

FINAL PLAT

MOUNTAIN VISTA MARKETPLACE PHASE 1

A REPLAT OF LOT 3B, "LOT 3 MOUNTAIN VISTA MARKETPLACE LOT SPLIT", ACCORDING TO BOOK 1002 OF MAPS, PAGE 49, RECORDS OF MARICOPA COUNTY AND TRACTS "A" AND "B", MOUNTAIN VISTA MARKETPLACE FINAL PLAT, ACCORDING TO BOOK 954, PAGE 32, RECORDS OF MARICOPA COUNTY, LOCATED IN OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }
KNOW ALL MEN BY THESE PRESENTS:

THAT DD/MOUNTAIN VISTA LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR MOUNTAIN VISTA MARKETPLACE PHASE 1, A REPLAT OF LOT 3B, "LOT 3 MOUNTAIN VISTA MARKETPLACE LOT SPLIT", ACCORDING TO BOOK 1002 OF MAPS, PAGE 49, RECORDS OF MARICOPA COUNTY AND TRACTS "A" AND "B", MOUNTAIN VISTA MARKETPLACE FINAL PLAT, ACCORDING TO BOOK 954, PAGE 32, RECORDS OF MARICOPA COUNTY, LOCATED IN OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH OF THE STREETS, LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE STREETS, LOTS, TRACTS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

EACH OF THE OWNERS, AS TO THE PORTION OF THE PROPERTY OWNED BY THAT OWNER, HEREBY DEDICATES TO THE CITY OF MESA FOR USE AS SUCH THE PUBLIC UTILITY AND FACILITY EASEMENTS, AS SHOWN ON THE SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. THE DEDICATION OF REAL PROPERTY MARKED AS PUBLIC UTILITY AND FACILITIES EASEMENTS IS A DEDICATION OF A PUBLIC UTILITY AND FACILITIES EASEMENT TO THE CITY, WITH SUCH DEDICATION INCLUDING THE FOLLOWING USES: TO CONSTRUCT, INSTALL, ACCESS, MAINTAIN, REPAIR, RECONSTRUCT, REPLACE, REMOVE, UTILITIES AND FACILITIES (INCLUDING, BUT NOT LIMITED TO, WATER, WASTEWATER, GAS, ELECTRIC, STORM WATER, PIPES, CONDUIT, CABLES, AND SWITCHING EQUIPMENT), CONDUCTORS, CABLES, FIBER OPTICS, COMMUNICATION AND SIGNAL LINES, TRANSFORMERS, VAULTS, MANHOLES, CONDUITS, PIPES AND CABLES, FIRE HYDRANTS, STREET LIGHTS, STREET PAVEMENT, CURBS, GUTTERS, SIDEWALKS, TRAFFIC SIGNALS, EQUIPMENT AND SIGNS, PUBLIC TRANSIT FACILITIES, SHELTERS AND IMPROVEMENTS, LANDSCAPING, STORM DRAINAGE, WATER RETENTION AND DETENTION, FLOOD CONTROL, AND ALL APPURTENANCES TO ALL OF THE FOREGOING, AND ALL SIMILAR AND RELATED PURPOSES TO THE FOREGOING, TOGETHER WITH THE RIGHT TO ALTER GROUND LEVEL BY CUT OR FILL (PROVIDED THAT GROUND LEVEL SHALL NOT BE ALTERED IN A MANNER THAT CONFLICTS WITH THE OPERATION, MAINTENANCE, OR REPAIR OF EXISTING UTILITY OR PUBLIC IMPROVEMENTS) AND THE UNRESTRICTED RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO, FROM, AND ACROSS THE EASEMENT PROPERTY, ADDITIONALLY, THE CITY IS AUTHORIZED TO PERMIT OTHERS TO USE THE PUBLIC UTILITY AND FACILITY EASEMENT PROPERTY FOR ALL USES AND FACILITIES ALLOWED HEREIN. ALL OTHER EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN, UNLESS APPROVED OTHERWISE BY THE CITY OF MESA, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

IT IS AGREED THAT DD/MOUNTAIN VISTA LLC OR ITS SUCCESSORS OR ASSIGNS SHALL HAVE FULL USE OF THE EASEMENT EXCEPT FOR THE PURPOSE FOR WHICH THE SAME IS HEREIN CONVEYED TO THE CITY OF MESA, AND PROVIDED ALWAYS THAT NO BUILDING OR STRUCTURE OF ANY NATURE OR KIND WHATSOEVER, INCLUDING WITHOUT LIMITATION FENCES, NOR ANY PART OF SAME, SHALL BE CONSTRUCTED, INSTALLED OR PLACED ON OR OVER SAID EASEMENT OR ANY PART THEREOF BY DD/MOUNTAIN VISTA LLC OR THE SUCCESSORS OR ASSIGNS OF DD/MOUNTAIN VISTA LLC AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY DD/MOUNTAIN VISTA LLC OR THE SUCCESSORS OR ASSIGNS OF DD/MOUNTAIN VISTA LLC WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF MESA. THE RIGHTS AND OBLIGATIONS TO PROVIDE UTILITY SERVICE TO ITS CUSTOMERS.

DRAINAGE COVENANTS:

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT AS TRACT IS HEREBY RESERVED AS A DRAINAGE FACILITY AND RETENTION BASIN FOR THE INCLUSIVE CONVEYANCE OF DRAINAGE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FOR THE PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA, TOGETHER WITH THE RIGHT TO INGRESS AND EGRESS TO MAINTAIN SAID DRAINAGE FACILITY.

THE DRAINAGE FACILITIES AND RETENTION AREAS SHALL BE MAINTAINED BY THE OWNER, HIS SUCCESSORS AND ASSIGNS AND SHALL PROVIDE STORM WATER CONVEYANCE AND STORAGE AS PRIVATE DRAINAGE FACILITIES AND PRIVATE RETENTION BASINS ADEQUATE TO CONVEY AND STORE DRAINAGE FROM SAID PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA;

THE AGREEMENTS CONTAINED HEREIN SHALL BE A COVENANT RUNNING WITH THE LAND AND, UPON RECORDING, SHALL BE BINDING UPON ANY SUBSEQUENT PURCHASER OR OCCUPIER OF SAID PARCEL; AND

THIS COVENANT CAN BE ENFORCED OR REMOVED BY THE CITY OF MESA, WHO CAN BRING PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING OR THREATENING TO VIOLATE ANY OF THESE COVENANTS, TO PREVENT HIM OR THEM FROM SO DOING, AND TO RECOVER DAMAGES FOR SUCH VIOLATIONS. ANY PERSON OR PERSONS OF THE CITY OF MESA PROSECUTING ANY PROCEEDINGS AT LAW OR IN EQUITY HEREUNDER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, A REASONABLE SUM AS AND FOR ATTORNEY'S FEES AND COURT COSTS.

DD/MOUNTAIN VISTA LLC WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED BY THIS PLAT, AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON OR ENTITY HAVING ANY INTEREST THAT IS ADVERSE TO OR INCONSISTENT WITH THE FOREGOING DEDICATION, OR ANY OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS 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 DD/MOUNTAIN VISTA LLC WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

DD/MOUNTAIN VISTA LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAVE HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAVE EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED, THIS _____ DAY OF _____, 2018.

BY: DD/MOUNTAIN VISTA LLC, DELAWARE LIMITED LIABILITY COMPANY

BY: _____
ITS: _____ MANAGER

ACKNOWLEDGMENT:

STATE OF _____ } SS
COUNTY OF _____ }

ON THIS _____ DAY OF _____, 20____, BEFORE ME, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE _____ OF DD/MOUNTAIN VISTA LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND BEING DULY AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC MY COMMISSION EXPIRES

NOTES

1. CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, OR REMOVABLE SECTION-TYPE FENCING.
2. UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33.
3. ELECTRICAL LINES ARE TO BE CONSTRUCTED AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
4. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES, OR LANDSCAPED AREAS WITHIN THE PROJECT.
5. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL IMPROVEMENTS, OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY OF MESA.
6. THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AS ASSURED WATER SUPPLY.
7. AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT FOR PHOENIX-MESA GATEWAY AIRPORT IS RECORDED WITHIN THE MARICOPA COUNTY RECORDER. THE SUBDIVISION IS WITHIN FIVE MILES OF PHOENIX-MESA GATEWAY AIRPORT, INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE. THESE PROPERTIES, DUE TO THEIR PROXIMITY TO PHOENIX-MESA GATEWAY AIRPORT, ARE LIKELY TO EXPERIENCE AIRCRAFT OVER FLIGHTS THAT GENERATE NOISE LEVELS WHICH WILL BE OF CONCERN TO SOME INDIVIDUALS.
8. SPECIAL SURFACE MATERIAL NOTE:

THE CITY OF MESA WILL NOT BE RESPONSIBLE FOR ANY SPECIAL TYPE OF SURFACE MATERIAL SUCH AS BUT NOT LIMITED TO PAVEMENT, CONCRETE, COLORED STAMPED PAVEMENT OR CONCRETE, OR BRICKS, AS NOTED WITHIN THE PROJECT'S CONSTRUCTION DOCUMENTS. SHOULD REMOVAL OF THE SPECIAL TYPE OF SURFACE MATERIAL BE REQUIRED BY THE CITY OF MESA FOR MAINTENANCE OF THE CITY'S FACILITIES SUCH AS THE CITY'S UTILITY SYSTEMS, THE CITY WILL ONLY BE REQUIRED TO BACKFILL AND PROVIDE CITY OF MESA ACCEPTED TEMPORARY SURFACE MATERIAL OVER THE SAID UTILITY OR OTHER AREA DISTURBED. RECONSTRUCTION OF THE SPECIAL TYPE OF SURFACE MATERIAL SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, BUSINESS OWNER'S ASSOCIATION, OR THE PROPERTY OWNER(S).

9. A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (C.C.&R'S) HAS BEEN OR WILL BE RECORDED FOR THIS SUBDIVISION WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL AREAS SHOWN ON THIS PLAT.

10. COMPLIANCE WITH ALL CONDITIONS FOR APPROVAL FOR CASE _____.

11. ALL INDIVIDUAL LOT PROPERTY CORNERS SHALL BE SET WITH 1/2" REBAR AND CAP OR TACK BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT. PROPERTY CORNERS WILL BE SET AT COMPLETION OF MASS GRADING.

12. ACCORDING TO FIRM FLOOD INSURANCE RATE MAP NO.#04013C2315, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN ZONE "X". ZONE X (SHADED) IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

13. PUBLIC UTILITY AND FACILITY EASEMENTS WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS FOR THE RELOCATION OF SRP FACILITIES IN PUFES ON THIS PLAT. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. 9-1-1 INCLUDES THE PUFES ON THIS PLAT, THE TERM "PUBLIC EASEMENT" IN M.C.C. 9-1-5(A) INCLUDES PUFES, AND PUFES ON THIS PLAT ARE SUBJECT TO M.C.C. 9-1-5(A).

LIEN HOLDER RATIFICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS: _____, AS BENEFICIARY OR THAT CERTAIN DEED OF TRUST RECORDED AS DOCUMENT _____, RECORDS OF MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS PLAT AND ALL DEDICATIONS CONTAINED HEREIN.

IN WITNESS WHEREOF, _____, AS BENEFICIARY, HAS HEREUNDER CAUSED ITS NAME TO SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF _____

OF _____, 20____, ITS _____ THEREUNTO DULY AUTHORIZED THIS _____ DAY
BY: _____
ITS: BENIFICIARY / AUTHORIZED SIGNER

ACKNOWLEDGMENT:

STATE OF _____ } SS
COUNTY OF _____ }

ON THIS _____ DAY OF _____, 20____, BEFORE ME, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE _____ OF _____ OF DD/MOUNTAIN VISTA LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

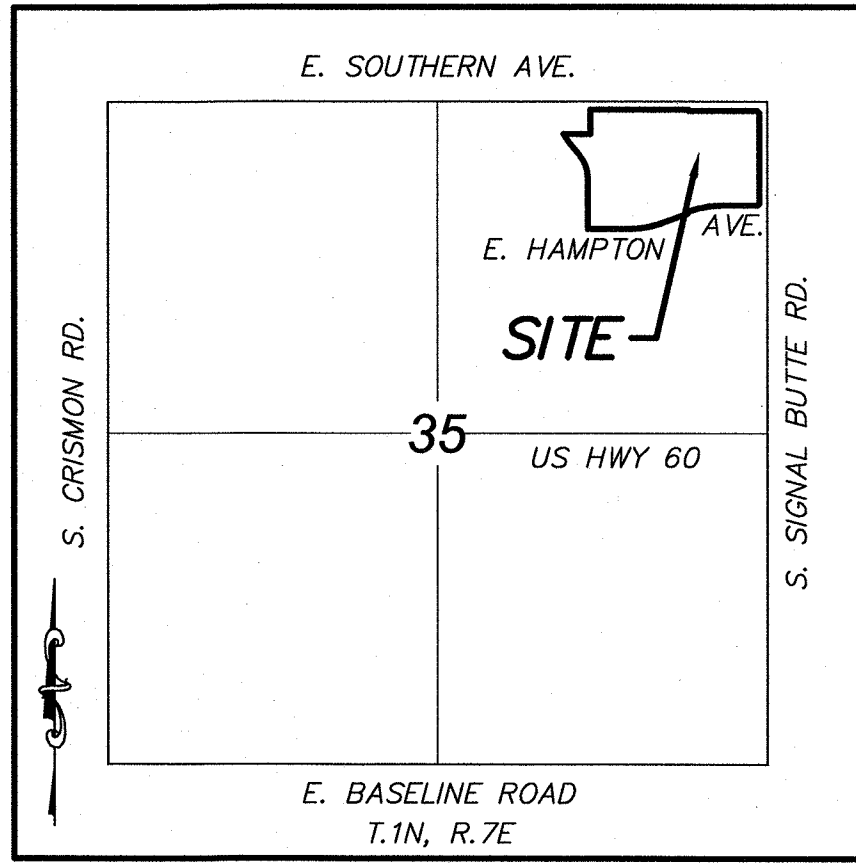
IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC MY COMMISSION EXPIRES

LAND SURVEYOR'S CERTIFICATION:

I, JARED HANSMANN, HEREBY CERTIFY, THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT, CONSISTING OF FIVE (5) SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY DIRECTION DURING THE MONTH OF MAY, 2018; THAT THE SURVEY IS A CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; THAT THE LOT CORNERS SHALL BE LOCATED AS SHOWN AT THE TIME OF CONSTRUCTION.

Jared Hansmann 5-18-18
JARED HANSMANN NO. 60697 DATE
SURVEY INNOVATION GROUP, INC.
22425 N. 16TH STREET, SUITE 1
PHOENIX, ARIZONA 85024



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

LOT 3B OF LOT 3 MOUNTAIN VISTA MARKETPLACE LOT SPLIT ACCORDING TO BOOK 1002 OF MAPS, PAGE 49, RECORDS OF MARICOPA COUNTY, ARIZONA AND TRACTS "A" AND "B" OF MOUNTAIN VISTA MARKETPLACE ACCORDING TO BOOK 954 OF MAPS, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA.

OWNER

DD/MOUNTAIN VISTA LLC
1224 S. SIGNAL BUTTE RD.
MESA, ARIZONA 85209

ENGINEER

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

BENCHMARK

BRASS TAG TOP OF CURB NORTH ANGLE POINT NE CORNER OF THE INTERSECTION OF SIGNAL BUTTE AND SOUTHERN.

ELEVATION = 1545.85(NAVD'88)

BASIS OF BEARINGS

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

EXISTING ZONING

THE CURRENT ZONING FOR THIS SUBDIVISION IS "LC" (LIMITED COMMERCIAL)

LOT TABLE

LOT 1	46,240 SQUARE FEET OR 1.062 ACRES
LOT 2	44,861 SQUARE FEET OR 1.030 ACRES
LOT 3	54,079 SQUARE FEET OR 1.241 ACRES
LOT 4	102,369 SQUARE FEET OR 2.350 ACRES
LOT 5	68,746 SQUARE FEET OR 1.578 ACRES
LOT 6	50,901 SQUARE FEET OR 1.169 ACRES
LOT 7	47,365 SQUARE FEET OR 1.087 ACRES
LOT 8	780,544 SQUARE FEET OR 17.919 ACRES

TOTAL 1,195,106 SQUARE FEET OR 27.436 ACRES

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2315, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". ZONE X (SHADED) IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA, ON THIS _____ DAY OF _____, 2018.

APPROVED BY: _____ ATTEST: _____
MAYOR CITY CLERK

THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH A.R.S. 45-576.

BY: _____ CITY ENGINEER _____ DATE _____

7301 EAST EVANS ROAD
SCOTTSDALE, AZ 85260
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SIGSURVEYAZ.COM

SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services

FINAL PLAT OF
MOUNTAIN VISTA MARKETPLACE PHASE 1
MESA, ARIZONA



DRAWING NAME:
17-100 PLAT

JOB NO. 2017-100

DRAWN: JPH

CHECKED: JAS

DATE: 5-14-18

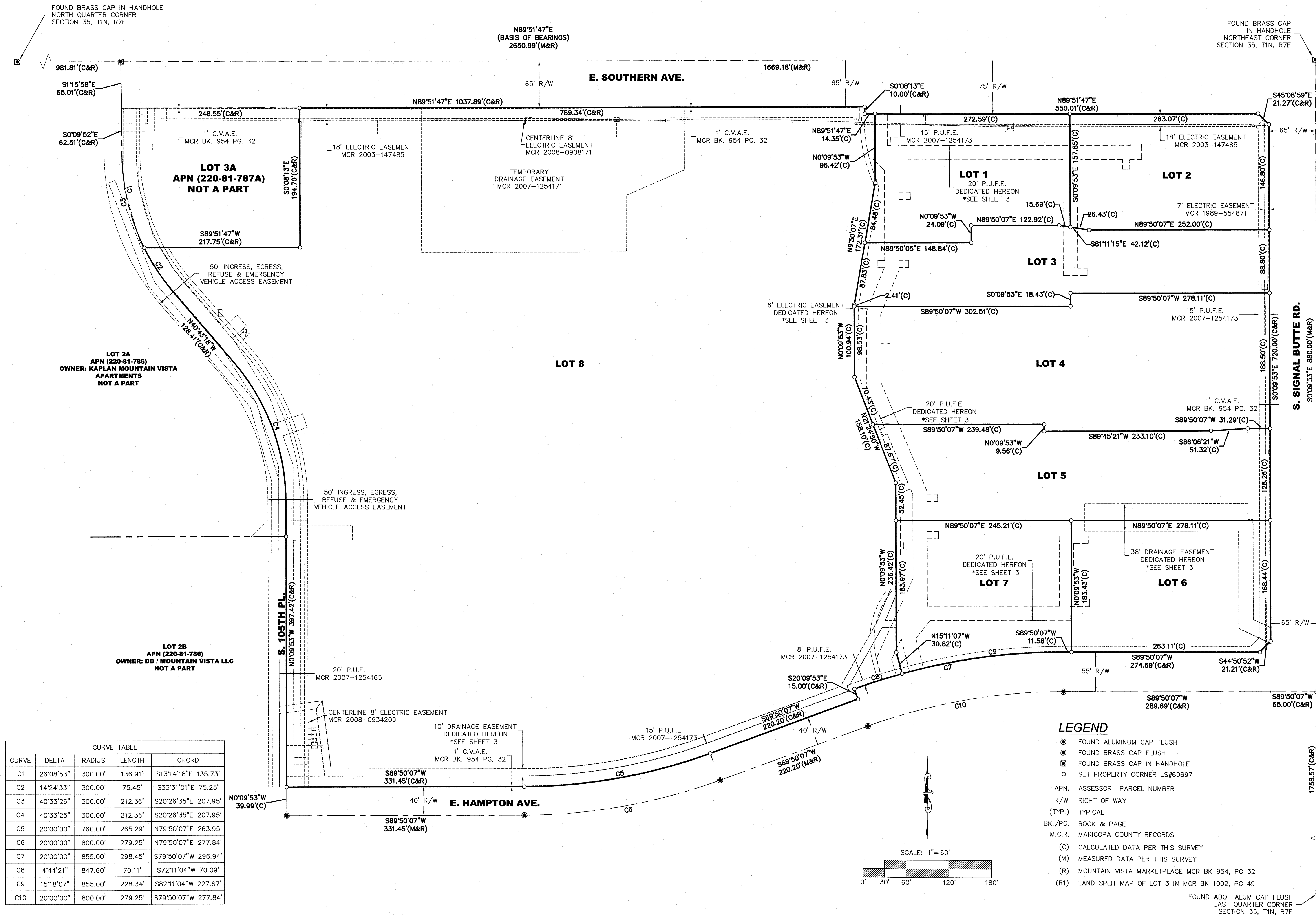
SCALE: N.T.S.

SHEET: 1 OF 5

FINAL PLAT
MOUNTAIN VISTA MARKETPLACE PHASE 1
PHOENIX, ARIZONA

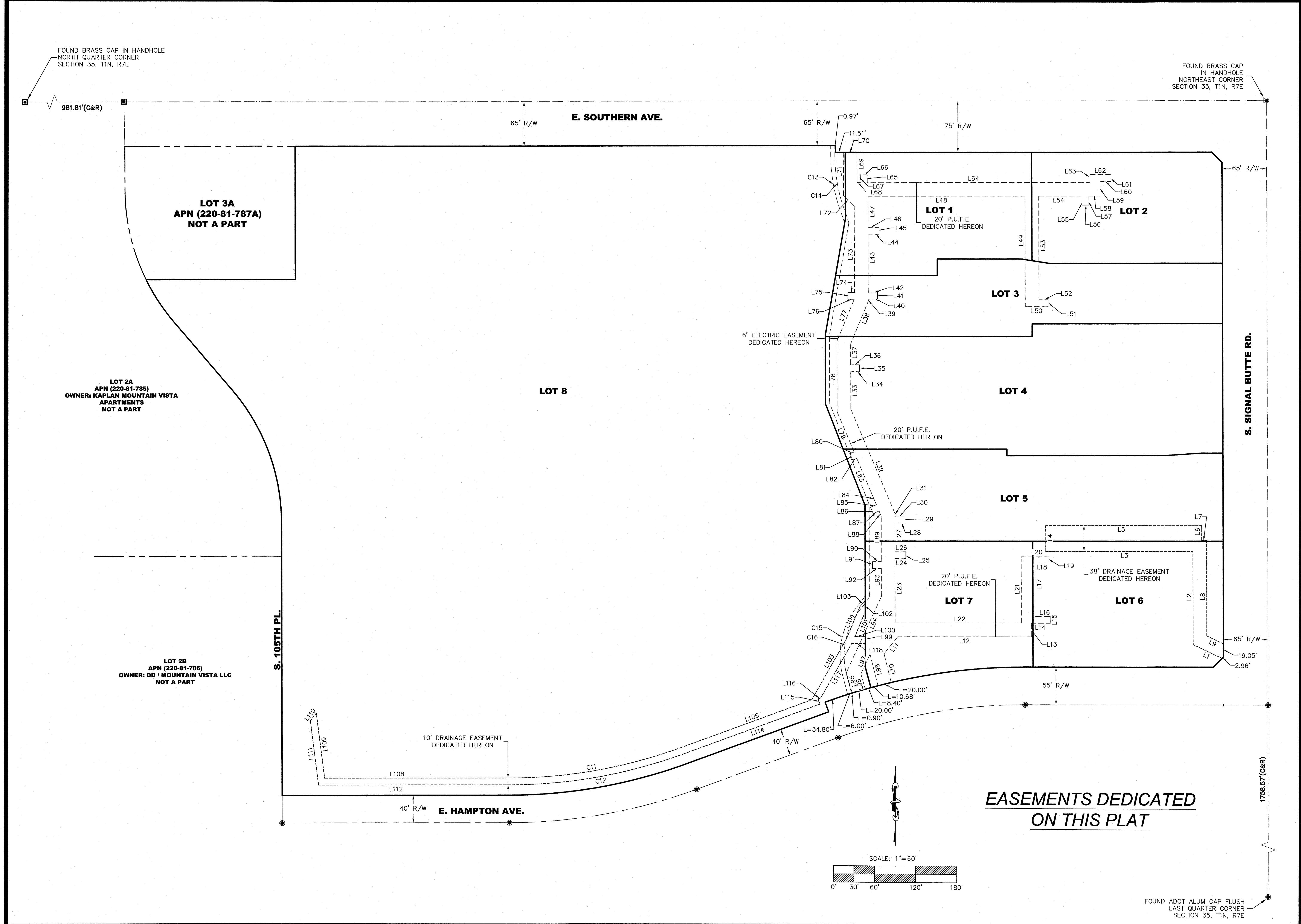


DRAWING NAME:
17-100 PLAT
JOB NO. 2017-100
DRAWN: JPH
CHECKED: JAS
DATE: 5-14-18
SCALE: 1"=60'
SHEET: 2 OF 5



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	26°08'53"	300.00'	136.91'	S13°14'18"E 135.73'
C2	14°24'33"	300.00'	75.45'	S33°31'01"E 75.25'
C3	40°33'26"	300.00'	212.36'	S20°26'35"E 207.95'
C4	40°33'25"	300.00'	212.36'	S20°26'35"E 207.95'
C5	20°00'00"	760.00'	265.29'	N79°50'07"E 263.95'
C6	20°00'00"	800.00'	279.25'	N79°50'07"E 277.84'
C7	20°00'00"	855.00'	298.45'	S79°50'07"W 296.94'
C8	4°44'21"	847.60'	70.11'	S72°11'04"W 70.09'
C9	15°18'07"	855.00'	228.34'	S82°11'04"W 227.67'
C10	20°00'00"	800.00'	279.25'	S79°50'07"W 277.84'

- LEGEND**
- FOUND ALUMINUM CAP FLUSH
 - FOUND BRASS CAP FLUSH
 - ⊙ FOUND BRASS CAP IN HANDHOLE
 - SET PROPERTY CORNER LS#60697
 - APN. ASSESSOR PARCEL NUMBER
 - R/W RIGHT OF WAY
 - (TYP.) TYPICAL
 - BK./PG. BOOK & PAGE
 - M.C.R. MARICOPA COUNTY RECORDS
 - (C) CALCULATED DATA PER THIS SURVEY
 - (M) MEASURED DATA PER THIS SURVEY
 - (R) MOUNTAIN VISTA MARKETPLACE MCR BK 954, PG 32
 - (R1) LAND SPLIT MAP OF LOT 3 IN MCR BK 1002, PG 49



7301 EAST EVANS ROAD
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SIG
SURVEY INNOVATION
GROUP, INC.
Land Surveying Services

FINAL PLAT
MOUNTAIN VISTA MARKETPLACE PHASE 1
PHOENIX, ARIZONA

REGISTERED LAND SURVEYOR
JARED P. HANSMANN
60897
STATE OF ARIZONA
EXPIRES 12/31/2018

DRAWING NAME:	17-100 PLAT
JOB NO.	2017-100
DRAWN:	JPH
CHECKED:	JAS
DATE:	5-14-18
SCALE:	1"=60'
SHEET:	3 OF 5

Line Table		
LINE	DIRECTION	LENGTH
L1	N64°46'52"W	46.56'
L2	N0°09'51"W	135.66'
L3	S89°50'50"W	214.93'
L4	S0°09'53"E	38.00'
L5	S89°50'50"W	227.85'
L6	N0°08'44"W	22.00'
L7	S89°50'09"W	7.09'
L8	N0°09'51"W	139.01'
L9	N64°46'52"W	26.74'
L10	S14°04'51"E	43.25'
L11	S38°59'00"W	31.84'
L12	S89°49'57"W	195.80'
L13	S0°10'07"E	19.65'
L14	N89°49'53"E	27.25'
L15	N0°10'07"W	10.00'
L16	N89°49'53"E	22.25'
L17	S0°10'07"E	78.05'
L18	S89°50'01"W	20.50'
L19	N0°09'59"W	10.00'
L20	S89°50'01"W	40.50'
L21	N0°10'07"W	97.71'
L22	S89°49'57"W	184.63'
L23	N0°09'53"W	93.96'
L24	N89°49'53"E	15.82'
L25	N0°10'07"W	10.00'
L26	S89°49'53"W	15.82'
L27	N0°09'53"W	41.99'
L28	N89°50'07"E	14.80'
L29	N0°09'53"W	10.00'
L30	N89°50'07"E	14.80'
L31	N0°09'53"W	4.15'
L32	N23°00'58"W	164.68'
L33	S0°09'53"E	54.66'
L34	S89°50'07"W	12.92'
L35	N0°00'00"E	10.00'
L36	N89°50'07"E	12.95'
L37	S0°09'53"E	30.21'
L38	S22°20'07"W	67.77'
L39	N0°09'53"W	3.00'
L40	S89°46'25"W	13.42'
L41	S0°09'53"E	10.00'
L42	N89°46'25"E	13.42'
L43	N0°09'53"W	84.62'
L44	N89°49'53"E	15.94'
L45	N0°10'07"W	10.00'
L46	S89°49'53"W	15.93'
L47	N0°09'53"W	45.22'
L48	S89°50'07"W	229.64'
L49	S0°09'55"E	160.91'
L50	S89°50'05"W	33.46'
L51	N0°09'55"W	10.00'
L52	N89°50'05"E	13.46'
L53	S0°09'55"W	150.91'
L54	S89°50'07"W	63.36'
L55	N0°09'53"W	13.27'
L56	S89°50'07"W	10.00'
L57	S0°09'53"E	13.27'
L58	N89°50'07"E	16.50'
L59	N0°09'53"W	21.51'
L60	N90°00'00"E	15.91'

Line Table		
LINE	DIRECTION	LENGTH
L61	S0°00'00"E	10.00'
L62	N90°00'00"E	30.88'
L63	N0°00'00"E	11.55'
L64	S89°50'23"W	325.56'
L65	N0°09'53"W	11.50'
L66	S89°50'07"W	10.00'
L67	S0°09'53"E	11.50'
L68	S89°31'24"W	4.76'
L69	S0°08'13"E	44.12'
L70	S89°51'47"W	20.00'
L71	S0°08'13"E	63.28'
L72	S45°17'03"E	22.32'
L73	S0°09'53"E	125.30'
L74	S89°50'07"W	9.67'
L75	S0°09'53"E	10.00'
L76	S89°50'07"W	9.13'
L77	S22°20'07"W	66.34'
L78	S0°09'53"E	102.89'
L79	N23°00'58"W	63.43'
L80	S66°59'04"W	6.40'
L81	S23°00'56"E	10.00'
L82	S66°59'04"W	6.40'
L83	N23°00'58"W	55.37'
L84	N23°00'58"W	10.00'
L85	N66°59'04"E	9.30'
L86	N23°00'56"W	10.00'
L87	S66°59'04"W	9.30'
L88	N23°00'58"W	8.06'
L89	S0°09'53"E	66.43'
L90	S89°50'07"W	12.96'
L91	S0°09'53"E	10.00'
L92	N89°50'07"E	12.96'
L93	S0°09'53"E	40.70'
L94	N24°34'00"E	122.88'
L95	N16°17'24"W	30.76'
L96	N16°17'24"W	23.17'
L97	N24°34'00"E	31.98'
L98	S14°04'51"E	47.64'
L99	N0°10'03"W	10.00'
L100	N89°49'57"E	15.22'
L101	S22°29'20"W	39.50'
L102	N0°09'53"W	15.98'
L103	S41°55'16"W	11.56'
L104	S22°29'20"W	50.54'
L105	S29°37'47"W	102.80'
L106	S69°50'07"W	203.10'
L108	S89°50'07"W	269.43'
L109	N7°15'55"W	95.94'
L110	S37°41'17"W	14.15'
L111	N7°15'55"W	94.75'
L112	S89°50'07"W	278.27'
L114	S69°50'07"W	212.20'
L115	S20°09'53"E	7.96'
L116	S69°26'14"W	4.01'
L117	S29°37'47"W	91.49'
L118	N89°49'57"E	19.82'
L119	N62°42'01"W	37.65'
L120	S89°49'57"W	442.93'
L121	N0°01'55"E	184.75'
L122	N90°00'00"W	39.24'

Line Table		
LINE	DIRECTION	LENGTH
L123	N0°00'00"E	3.05'
L124	N89°32'50"W	4.01'
L125	S25°15'48"W	154.45'
L126	N20°10'43"W	14.03'
L127	N25°15'48"E	151.00'
L128	S89°32'50"E	10.32'
L129	N0°00'00"E	231.95'
L130	N90°00'00"E	142.00'
L131	S0°00'00"E	245.00'
L132	N90°00'00"W	92.76'
L133	S0°01'55"W	174.72'
L134	N89°49'57"E	435.34'
L135	S62°42'01"E	34.89'
L136	S0°11'57"E	11.27'
L137	N62°42'01"W	36.61'
L138	S0°00'00"E	9.42'
L139	N90°00'00"W	181.66'
L140	N0°00'00"E	114.13'
L141	N90°00'00"E	181.66'
L142	S0°00'00"E	82.20'
L143	S62°42'01"E	36.54'
L144	S0°08'13"E	28.00'
L145	S89°51'47"W	51.77'
L146	S0°00'01"E	386.96'
L147	N89°50'07"E	62.17'
L148	S0°00'39"W	172.90'
L149	S21°07'24"E	74.64'
L150	N69°49'17"E	211.58'
L151	S20°10'43"E	98.85'
L152	S25°15'48"W	22.71'
L153	S69°49'17"W	359.21'
L154	N90°00'00"W	262.27'
L155	S82°39'15"W	140.12'
L156	S37°41'17"W	14.15'
L157	N82°39'15"E	130.74'
L158	N90°00'00"E	261.14'
L159	N69°49'17"E	149.12'
L160	N20°10'43"W	104.78'
L161	N69°49'17"E	2.92'
L162	N21°07'24"W	76.34'
L163	N0°00'39"E	164.74'
L164	S89°50'07"W	62.17'
L165	N0°00'01"W	406.96'
L166	N89°51'47"E	51.74'
L167	N0°08'13"W	18.00'
L168	N89°51'47"E	10.00'
L169	S0°10'03"E	33.89'
L170	N89°49'40"E	8.04'
L171	S0°00'00"E	10.00'
L172	S89°49'40"W	8.01'
L173	S0°10'03"E	72.19'
L174	N89°50'07"E	257.53'
L175	N0°09'53"W	55.63'
L176	N89°50'07"E	20.00'
L177	S0°09'53"E	22.64'
L178	N89°50'07"E	11.64'
L179	S0°09'53"E	20.00'
L180	S89°50'07"W	11.64'
L181	S0°09'53"E	180.99'
L182	N89°50'07"E	11.08'

Line Table		
LINE	DIRECTION	LENGTH
L183	S0°00'00"E	10.00'
L184	S89°50'07"W	11.04'
L185	S0°09'53"E	69.82'
L186	N89°51'08"E	9.05'
L187	S0°00'00"E	10.00'
L188	S89°51'08"W	9.02'
L189	S0°09'53"E	135.18'
L190	N89°50'07"E	10.41'
L191	S0°09'53"E	10.00'
L192	S89°50'07"W	10.41'
L193	S0°09'53"E	69.13'
L194	N89°50'07"E	8.40'
L195	S0°00'00"E	10.00'
L196	S89°50'07"W	8.38'
L197	S0°09'53"E	47.75'
L198	S89°50'05"W	253.89'
L199	S74°50'05"W	9.01'
L200	S15°11'07"E	129.50'
L201	N15°11'07"W	141.08'
L202	S89°50'05"W	11.99'
L203	S0°04'58"E	24.64'
L204	S15°11'00"E	120.48'
L205	N15°11'07"W	32.80'
L206	S74°48'44"W	6.21'
L207	N15°11'16"W	10.00'
L208	N74°48'44"E	6.21'
L209	N15°11'07"W	16.00'
L210	S74°48'44"W	6.21'
L211	N15°11'16"W	10.00'
L212	N74°48'44"E	6.21'
L213	N15°11'07"W	54.87'
L214	N0°04'58"W	47.26'
L215	N89°50'05"E	19.46'
L216	N0°10'03"W	621.97'
L217	N89°51'47"E	20.00'
L218	N89°50'07"E	257.53'
L219	S0°09'53"E	489.89'
L220	S89°50'05"W	257.51'
L221	N0°10'03"W	147.10'
L222	N89°50'07"E	7.99'
L223	N0°00'00"E	10.00'
L224	S89°50'07"W	8.02'
L225	N0°10'03"W	245.00'
L226	N89°50'07"E	8.00'
L227	N0°00'00"E	10.00'
L228	S89°50'07"W	8.03'
L229	N0°10'03"W	77.79'
L230	N90°00'00"W	28.01'
L231	S0°09'53"E	114.12'
L232	S89°50'07"W	24.71'
L233	N0°07'44"W	10.60'
L234	S89°50'07"W	10.00'
L235	S0°07'44"E	10.60'
L236	S89°50'07"W	171.08'
L237	N0°07'44"W	10.60'
L238	S89°52'16"W	10.00'
L239	S0°07'44"E	10.60'
L240	S89°50'07"W	159.59'
L241	S0°00'39"W	82.38'
L242	N89°50'21"W	16.53'

Line Table		
LINE	DIRECTION	LENGTH
L243	S0°00'39"W	10.00'
L244	S89°59'21"E	16.53'
L245	S0°00'39"W	102.92'
L246	N89°59'21"W	21.75'
L247	S0°00'39"W	10.00'
L248	S89°59'21"E	21.75'
L249	S0°00'39"W	84.33'
L250	N89°50'07"E	59.67'
L251	S0°09'53"E	13.69'
L252	S89°48'26"W	16.89'
L253	S0°09'53"E	10.00'
L254	N89°48'26"E	16.89'
L255	S0°09'53"E	281.27'
L256	S89°50'07"W	16.50'
L257	S0°09'53"E	10.00'
L258	N89°50'07"E	16.50'
L259	S0°09'53"E	10.00'
L260	S89°50'07"W	14.63'
L261	S0°09'53"E	10.00'
L262	N89°50'07"E	14.63'
L263	S0°09'53"E	15.00'
L264	N89°50'07"E	38.44'
L265	N0°09'53"W	20.00'
L266	S89°50'07"W	18.44'
L267	N0°09'53"W	329.96'
L268	N89°50'07"E	171.58'
L269	S0°08'24"E	8.00'
L270	N89°50'07"E	10.00'
L271	N0°08'24"W	8.00'
L272	N89°50'07"E	176.24'
L273	N70°36'16"E	95.78'
L274	N19°23'44"W	20.00'
L275	S70°36'16"W	33.26'
L276	N19°23'44"W	13.00'
L277	S70°36'16"W	10.00'
L278	S19°23'44"E	13.00'
L279	S70°36'16"W	49.14'
L280	S89°50'07"W	152.84'
L281	N0°08'24"W	33.54'
L282	S89°50'07"W	10.00'
L283	S0°08'24"E	33.54'
L284	S89°50'07"W	90.78'
L285	N0°09'53"W	33.28'
L286	S89°50'07"W	10.00'
L287	S0°09'53"E	33.28'
L288	S89°50'07"W	150.42'
L289	N0°00'39"E	34.20'
L290	N89°59'21"E	14.79'
L291	N0°00'39"E	10.00'
L292	S89°59'21"W	14.79'
L293	N0°00'39"E	205.43'
L294	N89°50'07"E	355.44'
L295	S0°09'53"E	81.50'
L296	N89°49'58"E	82.51'
L297	N0°10'02"W	19.99'
L298	S89°49'58"W	62.52'
L299	N0°09'53"W	185.57'
L300	N90°00'00"E	7.99'
L301	N0°00'00"E	10.00'
L302	N45°03'10"W	70.00'

Line Table		
LINE	DIRECTION	LENGTH
L303	S45°00'35"W	49.98'
L304	N67°31'19"W	94.96'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C11	20°00'00"	735.00'	256.56'	S79°50'07"W 255.26'
C12	20°00'00"	745.00'	260.05'	S79°50'07"W 258.74'
C13	21°04'25"	236.50'	86.99'	N10°42'04"W 86.50'
C14	21°04'25"	230.50'	84.78'	N10°42'04"W 84.30'
C15	55°25'50"	114.50'	110.77'	S12°31'48"W 106.50'
C16	55°25'50"	108.50'	104.97'	S12°31'48"W 100.92'

FINAL PLAT

MOUNTAIN VISTA MARKETPLACE PHASE 1

PHOENIX, ARIZONA



DRAWING NAME:
17-100 PLAT

JOB NO. 2017-100

DRAWN: JPH

CHECKED: JAS

DATE: 5-14-18

SCALE: 1"=60'

SHEET: 5 OF 5

SIG

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