

LEHI COVE

A PORTION OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

THAT PART OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 2 NORTH,
RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29, SAID
POINT BEING A BRASS CAP IN HAND HOLE LS#33861, LYING SOUTH
89°53'07" EAST (BASIS OF BEARINGS) 2726.48 FEET FROM THE SOUTH
QUARTER CORNER OF SAID SECTION 29, SAID POINT BEING A BRASS CAP
IN HAND HOLE;
THENCE NORTH 89°53'07" WEST ALONG THE SOUTH LINE OF SAID
SECTION 29, 1970.59 FEET;
THENCE NORTH 01°01'13" EAST 65.00 FEET TO THE POINT OF
BEGINNING;

THENCE NORTH 89°53'07" WEST PARALLEL WITH AND 65.00 FEET NORTH
OF THE SOUTH LINE OF SAID SECTION 29, A DISTANCE OF 755.64 FEET
TO A ½" REBAR LS#41076;
THENCE NORTH 01°14'27" EAST 306.98 FEET TO A ½" REBAR LS#41076;
THENCE SOUTH 88°45'32" EAST 18.89 FEET TO A ½" REBAR LS#41076;
THENCE NORTH 32°22'43" EAST 8.95 FEET TO A ½" REBAR LS#41076;
THENCE NORTH 01°14'27" EAST 45.45 FEET TO THE BEGINNING OF A
7389.44 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTH, A
RADIAL TO SAID BEGINNING BEARS NORTH 08°08'51" WEST;
THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF
03°15'49" AN ARC DISTANCE OF 420.91 FEET TO A MCDOT BRASS CAP
SET IN CONCRETE;
THENCE NON-TANGENT TO SAID CURVE, NORTH 88°10'32" EAST A
DISTANCE
OF 313.82 FEET TO A ½" REBAR LS#21773;
THENCE SOUTH 01°01'13" WEST 418.82 FEET TO THE POINT OF
BEGINNING.

CURVE DATA:

NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
C1	91°07'34"	35.69	35.00	55.67
C2	91°07'34"	50.99	50.00	79.52
C3	91°07'34"	66.29	65.00	103.38
C4	91°07'34"	35.69	35.00	55.67
C5	88°52'26"	34.32	35.00	54.29
C6	91°07'34"	35.69	35.00	55.67
C7	88°52'26"	34.32	35.00	54.29
C8	90°54'20"	35.56	35.00	55.53
C9	89°05'40"	34.45	35.00	54.42
C10	90°54'20"	35.56	35.00	55.53
C11	89°05'40"	34.45	35.00	54.42
C12	89°05'40"	34.45	35.00	54.42
C13	89°05'40"	49.22	50.00	77.75
C14	89°05'40"	63.98	65.00	101.07
C15	92°50'41"	68.31	65.00	105.33
C16	92°50'42"	52.55	50.00	81.02
C17	92°50'42"	36.78	35.00	56.72
C18	87°09'18"	33.30	35.00	53.24
C19	92°50'41"	36.78	35.00	56.72
C20	37°05'31"	11.74	35.00	22.66
C21	33°28'00"	19.54	65.00	37.97
C22	33°28'00"	15.03	50.00	29.21
C23	37°05'31"	16.77	50.00	32.37
C24	33°28'00"	10.52	35.00	20.44
C25	37°05'31"	21.81	65.00	42.08
C26	37°06'11"	21.81	65.00	42.09
C27	35°26'59"	11.19	35.00	21.66
C28	37°06'11"	16.78	50.00	32.38
C29	35°26'59"	15.98	50.00	30.94
C30	118°45'33"	59.13	35.00	72.55
C31	35°26'59"	20.78	65.00	40.22
C32	98°20'37"	40.51	35.00	60.07
C33	50°31'06"	30.67	65.00	57.31
C34	50°31'06"	23.59	50.00	44.09
C35	50°31'06"	16.51	35.00	30.86
C36	31°08'17"	18.11	65.00	35.33
C37	31°08'17"	13.93	50.00	27.17
C38	31°08'17"	9.75	35.00	19.02
C39	03°15'49"	210.51	7389.44	420.91

LEGEND

- SET 1/2" REBAR LS#41076
 - ⦿ BRASS CAP
 - ▲ FOUND ½" REBAR
- BCHH BRASS CAP IN HANDHOLE
M.C.R. MARICOPA COUNTY RECORDER
ROW RIGHT OF WAY

TRACT TABLE

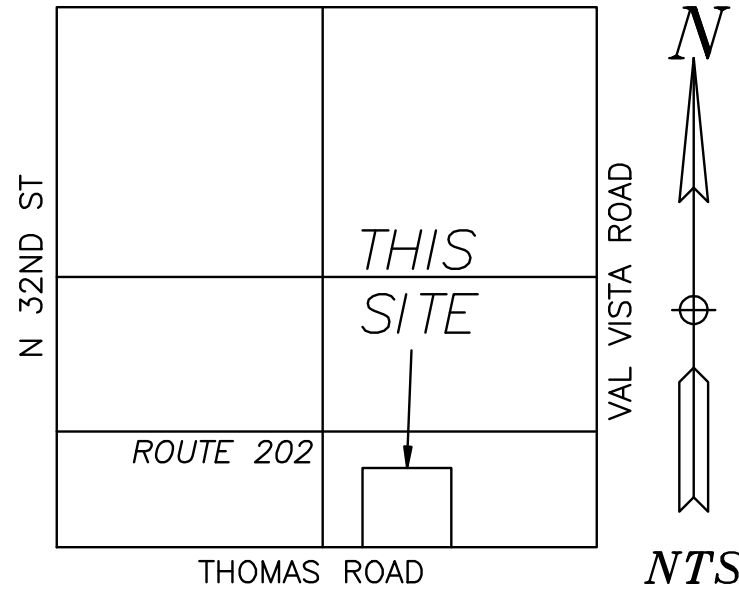
NAME	SQUARE FEET	ACRES
TRACT A	48,559	1.1148
TRACT B	12,745	0.2926
TRACT C	12,623	0.2898
TRACT D	8,944	0.2053
TRACT E	26,759	0.6143
TRACT F	81,911	1.8804

LOT TABLE

LOT #	SQUARE FEET	ACRES
1-89	1197	0.0274

LINE DATA

NUMBER	DIRECTION	DISTANCE
L1	S 32°22'44" W	8.95'
L2	N 88°45'33" W	18.89'
L3	S 60°00'00" E	0.09'
L4	S 60°00'00" E	2.45'
L5	N 88°10'32" E	1.07'



VICINITY MAP

N.T.S.

SITE DATA

APN: 141-21-005 P, R, Q, S, X, & Y
GROSS AREA: 347,218 S.F.
7.971 ACRES
NET AREA (65' ROW): 299,279 S.F.
6.870 ACRES
ZONING: AG
TOTAL LOTS = 89
TOTAL PARKING = 251

OPEN SPACE CALCULATIONS

GROSS AREA: 347,218 S.F.
NET AREA (65' ROW): 299,279 S.F.
OPEN SPACE AREA: 120,410 S.F.
OPEN SPACE %: 40%

BASIS OF BEARINGS

THE CENTERLINE OF THOMAS ROAD BEARS NORTH 89°53'07" WEST AS
SHOWN HEREON.

OWNERS

APN 141-21-005X & Y
JOHN BABIARZ
2558 E LEHI RD
MESA, ARIZONA 85213

APN 141-21-005R
KASER CITRUS INC
10930 PIKE 123
FRANKFORD MO 63441

APN 141-21-005P
FREEMAN ARTHUR L/ANITA TR
2717 E LEHI RD
MESA AZ 85213

ENGINEER

ALLEN CONSULTING ENGINEERS, INC
4111 E. VALLEY AUTO DR. #103
MESA, AZ 85206
PHONE: 480-844-1666
EMAIL: ace@allenconsultengr.com

CERTIFICATION:

I, ANTHONY N. ZAUGG, HEREBY CERTIFY THAT I AM A REGISTERED LAND
SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PRELIMINARY PLAT,
CONSISTING OF 2 SHEET(S), CORRECTLY REPRESENTS A SURVEY DONE
UNDER MY SUPERVISION DURING THE MONTH OF APRIL, 2018; THAT THE
SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS
SHOWN ACTUALLY EXIST AS SHOWN OR WILL BE SET; THAT THEIR
POSITIONS ARE CORRECT AND ACCURATE AS SHOWN; AND THAT SAID
MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Anthony N. Zaugg
ANTHONY N. ZAUGG LS #41076

NOTE: PER ARS 32-151 THE USE OF THE WORD "CERTIFY" OR
"CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR
CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL
OPINION REGARDING THE FACTS OR FINDINGS THAT ARE THE
SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN
EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.



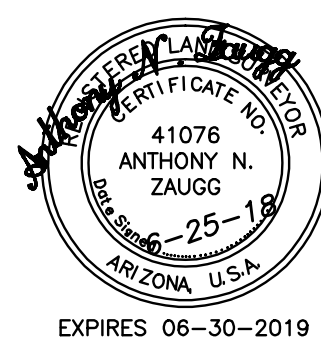
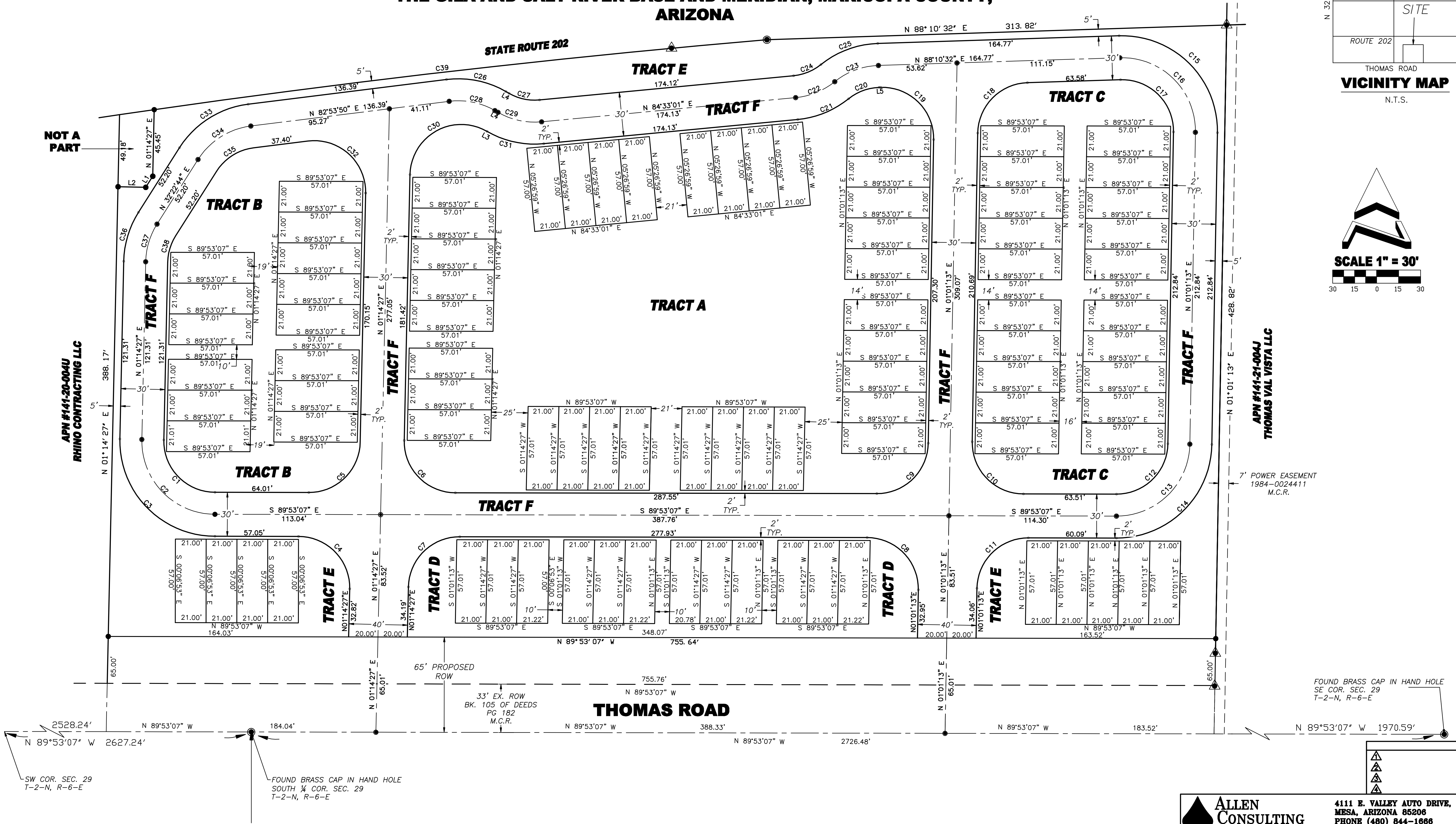
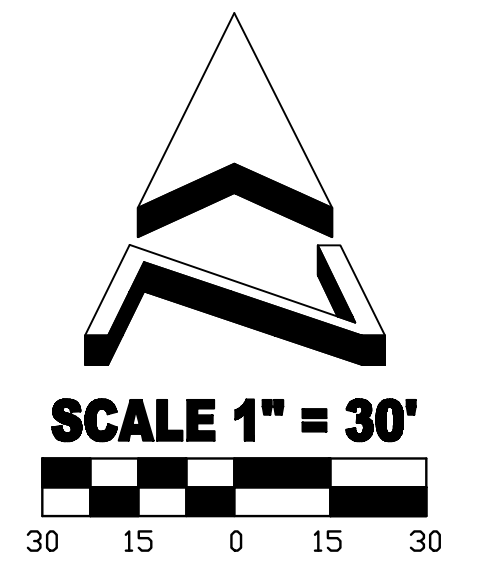
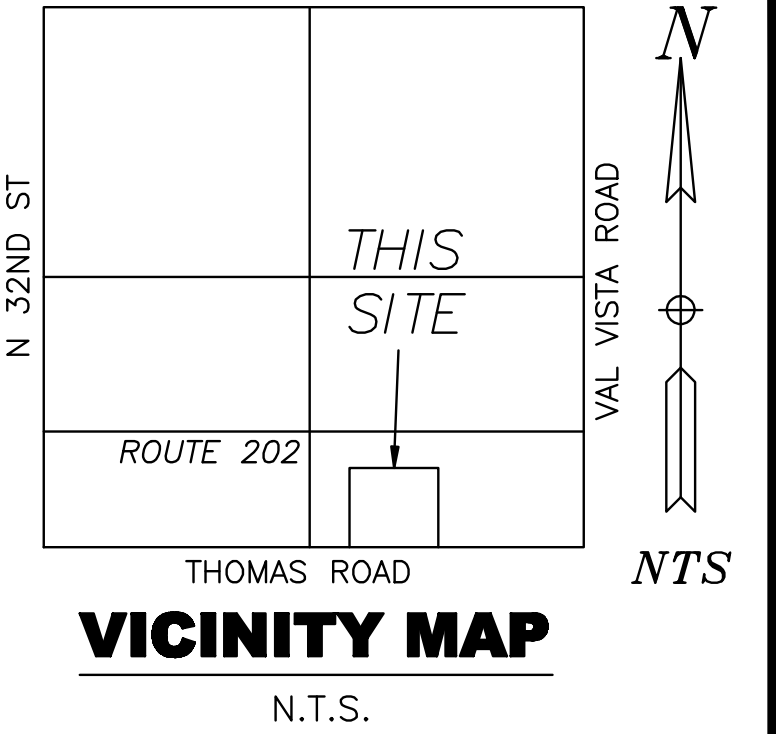
DATE

APPROVED BY PLANNING &
ZONING AUGUST 15, 2018

	ALLEN CONSULTING ENGINEERS, INC.	4111 E. VALLEY AUTO DRIVE, SUITE 103 MESA, ARIZONA 85206 PHONE (480) 844-1666 E-MAIL: ace@allenconsultengr.com
	LEHI COVE VAL VISTA & 202 PRELIMINARY SITE PLAN	
JOB NUMBER	95853	SHEET 1 OF 2
DRAWING	PRELIMINARY PLAT	
DRAFTSMAN	CHECKED BY	DATE 06-25-18

LEHI COVE

A PORTION OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 6 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA



**ALLEN
CONSULTING
ENGINEERS, INC.**

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MESA, ARIZONA 85206
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LEHI COVE
VAL VISTA & 202
PRELIMINARY SITE PLAN

JOB NUMBER	95853	SHEET	2	OF	2
DRAWING	PRELIMINARY PLAT	CHECKED BY		DATE	06-25-18
DRAFTSMAN					