

Planning and Zoning Board
Approved with Conditions
3/25/2020

LEGEND	
	MONUMENT LINE
	ADJACENT PROPERTY LINE
	RIGHT OF WAY
	EASEMENT AS NOTED
	SUBDIVISION BOUNDARY LINE
	BRASS CAP IN HANDHOLE OR AS NOTED
	5/8" REBAR TO BE SET BY A LAND SURVEYOR REGISTERED IN ARIZONA PER MAG 120-1
	FOUND 1/2" IRON PIN
ROW	RIGHT OF WAY
FD	FOUND
PUE	PUBLIC UTILITY EASEMENT
MCR	MARICOPA COUNTY RECORDER
BCHH	BRASS CAP IN HANDHOLE
INST	INSTRUMENT

PARENT PARCEL LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

LOT 1 OF "METRO MESA PHASE 2" FINAL PLAT AS RECORDED IN BOOK 1422 AT PAGE 07, MARICOPA COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA.

TOGETHER WITH:
BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35;

THENCE SOUTH 89 DEGREES 36 MINUTES 50 SECONDS WEST, ALONG THE SOUTH LINE OF SECTION 35 AND THE CENTERLINE OF BASELINE ROAD, 1266.60 FEET TO THE SOUTHEAST CORNER OF MCKELLIPS INDUSTRIAL PARK UNIT ONE, RECORDED IN BOOK 187 OF MAPS, PAGE 30, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID UNIT ONE AND THE FOLLOWING COURSES, NORTH 00 DEGREES 23 MINUTES 10 SECONDS WEST, 55.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BASELINE ROAD AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 31.42 FEET, A RADIAL TO THE POINT OF BEGINNING BEARS SOUTH 50 DEGREES 23 MINUTES 10 SECONDS EAST;

THENCE NORTH 00 DEGREES 23 MINUTES 10 SECONDS WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH HOBSON STREET, 437.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 467 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27 DEGREES 30 MINUTES 00 SECONDS, A DISTANCE OF 224.14 FEET;

THENCE TANGENT TO SAID CURVE NORTH 27 DEGREES 06 MINUTES 50 SECONDS EAST, A DISTANCE OF 72.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 20 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 31.42 FEET;

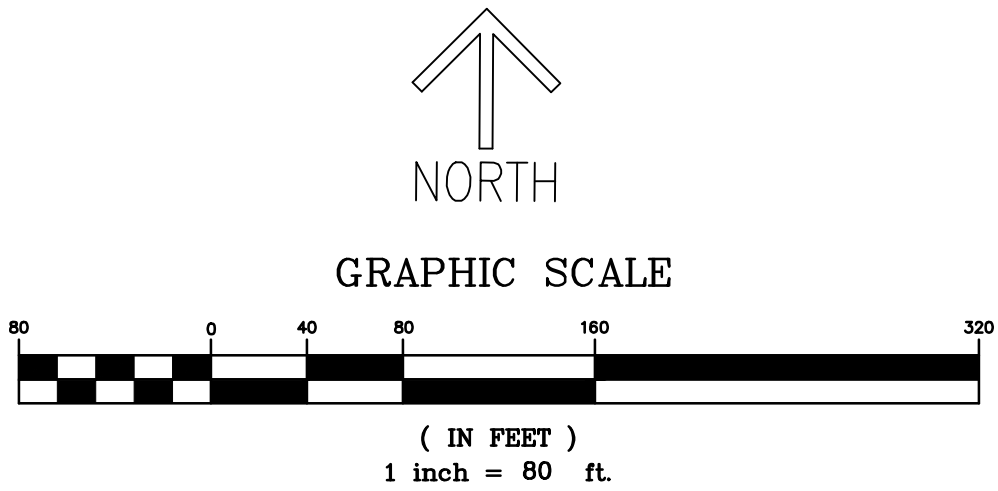
THENCE NORTH 27 DEGREES 06 MINUTES 50 SECONDS EAST, 33 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED AT RECORDERS NO. 84 042598 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 500 FEET;

THENCE LEAVING SAID EASTERLY BOUNDARY OF MCKELLIPS INDUSTRIAL PARK UNIT ONE AND RUNNING THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27 DEGREES 25 MINUTES 28 SECONDS, A DISTANCE OF 239.32 FEET;

THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND TANGENT TO SAID CURVE NORTH 89 DEGREES 41 MINUTES 22 SECONDS EAST, 936.46 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35;

THENCE SOUTH 00 DEGREES 13 MINUTES 43 SECONDS WEST, ALONG SAID EAST LINE, 771.59 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT INTEREST IN AND TO THE NORTH 22 FEET OF THE SOUTH 55 FEET AND THE EAST 45 FEET OF THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, AS QUIT-CLAIMED TO THE CITY OF MESA, IN TRUST, BY INSTRUMENT RECORDED AT DOCKET 10585, PAGE 588.



DEVELOPER	
MCP ACQUISITION, LLC 1230 W. WASHINGTON ST. #203 TEMPE, AZ 85281 (602) 452-2573 CONTACT: RYAN FOLEY	
ENGINEER	
CEG APPLIED SCIENCE 12409 W INDIAN SCHOOL RD C303 AVONDALE, AZ 85392 (623) 536-1993 CONTACT: NATE COTTRELL	
DRAWN BY:	ALB
CHECKED BY:	CGL
DATE:	01/15/20
SCALE:	
PROJECT #:	18-010
PURPOSE:	
OWNER	
PUPPYFEATHERS LIMITED PARTNERSHIP 460 E AUTO CENTER DRIVE MESA, AZ 85004 CONTACT: NANCY BERGE	

PRELIMINARY PLAT
FOR
METRO EAST VALLEY COMMERCE CENTER III
NEC BASELINE ROAD & HOBSON
MESA, ARIZONA

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

SHEET 1 OF 1

PP-1