

PRELIMINARY PLAT FOR "MASS MARKET"

A REPLAT OF PARCEL 1 OF PARCEL LINE ADJUSTMENT "10834 E. SOUTHERN AVENUE & 1113 S. SIGNAL BUTTE ROAD" RECORDED IN BOOK 1744 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

KNOWN ALL MEN BY THESE PRESENTS:
WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "MASS MARKET", A REPLAT OF PARCEL 1 OF PARCEL LINE ADJUSTMENT "10834 E SOUTHERN AVENUE & 1113 S. SIGNAL BUTTE ROAD" RECORDED IN BOOK 1744 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHWEST QUARTER SECTION 25, TOWNSHIP 1 NORTH, RANGE 7 EAST, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH OF THE STREETS, LOTS, AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE STREETS, LOTS, AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY DEDICATES AND CONVEYS TO THE CITY OF MESA, IN FEE, ALL REAL PROPERTY DESIGNATED ON THIS PLAT AS "RIGHT-OF-WAY" OR "R/W" FOR USE AS PUBLIC RIGHT-OF-WAY.

EACH OF THE OWNERS, AS TO THE PORTION OF THE PROPERTY OWNED BY THAT OWNER, HEREBY DEDICATES TO THE CITY OF MESA FOR USE AS SUCH THE VEHICULAR NON-ACCESS EASEMENTS AND PUBLIC UTILITY AND FACILITY EASEMENTS, AS SHOWN ON THE SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. THE DEDICATION OF REAL PROPERTY MARKED AS STREETS ON THIS PLAT IS A DEDICATION TO THE CITY OF MESA, IN FEE, FOR THE CITY'S USE AS PUBLIC RIGHT-OF-WAY. THE DEDICATION OF REAL PROPERTY MARKED AS PUBLIC UTILITY AND FACILITIES EASEMENTS IS A DEDICATION OF A PUBLIC UTILITY AND FACILITIES EASEMENT TO THE CITY, WITH SUCH DEDICATION INCLUDING THE FOLLOWING USES: TO CONSTRUCT, INSTALL, ACCESS, MAINTAIN, REPAIR, RECONSTRUCT, REPLACE, REMOVE, UTILITIES AND FACILITIES (INCLUDING, BUT NOT LIMITED TO, WATER, WASTEWATER, GAS, ELECTRIC, STORM WATER, PIPES, CONDUIT, CABLES, AND SWITCHING EQUIPMENT), CONDUCTORS, CABLES, FIBER OPTICS, COMMUNICATION AND SIGNAL LINES, TRANSFORMERS, VAULTS, MANHOLES, CONDUITS, PIPES AND CABLES, FIRE HYDRANTS, STREET LIGHTS, STREET PAVEMENT, CURBS, GUTTERS, SIDEWALKS, TRAFFIC SIGNALS, EQUIPMENT AND SIGNS, PUBLIC TRANSIT FACILITIES, SHELTERS AND IMPROVEMENTS, LANDSCAPING, STORM DRAINAGE, WATER RETENTION AND DETENTION, FLOOD CONTROL, AND ALL APPURTENANCES TO ALL OF THE FOREGOING, AND ALL SIMILAR AND RELATED PURPOSES TO THE FOREGOING, TOGETHER WITH THE RIGHT TO ALTER GROUND LEVEL BY CUT OR FILL (PROVIDED THAT GROUND LEVEL SHALL NOT BE ALTERED IN A MANNER THAT CONFLICTS WITH THE OPERATION, MAINTENANCE, OR REPAIR OF EXISTING UTILITY OR PUBLIC IMPROVEMENTS) AND THE UNRESTRICTED RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO, FROM, AND ACROSS THE EASEMENT PROPERTY. ADDITIONALLY, THE CITY IS AUTHORIZED TO PERMIT OTHERS TO USE THE PUBLIC UTILITY AND FACILITY EASEMENT PROPERTY FOR ALL USES AND FACILITIES ALLOWED HEREIN. ALL OTHER EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN, UNLESS APPROVED OTHERWISE BY THE CITY OF MESA, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

IT IS AGREED THAT WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR ITS SUCCESSORS OR ASSIGNS SHALL HAVE FULL USE OF THE EASEMENT EXCEPT FOR THE PURPOSE FOR WHICH THE SAME IS HEREIN CONVEYED TO THE CITY OF MESA, AND PROVIDED ALWAYS THAT NO BUILDING OR STRUCTURE OF ANY NATURE OR KIND WHATSOEVER, INCLUDING WITHOUT LIMITATION FENCES, NOR ANY PART OF SAME, SHALL BE CONSTRUCTED, INSTALLED OR PLACED ON OR OVER SAID EASEMENT OR ANY PART THEREOF BY WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF MESA. THE RIGHTS AND OBLIGATIONS OF THE CITY OF MESA SHALL BE CONSTRUED BROADLY AND CONSISTENT WITH THE PERFORMANCE OF ITS OBLIGATIONS TO PROVIDE UTILITY SERVICE TO ITS CUSTOMERS.

WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED BY THIS PLAT, AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON OR ENTITY HAVING ANY INTEREST THAT IS ADVERSE TO OR INCONSISTENT WITH THE FOREGOING DEDICATION, OR ANY OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT, HAS CONSENTED TO OR JOINED IN THIS PLAT AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:
WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS ____ DAY OF _____, 20____.

WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
ITS: _____

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____, IN THEIR AFOREMENTIONED CAPACITY ON BEHALF OF WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES

NOTARY PUBLIC

DESCRIPTION

PARCEL NO. 1:
THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 25, 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 A 3-INCH MARICOPA COUNTY BRASS CAP IN HANDHOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 25 FROM WHICH A 3-INCH MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HANDHOLE MARKING THE WEST QUARTER CORNER OF SAID SECTION 25 BEARS NORTH 00 DEGREES 03 MINUTES 45 SECONDS EAST 2640.62 FEET; SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;
THENCE NORTH 00 DEGREES 03 MINUTES 45 SECONDS EAST 740.71 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER;
THENCE SOUTH 89 DEGREES 56 MINUTES 15 SECONDS EAST 339.60 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 89 DEGREES 56 MINUTES 15 SECONDS EAST 400.32 FEET TO A NAIL IN WASHER STAMPED "KLEIN 42137" ON THE WEST LINE OF "ARIZONA RENAISSANCE" A SUBDIVISION RECORDED IN BOOK 484 OF MAPS, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE SOUTH 00 DEGREES 01 MINUTE 25 SECONDS WEST 675.21 FEET ALONG SAID WEST LINE TO A 1/2-INCH CAPPED REBAR WITH ILLEGIBLE STAMP ON THE NORTH LINE OF THE SOUTH 65.00 FEET OF SAID SOUTHWEST QUARTER;
THENCE NORTH 89 DEGREES 58 MINUTES 35 SECONDS WEST 110.47 FEET ALONG SAID NORTH LINE TO A 1/2-INCH REBAR WITH NO IDENTIFICATION;
THENCE NORTH 00 DEGREES 01 MINUTE 25 SECONDS EAST 10.00 FEET TO A 1/2-INCH REBAR WITH NO IDENTIFICATION ON THE NORTH LINE OF THE SOUTH 75.00 FEET OF SAID SOUTHWEST QUARTER;
THENCE NORTH 89 DEGREES 58 MINUTES 35 SECONDS WEST 261.50 FEET ALONG SAID NORTH LINE;
THENCE NORTH 00 DEGREES 04 MINUTES 15 SECONDS EAST 43.98 FEET;
THENCE NORTH 89 DEGREES 58 MINUTES 35 SECONDS WEST 21.23 FEET;
THENCE NORTH 08 DEGREES 15 MINUTES 56 SECONDS WEST 40.82 FEET;
THENCE NORTH 00 DEGREES 07 MINUTES 31 SECONDS EAST 245.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 16.51 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 38 DEGREES 35 MINUTES 20 SECONDS EAST 22.96 FEET;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88 DEGREES 06 MINUTES 36 SECONDS AN ARC LENGTH OF 25.39 FEET TO THE BEGINNING OF A NON-TANGENT REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 43.15 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 36 DEGREES 59 MINUTES 41 SECONDS EAST 54.83 FEET;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78 DEGREES 53 MINUTES 27 SECONDS AN ARC LENGTH OF 59.41 FEET TO THE BEGINNING OF A NON-TANGENT REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1.91 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 46 DEGREES 16 MINUTES 23 SECONDS EAST 2.89 FEET;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 98 DEGREES 31 MINUTES 14 SECONDS AN ARC LENGTH OF 3.28 FEET;
THENCE NORTH 89 DEGREES 49 MINUTES 21 SECONDS EAST 15.90 FEET;
THENCE NORTH 00 DEGREES 08 MINUTES 37 SECONDS WEST 72.88 FEET;
THENCE SOUTH 89 DEGREES 24 MINUTES 46 SECONDS WEST 15.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 3.12 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 38 DEGREES 02 MINUTES 48 SECONDS WEST 4.12 FEET;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82 DEGREES 45 MINUTES 15 SECONDS AN ARC LENGTH OF 4.50 FEET TO THE BEGINNING OF A NON-TANGENT REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 140.69 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 06 DEGREES 49 MINUTES 09 SECONDS WEST 28.80 FEET;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11 DEGREES 45 MINUTES 04 SECONDS AN ARC LENGTH OF 28.85 FEET TO THE BEGINNING OF A NON-TANGENT COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 67.71 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 48 DEGREES 09 MINUTES 51 SECONDS WEST 60.67 FEET;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53 DEGREES 13 MINUTES 58 SECONDS AN ARC LENGTH OF 62.91 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 123.03 FEET TO THE POINT OF BEGINNING.
ALSO KNOWN AS:
PARCEL 1, OF PARCEL LINE ADJUSTMENT 10834 E. SOUTHERN AVENUE & 1113 S. SIGNAL BUTTE ROAD, RECORDED IN BOOK 1744 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:
PERPETUAL NON-EXCLUSIVE EASEMENTS FOR (A) VEHICULAR AND PEDESTRIAN ACCESS, INGRESS, EGRESS AND PASSAGE UPON, OVER AND ACROSS DRIVEWAYS AND THE ACCESS DRIVE, (B) PEDESTRIAN ACCESS, INGRESS AND EGRESS AND PASSAGE UPON, OVER AND ACROSS PARKING AREAS, DRIVEWAYS AND SIDEWALKS, (C) PARKING IN COMMON AREA PARKING SPACES, (D) INSTALLATION, OPERATION, FLOW, PASSAGE, USE, MAINTENANCE, CONNECTION, REPAIR, RELOCATION AND REMOVAL OF COMMON UTILITY LINES AND SEPARATE UTILITY LINES UPON, OVER, UNDER AND ACROSS COMMON AREA, (E) THE DISCHARGE OF SURFACE STORM DRAINAGE AND/OR RUNOFF OVER, UPON AND ACROSS THE COMMON AREA, (F) THE ENCROACHMENTS OF BUILDINGS INTO THE COMMON AREA, AND (G) THE PLACEMENT OF UNDERGROUND PIERS, FOOTINGS AND FOUNDATIONS UNDER THE COMMON AREA, AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS (WITH JOINER) RECORDED JANUARY 25, 2001 IN RECORDING NO. 2001-0055550, AND FIRST AMENDMENT RECORDED MARCH 30, 2010 IN RECORDING NO. 2010-263073, RECORDS OF MARICOPA COUNTY, ARIZONA.

NOTES

1. PUBLIC UTILITY AND FACILITY EASEMENTS (PUFE) WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS OF SRP AND SOUTHWEST GAS FACILITIES IN PUFES ON THIS PLAT. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. §9-1-1 INCLUDES THE PUFES ON THIS PLAT, THE TERM "PUBLIC EASEMENT" IN M.C.C. §9-1-5(A) INCLUDES PUFES, AND PUFES ON THIS PLAT ARE SUBJECT TO M.C.C. § 9-1-5(A)

2. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE FACILITIES, PRIVATE DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THE PROJECT, OR LANDSCAPING WITHIN ADJACENT RIGHT-OF-WAY.

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

4. UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33.

5. ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.

6. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES, OR LANDSCAPED AREAS WITHIN THE PROJECT OR WITHIN THE PUBLIC RIGHT-OF-WAY ALONG SOUTHERN AVENUE.

7. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL IMPROVEMENTS, OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY OF MESA.

8. THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

9. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

10. ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.

11. PROPOSED OR FUTURE LANDSCAPE AND IRRIGATION SYSTEMS THAT ARE TO BE DESIGNED AND INSTALLED WITHIN ANY PUFE OR PUE MUST BE DESIGNED IN ACCORDANCE WITH THE CITY OF MESA PROCEDURE MANUAL FOR LANDSCAPE AND IRRIGATION STANDARDS

SURVEYORS NOTES

1) THE BASIS OF BEARING IS THE MONUMENT LINE OF SOUTHERN AVENUE, ALSO BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 25, USING A BEARING OF NORTH 89 DEGREES 52 MINUTES 13 SECONDS EAST, PER "MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY," IN BOOK 657 OF MAPS, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA.

2) ALL TITLE INFORMATION AND THE DESCRIPTION SHOWN IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER CT349240393, DATED JANUARY 13, 2025,

FLOOD ZONE

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2315L, DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN ZONE X (SHADED). ZONE X (SHADED) IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

SUBDIVISION OF "SIGNAL BUTTE & SOUTHERN RETAIL CENTER" RECORDED IN BOOK 644 OF MAPS, PAGE 31, MARICOPA COUNTY RECORDS

FINAL PLAT OF "ARIZONA RENAISSANCE" RECORDED IN BOOK 484 OF MAPS, PAGE 47, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 575 OF MAPS, PAGE 49, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 657 OF MAPS, PAGE 27, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 694 OF MAPS, PAGE 31, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 932 OF MAPS, PAGE 28, MARICOPA COUNTY RECORDS

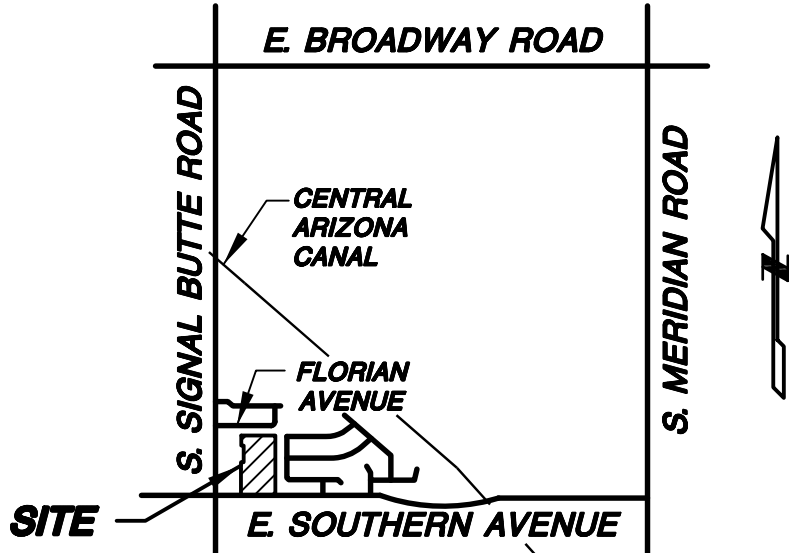
RESULTS OF SURVEY IN BOOK 1350 OF MAPS, PAGE 25, MARICOPA COUNTY RECORDS

PARCEL LINE ADJUSTMENT OF "10834 E. SOUTHERN AVENUE & 1113 S. SIGNAL BUTTE ROAD" RECORDED IN BOOK 1744 OF MAPS, PAGE 17, MARICOPA COUNTY RECORDS

SPECIAL WARRANTY DEED IN 2000-0728823, MARICOPA COUNTY RECORDS

SPECIAL WARRANTY DEED IN 2008-0335033, MARICOPA COUNTY RECORDS

SPECIAL WARRANTY DEED IN 2014-0196678, MARICOPA COUNTY RECORDS



VICINITY MAP

NOT TO SCALE

OWNER

WS HOLDINGS I, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY
4215 N. WINFIELD SCOTT PLAZA
SCOTTSDALE, AZ 85251
PHONE: (480)545-5000
CONTACT: TOM HIGGINBOTHAM

SURVEYOR

SUPERIOR SURVEYING SERVICES INC.
2122 W. LONE CACTUS DRIVE, SUITE 11
PHOENIX, AZ 85027
PHONE: (623)869-0223
FAX: (623)869-0726
CONTACT: JAMES M. WILLIAMSON

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 PLAT MAP
SHEET 3 ACCESS AND UTILITIES EASEMENT
SHEET 4 WATER AND SEWER EASEMENT

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA, ON THIS ____ DAY OF _____, 20____.

BY: _____ MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS-45-576.

APPROVED: _____ CITY ENGINEER _____ DATE _____

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MARCH 14, 2025
JAMES M. WILLIAMSON
R.L.S. #76041
2122 W. LONE CACTUS DRIVE
SUITE 11, PHOENIX, AZ 85027

FOR REVIEW
NOT FOR
CONSTRUCTION
OR RECORDING



PRELIMINARY PLAT FOR
"MASS MARKET"

E-NEC SOUTHERN AVENUE & SIGNAL BUTTE ROAD, MESA, ARIZONA 85208

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN: LE CHR: JW

SHEET 1 OF 4

DATE: 3/14/25

JOB: 202502061

WEST 1/4 CORNER
SECTION 25, T-1N, R-7E
FOUND 3" MARICOPA COUNTY
DEPARTMENT OF TRANSPORTATION
BRASS CAP IN HANDHOLE
(0.55' DOWN)

E. PUEBLO
AVENUE

LOT 181
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-184
REZA ELIEZER A
2010-0508508 M.C.R.

LOT 180
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-183
PAUL JANET
2003-1063382 M.C.R.

LOT 179
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-182
PAUL JANET
2011-0162179 M.C.R.

LOT 178
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-181
ALLEN JOSEPH/LISA
2004-0708699 M.C.R.

LOT 177
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-180
BRADBURN SEAN R/
HEATHER M
2015-0803441 M.C.R.

LOT 176
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-179
MAUPIN LIVING TRUST
2023-0381448 M.C.R.

LOT 175
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-178
MARTINEZ MARIO A/DUEÑAS
MARIA VILMA ROSAS
2011-0553067 M.C.R.

ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-191
ARIZONA RENAISSANCE
COMMUNITY ASSOC
2000-0754192A M.C.R.

LOT 137
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-140
LORENZO PERCIVAL M/
MARILOU L
2004-1318347 M.C.R.

LOT 136
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-139
THOMPSON WALKER CY/
MCKENZIE
2022-0586576 M.C.R.

LOT 135
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-138
CHARLES H AND CHERENE S
WATKIN REVOCABLE TRUST
2020-0956708 M.C.R.

LOT 134
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-137
2018-1 1H BORROWER LP
2018-0104958 M.C.R.

LOT 133
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-136
STORY ELIZABETH JEAN
2014-0812881 M.C.R.

LOT 132
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-135
ADAMS MARKWOOD A/MOIRA K
2019-0342497 M.C.R.

LOT 131
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-134
MD PROPERTY 1128 LLC
2024-0445568 M.C.R.

ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-199
ARIZONA RENAISSANCE
COMMUNITY ASSOC
2000-0754192A M.C.R.

SOUTH 1/4 CORNER
SECTION 25, T-1N, R-7E
FOUND 3.5" ALUMINUM CAP
FLUSH STAMPED "39325"

LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- EXISTING EASEMENT LINE
- INDICATES LOT CORNER TO BE SET
NOTHING FOUND OR SET
- FOUND NAIL IN WASHER
ON TOP OF CURB
STAMPED "KLEIN 42137"
- FOUND NAIL IN WASHER
IN WALL FOOTING
STAMPED "KLEIN 42137"
- FOUND NAIL IN WASHER
STAMPED "KLEIN 42137"
- FOUND 1/2" REBAR WITH ALUMINUM CAP
STAMPED "KLEIN 42137"
- A.P.N. ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- BK. BOOK
- PG. PAGE
- (TYP.) TYPICAL
- (R) RECORD PER DESCRIPTION
- (M) MEASURED

FOUND C-NAIL WITH BRASS
TAG IN TOP OF CURB
(BENCHMARK = 1545.54')

SOUTHWEST CORNER
SECTION 25, T-1N, R-7E
FOUND 3" MARICOPA COUNTY
BRASS CAP IN HANDHOLE

8' EASEMENT FOR
TRANSMISSION &
DISTRIBUTION OF
ELECTRICITY PER
2006-0057975, M.C.R.

A.P.N. 220-76-002W
ANTHEM IAG LLC
2023-0325956 M.C.R.

30' EASEMENT FOR
INGRESS & EGRESS PER
DOC. 20050801991 M.C.R.

A.P.N. 220-76-002V
CASA DE JIM LLC
2021-0050576 M.C.R.

20' EASEMENT FOR
PUBLIC UTILITY &
FACILITY PER
2005-0801992, M.C.R.

20' EASEMENT FOR
SEWER
(DEDICATED HEREON)
SEE SHEET 4

30' ACCESS AND
UTILITIES
(DEDICATED HEREON)
SEE SHEET 3

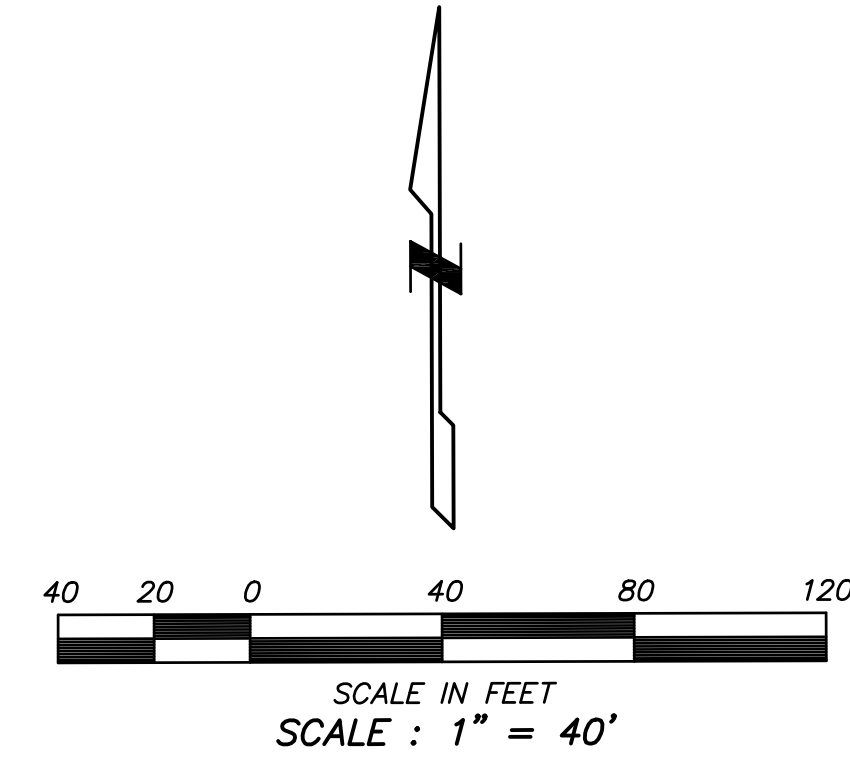
8' PUBLIC UTILITY &
FACILITIES EASEMENT
PER 2002-0242397,
M.C.R.

APPROXIMATE LOCATION
OF COMMON DRIVEWAY
PER 2001-005550,
2010-00263073,
2024-0143437, AND
2025-0031028, M.C.R.

8' PUBLIC UTILITY &
FACILITIES EASEMENT
PER 1999-0232465,
M.C.R.

WATER EASEMENT
(DEDICATED HEREON)
SEE SHEET 4

FOR NEW
CONSTRUCTION
OR RECONSTRUCTION



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°01'25" E (R) N 00°07'47" W (M)	10.00'
L2	N 00°04'15" E (R) N 00°04'57" W (M)	43.98'
L3	N 89°58'35" W (R) S 89°52'13" W (M)	21.23'
L4	N 08°15'56" W (R) N 08°25'08" W (M)	40.82'
L5	N 89°49'21" E (R) N 89°40'09" E (M)	15.90'
L6	N 00°08'37" W (R) N 00°17'49" W (M)	72.88'
L7	S 89°24'46" W (R) S 89°15'34" W (M)	15.30'
L8	N 89°58'35" W (R) S 89°52'13" W (M)	110.47'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	16.51'	25.39'	88°06'36"	N 38°35'20" E (R) N 38°26'08" E (M)	22.96'
C2	43.15'	59.41'	78°53'27"	N 36°39'41" E (R) N 36°30'29" E (M)	54.83'
C3	1.91'	3.28'	98°31'14"	N 46°16'23" E (R) N 46°07'11" E (M)	2.89'
C4	3.12'	4.50'	82°45'15"	N 38°02'48" W (R) N 38°12'00" W (M)	4.12'
C5	140.69'	28.85'	11°45'04"	N 06°49'09" W (R) N 06°58'21" W (M)	28.80'
C6	67.71'	62.91'	53°13'58"	N 48°09'51" W (R) N 48°19'03" W (M)	60.67'

PRELIMINARY PLAT FOR
"MASS MARKET"

E-NEC SOUTHERN AVENUE & SIGNAL BUTTE ROAD, MESA, ARIZONA 85208

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN: LE CHK: JW
SHEET 2 OF 4
DATE: 3/14/25
JOB: 202502061

WEST 1/4 CORNER
SECTION 25, T-1N, R-7E
FOUND 3" MARICOPA COUNTY
DEPARTMENT OF TRANSPORTATION
BRASS CAP IN HANDHOLE
(0.55' DOWN)

E. PUEBLO
AVENUE

LOT 181
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-184
REZA ELIEZER A
2010-0508508 M.C.R.

LOT 180
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-183
BRAD BURN SEAN R/
2003-1063382 M.C.R.

LOT 179
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-182
PAUL JANET
2011-0162179 M.C.R.

LOT 178
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-181
ALLEN JOSEPH/LISA
2004-0708699 M.C.R.

LOT 177
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-180
BRAD BURN SEAN R/
2015-0803441 M.C.R.

LOT 176
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-179
MAUPIN LIVING TRUST
2023-0381448 M.C.R.

LOT 175
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-178
MARTINEZ MARIO A/DUEÑAS
MARIA VILMA ROSAS
2011-0553067 M.C.R.

ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-191
ARIZONA RENAISSANCE
COMMUNITY ASSOC
2000-0754192A M.C.R.

LOT 137
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-140
LORENZO PERCIVAL M/
MARILOU L
2004-1318347 M.C.R.

LOT 136
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-139
THOMPSON WALKER CY/
MCKENZIE
2022-0586576 M.C.R.

LOT 135
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-138
CHARLES H AND CHERENE S
WATKIN REVOCABLE TRUST
2020-0956708 M.C.R.

LOT 134
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-137
2018-1 1H BORROWER LP
2018-0104958 M.C.R.

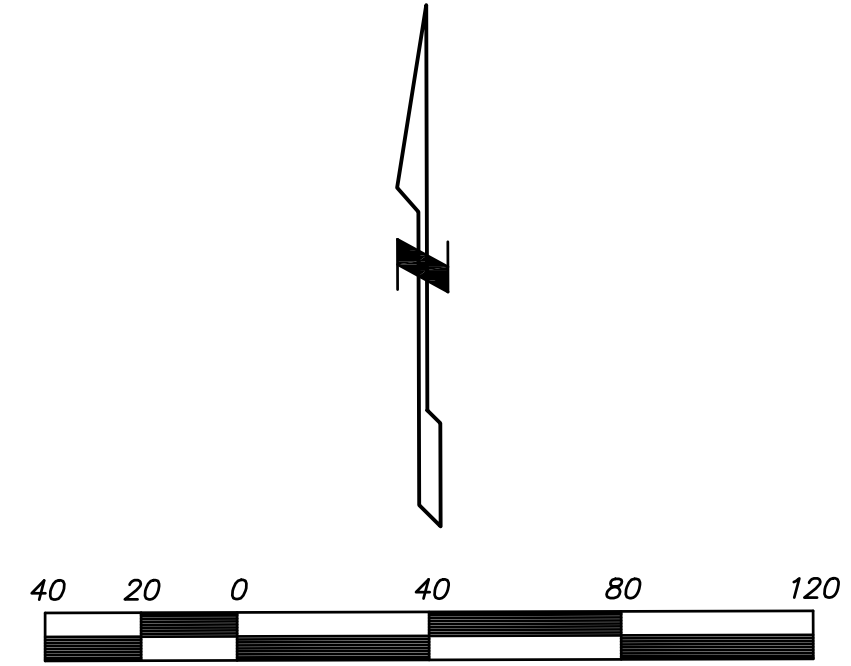
LOT 133
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-136
STORY ELIZABETH JEAN
2014-0812881 M.C.R.

LOT 132
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-135
ADAMS MARKWOOD A/MOIRA K
2019-0342497 M.C.R.

LOT 131
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-134
MD PROPERTY 1128 LLC
2024-0445568 M.C.R.

ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-199
ARIZONA RENAISSANCE
COMMUNITY ASSOC
2000-0754192A M.C.R.

ACCESS AND UTILITIES EASEMENT

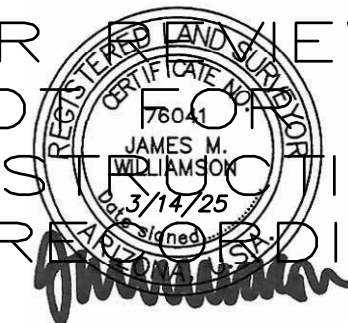


TIE LINE TABLE		
LINE	BEARING	DISTANCE
TL1	N 89°52'13" E	30.00'
TL2	N 89°52'13" E	24.00'
TL3	N 89°52'13" E	30.00'
TL4	N 00°07'47" W	24.00'

ACCESS & UTILITIES EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
AL1	N 00°07'47" W	9.04'
AL2	S 89°52'13" W	34.30'
AL3	N 89°52'13" E	30.00'

ACCESS & UTILITIES EASEMENT CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
AC1	25.00'	6.02'	13°47'41"	N 06°46'03" E	6.00'
AC2	25.00'	39.27'	90°00'00"	N 45°07'47" W	35.36'
AC3	20.00'	31.42'	90°00'00"	N 45°07'47" W	28.28'
AC4	25.00'	39.27'	90°00'00"	N 45°07'47" W	35.36'
AC5	25.00'	33.90'	77°41'22"	S 51°01'32" W	31.36'
AC6	25.00'	33.97'	77°51'37"	S 51°11'59" E	31.42'
AC7	25.00'	39.27'	90°00'00"	N 44°52'13" E	35.36'
AC8	25.00'	18.02'	41°18'20"	S 20°46'57" E	17.64'
AC9	25.00'	40.94'	93°49'21"	N 46°46'54" E	36.51'
AC10	10.00'	15.04'	86°10'39"	S 43°13'06" E	13.66'
AC11	10.00'	15.04'	86°10'39"	S 42°57'32" W	13.66'
AC12	25.00'	40.94'	93°49'21"	N 47°02'28" W	36.51'
AC13	20.00'	31.42'	90°00'00"	N 44°52'13" E	28.28'
AC14	25.00'	39.27'	90°00'00"	S 45°07'47" E	35.36'
AC15	25.00'	39.27'	90°00'00"	S 44°52'13" W	35.36'
AC16	20.00'	31.42'	90°00'00"	N 45°07'47" W	28.28'

FOR NEW
CONSTRUCTION
OR REVISION



PRELIMINARY PLAT FOR
"MASS MARKET"
E-NEC SOUTHERN AVENUE & SIGNAL BUTTE ROAD, MESA, ARIZONA 85208

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info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN: LE CHK: JW
SHEET 3 OF 4
DATE: 3/14/25
JOB: 202502061

LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- EXISTING EASEMENT LINE
- INDICATES LOT CORNER TO BE SET
NOTHING FOUND OR SET
- FOUND NAIL IN WASHER
ON TOP OF CURB
STAMPED "KLEIN 42137"
- FOUND NAIL IN WASHER
IN WALL FOOTING
STAMPED "KLEIN 42137"
- FOUND NAIL IN WASHER
STAMPED "KLEIN 42137"
- FOUND 1/2" REBAR WITH ALUMINUM CAP
STAMPED "KLEIN 42137"
- ASSESSORS PARCEL NUMBER
- MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- BK. BOOK
- PG. PAGE
- (TYP.) TYPICAL
- (R) RECORD PER DESCRIPTION
- (M) MEASURED

A.P.N. 220-76-002V
CASA DE JUM LLC
2021-0050576 M.C.R.

A.P.N. 220-76-002R
CIRCLE K STORES INC
2009-0497675 M.C.R.

FOUND C-NAIL WITH BRASS
TAG IN TOP OF CURB
(BENCHMARK = 1545.54')

SOUTHWEST CORNER
SECTION 25, T-1N, R-7E
FOUND 3" MARICOPA COUNTY
BRASS CAP IN HANDHOLE

E. SOUTHERN AVENUE
(BASIS OF BEARINGS)

SOUTH 1/4 CORNER
SECTION 25, T-1N, R-7E
FOUND 3.5" ALUMINUM CAP
FLUSH STAMPED "39325"

WEST 1/4 CORNER
SECTION 25, T-1N, R-7E
FOUND 3" MARICOPA COUNTY
DEPARTMENT OF TRANSPORTATION
BRASS CAP IN HANDHOLE
(0.55' DOWN)

E. PUEBLO
AVENUE

LOT 181
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-184
REZA ELIEZER A
2010-0508508 M.C.R.

LOT 180
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-183
BRAD BURN SEAN R/
HEATHER M
2003-1063382 M.C.R.

LOT 179
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-182
PAUL JANET
2011-0162179 M.C.R.

LOT 178
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-181
ALLEN JOSEPH/LISA
2004-0708699 M.C.R.

LOT 177
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-180
BRAD BURN SEAN R/
HEATHER M
2015-0803441 M.C.R.

LOT 176
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-179
MAUPIN LIVING TRUST
2023-0381448 M.C.R.

LOT 175
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-178
MARTINEZ MARIO A/DUEÑAS
MARIA VILMA ROSAS
2011-0553067 M.C.R.

ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-191
ARIZONA RENAISSANCE
COMMUNITY ASSOC
2000-0754192A M.C.R.

LOT 137
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-140
LORENZO PERCIVAL M/
MARILOU L
2004-1318347 M.C.R.

LOT 136
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-139
THOMPSON WALKER CY/
MCKENZIE
2022-0586576 M.C.R.

LOT 135
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-138
CHARLES H AND CHERENE S
WATKIN REVOCABLE TRUST
2020-0956708 M.C.R.

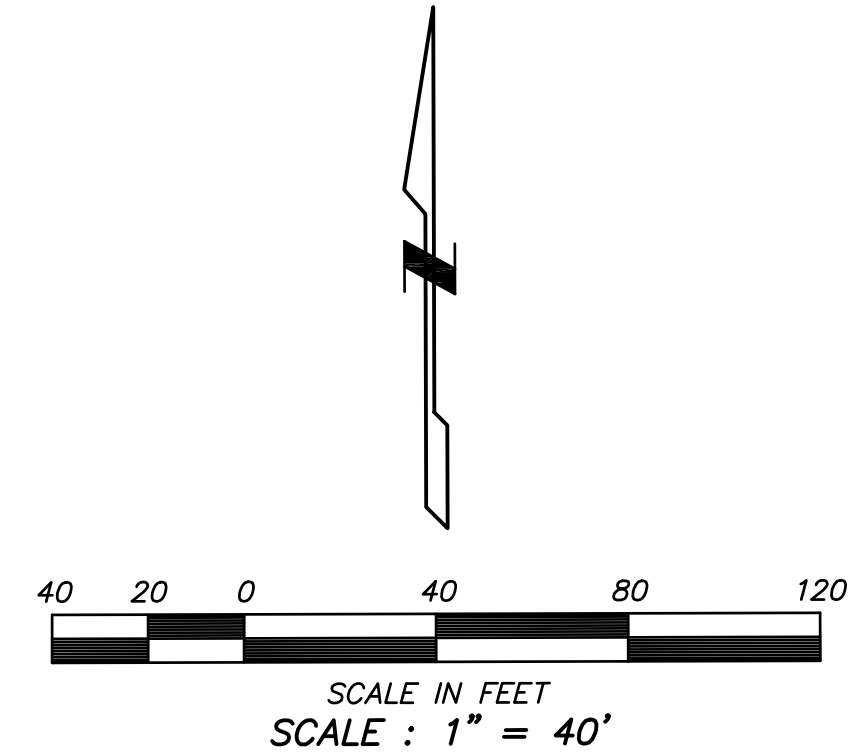
LOT 134
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-137
2018-1 1H BORROWER LP
2018-0104958 M.C.R.

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A.P.N. 220-76-136
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2014-0812881 M.C.R.

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A.P.N. 220-76-135
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2019-0342497 M.C.R.

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A.P.N. 220-76-134
MD PROPERTY 1128 LLC
2024-0445568 M.C.R.

ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-199
ARIZONA RENAISSANCE
COMMUNITY ASSOC
2000-0754192A M.C.R.



WATER AND SEWER EASEMENT

TIE LINE TABLE		
LINE	BEARING	DISTANCE
TL1	N 00°07'47" W	8.00'
TL2	N 89°52'13" E	24.93'

WATER EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
WL1	N 00°07'47" W	13.50'
WL2	S 89°52'13" W	7.51'
WL3	N 00°07'47" W	8.50'
WL4	N 89°52'13" E	22.51'
WL5	S 00°07'47" E	22.00'
WL6	S 89°52'13" W	15.00'

SEWER EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
SL1	N 00°09'12" W	67.91'
SL2	N 89°50'48" E	20.00'
SL3	S 00°09'12" E	67.91'
SL4	S 89°52'13" W	20.00'

FOR NEW
CONSTRUCTION
OR RECONSTRUCTION

PRELIMINARY PLAT FOR
"MASS MARKET"
E-NEC SOUTHERN AVENUE & SIGNAL BUTTE ROAD, MESA, ARIZONA 85208

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Phoenix, AZ 85027
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www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN: LE CHK: JW
SHEET 4 OF 4
DATE: 3/14/25
JOB: 202502061

LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- EXISTING EASEMENT LINE
- INDICATES LOT CORNER TO BE SET
NOTHING FOUND OR SET
- FOUND NAIL IN WASHER
ON TOP OF CURB
STAMPED "KLEIN 42137"
- FOUND NAIL IN WASHER
IN WALL FOOTING
STAMPED "KLEIN 42137"
- FOUND NAIL IN WASHER
STAMPED "KLEIN 42137"
- FOUND 1/2" REBAR WITH ALUMINUM CAP
STAMPED "KLEIN 42137"
- A.P.N. ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- BK. BOOK
- PG. PAGE
- (TYP.) TYPICAL
- (R) RECORD PER DESCRIPTION
- (M) MEASURED

FOUND C-NAIL WITH BRASS
TAG IN TOP OF CURB
(BENCHMARK = 1545.54')

SOUTHWEST CORNER
SECTION 25, T-1N, R-7E
FOUND 3" MARICOPA COUNTY
BRASS CAP IN HANDHOLE

S. SIGNAL BUTTE ROAD

A.P.N. 220-76-002V
CASA DE JUM LLC
2021-0050576 M.C.R.

A.P.N. 220-76-002R
CIRCLE K STORES INC
2009-0497675 M.C.R.

A.P.N. 220-76-002W
ANTHEM IAC LLC
2023-0325956 M.C.R.

LOT 1
43,285 SQ. FT.
0.994 ACRES

LOT 2
49,009 SQ. FT.
1.125 ACRES

LOT 3
163,822 SQ. FT.
3.761 ACRES

20' EASEMENT FOR
SEWER
(DEDICATED HEREON)

WATER EASEMENT
(DEDICATED HEREON)

E. SOUTHERN AVENUE
(BASIS OF BEARINGS)

SOUTH 1/4 CORNER
SECTION 25, T-1N, R-7E
FOUND 3.5" ALUMINUM CAP
FLUSH STAMPED "39325"