



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		

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

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 2

A PORTION OF LOT 4, MCKELLIPS INDUSTRIAL PARK UNIT TWO, ACCORDING TO BOOK 192 OF MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE NORTH 00 DEGREES 00 MINUTES 58 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 4, 56.46 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 58 SECONDS WEST 231.46 FEET TO THE NORTH LINE OF LOT 4;

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.

PARCEL NO. 4

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

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: 1"=30'

PROJECT #: 19064

PURPOSE: 19064

OWNER

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

PRELIMINARY PLAT
FOR
METRO EAST VALLEY COMMERCE CENTER IV
SWC AUTO CENTER DRIVE & HOBSON
MESA, ARIZONA

PRE-CEG

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

REGISTERED LAND SURVEYOR
33908
GEOFFREY K. BRIMHALL
Signed 01/15/20
ARIZONA, U.S.A.
Expires 3-31-2020

ARIZONA
Official Website: www.arizona.gov

SHEET 1 OF 1

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