

PP-01

LOOP 202 FREEWAY

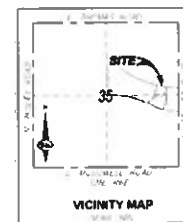
FATCATS FAMILY ENTERTAINMENT CENTER

61,402 S.F.

LOT 1

LOT 2

MATCHLINE SEE SHEET PP-03



CURVE TABLE				
STA. #	PC	PT	PI	UNCL.
1.1	14+04.12	14+27.14	14+35.63	14+12
1.2	14+27.14	14+40.16	14+33.65	14+12
1.3	14+40.16	14+53.18	14+46.67	14+12
1.4	14+53.18	14+66.19	14+59.69	14+12
1.5	14+66.19	14+79.21	14+72.71	14+12
1.6	14+79.21	14+92.23	14+85.73	14+12
1.7	14+92.23	14+105.25	14+98.75	14+12
1.8	14+105.25	14+118.27	15+01.77	14+12

LINE TABLE		
LINE	PC	PT
1.1	14+04.12	14+27.14
1.2	14+27.14	14+40.16
1.3	14+40.16	14+53.18
1.4	14+53.18	14+66.19
1.5	14+66.19	14+79.21
1.6	14+79.21	14+92.23
1.7	14+92.23	14+105.25
1.8	14+105.25	14+118.27



S-I-G
SLATER
HANIFAN
GROUP
CONSULTING ENGINEERS & PLANNERS
1500 N. GILBERT AVENUE, SUITE 100
PHOENIX, ARIZONA 85008

KITCHELL DEVELOPMENT

LONGBOW MARKETPLACE PHASE II

PRELIMINARY PLAT

DATE: 11/17/2016

DRAWN: WCA

CHECKED: PCL

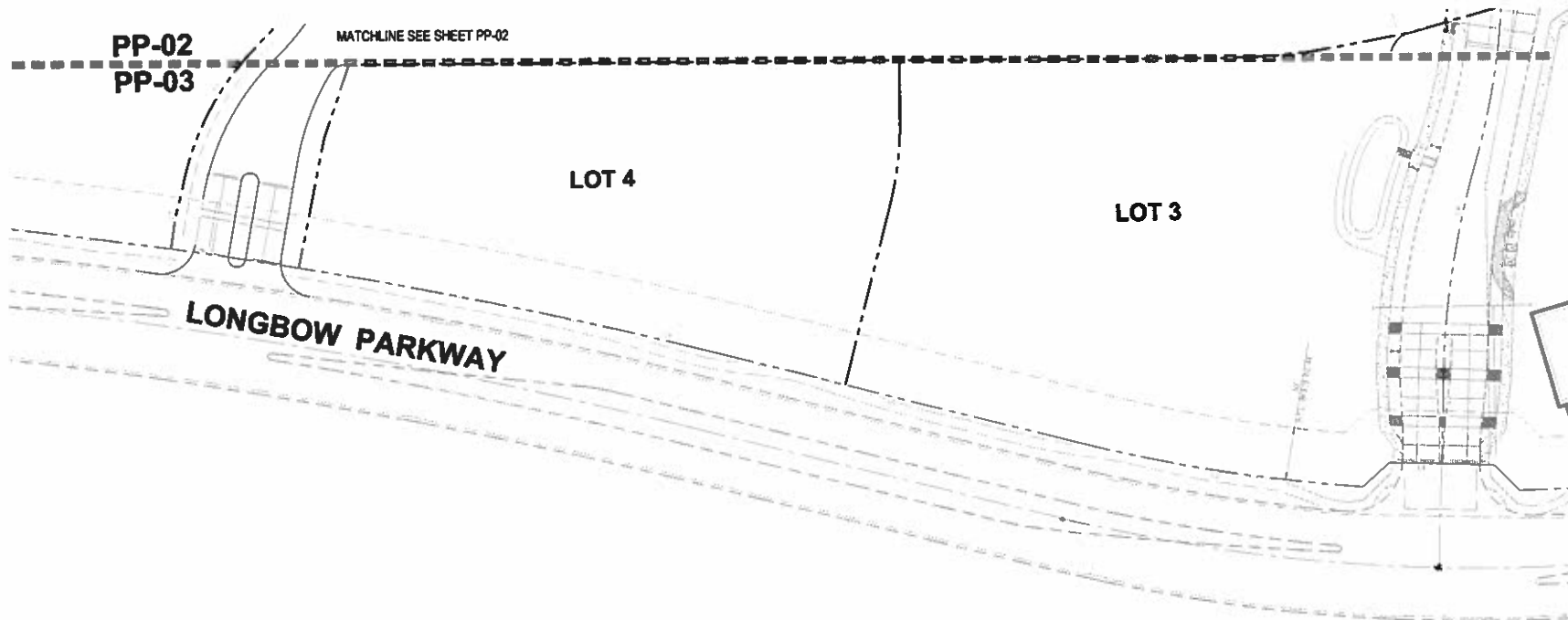
PROJECT NO: KDC1803-000

51926
S-I-G
Seal

PP-02

LINE TABLE		
1.00	0.00	0.00
1.1	1.00	0.00
1.2	2.00	0.00
1.3	3.00	0.00
1.4	4.00	0.00
1.5	5.00	0.00
1.6	6.00	0.00
1.7	7.00	0.00
1.8	8.00	0.00
1.9	9.00	0.00
2.0	10.00	0.00
2.1	11.00	0.00
2.2	12.00	0.00
2.3	13.00	0.00
2.4	14.00	0.00
2.5	15.00	0.00
2.6	16.00	0.00
2.7	17.00	0.00
2.8	18.00	0.00
2.9	19.00	0.00
3.0	20.00	0.00

CURVE TABLE		
1.00	0.00	0.00
1.1	1.00	0.00
1.2	2.00	0.00
1.3	3.00	0.00
1.4	4.00	0.00
1.5	5.00	0.00
1.6	6.00	0.00
1.7	7.00	0.00
1.8	8.00	0.00
1.9	9.00	0.00
2.0	10.00	0.00
2.1	11.00	0.00
2.2	12.00	0.00
2.3	13.00	0.00
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2.8	18.00	0.00
2.9	19.00	0.00
3.0	20.00	0.00



SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
10000 N. 10th Ave., Suite 100
Phoenix, AZ 85021

DATE	10/1/2010
BY	SL
CHECKED	SL
APPROVED	SL

KITCHELL DEVELOPMENT
LONGBOW MARKETPLACE PHASE II
PRELIMINARY PLAT

PROJECT NO.	KDC1803-000
DATE	10/1/2010
BY	SL
CHECKED	SL
APPROVED	SL



PP-03

FINAL PLAT
Longbow Business Park and Golf Club
 Located within a portion of Section 35, Township 2 North,
 Range 6 East, Gila and Salt River Meridian,
 Maricopa County, Arizona

BEST COPY AVAILABLE	
Index Table	
124	25.31
125	25.31
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ADDRESSED BY: COM
TRANSFERRED BY: SAC, CHAS. H. HARRIS, JR.
CHECKED BY: COM
RECORDED DATE: 4-18-68
RECORDED BOOK: 809
RECORDED PAGE: 49



LEGEND

SECTION LINE
DISTING PROPERTY LINE
PROPOSED PARCEL LINE
STREET / COUNTRAIL
DISTING R.O.B.
SUBDIVISION BOUNDARY
EXISTING LINE/IN/OUT
PROPOSED EASEMENT
FED. MONUMENT (AS NO.)
NEW MONUMENT, 1/2"
NEARBY MARKED "PLS 52"
MARICOPA COUNTY RECORD
BUILDING SETBACK LINE

BASE OF BEARING: THE WEST
LINE OF THE SW 1/4 OF SECTION
26, TOWNSHIP 2 NORTH, RANGE 6
EAST, GRA 2 SALT RIVER
WATERWAY, BEARING N 00°47'30" E
352.50 LF

DOVER ASSOCIATES, L.L.C.
4148 N. ARCADIA DR.
PHOENIX, ARIZONA 85018-4302
TEL: (602) 886-2300 /
FAX: (602) 886-2389

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS SHALL BE LIMITED TO WOOD, WIRE OR REMEDIABLE SECTION-TYPE FENCINGS.
3. PERMANENT SURVEY MONUMENTS HAVE BEEN OR SHALL BE SET BY A REGISTERED LAND SURVEYOR AT ALL LOT CORNERS BOUND BY HIGHWAYS.
4. ALL ELECTRICAL LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION, CHAPTER 12-408.
5. AN ANALYSIS EASEMENT AND RELEASE FOR THIS PLAT IS REQUIRED WITH MARICOPA COUNTY RECORDER. THIS SUBDIVISION IS WITHIN 1 MILE OF FALCON FIELD AIRPORT. INFORMATION REGARDING AIRPORT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.
6. A BLANKET EASEMENT FOR GOLF COURSE ACCESS IS CREATED OVER CERTAIN UNDEVELOPED DEVELOPMENT LOT AS SHOWN ON THIS PLAT. PLAT (APPROVED) LOTS 1, 2, 3 AND 4.
7. ALL DEVELOPMENT LOT AREAS SHOWN ON THIS PLAT ARE SUBJECT TO THE BUILDING SETBACKS AS APPROVED WITH CASE 202-0-0.

1. FRONT SETBACK TO BE NOT LESS THAN THIRTY (30) FEET.
2. DOUBLE FRONTAGE LOTS (THROUGH LOTS) TO HAVE SETBACKS NOT LESS THAN THIRTY (30) FEET AT EACH STREET.
3. CORNER LOTS TO HAVE NOT LESS THAN THIRTY (30) FEET AT EACH STREET.
4. SIDE SETBACKS TO BE NOT LESS THAN FIFTY (50) FEET ON EACH SIDE OF THE BUILDING.
5. REAR SETBACKS TO BE NOT LESS THAN THIRTY (30) FEET EXCEPT WHERE THE REAR OF A LOT ABUTS AN ADJACENT GOLF COURSE PROPERTY, THEN THE REAR SETBACK IS TO BE NOT LESS THAN TEN (10) FEET.

6. ROOF ATTENUATION MEASURES ARE TO BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF ALL OCCUPIED OFFICE BUILDING AREAS TO ACHIEVE A NOISE LEVEL REDUCTION OF 20 DB, EXCEPT FOR THOSE BUILDINGS WHICH ARE MANUFACTURING AREAS.

7. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY DECORATIVE PLANTING, LANDSCAPING WITHIN THE FRONT-YARDS OR FRONTAL ORNAMENTAL FACILITIES ON THIS PLAT. THE PROPERTY OWNERS ARE TO BE PROVIDED, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DECORATIVE PLANTING AREAS WITHIN LANDSCAPE PERIMETER AND THE LANDSCAPE AND ORNAMENTATION WITHIN THE LANDSCAPE SETBACKS, WITH THE EXCEPTION OF THE LANDSCAPE MEDIAN. ALL OTHER LANDSCAPING SHALL BECOME THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER.

STATE OF ARIZONA)
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS, THAT DOWNEY ASSOCIATES, L.L.C., AS OWNER, DOES HEREBY FURNISH THIS PLAT LOCATED WITHIN A PORTION OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE 6TH AND 5TH RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND MAPPED HEREON, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND OWNS THE DISPOSITION OF THE LOTS CONSTITUTING SAME, AND THAT SAID LOTS SHALL BE KNOWN BY THE NUMBER GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

DONER ASSOCIATES, LLC, as OWNER, HEREBY CONVEYANCE TO THE CITY OF MESA FOR USE OF THE PUBLIC THE FULL STREET OF 100' WIDELAND ROAD AND W. REDWOOD ROAD. EASEMENTS ARE GRANTED FOR THE PURPOSES SHOWN HEREON. OWNER WARRANTS AND REPRESENTS TO THE CITY OF MESA TO BE THE SOLE OWNER OF THE PROPERTY CONVEYED HEREON AND THAT EVERY LEGAL, LANDLORD, HOLDER OR OTHER PERSON OR ENTITY HAVING ANY INTEREST IN THE PROPERTY TO CONVEY TO THE CITY OF MESA HAS BEEN ADVISED OF THE CONVEYANCE AND OF THE PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS MAP HAS CONSENTED TO OR JOINED IN THIS MAP AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDING OFFICE OR WHICH OWNER MAY RECORD NOT LATER THAN THE DATE ON WHICH THIS MAP IS RECORDED. THERE HAS BEEN NO RECORDING OF ANY OTHER INSTRUMENTS OF CONVEYANCE, CONDITIONS, AND EASEMENTS FOR LOT 100, SURFERS PARK AND ROLF GOLF.

IN WITNESS WHEREOF COVER ASSOCIATES, L.L.C., AS OWNER, HAS HERETOFORE CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER HEREUNTO DAILY AUTHORIZED THIS 12th DAY OF MARCH, 2008.

CHRYSLER FINANCIAL SERVICES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY **ROBERT M. WARDOL**
ITS MANAGER/EDITOR

STATE OF ARIZONA)
COUNTY OF MARICOPA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF March 2008, BY Robert H. Umphreds WHO ACKNOWLEDGED HIMSELF TO BE ROBERT H. UMPHREDS OF DOWER ASSOCIATES, L.L.C., ACTING AS MANAGER/MEMBER OF DOWER ASSOCIATES, L.L.C., AND AS SUCH OFFICER BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE COMPANY BY HIMSELF AS SUCH OFFICER.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC Jim E. Cook
MY COMMISSION EXPIRES APRIL 8, 2002



I, R. BRUCE DOBSON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CONSISTING OF 2 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF OCTOBER 2008; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS, CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

R. GREGG DOBSON
113 SOUTH ROCKFORD DRIVE
SCOTT, ARIZONA 85501

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THE
2002 DAY OF FEBRUARY 2006.

APPROVED BY: _____ ATTEST: _____
MAYOR CLERK

THIS IS TO CERTIFY THAT THE AREA PLATED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-578.

City of Chicago

DATA

A-117583

FINAL PLAT
Longbow Business Park
AND GOLF CLUB
Mesa, Arizona

PROJECT NO.	100
SCALE	AS SHOWN
DRAWN BY	LA
CHECKED BY	9
DATE	01-10-2000

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2

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RD V
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RD V
RF V



Site Consultants, Inc.
ENGINEERS • SURVEYORS • CONSULTANTS
113 SOUTH ROOFORD DRIVE, TEMPE, ARIZONA 85281
TEL: (602) 894-2820, FAX: (602) 894-2847

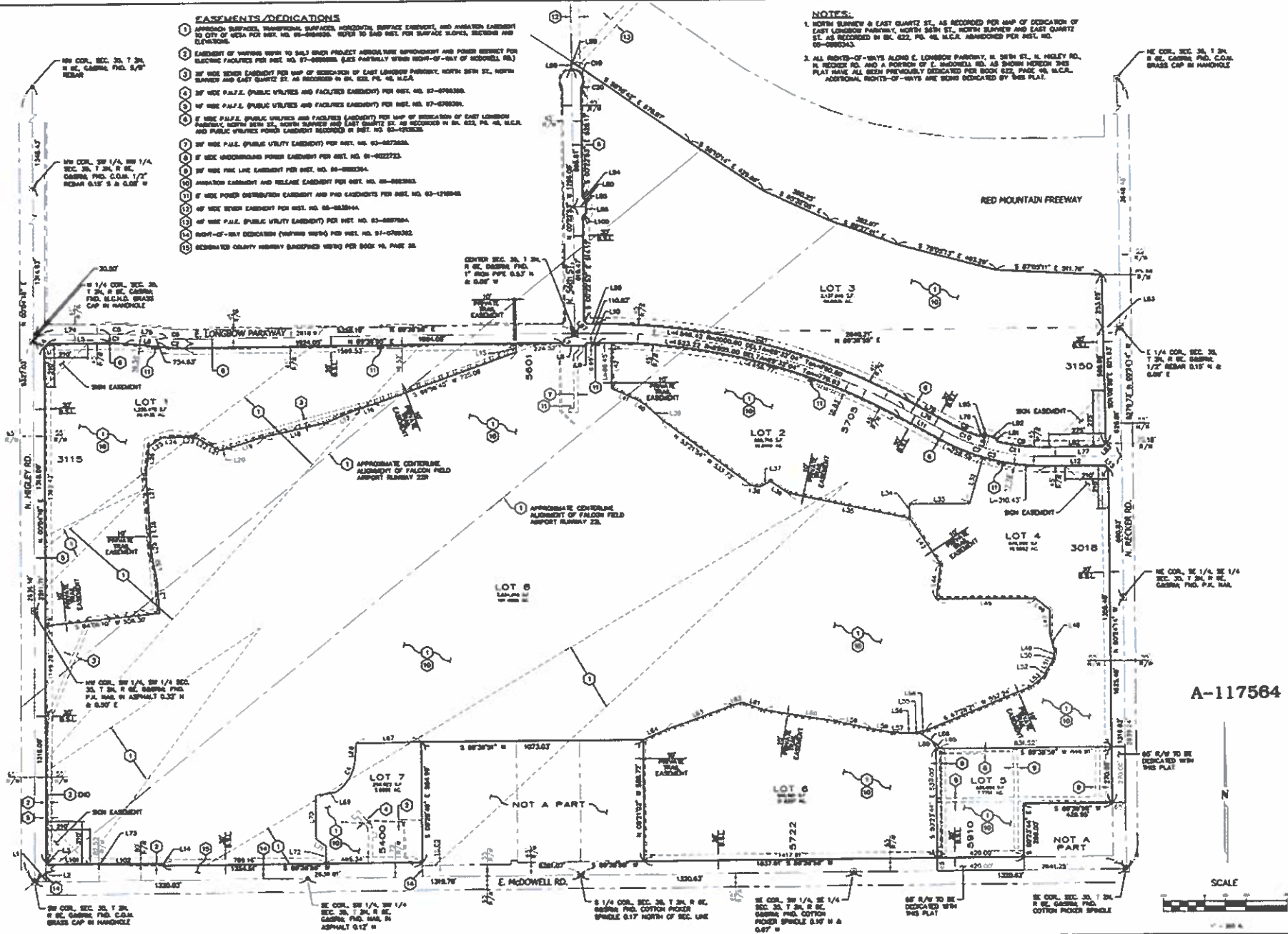
FINAL PLAT

EASEMENTS/DEDICATIONS

1. APPROXIMATE SURFACE, TRANSFERRED SURFACE, HORIZONTAL, SURFACE EASEMENT, AND AVIATION EASEMENT TO CITY OF MESA PER DIST. NO. 99-000000. REFER TO SAID DIST. FOR SURFACE SLOPES, SECTIONS AND ELEVATIONS.
2. EASEMENT OF WAYING WITHIN TO SAID ROAD PROJECT AGRICULTURE EASEMENT AND POWER EASEMENT FOR ELECTRIC FACILITIES FOR DIST. NO. 97-000000. (SAID PARTIALLY WITHIN RIGHT-OF-WAY OF MCCOY RD.)
3. 20' WIDE VEHICULAR EASEMENT FOR MAP OF DEDICATION OF EAST LONGHORN PARKWAY, NORTH 26TH ST., NORTH 28TH ST. AND EAST QUARTZ ST. AS RECORDED IN BK. 222, PG. 48, M.C.A. ABANDONED FOR DIST. NO. 00-000000.
4. 20' WIDE P.U.L. (PUBLIC UTILITIES AND FACILITIES EASEMENT) FOR DIST. NO. 97-000000.
5. 20' WIDE P.U.L. (PUBLIC UTILITIES AND FACILITIES EASEMENT) FOR DIST. NO. 97-000000.
6. 20' WIDE P.U.L. (PUBLIC UTILITIES AND FACILITIES EASEMENT) FOR MAP OF DEDICATION OF EAST LONGHORN PARKWAY, NORTH 26TH ST., NORTH 28TH ST. AND EAST QUARTZ ST. AS RECORDED IN BK. 222, PG. 48, M.C.A. AND PUBLIC UTILITIES POWER EASEMENT RECORDED IN DIST. NO. 97-000000.
7. 20' WIDE P.U.L. (PUBLIC UTILITIES EASEMENT) FOR DIST. NO. 97-000000.
8. 20' WIDE UNDERGROUND POWER EASEMENT FOR DIST. NO. 97-000000.
9. 20' WIDE FIRE LANE EASEMENT FOR DIST. NO. 97-000000.
10. AVIATION EASEMENT AND RELEASE EASEMENT FOR DIST. NO. 97-000000.
11. 20' WIDE POWER DISTRIBUTION EASEMENT AND P.D. EASEMENTS FOR DIST. NO. 97-000000.
12. 20' WIDE POWER EASEMENT FOR DIST. NO. 97-000000.
13. 20' WIDE P.U.L. (PUBLIC UTILITIES EASEMENT) FOR DIST. NO. 97-000000.
14. 20' WIDE P.U.L. (PUBLIC UTILITIES EASEMENT) FOR DIST. NO. 97-000000.
15. RIGHT-OF-WAY DEDICATION (WAYING WITHIN) FOR DIST. NO. 97-000000.
16. DEDICATED COUNTY HIGHWAY (SAID WITHIN) FOR DIST. NO. 97-000000.

NOTES:

1. NORTH 26TH ST. & EAST QUARTZ ST., AS RECORDED FOR MAP OF DEDICATION OF EAST LONGHORN PARKWAY, NORTH 26TH ST., NORTH 28TH ST. AND EAST QUARTZ ST. AS RECORDED IN BK. 222, PG. 48, M.C.A. ABANDONED FOR DIST. NO. 00-000000.
2. ALL RIGHTS-OF-WAY ALONG E. LONGHORN PARKWAY, N. 26TH ST., N. 28TH ST., N. 30TH ST., N. 32ND ST. AND A PORTION OF E. MCCOY RD. AS SHOWN HEREON THIS PLAT HAVE ALL BEEN PREVIOUSLY DEDICATED FOR BOOK 222, PAGE 48, M.C.A. ADDITIONAL RIGHTS-OF-WAY ARE BEING DEDICATED BY THIS PLAT.



Site Consultants, Inc.
ENGINEERS - SURVEYORS - CONSULTANTS
113 SOUTH MCCOY RD., SUITE 100, MESA, ARIZONA 85204
TEL: (480) 844-2828 FAX: (480) 844-2827

FINAL PLAT
LONGHORN BUSINESS PARK
AND GOLF CLUB
MESA, ARIZONA



PROJECT NO.	117564
SCALE	1" = 200'
DRAWN BY	T.P.
CHECKED BY	RED
DATE	07-20-2000
REVISIONS	1-10-2000

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