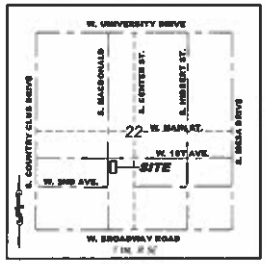
PRELIMINARY PLAT

SEC FIRST & MACDONALD PHASE 2

A SUBDIVISION SITUATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, A REPLAT OF LOT 1, ACCORDING TO BOOK 1308 OF MAPS, PAGE 26, AND A POTION OF LOTS 3 AND 4 BOOK 3 OF MAPS, PAGE 11, RECORDS OF MARICOPA COUNTY, ARIZONA



VICINITY MAP

SIG
SURVEY INNOVATION GROUP, INC.
Land Surveying Service
23425 N. 16th ST., SUITE 1
PHOENIX, ARIZONA 85024
PHONE (480) 922-0780
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DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS

THAT CITY OF MESA, AN ARIZONA MUNICIPAL CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "SEC FIRST & MACDONALD PHASE 2" A SUBDIVISION SITUATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, A REPLAT OF LOT 1, ACCORDING TO BOOK 1308 OF MAPS, PAGE 26, AND A POTION OF LOTS 3 AND 4 BOOK 3 OF MAPS, PAGE 11, RECORDS OF MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "SEC FIRST & MACDONALD PHASE 2" AND HEREBY SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE STREETS, LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH STREET, LOT, TRACTS AND EASEMENT SHALL BE KNOWN BY THE NAME, NUMBER OR LETTER GIVEN TO EACH RESPECTIVELY ON SAID PLAT ALL EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN

CITY OF MESA, AN ARIZONA MUNICIPAL CORPORATION, AS OWNER HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS ____ DAY OF _____ 20__

BY CITY OF MESA, AN ARIZONA MUNICIPAL CORPORATION

ITS _____

BY _____

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS _____ DAY OF _____ 20__ BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF CITY OF MESA, AN ARIZONA MUNICIPAL CORPORATION, AND ACKNOWLEDGED THAT HE/SHE, AS SUCH OFFICER, BEING AUTHORIZED TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED IN WITNESS THEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY _____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

AREA

SUBJECT PROPERTY CONTAINS 72,448 SQUARE FEET OR 1 663 ACRES, MORE OR LESS

BENCHMARK

BRASS TAG AT THE NORTHEAST CORNER OF MESA DRIVE AND BROADWAY ROAD
ELEVATION = 1233 60 (CITY OF MESA DATUM, NAVD 88)

BASIS OF BEARING

THE CENTERLINE OF 1ST AVENUE WHICH BEARS NORTH 89 DEGREES 43 MINUTES 54 SECONDS WEST

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2265 M, DATED NOVEMBER 4, 2015, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (SHADED). 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

LEGAL DESCRIPTION

ALL OF LOT 1 ACCORDING TO BOOK 1308 OF MAPS, PAGE 26, OFFICIAL RECORDS OF MARICOPA COUNTY AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1;

THENCE SOUTH 89 DEGREES 43 MINUTES 54 SECONDS EAST, A DISTANCE OF 77 50 FEET,

THENCE SOUTH 0 DEGREES 15 MINUTES 38 SECONDS WEST, A DISTANCE OF 110.00 FEET,

THENCE NORTH 90 DEGREES 0 MINUTES 0 SECONDS EAST, A DISTANCE OF 85 54 FEET,

THENCE SOUTH 0 DEGREES 0 MINUTES 0 SECONDS EAST, A DISTANCE OF 176 57 FEET TO A POINT OF CURVE TO THE LEFT,

THENCE SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 89 DEGREES 55 MINUTES 23 SECONDS, A DISTANCE OF 54 93 FEET,

THENCE SOUTH 89 DEGREES 55 MINUTES 23 SECONDS EAST, A DISTANCE OF 3[illegible] FEET,

THENCE SOUTH [illegible] DEGREES 16 MINUTES 38 SECONDS WEST, A DISTANCE OF 144 21 FEET,

THENCE NORTH 89 DEGREES 43 MINUTES 25 SECONDS WEST, A DISTANCE OF 202 04 FEET,

THENCE NORTH [illegible] DEGREES 16 MINUTES 24 SECONDS EAST, A DISTANCE OF 465.18 FEET TO THE POINT OF BEGINNING

NOTES

1 ALL COMMUNICATION AND ELECTRIC LINES TO BE INSTALLED UNDERGROUND PER ARIZONA CORP. COMMISSION GENERAL ORDER U-48

2 ALL UTILITIES ARE TO BE PLACED UNDERGROUND

3 THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES, PRIVATE DRIVES, LANDSCAPED AREAS WITHIN THIS PROJECT

4 CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.

5 NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL ANY OTHER IMPROVEMENTS OR ALTERNATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION FROM THE CITY OF MESA

6 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 PROPERTY OWNER(S)

ENGINEER

KLAND ENGINEERING
7227 NORTH 16TH STREET, SUITE 217
PHOENIX, AZ 85020
PHONE: 480-344-0480
FAX 480-393-8825

OWNER

CITY OF MESA,
AN ARIZONA MUNICIPAL CORPORATION
20 EAST MAIN STREET
MESA, AZ 85211

DEVELOPER

MHA III, LLC
C/O TODD MARSHALL
INFO@UDPARTNERS COM

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THIS _____ DAY OF _____ 20__

BY _____ ATTEST: _____
MAYOR CLERK

ASSURED WATER SUPPLY

THIS TO CERTIFY THAT THE AREA PLATTED 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 45-576

BY _____ _____
CITY ENGINEER DATE

SURVEYOR'S CERTIFICATION

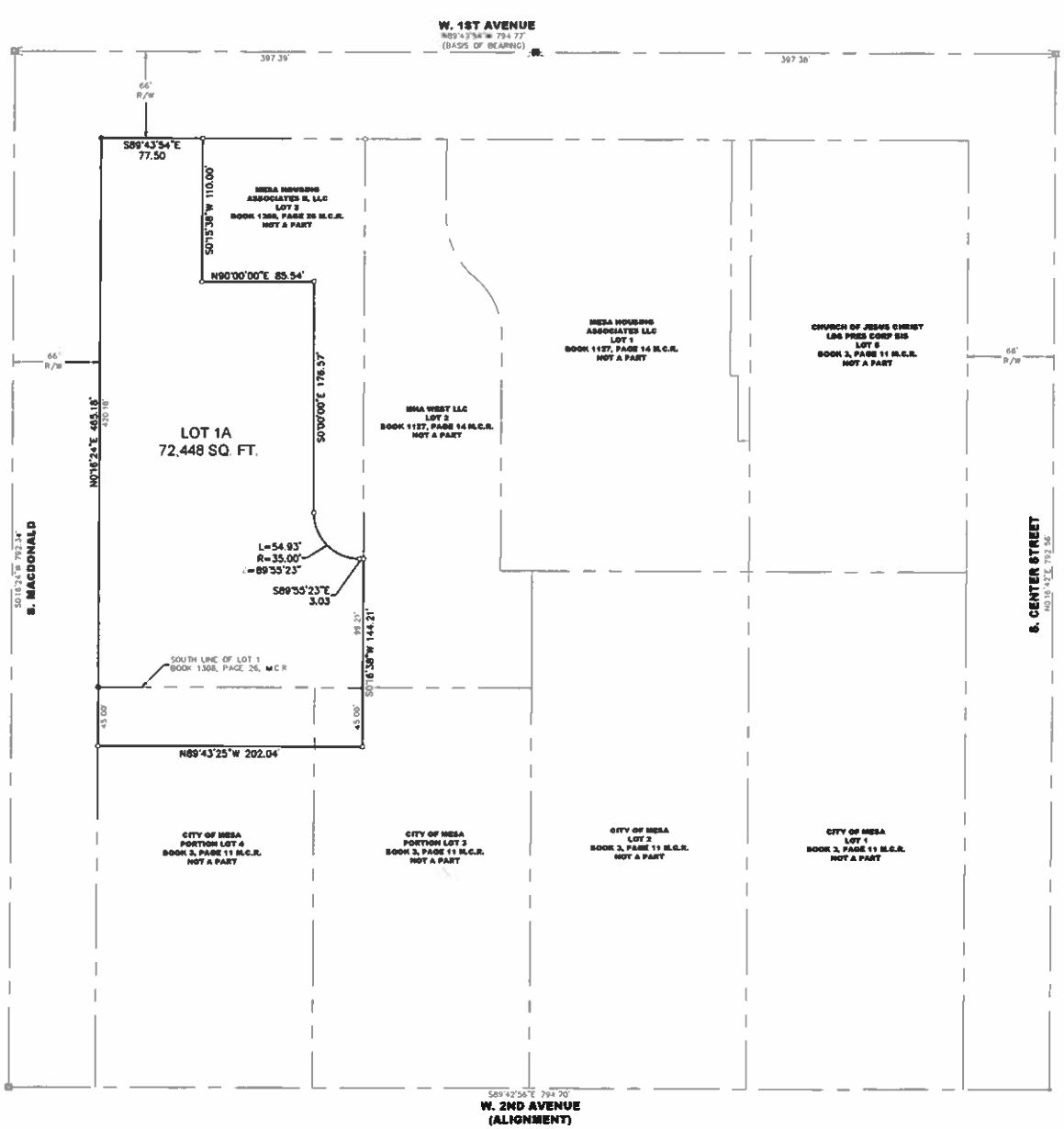
I JERRY L. DODD JR. HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP OR PLAT CONSISTING OF 2 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF MARCH 2019, THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE BOUNDARY MONUMENTS EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; THAT THE CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT THE TIME OF CONSTRUCTION.

BY _____ 04/22/2019
JERRY L. DODD JR (REGISTERED LAND SURVEYOR DATE
ARIZONA REGISTRATION NO 52139
23425 N 16TH STREET, SUITE 1
PHOENIX, ARIZONA 85024

APPROVED PLANS
PLANNING AND ZONING BOARD
DATE: 6.12.19
WITH STIPS: YES ☒ NO ☐

PRELIMINARY PLAT
SEC FIRST & MACDONALD PHASE 2
MESA, ARIZONA

DRAWING NAME:	15-249 REPLAT
JOB NO.	2015-249
DRAWN.	JLD
CHECKED:	JAS
DATE:	04/22/2019
SCALE:	N.T.S.
SHEET:	1 OF 1



LEGEND

- FOUND STONE IN HANDHOLE
- FOUND 1/2" REBAR WITH CAP RLS #35833
- FOUND BRASS CAP IN HANDHOLE
- FOUND PK NAIL WITH TAG RLS #35833
- SET PROPERTY CORNER
- R/W RIGHT OF WAY
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- LOT LINE – BOOK 23, PAGE 18
- STREET MONUMENT LINE

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1A	72,448	1.663

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PRELIMINARY PLAT
SEC FIRST & MACDONALD PHASE 2
MESA, ARIZONA

JERRY L. DODD JR.

DRAWING NAME:	15-249 REPLAT
JOB NO.	2015-249
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DATE:	04/22/2019
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SHEET:	1 OF 1