

# MERCADO FIESTA

## FINAL 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 )  
COUNTY OF MARICOPA )SS

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 STATUTES, 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 )  
COUNTY OF MARICOPA ) SS

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 ONLY 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 MAY 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 MAY 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 MAY 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.

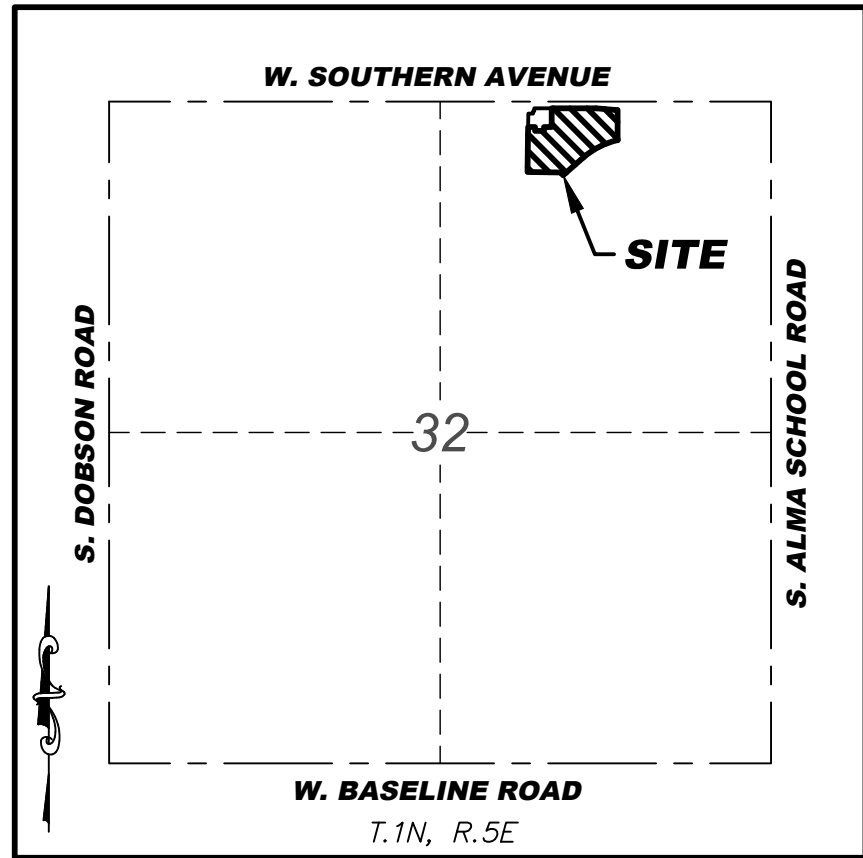
### BENCHMARK

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

### 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



### 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: \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER



FINAL AMENDED CONDOMINIUM PLAT  
MERCADO FIESTA  
MESA, ARIZONA

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

REVISIONS:

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△

DRAWING NAME:  
CONDOPLAT–AMEND  
JOB NO. 2019–124  
DRAWN: TS  
CHECKED: JAS  
DATE: 04/15/2021  
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

**S. ALMA SCHOOL ROAD**

**S. LONGMORE**

N0°33'34"E 469.14'

8' ELECTRIC ESMT  
DOC. 10-0208027

20' WATER ESMT  
DOC. 92-0453194

8' PUE

7' ELECTRIC ESMT  
DOC. 90-268323

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

N89°23'26"W 265.28'

8' ELECTRIC ESMT  
DOC. 09-1111938

7' ELECTRIC ESMT  
DOC. 90-268323

8' ELECTRIC ESMT  
DOC. 09-1111938

S89°51'17"W  
54.97'

N0°08'42"W  
30.02'  
S89°51'18"W  
72.00'

S89°51'20"W  
62.20'  
S0°08'42"E  
30.02'

8' ELECTRIC ESMT  
DOC. 10-0208027

1' VNAE  
BK. 233, PG. 33

7' ELECTRIC ESMT  
DOC. 90-268323

8' PUE

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

S0°08'40"E 149.91'

4' COMMUNICATION ESMT  
DKT. 11898, PG. 778

1' VNAE  
BK. 233, PG. 33

55' R/W

10' SEWER ESMT  
BK. 233, PG. 33

8' ELECTRIC ESMT  
BK. 233, PG. 33

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

7' ELECTRIC ESMT  
DKT. 15816, PG. 240

1' VNAE  
BK. 233, PG. 33

S85°34'13"E 150.48'

S0°08'39"E  
67.00'

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

S0°08'39"E 242.73'

8' ELECTRIC ESMT  
DOC. 10-0208027

8' PUE  
DKT. 14890,  
PG. 548

8' ELECTRIC ESMT  
DOC. 10-0208027

L=314.73' R=625.00' Δ=28°51'10"  
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

**FIESTA MALL N.**

8' ELECTRIC ESMT  
DOC. 10-0208027

7' ELECTRIC ESMT  
DKT. 15816, PG. 240

S48°53'34"W 185.44'

L=277.34' R=925.00' Δ=141°137'

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

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

**FINAL AMENDED CONDOMINIUM PLAT  
MERCADO FIESTA  
MESA, ARIZONA**



REVISIONS:

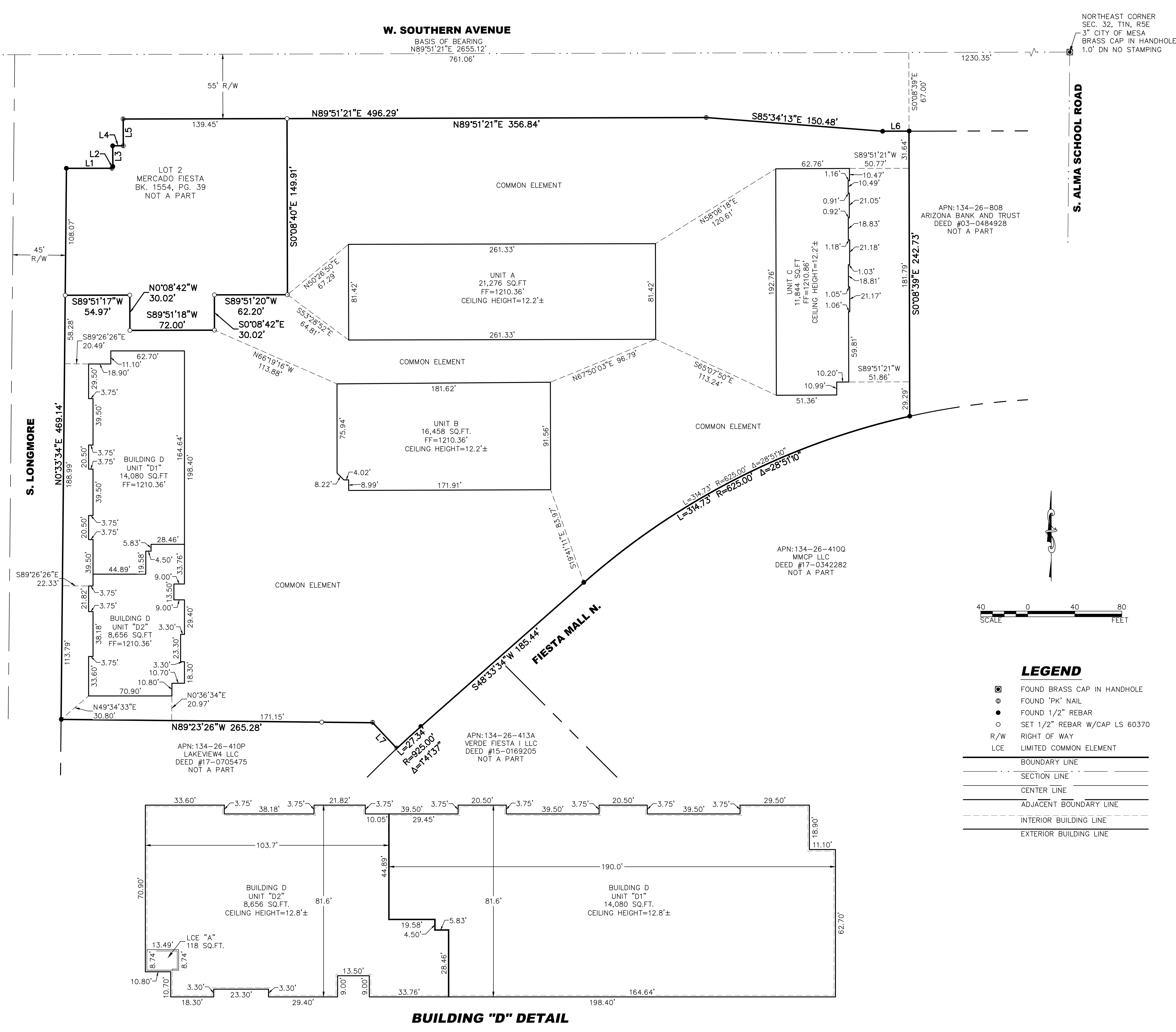
- 1
- 2
- 3

DRAWING NAME:  
CONDOPLAT-AMEND  
JOB NO. 2019-124  
DRAWN: TS  
CHECKED: JAS  
DATE: 04/15/2021  
SCALE: 1"=40'  
SHEET: 2 OF 3

**SIG**  
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40 0 40 80  
SCALE FEET

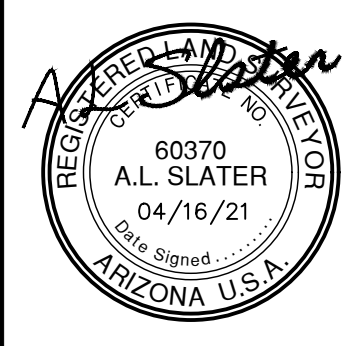
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**LEGEND**

- 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

**FINAL AMENDED CONDOMINIUM PLAT**  
**MERCADO FIESTA**  
**MESA, ARIZONA**



REVISIONS:
DRAWING NAME: CONDOPLAT-AMEND
JOB NO. 2019-124
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