

DEVELOPER MCP ACQUISITION, LLC

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DRAWN BY:	ALB
CHECKED BY:	CGL
DATE:	01/15/20
SCALE:	
PROJECT #:	19064
PURPOSE:	

OWNER PUPPYFEATHERS LIMITED PARTNERSHIP 460 E AUTO CENTER DRIVE MESA, AZ 85004 CONTACT: NANCY BERGE

CENTER RCE (

EAST VC AU

METRO SW

PRELIMINARY

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT THENCE NORTH 00 DEGREES 00 MINUTES 58 SECONDS

NORTH

(IN FEET)

ADJACENT PROPERTY LINE

SUBDIVISION BOUNDARY LINE

BRASS CAP IN HANDHOLE

5/8" REBAR TO BE SET BY A LAND SURVEYOR REGISTERED IN ARIZONA PER MAG 120-1

PUBLIC UTILITY EASEMENT

BRASS CAP IN HANDHOLE

MARICOPA COUNTY RECORDER

FOUND 1/2" IRON PIN

OR AS NOTED

RIGHT OF WAY

INSTRUMENT

FOUND

1 inch = 30 ft.

FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH OO DEGREES OO MINUTES

58 SECONDS WEST 231.46 FEET TO THE NORTH LINE

THENCE NORTH 89 DEGREES 41 MINUTE'S 22 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 4, 435.00 FEET TO THE EAST LINE OF LOT 4 AND THE WEST LINE OF HOBSON STREET:

THENCE SOUTH 00 DEGREES 18 MINUTES 38 SECONDS EAST ALONG THE EAST LINE OF LOT 4, 69.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 467 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21 DEGREES 26 MINUTES 32 SECONDS 174.76 FEET;

THENCE NORTH 62 DEGREES 53 MINUTES 10 SECONDS WEST 362.46 FEET;

THENCE SOUTH 27 DEGREES 06 MINUTES 50 SECONDS WEST 178.35 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 3

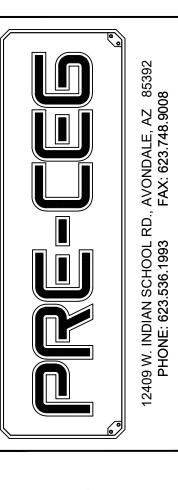
LOT 7, MESA AUTOMOTIVE CENTER AMENDED, ACCORDING TO MARICOPA COUNTY RECORDER, BOOK 317 OF MAPS, PAGE 5, MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST 153.00 FEET THEREOF.

ALSO DESCRIBED AS:

PARCEL NO. 2 OF LAND SPLIT SURVEY RECORDED IN BOOK 1436 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA.

LOT 9, MESA AUTOMOTIVE CENTER II, ACCORDING TO MARICOPA COUNTY RECORDER, BOOK 329 OF MAPS, PAGE 9, MARICOPA COUNTY, ARIZONA.





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