MOUNTAIN VISTA MARKETPLACE PHASE 1

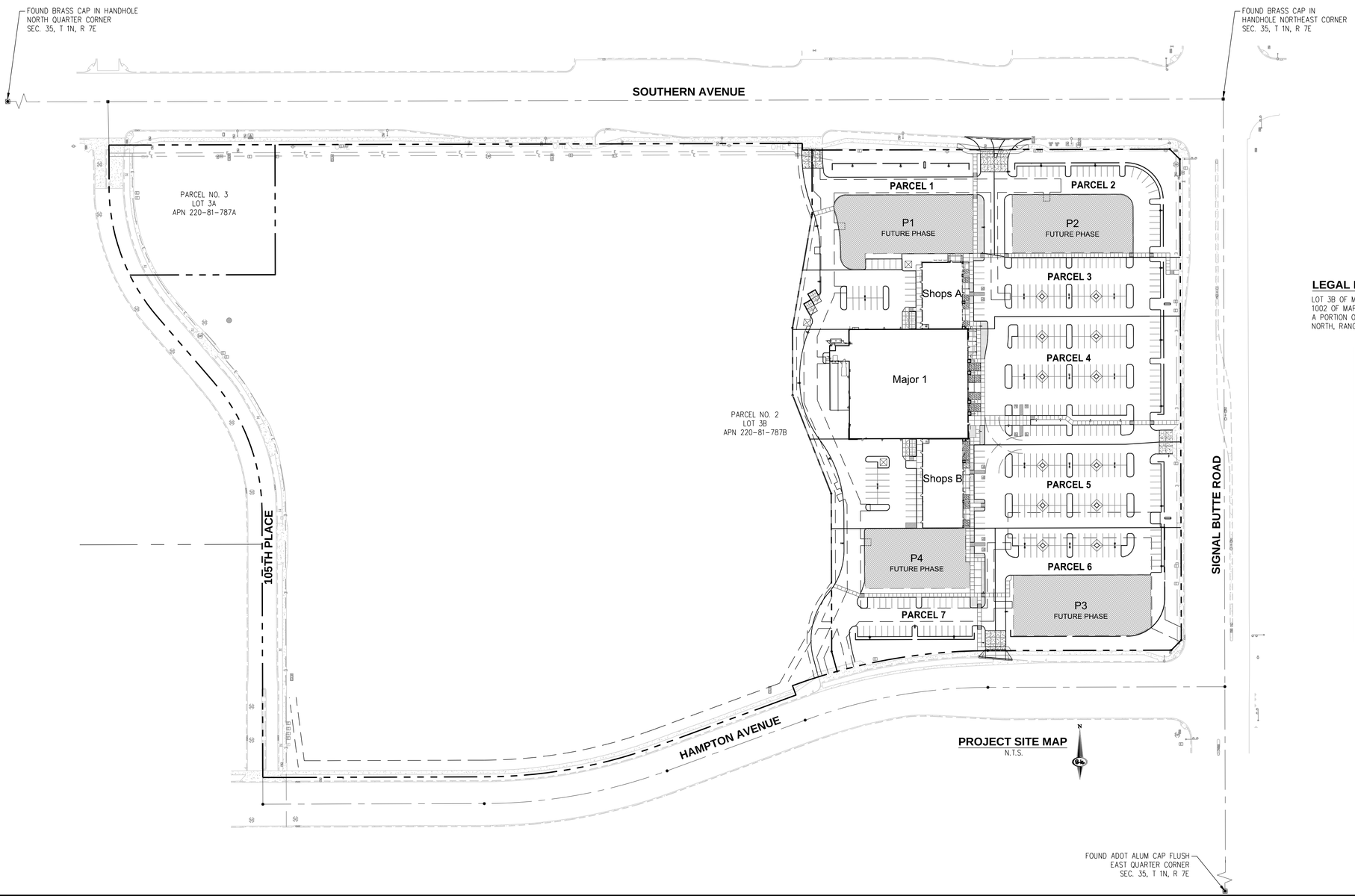
SW CORNER SIGNAL BUTTE RD & SOUTHERN AVE

MESA, ARIZONA

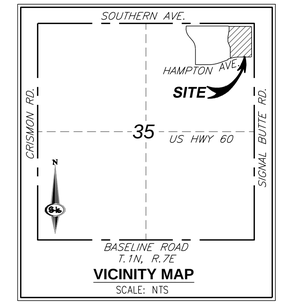
PRELIMINARY PLAT

A PORTION OF THE EAST HALF OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PROJECT NOS.



PROJECT SITE MAP
N.T.S.



VICINITY MAP
SCALE: NTS

OWNER/DEVELOPER:

KITCHELL DEVELOPMENT COMPANY
1707 EAST HIGHLAND AVENUE STE 100
PHONE: (602) 631-6102
FAX: (602) 631-6180
CONTACT: BRAD ANDERSON

CIVIL ENGINEER:

SLATER HANIFAN GROUP
11201 N. TATUM BLVD. STE 250
PHOENIX, AZ 85028
PHONE: (602) 687-9664
CONTACT: PATRICK LOWRY

BASIS OF BEARINGS:

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 35, BEARS NORTH 89 DEGREES 51 MINUTES 47 SECONDS EAST

BENCHMARK:

BRASS TAG ON THE TOP OF CURB AT THE NORTHEAST CORNER OF THE INTERSECTION OF SIGNAL BUTTE AND SOUTHERN.

ELEVATION=1545.85 (NAVD '88)

SHEET INDEX:

NO.	DESCRIPTION
PP01	PRELIMINARY PLAT COVER SHEET
PP02	PRELIMINARY PLAT
EX01	EASEMENT ABANDONMENT EXHIBIT

LEGAL DESCRIPTION

LOT 3B OF MOUNTAIN VISTA MARKETPLACE LAND SPLIT ACCORDING TO BOOK 1002 OF MAPS, PAGE 49, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.

PARCEL SUMMARY

PARCEL	AREA SF	AREA AC
PARCEL 1	46,239 SF	1.06 AC
PARCEL 2	44,861 SF	1.03 AC
PARCEL 3	54,079 SF	1.24 AC
PARCEL 4	102,369 SF	2.35 AC
PARCEL 5	68,745 SF	1.58 AC
PARCEL 6	50,901 SF	1.17 AC
PARCEL 7	47,365 SF	1.09 AC
TOTAL	414,559 SF	9.52 AC

BUILDING SUMMARY

BUILDING	AREA SF
P1	18,300 SF
P2	15,500 SF
P3	18,350 SF
P4	14,520 SF
MAJOR 1	29,900 SF
SHOPS A	6,000 SF
SHOPS B	8,060 SF
TOTAL	110,630 SF

NOTE:

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

Contact Arizona 811 at least two full working days before you begin excavation
Call 811 or click Arizona811.com

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
11201 N. TATUM BOULEVARD #250, PHOENIX, AZ 85028
PHONE (602) 687-9664

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

MESA, ARIZONA

KITCHELL DEVELOPMENT COMPANY

MOUNTAIN VISTA MARKETPLACE PHASE I
PRELIMINARY PLAT COVER SHEET

S35 T1N R7E

DATE: 02/13/2018
DRAFTER: IZR
DESIGNER: GGR
CHECKED: PEL

PROJECT NO.
KDC1701-000

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO. 33926
Jerry J. Slater
Date Signed 02/13/18
ARIZONA U.S.A.
EXPIRES 9/30/2020

PP01
SHEET 1 OF 3

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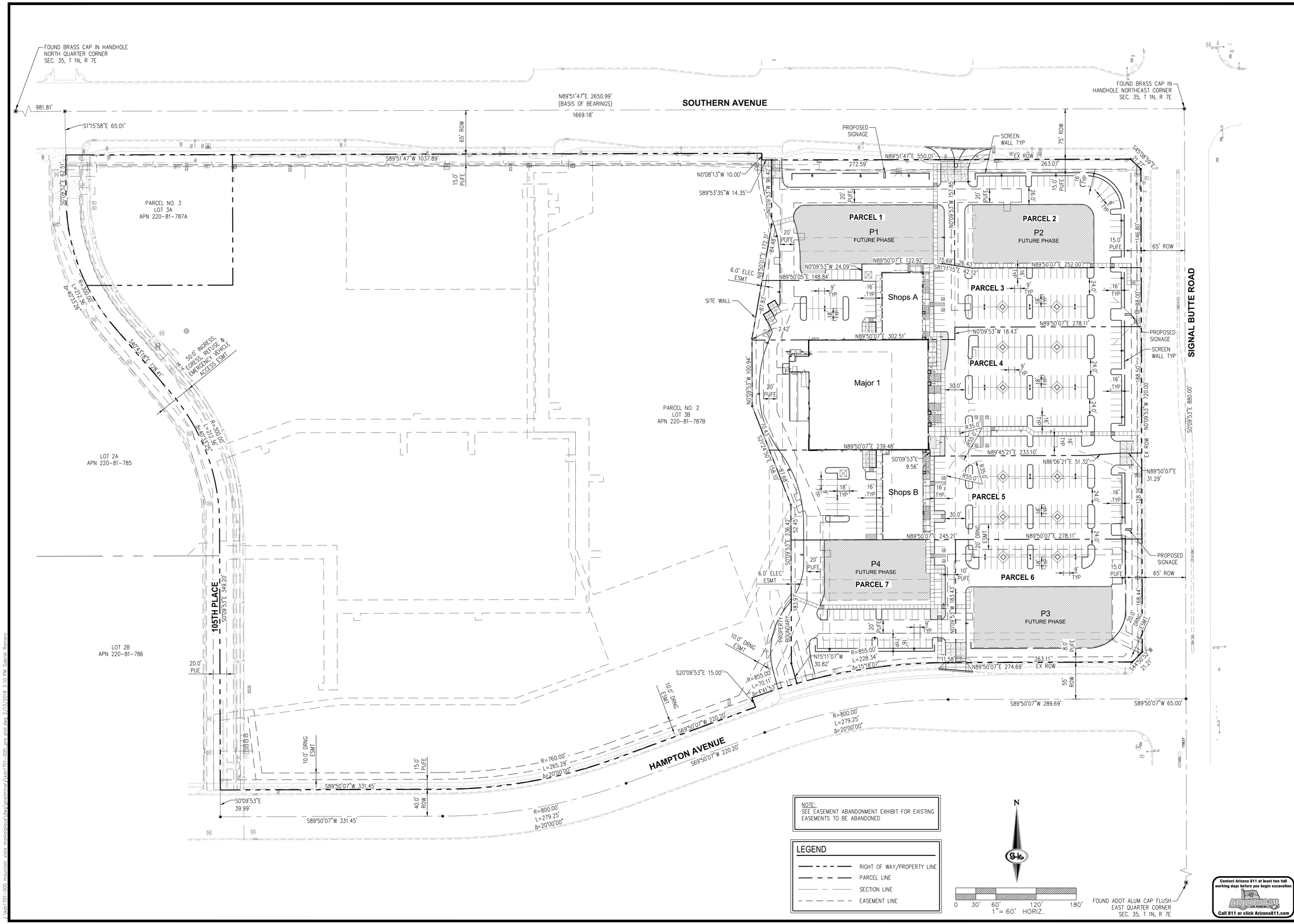

NOTE:
SEE EASEMENT ABANDONMENT EXHIBIT FOR EXISTING EASEMENTS TO BE ABANDONED

LEGEND

- RIGHT OF WAY/PROPERTY LINE
- PARCEL LINE
- SECTION LINE
- EASEMENT LINE

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NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

MESA, ARIZONA

KITCHELL DEVELOPMENT COMPANY
MOUNTAIN VISTA MARKETPLACE PHASE I
PRELIMINARY PLAT

S 35
T 1N
R 7E

DATE: 02/13/2018
DRAFTER: IZR
DESIGNER: GQR
CHECKED: PEL

PROJECT NO.
KDC1701-000

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
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ARIZONA U.S.A.
EXPIRES 9/30/2020

PP02
SHEET 2 OF 3

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FOUND BRASS CAP IN HANDHOLE
NORTH QUARTER CORNER
SEC. 35, T 1N, R 7E

FOUND BRASS CAP IN
HANDHOLE NORTHEAST CORNER
SEC. 35, T 1N, R 7E

SOUTHERN AVENUE

SIGNAL BUTTE ROAD

105TH PLACE

HAMPTON AVENUE

TEMPORARY DRAINAGE EASEMENT
MCR 2007-1254171 TO REMAIN

TEMPORARY
DRAINAGE EASEMENT
MCR 2007-1254171
TO REMAIN

TEMPORARY DRAINAGE EASEMENT
MCR 2007-1254171 TO REMAIN

TEMPORARY DRAINAGE EASEMENT
MCR 2007-1254171 TO REMAIN

20' PUE
MCR 2007-1254165

DRAINAGE EASEMENT
MCR 2007-1258749

20' PUE
MCR 2007-1254165
TO REMAIN

20' PUE
MCR 2007-1254165

20' PUE
MCR 2007-1254165
TO REMAIN

20' PUE
MCR 2007-1254165

DRAINAGE EASEMENT
MCR 2007-1258749

DRAINAGE EASEMENT
MCR 2007-1258749

DRAINAGE EASEMENT MCR
2007-1258748

CENTERLINE 8' ELECTRICAL
EASEMENT MCR 2008-0934209

20' PUE MCR 2007-1254166

1' CVAE MCR
BK. 954 PG. 32

20' PUE MCR 2007-1254166

TEMPORARY DRAINAGE
EASEMENT MCR 2007-1258748

DRAINAGE EASEMENT MCR
2007-1258748

DRAINAGE EASEMENT
MCR 2007-1258749

EASEMENT ABANDONMENT LEGEND

- PUE
- DRAINAGE
- ELECTRICAL/CVAE

N

0 60' 120'
SCALE - 1"=60' FEET

FOUND ADOT ALUM CAP FLUSH
EAST QUARTER CORNER
SEC. 35, T 1N, R 7E

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MESA, ARIZONA

KITCHELL DEVELOPMENT COMPANY
MOUNTAIN VISTA MARKETPLACE PHASE I
EASEMENT ABANDONMENT EXHIBIT

S 35
T 1 N
R 7 E

DATE: 02/13/2018
DRAFTER: IZR
DESIGNER: GGR
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EX01
SHEET 3 OF 3

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