

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.

APPROVED PLANS
PLANNING AND ZONING BOARD

DATE: 4-18-18
WITH STIPS: YES ☒ NO ☐



OWNER/DEVELOPER:
STRECH Development Company
1707 East Highland Avenue Ste 100
Phone: (702) 631-6762
Fax: (702) 631-0460
Contact: Brian Anderson

CIVIL ENGINEER:
SLAYER MANFAC GROUP
11309 N. TULSA BLVD. STE 200
PACIFIC, AZ 85260
PHONE: (602) 997-9884
CONTACT: POLYMER LUMBY

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST QUARTER
OF SECTION 26, BEARS NORTH ON BEING 21
MINUTES 47 SECONDS EAST

BENCHMARK:

BRASS TAG ON THE TOP OF DOOR AT THE NORTHEAST CORNER OF THE INTERSECTION OF 32ND, BUTTE AND WYOMING.

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LEGAL DESCRIPTION

LOT 38 OF MOUNTAIN VISTA MARSHPLACE LAND SURV. ACCORDING TO BOOK 1882 OF MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 32, Township 1 NORTH, RANGE 3 EAST OF THE CL A AND S&A B&N BASE AND METRICAN

PARCEL SUMMARY		
PARCEL	AREA $\pm$	AREA $\pm$
PARCEL 1	46,230 SF	1.05 AC
PARCEL 2	44,061 SF	1.02 AC
PARCEL 3	34,975 SF	1.26 AC
PARCEL 4	100,000 SF	2.30 AC
PARCEL 5	81,743 SF	1.88 AC
PARCEL 6	38,808 SF	0.87 AC
PARCEL 7	100,000 SF	2.30 AC
TOTAL	401,827 SF	9.28 AC

BUILDING SUMMARY		
BLDG DESC	AREA $\pm$	
P1	16,300 SF	
P2	13,500 SF	
P3	16,300 SF	
P4	14,300 SF	
66,400 SF	29,800 SF	
SUBTOTAL	66,400 SF	
20% OF 6	6,640 SF	
TOTAL	100,000 SF	

NOTE:
CONSTRUCTION FROM EASEMENTS, EXCEPT BY PUBLIC
AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED
TO UTILITIES AND SHALL BE IN ACCORDANCE WITH
SECTION 104.00, PENNSYLVANIA

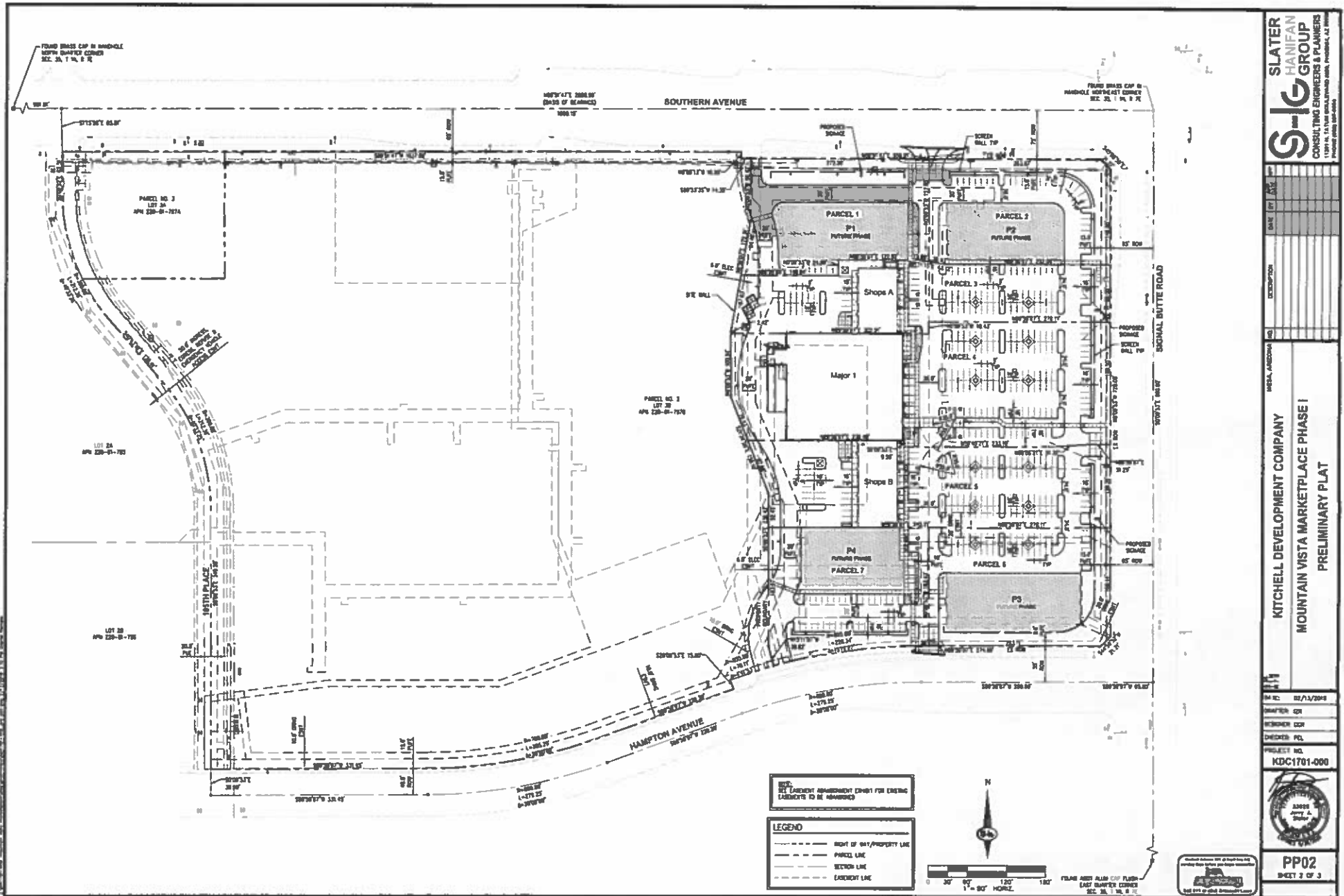
S-I-G SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
1000 N. FAIRVIEW AVE., SUITE 1000, CHICAGO, IL 60610
TEL: 312/467-1000 FAX: 312/467-1001

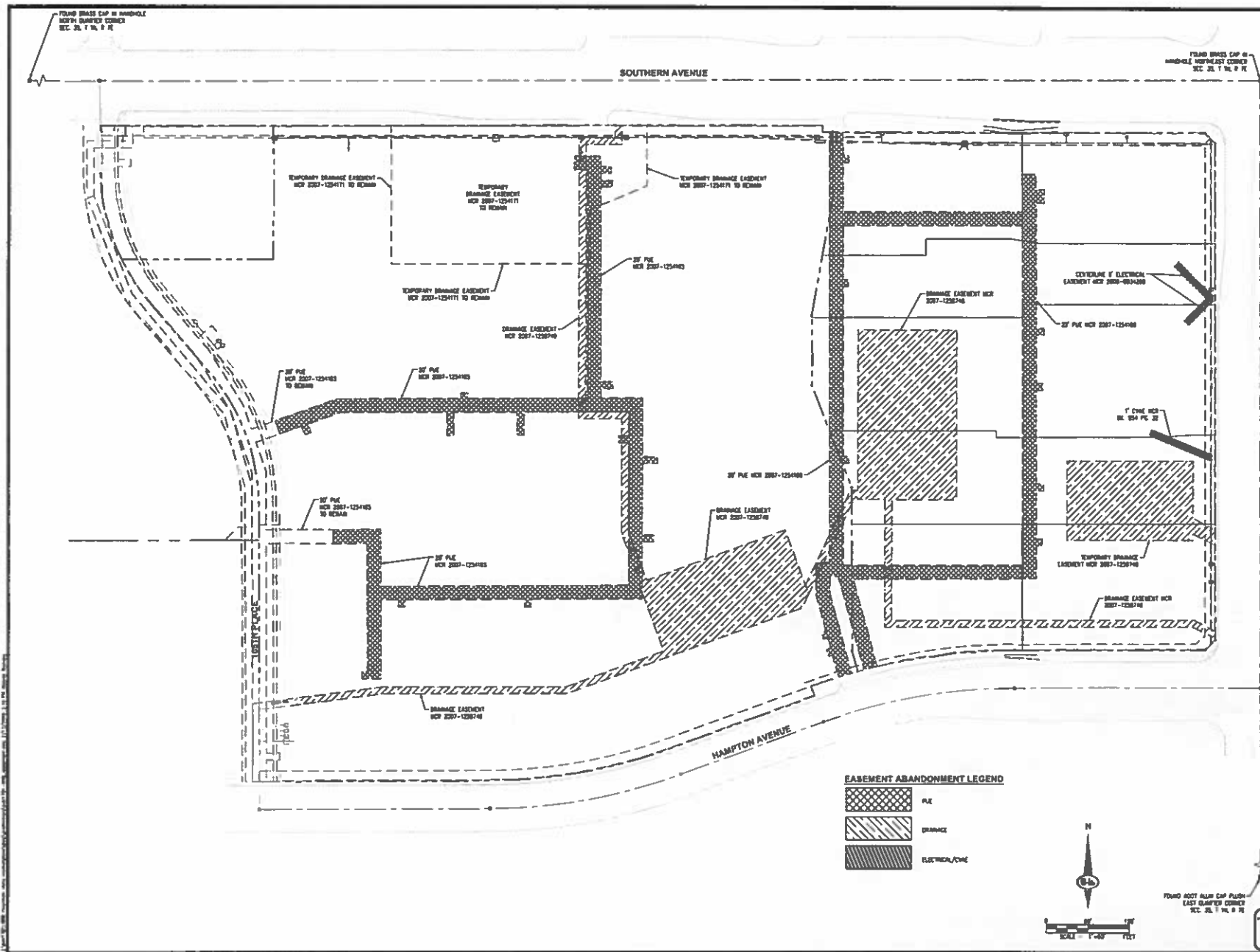
KITCHELL DEVELOPMENT COMPANY
MOUNTAIN VISTA MARKETPLACE PHASE
PRELIMINARY PLAT COVER SHEET

DATE:	02/11/2018
DRAWN:	129
DESIGNED:	CON
CHECKED:	PEL
PROJECT NO:	KDC1701-000



PP01
#001 1 07 3





EASEMENT ABANDONMENT LEGEND

	PUE
	DRAINAGE
	ELECTRICAL/EASEMENT



SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
11001 N. TULSA BOULEVARD, SUITE 100, OKLAHOMA CITY, OKLAHOMA 73107
PHONE: (405) 761-1100
FAX: (405) 761-1101
WWW.SLATERHANIFAN.COM

DATE	BY	DESCRIPTION

KITCHELL DEVELOPMENT COMPANY
MOUNTAIN VISTA MARKETPLACE PHASE I
EASEMENT ABANDONMENT EXHIBIT

DATE: 02/13/2018
DRAFTER: GJR
CHECKER: GJR
PROJECT NO.
KDC1701-000



EX01
SHEET 3 OF 3