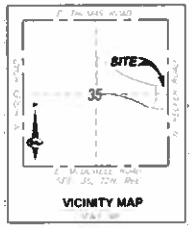
LONGBOW MARKETPLACE PHASE 1

3130 NORTH RECKER ROAD
MESA, ARIZONA
PRELIMINARY PLAT

BEING A PORTION OF THE EAST HALF OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

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



LOT 3A LEGAL DESCRIPTION

A PARCEL 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 AS BOOK 874 OF MAPS, PAGE 44 AND AMENDED PLAT RECORDED AUGUST 6, 2004 AT 2004-0826461 OF OFFICIAL RECORDS AND PLAT CORRECTION RECORDED MAY 6, 2004 AT 2004-0504463 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:

BEGINNING AT A FOUND ARIZONA DEPARTMENT OF TRANSPORTATION ALUMINUM CAP AT THE NORTHWEST CORNER OF SAID LOT 3;

THENCE NORTH 89 DEGREES 59 MINUTES 11 SECONDS WEST ALONG SAID NORTH LINE OF SAID LOT 3, A DISTANCE OF 69.91 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTH 00 DEGREES 00 MINUTES 32 SECONDS EAST A DISTANCE OF 294.76 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1530.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 04 MINUTES 12 SECONDS, A DISTANCE OF 268.14 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1470.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 04 MINUTES 12 SECONDS, A DISTANCE OF 258.47 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 32 SECONDS EAST, A DISTANCE OF 1164.67 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 4030.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03 DEGREES 16 MINUTES 00 SECONDS, A DISTANCE OF 229.44 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 470.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 00 MINUTES 39 SECONDS, A DISTANCE OF 174.61 FEET;

THENCE SOUTH 10 DEGREES 11 MINUTES 40 SECONDS WEST, A DISTANCE OF 48.24 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 3;

THENCE NORTH 89 DEGREES 11 MINUTES 40 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 31.00 FEET TO A FOUND 1/2" REBAR WITH TAG;

THENCE SOUTH 62 DEGREES 44 MINUTES 56 SECONDS WEST, A DISTANCE OF 31.81 FEET TO A FOUND 1/2" REBAR WITH TAG LS 16764 AND THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT OF WHICH THE RADIAL POINT BEARS SOUTH 10 DEGREES 11 MINUTES 04 SECONDS EAST, A RADIAL DISTANCE OF 470.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09 DEGREES 44 MINUTES 45 SECONDS, A DISTANCE OF 79.99 FEET TO A FOUND 1/2" REBAR WITH TAG;

THENCE NORTH 69 DEGREES 53 MINUTES 51 SECONDS WEST A DISTANCE OF 70.44 FEET TO A FOUND 1/2" REBAR WITH TAG LS 16764 AND A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29 DEGREES 32 MINUTES 04 SECONDS, A DISTANCE OF 15.47 FEET TO A FOUND 1/2" REBAR WITH TAG LS 16764;

THENCE SOUTH 89 DEGREES 36 MINUTES 55 SECONDS WEST, A DISTANCE OF 30.61 FEET TO A FOUND 1/2" REBAR, LS 16764;

THENCE NORTH 45 DEGREES 23 MINUTES 53 SECONDS WEST, A DISTANCE OF 31.82 FEET TO A FOUND 1/2" REBAR, LS TAG 16764 AND A POINT ON THE WEST LINE OF SAID LOT 3;

THENCE NORTH 00 DEGREES 00 MINUTES 53 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 514.81 FEET TO A FOUND 1/2" REBAR, LS TAG 22775;

THENCE NORTH 44 DEGREES 44 MINUTES 22 SECONDS EAST, A DISTANCE OF 31.84 FEET TO A FOUND 1/2" REBAR, LS TAG 22775;

THENCE NORTH 00 DEGREES 00 MINUTES 53 SECONDS WEST A DISTANCE OF 60.00 FEET TO A FOUND 1/2" REBAR, LS TAG 22775;

THENCE NORTH 45 DEGREES 11 MINUTES 39 SECONDS WEST, A DISTANCE OF 31.28 FEET TO A FOUND 1/2" REBAR, LS TAG 16764;

THENCE NORTH 00 DEGREES 22 MINUTES 53 SECONDS WEST, A DISTANCE OF 529.33 FEET TO A FOUND 1/2" REBAR WITH 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 39 DEGREES 57 MINUTES 10 SECONDS, A DISTANCE OF 17.43 FEET TO A FOUND 1/2" REBAR WITH LS TAG;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19 DEGREES 57 MINUTES 10 SECONDS, A DISTANCE OF 11.69 FEET TO A FOUND 1/2" REBAR WITH LS TAG AND A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11 DEGREES 57 MINUTES 10 SECONDS, A DISTANCE OF 11.49 FEET TO A FOUND 1/2" REBAR WITH LS TAG;

THENCE NORTH 00 DEGREES 22 MINUTES 53 SECONDS WEST, A DISTANCE OF 1203.03 FEET TO A FOUND ADOT ALUMINUM CAP AT THE NORTHEAST CORNER OF SAID LOT 3;

THENCE SOUTH 89 DEGREES 40 MINUTES 14 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 1244 FEET;

THENCE SOUTH 55 DEGREES 30 MINUTES 4.. SECONDS EAST, A DISTANCE OF 6.. FEET TO A FOUND ADOT ALUMINUM CAP

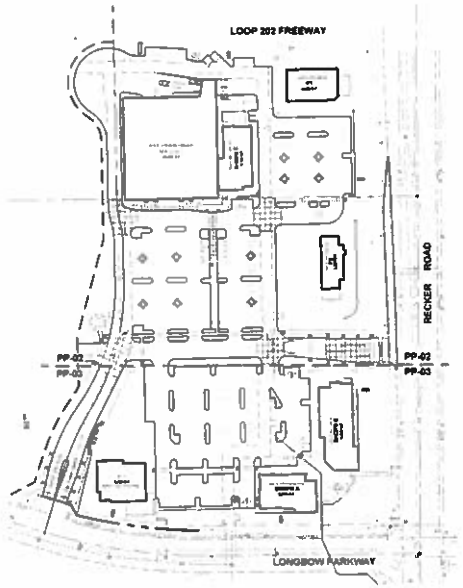
THENCE SOUTH 58 DEGREES 40 MINUTES .. SECONDS EAST A DISTANCE OF 4.. FEET TO A FOUND ADOT ALUMINUM CAP;

THENCE SOUTH 45 DEGREES 32 MINUTES 09 SECONDS EAST, A DISTANCE OF 308.5 FEET TO A FOUND ADOT ALUMINUM CAP

THENCE SOUTH 64 DEGREES 57 MINUTES 45 SECONDS EAST, A DISTANCE OF 1297 FEET TO A FOUND ADOT ALUMINUM CAP

THENCE SOUTH 75 DEGREES 05 MINUTES 33 SECONDS EAST, A DISTANCE OF 4.. FEET TO A FOUND ADOT ALUMINUM CAP

THENCE SOUTH 47 DEGREES 05 MINUTES 11 SECONDS EAST A DISTANCE OF 44.14 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED



OWNER/DEVELOPER:
MITCHELL DEVELOPMENT COMPANY
1707 EAST HIGHLAND AVENUE STE 100
PHONE (602) 431-0102
FAX (602) 431-0193
CONTACT: PATRICK LEMKE

CIVIL ENGINEER:
SLATER HANIFAN GROUP
1120 W TAYLOR ST, STE 250
PHOENIX, AZ 85007
PHONE (602) 997-9664
CONTACT: PATRICK LEMKE

BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA & SALT RIVER MERIDIAN BEARING N 00°41'34" E, 2,634.24 FEET FROM THE EAST QUARTER CORNER MONUMENTED BY A FOUND 3" BRASS CAP IN HANDHOLE AND THE NORTHEAST CORNER MONUMENTED BY A FOUND 3" BRASS CAP IN HANDHOLE

BENCHMARK:
BRASS TAG ON THE TOP OF CURB AT THE SOUTHEAST CORNER OF PECOS ROAD AND THE 60th PLACE ALIGNMENT

ELEVATION = 1467.17 (NAVD '88)

PARCEL SUMMARY

PARCEL	AREA SF	AREA AC
PARCEL 1	37,043 SF	0.85 AC
PARCEL 2	44,334 SF	1.02 AC
PARCEL 3	53,576 SF	1.23 AC
PARCEL 4	163,974 SF	3.76 AC
PARCEL 5	64,317 SF	2.17 AC
TOTAL	362,443 SF	9.04 AC

BUILDING SUMMARY

BUILDING	AREA SF
P1	9,000 SF
P2	5,940 SF
P3	5,000 SF
SHOPS 1	10,000 SF
SHOPS A	7,410 SF
SHOPS B	8,430 SF
SHOPS C	7,840 SF
TOTAL	43,620 SF

APPROVED PLANS
PLANNING AND ZONING BOARD
DATE: 4.18.18
WITH STIPS: YES ☑ NO ☐

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
1120 W. TAYLOR ST, STE 250 PHOENIX, AZ 85007
PHONE (602) 997-9664

NO	DESCRIPTION	DATE

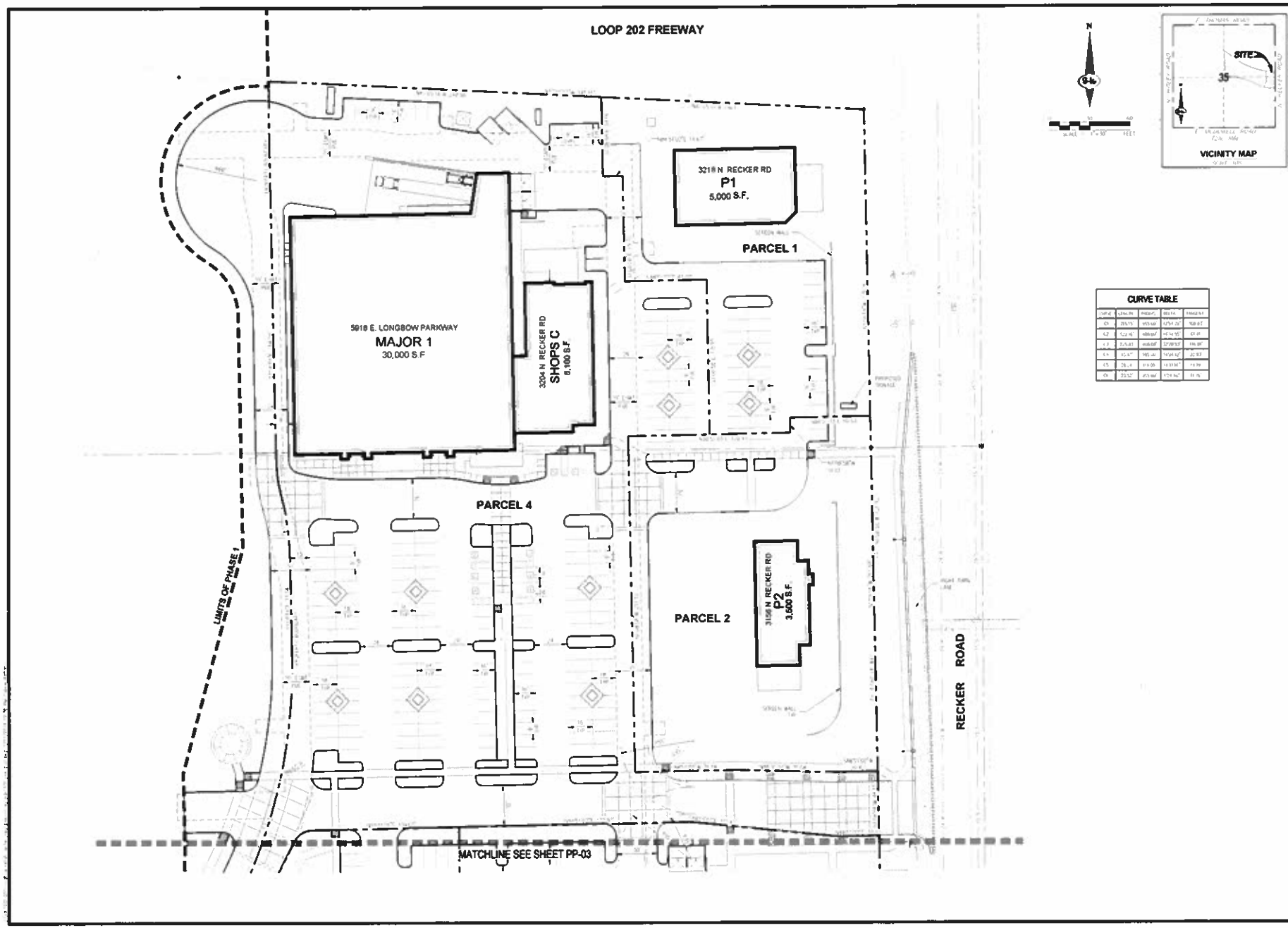
MESA, ARIZONA

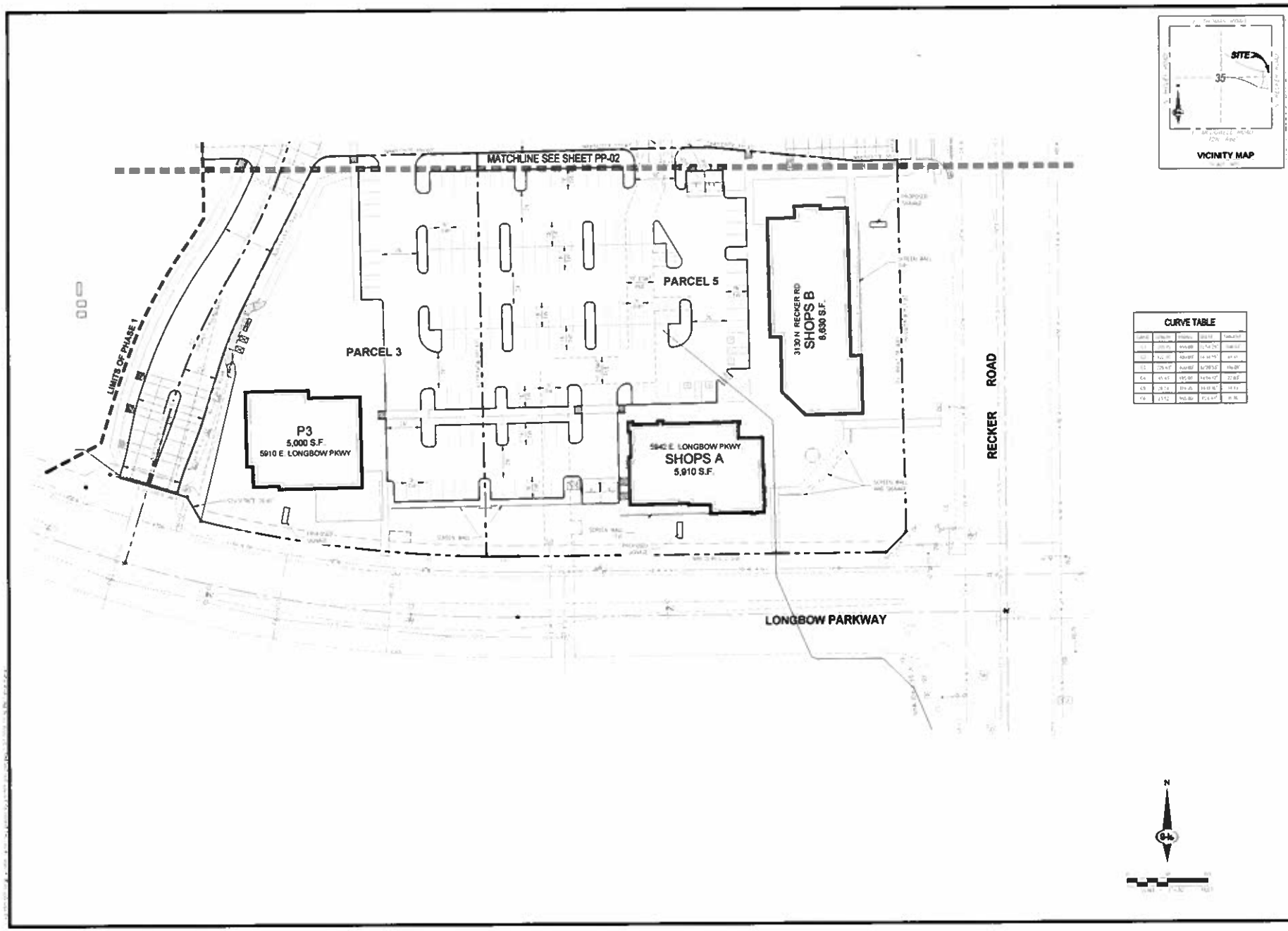
KITCHELL DEVELOPMENT

LONGBOW MARKETPLACE PHASE 1
PRELIMINARY PLAT

DATE: 02/22/2018
DRAWN BY: SAM
DESIGNED BY: PEL
CHECKED BY: PEL
PROJECT NO: KDC1601-001

PP-01


LOOP 202 FREEWAY
3218 N RECKER RD
P1
5,000 S.F.
PARCEL 1
5918 E. LONGBOW PARKWAY
MAJOR 1
30,000 S.F
3204 N RECKER RD
SHOPS C
6,100 S.F
PARCEL 4
PARCEL 2
3156 N RECKER RD
P2
3,500 S.F.
RECKER ROAD
LIMITS OF PHASE 1
MATCHLINE SEE SHEET PP-03
VICINITY MAP
SITE
35
CURVE TABLE
SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
MESA, ARIZONA
KITCHELL DEVELOPMENT
LONGBOW MARKETPLACE PHASE 1
PRELIMINARY PLAT
KDC1601-001
PP-02



CURVE TABLE

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[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
11201 N. TATUM BLVD. #250 PHOENIX, AZ 85028
PHONE (602) 867-6664

NO.	DESCRIPTION	DATE	BY	CHK	APP

MESA, ARIZONA

KITCHELL DEVELOPMENT
LONGBOW MARKETPLACE PHASE 1
PRELIMINARY PLAT

DATE 02/27/2004
DRAFTER SAB
DESIGNER PEL
CHECKED PEL
PROJECT NO. KDC1601-001

PP-03