



A PORTION OF LOT 3 OF THE LAND SPLIT MAP FOR LOT 3 LONGBOW BUSINESS PARK AND GOLF CLUB, ACCORDING TO BOOK 1298 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA, 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, ON THE EAST LINE OF SAID LOT 3, A DISTANCE OF 284.29 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 115.00 FEET;

THENCE SOUTHERLY A LONG THE ARC, ON THE EAST LINE OF SAID LOT 3, A DISTANCE OF 45.43 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC, ON THE EAST LINE OF SAID LOT 3, A DISTANCE OF 134.47 FEET;

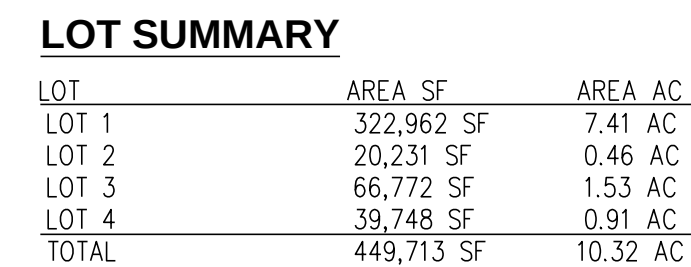
THENCE SOUTH 62 DEGREES 44 MINUTES 59 SECONDS WEST, ON THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 20.81 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 19 DEGREES 19 MINUTES 04 SECONDS EAST, A RADIAL DISTANCE OF 955.00 FEET;

THENCE NORTH 23 DEGREES 51 MINUTES 07 SECONDS EAST, DEPARTING THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 51.02 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 107.69 FEET;

THENCE SOUTH 75 DEGREES 05 MINUTES 13 SECONDS EAST, ON THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 457.49 FEET;

SAID PARCEL CONTAINS 471,840 SQUARE FEET OR 10.832 ACRES, MORE OR LESS.



BUILDING	AREA	SF
FATCATS	61,402	SF
TOTAL	61,402	SF

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

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

THE EAST LINE OF THE SOUTHEAST QUARTER OF
SECTION 35, TOWNSHIP 2 NORTH, RANGE 6 EAST,
GILA & SALT RIVER MERIDIAN, BEARING
N 00°42'14" W 2639.24' PER FINAL PLAT "LONGBOW
BUSINESS PARK AND GOLF CLUB" RECORDED BOOK
829, PAGE 44 M.C.R.

BRASS TAG ON THE TOP OF CURB AT THE
SOUTHWEST CORNER OF RECKER ROAD AND
THOMAS ROAD.

ELEVATION=1447.17 (NAVD '88)

[illegible]

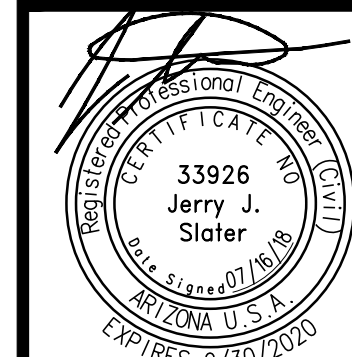
KITCHELL DEVELOPMENT

**LONGBOW MARKETPLACE PHASE II
PRELIMINARY PLAT**

SECTION 35
TOWNSHIP 2N
RANGE 6E

DATE:	7/17/2018
DRAFTER:	MZA
DESIGNER:	PEL
CHECKED:	PEL

PROJECT NO.
KDC1803-000

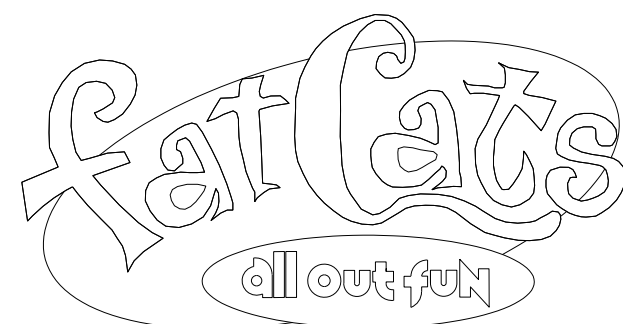


PP-01

I:\Net-1803-000 Longbow for cat's\dwg\preliminary\kdc1803-pre-plat.dwg 7/17/2018 9:34 AM Morgan Allshulout

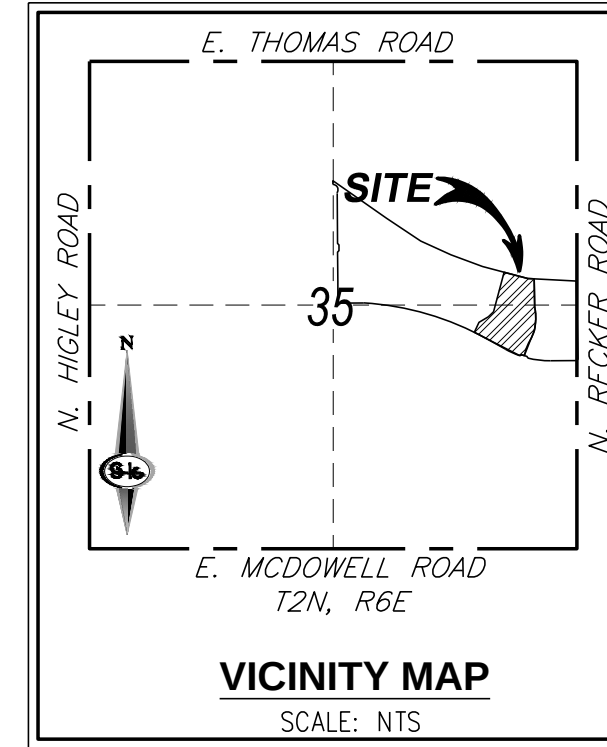
LOOP 202 FREEWAY

FATCATS FAMILY ENTERTAINMENT CENTER 61,402 S.F.



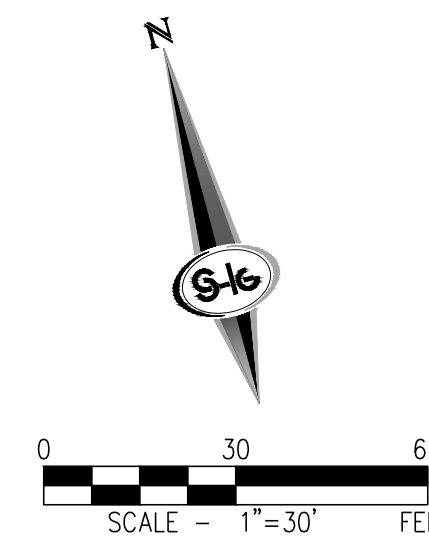
LOT 1

LOT 2



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	14°04'12"	115.00'	28.24'	S8°11'04"E 28.17'
C2	14°04'12"	185.00'	45.43'	N8°11'04"W 45.32'
C3	32°17'42"	400.00'	225.46'	N14°59'53"E 222.49'
C4	16°03'31"	479.78'	134.47'	S23°07'00"W 134.03'
C5	9°49'56"	955.00'	163.88'	N65°45'58"W 163.68'
C6	5°17'52"	3045.00'	281.56'	N63°29'57"W 281.46'
C7	19°45'48"	300.00'	103.48'	S33°44'01"W 102.97'
C8	28°41'55"	215.00'	107.69'	N29°15'57"E 106.57'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S1°08'58"E	284.29
L2	S1°08'58"E	73.04
L3	S16°37'00"W	40.24
L4	N73°23'00"W	30.00
L5	S62°44'59"W	20.81
L6	N60°51'01"W	221.46
L7	N23°51'07"E	51.02
L8	N14°55'00"E	416.95
L9	S75°05'13"E	457.49
L10	S87°05'11"E	66.64



MATCHLINE SEE SHEET PP-03

DATE	BY	APP.	DATE
DESCRIPTION			
NO.			

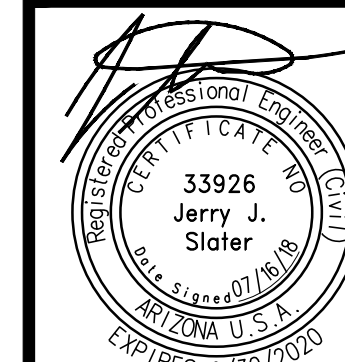
MESA, ARIZONA

KITCHELL DEVELOPMENT LONGBOW MARKETPLACE PHASE II PRELIMINARY PLAT

SECTION 35
RANGE 6E
T2N

DATE: 7/17/2018
DRAFTER: MZA
DESIGNER: PEL
CHECKED: PEL

PROJECT NO.
KDC1803-000



PP-02

