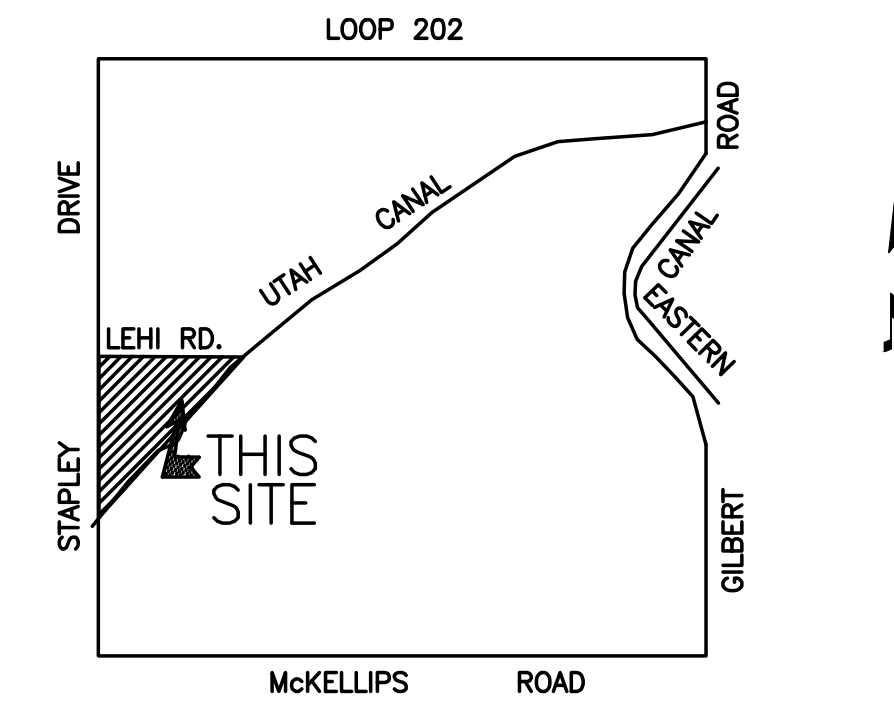


PRELIMINARY PLAT FOR MASON FARMS SUBDIVISION

LOCATED WITHIN THE A PORTION OF THE SOUTHWEST QUARTER OF
SECTION 1, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP

PARENT LEGAL DESCRIPTION

PARCEL NO. 1:
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 1;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 530.82 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE, 557.42 FEET TO THE FILED TOE OF SLOPE OF THE SALT RIVER PROJECT CANAL;
THENCE SOUTH 43 DEGREES 01 MINUTES 38 SECONDS WEST ALONG SAID FIELD LOCATED TOE, 830.18 FEET TO A LINE WHICH IS 530. 76 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER;
THENCE NORTH 00 DEGREES 51 MINUTES 15 SECONDS EAST ALONG SAID PARALLEL LINE, 606.95 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 1;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 270.82 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE, 260.00 FEET TO A LINE 530.76 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER;
THENCE SOUTH 00 DEGREES 51 MINUTES 15 SECONDS WEST ALONG SAID PARALLEL LINE, 606.95 FEET TO THE FIELD LOCATED TOE OF SLOPE OF THE SALT RIVER PROJECT CANAL;
THENCE SOUTH 43 DEGREES 01 MINUTES 38 SECONDS WEST ALONG SAID FIELD LOCATED TOE, 387.22 FEET TO A LINE WHICH IS 270.79 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER;
THENCE NORTH 00 DEGREES 51 MINUTES 15 SECONDS EAST ALONG SAID PARALLEL LINE, 890.06 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:
Unofficial Document
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 1;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 270.82 FEET TO A LINE WHICH IS 270.79 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER;
THENCE SOUTH 00 DEGREES 51 MINUTES 15 SECONDS WEST ALONG SAID PARALLEL LINE, 890.06 FEET TO THE FIELD LOCATED TOE OF SLOPE OF THE SALT RIVER PROJECT CANAL;
THENCE SOUTH 43 DEGREES 01 MINUTES 38 SECONDS WEST ALONG SAID FIELD LOCATED TOE, 403.34 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER;
THENCE NORTH 00 DEGREES 51 MINUTES 15 SECONDS EAST ALONG SAID WEST LINE, 1184.94 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 4:
THAT CERTAIN PARCEL OF LAND DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
THENCE EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION TO THE CENTER OF THE UTAH CANAL AS LOCATED ON THE 27TH DAY OF JUNE, 1910;
THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE CENTER OF SAID CANAL AND THE EXTENSION THEREOF TO A POINT WHERE SAID CANAL INTERSECTS THE WEST LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 1;
THENCE ALONG SAID WEST LINE IN A NORTHERLY DIRECTION TO THE PLACE OF BEGINNING;
EXCEPT THOSE PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 1;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 530.82 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE, 557.42 FEET TO THE FIELD LOCATED TOE OF SLOPE OF THE SALT RIVER PROJECT CANAL;
THENCE SOUTH 43 DEGREES 01 MINUTES 38 SECONDS WEST ALONG SAID FIELD LOCATED TOE, 830.18 FEET TO A LINE WHICH IS 530.76 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER;
THENCE NORTH 00 DEGREES 51 MINUTES 15 SECONDS EAST ALONG SAID PARALLEL LINE, 606.95 FEET TO THE POINT OF BEGINNING; AND COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 1;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 270.82 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE, 260.00 FEET TO A LINE 530.76 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER;
THENCE SOUTH 00 DEGREES 51 MINUTES 15 SECONDS WEST ALONG SAID PARALLEL LINE, 606.95 FEET TO THE FIELD LOCATED TOE OF SLOPE OF THE SALT RIVER PROJECT CANAL;
THENCE SOUTH 43 DEGREES 01 MINUTES 38 SECONDS WEST ALONG SAID FIELD LOCATED TOE, 387.22 FEET TO A LINE WHICH IS 270.79 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER;
THENCE NORTH 00 DEGREES 51 MINUTES 15 SECONDS EAST ALONG SAID PARALLEL LINE, 890.06 FEET TO THE POINT OF BEGINNING; AND COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 1;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 270.82 FEET TO A LINE WHICH IS 270. 79 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER;
THENCE SOUTH 00 DEGREES 51 MINUTES 15 SECONDS WEST ALONG SAID PARALLEL LINE, 890.06 FEET TO THE FIELD LOCATED TOE OF SLOPE OF THE SALT RIVER PROJECT CANAL;
THENCE SOUTH 43 DEGREES 01 MINUTES 38 SECONDS WEST ALONG SAID FIELD LOCATED TOE, 403.34 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER;
THENCE NORTH 00 DEGREES 51 MINUTES 15 SECONDS EAST ALONG SAID WEST LINE, 1184.94 FEET TO THE POINT OF BEGINNING. AND EXCEPT THOSE PORTIONS LYING WITHIN PARCELS 1, 2 AND 4 CONVEYED TO SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT, AN AGRICULTURAL IMPROVEMENT DISTRICT ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF ARIZONA RECORDED JANUARY 29, 2020 AS 2020-0077488 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST CORNER OF SAID SECTION 1, BEING A REBAR WITH TAG STAMPED "RLS 31020", FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 10, BEING A BRASS CAP IN HANDHOLE, BEARS SOUTH 00 DEGREES 12 MINUTES 54 SECONDS WEST, A DISTANCE OF 2,651.83 FEET (BASIS OF BEARING);
THENCE SOUTH 00 DEGREES 12 MINUTES 54 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1207.47 FEET TO THE CENTERLINE OF THE UTAH DITCH;
THENCE NORTH 41 DEGREES 48 MINUTES 00 SECONDS EAST, ALONG SAID CENTERLINE, A DISTANCE OF 680.41 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 13 DEGREES 30 MINUTES 25 SECONDS EAST, DEPARTING SAID CENTERLINE, A DISTANCE OF 103.64 FEET;
THENCE NORTH 46 DEGREES 29 MINUTES 35 SECONDS WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 43 DEGREES 30 MINUTES 25 SECONDS EAST, A DISTANCE OF 150.01 FEET; THENCE SOUTH 46 DEGREES 29 MINUTES 35 SECONDS EAST, A DISTANCE OF 20.00 FEET;
THENCE NORTH 73 DEGREES 30 MINUTES 25 SECONDS EAST, A DISTANCE OF 84.97 FEET TO SAID CENTERLINE;
THENCE SOUTH 41 DEGREES 48 MINUTES 00 SECONDS WEST, ALONG SAID CENTERLINE, A DISTANCE OF 313.49 FEET TO THE POINT OF BEGINNING.

GENERAL NOTES:

1. CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO PAVING, UTILITIES, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
2. UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R.(42)33. ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
3. 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 THE PUBLIC RIGHT-OF-WAY OF EAST LEHI ROAD.
4. THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
5. 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.
6. CITY OF MESA WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY ACCESS EASEMENTS OR PUBLIC/PRIVATE UTILITY EASEMENTS OR TRACTS. OWNERSHIP AND ALL MAINTENANCE RESPONSIBILITIES WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, THEIR SUCCESSORS AND HEIRS.
7. ALL LANDSCAPED AREAS, INCLUDING SIDEWALK AREAS SHALL BE FOR THE COMMON USE OF ALL PROPERTY OWNERS.
8. A DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS (CC&R'S) HAS BEEN OR WILL BE RECORDED FOR THIS SUBDIVISION WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL AREAS SHOWN ON THIS PLAT, INCLUDING CROSS-ACCESS & CROSS DRAINAGE EASEMENTS.
9. GATES FOR THE SECURED PARKING AREAS FOR THIS DEVELOPMENT SHALL REMAIN OPEN DURING BUSINESS HOURS.
10. 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 PUFE'S ON THIS PLAT. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. § 9-1-1 INCLUDES THE PUFE'S ON THIS PLAT, THE TERM "PUBLIC EASEMENT" IN M.C.C. § 9-1-5(A) INCLUDES PUFE'S, AND PUFE'S ON THIS PLAT ARE SUBJECT TO M.C.C. § 9-1-5(A).

BENCHMARK

BRASS TAG IN TOP OF CURB AT STAPLEY & MCKELLIPS
ELEVATION = 1271.64 (COM SMARTNET NAVD88)

BASIS OF BEARING

THE BASIS OF BEARING IS THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, A BEARING OF NORTH 88 DEGREES 43 MINUTES 27 SECONDS EAST WAS USED.

OWNERS

MASON FARMS LLC
1142 E LEHI RD., MESA, AZ 85203

SURVEYOR

HARVEY LAND SURVEYING, INC.
P.O. BOX 10772
CASA GRANDE, ARIZONA, 85130
PHONE: 520.876.4786
CONTACT: COLE HARVEY

SHEET INDEX:

SHEET 1 COVER SHEET
SHEET 2 PRELIMINARY PLAT

AREAS:

- LOT 1
GROSS/NET 1.190 AC. (51,852.00 SQ. FT.)
- LOT 2
GROSS/NET 1.143 AC. (49,775.19 SQ. FT.)
- LOT 3
GROSS/NET 1.080 AC. (47,033.88 SQ. FT.)
- LOT 4
GROSS/NET 1.257 AC. (54,753.00 SQ. FT.)
- LOT 5
GROSS/NET 1.370 AC. (59,687.95 SQ. FT.)
- TRACT A
GROSS/NET 0.80 AC. (34,887.98 SQ. FT.)
- TRACT B
GROSS/NET 8.21 AC. (357,472.28 SQ. FT.)

BHFgroup
 3707 EAST SOUTHERN AVENUE
 MESA, ARIZONA, 85206
 PHONE: 480.734.1446

COVER SHEET
MASON FARMS SUBDIVISION
 1221 E LEHI RD., MESA, AZ 85203
 PROJECT:

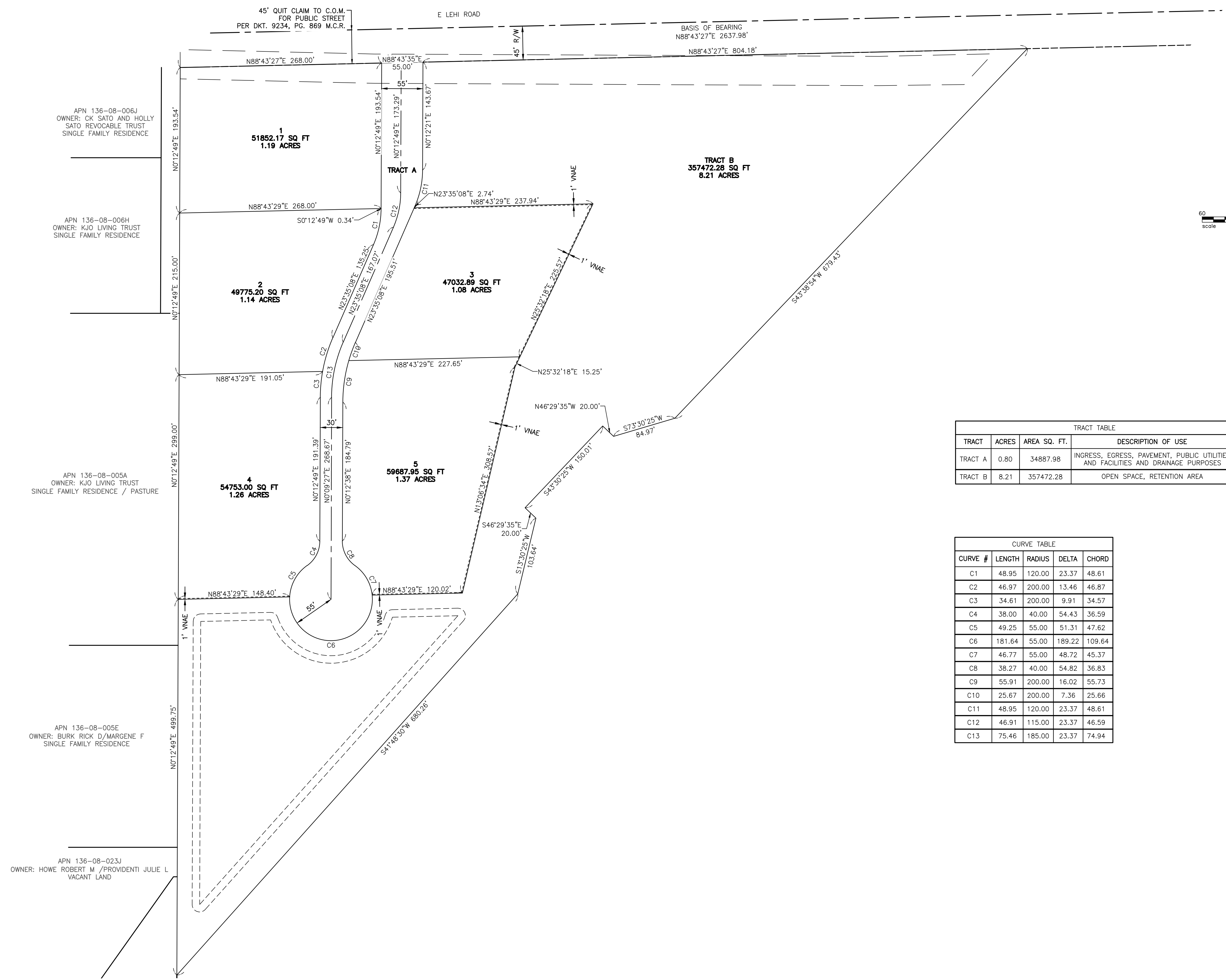
Contact Arizona 811 at least two full working days before you begin excavation

 Call 811 or click Arizona811.com

REGISTERED PROFESSIONAL ENGINEER
 CERTIFICATE NO. 4833
 DAVID M. BOHN
 ARIZONA U.S.A.
 EXPIRES 09/30/2023

JOB NO.
COVER SHEET
SHEET NO. 1
1 OF 3

U:\2023 Jobs\BPH\Mapon\PRELIM PLAT.dwg, 06/07/2023 9:01:22 AM



APN 136-08-006J
OWNER: CK SATO AND HOLLY SATO REVOCABLE TRUST
SINGLE FAMILY RESIDENCE

APN 136-08-006H
OWNER: KJO LIVING TRUST
SINGLE FAMILY RESIDENCE

APN 136-08-005A
OWNER: KJO LIVING TRUST
SINGLE FAMILY RESIDENCE / PASTURE

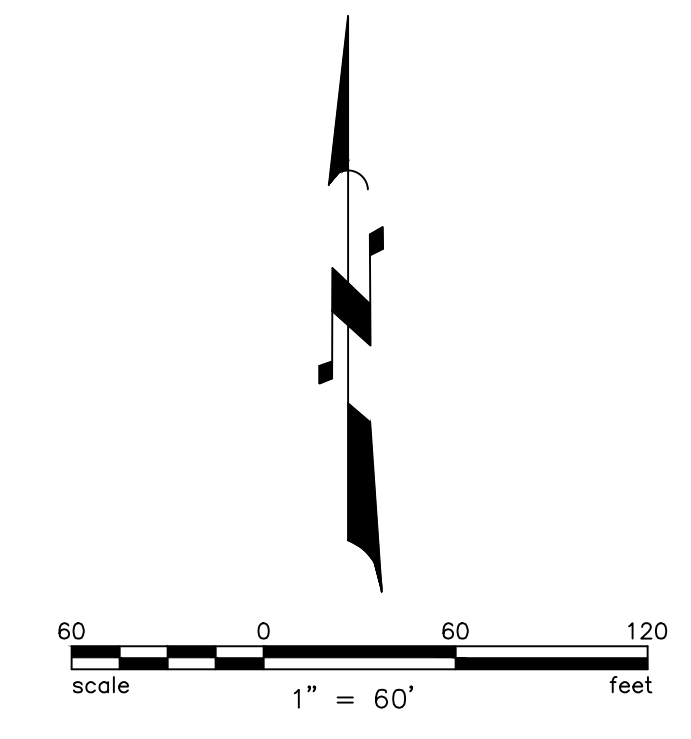
APN 136-08-005E
OWNER: BURK RICK D/MARGENE F
SINGLE FAMILY RESIDENCE

APN 136-08-023J
OWNER: HOWE ROBERT M /PROVIDENTI JULIE L
VACANT LAND

45' QUIT CLAIM TO C.O.M.
FOR PUBLIC STREET
PER DKT. 9234, PG. 869 M.C.R.

E LEHI ROAD

BASIS OF BEARING
N88°43'27"E 2637.98'



TRACT TABLE			
TRACT	ACRES	AREA SQ. FT.	DESCRIPTION OF USE
TRACT A	0.80	34887.98	INGRESS, EGRESS, PAVEMENT, PUBLIC UTILITIES AND FACILITIES AND DRAINAGE PURPOSES
TRACT B	8.21	357472.28	OPEN SPACE, RETENTION AREA

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	48.95	120.00	23.37	48.61
C2	46.97	200.00	13.46	46.87
C3	34.61	200.00	9.91	34.57
C4	38.00	40.00	54.43	36.59
C5	49.25	55.00	51.31	47.62
C6	181.64	55.00	189.22	109.64
C7	46.77	55.00	48.72	45.37
C8	38.27	40.00	54.82	36.83
C9	55.91	200.00	16.02	55.73
C10	25.67	200.00	7.36	25.66
C11	48.95	120.00	23.37	48.61
C12	46.91	115.00	23.37	46.59
C13	75.46	185.00	23.37	74.94

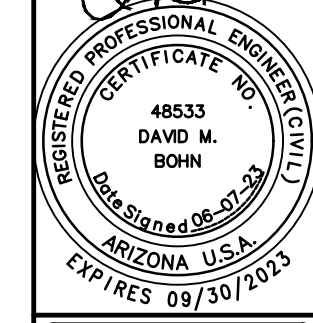
BFH Group
3707 EAST SOUTHERN AVENUE
MESSA, ARIZONA, 85206
PHONE: 480.734.1446

REVISIONS:

PRELIMINARY PLAT
MASON FARMS SUBDIVISION
1221 E LEHI RD., MESA, AZ 85203

Job No. -
Drawn By: AEA
Checked: DB

Contact Arizona 811 at least two full working days before you begin excavation
Call 811 or click Arizona811.com



JOB NO.
PRELIMINARY PLAT
SHEET NO.
2
2 OF 3

LEGAL DESCRIPTION LOT 1

LOT 1, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 1, FROM WHICH THE CENTER OF SECTION 1 BEARS NORTH 88 DEGREES 43 MINUTES 27 SECONDS EAST 2637.98 FEET, AND PROCEEDING THENCE NORTH 88 DEGREES 43 MINUTES 27 SECONDS EAST 265.00 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1;
THENCE SOUTH 00 DEGREES 12 MINUTES 49 SECONDS WEST 193.54 FEET;
THENCE SOUTH 88 DEGREES 43 MINUTES 29 SECONDS WEST 265.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1;
THENCE NORTH 00 DEGREES 12 MINUTES 49 SECONDS EAST 193.54 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1 TO THE POINT OF COMMENCEMENT.
SAID LOT CONTAINS 1.117 ACRES (51,272 S.F.), MORE OR LESS, SUBJECT TO EASEMENTS OF RECORD.

LEGAL DESCRIPTION LOT 2

LOT 2, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 1, FROM WHICH THE CENTER OF SECTION 1 BEARS NORTH 88 DEGREES 43 MINUTES 27 SECONDS EAST 2637.98 FEET, AND PROCEEDING THENCE SOUTH 00 DEGREES 12 MINUTES 49 SECONDS WEST 193.54 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1 TO THE POINT OF BEGINNING;
THENCE NORTH 88 DEGREES 43 MINUTES 29 SECONDS EAST 265.00 FEET;
THENCE SOUTH 00 DEGREES 12 MINUTES 49 SECONDS WEST 7.20 FEET TO A POINT OF CURVATURE;
THENCE SOUTHWESTERLY 48.95 FEET ALONG A 120.00 FOOT RADIUS CURVE, CONCAVE NORTHWEST AND HAVING A DELTA OF 23.37 TO A POINT OF TANGENCY;
THENCE SOUTH 23 DEGREES 35 MINUTES 08 SECONDS WEST 127.69 FEET TO A POINT OF CURVATURE;
THENCE SOUTHWESTERLY 46.97 FEET ALONG A 200.00 FOOT RADIUS CURVE, CONCAVE SOUTHEAST AND HAVING A DELTA OF 13.46;
THENCE SOUTH 88 DEGREES 43 MINUTES 29 SECONDS WEST 191.05 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1;
THENCE NORTH 00 DEGREES 12 MINUTES 49 SECONDS EAST 215.00 FEET TO THE POINT OF BEGINNING.
SAID LOT CONTAINS 1.141 ACRES (49,689 S.F.), MORE OR LESS, SUBJECT TO EASEMENTS OF RECORD.

LEGAL DESCRIPTION LOT 3

LOT 3, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 1, FROM WHICH THE CENTER OF SECTION 1 BEARS NORTH 88 DEGREES 43 MINUTES 27 SECONDS EAST 2637.98 FEET, AND PROCEEDING THENCE NORTH 88 DEGREES 43 MINUTES 27 SECONDS EAST 323.00 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1;
THENCE SOUTH 00 DEGREES 12 MINUTES 49 SECONDS WEST 143.71 FEET TO A POINT OF CURVATURE;
THENCE SOUTHWESTERLY 48.95 FEET ALONG A 120.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY AND HAVING A DELTA OF 23.37 TO A POINT OF TANGENCY;
THENCE SOUTH 23 DEGREES 35 MINUTES 08 SECONDS WEST 2.74 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 88 DEGREES 43 MINUTES 29 SECONDS EAST 237.94 FEET;
THENCE SOUTH 25 DEGREES 32 MINUTES 18 SECONDS WEST 225.57 FEET;
THENCE SOUTH 88 DEGREES 43 MINUTES 29 SECONDS WEST 227.65 FEET;
THENCE NORTHEASTERLY 25.67 FEET ALONG A 200.00 FOOT RADIUS CURVE, CONCAVE SOUTHEAST AND HAVING A DELTA OF 7.36 TO A POINT OF TANGENCY;
THENCE NORTH 23 DEGREES 35 MINUTES 08 SECONDS EAST 195.51 FEET TO THE POINT OF BEGINNING.
SAID LOT CONTAINS 1.080 ACRES (47,033 S.F.), MORE OR LESS, SUBJECT TO EASEMENTS OF RECORD.

LEGAL DESCRIPTION LOT 4

LOT 4, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 1, FROM WHICH THE CENTER OF SECTION 1 BEARS NORTH 88 DEGREES 43 MINUTES 27 SECONDS EAST 2637.98 FEET, AND PROCEEDING THENCE SOUTH 00 DEGREES 12 MINUTES 49 SECONDS WEST 408.54 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1 TO THE POINT OF BEGINNING;
THENCE NORTH 88 DEGREES 43 MINUTES 29 SECONDS EAST 191.05 FEET;
THENCE SOUTHWESTERLY 34.61 FEET ALONG A 200.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY AND HAVING A DELTA OF 9.91 TO A POINT OF TANGENCY;
THENCE SOUTH 00 DEGREES 12 MINUTES 49 SECONDS WEST 192.90 FEET TO A POINT OF CURVATURE;
THENCE SOUTHWESTERLY 39.69 FEET ALONG A 55.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY AND HAVING A DELTA OF 41.35 TO A POINT OF COMPOUND CURVATURE;
THENCE SOUTHWESTERLY 45.36 ALONG A 55.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY AND HAVING A DELTA OF 47.26;
THENCE SOUTH 88 DEGREES 43 MINUTES 29 SECONDS WEST 148.40 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1;
THENCE NORTH 00 DEGREES 12 MINUTES 49 SECONDS EAST 299.00 FEET TO THE POINT OF BEGINNING.
SAID LOT CONTAINS 1.256 ACRES (54,721 S.F.), MORE OR LESS, SUBJECT TO EASEMENTS OF RECORD.

LEGAL DESCRIPTION LOT 5

LOT 5, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 1, FROM WHICH THE CENTER OF SECTION 1 BEARS NORTH 88 DEGREES 43 MINUTES 27 SECONDS EAST 2637.98 FEET, AND PROCEEDING THENCE NORTH 88 DEGREES 43 MINUTES 27 SECONDS EAST 323.00 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1;
THENCE SOUTH 00 DEGREES 12 MINUTES 49 SECONDS WEST 193.54 FEET;
THENCE NORTH 88 DEGREES 43 MINUTES 29 SECONDS EAST 227.00 FEET;
THENCE SOUTH 25 DEGREES 32 MINUTES 18 SECONDS WEST 225.57 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 25 DEGREES 32 MINUTES 18 SECONDS WEST 15.25 FEET;
THENCE SOUTH 13 DEGREES 06 MINUTES 34 SECONDS WEST 308.57 FEET;
THENCE SOUTH 88 DEGREES 43 MINUTES 29 SECONDS WEST 120.02 FEET;
THENCE NORTHWESTERLY 42.91 FEET ALONG A 55.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY AND HAVING A DELTA OF 44.71 TO A POINT OF COMPOUND CURVATURE;
THENCE CONTINUING NORTHWESTERLY 39.82 FEET ALONG A 55.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY AND HAVING A DELTA OF 41.49 TO A POINT OF TANGENCY;
THENCE NORTH 00 DEGREES 12 MINUTES 49 SECONDS EAST 186.39 FEET TO A POINT OF CURVATURE;
THENCE NORTHEASTERLY 55.91 FEET ALONG A 200.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY AND HAVING A DELTA OF 16.02;
THENCE NORTH 88 DEGREES 43 MINUTES 29 SECONDS EAST 227.65 FEET TO THE POINT OF BEGINNING.
SAID LOT CONTAINS 1.369 ACRES (59,655 S.F.), MORE OR LESS, SUBJECT TO EASEMENTS OF RECORD.

LEGAL DESCRIPTION TRACT B

LOT 6, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 1, FROM WHICH THE CENTER OF SECTION 1 BEARS NORTH 88 DEGREES 43 MINUTES 27 SECONDS EAST 2637.98 FEET, AND PROCEEDING THENCE NORTH 88 DEGREES 43 MINUTES 27 SECONDS EAST 323.00 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1 TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 88 DEGREES 43 MINUTES 27 SECONDS EAST 804.18 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1 TO A POINT ON THE WEST LINE OF THE UTAH CANAL;
THENCE SOUTH 43 DEGREES 38 MINUTES 54 SECONDS WEST 679.43 FEET ALONG THE WEST LINE OF SAID UTAH CANAL;
THENCE SOUTH 73 DEGREES 30 MINUTES 25 SECONDS WEST 84.97 FEET ALONG THE WEST LINE SAID UTAH CANAL;
THENCE NORTH 46 DEGREES 29 MINUTES 35 SECONDS WEST 20.00 FEET ALONG THE WEST LINE OF SAID UTAH CANAL;
THENCE SOUTH 43 DEGREES 30 MINUTES 25 SECONDS WEST 150.01 FEET ALONG THE WEST LINE OF SAID UTAH CANAL;
THENCE SOUTH 46 DEGREES 29 MINUTES 35 SECONDS EAST 20.00 FEET ALONG THE WEST LINE OF SAID UTAH CANAL;
THENCE SOUTH 13 DEGREES 30 MINUTES 25 SECONDS WEST 103.64 FEET ALONG THE WEST LINE OF SAID UTAH CANAL;
THENCE SOUTH 41 DEGREES 48 MINUTES 30 SECONDS WEST 680.26 FEET ALONG THE WEST LINE OF SAID UTAH CANAL TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1;
THENCE NORTH 00 DEGREES 12 MINUTES 49 SECONDS EAST 499.75 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1;
THENCE NORTH 88 DEGREES 43 MINUTES 29 SECONDS EAST 148.40 FEET;
THENCE SOUTHEASTERLY 181.64 FEET ALONG A 55.00 FOOT RADIUS CURVE, CONCAVE NORTH AND HAVING A DELTA OF 189.22;
THENCE NORTH 88 DEGREES 43 MINUTES 29 SECONDS EAST 120.02 FEET;
THENCE NORTH 13 DEGREES 06 MINUTES 34 SECONDS EAST 308.57 FEET;
THENCE NORTH 25 DEGREES 32 MINUTES 18 SECONDS EAST 225.57 FEET;
THENCE SOUTH 88 DEGREES 43 MINUTES 29 SECONDS WEST 237.94 FEET;
THENCE NORTH 23 DEGREES 35 MINUTES 08 SECONDS EAST 2.74 FEET TO A POINT OF TANGENCY;
THENCE NORTHEASTERLY 48.95 FEET ALONG A 120.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY AND HAVING A DELTA OF 23.37 TO A POINT OF CURVATURE;
THENCE NORTH 00 DEGREES 12 MINUTES 49 SECONDS EAST 143.71 FEET TO THE POINT OF BEGINNING.
SAID LOT CONTAINS 8.206 ACRES (357,474 S.F.), MORE OR LESS, SUBJECT TO EASEMENTS OF RECORD.

LEGAL DESCRIPTION TRACT A

LOT 7, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 1, FROM WHICH THE CENTER OF SECTION 1 BEARS NORTH 88 DEGREES 43 MINUTES 27 SECONDS EAST 2637.98 FEET, AND PROCEEDING THENCE NORTH 88 DEGREES 43 MINUTES 27 SECONDS EAST 265.00 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1 TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 88 DEGREES 43 MINUTES 27 SECONDS EAST 58.00 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1;
THENCE SOUTH 00 DEGREES 12 MINUTES 49 SECONDS WEST 143.71 FEET TO A POINT OF CURVATURE;
THENCE SOUTHWESTERLY 48.95 FEET ALONG A 120.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY AND HAVING A DELTA OF 23.37 TO A POINT OF TANGENCY;
THENCE SOUTH 23 DEGREES 35 MINUTES 08 SECONDS WEST 198.25 FEET TO A POINT OF CURVATURE;
THENCE SOUTHWESTERLY 81.58 FEET ALONG A 200.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY AND HAVING A DELTA OF 23.37 TO A POINT OF TANGENCY;
THENCE SOUTH 00 DEGREES 12 MINUTES 38 SECONDS WEST 186.39 FEET TO A POINT OF CURVATURE;
THENCE SOUTHEASTERLY 39.98 FEET ALONG A 55.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY AND HAVING A DELTA OF 41.65 TO A POINT OF COMPOUND CURVATURE;
THENCE SOUTHEASTERLY 269.91 FEET ALONG A 55.00 FOOT RADIUS CURVE, CONCAVE NORTH AND HAVING A DELTA OF 281.18 TO A POINT OF COMPOUND CURVATURE;
THENCE NORTHEASTERLY 39.69 FEET ALONG A 55.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY AND HAVING A DELTA OF 41.35 TO A POINT OF TANGENCY;
THENCE NORTH 00 DEGREES 12 MINUTES 49 SECONDS EAST 192.90 FEET TO A POINT OF CURVATURE;
THENCE NORTHEASTERLY 81.58 FEET ALONG A 200.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY AND HAVING A DELTA OF 23.37 TO A POINT OF TANGENCY;
THENCE NORTH 23 DEGREES 35 MINUTES 08 SECONDS EAST 127.69 FEET TO A POINT OF TANGENCY;
THENCE NORTH 00 DEGREES 12 MINUTES 49 SECONDS WEST 200.75 FEET TO THE POINT OF BEGINNING.
SAID LOT CONTAINS 0.818 ACRES (35,618 S.F.), MORE OR LESS, SUBJECT TO EASEMENTS OF RECORD.

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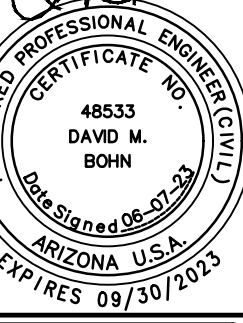
BFH Group
3707 EAST SOUTHERN AVENUE
MESA, ARIZONA, 85206
PHONE: 480.734.1446

REVISIONS

PRELIMINARY PLAT
MASON FARMS SUBDIVISION
PROJECT:
1221 E LEHI RD., MESA, AZ 85203

Job No: -
Drawn By: AEA
Checked: DB

Contact Arizona 811 at least two full working days before you begin excavation
call 811 or click Arizona811.com



JOB NO.
PRELIMINARY PLAT
SHEET NO.
3
3 OF 3