

MERCADO FIESTA

FINAL PLAT

A PORTION OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 5 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

KNOW ALL MEN BY THESE PRESENTS:

THAT BPC LARKSPUR MERCADO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "MERCADO FIESTA", LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, AND THAT THE LOTS SHALL BE KNOWN BY THE NUMBER GIVEN TO IT RESPECTIVELY.

BPC LARKSPUR MERCADO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER, HEREBY DEDICATES TO THE CITY OF MESA, FOR USE AS SUCH, AN EASEMENT FOR INGRESS AND EGRESS FOR REFUSE AND EMERGENCY TYPE VEHICLES ON AND OVER THE SUBJECT PROPERTY AS SHOWN ON THIS PLAT.

BPC LARKSPUR MERCADO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER, HEREBY DEDICATES TO THE CITY OF MESA, FOR USE AS SUCH, THE PUBLIC UTILITY EASEMENT (PUE) ON, OVER AND UNDER AS SHOWN ON THIS PLAT.

THE AGREEMENTS CONTAINED HEREIN SHALL BE A COVENANT RUNNING WITH THE LAND AND, UPON RECORDING, SHALL BE BINDING UPON ANY SUBSEQUENT PURCHASER OR OCCUPIER OF SAID PARCEL; AND

THIS COVENANT CAN BE ENFORCED OR REMOVED BY THE CITY OF MESA, WHO CAN BRING PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING OR THREATENING TO VIOLATE ANY OF THESE COVENANTS, TO PREVENT HIM OR THEM FROM SO DOING, AND TO RECOVER DAMAGES FOR SUCH VIOLATIONS. ANY PERSON OR PERSONS OF THE CITY OF MESA PROSECUTING ANY PROCEEDINGS AT LAW OR IN EQUITY HEREUNDER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, A REASONABLE SUM AS AND FOR ATTORNEY'S FEES AND COURT COSTS.

A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&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.

BPC LARKSPUR MERCADO, LLC, WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED BY THIS PLAT, AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON OR ENTITY HAVING ANY INTEREST THAT IS ADVERSE TO OR INCONSISTENT WITH THE FOREGOING DEDICATION, OR ANY OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT, HAS CONSENTED TO OR JOINED IN THIS PLAT AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH BPC LARKSPUR MERCADO, LLC WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

BPC LARKSPUR MERCADO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAVE EXECUTED THIS FINAL PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED, THIS _____ DAY OF _____, 2020.

BPC LARKSPUR MERCADO, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

ON THIS _____ DAY OF _____, 2020, BEFORE ME, PERSONALLY APPEARED, _____ WHO ACKNOWLEDGED HIM/HERSELF TO BE THE _____ OF BPC LARKSPUR MERCADO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND 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 _____

NOTES

1. CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, OR REMOVABLE SECTION-TYPE FENCING.

2. UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33.

3. ELECTRICAL LINES ARE TO BE CONSTRUCTED AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.

4. 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 SOUTHERN AVENUE AND LONGMORE ROAD.

5. THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

6. A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&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.

7. PUBLIC UTILITY AND FACILITY EASEMENTS WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS FOR THE RELOCATION OF SRP AND SOUTHWEST GAS FACILITIES IN PUFES ON THIS PLAT. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. § 9-1-1 INCLUDES THE PUFES ON THIS PLAT, THE TERM "PUBLIC EASEMENT" IN M.C.C. § 9-1-5(A) INCLUDES PUFES, AND PUFES ON THIS PLAT ARE SUBJECT TO M.C.C. § 9-1-5(A).

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2265 M, DATED NOVEMBER 4, 2015, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

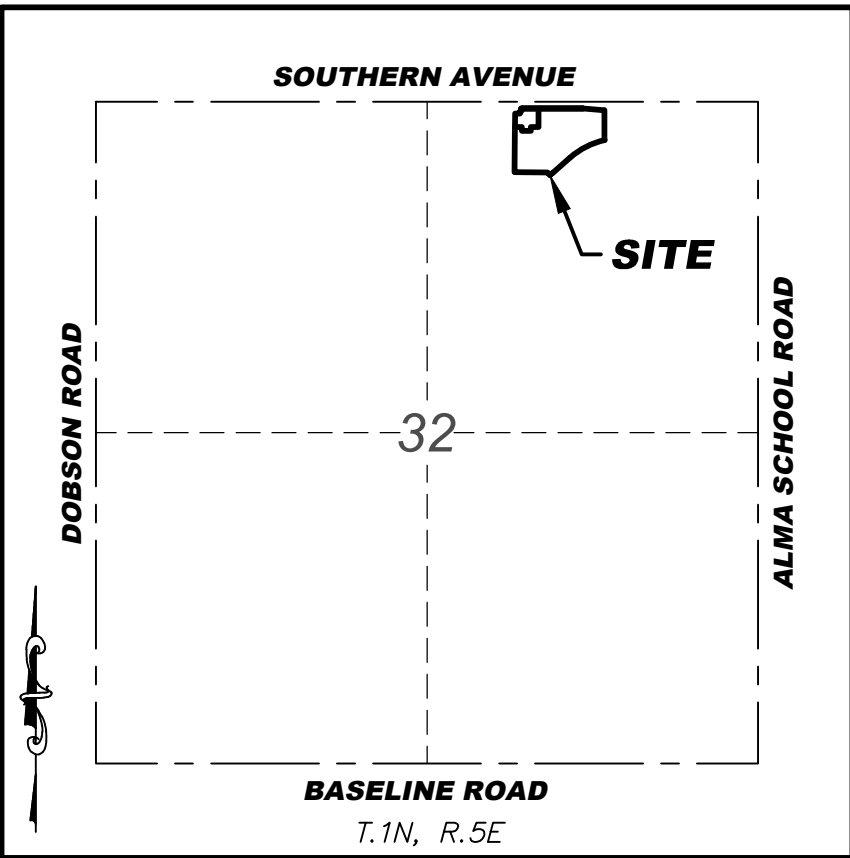
BENCHMARK

FOUND BRASS TAG ON TOP OF CURB AT THE NORTHEAST CORNER OF THE INTERSECTION OF SOUTHERN AVENUE AND DOBSON ROAD.

CITY OF MESA DATA
NAVD88 DATUM
ELEVATION = 1201.84'

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 32.
SAID LINE BEARS NORTH 89 DEGREES 51 MINUTES 21 SECONDS EAST.



VICINITY MAP

N.T.S.

OWNER/DEVELOPER

BPC LARKSPUR MERCADO, LLC
10800 BISCAYNE BLVD, STE 300
MIAMI, FL 33161
CONTACT: DAVID BERNSTEIN
PHONE: 786.540.4130

CIVIL ENGINEER

KIMLEY-HORN
1001 W. SOUTHERN AVE, STE 131
MESA, AZ 85210
CONTACT: HEATHER ROBERTS
PHONE: 623.552.3171

SURVEYOR

SURVEY INNOVATION GROUP, INC.
22425 N. 16TH STREET, SUITE 1
PHOENIX, ARIZONA 85024
CONTACT: ANTHONY SLATER
PHONE 480.922.0780

SHEET INDEX

NO.	DESCRIPTION
1	PLAT COVER SHEET
2	PLAT, EASEMENTS

AREA

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	274,129	6.293
2	28,537	0.655

SURVEYORS CERTIFICATION

I, ANTHONY SLATER, HEREBY CERTIFY, THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT, CONSISTING OF TWO (2) SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY DIRECTION DURING THE MONTH OF JUNE, 2019; THAT THE SURVEY IS A CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ANTHONY SLATER RLS NO. 60370
SURVEY INNOVATION GROUP, INC.
22425 N. 16TH STREET, SUITE 1
PHOENIX, ARIZONA 85024



APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA, ON THIS _____ DAY OF _____, 2020.

APPROVED BY: _____ ATTEST: _____
MAYOR CITY CLERK

THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH A.R.S. 45-576.

BY: _____ DATE _____
CITY ENGINEER



FINAL PLAT
MERCADO FIESTA
MESA, ARIZONA

SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services
22425 N. 16th ST., SUITE 1
PHOENIX, ARIZONA 85024
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SIGSURVEYAZ.COM

REVISIONS:

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△

DRAWING NAME:
PLAT

JOB NO. 2019-124

DRAWN: TS

CHECKED: JAS

DATE: 01/30/2020

SCALE: N.T.S.

SHEET: 1 OF 2

NORTH QUARTER CORNER
SEC. 32, T1N, R5E
3" CITY OF MESA
BRASS CAP IN HANDHOLE
1.3' DN NO STAMPING

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N89°56'34"E	38.78'
L2	N26°05'39"E	1.59'
L3	N0°13'05"W	17.72'
L4	N89°55'52"E	9.00'
L5	N0°18'19"W	22.78'

SOUTHERN AVENUE

BASIS OF BEARING
N89°51'21"E 2655.12'
761.06'

NORTHEAST CORNER
SEC. 32, T1N, R5E
3" CITY OF MESA
BRASS CAP IN HANDHOLE
1.0' DN NO STAMPING

ALMA SCHOOL ROAD

LONGMORE ROAD

FIESTA MALL

LEGEND

- FOUND BRASS CAP IN HANDHOLE
- FOUND 'PK' NAIL
- FOUND 1/2" REBAR
- SET 1/2" REBAR W/CAP LS 60370
- BSL BUILDING SETBACK LINE
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT OF WAY
- ESMT EASEMENT
- DOC. DOCUMENT NUMBER
- DKT./PG. DOCKET NUMBER/PAGE
- BK./PG. BOOK/PAGE
- VNAE VEHICULAR NON-ACCESS EASEMENT

- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- ADJACENT BOUNDARY LINE
- BUILDING SETBACK LINE

**FINAL PLAT
MERCADO FIESTA
MESA, ARIZONA**

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REVISIONS:

- 1
- 2
- 3

DRAWING NAME:
PLAT

JOB NO. 2019-124

DRAWN: TS

CHECKED: JAS

DATE: 01/30/2020

SCALE: 1"=40'

SHEET: 2 OF 2

40 0 40 80
SCALE FEET