



# MERCADO FIESTA

## PRELIMINARY CONDOMINIUM 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.

OWNER: BPC LARKSPUR MERCADO, LLC

### DEDICATION

STATE OF ARIZONA )  
COUNTY OF MARICOPA )SS

KNOW ALL MEN BY THESE PRESENTS: BPC LARKSPUR MERCADO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER, IN COMPLIANCE WITH SECTION 33-1210 THROUGH 33-1270 OF THE ARIZONA REVISED STATUTES, HAS SUBDIVIDE UNDER THE NAME OF "MERCADO FIESTA" A COMMERCIAL CONDOMINIUM, SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "MERCADO FIESTA", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE CONDOMINIUM AND THE BOUNDARIES OF THE UNITS, TRACTS AND EASEMENTS, AND THAT EACH UNIT, TRACT AND EASEMENT SHALL BE KNOWN BY THE NUMBER, NAME, LETTER OR DESCRIPTION GIVEN EACH RESPECTIVELY ON THIS PLAT. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES, AND SUBJECT TO THE CONDITIONS, STATED.

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.

IN WITNESS WHEREOF, BPC LARKSPUR MERCADO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER, HAS HEREUNTO CAUSED ITS COMPANY NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER.

THEREUNTO DULY AUTHORIZED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BPC LARKSPUR MERCADO, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF ARIZONA )  
COUNTY OF MARICOPA )SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY \_\_\_\_\_ FOR AND ON BEHALF OF BPC LARKSPUR MERCADO, LLC.

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

### NOTES

THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE FACILITIES, DRAINAGE FACILITIES, PRIVATE STREETS OR LANDSCAPED AREAS WITHIN THIS PROJECT, OR LANDSCAPING WITHIN THE RIGHT OF WAY.

THE CITY OF MESA WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY SPECIAL PAVEMENT WITH THIS PROJECT. SHOULD REMOVAL OF THE SPECIAL PAVEMENT BE REQUIRED BY THE CITY OF MESA FOR MAINTENANCE OF THE PUBLIC UTILITIES, THE CITY WILL ONLY BE REQUIRED TO BACKFILL AND PROVIDE TEMPORARY PAVEMENT OVER THE UTILITY. RECONSTRUCTION OF THE HOMEOWNERS ASSOCIATION.

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

ALL NEW, OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.

BUILDING TIE MEASUREMENTS ARE PERPENDICULAR TO THE PROPERTY LINES.

THIS MAP IS SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN THE DECLARATION OF CONDOMINIUM FOR MERCADO FIESTA TO BE RECORDED WITH THIS MAP.

### LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32;

THENCE SOUTH 88 DEGREES 54 MINUTES 06 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 1230.12 FEET;

THENCE SOUTH 01 DEGREES 05 MINUTES 54 SECONDS EAST, 67.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SOUTHERN AVENUE, THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 01 DEGREES 05 MINUTES 54 SECONDS EAST, 242.68 FEET TO A POINT ON A CURVE;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 625.00 FEET, A CENTRAL ANGLE OF 28 DEGREES 51 MINUTES 10 SECONDS, A TANGENT BEARING OF SOUTH 76 DEGREES 27 MINUTES 29 SECONDS WEST AND AN ARC DISTANCE OF 314.74 FEET TO THE POINT OF TANGENCY OF SAID CURVE;

THENCE SOUTH 47 DEGREES 36 MINUTES 19 SECONDS WEST, 185.44 FEET TO THE BEGINNING OF A CURVE;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 925.00 FEET, A CENTRAL ANGLE 01 DEGREES 41 MINUTES 37 SECONDS AND AN ARC DISTANCE OF 27.34 FEET;

THENCE NORTH 44 DEGREES 05 MINUTES 18 SECONDS WEST, 30.00 FEET;

THENCE SOUTH 89 DEGREES 36 MINUTES 19 SECONDS WEST, 265.28 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH LONGMORE ROAD;

THENCE NORTH 00 DEGREES 23 MINUTES 41 SECONDS WEST, ALONG SAID EAST RIGHT OF WAY LINE 496.00 FEET;

THENCE NORTH 44 DEGREES 15 MINUTES 13 SECONDS EAST 21.34 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SOUTHERN AVENUE;

THENCE NORTH 88 DEGREES 54 MINUTES 06 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE 529.17 FEET;

THENCE SOUTH 86 DEGREES 31 MINUTES 28 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE 150.48 FEET;

THENCE NORTH 88 DEGREES 54 MINUTES 06 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE 22.66 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID LAND AS SET FORTH IN FINAL ORDER OF CONDEMNATION TO THE CITY OF MESA AS CASE NO. CV2014-006002 AND RECORDED OCTOBER 6, 2014 IN DOCUMENT NO. 2014-0577872, DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL NO. 1 AS DESCRIBED WITHIN THE SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NO. 2008-0474537, MARICOPA COUNTY RECORDS, ALSO BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY TERMINUS OF THAT CERTAIN COURSE DESCRIBED AS "NORTH 88 DEGREES 54 MINUTES 06 SECONDS EAST, A DISTANCE OF 529.17 FEET" IN SAID SPECIAL WARRANTY DEED;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 1 AND ALONG THE SOUTH RIGHT OF WAY LINE OF SOUTHERN AVENUE NORTH 88 DEGREES 54 MINUTES 06 SECONDS EAST A DISTANCE OF 32.88 FEET;

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, SOUTH 01 DEGREES 15 MINUTES 34 SECONDS EAST, A DISTANCE OF 22.78 FEET;

THENCE SOUTH 88 DEGREES 58 MINUTES 37 SECONDS WEST, A DISTANCE OF 9.00 FEET;

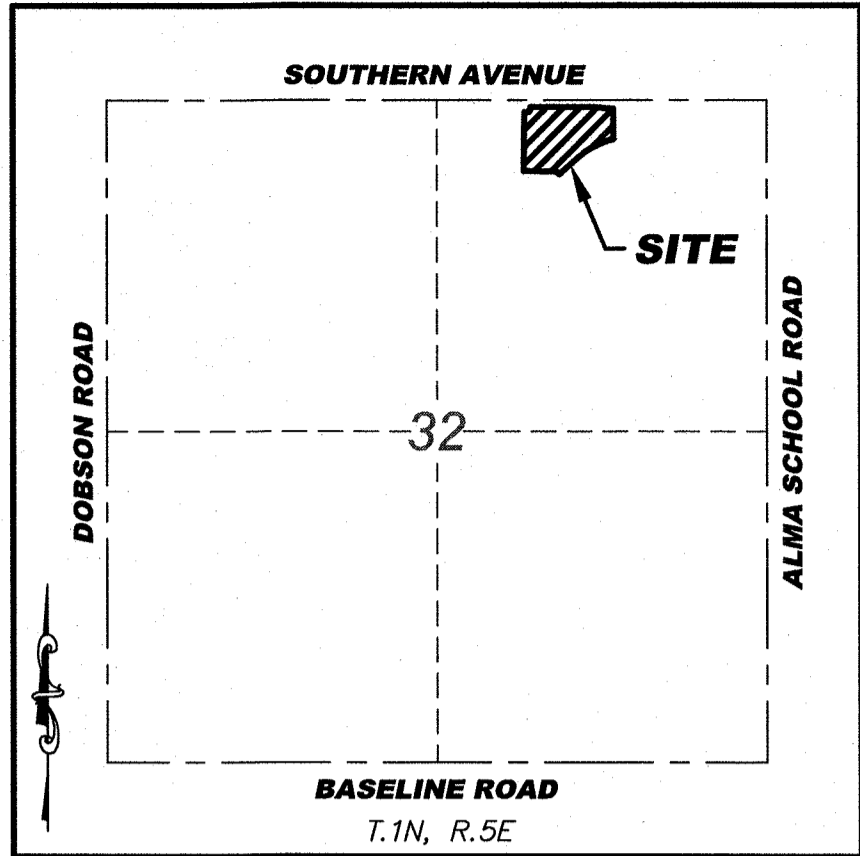
THENCE SOUTH 01 DEGREES 10 MINUTES 20 SECONDS EAST, A DISTANCE OF 17.72 FEET;

THENCE SOUTH 25 DEGREES 08 MINUTES 24 SECONDS WEST, A DISTANCE OF 1.59 FEET;

THENCE SOUTH 88 DEGREES 59 MINUTES 19 SECONDS WEST, A DISTANCE OF 38.77 FEET TO THE WESTERLY LINE OF SAID PARCEL NO. 1 AND THE EAST RIGHT OF WAY LINE OF LONGMORE;

THENCE NORTH 00 DEGREES 23 MINUTES 41 SECONDS WEST, A DISTANCE OF 26.90 FEET ALONG SAID WESTERLY LINE TO THE NORTHWESTERLY LINE OF SAID PARCEL NO. 1;

THENCE NORTH 44 DEGREES 15 MINUTES 13 SECONDS EAST ALONG SAID NORTHWESTERLY LINE TO THE POINT OF BEGINNING.



### VICINITY MAP

N.T.S.

### OWNER/DEVELOPER

BPC LARKSPUR MERCADO, LLC  
10800 BISCAYNE BLVD, STE 735  
MIAMI, FL 33161  
CONTACT:  
PHONE:

### 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: JASON SEGNERI  
PHONE: (480) 922-0780

### 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'

### AREA

SUBJECT PROPERTY CONTAINS 274,129 SQUARE FEET OR 6.293 ACRES, MORE OR LESS.

### BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 32, AS MEASURED BETWEEN FOUND MONUMENTS.  
SAID LINE BEARS NORTH 89 DEGREES 51 MINUTES 21 SECONDS EAST.

### CERTIFICATION

THIS IS TO CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CONSISTING OF THREE (3) SHEETS, WAS MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER, 2019; THAT THIS SURVEY IS TRUE AND COMPLETE AS SHOWN TO BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS AS SHOWN EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ANTHONY SLATER  
ARIZONA REGISTERED LAND SURVEYOR #60370  
TONYS@SIGSURVEYAZ.COM

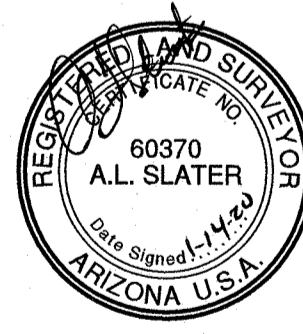
Approved by the Planning & Zoning Board  
January 22, 2020



22425 N. 16th ST., SUITE 1  
PHOENIX, ARIZONA 85024  
PHONE (480) 922-0780  
FAX (480) 922-0781  
WWW.SIGSURVEYAZ.COM

**SIG**  
SURVEY INNOVATION  
GROUP, INC  
Land Surveying Services

PRELIMINARY CONDOMINIUM PLAT  
MERCADO FIESTA  
MESA, ARIZONA



REVISIONS:

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△

DRAWING NAME:

CONDO PLAT

JOB NO. 2019-124

DRAWN: TS

CHECKED: JAS

DATE: 11/11/2019

SCALE: N.T.S.

SHEET: 1 OF 3

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

**SOUTHERN AVENUE**

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

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

ALMA SCHOOL ROAD

LONGMORE ROAD

SUBJECT PROPERTY  
LOT 1

FIESTA MALL

**LEGEND**

- FOUND BRASS CAP IN HANDHOLE
- FOUND 'PK' NAIL
- FOUND 1/2" REBAR
- R/W RIGHT OF WAY
- ESMT EASEMENT
- R/W RIGHT OF WAY
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- ADJACENT BOUNDARY LINE
- BUILDING SETBACK LINE

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'
L6	N89°51'21"E	22.57'
L7	N43°08'03"W	30.00'

40 0 40 80  
SCALE FEET

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**PRELIMINARY CONDOMINIUM PLAT  
MERCADO FIESTA  
MESA, ARIZONA**



REVISIONS:  
DRAWING NAME:  
CONDO PLAT  
JOB NO. 2019-124  
DRAWN: TS  
CHECKED: JAS  
DATE: 11/11/2019  
SCALE: 1"=40'  
SHEET: 2 OF 3

