

ZONING SITE PLAN

A PORTION OF THE NORTHWEST QUARTER SECTION 9, TOWNSHIP 01 NORTH, RANGE 06 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA 1807 N VAL VISTA DRIVE

PARENT LEGAL DESCRIPTION

PARCEL 1:
THE WEST 267 FEET OF THE SOUTH 172 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
EXCEPT THE WEST 42 FEET THEREOF.

PARCEL 2:
THE SOUTH 172 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
EXEPT THE WEST 267.00 FEET THEREOF.

LOT 1 - LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 6 EAST MARKED BY A BRASS CAP IN HAND HOLE LYING NORTH 00 DEGREES 39 MINUTES 51 SECONDS EAST, A DISTANCE OF 2,645.15 FEET AWAY FROM THE A BRASS CAP IN HAND HOLE MARKING THE WEST QUARTER OF SAID SECTION 9, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
THENCE SOUTH 00 DEGREES 39 MINUTES 51 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 9, 1,150.57 FEET;
THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS EAST 55.00 FEET TO A ½" REBAR LS#41076 AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 55 MINUTES 19 SECONDS EAST 230.51 FEET TO A MAG NAIL LS#41076;
THENCE SOUTH 00 DEGREES 39 MINUTES 51 SECONDS WEST 152.01 FEET TO A ½" REBAR LS#41076;
THENCE NORTH 89 DEGREES 55 MINUTES 19 SECONDS WEST 230.51 FEET TO A ½" REBAR LS#41076;
THENCE NORTH 00 DEGREES 39 MINUTES 51 SECONDS EAST PARALLEL WITH AND 55.00 FEET EAST OF THE WEST LINE OF SAID SECTION 9, 152.01 FEET TO THE POINT OF BEGINNING.

AREA IS 35,038 S.F. OR 0.804 AC. MORE OR LESS.

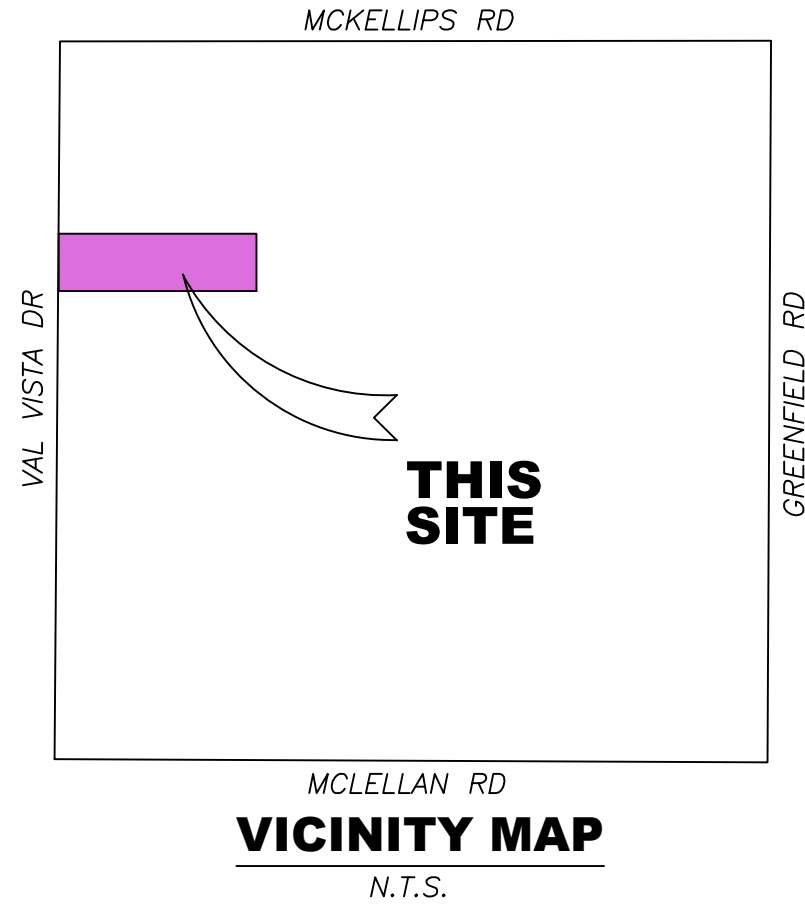
LOT 2 - LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 6 EAST MARKED BY A BRASS CAP IN HAND HOLE LYING NORTH 00 DEGREES 39 MINUTES 51 SECONDS EAST, A DISTANCE OF 2,645.15 FEET AWAY FROM THE A BRASS CAP IN HAND HOLE MARKING THE WEST QUARTER OF SAID SECTION 9, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
THENCE SOUTH 00 DEGREES 39 MINUTES 51 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 9, 1,322.58 FEET;
THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS EAST 55.00 FEET TO A FOUND MAG NAIL LS#41076 AND THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 39 MINUTES 51 SECONDS EAST 20.00 FEET TO A ½" REBAR LS#41076;
THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS EAST 230.51 FEET TO A ½" REBAR LS#41076;
THENCE NORTH 00 DEGREES 39 MINUTES 51 SECONDS EAST 152.01 FEET TO A MAG NAIL LS#41076;
THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS EAST 373.63 FEET MARKED BY A WITNESS CORNER WC#41076 LYING 1.00 FOOT WEST;
THENCE SOUTH 00 DEGREES 42 MINUTES 57 SECONDS WEST 172.01 FEET TO A ½" REBAR LS#41076;
THENCE NORTH 89 DEGREES 55 MINUTES 19 SECONDS WEST 603.99 FEET TO THE POINT OF BEGINNING.

AREA IS 68,861 S.F. OR 1.580 AC. MORE OR LESS.



NOTE:

- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRIVES, PRIVATE DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THIS PROJECT AND LANDSCAPING WITHIN THE RIGHT OF WAY ALONG S. RECKER ROAD.
- CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION-TYPE FENCING.
- UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42)33.
- ELECTRIC LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER R.-14-2-133.
- TRASH AND RECYCLING CANS TO BE TAKEN AND LINED ALONG VAL VISTA DRIVE FOR TRASH PICKUP SERVICE.

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____ 2024, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED THEMSELVES TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

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

NOTARY PUBLIC

MY COMISSION EXPIRES: _____ DATE _____

CITY APPROVALS

TOWN ENGINEER _____ DATE _____

TOWN PLANNING ADMINISTRATOR _____ DATE _____

OWNER

DIXON ERIC/JENTRY
3906 E ENROSE ST MESA AZ
USA 85205

SITE DATA

APN: 141-30-014N, 141-30-014L
ZONING: RS-35
TOTAL AREA = 67,433 SF
1.5480 AC
LOT 1 = 35,327 SF
0.8109 AC
LOT 2 = 70,809 SF
1.6255 AC

LEGEND

- SET 1/2" REBAR LS#41076
 - ✱ SET "X" IN CONCRETE
 - SET MAG NAIL WITH TAG LS#41076
 - FOUND PK NAIL
 - ▲ WITNESS CORNER - SET 1/2" REBAR WC#41076
- ROW RIGHT OF WAY

BASIS OF BEARINGS

THE CENTER LINE OF VAL VISTA DRIVE BEARS NORTH 00°39'51" EAST AS SHOWN HEREON.

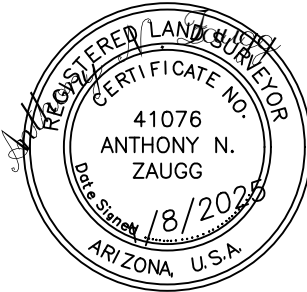
FLOOD ZONE

THIS SITE LIES IN FEMA FLOOD ZONE "X" AS SHOWN ON FIRM MAP 04013C2260L DATED OCTOBER 16, 2013 AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

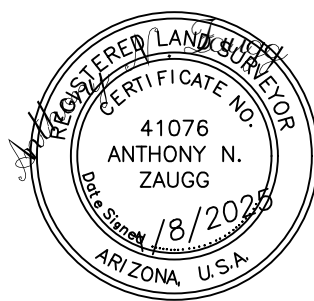
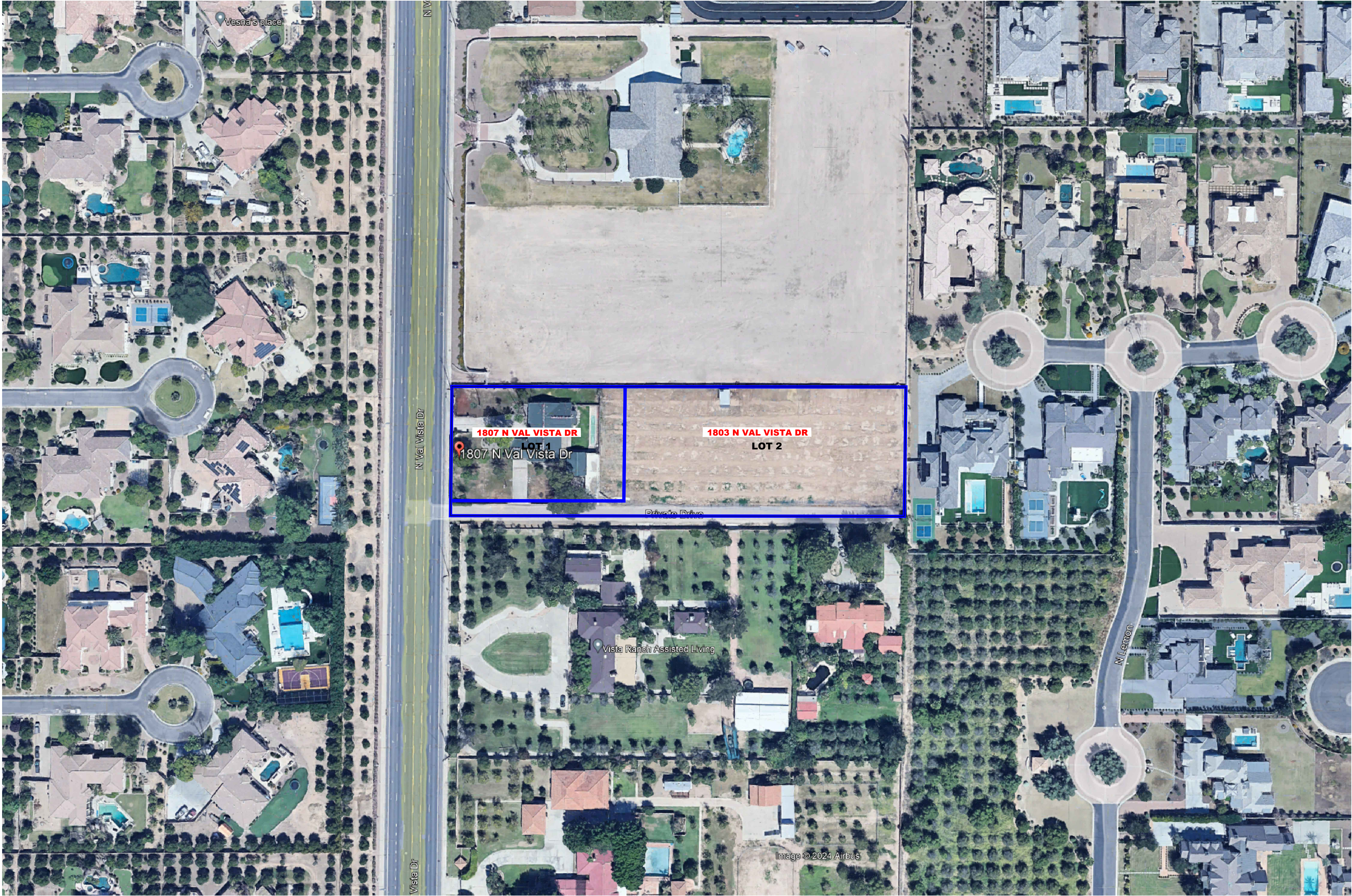
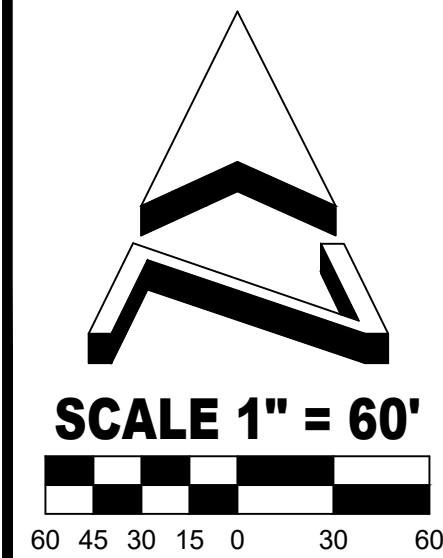
CERTIFICATION:

I, ANTHONY N. ZAUGG, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS RESULTS OF SURVEY, CONSISTING OF 1 SHEET, CORRECTLY REPRESENTS A SURVEY DONE UNDER MY SUPERVISION DURING THE MONTH OF MARCH, 2024; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN OR WILL BE SET; THAT THEIR POSITIONS ARE CORRECT AND ACCURATE AS SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Anthony N. Zaugg
ANTHONY N. ZAUGG LS #41076



ALLEN CONSULTING ENGINEERS, INC.				4111 E VALLEY AUTO DRIVE #103 MESA, ARIZONA 85206	PHONE (480)844-1666 EMAIL: ace@allenconsultengr.com	REVISION	DATE
JOB NUMBER DRAWING	97754	SHEET	1	OF	3	APN: 141-30-014N, -014L DIXON ERIC/JENTRY 1807 N VAL VISTA DR MESA 85213 ZONING SITE PLAN	△ △ △ △
DRAFTSMAN	CHECKED BY		DATE		07-30-2024		



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JOB NUMBER	97754	SHEET	2	OF	3	DATE	07-30-2024
DRAWING	ZONING SITE PLAN						
DRAFTSMAN	CHECKED BY						

APN: 141-30-014N, -014L
DIXON ERIC/JENTRY
1807 N VAL VISTA DR MESA 85213
ZONING SITE PLAN

REVISION	DATE
A	
A	
A	
A	

VAL VISTA DR.

N000339°15'1"E=45.12, 645.15'

1322.57'

EX-18°S

EX-18°S

EX-18°S

EX-18°S

1722.01'

1722.01'

1150.37'

SIKORA HOLDINGS LLC
S89°55'19"E 617.14'

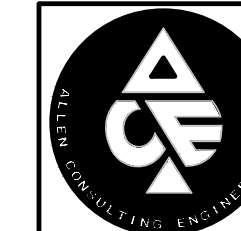
**PROPOSED
PROJECT**

S 00° 42' 57" W
APN #141-30-114
HENRIE JUSTIN A/JAIME P

APN #141-30-012B
ALARCIO MELANIE ANN BURGOS

A ruler scale from 20 to 0 to 20, with alternating black and white blocks.

A diagram of a single neuron. It consists of a central cell body (soma) with a nucleus. Several dendrites extend from the cell body, and a single axon extends from it. The axon is shown with a myelin sheath. An arrow points to the cell body, and another arrow points to the axon.



**4111 E. VALLEY AUTO DRIVE, SUITE 103
MESA, ARIZONA 85206
PHONE (480) 844-1666
E-MAIL: ace@allenconsultengr.com**

JOB NUMBER	97754	SHEET	3	OF	3
DRAWING	ZONING SITE PLAN - 3				
DRAFTSMAN	CHECKED BY			DATE	10-25-2024

1
2
3
4