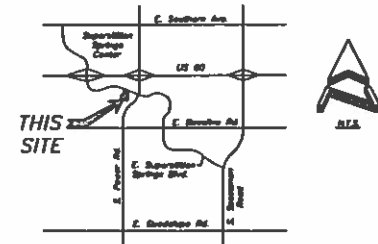


PRELIMINARY PLAT

FOR

6755 SUPERSTITION SPRINGS CONDOMINIUM PLAT

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA



Vicinity Map

Parent Legal Description

SPECIAL WARRANTY DEED DOC. NO. 1896-088348, M.C.R.

A parcel of land lying within Section 36, Township 1 North, Range 6 East of the City and Salt River Baseline and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Southeast corner of said Section 36;

THENCE along the South line of said section and monument line of East Southern Road, South 89 degrees 15 minutes 21 seconds West, a distance of 612.59 feet to the Northwest corner of Section 6, Township 1 South, Range 7 East, as shown on the Superstition Springs Activity Corridor Map of Outditch as recorded in Book 32, page 74, Maricopa County Records;

THENCE leaving said South line and said monument line along the monument line of South Power Road, North 01 degrees 24 minutes 50 seconds West, a distance of 244.88 feet to the beginning of a curve;

THENCE Northerly along said curve, having a radius of 854.83 feet, curving Easterly, through a central angle of 44 degrees 08 minutes 37 seconds, a distance of 745.62 feet to the curve's end;

THENCE North 43 degrees 33 minutes 47 seconds East, a distance of 574.02 feet to the beginning of a curve;

THENCE Northerly along said curve, having a radius of 854.84 feet, curving Northerly through a central angle of 33 degrees 58 minutes 43 seconds a distance of 388.82 feet to the intersection of the monument line of South Power Road and East Superstition Springs Boulevard;

THENCE leaving the monument line of said South Power Road along the monument line of said East Superstition Springs Boulevard, North 70 degrees 25 minutes 36 seconds West, a distance of 846.04 feet;

THENCE leaving said monument line, South 18 degrees 34 minutes 04 seconds West, a distance of 58.00 feet to the Southerly right-of-way line of said East Superstition Springs Boulevard and the Northeastern corner of the Map of Outditch for San Montego as recorded in Book 305, page 35, Maricopa County Records, and the said right-of-way line;

THENCE along said Southerly right-of-way line, South 70 degrees 25 minutes 36 seconds East, a distance of 170.00 feet to the Northerly corner of Parcel No. 1, as described in Instrument No. 89-310842, Maricopa County Records;

THENCE leaving said Southerly right-of-way line along the Westerly line of said Parcel No. 1, South 77 degrees 23 minutes 44 seconds West, a distance of 83.75 feet;

THENCE South 56 degrees 56 minutes 31 seconds West, a distance of 82.87 feet to the Southeastern corner of said Parcel No. 1;

THENCE leaving said Westerly line along the Southerly line of said Parcel No. 1, South 48 degrees 12 minutes 41 seconds East, a distance of 38.61 feet;

THENCE leaving said Southerly line, South 41 degrees 47 minutes 18 seconds West, a distance of 194.82 feet;

THENCE along the Northerly line and the projection thereof of said Map of Outditch for San Montego, North 46 degrees 12 minutes 41 seconds West, a distance of 225.43 feet;

THENCE North 26 degrees 56 minutes 31 seconds East, a distance of 268.78 feet to the Point of Beginning.

AREAS

PARENT PARCEL:

Gross Area: 2.340 Acres (101,919 S.F.)

Net Area: 1.999 Acres (87,073 S.F.)

(Excludes 55' R/W for E. Superstition Springs Blvd.)

Flood Zone Designation:

THIS SITE IS LOCATED IN FLOOD ZONE "X" AS DESIGNATED IN FEMA FLOOD MAP #40132285S, DATED OCTOBER 16, 2013. ZONE "X" IS DEFINED AS: "AREAS OF EXCESS AVERAGE ANNUAL CHANCE FLOOD, AREAS OF EXCESS AVERAGE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH AREAS LESS THAN 1 SQUARE MILE, AREAS PROTECTED BY LEVEES FROM 1.0% FLOOD CHANCE."

Survey Reference Documents:

1. A REPLAY OF "SAN MONTEGO", AS RECORDED IN BOOK 896, PAGE 13, M.C.R.
2. MAP OF DEDICATION FOR SAN MONTEGO, AS RECORDED IN BOOK 383, PAGE 30, M.C.R.
3. SUPERSTITION SPRINGS ACTIVITY CORRIDOR MAP OF DEDICATION, AS RECORDED IN BOOK 32, PAGE 74, M.C.R.
4. RECORD OF SURVEY PLUS SUBMERGED MARICOPA COUNTY GEODETIC DEMONSTRATION AND CHORDING SURVEY, recorded in Book 881 of Maps, Page 12, M.C.R.

Survey Notes:

1. ALL TITLE INFORMATION SHOWN ON THIS SURVEY IS BASED UPON A SPECIAL REPORT ISSUED BY FIRST ARIZONA TITLE AGENCY, FILE NO. 11-174837, DATED APRIL 26, 2017 AT 7:30 A.M.

Owner

APN NO. 181-54-018J
DENTAL & MEDICAL SPECIALTIES AT
SUPERSTITION SPRINGS, L.L.C.
6755 E. SUPERSTITION SPRINGS BOULEVARD
MESA, AZ 85205
PHONE: (480) 277-5151
ATTN: BILL SMITH

Land Surveyor

STANDAGE & ASSOCIATES
408 S. EL COMINO ROAD
MESA, ARIZONA 85202
PHONE: (480) 882-8088
FAX: (480) 882-8245
CONTACT: BRIAN BARTONWELL
EMAIL: brian@standage.com

Benchmark

MARKED THE TOP OF CURB AT THE NORTHWEST CORNER OF THE INTERSECTION OF POWER ROAD & BASELINE ROAD
ELEVATION = 1352.70 (NAD 83 DATUM)

Basis of Bearing

A BEARING OF SOUTH 70 DEGREES 25 MINUTES 36 SECONDS EAST WAS USED FOR THE MONUMENT LINE OF EAST SUPERSTITION SPRINGS BOULEVARD AS SHOWN ON THE REPLAY OF "SAN MONTEGO" AS RECORDED IN BOOK 881 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA.

Site Data

GENERAL PLAN DESIGNATION	LIMITED COMMERCIAL
GROSS AREA	2.340 Ac.
TOTAL LOTS	1 EA.
Zoning	LC
APN	181-54-018J

APPROVED PLANS
PLANNING AND ZONING BOARD

DATE: 8.16.17
WITH STIPS: YES ☒ NO ☐

REVISIONS:

PRELIMINARY PLAT
6755 SUPERSTITION SPRINGS
CONDOMINIUM PLAT



Standage & Associates, Ltd.
Consulting Engineers
408 S. El Comino
Mesa, Arizona 85202
(480) 882-8088



Scale: 1"=20'
Date: 8/16/17
By: BNB/MS

Legend

----- Section Line
----- Street Right-of-Way Line
----- Property Line
----- Easement Line

(U) Award Bearing & Distance
Per This Report
(N) Award Bearing & Distance
Per St. 303, Pg. 20, M.C.R.
(Q) Measured Bearing & Distance

o Property Corner (as Noted)
F6 Found
B.C. Brass Cap
H.M. Hardplate
T. Townplate
R. Range
Sec. Section
Cm. Corner
Dm. District
Dm. Document

Pf. Page APN 111-54-472
R/W Right of Way MONTEO & L.L.C./SAM
MONTEO & L.L.C.
L.D. Land Development SPECIFIC WARRANTY DEED
C.O.M. City of Los Angeles 2009-0038142, M.C.R.
L.S. Land Surveyor
M.C.R. Maricopa County Recorder
Eas. Easement
P.U.E. Public Utility Easement

----- Dotted Circumference
o B. Secondary Survey Markers
o W. Water Mains

E. SUPERSTITION SPRINGS BLVD.

S. POWER ROAD

PRELIMINARY PLAT

8755 SUPERSTITION SPRINGS CONDOMINIUM PLAT

Standage & Associates, Ltd.
Consulting Engineers
409 S. El Dorado
Mesa, Arizona 85202
(480) 862-3090

REVISIONS:

SHET: 2
OF: 2
DATE: 1/20/11
SCALE: 1" = 20'
BY: BMB/NHS

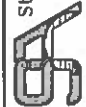


REVIEWS:

PRELIMINARY PLAT
6755 SUPERSTITION SPRINGS
CONDOMINIUM PLAT



Standage & Associates, Ltd.
Consulting Engineers
409 S. El Dorado
Mess. Arizona 85202
(480) 892-0090



SILENT: 2
 OF: 2
 NO: 170411
 SCALE: 1"=20'
 SHAW/BAIR