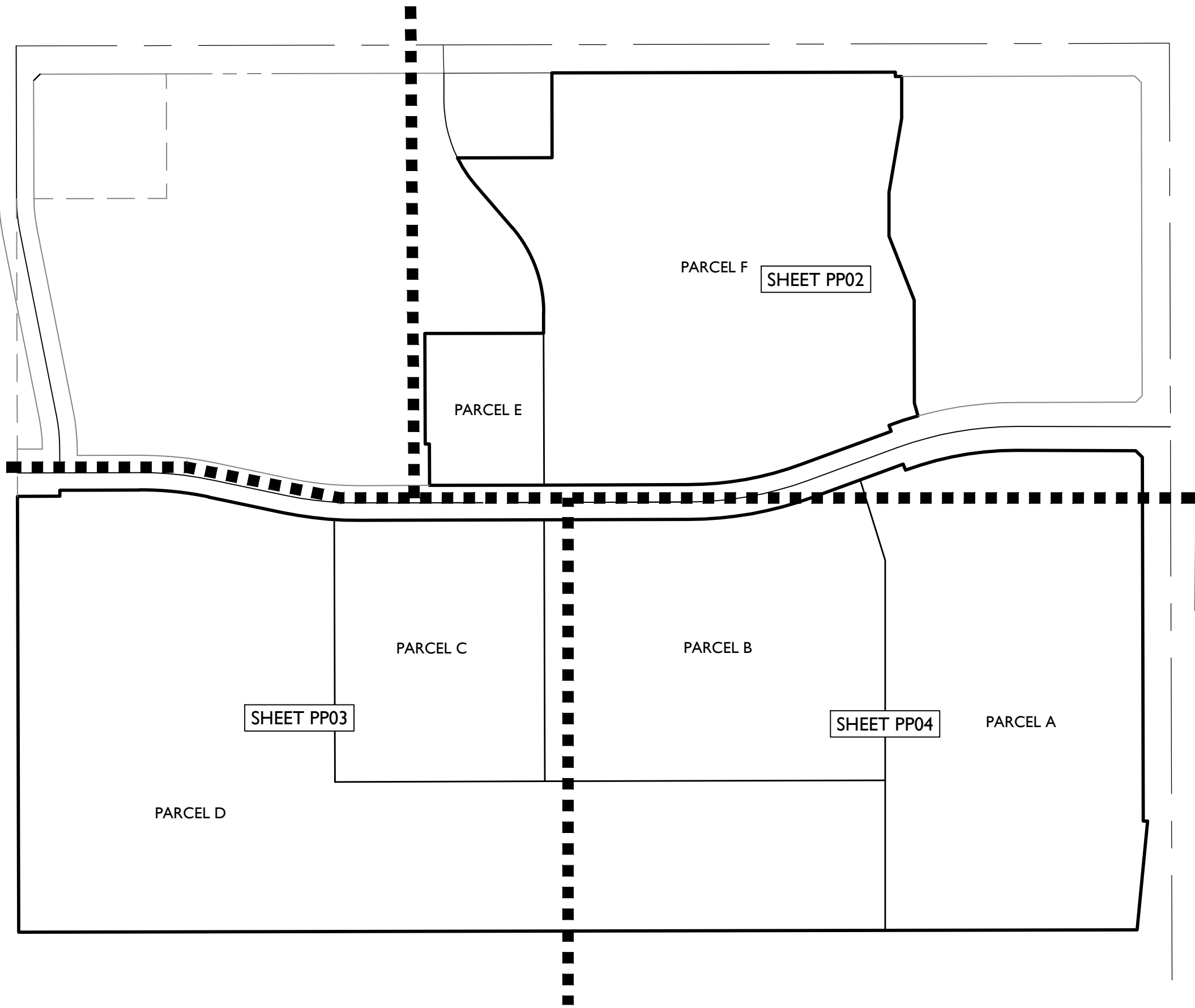


PRELIMINARY PLAT
FOR
MOUNTAIN VISTA MARKETPLACE

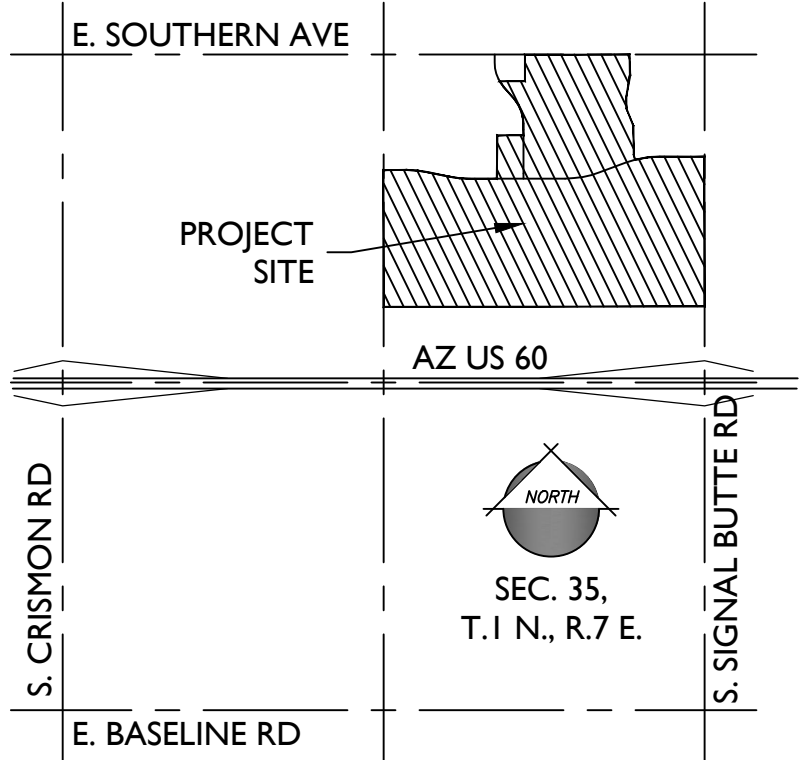
A PORTION OF NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 7
EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



PARCEL AREA TABLE		
PARCEL	AREA (SF)	AREA (AC)
A	653,128	14.9938
B	482,867	11.0851
C	290,159	6.6611
D	1,159,942	26.6286
E	94,392	2.1669
F	780,547	17.9189

VICINITY MAP

N.T.S.



PROJECT TEAM

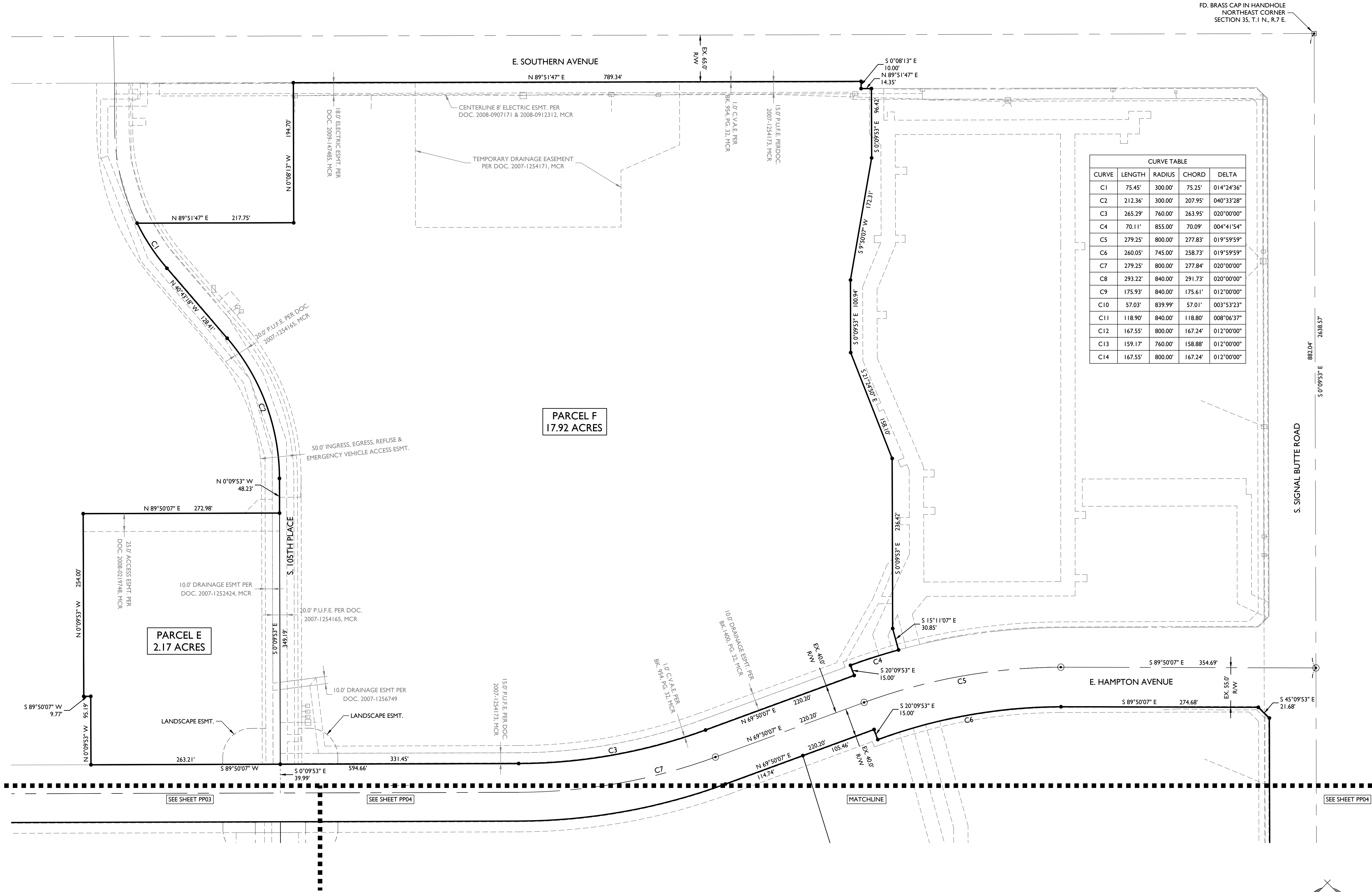
MASTER DEVELOPER: BELA FLOR 1635 N. GREENFIELD RD., STE. 115 MESA, AZ 85205 TEL: (480)-553-7236 CONTACT: HUDD HASSELL hudd@belafllor.com	CONSULTANT: EPS GROUP, INC. 1130 N. ALMA SCHOOL RD., STE. 120 MESA, AZ 85201 TEL: (480)-503-2250 CONTACT: BRIAN NICHOLLS, PE brian.nicholls@epsgroupinc.com
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PROJECT DATA

A.P.N. EXISTING GENERAL PLAN EXISTING ZONING CURRENT LAND USE	PORTIONS OF 220-81-780; 781; 783 MIXED USE ACTIVITY DISTRICT LIMITED COMMERCIAL PAD (LC PAD) VACANT / UNDEVELOPED
GROSS AREA NET AREA	± 85.96 ACRES ± 79.45 ACRES

LEGEND

ESMT R/W BCHH BCFL ADOT MCR DOC. PUE PUFE APN COM VNAE BSL PSL	EASEMENT RIGHT OF WAY BRASS CAP IN HAND HOLE BRASS CAP FLUSH ARIZONA DEPARTMENT OF TRANSPORTATION MARICOPA COUNTY ASSESSOR DOCUMENT PUBLIC UTILITIES EASEMENT PUBLIC UTILITIES AND FACILITIES EASEMENT ASSESSORS PARCEL NUMBER CITY OF MESA VEHICULAR NON-ACCESS EASEMENT BUILDING SETBACK LINE PARKING SETBACK LINE
---	---



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS
GROUP

Project:

Revisions:

NOVEMBER 4, 2019 - 1ST SUBMITTAL
DECEMBER 16, 2019 - 2ND SUBMITTAL
FEBRUARY 10, 2020 - 3RD ZONING SUBMITTAL

Call all easement lines and existing days
before you begin excavation.
ARIZONA
State of Arizona
Mesa, Arizona
In Maricopa County (802063-1100)

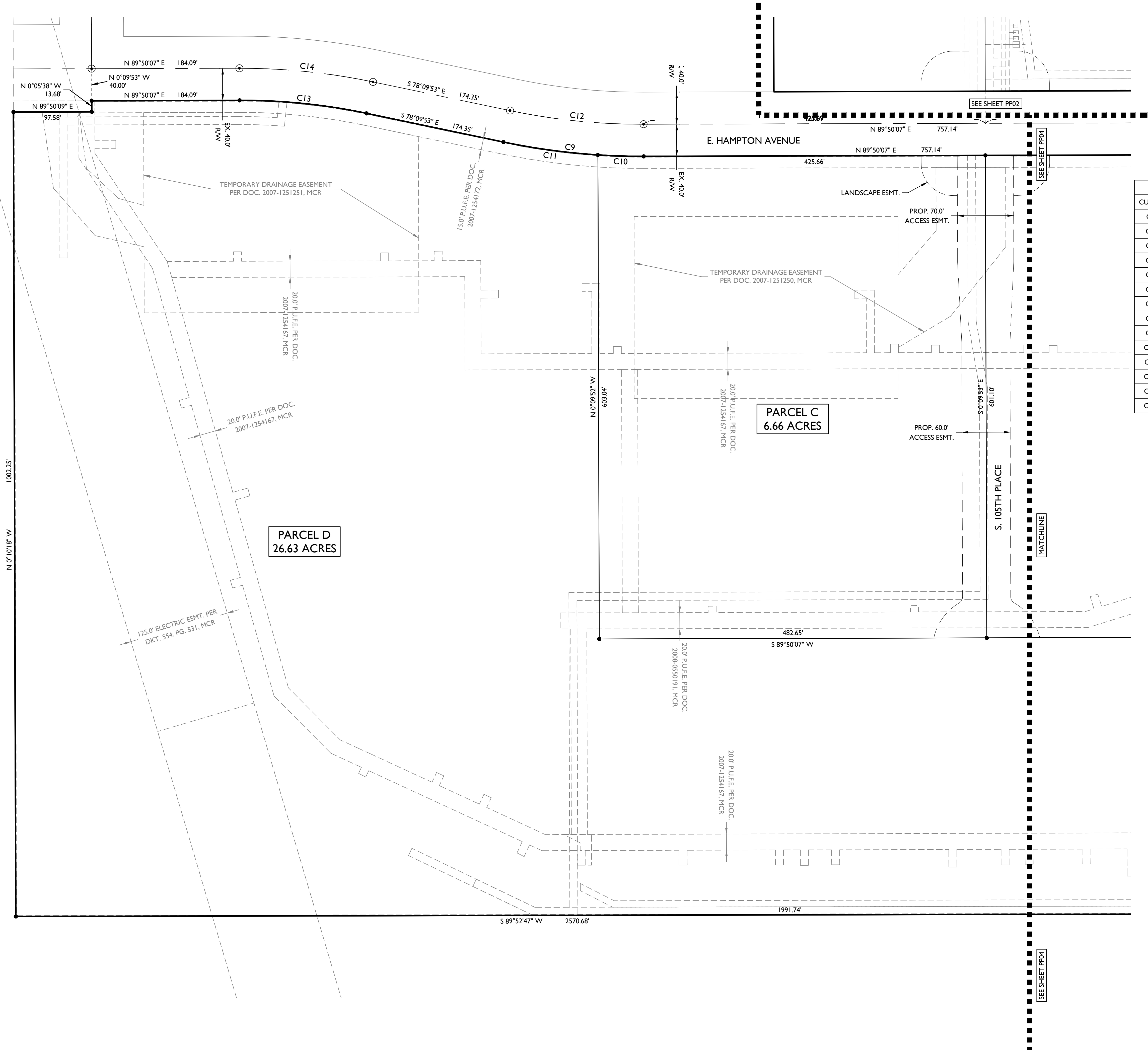
Designer: DCH
Drawn by: DCH

Preliminary
Not For
Construction
Or
Recording

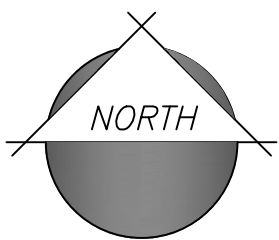
Job No.
19-0961

PP02

Sheet No.
2
of 4



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	75.45'	300.00'	75.25'	014°24'36"
C2	212.36'	300.00'	207.95'	040°33'28"
C3	265.29'	760.00'	263.95'	020°00'00"
C4	70.11'	855.00'	70.09'	004°41'54"
C5	279.25'	800.00'	277.83'	019°59'59"
C6	260.05'	745.00'	258.73'	019°59'59"
C7	279.25'	800.00'	277.84'	020°00'00"
C8	293.22'	840.00'	291.73'	020°00'00"
C9	175.93'	840.00'	175.61'	012°00'00"
C10	57.03'	839.99'	57.01'	003°53'23"
C11	118.90'	840.00'	118.80'	008°06'37"
C12	167.55'	800.00'	167.24'	012°00'00"
C13	159.17'	760.00'	158.88'	012°00'00"
C14	167.55'	800.00'	167.24'	012°00'00"



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T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

Project:
Mountain Vista Marketplace
Mesa, AZ

Revisions:
NOVEMBER 4, 2019 - 1ST SUBMITTAL
DECEMBER 16, 2019 - 2ND SUBMITTAL
FEBRUARY 10, 2020 - 3RD ZONING SUBMITTAL

Call all board and staff working days
before noon begin execution.

Division of Public Works (DPW) (R00-0548)
in Maricopa County (R02063-1100)

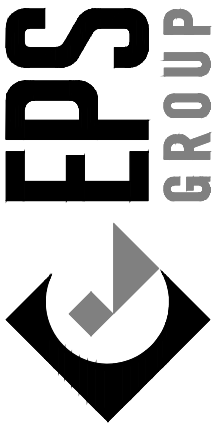
Designer: DCH
Drawn by: DCH

Preliminary
Not For
Construction
Or
Recording

Job No.
19-0961

PP03

Sheet No.
3
of 4

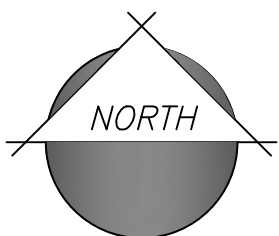


Mountain Vista Marketplace

Mesa, AZ

Preliminary Plat

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	75.45'	300.00'	75.25'	014°24'36"
C2	124.36'	300.00'	200.90'	040°33'28"
C3	265.29'	760.00'	263.95'	020°00'00"
C4	70.11'	855.00'	70.09'	004°41'54"
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C13	159.17'	760.00'	158.88'	012°00'00"
C14	167.55'	800.00'	167.24'	012°00'00"



Call at least two full working days
before you begin excavation.

ARIZONA 811
Arizona Stike Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

Designer: DCH
Drawn by: DCH

Preliminary
Not For
Construction
Or
Recording

Job No.
19-0961

Sheet No.
4
of 4