PRE PLAT

MOUNTAIN VISTA MARKETPLACE

LOCATED IN A PORTION OF THE EAST HALF OF SECTION 35, TOWNSHIP I NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MESA, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

A PORTION OF THE FINAL PLAT OF "MOUNTAIN VISTA MARKETPLACE", LOCATED IN A PORTION OF THE EAST HALF OF SECTION 35, TOWNSHIP I NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MESA, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP AT THE INTERSECTION OF S. CHESHIRE AND E HAMPTON AVENUE;

THENCE NORTH 0 DEGREES 11 MINUTES 08 SECONDS WEST, 40.01 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 50 MINUTES 07 SECONDS EAST, 176.09 FEET;

BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 760.00

THENCE SOUTHEASTERLY 159.17 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 84 DEGREES 09 MINUTES 53 SECONDS;

THENCE NORTH 78 DEGREES 09 MINUTES 53 SECONDS WEST, 174.35 FEET;

BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 840.00 FEET;

THENCE NORTHEASTERLY I 18.80 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 82 DEGREES 13 MINUTES 12 SECONDS;

THENCE NORTH 0 DEGREES 09 MINUTES 52 SECONDS WEST, 603.04 FEET;

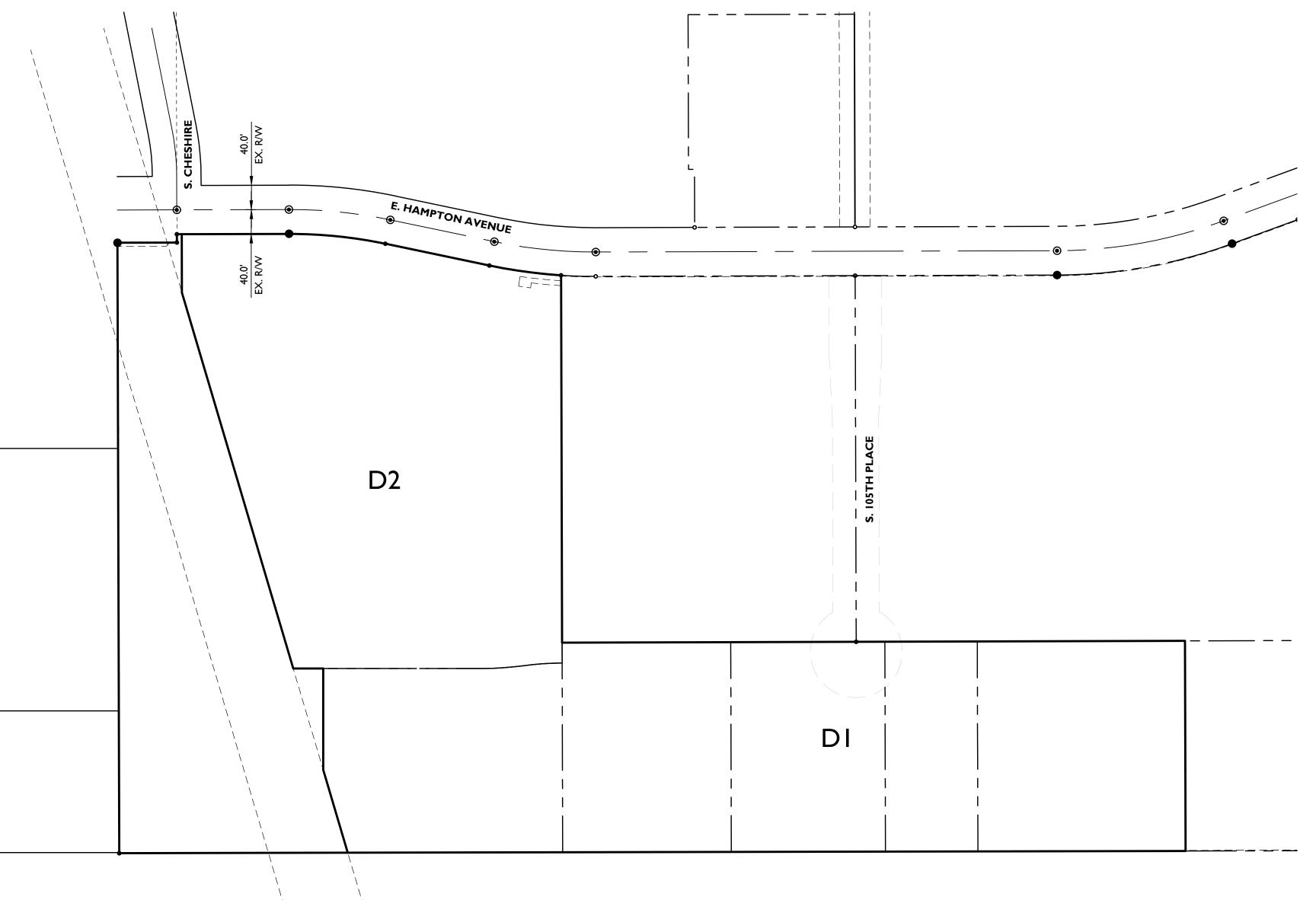
THENCE NORTH 89 DEGREES 50 MINUTES 07 SECONDS EAST, 1264.86 FEET;

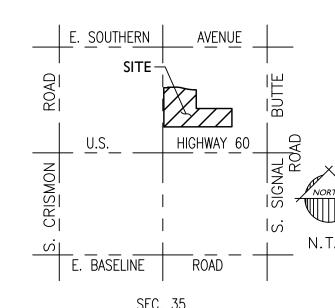
THENCE NORTH 0 DEGREES 09 MINUTES 53 SECONDS EAST, 344.97 FEET;

THENCE NORTH 89 DEGREES 52 MINUTES 47 SECONDS EAST, 1750.03 FEET;

THENCE NORTH 0 DEGREES 10 MINUTES 18 SECONDS WEST, 1002.25 FEET;
THENCE NORTH 89 DEGREES 50 MINUTES 09 SECONDS EAST, 97.58 FEET;

THENCE NORTH 0 DEGREES 01 MINUTES 58 SECONDS WEST, 13.68 FEET TO THE POINT OF BEGINNING;





SEC. 35 T.1 N., R.7 E. VICINITY MAP

CIVIL ENGINEER:

EPS GROUP, INC.
1130 N. ALMA SCHOOL RD., SUITE 120
MESA, ARIZONA 85201
PHONE: (480) 503-2250
FAX: (480) 503-2258
CONTACT: BRIAN NICHOLLS, P.E.
EMAIL: brian.nicholls@epsgroupinc.com

DEVELOPER:

BELA FLOR COMMUNITIES, LLC 1635 N GREENFIELD ROAD SUITE 115 MESA, ARIZONA 85205 CONTACT: HUDD HASSELL TEL: 602 525 0000

SHEET INDEX

I COVER, NOTES, DEDICATION, SITE DATA, BASIS OF BEARING, LEGAL DESCRIPTION & CERTIFICATIONS

2 PRE PLAT, LINE AND CURVE TABLES & AREA TABLE

SITE DATA ZONING

ZONING LC NUMBER OF PARCELS : 6

PARCEL AREA TOTAL AREA 24.710 ACRES

BASIS OF BEARING:

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP I NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. BEARING BEING N 89°51'47" E, AS SHOWN ON THE FINAL PLAT OF MOUNTAIN VISTA MARKETPLACE PHASE I, BEING RECORDED IN BOOK 1400, PAGE 32 OF MARICOPA COUNTY RECORDS.

BENCHMARK

CITY OF MESA BENCHMARK, A BRASS TAG @ TOP OF CURB NORTH ANGLE POINT AT THE NORTHEAST CORNER OF THE INTERSECTION OF SIGNAL BUTTE ROAD & SOUTHERN AVENUE. ELEVATION = 1545.54' (2020/2021 NAVD 88' CITY OF MESA DATUM)

APPROVALS

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

BY:		
	MAYOR	DATE
ATTEST:		
	CITY CLERK	DATE

THIS IS TO CERTIFY 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 BY:		_	
_	CITY ENGINEER	•	DATE

ACKNOWLEDGMENT

STATE OF ARIZONA }
} S.S.
COUNTY OF MARICOPA }

ON THIS ______ DAY OF _______, 2020, BEFORE ME, PERSONALLY

APPEARED, ______, WHO ACKNOWLEDGED HIMSELF TO BE THE

BEING DULY AUTHORIZED TO DO SO ON BEHALF OF

SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

	NOTARY PUBLIC
MY COMMISSION EXPIRES:	

Call at least two full working days before you begin excavation.

ARIZONA 81

Revisions:

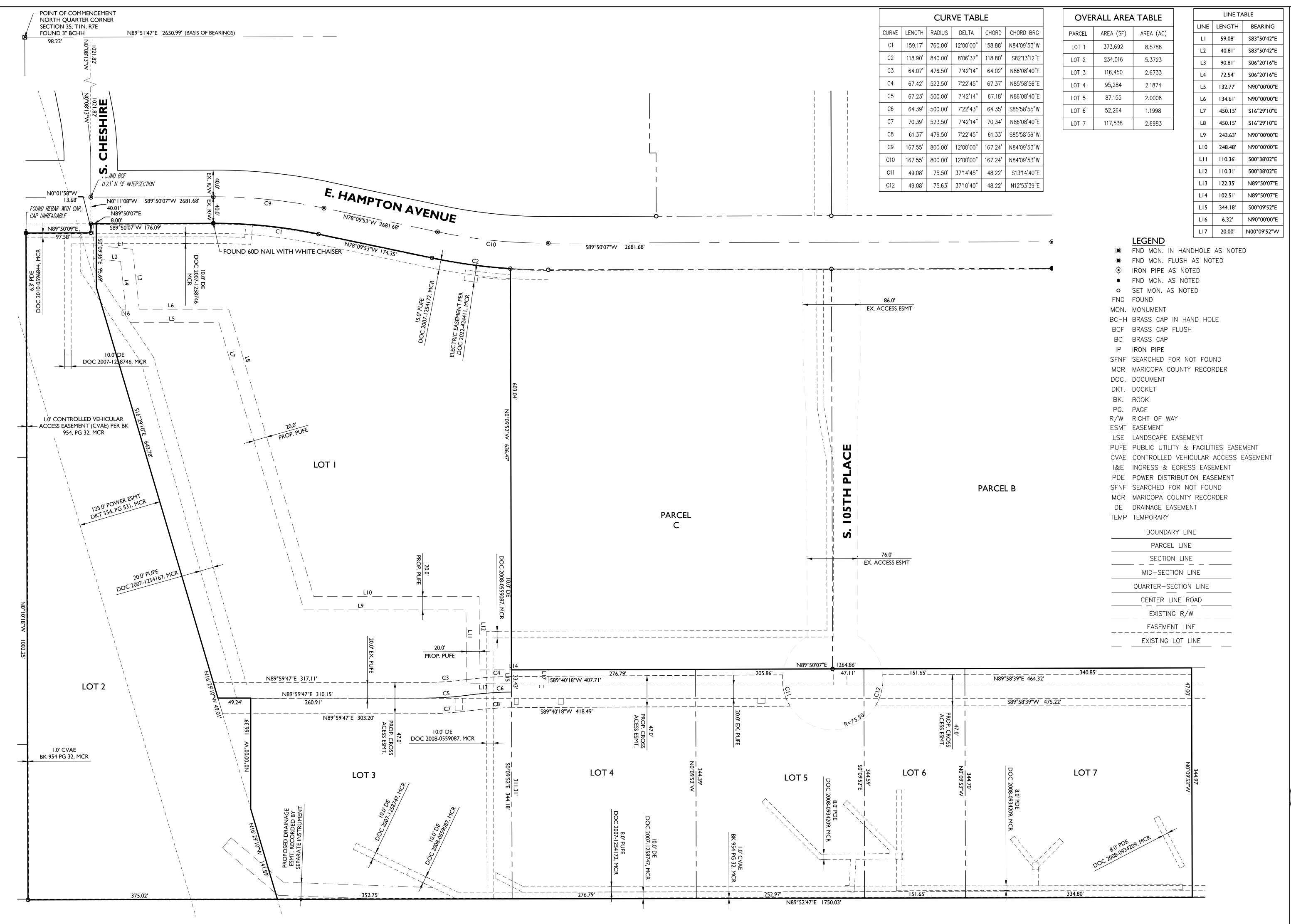
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54652 BRIAN NICHOLLS Signed OF: EXPIRES 06/30/25 Job No.

24-0545 COVER

Sheet No.

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Preliminar

Revisions:

24-0545 PRE PLAT

Sheet No.