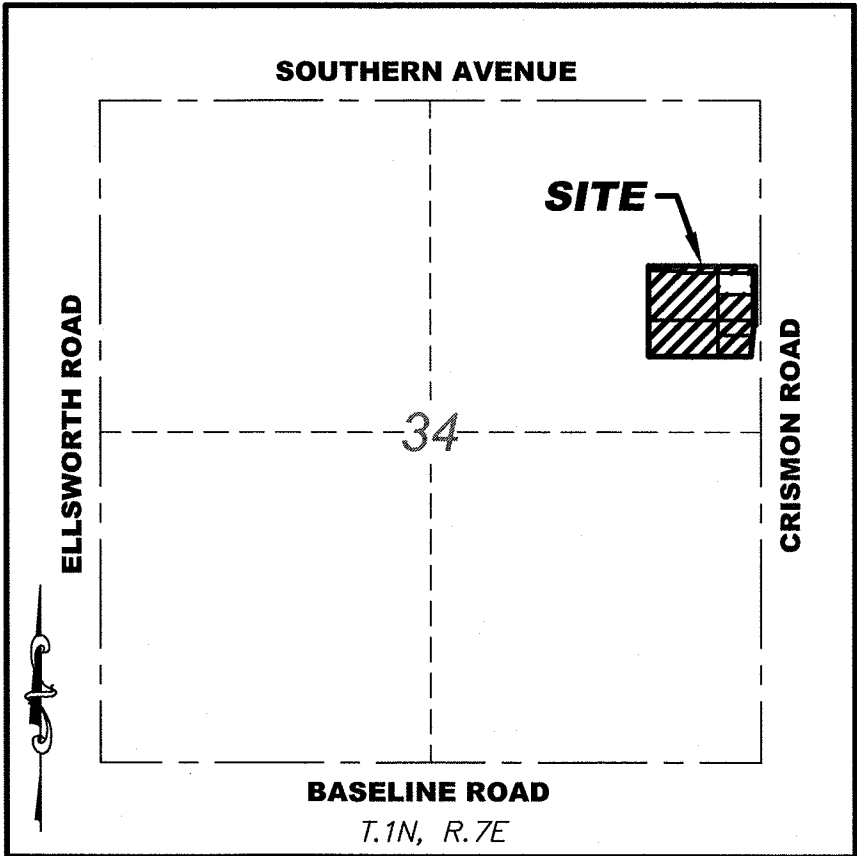




SWC CRISMON ROAD & HAMPTON AVENUE

PRELIMINARY PLAT

A PORTION OF THE NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOCATED WITHIN A PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 34, BEING MARKED BY AN ARIZONA DEPARTMENT OF TRANSPORTATION BRASS CAP FLUSH, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 34, BEING MARKED BY A MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN A HANDHOLE, BEARS NORTH 0 DEGREES 13 MINUTES 4 SECONDS WEST, A DISTANCE OF 2,363.52 FEET

THENCE NORTH 0 DEGREES 13 MINUTES 4 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 1,093.04 FEET;

THENCE SOUTH 89 DEGREES 47 MINUTES 22 SECONDS WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF CRISMON ROAD, AS SHOWN IN RECORD OF SURVEY RECORDED IN BOOK 946, PAGE 34, MARICOPA COUNTY RECORDS, ARIZONA, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 0 DEGREES 13 MINUTES 4 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 243.09 FEET TO A POINT ON THE RIGHT OF WAY LINE FOR THE US 60, AS DESCRIBED IN DOCKET 11254, PAGE 274, MARICOPA COUNTY RECORDS, ARIZONA;

THENCE SOUTH 89 DEGREES 43 MINUTES 55 SECONDS WEST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 15.19 FEET;

THENCE SOUTH 5 DEGREES 27 MINUTES 42 SECONDS WEST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 251.05 FEET;

THENCE SOUTH 89 DEGREES 54 MINUTES 21 SECONDS WEST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 812.82 FEET;

THENCE NORTH 0 DEGREES 9 MINUTES 13 SECONDS WEST, DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 718.54 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34;

THENCE NORTH 89 DEGREES 55 MINUTES 15 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 852.05 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF CRISMON ROAD, AS SHOWN IN RECORD OF SURVEY RECORDED IN BOOK 946, PAGE 34, MARICOPA COUNTY RECORDS, ARIZONA;

THENCE SOUTH 0 DEGREES 13 MINUTES 04 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 225.31 FEET TO THE POINT OF BEGINNING.

EXCEPT:

A PARCEL OF LAND BEING LOCATED WITHIN A PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 34, BEING MARKED BY AN ARIZONA DEPARTMENT OF TRANSPORTATION BRASS CAP FLUSH, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 34, BEING MARKED BY A MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN A HANDHOLE, BEARS NORTH 0 DEGREES 13 MINUTES 4 SECONDS WEST, A DISTANCE OF 2,363.52 FEET

THENCE NORTH 0 DEGREES 13 MINUTES 4 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 1,093.04 FEET;

THENCE SOUTH 89 DEGREES 47 MINUTES 22 SECONDS WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 47 MINUTES 22 SECONDS WEST, A DISTANCE OF 274.86 FEET;

THENCE NORTH 0 DEGREES 12 MINUTES 38 SECONDS WEST, A DISTANCE OF 171.00 FEET;

THENCE NORTH 89 DEGREES 55 MINUTES 15 SECONDS EAST, A DISTANCE OF 254.84 FEET;

THENCE SOUTH 45 DEGREES 8 MINUTES 55 SECONDS EAST, A DISTANCE OF 28.32 FEET;

THENCE SOUTH 0 DEGREES 13 MINUTES 4 SECONDS EAST, A DISTANCE OF 150.37 FEET TO THE POINT OF BEGINNING.

OWNER

CRISMON BFC LLC
1635 N. GREENFIELD ROAD, SUITE 11
MESA, ARIZONA 85205
CONTACT:
PHONE:
FAX:

CIVIL ENGINEER

KLAND CIVIL ENGINEERS
7227 NORTH 16TH STREET, SUITE 217
PHOENIX, AZ 85020
CONTACT: LESLIE KLAND, P.E.
PHONE: (480) 344-0480

SURVEYOR

SURVEY INNOVATION GROUP, INC.
22425 N. 16TH STREET, SUITE 1
PHOENIX, ARIZONA 85024
CONTACT: JASON SEGNERI
PHONE: (480) 922-0780

SHEET INDEX

NO.	DESCRIPTION
1	PRELIMINARY PLAT COVER SHEET
2	PRELIMINARY PLAT

BENCHMARK

FOUND NAIL W/BRASS TAG ON THE NORTHEAST CORNER CURB
RETURN AT THE INTERSECTION OF CRISMON AND SOUTHERN

NAVD88 DATUM
ELEVATION = 1511.33'

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 34, AS MEASURED BETWEEN FOUND MONUMENTS AT THE NORTHEAST CORNER AND THE EAST QUARTER CORNE OF SECTION 34. SAID LINE BEARS NORTH 0 DEGREES 13 MINUTES 4 SECONDS WEST.

NOTES

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

AREA

SUBJECT PROPERTY CONTAINS 558,813 SQUARE FEET OR 12.829 ACRES, MORE OR LESS

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
2	56,348	1.294
3	32,980	0.757
4	44,966	1.032
5	148,221	3.403
6	222,565	5.109

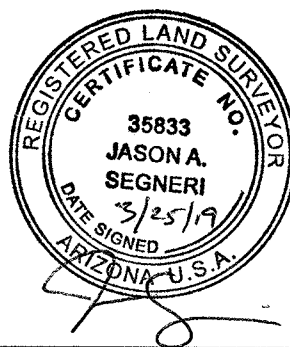
R/W TABLE		
STREET	AREA (SF)	AREA (AC)
RW	53,733	1.234

Planning and Zoning Board
Approval with conditions
June, 12, 2019



SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services
22425 N. 16th ST., SUITE 1
PHOENIX, ARIZONA 85024
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SIGSURVEYAZ.COM

PRELIMINARY PLAT
SWC CRISMON ROAD & HAMPTON AVENUE
MESA, ARIZONA



REVISIONS:

1

2

3

DRAWING NAME:
PRE-PLAT M&R

JOB NO. 2018-113

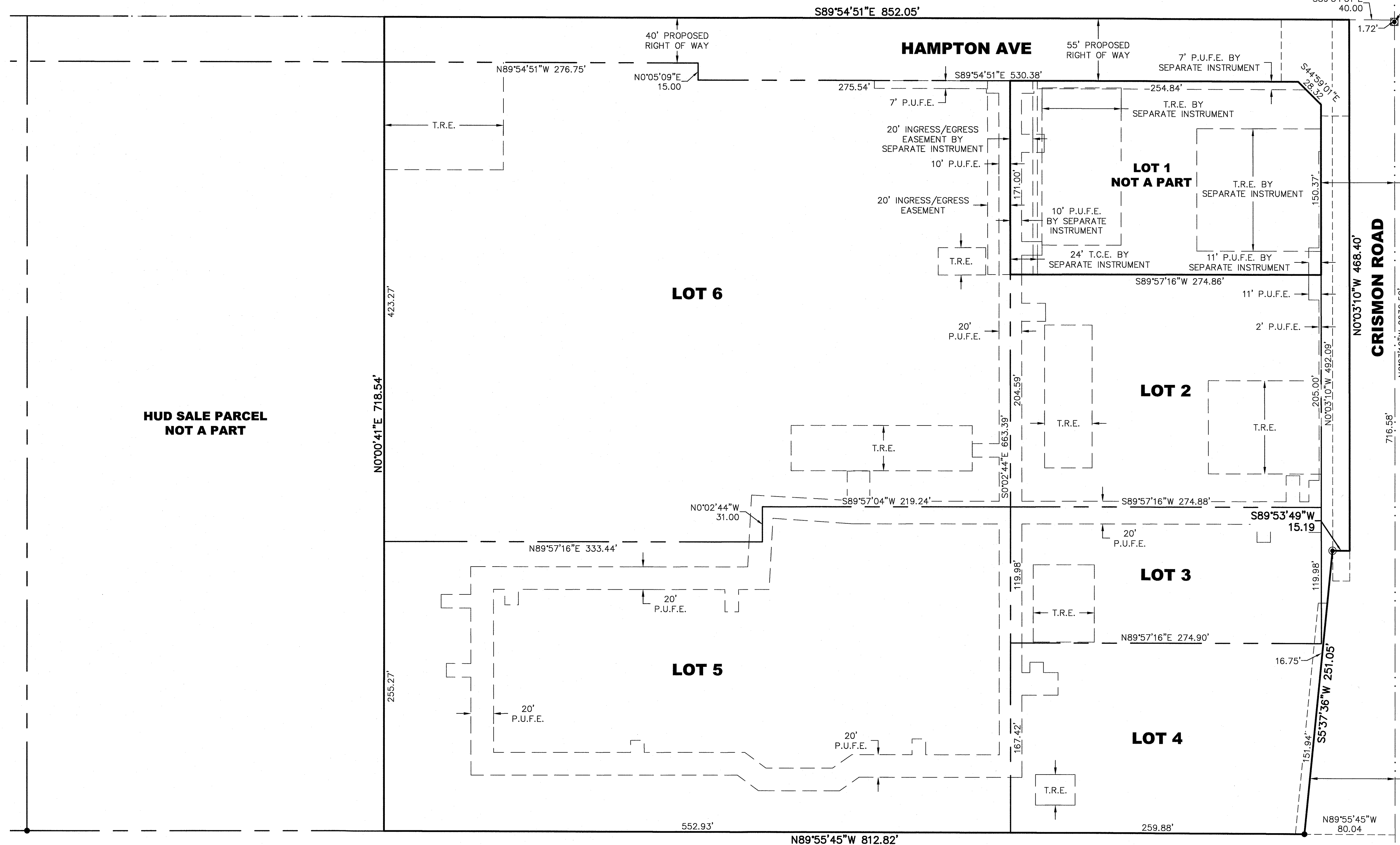
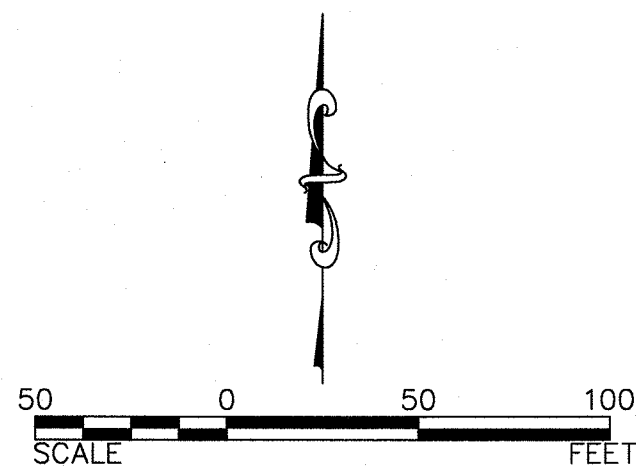
DRAWN: TS

CHECKED: JAS

DATE: 12/20/2018

SCALE: N.T.S.

SHEET: 1 OF 2

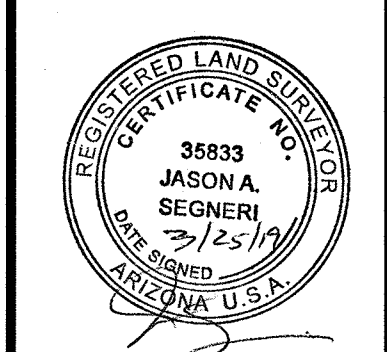


LEGEND	
T.C.E.	TEMPORARY CONSTRUCTION EASEMENT
T.R.E.	TEMPORARY RETENTION EASEMENT
DKT.	DOCKET
DOC.	DOCUMENT
P.U.F.E.	PUBLIC UTILITIES/FACILITIES EASEMENT
BK./PG.	BOOK AND PAGE
R/W	RIGHT OF WAY
—	BOUNDARY LINE
- - -	SECTION LINE
- . -	EASEMENT LINE
---	ADJACENT BOUNDARY LINE

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**PRELIMINARY PLAT
SWC CRISMON ROAD & HAMPTON AVENUE
MESA, ARIZONA**



REVISIONS:	
△	
△	
△	
DRAWING NAME: PRE-PLAT M&R	
JOB NO. 2018-113	
DRAWN: TS	
CHECKED: JAS	
DATE: 12/20/2018	
SCALE: 1"=50'	
SHEET: 2 OF 2	

