

Q:\Current Projects\7020051 Val Vista & Thomas Road - McCall\DWG\CO.04 7020051 PRELIMINARY PLAT.dwg Nathan Cottrell

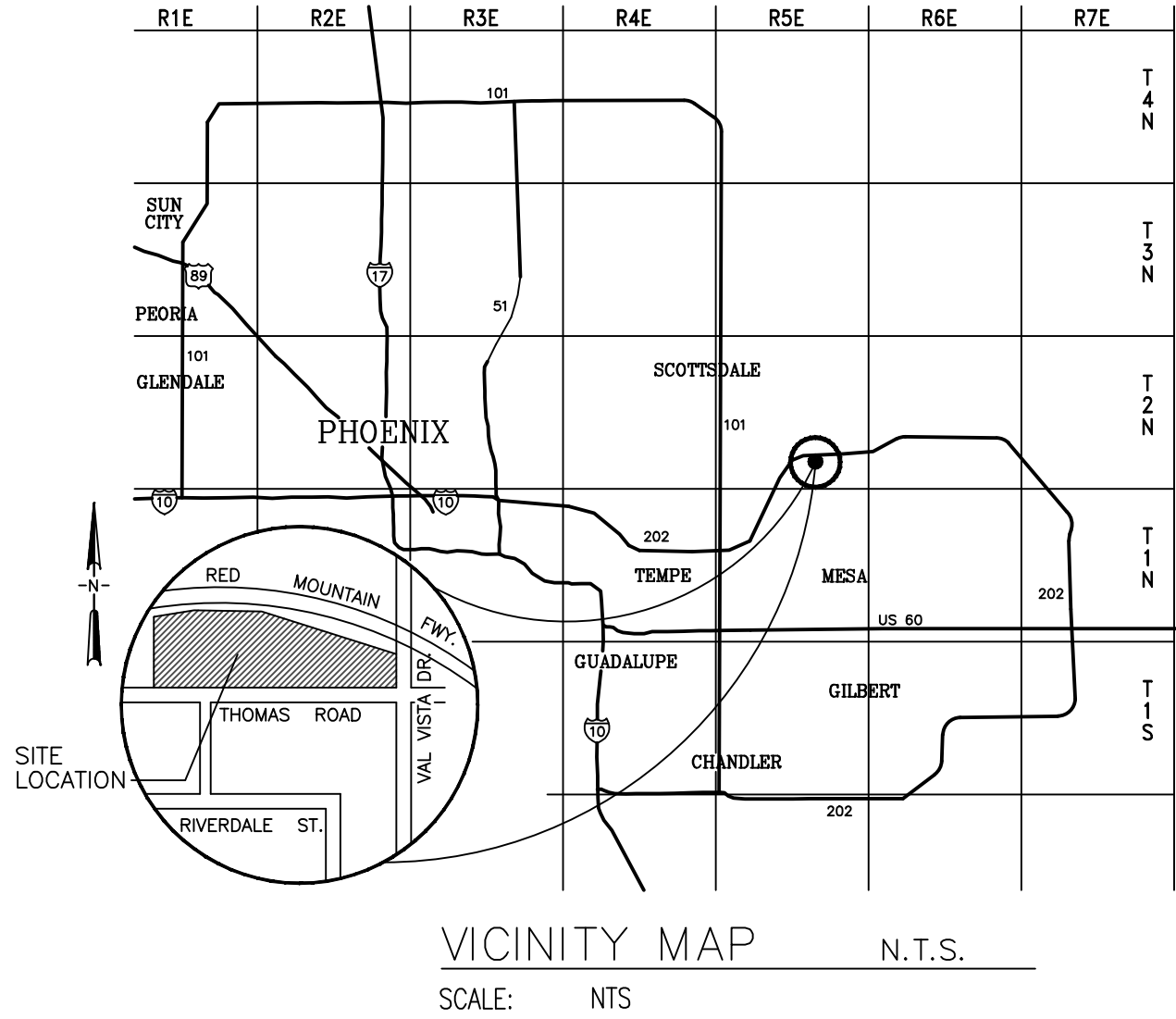
PRELIMINARY PLAT

FOR
KITCHELL - 202 / VAL VISTA

SHEET INDEX

PL-1 PLAT COVER SHEET
PL-2 PLAT PLAN

Approved by the Planning and Zoning Board
August 25, 2021



SITE DATA

GROSS LOT AREA 707,035 S.F. (16.231 AC)
NET LOT AREA 571,605 S.F. (13.122 AC)

SCHOOL DISTRICT MESA UNIFIED

UTILITY SERVICES
WATER CITY OF MESA
SEWER CITY OF MESA
POWER S.R.P.
GAS CITY OF MESA
COMMUNICATION CENTURY LINK / COX

OPEN SPACE 59,100 SF (14%)

A.P.N.

141-21-004J & 141-21-004F

FLOOD INFO. - FIRM DATA

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04013C2260L DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN ZONE X. ZONE X IS DESCRIBED AS: "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD."

NOTES

- 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).
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE FACILITIES, DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THIS PROJECT OR LANDSCAPING WITHIN THE RIGHT- OF-WAY ALONG VAL VISTA DRIVE AND THOMAS ROAD.
- A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (C.C. &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.

PROJECT NARRATIVE

THE PROJECT INCLUDES THE DEVELOPMENT OF APPROXIMATELY 9.5 ACRES WITH A 108,000 SF INDUSTRIAL BUILDING (DESIGNED SPEC/NO TENANT). THE BUILDING USE IF FOR FUTURE BUSINESS/OFFICE, FACTORY, AND MANUFACTURING AND WITH A 2 ACRE STORAGE YARD. THE BUILDING IS CONSTRUCTED OF CONCRETE TILT UP WALLS WITH STOREFRONT GLAZING WITH A FLAT, WOOD PANELIZED ROOF SYSTEM.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER (S ½ SE ¼) OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 6 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, WHICH LIES SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

PARCEL NO. 1A:
FARM UNIT A, ACCORDING TO FARM UNIT PLAT (OR THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE ¼ SE ¼) OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE SOUTH 55 FEET THEREOF, LINE DESCRIPTION: COMMENCING AT A CITY OF MESA (COM) BRASS CAP IN HAND HOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 29, BEING SOUTH 89° 53' 04" EAST 2627.44 FEET FROM A COM BRASS CAP IN HAND HOLE MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 29, BEING SOUTH 89° 53' 04" EAST 2627.44 FEET FROM A COM BRASS CAP IN HAND HOLE MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 29; THENCE ALONG THE EAST LINE OF SAID SECTION 29, NORTH 1° 22' 47" EAST 55.01 FEET TO THE EXISTING NORTH RIGHT OF WAY LINE OF THOMAS ROAD; THENCE ALONG SAID EXISTING NORTH RIGHT OF WAY LINE, NORTH 89° 53' 04" WEST 95.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 45° 44' 52" EAST 42.89 FEET; THENCE NORTH 1° 22' 47" EAST 90.35 FEET TO THE EASTERLY PROLONGATION OF THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE 202L (RED MOUNTAIN FREEWAY); THENCE ALONG SAID EASTERLY PROLONGATION AND THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 202L, NORTH 77° 45' 39" WEST 1266.31 FEET;

EXCEPT THE SOUTH 55 FEET THEREOF.

PARCEL NO. 2A:
THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (E ½ SW ¼ SE ¼) (PART OF FARM UNIT B, ACCORDING TO FARM UNIT PLAT) OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE SOUTH 55 FEET THEREOF, LINE DESCRIPTION: COMMENCING AT A CITY OF MESA (COM) BRASS CAP IN HAND HOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 29, BEING SOUTH 89° 53' 04" EAST 2627.44 FEET FROM A COM BRASS CAP IN HAND HOLE MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 29; THENCE ALONG THE EAST LINE OF SAID SECTION 29, NORTH 1° 22' 47" EAST 55.01 FEET TO THE EXISTING NORTH RIGHT OF WAY LINE OF THOMAS ROAD; THENCE ALONG SAID EXISTING NORTH RIGHT OF WAY LINE, NORTH 89° 53' 04" WEST 95.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 45° 44' 52" EAST 42.89 FEET; THENCE NORTH 1° 22' 47" EAST 90.35 FEET TO THE EASTERLY PROLONGATION OF THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE 202L (RED MOUNTAIN FREEWAY); THENCE ALONG SAID EASTERLY PROLONGATION AND THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 202L, NORTH 77° 45' 39" WEST 1266.31 FEET;

THENCE CONTINUING ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE, NORTH 84° 18' 40" WEST 496.66 FEET; THENCE CONTINUING ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE, SOUTH 88° 10' 30" WEST 483.33 FEET; THENCE CONTINUING ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE, FROM A LOCAL TANGENT BEARING OF SOUTH 85° 06' 55" WEST, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 7389.44 FEET, A LENGTH OF 1700.77 FEET, THENCE SOUTH 1° 01' 15" WEST 132.15 FEET TO THE POINT OF ENDING ON THE SOUTH LINE OF SAID SECTION 29, BEING NORTH 89° 53' 13" WEST 1313.62 FEET FROM A COM BRASS CAP IN HAND HOLE MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 29; EXCEPTING THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE ¼ SE ¼ SE ¼) OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 6 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT A CITY OF MESA (COM) BRASS CAP IN HAND HOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 29, BEING SOUTH 89° 53' 04" EAST 2627.44 FEET FROM A COM BRASS CAP IN HAND HOLE MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 29; THENCE ALONG THE EAST LINE OF SAID SECTION 29, NORTH 1° 22' 47" EAST 55.01 FEET TO THE EXISTING NORTH RIGHT OF WAY LINE OF THOMAS ROAD; THENCE ALONG SAID EXISTING NORTH RIGHT OF WAY LINE, NORTH 89° 53' 04" WEST 205.95 FEET; THENCE NORTH 0° 06' 56" EAST 55.36 FEET; THENCE NORTH 89° 53' 04" WEST 33.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89° 53' 04" WEST 24.00 FEET; THENCE NORTH 0° 06' 56" EAST 24.00 FEET; THENCE SOUTH 89° 53' 04" EAST 24.00 FEET; THENCE SOUTH 0° 06' 56" WEST 24.00 FEET TO THE POINT OF BEGINNING. ALSO EXCEPTING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 6 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29, BEING A BRASS CAP IN HAND HOLE STAMPED RLS #33861 DATED 2003, AND FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 29, BEING A BRASS CAP IN HAND HOLE STAMPED MARICOPA COUNTY HIGHWAY DEPARTMENT, BEARS NORTH 89° 53' 04" WEST, A DISTANCE OF 2627.36 FEET (BASIS OF BEARING); THENCE, COINCIDENT WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29, NORTH 89° 53' 04" WEST, A DISTANCE OF 1312.88 FEET; THENCE, DEPARTING SAID SOUTH LINE, NORTH 00° 06' 56" EAST, A DISTANCE OF 55.00 FEET TO A POINT ON THE EXISTING NORTH RIGHT-OF-WAY OF THOMAS ROAD; THENCE, DEPARTING SAID NORTH RIGHT-OF-WAY OF THOMAS ROAD, NORTH 00° 57' 19" EAST, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00° 57' 19" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 89° 53' 04" EAST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 00° 57' 19" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 89° 53' 04" WEST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED LAND CONTAINING

THENCE CONTINUING NORTH 00° 57' 19" EAST, A DISTANCE OF 100.00 FEET; THENCE CONTINUING SOUTH 89° 53' 04" EAST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 00° 57' 19" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 89° 53' 04" WEST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, ALSO EXCEPTING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A BRASS CAP IN HAND HOLE ACCEPTED AS THE SOUTHEAST CORNER OF SAID SECTION 29, FROM WHICH A BRASS CAP IN HANDHOLE ACCEPTED AS THE SOUTH QUARTER CORNER OF SAID SECTION, BEARS NORTH 89°53'04" WEST (BASIS OF BEARING), 2627.44 FEET; THENCE ALONG THE SOUTH LINE OF SAID SECTION, NORTH 89°53'04" WEST, 262.72 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 00°06'56" EAST, 73.00 FEET, TO THE NORTH LINE OF THE SOUTH 73 FEET OF SAID SECTION AND THE POINT OF BEGINNING; THENCE ALONG SAID NORTH LINE, NORTH 89°53'04" WEST, 112.00 FEET; THENCE LEAVING SAID NORTH LINE, NORTH 00°06'56" EAST, 141.86 FEET; THENCE SOUTH 81°49'34" EAST, 113.12 FEET; THENCE SOUTH 00°06'56" WEST, 126.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

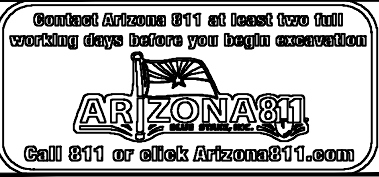
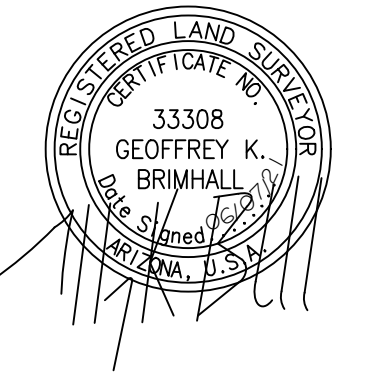
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OWNER

THOMAS AND VAL VISTA LLC
1707 EAST HIGHLAND
PHOENIX, ARIZONA 85016
602-631-6101
BAnderson@kitchell.com

PRELIMINARY PLAT
FOR
202 VAL VISTA
NWC THOMAS ROAD AND VAL VISTA DRIVE
MESA, ARIZONA

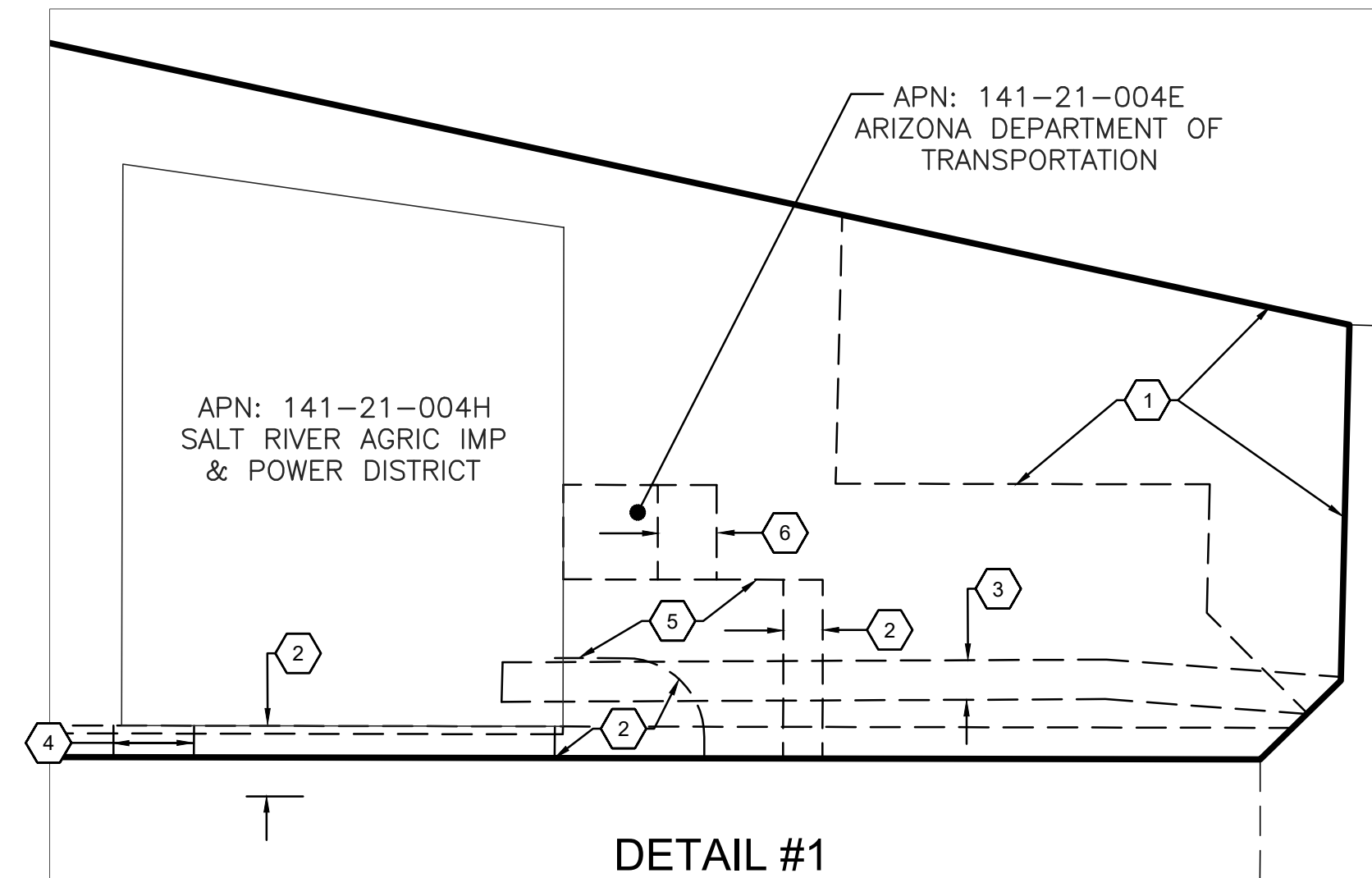
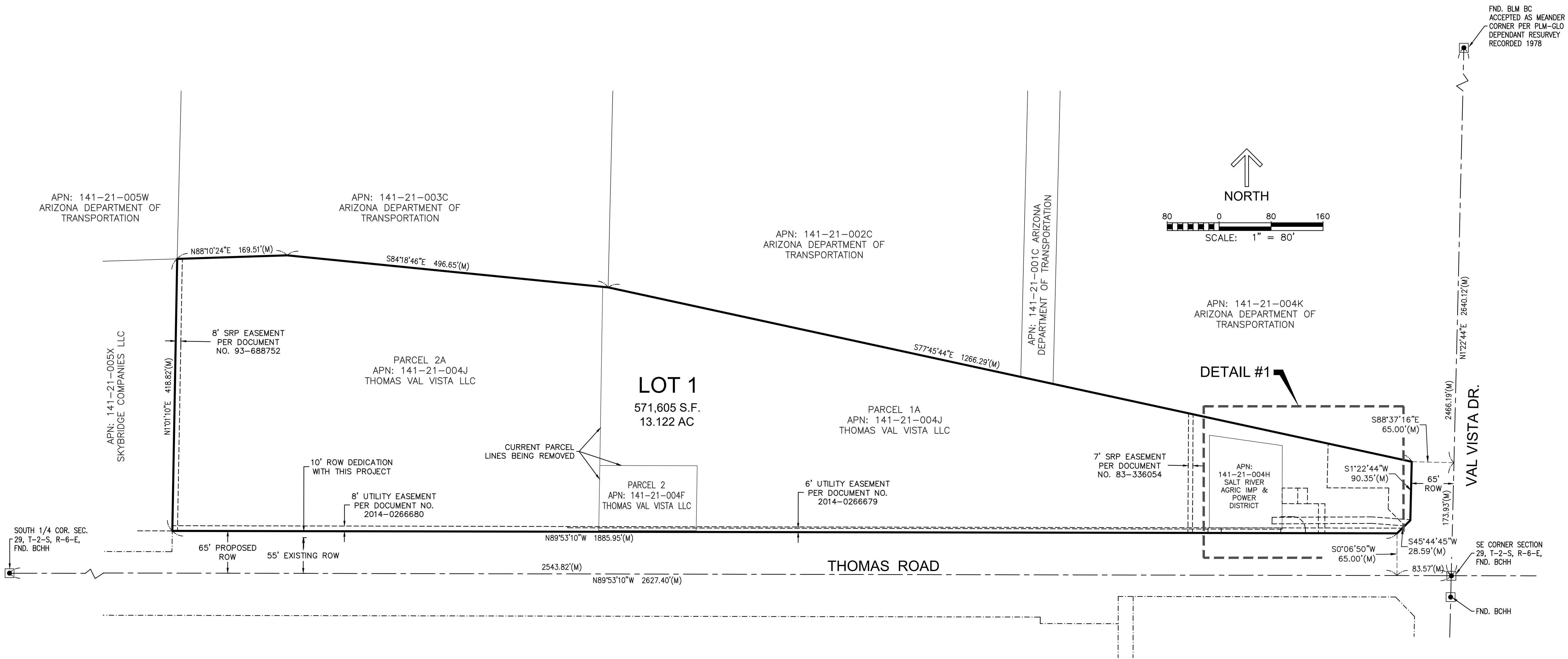
12409 W. INDIAN
SCHOOL ROAD,
AVONDALE, AZ 85392
PHONE: 623.536.1993
FAX: 623.748.9008



SHEET 1 OF 2

PL-1

Q:\Current Projects\7020051 Val Vista & Thomas Road - McCall\DWG\CO.04 7020051 PRELIMINARY PLAT.dwg Nathan Cottrell



EASEMENT KEYNOTES: #

1. PUBLIC UTILITY EASEMENT PER DOC. NO. 2008-174654
2. SRP ACCESS EASEMENT PER DOC. NO. 2014-0371616
3. 10' UTILITY EASEMENT PER DOC. NO. 2008-0882466
4. SRP UTILITY EASEMENT PER DOC. NO. 2014-026677
5. DEPARTMENT OF TRANSPORTATION ACCESS EASEMENT PER DOC. NO. 2005-1763750
6. PERPETUAL EASEMENT PER DOC. NO. 2015-0439209

OWNER	
THOMAS AND VAL VISTA LLC 1707 EAST HIGHLAND PHOENIX, ARIZONA 85016 602-631-6101 BAnderson@kitchell.com	
DRAWN BY:	ALB
CHECKED BY:	NJC
DATE:	06/07/21
SCALE:	1"=80'
PROJECT #:	7020051
PURPOSE:	
PRELIMINARY PLAT FOR 202 VAL VISTA NWC THOMAS ROAD AND VAL VISTA DRIVE MESA, ARIZONA	
12409 W. INDIAN SCHOOL ROAD, AVONDALE, AZ 85392 PHONE: 623.536.1993 FAX: 623.748.9008	
SHEET 2	OF 2
PL-2	