

PRELIMINARY PLAT FOR "SIGNAL BUTTE CROSSINGS"

OF A PORTION OF THE WEST HALF OF SECTION 1,
TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SHEET INDEX

SHEET 1: COVER SHEET
SHEET 2: LOT 1, LOT 2, LOT 3 AND LOT 9
SHEET 3: LOT 4, LOT 5 AND LOT 6
SHEET 4: LOT 7 AND LOT 8

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss

KNOWN ALL MEN BY THESE PRESENTS:

SIGNAL BUTTE LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "SIGNAL BUTTE CROSSINGS", LOCATED IN THE WEST HALF OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 7 EAST, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH OF THE STREETS, LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE STREETS, LOTS, TRACTS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

SIGNAL BUTTE LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED BY THIS PLAT, AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON OR ENTITY HAVING ANY INTEREST THAT IS ADVERSE TO OR INCONSISTENT WITH THE FOREGOING DEDICATION, OR ANY OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT, HAS CONSENTED TO OR JOINED IN THIS PLAT AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH SIGNAL BUTTE LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

SIGNAL BUTTE LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS _____ DAY OF _____, 2024.
SIGNAL BUTTE LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY _____

ITS _____

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024 BY _____, IN THEIR AFOREMENTIONED CAPACITY ON BEHALF OF SIGNAL BUTTE LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

SURVEYORS NOTES

- THE SURVEY IS ORIENTED TO NAD83 ARIZONA CENTRAL ZONE PER MARICOPA COUNTY ARIZONA DEPARTMENT OF TRANSPORTATION, POINT NOS. 10273 & 469, OBTAINED FROM THE MARICOPA COUNTY ARIZONA DEPARTMENT OF TRANSPORTATION SURVEY POINTS WEBSITE (<https://gis.maricopa.gov/surveypoints/>).
- ALL TITLE INFORMATION AND THE DESCRIPTION SHOWN IS BASED ON A TENTH AMENDED COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER 55004301-055-NYA-DW, DATED SEPTEMBER 13, 2022, AMENDED SEPTEMBER 16, 2022.

FLOOD ZONE

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2790L, DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN ZONE X (SHADED). ZONE X (SHADED) IS DEFINED AS "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."

LOT AREA TABLE

	AREA	ZONING
LOT 1	588,202 SQ. FT. 13.503 ACRES	GI - GENERAL INDUSTRIAL
LOT 2	507,440 SQ. FT. 11.649 ACRES	GI - GENERAL INDUSTRIAL
LOT 3	1,718,724 SQ. FT. 39.456 ACRES	GI - GENERAL INDUSTRIAL
LOT 4	936,046 SQ. FT. 21.489 ACRES	GI - GENERAL INDUSTRIAL
LOT 5	829,334 SQ. FT. 19.039 ACRES	GI - GENERAL INDUSTRIAL
LOT 6	1,745,211 SQ. FT. 40.065 ACRES	GI - GENERAL INDUSTRIAL
LOT 7	840,806 SQ. FT. 19.302 ACRES	GI - GENERAL INDUSTRIAL
LOT 8	900,659 SQ. FT. 20.676 ACRES	GI - GENERAL INDUSTRIAL
LOT 9	317,124 SQ. FT. 7.280 ACRES	GI - GENERAL INDUSTRIAL
TOTAL	8,383,546 SQ. FT. 192.459 ACRES	

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

RESULTS OF SURVEY IN BOOK 937 OF MAPS, PAGE 4, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 1139 OF MAPS, PAGE 39, MARICOPA COUNTY RECORDS

LAND SPLIT IN BOOK 1635 OF MAPS, PAGE 34, MARICOPA COUNTY RECORDS

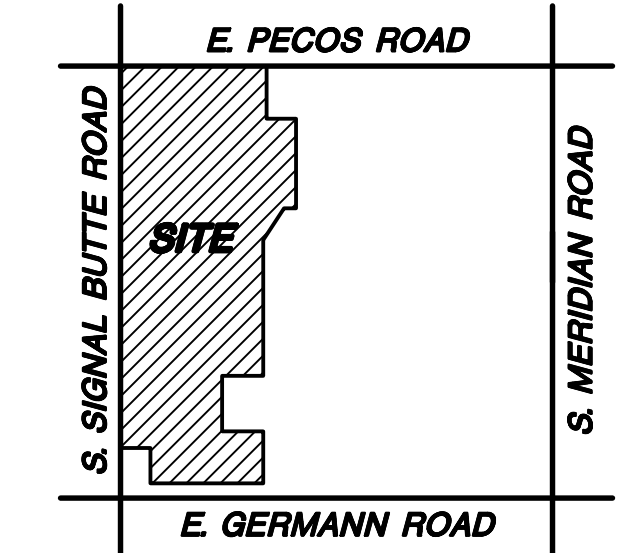
DESCRIPTION

PARCEL A:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1 FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 1 BEARS SOUTH 89°36'20" EAST 2638.98 FEET;
THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 1 SOUTH 89°36'20" EAST 75.02 FEET;
THENCE SOUTH 00°32'51" WEST A DISTANCE OF 65.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF EAST PECOS ROAD AS SHOWN ON DOCUMENT NO. 1990-0347455, RECORDS OF MARICOPA COUNTY, ARIZONA, ALSO BEING THE POINT OF BEGINNING;
THENCE ALONG SAID SOUTH RIGHT OF WAY LINE SOUTH 89°36'20" EAST 1682.45 FEET;
THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE SOUTH 00°45'35" EAST 606.97 FEET;
THENCE NORTH 89°13'32" EAST 440.74 FEET;
THENCE SOUTH 00°46'28" EAST 975.96 FEET;
THENCE SOUTH 89°14'12" WEST 50.18 FEET;
THENCE SOUTH 37°07'19" WEST 830.87 FEET;
THENCE SOUTH 00°45'48" EAST 303.70 FEET;
THENCE SOUTH 89°10'20" WEST 1572.43 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH SIGNAL BUTTE ROAD AS SHOWN ON SAID DOCUMENT NO. 1990-0347455, ALSO BEING 65.00 FEET EAST OF THE WEST QUARTER CORNER OF SAID SECTION 1;
THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING 3 COURSES:
THENCE NORTH 00°46'00" WEST 2010.00 FEET;
THENCE NORTH 72°07'22" EAST 10.46 FEET;
THENCE NORTH 00°46'00" WEST 564.99 FEET TO THE POINT OF BEGINNING.

PARCEL C:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1 FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 1 BEARS NORTH 00°45'53" WEST 2627.37 FEET;
THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 1 NORTH 00°45'53" WEST 524.00 FEET;
THENCE DEPARTING SAID WEST LINE NORTH 89°14'07" EAST 65.00 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTH SIGNAL BUTTE ROAD AS SHOWN ON DOCUMENT NO. 1990-0347456, RECORDS OF MARICOPA COUNTY, ARIZONA, ALSO BEING THE POINT OF BEGINNING;
THENCE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 00°45'53" WEST 2102.12 FEET TO A POINT 65.00 FEET EAST OF SAID WEST QUARTER CORNER, ALSO BEING ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 1;
THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE NORTH 89°10'20" EAST 1572.43 FEET;
THENCE SOUTH 00°45'48" EAST 1166.84 FEET;
THENCE SOUTH 89°14'12" WEST 462.06 FEET;
THENCE SOUTH 00°45'48" EAST 757.28 FEET;
THENCE NORTH 89°14'12" EAST 443.77 FEET;
THENCE SOUTH 00°12'47" EAST 666.27 FEET TO THE NORTH RIGHT OF WAY LINE OF EAST GERMAN ROAD AS SHOWN ON DOCUMENT NO. 1990-0347456, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING 3 COURSES:
THENCE NORTH 89°47'13" WEST 977.95 FEET;
THENCE NORTH 00°45'53" WEST 10.00 FEET;
THENCE NORTH 89°47'13" WEST 332.96 FEET TO THE SOUTH EAST CORNER OF THAT PROPERTY AS DESCRIBED IN A DEED AS SHOWN ON DOCUMENT NO. 1994-0602876, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE ALONG SAID PROPERTY LINE THE FOLLOWING 2 COURSES:
THENCE NORTH 00°45'53" WEST 454.06 FEET;
THENCE SOUTH 89°14'07" WEST 232.00 FEET TO THE POINT OF BEGINNING.

NOTES

- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE FACILITIES, PRIVATE DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THE PROJECT, OR LANDSCAPING WITHIN ADJACENT RIGHT-OF-WAY.
- CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, REMOVABLE SECTION TYPE FENCING.
- UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33.
- ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES, OR LANDSCAPED AREAS WITHIN THE PROJECT OR WITHIN THE PUBLIC RIGHTS-OF-WAY ALONG HAMPTON AVENUE.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL IMPROVEMENTS, OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY OF MESA.
- THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.



VICINITY MAP

NOT TO SCALE

OWNER

SIGNAL BUTTE LAND LLC,
A DELAWARE LIMITED LIABILITY COMPANY
2575 E. CAMELBACK ROAD, SUITE 400
PHOENIX, AZ 85016
PHONE: (602)214-7191
CONTACT: VICENTE RUIZ
EMAIL: VRUIZ@TRAMMELLCROW.COM

SURVEYOR

SUPERIOR SURVEYING SERVICES INC.
2122 W. LONE CACTUS DRIVE, SUITE 11
PHOENIX, AZ 85027
PHONE: (623)869-0223
FAX: (623)869-0726
CONTACT: JAMES M. WILLIAMSON
EMAIL: JAMES@SUPERIORSURVEYING.COM

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA, ON THIS _____ DAY OF _____, 2024.

BY: _____ MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

THIS IS 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.

APPROVED: _____ CITY ENGINEER _____ DATE _____

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FEBRUARY 21, 2024
JAMES M. WILLIAMSON
R.L.S. #76041
2122 W. LONE CACTUS DRIVE
SUITE 11, PHOENIX, AZ 85027



—FOR REVIEW
NOT FOR
CONSTRUCTION
OR RECORDING

Planning and Zoning
Board Approved:
March 27, 2024
ZON23-01019

PRELIMINARY PLAT FOR
"SIGNAL BUTTE CROSSINGS"
7261 S. SIGNAL BUTTE ROAD, MESA, AZ 85212

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

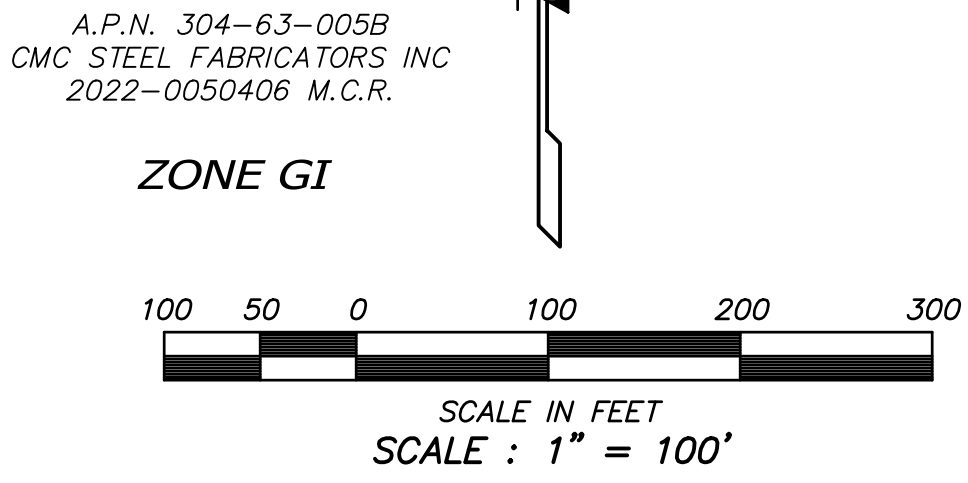
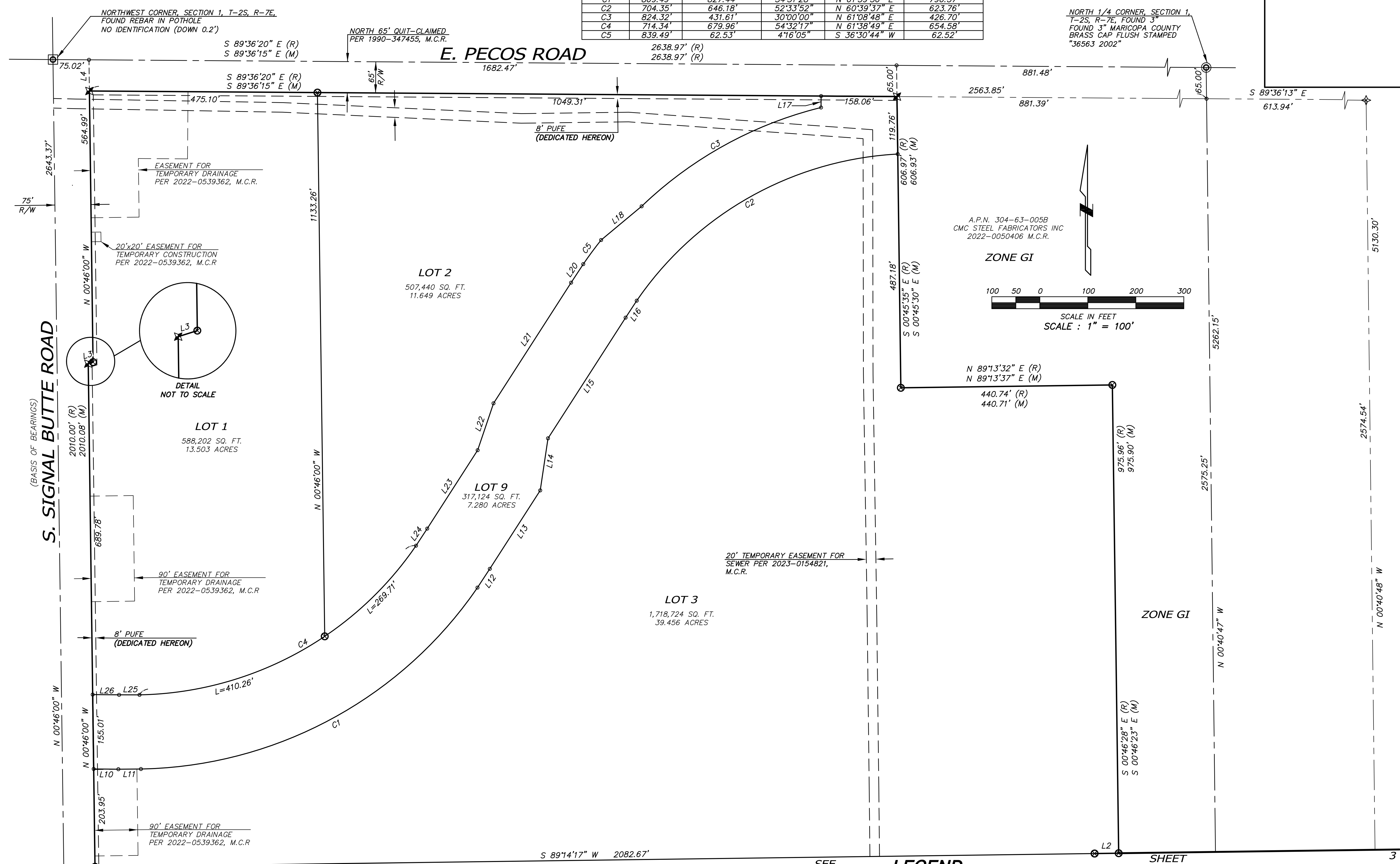
DWN:LE CHK:JW

SHEET 1 OF 4

DATE: 2/21/24

JOB: 202304053

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	869.49	827.44	54°31'28"	N 61°39'56" E	796.57'
C2	704.35	646.18	52°33'52"	N 60°39'37" E	623.76'
C3	824.32	431.61	30°00'00"	N 61°08'48" E	426.70'
C4	714.34	679.96	54°32'17"	N 61°38'49" E	654.58'
C5	839.49	62.53	4°16'05"	S 36°30'44" W	62.52'



LINE	BEARING	DISTANCE
L1	N 00°12'53" E	10.00'
L2	S 89°14'12" W (R) S 89°14'17" W (M)	50.18'
L3	N 72°07'22" E (R) N 72°29'47" E (M)	10.46' (R) 10.44' (M)
L4	S 00°32'51" W (R) N 00°46'00" W (M)	65.00' (R) 65.01' (M)
L5	-----	-----
L6	-----	-----
L7	-----	-----
L8	N 00°45'53" W (R) N 00°45'43" W (M)	454.06' (R) 454.11' (M)
L9	S 89°14'07" W (R) S 89°14'17" W (M)	232.00' (R) 232.02' (M)

LINE	BEARING	DISTANCE
L10	N 89°26'07" W	51.43'
L11	N 89°31'12" E	47.01'
L12	S 33°17'31" W	46.82'
L13	N 32°43'45" E	194.23'
L14	S 08°30'05" W	109.64'
L15	S 32°43'45" W	299.02'
L16	N 33°16'03" E	42.26'
L17	S 00°23'45" W	23.84'
L18	S 50°13'40" W	109.83'
L19	-----	-----
L20	N 33°17'30" E	46.15'
L21	S 32°43'45" W	299.02'
L22	S 18°41'34" W	103.06'
L23	S 32°43'45" W	194.23'
L24	N 33°16'10" E	42.55'
L25	S 89°58'32" E	42.55'
L26	N 89°26'07" W	55.04'

- LEGEND**
- BOUNDARY LINE
 - - - CENTER LINE OR MONUMENT LINE
 - ⊗ INDICATES LOT CORNER TO BE SET UPON COMPLETION OF MASS GRADING
 - ⊙ FOUND 1/2" REBAR WITH TAG STAMPED "54336"
 - ⊕ FOUND 1/2" REBAR WITH CAP STAMPED "31020"
 - ⊖ FOUND 1/2" REBAR WITH CAP STAMPED "53151"
 - ⊗ FOUND PK NAIL WITH TAG STAMPED "53151"
 - ⊕ FOUND 1/2" REBAR WITH CAP STAMPED "11121 SRP 1993"
 - ⊖ FOUND 1/2" CAPPED REBAR WITH ILLEGIBLE STAMP
 - A.P.N. ASSESSORS PARCEL NUMBER
 - M.C.R. MARICOPA COUNTY RECORDS
 - R/W RIGHT OF WAY
 - BK. BOOK
 - PG. PAGE
 - PUFE PUBLIC UTILITY AND FACILITIES EASEMENT
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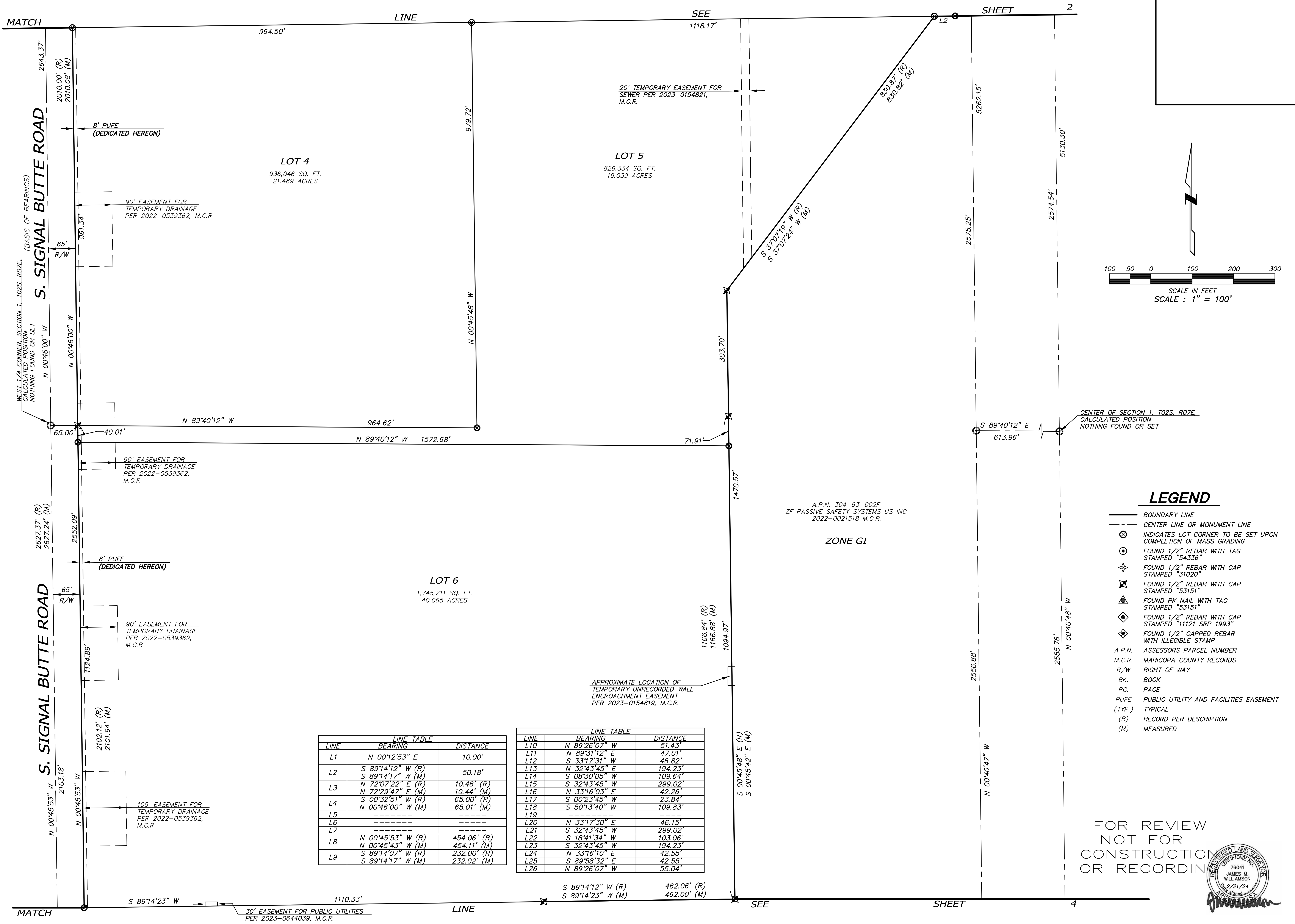


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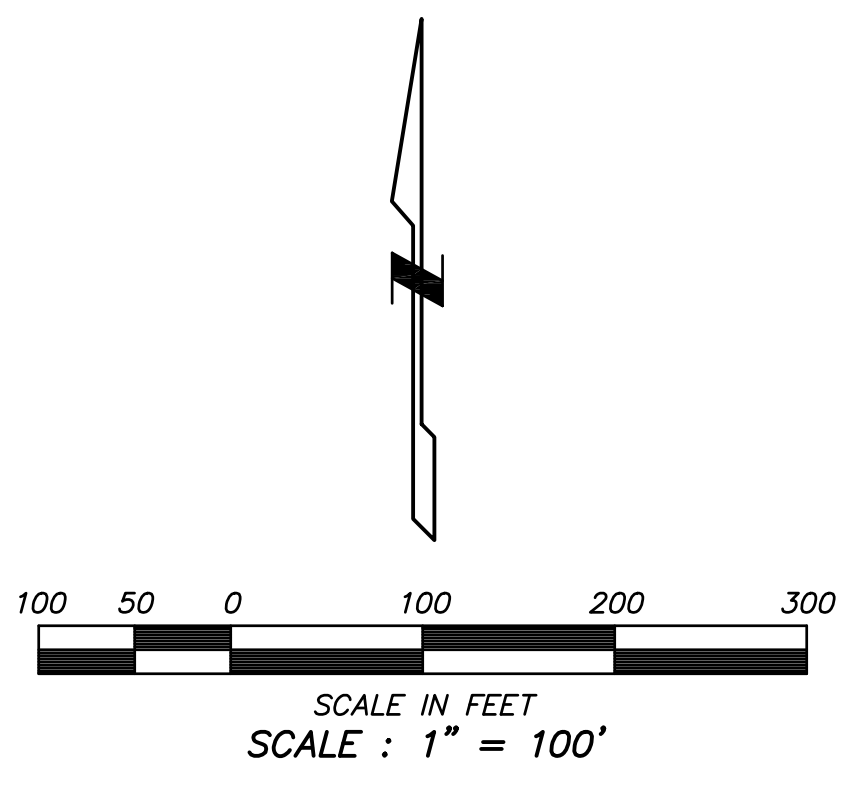
SUPERIOR
SURVEYING SERVICES, INC.

DWN:LE CHK:JW
SHEET 2 OF 4
DATE: 2/21/24
JOB: 202304053



LINE	BEARING	DISTANCE
L1	N 00°12'53" E	10.00'
L2	S 89°14'12" W (R) S 89°14'17" W (M)	50.18'
L3	N 72°07'22" E (R) N 72°29'47" E (M)	10.46' (R) 10.44' (M)
L4	S 00°32'51" W (R) N 00°46'00" W (M)	65.00' (R) 65.01' (M)
L5	-----	-----
L6	-----	-----
L7	-----	-----
L8	N 00°45'53" W (R) N 00°45'43" W (M)	454.06' (R) 454.11' (M)
L9	S 89°14'07" W (R) S 89°14'17" W (M)	232.00' (R) 232.02' (M)

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LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- ⊗ INDICATES LOT CORNER TO BE SET UPON COMPLETION OF MASS GRADING
- ⊙ FOUND 1/2" REBAR WITH TAG STAMPED "54336"
- ⊕ FOUND 1/2" REBAR WITH CAP STAMPED "31020"
- ⊖ FOUND 1/2" REBAR WITH CAP STAMPED "53151"
- ⊙ FOUND PK NAIL WITH TAG STAMPED "53151"
- ⊕ FOUND 1/2" REBAR WITH CAP STAMPED "11121 SRP 1993"
- ⊖ FOUND 1/2" CAPPED REBAR WITH ILLEGIBLE STAMP
- A.P.N. ASSESSOR'S PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
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DWN: LE CHK: JW
SHEET 3 OF 4
DATE: 2/21/24
JOB: 202304053

MATCH

LINE

SEE

SHEET

3

S. SIGNAL BUTTE ROAD

E. GERMANN ROAD

LOT 7
840,806 SQ. FT.
19.302 ACRES

LOT 8
900,659 SQ. FT.
20.676 ACRES

ZONE GI

A.P.N. 304-63-002F
ZF PASSIVE SAFETY SYSTEMS US INC
2022-0021518 M.C.R.

SOUTHWEST CORNER, SECTION 1, T-2S, R-7E
FOUND 3" BRASS CAP IN HANDHOLE
ILLEGIBLE (DOWN 0.2')

SOUTH 1/4 CORNER, SECTION 1, T-2S, R-7E
FOUND 3" CITY OF MESA BRASS CAP FLUSH

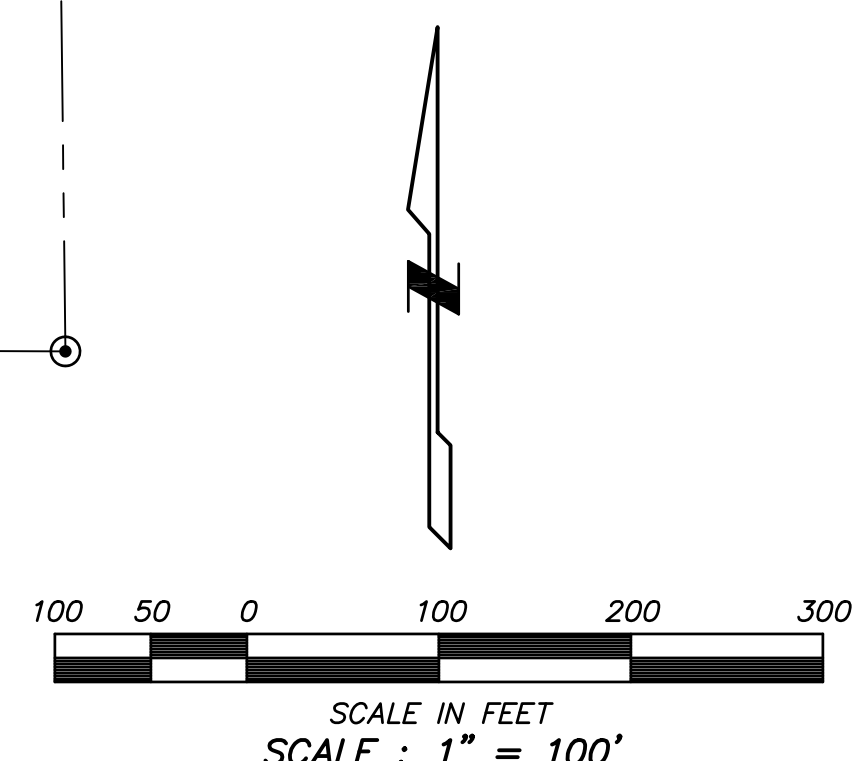
DETAIL
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	N 00°12'53" E	10.00'
L2	S 89°14'12" W (R) S 89°14'17" W (M)	50.18'
L3	N 72°07'22" E (R) N 72°29'47" E (M)	10.46' (R) 10.44' (M)
L4	S 00°32'51" W (R) N 00°46'00" W (M)	65.00' (R) 65.01' (M)
L5		
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LEGEND

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