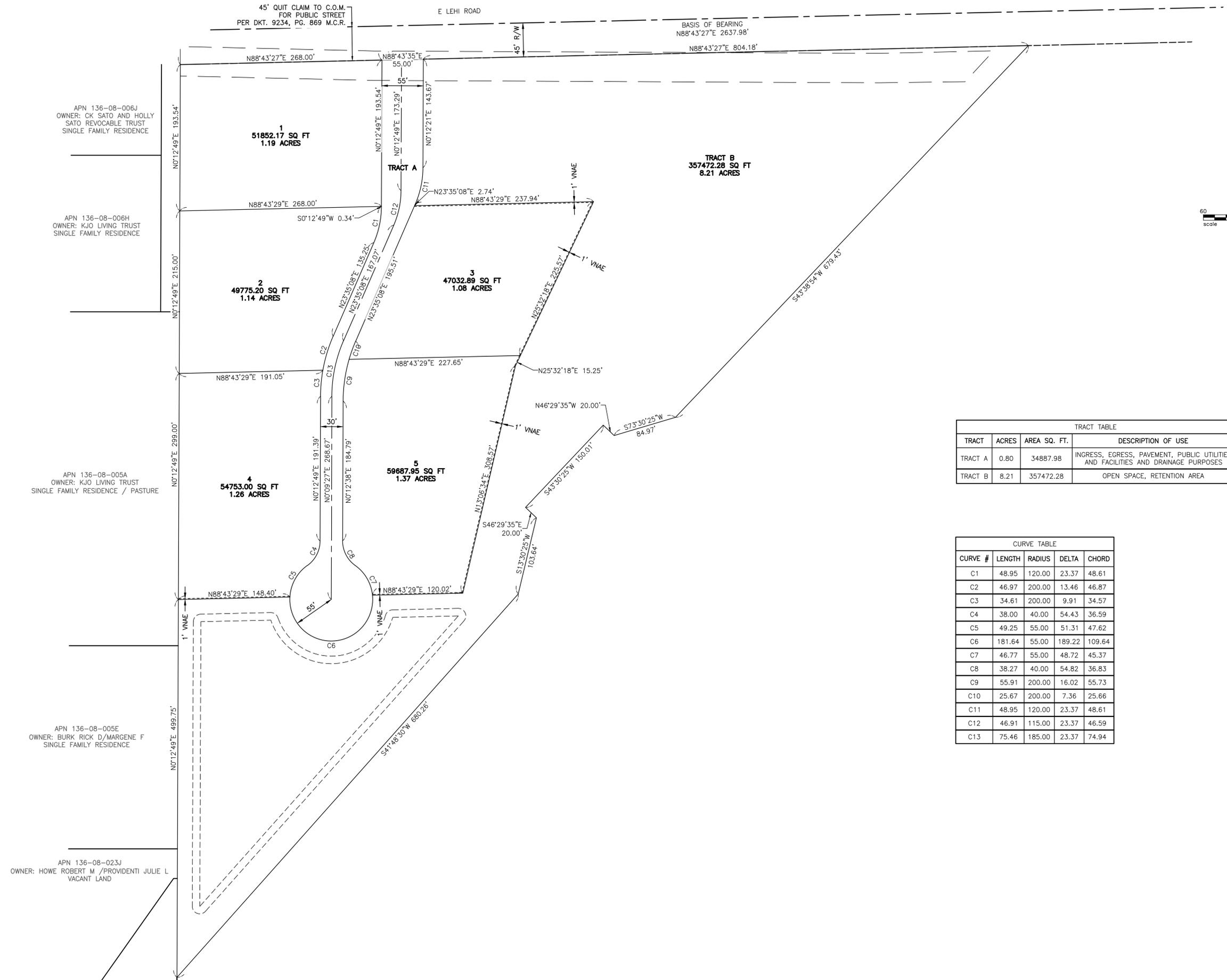




U:\2023 Jobs\BPH\Mapson\PRELIM PLAT.dwg, 06/07/2023 9:01:22 AM



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'

N88°43'27"E 804.18'

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

1  
51852.17 SQ FT  
1.19 ACRES

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

2  
49775.20 SQ FT  
1.14 ACRES

3  
47032.89 SQ FT  
1.08 ACRES

TRACT B  
357472.28 SQ FT  
8.21 ACRES

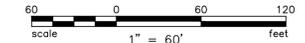
APN 136-08-005A  
OWNER: KJO LIVING TRUST  
SINGLE FAMILY RESIDENCE / PASTURE

4  
54753.00 SQ FT  
1.26 ACRES

5  
59687.95 SQ FT  
1.37 ACRES

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



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.

U:\2023 Jobs\BFA\BFA\Mason\PRELIM PLAT.dwg, 06/07/2023 8:51:47 AM

**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](http://Arizona811.com)

PROFESSIONAL ENGINEER (CIVIL)  
48533  
DAVID M. BORN  
LICENSED IN THE STATE OF ARIZONA  
EXPIRES 09/30/2023

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