

APN: 220-81-988  
SECTION: 35  
TOWNSHIP: 1 N  
RANGE: 7 E

**VICINITY MAP**  
MESA, AZ  
NTS

PROJECT DIRECTORY:

DEVELOPER: THOMPSON THRIFT RETAIL GROUP  
2398 E. CAMELBACK ROAD, SUITE 210  
PHOENIX, AZ 85016  
CONTACT: ANDREW CALL  
PHONE: (602) 313-8633

OWNER: SIGNAL BUTTE BFC LLC  
1635 N GREENFIELD RD STE 115  
MESA, AZ 85205

CIVIL ENGINEER: BECK CONSULTING ENGINEERS, INC.  
2942 N 24TH STREET, STE. 114  
PHOENIX, AZ 85016  
CONTACT: JUSTIN EVINGER, P.E.  
PHONE: (602) 810-2975

SURVEYOR: RLF CONSULTING, LLC  
2165 W. PECOS RD., STE. 5  
CHANDLER, AZ 85224  
CONTACT: MIKE FONDREN, RLS  
PHONE: (480) 445-9189

LEGAL DESCRIPTION

PARCEL A, REPLAT MOUNTAIN VISTA MARKETPLACE, ACCORDING TO BOOK 1555 OF MAPS, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA, SITUATED IN NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A 3" BRASS CAP IN HAND HOLE FOUND AT THE NORTHEAST CORNER OF SECTION 35, FROM WHICH A 3" BRASS CAP IN HAND HOLE FOUND AT THE EAST QUARTER CORNER OF SAID SECTION 35 BEARS SOUTH 00°09'53" EAST (BASIS OF BEARINGS), A DISTANCE OF 2638.57 FEET;  
THENCE SOUTH 00°09'53" EAST, A DISTANCE OF 880.00 FEET;  
THENCE SOUTH 89°50'07" WEST, A DISTANCE OF 80.01 FEET;  
THENCE SOUTH 00°09'53" EAST, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 45°09'53" EAST, A DISTANCE OF 21.23 FEET;  
THENCE SOUTH 00°09'53" EAST, A DISTANCE OF 838.45 FEET;  
THENCE NORTH 89°50'10" EAST, A DISTANCE OF 10.00 FEET;  
THENCE SOUTH 05°33'30" WEST, A DISTANCE OF 251.30 FEET;  
THENCE SOUTH 89°52'47" WEST, A DISTANCE OF 578.94 FEET; THENCE NORTH 00°00'57" WEST, A DISTANCE OF 851.25 FEET; THENCE NORTH 17°16'46" WEST, A DISTANCE OF 193.47 FEET; THENCE NORTH 69°50'07" EAST, A DISTANCE OF 105.46 FEET;  
THENCE SOUTH 20°09'53" EAST, A DISTANCE OF 15.00 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 745.00 FEET, FROM WHICH THE CENTER BEARS SOUTH 20°09'53" EAST;  
THENCE EAST, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°00'00", AN ARC LENGTH OF 260.05 FEET;  
THENCE NORTH 89°50'07" EAST, A DISTANCE OF 274.68 FEET, TO THE POINT OF BEGINNING.  
CONTAINING 653,380 SQUARE FEET OR 15.000 ACRES, MORE OR LESS.  
SUBJECT TO EXISTING RIGHTS-OF-WAY AND EASEMENTS.

EXISTING EASEMENT INFORMATION

- (R1) 1' CONTROLLED VEHICULAR ACCESS ESMT BK.954, PG.32, MCR
- (R2) 10' DRAINAGE ESMT DOC NO. 2007-1254172, MCR
- (R3) 8' PUE DOC NO. 2007-1254172, MCR
- (R4) C.L. OF 8" SRP POWER ESMT DOC. NO. 2009-0946998, MCR
- (R5) PUE DOC. NO. 2007-1254167
- (R6) 10' DRAINAGE ESMT DOC. NO. 2007-1258747, MCR
- (R7) TEMPORARY DRAINAGE ESMT DOC. NO. 2007-1254169, MCR
- (R8) 15' PUE DOC. NO. 2007-1254172, MCR
- (R9) 7" SRP POWER ESMT DOC. NO. 89-554871, MCR
- (R10) C.L. OF 8" SRP POWER ESMT DOC. NO. 2008-934209, MCR
- (R11) PUE PER BK.155, PG.33, MCR
- (R12) TEMP. DRAINAGE ESMT BK. 1555, PG.33

PROPOSED EASEMENTS

- 1. PROPOSED PUBLIC UTILITY EASEMENT BY SEP. DOC.
- 2. REMOVE VIA SEP. DOC.
- 3. PROPOSED DRAINAGE EASEMENT BY SEP. DOC.
- 4. PROPOSED ACCESS EASEMENT BY SEP. DOC.

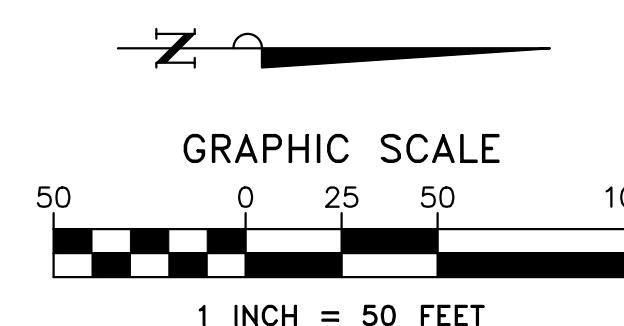
BASIS OF BEARING

SOUTH 00°09'53" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA, AS SHOWN ON THE FINAL PLAT OF MOUNTAIN VISTA MARKETPLACE, RECORDED AS BOOK 954, PAGE 32, MARICOPA COUNTY RECORDER'S OFFICE, (M.C.R.).

LOT SUMMARY TABLE

Lot #	Lot Area (sf)	Lot Area (ac)
1	54,336	1.25
2	56,158	1.29
3	37,179	0.85
4	61,987	1.42
5	53,636	1.23
6	62,472	1.43
7	54,202	1.24
8	37,395	0.86
9	82,953	1.90
10	153,063	3.51

Planning and Zoning Board Approved  
with Conditions June 9, 2021



DEVELOPER: THOMPSON THRIFT RETAIL GROUP

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION: This contract allows the owner to certify and approve billings and estimates within 20 days after the billings and estimates are received from the contractor. NOTICE OF EXTENDED PAYMENT PROVISION: This contract allows the owner to make payment within 10 days after certification and approval of billings and estimates.

ENGINEER: beck consulting engineers

2942 N. 24TH STREET  
SUITE #114  
PHOENIX, AZ 85016  
PHONE: (602) 943-6200  
FAX: (602) 943-6201

REVISIONS:

- 1
- 2
- 3
- 4

Professional Engineer  
47704  
JUSTIN R. EVINGER  
05/10/21  
ARIZONA, USA  
EXPIRES 05/10/23

MOUNTAIN VISTA MARKETPLACE  
PARCEL A  
SWC OF S. SIGNAL BUTTE RD. AND E. HAMPTON AVE.  
MESA, ARIZONA

PRELIMINARY PLAT

SHEET NO. 1 OF 1

PROCESSING NUMBER(S):

PPT01 BCE

BECK PROJECT NO. 154017

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