

PRELIMINARY PLAT
OF
"VALLEYWISE COMMUNITY HEALTH CENTER MESA"
A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 5 EAST,
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PARCEL DESCRIPTION

LOT 75, FRASER FIELDS, ACCORDING TO THE PLAT RECORDED IN BOOK 34 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA.

AND:

LOTS 84 AND 85, OF FRASER FIELDS, ACCORDING TO THE PLAT RECORDED IN BOOK 34 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA;

AND:

THAT PORTION OF THE ALLEY ABANDONED BY RESOLUTION NO. 5913 IN RECORDING NO. 1987-729023 LYING NEAREST IN PROXIMITY TO LOT 75 AND 84, FRASER FIELDS, ACCORDING TO THE PLAT RECORDED IN BOOK 34 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA;

AND:

LOT 76, FRASER FIELDS, ACCORDING TO THE PLAT RECORDED IN BOOK 34 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA;

AND:

LOTS 86 AND 87, FRASER FIELDS, ACCORDING TO BOOK 34 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA;

AND:

LOTS 31, 33, 35 AND 37, BLOCK 1, STEWARTS EAST MESA ADDITION, ACCORDING TO BOOK 33 OF MAPS, PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 19.48 FEET OF LOT 31.

AND:

THAT PORTION OF THE ALLEY ABANDONED BY RESOLUTION NO. 11674 IN RECORDING NO. 2021-0638483 LYING NEAREST IN PROXIMITY TO LOT 75 AND 84, FRASER FIELDS, ACCORDING TO THE PLAT RECORDED IN BOOK 34 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA.

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 DETAIL SHEET

BASIS OF BEARINGS

THE ARIZONA STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE.

AREA

124,630 SQUARE FEET OR 2.861 ACRES, MORE OR LESS

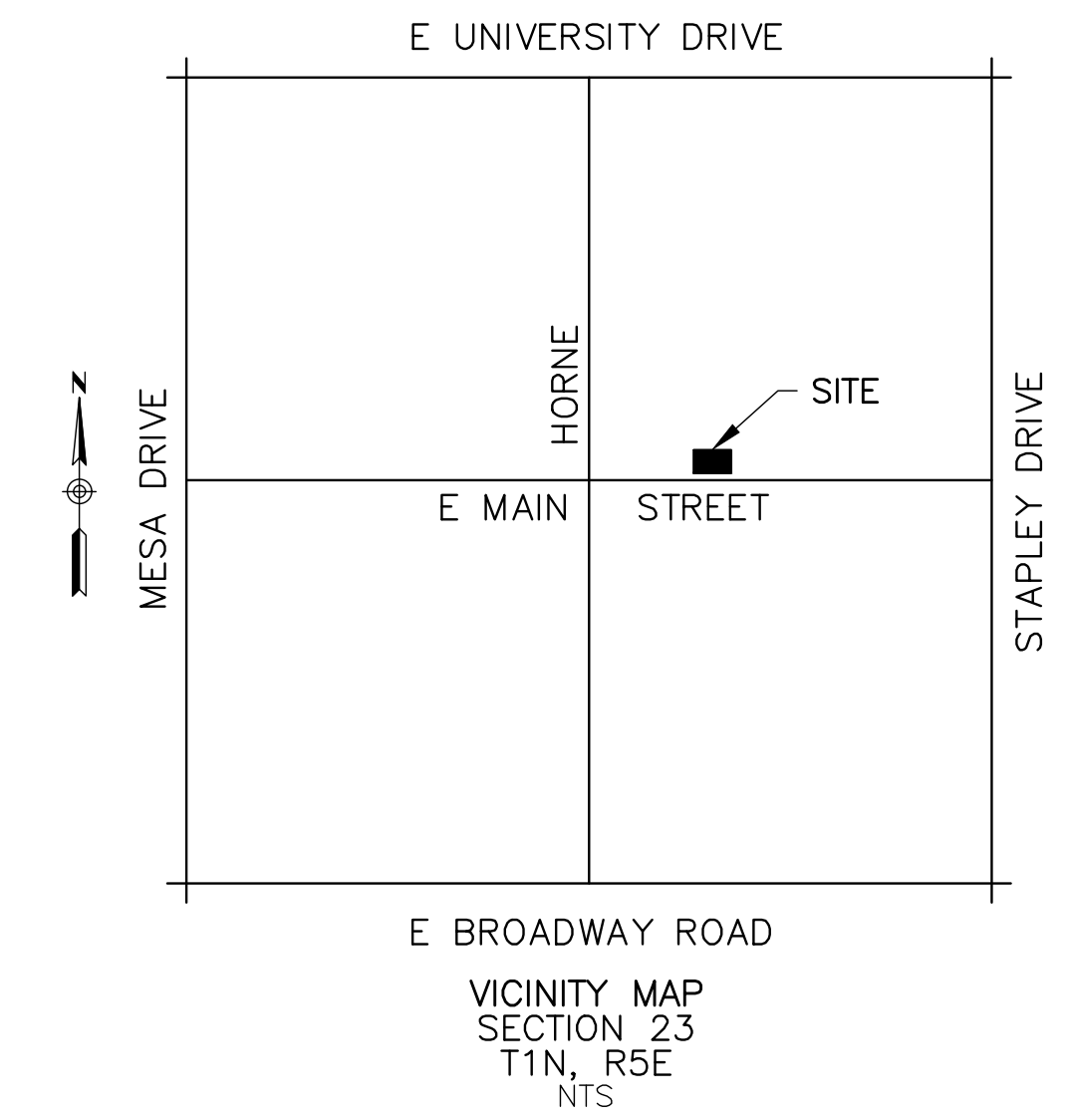


AREA MAP
NTS

SITE DATA

ONE (1) LOT
ONE (1) BUILDING - 25,645 SF FOOTPRINT

Approved by Planning
and Zoning Board on
January 26, 2022



OWNER

MARICOPA COUNTY SPECIAL HEALTH CARE DISTRICT
2601 E. ROOSEVELT STREET
PHOENIX, AZ 85008
PHONE: 602-344-1495
ATTN: CHRISTOPHER MELTON

SURVEYOR

JASON P. GRAHAM, RLS 47537
DIBBLE ENGINEERING
7878 N 16TH STREET
SUITE 300
PHOENIX, AZ 85020
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ENGINEER

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**Dibble
Engineering**

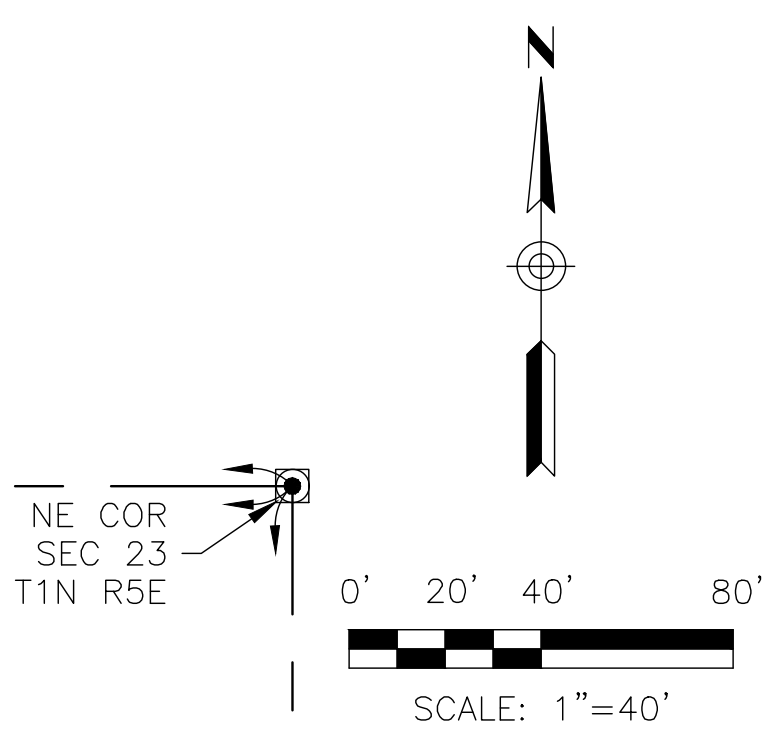
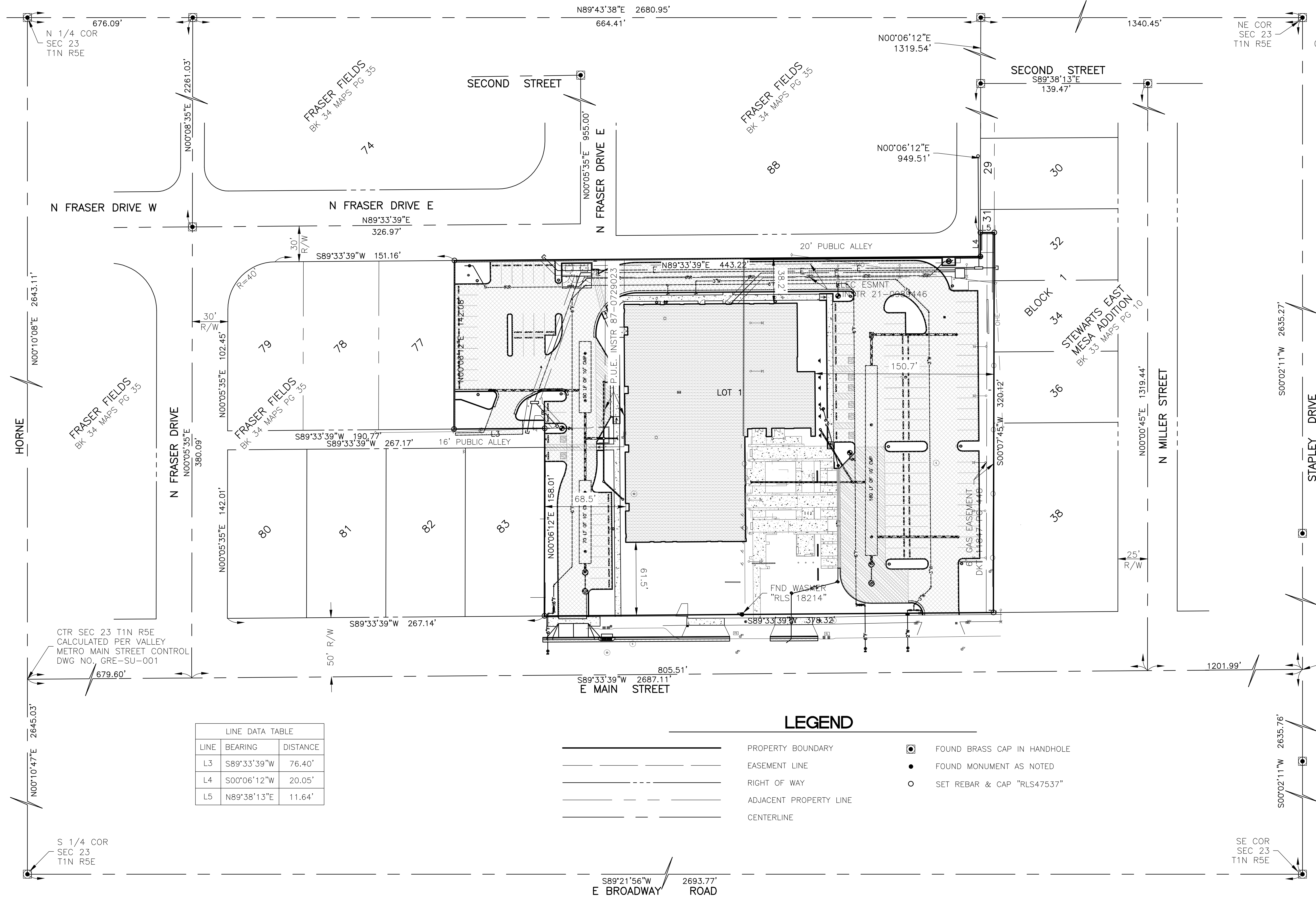
**PRELIMINARY PLAT
VALLEYWISE COMMUNITY HEALTH
CENTER MESA**

NORTHEAST 1/4 SECTION 23, T1N, R5E,
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PROJECT NO: 1019110	DATE: NOV 2021	SCALE: AS SHOWN
SURVEYED: MAY 2018	DRAWN: CSD	REVIEWED: JPG
FIELD WORK: MAY 18, 2018		REVIEWED: JPG
REVISIONS:		

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FILED:\PROJECTS\2018\101910_1805_Graham_Civil_018107\A\DWG\1805\PRELIM PLAT.dwg DATE: 03/20/22 TIME: 09:45 am



LINE DATA TABLE		
LINE	BEARING	DISTANCE
L3	S89°33'39"W	76.40'
L4	S00°06'12"W	20.05'
L5	N89°38'13"E	11.64'

LEGEND			
	PROPERTY BOUNDARY		FOUND BRASS CAP IN HANDHOLE
	EASEMENT LINE		FOUND MONUMENT AS NOTED
	RIGHT OF WAY		SET REBAR & CAP "RLS47537"
	ADJACENT PROPERTY LINE		
	CENTERLINE		



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Dibble
 Engineering

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CENTER MESA
 NORTHEAST 1/4 SECTION 23, T1N, R5E,
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