MERCADO FIESTA

PRELIMINARY AMENDED CONDOMINIUM PLAT

AN AMENDMENT TO MERCADO FIESTA CONDOMINIUM RECORDED IN BOOK 1554, PAGE 48, MARICOPA COUNTY RECORDS, ARIZONA

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)
)SS
COUNTY OF MARICOPA)

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 STATUES, HAS SUBDIVIDED UNDER THE NAME OF "MERCADO FIESTA" AN AMENDMENT TO MERCADO FIESTA CONDOMINIUM, RECORDED IN BOOK 1554, PAGE 48, MARICOPA COUNTY RECORDS, ARIZONA, 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 _____, 2021.

BPC LARKSPUR MERCADO, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS THE _____ DAY OF _____, 2021,

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 STREETS, PRIVATE FACILITIES, DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THIS PROJECT OR LANDSCAPING WITHIN THE RIGHT-OF-WAY ALONG SOUTHERN AVENUE AND LONGMORE ROAD.

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 ON;Y 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.

A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) HAS BEEN OR WILL BE RECORDED FOR THIS SUBDIVISION WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL AREAS SHOWN ON THIS PLAT.

PUBLIC UTILITY AND FACILITY EASEMENTS WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS FOR THE RELOCATION OF SRP AND SOUTHWEST GAS FACILITIES IN PUFES ON THIS PLAT. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. § 9-1-1 INCLUDES THE PUFES ON THIS PLAT, THE TERM "PUBLIC EASEMENT" IN M.C.C. § 9-1-5(A) INCLUDES PUFES, AND PUFES ON THIS PLAT ARE SUBJECT TO M.C.C. § 9-1-5(A).

FUTURE CHANGES TO THE CONDO PLAT WILL BE MADE AS THE SIZE OF, OR THE NUMBER OF SUITES OR UNITS CHANGE FOR A BUILDING.

FOR BUILDING "C", BUILDING DIMENSIONS SHOWN ARE BASED ON CURRENT BUILDING CONFIGURATION. AS PART OF ZON19-00802 & BOA19-00798, THIS BUILDING SIZE WILL CHANGE. THE CONDO PLAT WILL BE UPDATED AS THE BUILDING IS DEMOLISHED.

FOR BUILDING "D", BUILDING DIMENSIONS SHOWN ARE BASED ON CURRENT BUILDING CONFIGURATION. AS PART OF ZON19-00802 & BOA19-00798, THIS BUILDING SIZE WILL CHANGE. THE CONDO PLAT WILL BE UPDATED AS THE BUILDING IS DEMOLISHED.

FOR BUILDING "D", BUILDING DIMENSIONS SHOWN ARE BASED ON CURRENT BUILDING CONFIGURATION. AS PART OF ZON19-00802 & BOA19-00798, THIS BUILDING SIZE WILL CHANGE. THE CONDO PLAT WILL BE UPDATED AS THE BUILDING IS DEMOLISHED.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2265 M, DATED NOVEMBER 4, 2015, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

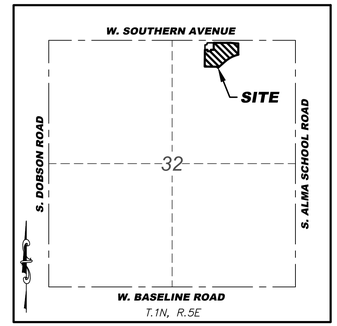
BENCHMARK

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'

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 32.
SAID LINE BEARS NORTH 89 DEGREES 51 MINUTES 21 SECONDS EAST.



VICINITY MAP

N.T.S.

OWNER/DEVELOPER

BPC LARKSPUR MERCADO, LLC
10800 BISCAYNE BLVD, STE 300
MIAMI, FL 33161
CONTACT: DAVID BERNSTEIN
PHONE: 786.540.4130

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: ANTHONY SLATER
PHONE: 480.922.0780

SHEET INDEX

NO.	DESCRIPTION
1	PLAT COVER SHEET
2	BOUNDARY AND EASEMENTS
3	BUILDING INFORMATION

AREA

CONDO AREA TABLE		
UNIT A	21,276 SQ.FT.	0.488 ACRES
UNIT B	16,458 SQ.FT.	1.525 ACRES
UNIT C	11,844 SQ.FT.	0.272 ACRES
UNIT D1	14,080 SQ.FT.	0.323 ACRES
UNIT D2	8,656 SQ.FT.	0.199 ACRES
COMM ELE	201,697 SQ.FT.	4.630 ACRES
LCE "A"	118 SQ.FT.	0.003 ACRES

CONDO PERCENTAGE TABLE	
UNIT A	29.4%
UNIT B	22.8%
UNIT C	16.4%
UNIT D1	19.5%
UNIT D2	11.9%

SURVEYORS CERTIFICATION

I, ANTHONY SLATER, HEREBY CERTIFY, THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT, CONSISTING OF TWO (3) SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY DIRECTION DURING THE MONTH OF DECEMBER, 2020; THAT THE SURVEY IS A CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ANTHONY SLATER RLS NO. 60370
SURVEY INNOVATION GROUP, INC.
22425 N. 16TH STREET, SUITE 1
PHOENIX, ARIZONA 85024

REGISTERED LAND SURVEYOR
60370
A.L. SLATER
03/10/21
Date Signed
ARIZONA U.S.A.

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA, ON THIS _____ DAY OF _____, 2021.

APPROVED BY: _____ ATTEST: _____
MAYOR CITY CLERK

THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH A.R.S. 45-576.

BY: _____
CITY ENGINEER DATE

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or visit Arizona811.com

SIG
SURVEY INNOVATION GROUP, INC
Land Surveying Services
22425 N. 16th ST., SUITE 1
PHOENIX, ARIZONA 85024
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SIGSURVEYAZ.COM

PRELIMINARY AMENDED CONDOMINIUM PLAT
MERCADO FIESTA
MESA, ARIZONA

REVISIONS:
1
2
3

DRAWING NAME: CONDOPLAT-AMEND
JOB NO. 2019-124
DRAWN: TS
CHECKED: JAS
DATE: 01/04/2021
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

663.71'

W. 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

55' R/W

1' VNAE
BK. 233, PG. 33

N89°51'21"E 496.29'

4' COMMUNICATION ESMT
DKT. 11898, PG. 778

7' ELECTRIC ESMT
DKT. 15816, PG. 240

1' VNAE
BK. 233, PG. 33

S85°34'13"E 150.48'

L1 L2 L3 L4 L5 L6

S0°08'39"E
67.00'

S. ALMA SCHOOL ROAD

7' ELECTRIC ESMT
DKT. 15816, PG. 240
8' ELECTRIC ESMT
DOC. 10-0208027
APN:134-26-808
ARIZONA BANK AND TRUST
DEED #03-0484928
NOT A PART

8' PUE

7' ELECTRIC ESMT NOT A PART
DOC. 90-268323

1' VNAE
BK. 233, PG. 33

45' R/W

LOT 2
MERCADO FIESTA
BK. 1554, PG. 39

S0°08'40"E 149.91'

10' SEWER ESMT
BK. 233, PG. 33

8' ELECTRIC ESMT
BK. 233, PG. 33

15' WATER &
SEWER ESMT
BK. 233, PG. 33

8' ELECTRIC ESMT
DOC. 10-0208027

N0°08'42"W
30.02'

S89°51'17"W
54.97'

S89°51'18"W
72.00'

S89°51'20"W
62.20'

S0°08'42"E
30.02'

S0°08'39"E 242.73'

8' PUE
DKT. 14890,
PG. 548

8' ELECTRIC ESMT
DOC. 10-020827

8' ELECTRIC ESMT
DOC. 10-0208027

S. LONGMORE ROAD

N0°33'34"E 469.14'

8' ELECTRIC ESMT
DOC. 10-0208027

8' ELECTRIC ESMT
DOC. 09-1111938

20' WATER ESMT
DOC. 92-0453194

7' ELECTRIC ESMT
DOC. 90-268323

8' PUE

8' ELECTRIC ESMT
DOC. 09-1111938

7' ELECTRIC ESMT
DOC. 90-268323

N89°23'26"W 265.28'

APN:134-26-410P
LAKEVIEW4 LLC
DEED #17-0705475
NOT A PART

L=27.34'
R=925.00'
Δ=1°41'37"

APN:134-26-413A
VERDE FIESTA I LLC
DEED #15-0169205
NOT A PART

S48°33'34"W 185.44'

FIESTA MALL N.

8' ELECTRIC ESMT
DOC. 10-0208027

7' ELECTRIC ESMT
DKT. 15816, PG. 240

10' ELECTRIC ESMT
DKT. 14831, PG. 436

L=314.73' R=625.00' Δ=28°51'10"

7' ELECTRIC ESMT
DKT. 15816, PG. 240

APN:134-26-410Q
MMCP LLC
DEED #17-0342282
NOT A PART

8' ELECTRIC ESMT
DOC. 10-0208027

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'

LEGEND

◙	FOUND BRASS CAP IN HANDHOLE
⊙	FOUND 'PK' NAIL
●	FOUND 1/2" REBAR
○	SET 1/2" REBAR W/CAP LS 60370
R/W	RIGHT OF WAY
ESMT	EASEMENT
DOC.	DOCUMENT NUMBER
DKT./PG.	DOCKET NUMBER/PAGE
BK./PG.	BOOK/PAGE
VNAE	VEHICULAR NON-ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT

BOUNDARY LINE
SECTION LINE
CENTER LINE
EASEMENT LINE
ADJACENT BOUNDARY LINE

40 0 40 80
SCALE FEET

SIG
SURVEY INNOVATION GROUP, INC
Land Surveying Services
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PRELIMINARY AMENDED CONDOMINIUM PLAT
MERCADO FIESTA
MESA, ARIZONA

REGISTERED LAND SURVEYOR
60370
A.L. SLATER
03/10/21
Date Signed
ARIZONA U.S.A.

REVISIONS:
1
2
3

DRAWING NAME: CONDOPLAT-AMEND
JOB NO. 2019-124
DRAWN: TS
CHECKED: JAS
DATE: 01/04/2021
SCALE: 1"=40'
SHEET: 2 OF 3

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'

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

663.71'

W. SOUTHERN AVENUE

BASIS OF BEARING
N89°51'21"E 2655.12'

761.06'

1230.35'

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

55' R/W

139.45'

N89°51'21"E 496.29'

N89°51'21"E 356.84'

S85°34'13"E 150.48'

L6

S0°08'39"E
67.00'

S. ALMA SCHOOL ROAD

L4 L5 L2 L1 L3

LOT 2
MERCADO FIESTA
BK. 1554, PG. 39
NOT A PART

COMMON ELEMENT

S0°08'40"E 149.91'

APN:134-26-808
ARIZONA BANK AND TRUST
DEED #03-0484928
NOT A PART

45' R/W

108.07'

N0°08'42"W
30.02'

S89°51'17"W
54.97'

S89°51'18"W
72.00'

S89°51'20"W
62.20'

S0°08'42"E
30.02'

58.28'

S89°26'26"E
20.49'

261.33'

UNIT A
21,276 SQ.FT
FF=1210.36'
CEILING HEIGHT=12.2'±

261.33'

81.42'

81.42'

N50°26'50"E
67.29'

S53°28'52"E
64.81'

N58°06'18"E
120.61'

62.76'

1.16'
10.47'
10.49'
0.91'
21.05'
0.92'
18.83'
1.18'
21.18'
1.03'
18.81'
1.05'
21.17'
1.06'

S89°51'21"W
50.77'

31.64'

UNIT C
11,844 SQ.FT
FF=1210.86'
CEILING HEIGHT=12.2'±

192.76'

181.79'

59.81'

S0°08'39"E 242.73'

S89°51'21"W
51.86'

10.20'
10.99'
51.36'

29.29'

N66°19'16"W
113.88'

COMMON ELEMENT

N67°50'03"E 96.79'

S65°07'50"E
113.24'

181.62'

UNIT B
16,458 SQ.FT.
FF=1210.36'
CEILING HEIGHT=12.2'±

75.94'

91.56'

4.02'
8.22'
8.99'
171.91'

COMMON ELEMENT

S19°41'11"E 83.97'

L=314.73' R=625.00' Δ=28°51'10"

L=314.73' R=625.00' Δ=28°51'10"

S. LONGMORE ROAD

N0°33'34"E 469.14'

188.99'

62.70'
11.10'
18.90'
29.50'
3.75'
39.50'
3.75'
20.50'
3.75'
BUILDING D
UNIT "D1"
14,080 SQ.FT
FF=1210.36'
164.64'
198.40'
5.83'
28.46'
4.50'
19.58'
39.50'
44.89'
33.76'
9.00'
S89°26'26"E
22.33'
3.75'
21.82'
3.75'
13.50'
9.00'
BUILDING D
UNIT "D2"
8,656 SQ.FT
FF=1210.36'
3.30'
29.40'
38.18'
23.30'
3.75'
3.30'
10.70'
18.30'
33.60'
10.80'
70.90'
113.79'

APN:134-26-410Q
MMCP LLC
DEED #17-0342282
NOT A PART

COMMON ELEMENT

N0°36'34"E
20.97'

N49°34'33"E
30.80'

171.15'

N89°23'26"W 265.28'

S48°33'34"W 185.44'

FIESTA MALL N.

L7

L=27.34'
R=925.00'
Δ=1°41'37"

APN:134-26-410P
LAKEVIEW4 LLC
DEED #17-0705475
NOT A PART

APN:134-26-413A
VERDE FIESTA I LLC
DEED #15-0169205
NOT A PART

40 0 40 80
SCALE FEET

LEGEND

◙	FOUND BRASS CAP IN HANDHOLE
⊙	FOUND 'PK' NAIL
●	FOUND 1/2" REBAR
○	SET 1/2" REBAR W/CAP LS 60370
R/W	RIGHT OF WAY
LCE	LIMITED COMMON ELEMENT
	BOUNDARY LINE
	SECTION LINE
	CENTER LINE
	ADJACENT BOUNDARY LINE
	INTERIOR BUILDING LINE
	EXTERIOR BUILDING LINE

33.60' 3.75' 38.18' 3.75' 21.82' 3.75' 39.50' 3.75' 20.50' 3.75' 39.50' 3.75' 20.50' 3.75' 39.50' 3.75' 29.50'

10.05' 29.45'

18.90' 11.10'

103.7'

190.0'

44.89'

70.90'

BUILDING D
UNIT "D2"
8,656 SQ.FT.
CEILING HEIGHT=12.8'±

81.6'

81.6'

BUILDING D
UNIT "D1"
14,080 SQ.FT.
CEILING HEIGHT=12.8'±

19.58' 4.50' 5.83'

62.70'

LCE "A"
118 SQ.FT.

13.49'

8.74' 8.74'

28.46'

13.50'

10.80' 10.70' 3.30' 23.30' 3.30' 9.00' 9.00' 33.76' 164.64'

18.30' 29.40' 198.40'

BUILDING "D" DETAIL

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 AMENDED CONDOMINIUM PLAT
MERCADO FIESTA
MESA, ARIZONA

REGISTERED LAND SURVEYOR
60370
A.L. SLATER
03/10/21
Date Signed
ARIZONA U.S.A.

REVISIONS:
1
2
3

DRAWING NAME: CONDOPLAT-AMEND
JOB NO. 2019-124
DRAWN: TS
CHECKED: JAS
DATE: 01/04/2021
SCALE: 1"=40'
SHEET: 3 OF 3