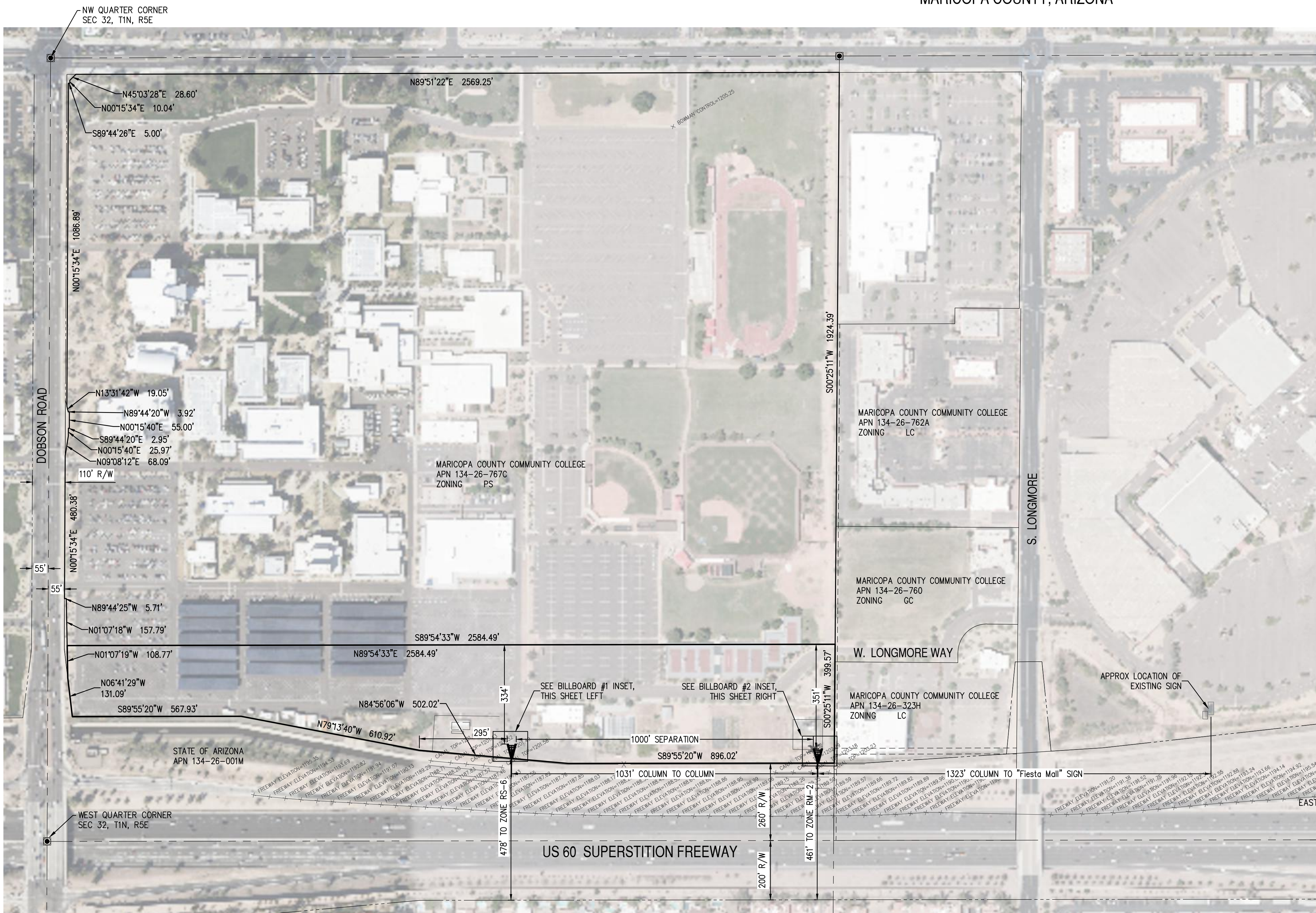
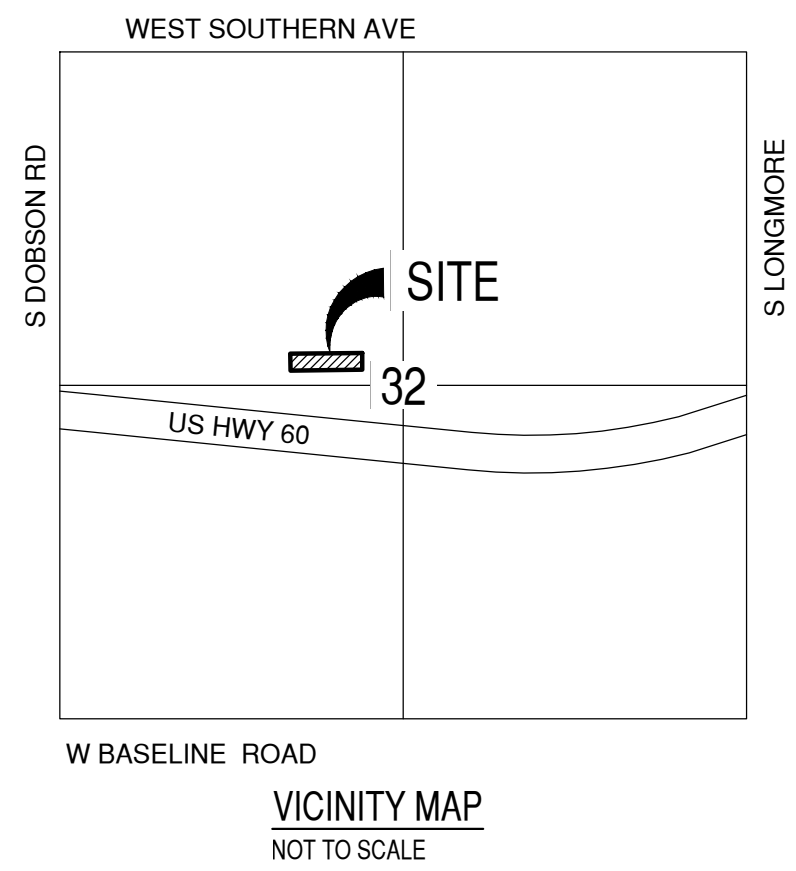


# SITE PLAN

THE NORTH HALF OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORHT, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



PARCEL DESCRIPTION PER RECORDED DOC. 20021392125

**PARCEL NO. 1:**  
 THE NORTH HALF OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;  
 EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHWEST CORNER OF SECTION 32;  
 THEN SOUTH ALONG THE WEST LINE OF SECTION 32 A DISTANCE OF 1151.25 FEET;  
 THEN EAST 55.00 FEET TO THE POINT OF BEGINNING;  
 THEN SOUTH 13 DEGREES 47 MINUTES 22 SECONDS EAST 40.03 FEET;  
 THEN EAST 3.92 FEET;  
 THEN SOUTH 55.00 FEET;  
 THEN WEST 2.95 FEET;  
 THEN SOUTH 25.97 FEET;  
 THEN SOUTH 08 DEGREES 52 MINUTES 32 SECONDS WEST 68.09 FEET;  
 THEN NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH DOBSON ROAD 187.13 FEET TO THE POINT OF BEGINNING; AND  
 EXCEPT ANY PORTION WITHIN THE FOLLOWING:

COMMENCING AT A BRASS CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION 32 FROM WHICH A BRASS CAP IN HAND HOLE MARKING THE NORTHWEST QUARTER CORNER OF SAID SECTION 32 BEARS NORTH 0 DEGREES 15 MINUTES 35 SECONDS EAST 2636.15 FEET;  
 THENCE ALONG THE WEST LINE OF SAID SECTION 32, ALSO BEING THE MEDIAN CONSTRUCTION AND SURVEY CENTERLINE OF DOBSON ROAD, NORTH 0 DEGREES 15 MINUTES 35 SECONDS EAST 550.62 FEET;  
 THENCE LEAVING SAID WEST LINE SOUTH 89 DEGREES 44 MINUTES 25 SECONDS EAST 67.13 FEET TO THE EXISTING EAST RIGHT-OF-WAY LINE OF DOBSON ROAD AND HE POINT OF BEGINNING;  
 THENCE ALONG SAID EXISTING RIGHT-OF-WAY LINE NORTH 6 DEGREES 41 MINUTES 49 SECONDS WEST 100.12 FEET;  
 THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 0 DEGREES 15 MINUTES 35 SECONDS EAST 167.10 FEET;  
 THENCE LEAVING SAID EXISTING RIGHT-OF-WAY LINE SOUTH 89 DEGREES 44 MINUTES 25 SECONDS EAST 5.70 FEET;  
 THENCE SOUTH 1 DEGREES 7 MINUTES 18 SECONDS EAST 266.56 FEET TO THE POINT OF BEGINNING;

**PARCEL NO. 2:**  
 THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 32;  
 THENCE NORTH 00 DEGREES 18 MINUTES 27 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 32 A DISTANCE OF 650.00 FEET;  
 THENCE SOUTH 80 DEGREES 41 MINUTES 33 SECONDS EAST 55.00 FEET;  
 THENCE SOUTH 06 DEGREES 38 MINUTES 51 SECONDS EAST 231.21 FEET;  
 THENCE NORTH 89 DEGREES 39 MINUTES 20 SECONDS EAST 567.93 FEET;  
 THENCE SOUTH 79 DEGREES 10 MINUTES 47 SECONDS EAST 610.92 FEET;  
 THENCE SOUTH 84 DEGREES 53 MINUTES 13 SECONDS EAST 502.02 FEET;  
 THENCE NORTH 89 DEGREES 58 MINUTES 13 SECONDS EAST 1000.00 FEET;  
 THENCE SOUTH 00 DEGREES 01 MINUTES 47 SECONDS EAST 260.00 FEET TO THE EAST-WEST MID-SECTION LINE OF SAID SECTION 32;  
 THENCE SOUTH 89 DEGREES 58 MINUTES 13 SECONDS WEST ALONG THE EAST-WEST MID-SECTION LINE A DISTANCE OF 2753.40 FEET TO THE POINT OF BEGINNING; AND  
 EXCEPT ANY PORTION WITHIN THE FOLLOWING:

COMMENCING AT THE BRASS CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION 32 FROM WHICH A BRASS CAP IN HAND HOLE MARKING THE NORTHWEST QUARTER CORNER OF SAID SECTION 32 BEARS NORTH 00 DEGREES 15 MINUTES 35 SECONDS EAST 2636.15 FEET;  
 THENCE ALONG THE WEST LINE OF SAID SECTION 32, ALSO BEING THE MEDIAN CONSTRUCTION AND SURVEY CENTERLINE OF DOBSON ROAD NORTH 00 DEGREES 15 MINUTES 35 SECONDS EAST 550.62 FEET;  
 THENCE LEAVING SAID WEST LINE SOUTH 89 DEGREES 44 MINUTES 25 SECONDS EAST 67.13 FEET TO THE EXISTING EAST RIGHT-OF-WAY LINE OF DOBSON ROAD AND THE POINT OF BEGINNING;  
 THENCE ALONG SAID EXISTING RIGHT-OF-WAY LINE NORTH 06 DEGREES 41 MINUTES 49 SECONDS WEST 100.12 FEET;  
 THENCE CONTINUING ALONG SAID EXISTING RIGHT-OF-WAY LINE NORTH 00 DEGREES 15 MINUTES 35 SECONDS EAST 167.10 FEET;  
 THENCE LEAVING SAID EXISTING RIGHT-OF-WAY LINE SOUTH 89 DEGREES 44 MINUTES 25 SECONDS EAST 5.70 FEET;  
 THENCE SOUTH 01 DEGREES 07 MINUTES 18 SECONDS EAST 266.56 FEET TO THE POINT OF BEGINNING.

**OWNER**  
 MARICOPA COUNTY COMMUNITY COLLEGE DISTRICT  
 2411 WEST 14TH STREET  
 TEMPE, ARIZONA 85281

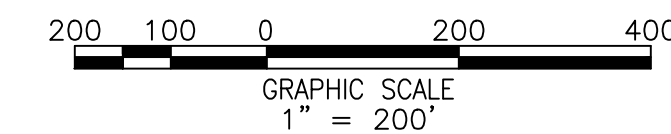
**DEVELOPER**  
 BECKER BILLBOARD, LLC  
 4234 EAST INDIAN SCHOOL ROAD  
 PHOENIX, ARIZONA 85018  
 PHONE (602) 312-7990  
 CONTACT JOSEPH WHITE  
 EMAIL jwhite@beckerboards.com

**ENGINEER**  
 BOWMAN CONSULTING  
 6751 NORTH SUNSET BLVD, SUITE 325  
 GLENDALE, ARIZONA 85305  
 PHONE (623) 299-8980  
 CONTACT JOE CABLE  
 EMAIL jcable@bowman.com

**SITE DATA**  
 PARCEL ADDRESS 1833 W SOUTHERN AVENUE  
 MESA, ARIZONA 85202  
 ASSESSOR NUMBER 134-26-779 and 134-26-767C  
 NET AREA 829,508 sf and 5,017,800 sf  
 GROSS AREA 829,508 sf and 5,017,800 sf  
 EXISTING ZONING & LAND USE PS, POST HIGH SCHOOL INSTITUTION

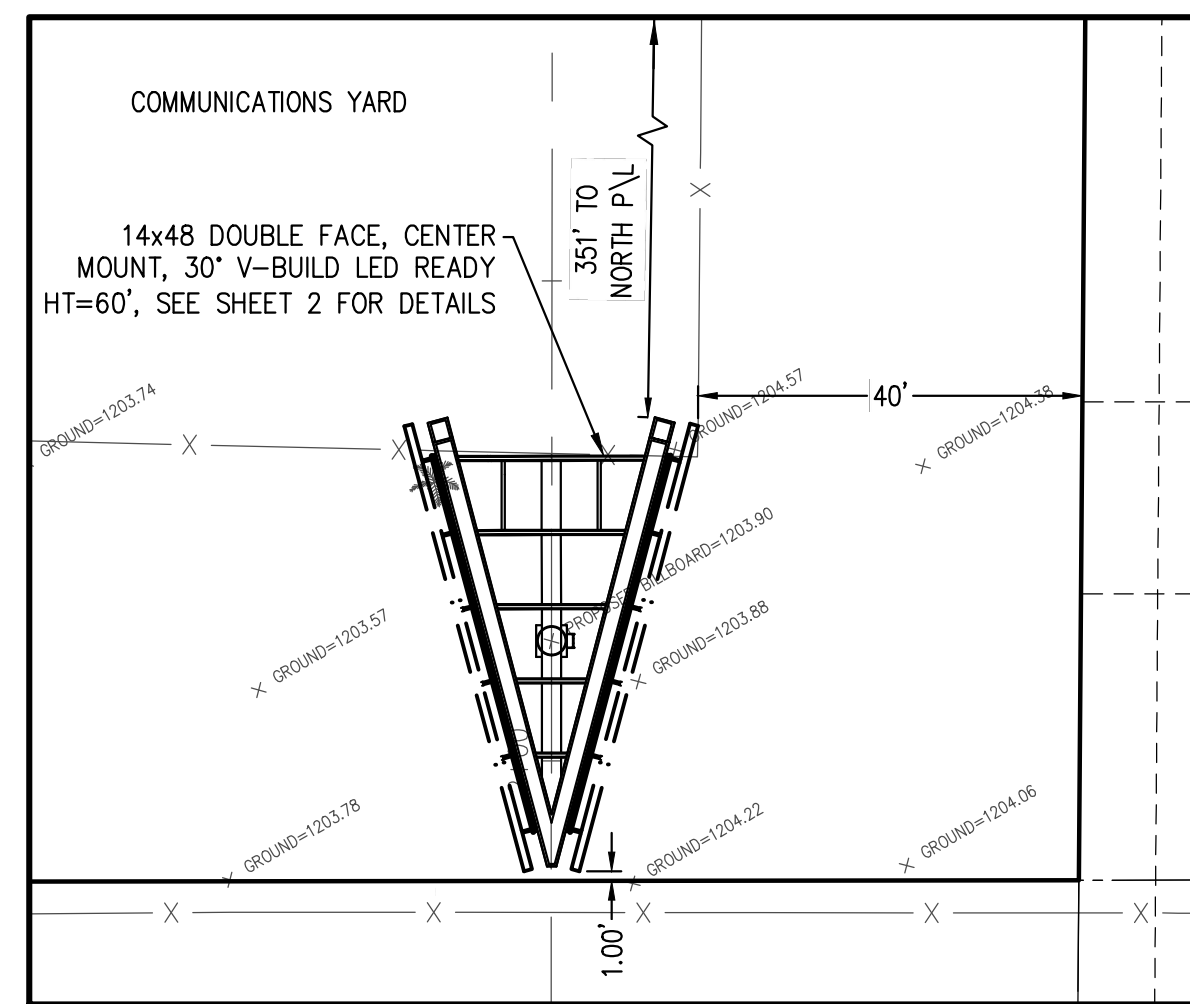
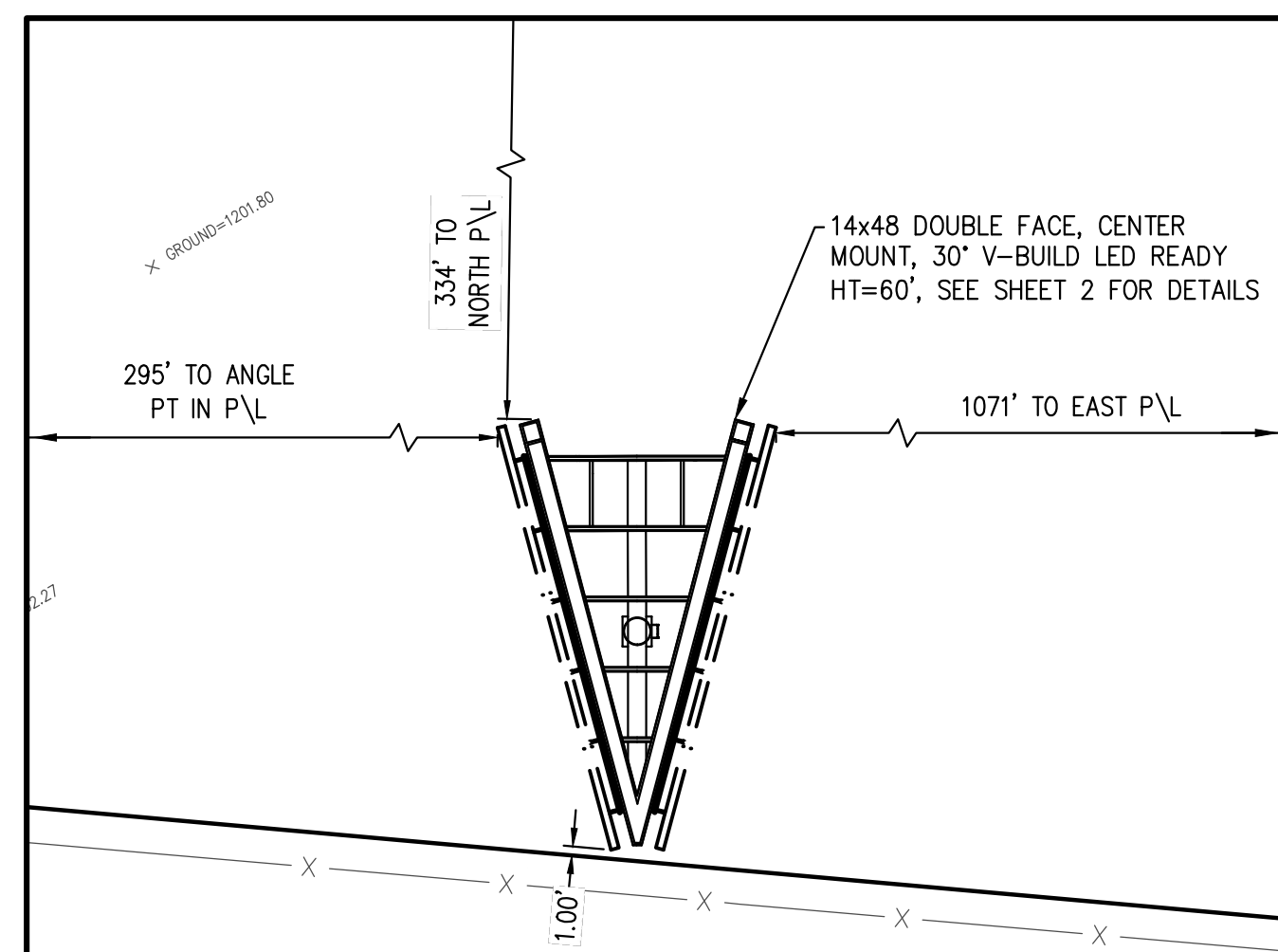
**UTILITY COMMITMENT TABLE**

| UTILITY         | COMMITMENT                                      |
|-----------------|---|
| WATER           | CITY OF MESA WATER                              |
| SEWER           | CITY OF MESA                                    |
| ELECTRICITY     | SALT RIVER PROJECT                              |
| GAS             | MESA GAS  |
| TELEPHONE       | LUMEN TECHNOLOGIES (CENTURY LINK)               |
| POLICE          | MESA POLICE                                     |
| FIRE            | MESA FIRE DEPARTMENT                            |
| SCHOOL DISTRICT | MESA UNIFIED #4<br>MESA UNIFIED SCHOOL DISTRICT |



**LEGEND**

|                         |       |
|-------------------------|-------|
| PROPERTY LINE           | ————— |
| SECTION LINE            | ————— |
| EASEMENT LINE           | ————— |
| CENTER LINE             | ————— |
| RIGHT OF WAY LINE       | ————— |
| BRASS CAP IN HANDHOLE   | ●     |
| REBAR AS NOTED          | ●     |
| BRASS CAP AS NOTED      | ●     |
| RIGHT OF WAY            | R/W   |
| PUBLIC UTILITY EASEMENT | PUE   |
| EASEMENT                | ESMT  |
| BUILDING SETBACK LINE   | BSL   |



Cadd file name: V:\050635 - Becker Boards\050635-01-001 (ENG)\Engineering\Plans\Site\_Plan\00127\_S01.dwg, 9/18/2024  
 6751 North Sunset Blvd Suite 325 Glendale, Arizona 85305 Phone: (623) 299-8980 www.bowmanconsulting.com © Bowman Consulting Group, Ltd.

SITE PLAN

MESA COMMUNITY COLLEGE

MARICOPA COUNTY

MESA, ARIZONA

PROJECT NUMBER

| 9/11/24 | REVIEW COMMENTS |
|---------|-----------------|
| DD      | SM JC           |
| DESIGN  | DRAWN CHKD      |

HORIZ. SCALE: 1" = 200'  
 VERT. SCALE:

JOB No. 050635-127  
 DATE: 9/18/2024

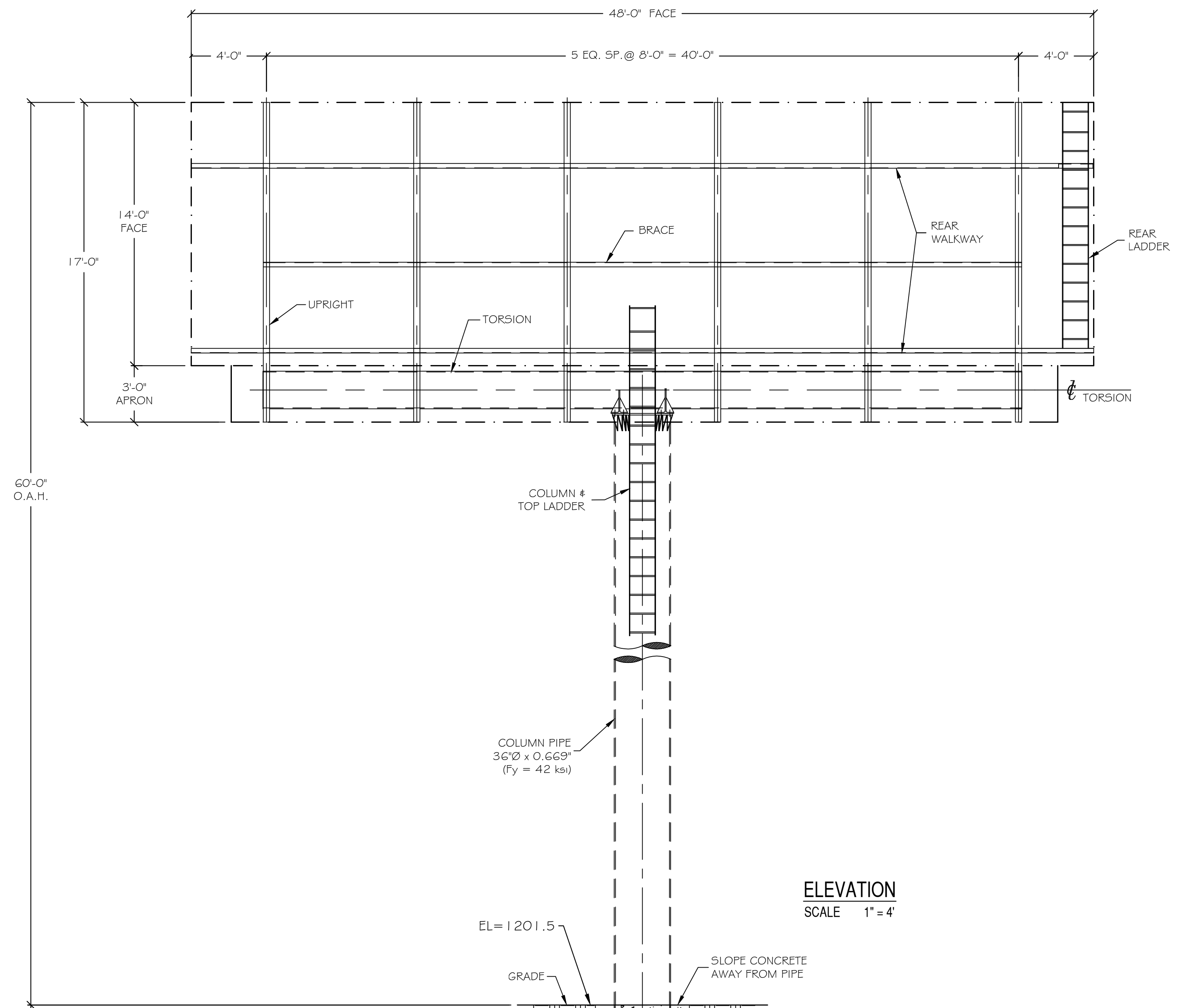
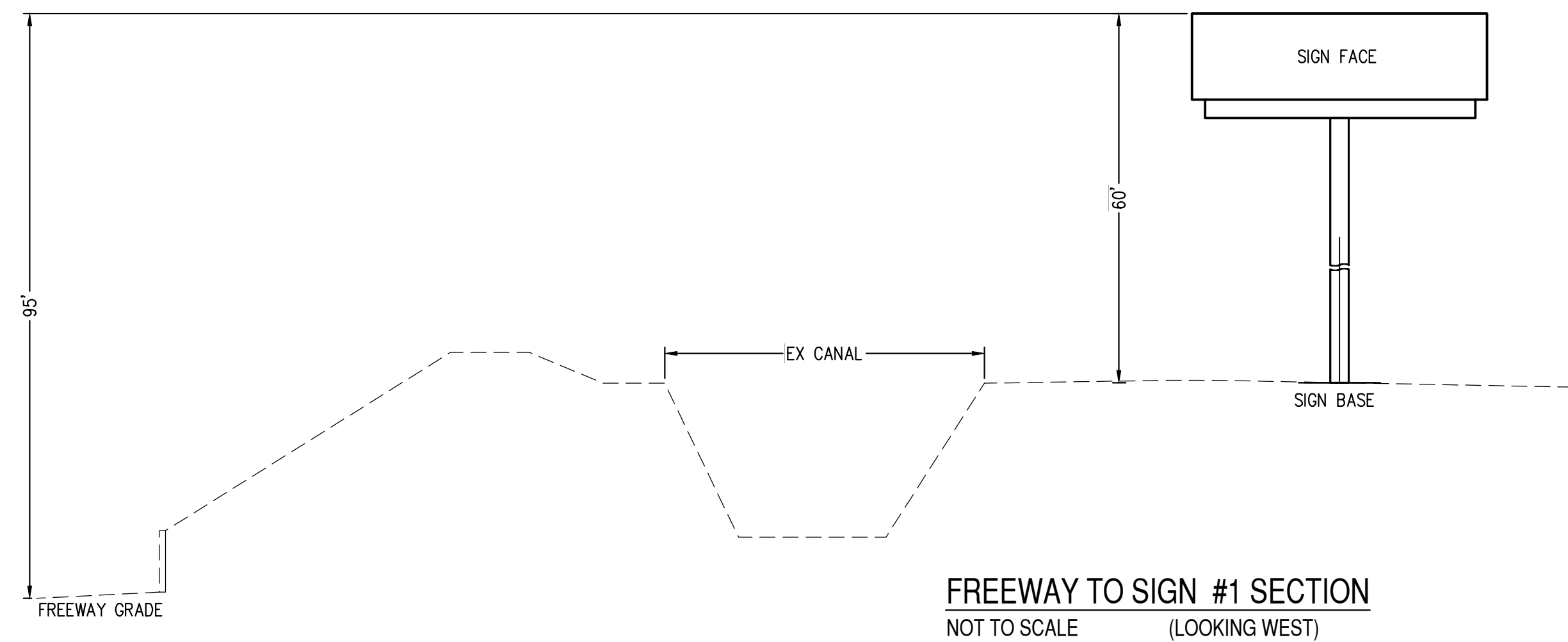
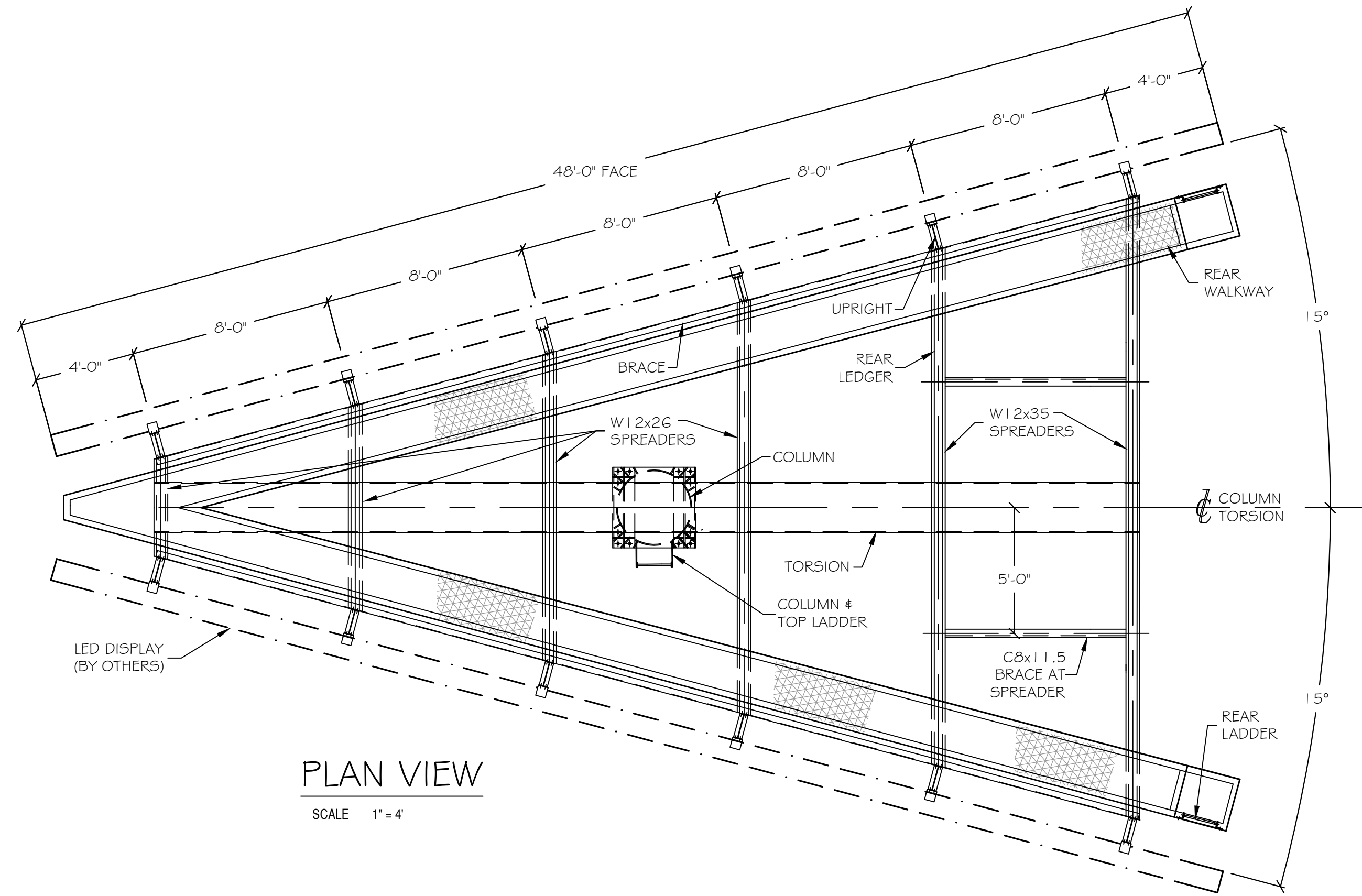
Call at least two full working days before you begin excavation.  
 Arizona 811  
 Arizona Blue Stake, Inc.  
 Dial 8-1-1 or 1-800-STAKE-IT (782-5346)  
 in Maricopa County: (602) 263-1100

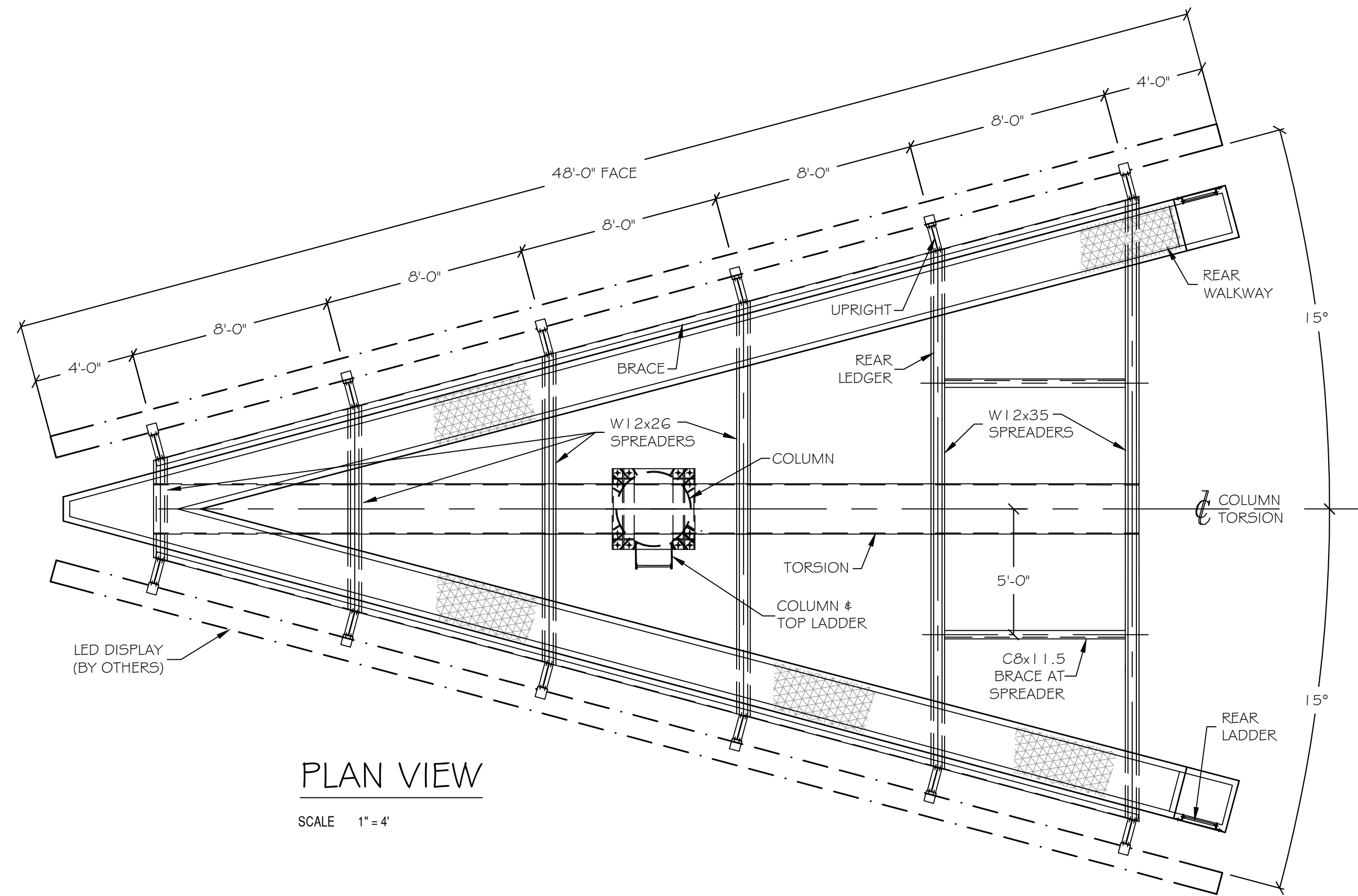
SP01

SHEET 1 OF 3

TRACKING NUMBER

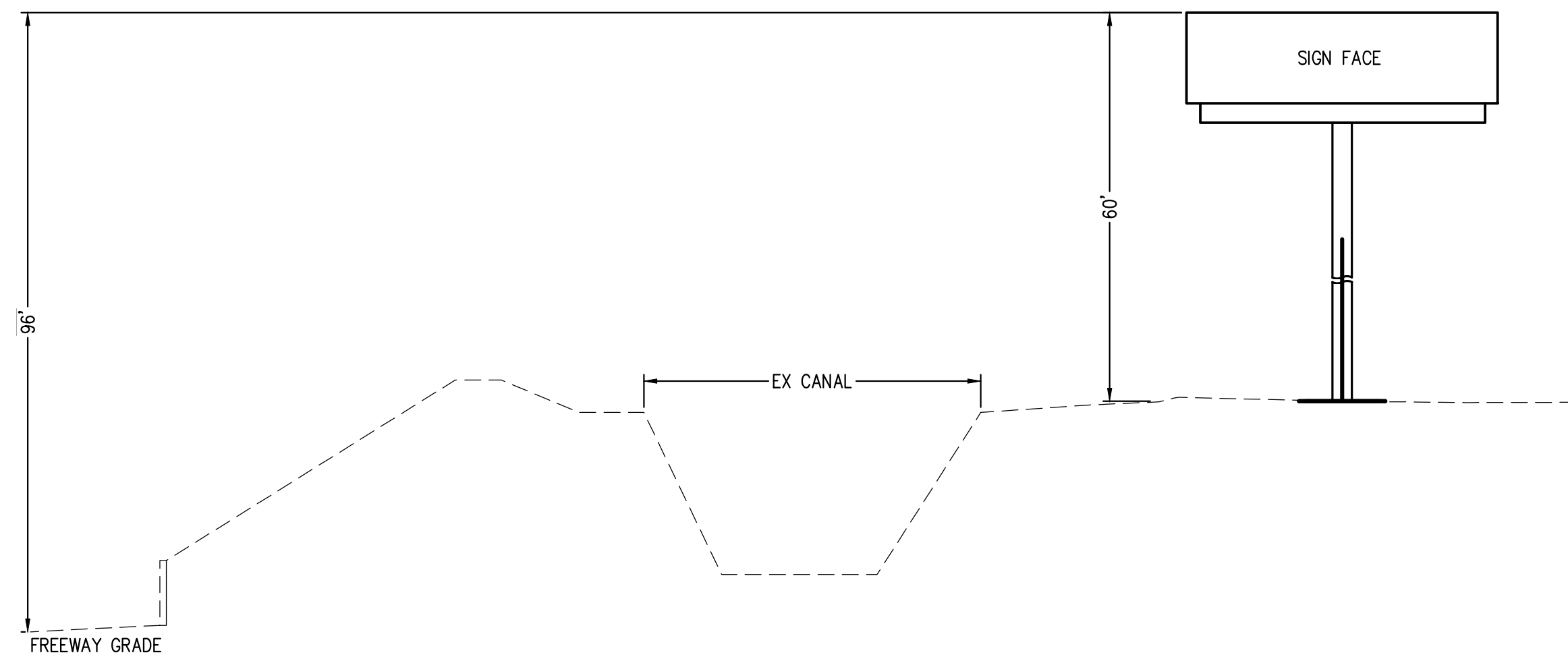
Cadd file name: V:\050635 - Becker\_Bosch\050635-01-001 (ENG)\Engineering\Plans\Site\_Plan\00127-SP01.dwg, 9/18/2024



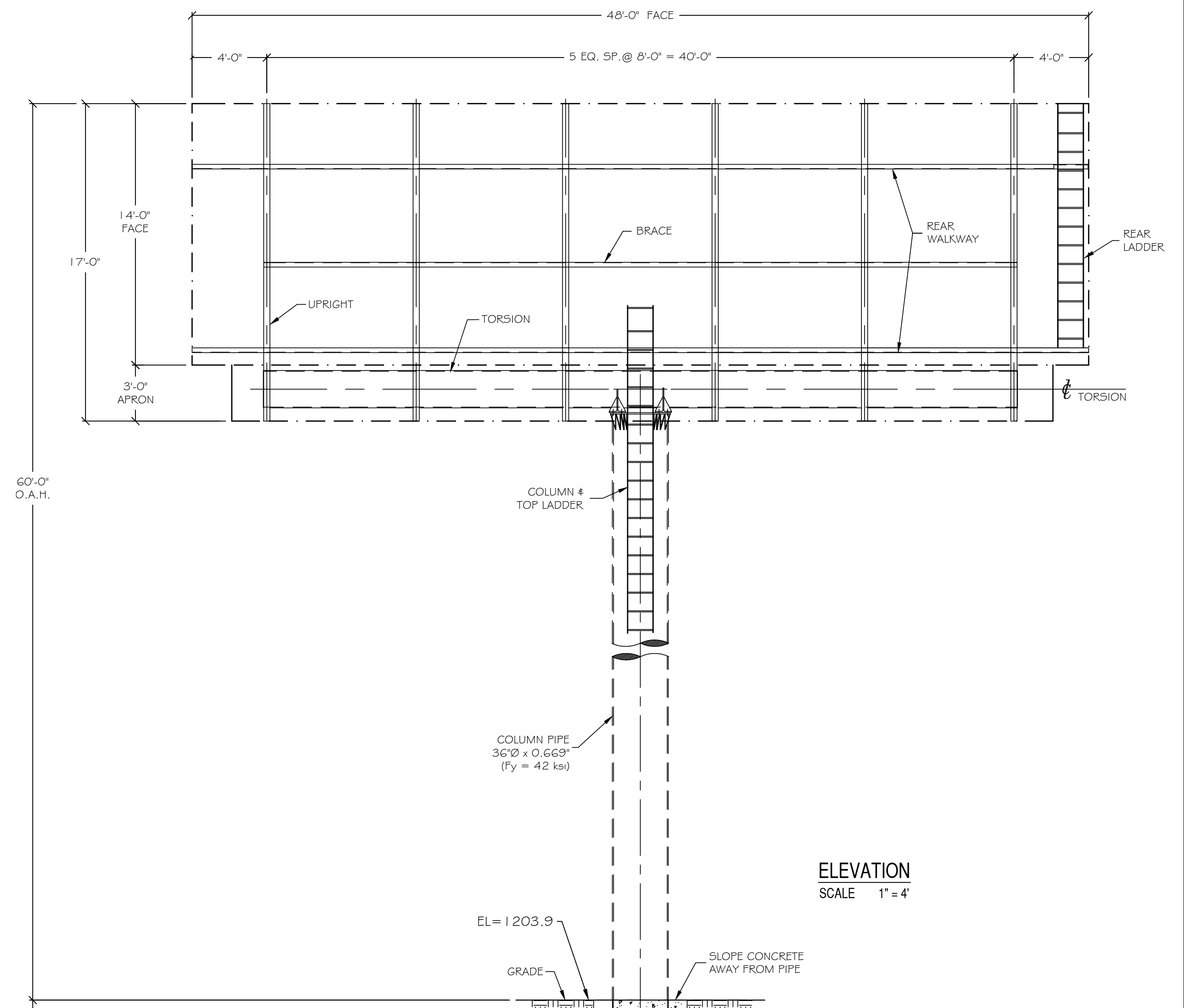


PLAN VIEW

SCALE 1" = 4'



FREEWAY TO SIGN #2 SECTION  
NOT TO SCALE (LOOKING WEST)



ELEVATION  
SCALE 1" = 4'