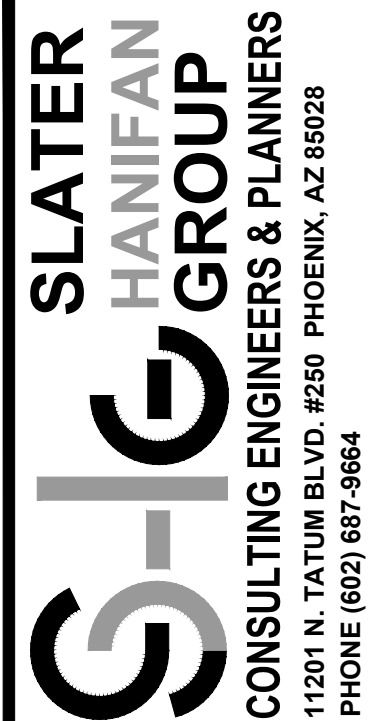




PROJECT NOS. PS00-00, Z-16-050 BLD 2016-06266



A PORTION OF LOT 3, OF LONGBOW BUSINESS PARK AND GOLF CLUB, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 829 OF MAPS, PAGE 44, THEREAFTER PLAT RATIFICATION RECORDED JULY 6, 2006 AS 2006-0905661 OF OFFICIAL RECORDS AND PLAT CORRECTION RECORDED JULY 6, 2006 AS 2006-0905662 OF OFFICIAL RECORDS, LOCATED IN THE EAST HALF OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE SOUTH 01 DEGREES 08 MINUTES 58 SECONDS EAST, A DISTANCE OF 284.29 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 115.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14 DEGREES 04 MINUTES 12 SECONDS, A DISTANCE OF 45.43 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32 DEGREES 17 MINUTES 43 SECONDS, A DISTANCE OF 225.46 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 479.78 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16 DEGREES 03 MINUTES 29 SECONDS, A DISTANCE OF 134.47 FEET;

THENCE SOUTH 16 DEGREES 37 MINUTES 00 SECONDS WEST, A DISTANCE OF 40.24 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 3;

THENCE NORTH 73 DEGREES 23 MINUTES 00 SECONDS WEST, ALONG SAID SOUTH LOT LINE, A DISTANCE OF 30.00 FEET TO A FOUND 1/2" REBAR, NO LS TAG;

THENCE SOUTH 62 DEGREES 44 MINUTES 59 SECONDS WEST, A DISTANCE OF 20.81 FEET TO A FOUND 1/2" REBAR, LS TAG 13056 AND THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 19 DEGREES 19 MINUTES 04 SECONDS EAST, A RADIAL DISTANCE OF 955.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09 DEGREES 49 MINUTES 55 SECONDS, A DISTANCE OF 163.88 FEET TO A FOUND 1/2" REBAR, NO LS TAG;

THENCE NORTH 60 DEGREES 51 MINUTES 01 SECONDS WEST, A DISTANCE OF 221.46 FEET TO A FOUND 1/2" REBAR, LS TAG 13056 AND A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 3,045.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29 DEGREES 32 MINUTES 04 SECONDS, A DISTANCE OF 1,569.62 FEET TO A FOUND 1/2" REBAR, NO LS TAG;

THENCE SOUTH 89 DEGREES 36 MINUTES 55 SECONDS WEST, A DISTANCE OF 50.61 FEET TO A FOUND 1/2" REBAR, LS TAG 17516;

THENCE NORTH 45 DEGREES 22 MINUTES 59 SECONDS WEST, LEAVING SAID SOUTH LOT LINE, A DISTANCE OF 21.21 FEET TO A FOUND 1/2" REBAR, LS TAG 17516 AND A POINT ON THE WEST LINE OF SAID LOT 3;

THENCE NORTH 00 DEGREES 22 MINUTES 53 SECONDS WEST, ALONG SAID WEST LOT LINE, A DISTANCE OF 514.37 FEET TO A FOUND 1/2" REBAR, LS TAG 22285;

THENCE NORTH 44 DEGREES 48 MINUTES 32 SECONDS EAST, A DISTANCE OF 21.14 FEET TO A FOUND 1/2" REBAR, LS TAG 22285;

THENCE NORTH 00 DEGREES 22 MINUTES 53 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A FOUND 1/2" REBAR, LS TAG 22285;

THENCE NORTH 45 DEGREES 11 MINUTES 28 SECONDS WEST, A DISTANCE OF 21.28 FEET TO A FOUND 1/2" REBAR, LS TAG 22285;

THENCE NORTH 00 DEGREES 22 MINUTES 53 SECONDS WEST, A DISTANCE OF 528.37 FEET TO A FOUND 1/2" REBAR, NO LS TAG
AND A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28 DEGREES 57 MINUTES 18 SECONDS, A DISTANCE OF 12.63 FEET TO A FOUND 1/2" REBAR, NO LS TAG AND A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 118 DEGREES 57 MINUTES 18 SECONDS, A DISTANCE OF 114.19 FEET TO A FOUND 1/2" REBAR, NO LS TAG;

THENCE NORTH 00 DEGREES 22 MINUTES 53 SECONDS WEST, A DISTANCE OF 38.03 FEET TO A FOUND ADOT ALUMINUM CAP AT THE NORWEST CORNER OF SAID LOT 3;

THENCE SOUTH 55 DEGREES 40 MINUTES 14 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 12.44 FEET;

THENCE SOUTH 55 DEGREES 10 MINUTES 42 SECONDS EAST, A DISTANCE OF 678.07 FEET TO A FOUND ADOT ALUMINUM CAP;

THENCE SOUTH 56 DEGREES 10 MINUTES 14 SECONDS EAST, A DISTANCE OF 429.66 FEET TO A FOUND ADOT ALUMINUM CAP;

THENCE SOUTH 65 DEGREES 32 MINUTES 05 SECONDS EAST, A DISTANCE OF 350.25 FEET TO A FOUND ADOT ALUMINUM CAP;

THENCE SOUTH 69 DEGREES 37 MINUTES 41 SECONDS EAST, A DISTANCE OF 352.97 FEET TO A FOUND ADOT ALUMINUM CAP;

THENCE SOUTH 75 DEGREES 05 MINUTES 13 SECONDS EAST, A DISTANCE OF 493.29 FEET TO A FOUND ADOT ALUMINUM CAP;

THENCE SOUTH 87 DEGREES 05 MINUTES 11 SECONDS EAST, A DISTANCE OF 66.64 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.



PARCEL	AREA SF	AREA AC
PARCEL 1	37,803 SF	.87 AC
PARCEL 2	46,339 SF	1.06 AC
PARCEL 3	53,526 SF	1.23 AC
PARCEL 4	163,924 SF	3.76 AC
PARCEL 5	94,327 SF	2.17 AC
TOTAL	395,919 SF	9.09 AC

BUILDING	AREA SF
P1	5,000 SF
P2	3,500 SF
P3	5,000 SF
MAJOR 1	30,000 SF
SHOPS A	5,910 SF
SHOPS B	8,630 SF
SHOPS C	6,100 SF
TOTAL	64,140 SF

MESA, ARIZONA

KITCHELL DEVELOPMENT

LONGBOW MARKETPLACE PHASE 1

PRELIMINARY PLAT

352N

DATE: 02/27/2018

DRAFTER: SWE

DESIGNER: PEL

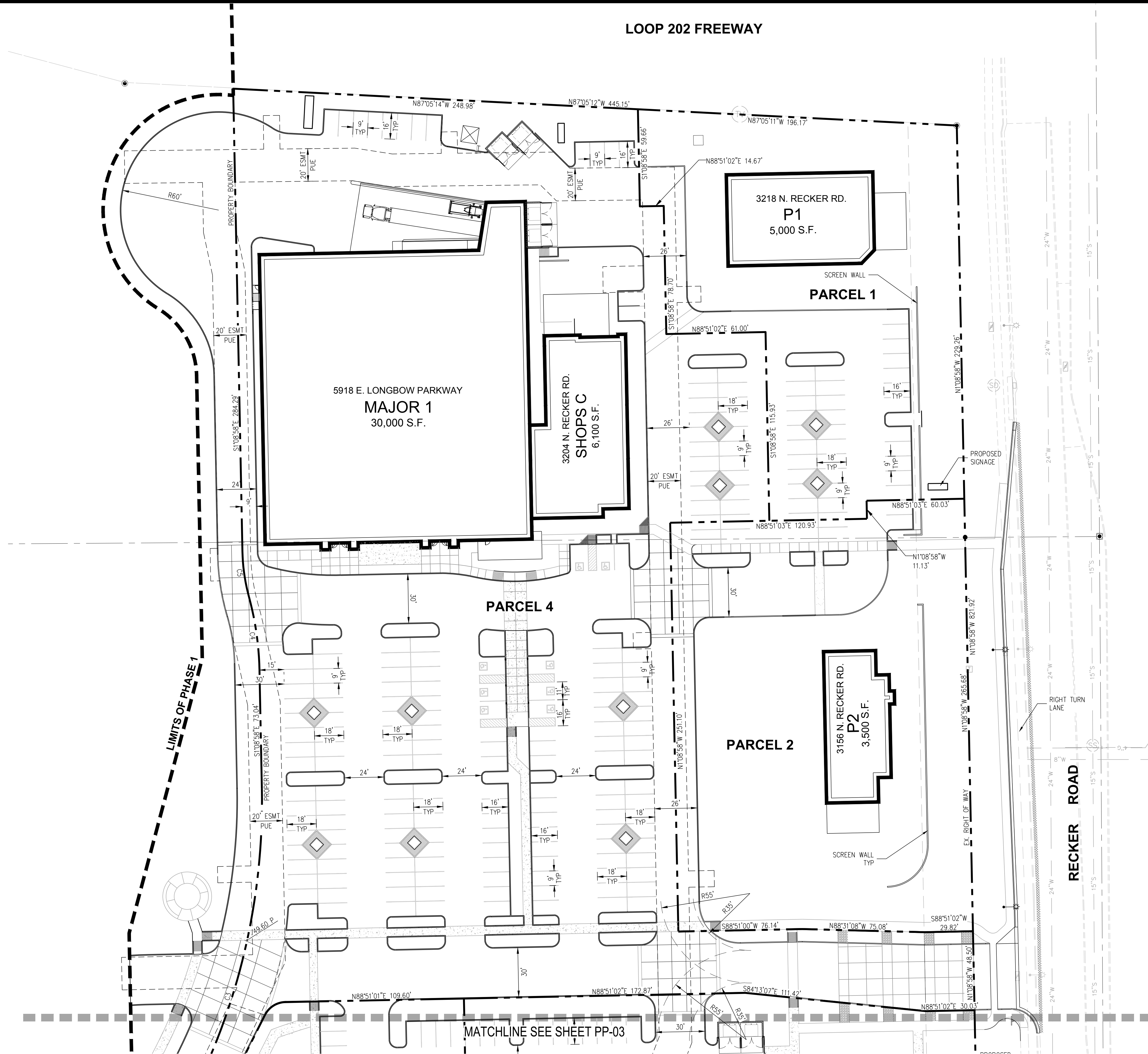
CHECKED: PEL

PROJECT NO.

KDC1601-001



PP-01



CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	215.15'	955.00'	12°34'29"	108.03'
C2	122.16'	480.00'	14°34'55"	61.41'
C3	225.83'	400.00'	32°20'53"	116.01'
C4	45.43'	185.00'	14°04'12"	22.83'
C5	28.24'	114.05'	14°11'16"	14.19'
C6	23.52'	955.00'	1°24'40"	11.76'

