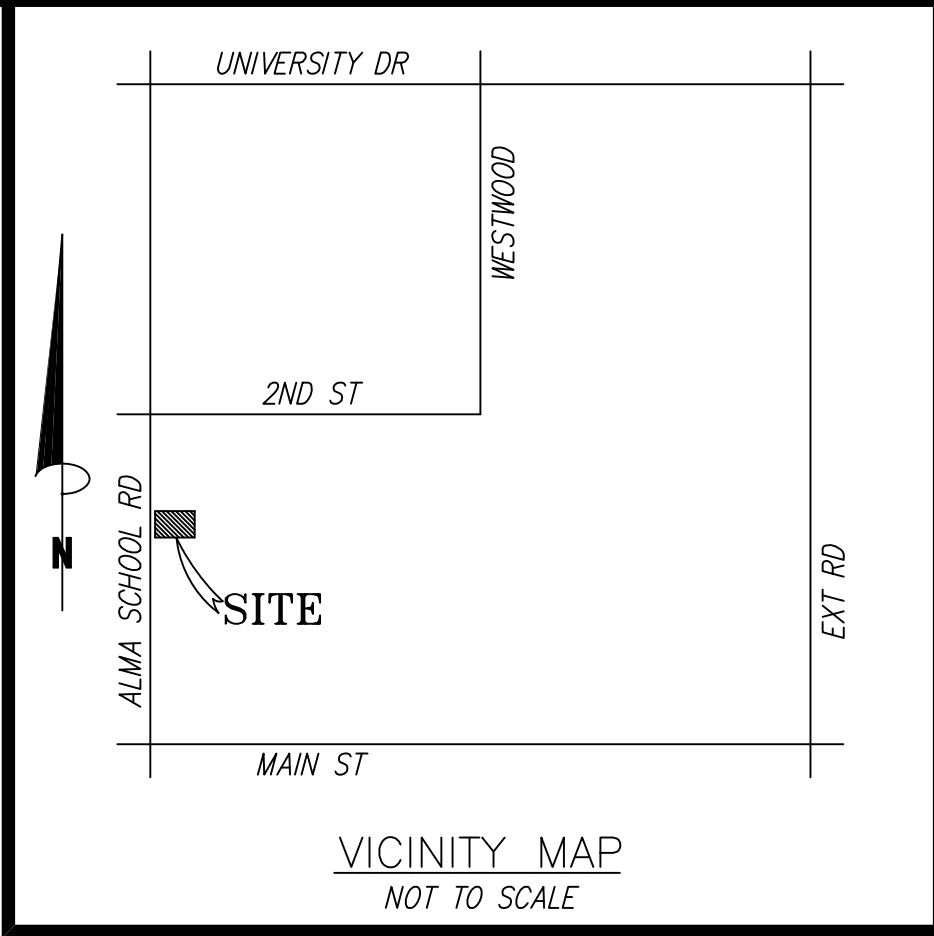


PRELIMINARY PLAT
EDEN VILLAGE OF MESA
TRACTS A, C, & D OF BEVERLY TERRACE, A SUBDIVISION
& A PORTION OF THE SW 1/4, NW 1/4, SW 1/4 NW 1/4
SECTION 21, TOWNSHIP 1 NORTH, RANGE 5 EAST,
GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.



SUPPORTING DOCUMENTS

TITLE COMMITMENT PREPARED BY OLD REPUBLIC TITLE
AGENCY, ORDER NO. 472018958-CS

DEED 2015-0762154 MCR (D)

BOOK 106 PAGE 28 MCR (R)

BOOK 238 PAGE 45 MCR (R1)

BOOK 790 PAGE 51 MCR (R2)

TITLE REFERENCE

THIS SURVEY IS BASED UPON THE TITLE COMMITMENT PREPARED BY TITLE
COMMITMENT PREPARED BY OLD REPUBLIC TITLE AGENCY, ORDER NO.
472018958-CS

ARIZONA SURVEYORS, INC. HAS RELIED SOLELY UPON THE INFORMATION
CONTAINED WITHIN THE TITLE COMMITMENT AND SCHEDULE B DOCUMENTS
PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY AS LISTED
HEREON. ARIZONA SURVEYORS, INC AND JOHN M. WARE (RLS) MAKE NO
STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

BASIS OF BEARING

NAD 83, EPOCH 1992, INTERNATIONAL UNITS,
ARIZONA CENTRAL, PER GPS OBSERVATION

BENCHMARK

GDAC UNIQUE ID: 8211

FD 3" AZ HIGHWAY DPT BC IN HH
0.3" DN NO STAMPING

NAVD 88 ELEVATION: 1,231.313'

PROVIDED BY MCDOT

SITE INFORMATION

OWNER OF RECORD: HARRIET J. MUNGUJA

SITE ADDRESS: 113 ALMA SCHOOL ROAD, MESA, ARIZONA, 85201

APN: 135-53-003C, 135-53-003D, 135-53-056, 135-53-058, &
135-53-059

ZONING: RM-4

AREA PER SURVEY: 67904 COMBINED SQUARE FEET +/-

PROPERTY DESCRIPTION

PARCEL 1:

THE SOUTH 94 FEET OF THE WEST 152 FEET OF THE FOLLOWING DESCRIBED
PROPERTY:
BEGINNING AT A POINT 693 FEET NORTH OF THE SOUTHWEST CORNER OF THE
NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 5 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,
AND LYING WITHIN THE CORPORATE CITY LIMITS OF THE CITY OF MESA;
RUNNING THENCE EAST 355 FEET;
THENCE NORTH 114 FEET;
THENCE WEST 355 FEET;
THENCE SOUTH 114 FEET TO THE POINT OF BEGINNING;
EXCEPT THE WEST 40 FEET THEREOF.

PARCEL 2:

THE NORTH 20 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING AT A POINT 693 FEET NORTH OF THE SOUTHWEST CORNER OF THE
NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 5 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,
AND LYING WITHIN THE CORPORATE CITY LIMITS OF THE CITY OF MESA;
RUNNING THENCE EAST 355 FEET;
THENCE NORTH 114 FEET;
THENCE WEST 355 FEET;
THENCE SOUTH 114 FEET TO THE POINT OF BEGINNING;
EXCEPT THE EAST 163.0 FEET THEREOF, AND
EXCEPT THE WEST 40 FEET THEREOF.

PARCEL 3:

TRACT A, BEVERLY TERRACE, ACCORDING TO BOOK 106 OF MAPS, PAGE 28,
RECORD OF MARICOPA COUNTY,
ARIZONA;
EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:
A PARCEL OF LAND LYING WITHIN SECTION 21, TOWNSHIP 1 NORTH, RANGE 5
EAST, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SECTION 21 OF GILA AND SALT
RIVER BASE AND MERIDIAN;
THENCE SOUTH A DISTANCE OF 1823.90 FEET;
THENCE EAST A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 88° 16' 07" EAST A DISTANCE OF 2.77 FEET;
THENCE NORTH 01° 54' 20" EAST A DISTANCE OF 85.31 FEET TO A POINT OF
INTERSECTION WITH A NONTANGENT CURVE, CONCAVE WESTERLY, HAVING A
RADIUS OF 11511.20 FEET AND A CENTRAL ANGLE OF 00°11' 55";
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, FROM
WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS NORTH 01° 54'
20" EAST, A DISTANCE OF 39.89 FEET, SAID ARC SUBTENDED BY A CHORD
WHICH BEARS NORTH 01° 48' 22" EAST A DISTANCE OF 39.89 FEET TO THE
POINT OF INTERSECTION WITH A NON-TANGENT LINE;
THENCE SOUTH 88° 10' 06" WEST, A DISTANCE OF 6.89 FEET;
THENCE SOUTH A DISTANCE OF 126.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

TRACT C, BEVERLY TERRACE, ACCORDING TO BOOK 106 OF MAPS, PAGE 28,
RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL 5:

TRACT D, BEVERLY TERRACE, ACCORDING TO BOOK 106 OF MAPS, PAGE 28,
RECORDS OF MARICOPA COUNTY, ARIZONA.

SURVEYORS NOTES

1. MONUMENTS FOUND DURING THIS FIELD SURVEY WERE ACCEPTED UNLESS
OTHERWISE NOTED HEREIN.

2. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A TITLE REPORT. THIS
SURVEY MAKES NO WARRANTY AS TO THE EXISTENCE OF ANY ADDITIONAL
EASEMENTS OF RECORD AND/OR RESTRICTIONS TO AFFECTED PARCELS.

3. IT IS RECOMMENDED THAT THE CLIENT RETAIN LEGAL CONSULTATION TO
THOROUGHLY EXAMINE TITLE FOR ANY CLAIMS, DEFECTS OR LIABILITY
UNDISCLOSED BY THIS SURVEY.

4. ALL BEARINGS AND DISTANCES SHOWN ARE MEASURED (M) FROM MONUMENT
TO MONUMENT UNLESS OTHERWISE NOTED.

5. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT
TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

6. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS
SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE
SUPPLIED TO OR OBTAINED BY THIS SURVEYOR. OTHER DOCUMENTS OF RECORD
MAY EXIST WHICH WOULD AFFECT THIS PARCEL.

7. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY
DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE
APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN
POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING THIS
SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION
RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER
FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

8. ALL SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS
SUBJECT PARCEL ARE NOT NECESSARILY SHOWN.

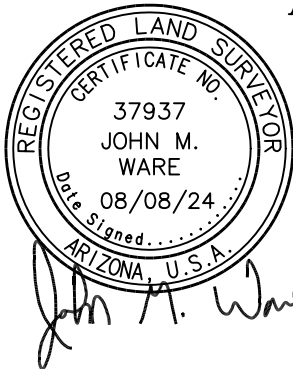
9. A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR
"CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY
THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS
OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT
CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

10. THIS FIRM IS LICENSED TO PERFORM SPECIFIC SURVEY TASKS. C.C & R'S,
ZONING MATTERS, A.D.A. REQUIREMENTS, LOCAL ORDINANCES, ETC. ARE LEGAL
MATTERS AND SHOULD BE REVIEWED BY AN ATTORNEY.

*** THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR RECORDATION.

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PRELIMINARY PLAT AND THE SURVEY ON WHICH
IT IS BASED WERE PREPARED UNDER THE DIRECTION UNDER THIS REGISTERED
LAND SURVEYOR. THE FIELDWORK WAS COMPLETED DURING OCTOBER OF 2023.

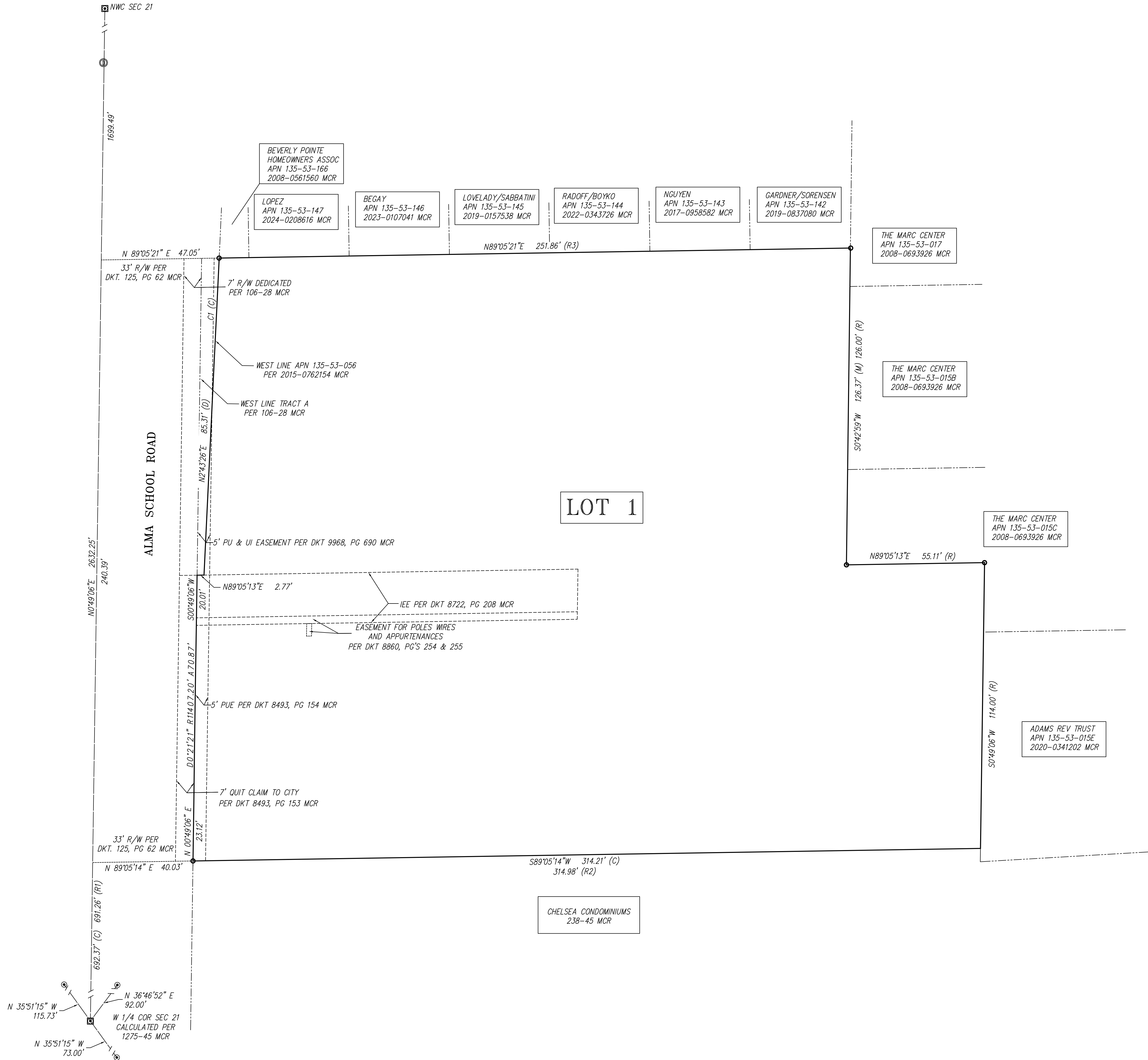
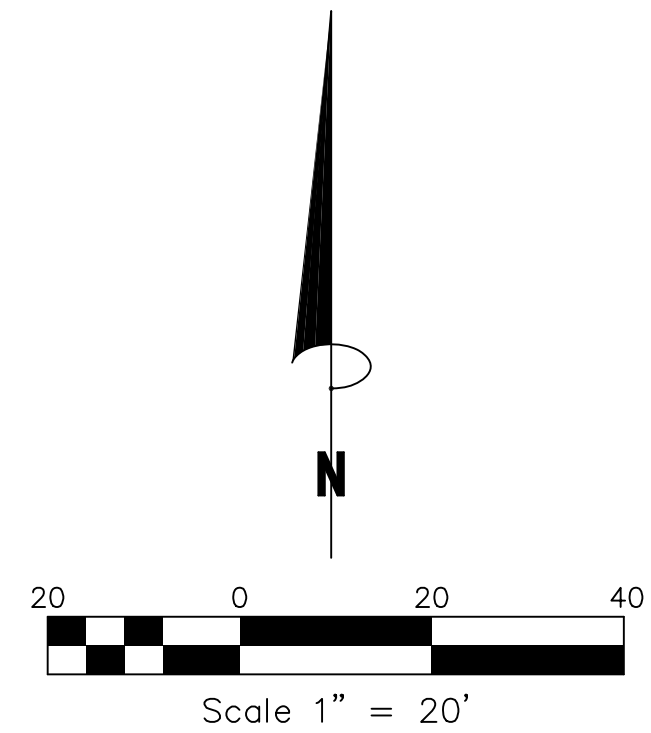


ARIZONA SURVEYORS, INC.

11445 EAST VIA LINDA SUITE 2-447
SCOTTSDALE, ARIZONA 85259-2638
PHONE - (480) 816-9773
E-MAIL: jwazrls@gmail.com
WEBSITE:
www.arizonasurveyors.com

PRELIMINARY PLAT

DRAWN: RE	JOB NO: 113 ASR	DATE: 10/26/2023
CHECK: JMW	SURVEYOR: JMW	
SCALE: 1" = 20'	SHEET 1 OF 2	

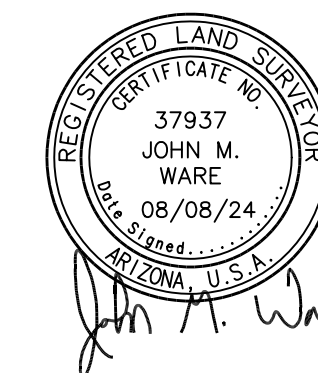


LEGEND

- FOUND BRASS CAP IN HAND HOLE
- FOUND BRASS CAP FLUSH RLS 33861
- FOUND REBAR
- EASEMENT LINE
- SECTION LINE
- PROPERTY LINE
- ADJOINING LOT LINE
- MCR MARICOPA COUNTY RECORDER
- APN ASSESSOR PARCEL NUMBER
- CMU CONCRETE MASONRY UNIT
- CONC CONCRETE
- IEE INGRESS, EGRESS EASEMENT
- PU PUBLIC UTILITY EASEMENT
- UI UNDERGROUND IRRIGATION EASEMENT

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PRELIMINARY PLAT

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CHECK: JMW	SURVEYOR: JMW	
SCALE: 1" = 20'	SHEET 2 OF 2	

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	11511.20'	41.28'	41.28'	N 02°46'35" E	072.20°