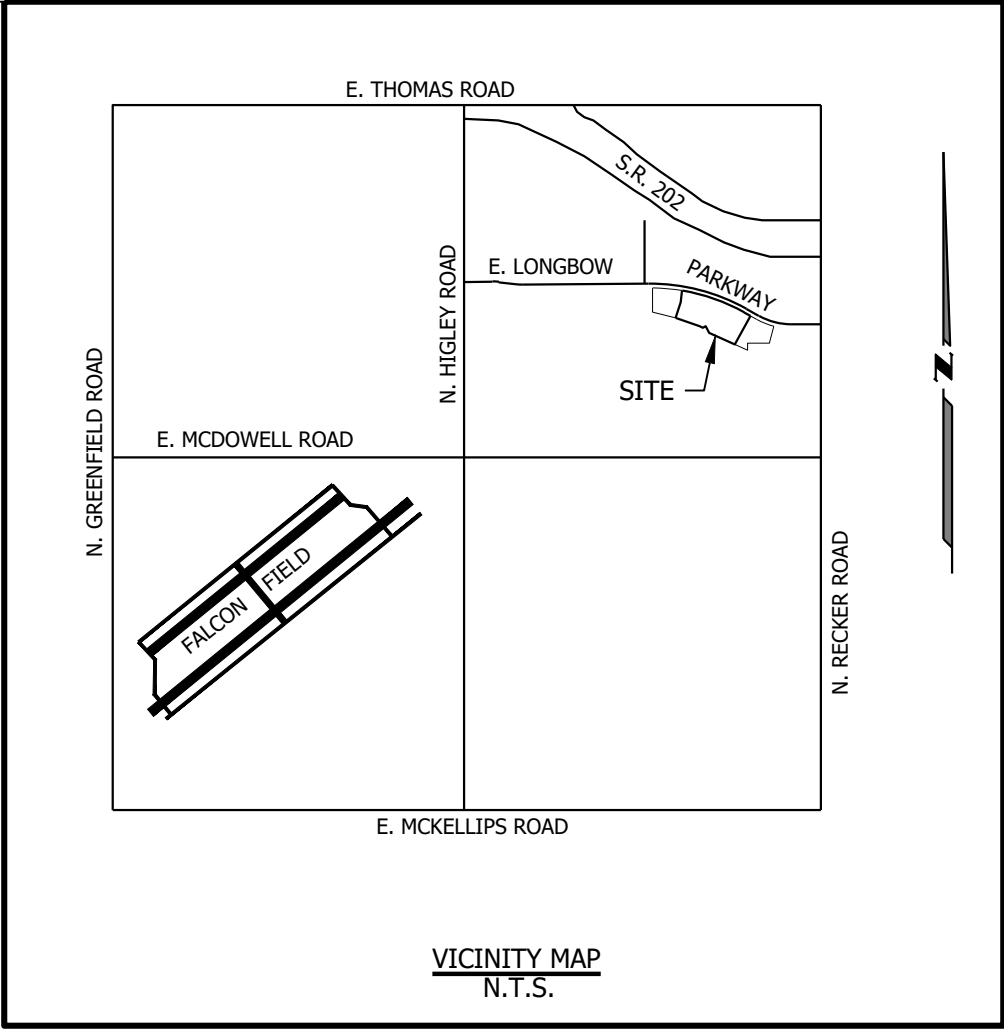


PRELIMINARY PLAT

Longbow Business Park & Golf Club Lot 2 Replat

A REPLAT OF LOT 2 OF THE AMENDED LOT SPLIT MAP RECORDED IN BOOK 1707, PAGE 38, M.C.R.,
BEING A PORTION OF LOT 2 Longbow Business Park and Golf Club, per Book 829 Page 44, M.C.R.,
LOCATED IN THE EAST HALF OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 6 EAST,
OF THE GILA & SALT RIVER MERIDIAN, CITY OF MESA, MARICOPA COUNTY, ARIZONA



LEGAL DESCRIPTION - PARENT PROPERTY

PARCEL 1

A PARCEL OF LAND, BEING A PORTION OF LOT 2, AS RECORDED ON THE LOT SPLIT MAP OF LOT 2 Longbow Business Park and Golf Club as recorded in Book 1420, Page 24, M.C.R., BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 6 EAST, OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2, SAID POINT BEING THE TRUE POINT OF BEGINNING AND A POINT ON A NON-TANGENT CURVE WHOSE RADIUS BEARS SOUTH 10 DEGREES 09 MINUTES 22 SECONDS WEST, 2955.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE AND THE NORTH LINE OF LOT 2 ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF EAST Longbow Parkway as depicted on said Lot Split Map, 877.99 FEET, THROUGH A CENTRAL ANGLE OF 17 DEGREES 01 MINUTES 25 SECONDS;

THENCE SOUTH 29 DEGREES 08 MINUTES 59 SECONDS WEST LEAVING THE SAID NORTH LINE OF LOT 2, 520.42 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 8 Longbow Business Park and Golf Club, AS RECORDED IN BOOK 829, PAGE 44, M.C.R.;

THENCE NORTH 77 DEGREES 56 MINUTES 15 SECONDS WEST ALONG SAID NORTH LINE, 200.71 FEET;

THENCE NORTH 56 DEGREES 39 MINUTES 16 SECONDS WEST, 105.19 FEET;

THENCE SOUTH 61 DEGREES, 50 MINUTES 32 SECONDS WEST, 58.36 FEET;

THENCE NORTH 78 DEGREES 54 MINUTES 49 SECONDS WEST, 41.47 FEET;

THENCE NORTH 53 DEGREES 21 MINUTES 54 SECONDS WEST, 466.60 FEET TO THE SOUTHERNMOST CORNER OF LOT 2A OF SAID LOT SPLIT MAP RECORDED IN BOOK 1420, PAGE 24, M.C.R.;

THENCE NORTH 36 DEGREES 38 MINUTES 06 SECONDS EAST LEAVING SAID NORTH LINE, ALONG THE EAST LINE OF SAID LOT 2A, 238.76 FEET;

THENCE NORTH 10 DEGREES 09 MINUTES 22 SECONDS EAST 187.22 FEET TO THE TRUE POINT OF BEGINNING.

ALSO KNOW AS:

LOT 2, OF AMENDED LOT SPLIT MAP LOT 2 Longbow Business Park and Golf Club, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1707 OF MAPS, PAGE 38.

PARCEL 2

THE BENEFICIAL EASEMENTS CONTAINED IN THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR Longbow Business Park and Golf Club, RECORDED NOVEMBER 15, 2012 IN RECORDING NO. 20121042149, AS AMENDED BY THE CERTIFICATE OF AMENDMENT OF THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR Longbow Business Park and Golf Club, RECORDED OCTOBER 01, 2015 IN RECORDING NO. 2015-0710635, RECORDS OF MARICOPA COUNTY, ARIZONA.

SURVEYOR'S NOTE: REFER TO FINAL PLAT OF Longbow Business Park and Golf Club, BOOK 829 PAGE 44 MCR, FOR LOCATION OF TRAIL EASEMENTS AND SIGN EASEMENTS REFERENCED IN SAID DOCUMENTS; REFER TO REFERENCED DOCUMENTS FOR ADDITIONAL PARTICULARS.

SITE AREA

TOTAL: 440,017 SQ.FT. OR 10.1014 ACRES MORE OR LESS

AREA TABLE		
PARCEL	AREA (SQ.FT.)	AREA (ACRES)
LOT 1	146,797	3.3700
LOT 2	73,211	1.6807
LOT 3	73,211	1.6807
LOT 4	146,797	3.3700

REFERENCE DOCUMENTS

MAP OF DEDICATION FOR EAST Longbow Parkway, NORTH 56TH ST., NORTH SUNVIEW AND EAST QUARTZ ST. AS RECORDED IN BOOK 622 OF MAPS PAGE 48, M.C.R.

THE FINAL PLAT OF Longbow Business Park and Golf Club, AS RECORDED IN BOOK 829, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA

LOT SPLIT MAP OF LOT 2 Longbow Business Park and Golf Club AS RECORDED IN BOOK 1420, PAGE 24, M.C.R.

AMENDED LOT SPLIT MAP OF LOT 2 Longbow Business Park and Golf Club AS RECORDED IN BOOK 1707 PAGE 38, M.C.R.

ZONING

THE SUBJECT PROPERTY IS ZONED L-1 PAD (LIGHT INDUSTRIAL PLANNED AREA DEVELOPMENT) ZONING CASE NO. ZON23-00656, ORDINANCE NO. 4897.

OWNER

DOVER ASSOCIATES, LLC
5110 NORTH 40TH STREET, SUITE 254
PHOENIX, ARIZONA 85018
CONTACT: BOB MCNICHOLS
TELE: 602-228-1392

SURVEYOR

STOCKER CONSULTING
1049 N. OMAHA CIRCLE
MESA, ARIZONA 85205
TELE: 602-469-4238
CONTACT: GARY STOCKER
EMAIL: GARYSTOCKER@COX.NET

ASSESSORS PARCEL NUMBERS

A.P.N. 141-41-008E

BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 6 EAST, GILA & SALT RIVER MERIDIAN, WHICH BEARS N 00°24'14" WEST, AS SHOWN ON THE FINAL PLAT OF "Longbow Business Park and Golf Club" RECORDED IN BOOK 829 OF MAPS, PAGE 44, MARICOPA COUNTY RECORDS.

LEGEND

	PROPERTY LINE	M.C.R.	MARICOPA COUNTY RECORDER OFFICE
	RIGHT OF WAY LINE	A.P.N.	ASSESSOR PARCEL NUMBER
	SECTION LINE	C.O.M.	CITY OF MESA
	CENTER LINE	(R&M)	RECORD & MEASURED
	RECORDED EASEMENT LINE	(R)	RECORD*
	SURVEY MONUMENT IN HANDHOLE	(M)	MEASURED
	SURVEY MONUMENT FLUSH	FND.	FOUND
	SET SURVEY MONUMENT WITH CAP MARKED RLS 17516 OR AS OTHERWISE NOTED	R.O.W.	RIGHT OF WAY
	FOUND SURVEY MONUMENT AS NOTED	B.S.L.	BUILDING SETBACK LINE

*NOTE: R = RECORD PER THE LEGAL DESCRIPTION
R1 = RECORD PER BOOK 1442 PG 23, M.C.R.

CERTIFICATION

I GARY STOCKER, HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR IN THE STATE OF ARIZONA AND THAT THIS MAP CONSISTING OF TWO SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF MARCH 2024; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS EXISTS AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; THAT THE LOT CORNERS SHALL BE LOCATED AS SHOWN AT THE TIME OF RECORDING OF THIS PLAT.

GARY E. STOCKER ARIZONA REGISTRATION NO. 17516
STOCKER CONSULTING
1049 N OMAHA CIR.
MESA, AZ 85205

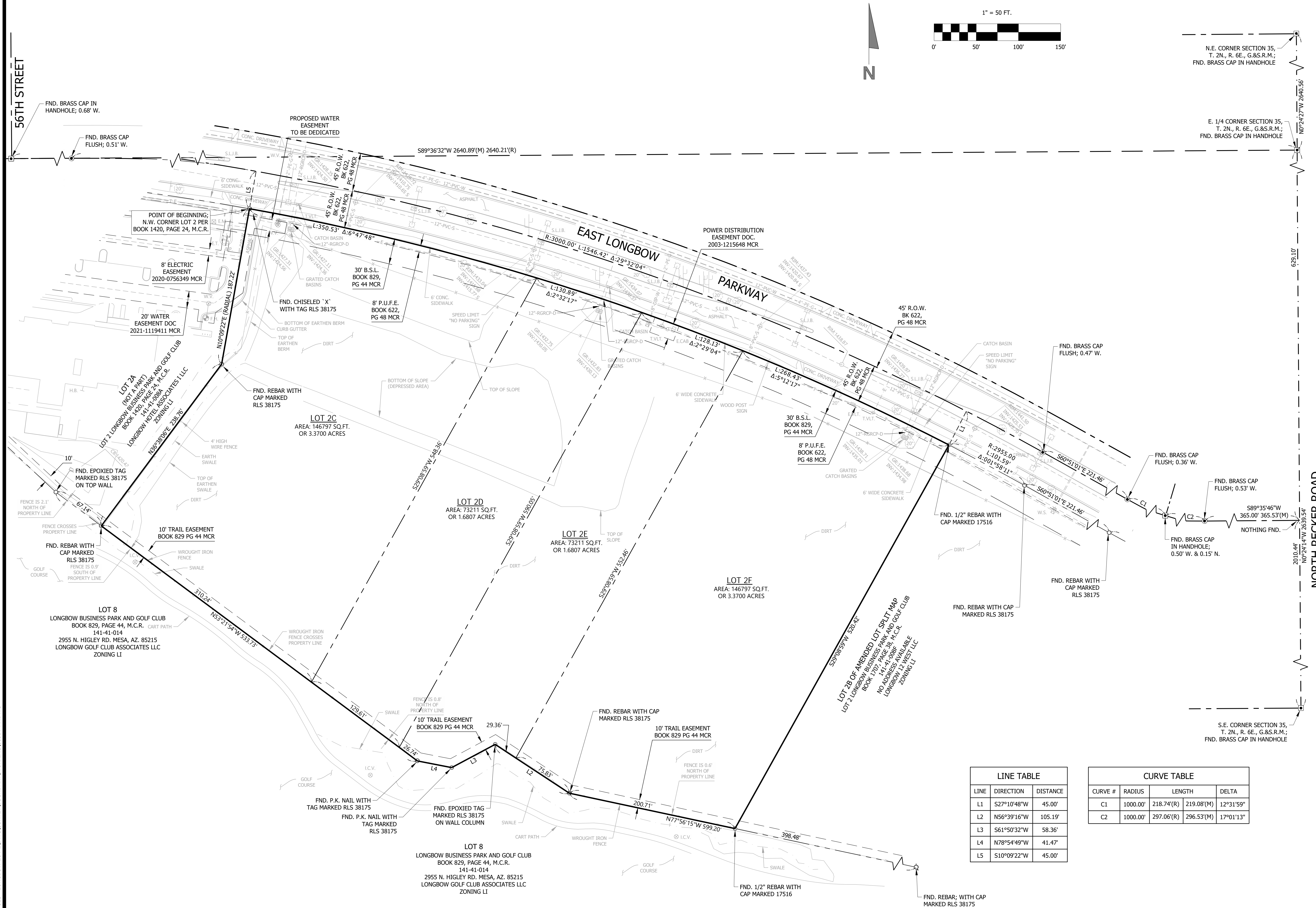
DESIGNED:	
CHECKED:	
DRAWN:	
FIELD CREW:	
FIELD WORK DATE:	
SCALE: 1" =	N/A
SCALE: 1" =	N/A

Stocker Consulting
Civil Engineering - Surveying
1049 N. Omaha Circle, Mesa, AZ 85205
GaryStocker@cox.net 602-469-4238

COVER SHEET
PRELIMINARY PLAT
Longbow Business Park & Golf Club Lot 2 Replat
MESA ARIZONA

REGISTERED LAND SURVEYOR
17516
GARY E. STOCKER
ARIZONA
EXPIRES 6-30-2025

SHEET NUMBER:
1 OF 2
DATE: 3-9-2025
PROJ: 0036 / 1050



LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S27°10'48"W	45.00'
L2	N56°39'16"W	105.19'
L3	S61°50'32"W	58.36'
L4	N78°54'49"W	41.47'
L5	S10°09'22"W	45.00'

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	1000.00'	218.74'(R)	219.08'(M)
C2	1000.00'	297.06'(R)	296.53'(M)



EXPIRES 6-30-2025

SHEET NUMBER:

2 OF 2

DATE: 3-9-2025
PROJ: 0036 / 1050

PRELIMINARY PLAT MAP
PRELIMINARY PLAT
LONGBOW BUSINESS PARK & GOLF CLUB LOT 2 REPLAT
MESA ARIZONA

Stocker Consulting
Civil Engineering - Surveying
1049 N. Omaha Circle, Mesa, AZ 85205
GaryStocker@cox.net 602-469-4238

DESIGNED: _____
CHECKED: _____
DRAWN: _____
FIELD CREW: _____
FIELD WORK DATE: _____
SCALE: 1" = 50'
HORIZONTAL
VERTICAL

INITIAL ISSUE: 12-21-2024
REV: _____
REV: _____
REV: _____
REV: _____