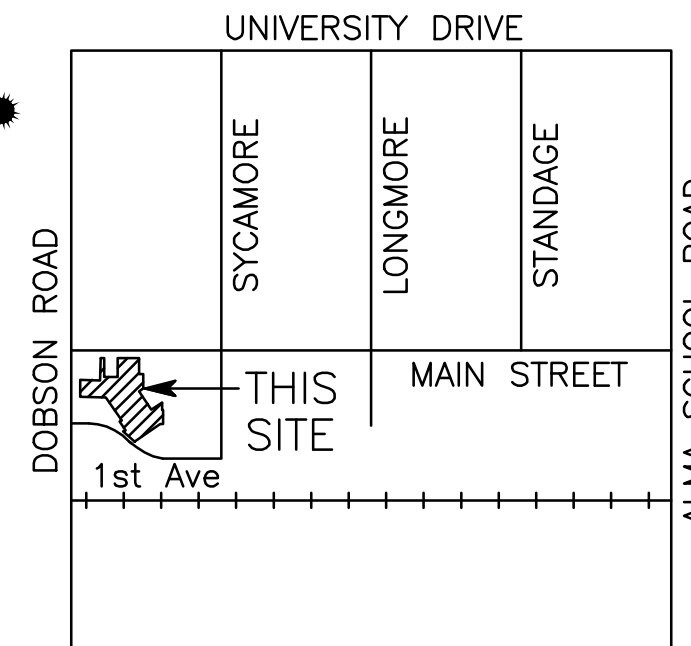


BRASS CAP IN HANDHOLE
W 1/4 CORNER
SECTION 20
T1N, R5E
(ACCEPTED)

MAIN STREET
(PUBLIC STREET)
S 89°59'55" E 2735.40'
S 89°59'55" E 798.95'



BROADWAY ROAD
VICINITY MAP
N.T.S.

LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- BRASS CAP FLUSH
- BRASS CAP IN HANDHOLE
- LIGHT POLE
- GUY ANCHOR
- MAN HOLE
- TRAFFIC SIGNALS
- POWER POLE
- ROAD SIGN
- UTILITY BOX
- WATER VALVE
- CATCH BASIN
- VEGETATION
- PUE PUBLIC UTILITY EASEMENT
- PUFE PUBLIC UTILITY & FACILITIES EASEMENT
- VNE VEHICLE NON-ACCESS EASEMENT

LEGAL DESCRIPTION
PARCEL NO. 1
LOT 2, OF MAIN STREET MARKET PLACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 330 OF MAPS, PAGE 17.
EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF MESA, A MUNICIPAL CORPORATION IN QUIT CLAIM DEED RECORDED FEBRUARY 2, 2007 AS 2007-0138371 OF OFFICIAL RECORDS.
PARCEL NO. 2
TOGETHER WITH THE RIGHTS, IF ANY, SET FORTH IN THAT CERTAIN DOCUMENT, RECIPROCAL PARKING AND ACCESS EASEMENT AGREEMENT RECORDED IN INSTRUMENT NO. 85-131572.
PARCEL NO. 3
TOGETHER WITH THE RIGHTS, IF ANY, SET FORTH IN THAT CERTAIN DOCUMENT, RECIPROCAL EASEMENT AGREEMENT AND RECIPROCAL GRANT OF ACCESS EASEMENT RECORDED IN INSTRUMENT NO. 89-140285.
PARCEL NO. 4
TOGETHER WITH THE RIGHTS, IF ANY, SET FORTH IN THAT CERTAIN DOCUMENT, MATTERS SET FORTH IN THE DOCUMENT SHOWN BELOW WHICH, AMONG OTHER THINGS, CONTAINS OR PROVIDES FOR: CERTAIN EASEMENTS; LEASES AND THE SUBORDINATION THEREOF; PROVISIONS RELATING TO PARTITIONS; RESTRICTIONS ON SEVERABILITY OF COMPONENT PARTS; AND COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM ANY RESTRICTION INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN).
ENTITLED: DECLARATION OF RESTRICTIONS AND GRANTS OF EASEMENTS RECORDED: JUNE 02, 1989, INSTRUMENT NO. 89-233533
AMENDMENT(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED: AUGUST 07, 1991, INSTRUMENT NO. 91-367595
AMENDMENT(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED: JUNE 18, 1992, INSTRUMENT NO. 92-331812

GRAPHIC SCALE

DOBSON ROAD
(PUBLIC STREET)

1st STREET
(PUBLIC STREET)

PROJECT SITE AREA - 5.65 ACRE

PARCEL 1
LOT 2
134-32-028A
(E) PARKING LOT
TOTAL : 327
INCLUDE : 8 H/C

PROPOSED GROCERY MARKET
(E) 1 STORY BUILDING
GROUND FLOOR : 62867 SQ.FT
MEZZANINE : 5199 SQ.FT

134-32-013A
WEALTH CREATING
STRATEGIES LLC

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Architect / Engineer Seal:

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NO	ISSUED	DATE
01	1st Plan Review	6/28/2016

Project No: 16025

Drawn By:

Checked By:

Sheet Name:

Sheet No:

A1.01

SITE PLAN