

# LOT SPLIT LOT 6 OF STONEBRIDGE CENTER

## SIGNATURE BLOCK

STATE OF ARIZONA  
COUNTY OF MARICOPA } ss

IN WITNESS WHEREOF:

STONEBRIDGE 2, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER,  
HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE  
ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS \_\_\_\_ DAY  
OF \_\_\_\_, 2024.

BY: STONEBRIDGE 2, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ } ss  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY  
OF \_\_\_\_ 2024 BY \_\_\_\_\_, IN THEIR AFOREMENTIONED CAPACITY  
ON BEHALF OF STONEBRIDGE 2, LLC, AN ARIZONA LIMITED LIABILITY COMPANY  
MY COMMISSION EXPIRES

NOTARY PUBLIC

## OWNER

A.P.N.: 140-47-381  
OWNER: STONEBRIDGE 2 LLC  
DEED: 2020-1133642, M.C.R.

## PARENT DESCRIPTION

PARCEL NO. 1:  
LOT 6, OF SAFEWAY STORE #1637, ACCORDING TO THE PLAT OF RECORD IN THE  
OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN  
BOOK 528 OF MAPS, PAGE 46.

PARCEL NO. 2:  
EASEMENTS FOR ACCESS, PARKING AND DRAINAGE AS SET FORTH IN DECLARATION  
OF EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED IN  
RECORDING NO. 2000-0374836 AND AMENDED IN RECORDING NO. 2001-0552156  
AND SECOND AMENDMENT RECORDED IN RECORDING NO. 2010-0747265, THIRD  
AMENDMENT RECORDED IN RECORDING NO. 2022-0726388, RECORDS OF MARICOPA  
COUNTY, ARIZONA.

## RESULTANT DESCRIPTION

RESULTANT PARCEL 1:  
THAT PORTION OF LOT 6 OF FINAL PLAT OF "SAFEWAY STORE #1637"  
RECORDED IN BOOK 528 OF MAPS, PAGE 46, OFFICIAL RECORDS OF MARICOPA  
COUNTY, ARIZONA, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 28,  
TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND  
MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH CITY OF MESA BRASS CAP IN HANDBOLE MARKING  
THE SOUTHWEST CORNER OF SECTION 28, FROM WHICH A 3-INCH CITY OF  
MESA BRASS CAP IN HANDBOLE BEARS NORTH 00 DEGREES 00 MINUTES 04  
SECONDS WEST 2645.51 FEET, SAID DESCRIBED LINE BEING THE BASIS OF  
BEARINGS OF THIS DESCRIPTION;

THENCE NORTH 00 DEGREES 00 MINUTES 04 SECONDS WEST 429.38 FEET  
ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND THE MONUMENT  
LINE OF VAL VISTA DRIVE TO THE WESTERLY PROLONGATION OF THE SOUTH  
LINE OF LOT 5 OF SAID FINAL PLAT;

THENCE NORTH 89 DEGREES 45 MINUTES 39 SECONDS EAST 70.00 FEET  
ALONG SAID WESTERLY PROLONGATION TO THE SOUTHWEST CORNER OF SAID  
LOT 5 BEING MARKED BY A HALF-INCH REBAR WITH ALUMINUM CAP STAMPED  
"KLEIN 42137" AND THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 45 MINUTES 39 SECONDS EAST 131.27 FEET  
ALONG THE WESTERLY LINE OF LOT 6 OF SAID FINAL PLAT;

THENCE NORTH 00 DEGREES 14 MINUTES 53 SECONDS WEST 310.75 FEET  
CONTINUING ALONG SAID WESTERLY LINE TO THE NORTHWEST CORNER OF SAID  
LOT 6;

THENCE NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST 136.80 FEET  
ALONG THE NORTH LINE OF SAID LOT 6, TO THE NORTHEAST CORNER OF SAID  
LOT 6;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 6 THE FOLLOWING 5  
BEARINGS AND DISTANCES:

THENCE SOUTH 00 DEGREES 18 MINUTES 20 SECONDS EAST 147.02 FEET;

THENCE NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST 4.74 FEET;

THENCE SOUTH 00 DEGREES 16 MINUTES 30 SECONDS EAST 163.65 FEET;

THENCE SOUTH 89 DEGREES 41 MINUTES 40 SECONDS WEST 77.21 FEET;

THENCE SOUTH 00 DEGREES 19 MINUTES 04 SECONDS EAST 15.09 FEET;

THENCE SOUTH 89 DEGREES 45 MINUTES 39 SECONDS WEST 195.91 FEET TO  
THE WEST LINE OF SAID LOT 6;

THENCE NORTH 00 DEGREES 00 MINUTES 04 SECONDS WEST 15.00 FEET TO  
THE POINT OF BEGINNING;

RESULTANT PARCEL 2:  
THAT PORTION OF LOT 6 OF FINAL PLAT OF "SAFEWAY STORE #1637"  
RECORDED IN BOOK 528 OF MAPS, PAGE 46, OFFICIAL RECORDS OF MARICOPA  
COUNTY, ARIZONA, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 28,  
TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND  
MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH CITY OF MESA BRASS CAP IN HANDBOLE MARKING  
THE SOUTHWEST CORNER OF SECTION 28, FROM WHICH A 3-INCH CITY OF  
MESA BRASS CAP IN HANDBOLE BEARS NORTH 00 DEGREES 00 MINUTES 04  
SECONDS WEST 2645.51 FEET, SAID DESCRIBED LINE BEING THE BASIS OF  
BEARINGS OF THIS DESCRIPTION;

THENCE NORTH 00 DEGREES 00 MINUTES 04 SECONDS WEST 429.38 FEET  
ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND THE MONUMENT  
LINE OF VAL VISTA DRIVE TO THE WESTERLY PROLONGATION OF THE SOUTH  
LINE OF LOT 5 OF SAID FINAL PLAT;

THENCE NORTH 89 DEGREES 45 MINUTES 39 SECONDS EAST 70.00 FEET  
ALONG SAID WESTERLY PROLONGATION TO THE SOUTHWEST CORNER OF SAID  
LOT 5 BEING MARKED BY A HALF-INCH REBAR WITH ALUMINUM CAP STAMPED  
"KLEIN 42137";

THENCE SOUTH 00 DEGREES 00 MINUTES 04 SECONDS EAST 15.00 FEET  
ALONG THE WEST LINE OF SAID LOT 6 TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 45 MINUTES 39 SECONDS EAST 195.91 FEET TO  
THE EAST LINE OF SAID LOT 6;

THENCE SOUTH 00 DEGREES 19 MINUTES 04 SECONDS EAST 101.23 FEET  
ALONG SAID EAST LINE TO THE SOUTHERNMOST SOUTHEAST CORNER OF SAID  
LOT 6;

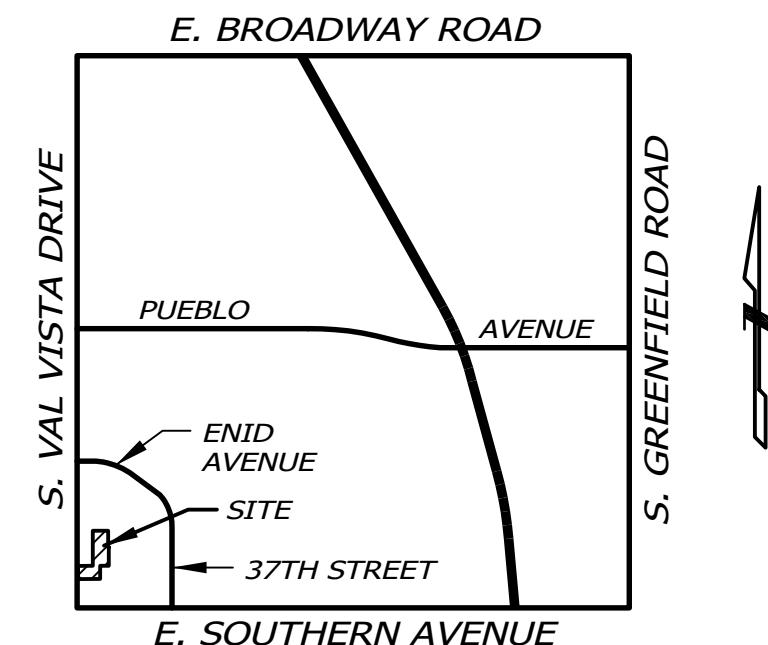
THENCE SOUTH 89 DEGREES 44 MINUTES 24 SECONDS WEST 191.47 FEET  
ALONG THE SOUTH LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER OF SAID  
LOT 6;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 6 THE FOLLOWING 3  
BEARINGS AND DISTANCES:

THENCE NORTH 00 DEGREES 00 MINUTES 04 SECONDS WEST 11.62 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 56 SECONDS WEST 5.00 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 04 SECONDS WEST 89.66 FEET TO  
THE POINT OF BEGINNING;



## VICINITY MAP

NOT TO SCALE

## NOTES

- 1) THE BASIS OF BEARING IS THE MONUMENT LINE OF VAL VISTA DRIVE,  
ALSO BEING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION  
28, USING A BEARING OF NORTH 00 DEGREES 00 MINUTES 04 SECONDS  
WEST PER THE FINAL PLAT OF SAFEWAY STORE #1637, BOOK 528 OF  
MAPS, PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA.
- 2) ALL TITLE INFORMATION AND THE DESCRIPTION SHOWN IS BASED ON A  
CONDITION OF TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE  
INSURANCE COMPANY, TITLE NUMBER AZ-FMPC-IMP-N/A-1-23-  
55005285, DATED DECEMBER 11, 2023.
- 3) THE SURVEYOR HAS NOT OBTAINED ANY INFORMATION RELATING TO, AND  
HAS NO KNOWLEDGE OF ANY PROPOSED RIGHT OF WAYS, EASEMENTS, OR  
DEDICATIONS THAT ANY MUNICIPALITY, INDIVIDUAL OR GOVERNMENTAL  
AGENCY MAY REQUIRE.
- 4) USE OF THE INFORMATION CONTAINED IN THIS INSTRUMENT FOR OTHER  
THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED IS FORBIDDEN  
UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY SUPERIOR  
SURVEYING SERVICES, INC. SUPERIOR SURVEYING SERVICES, INC. SHALL  
HAVE NO LIABILITY FOR ANY SUCH UNAUTHORIZED USE OF THIS  
INFORMATION WITHOUT THEIR WRITTEN CONSENT.

## RESULTANT AREA TABLE

PARCEL 1	46,262 SQ. FT. 1.062 ACRES
PARCEL 2	19,808 SQ. FT. 0.455 ACRES
TOTAL	66,070 SQ. FT. 1.517 ACRES

2122 W. Lone Cactus Drive, Suite 11  
623-869-0223 (fax)  
www.superiorsurveying.com  
info@superiorsurveying.com

**SUPERIOR**  
SURVEYING SERVICES, INC.

DWN: MD CHK: MD  
SHEET 1 OF 2  
DATE: 6/12/2024  
JOB: 20231109

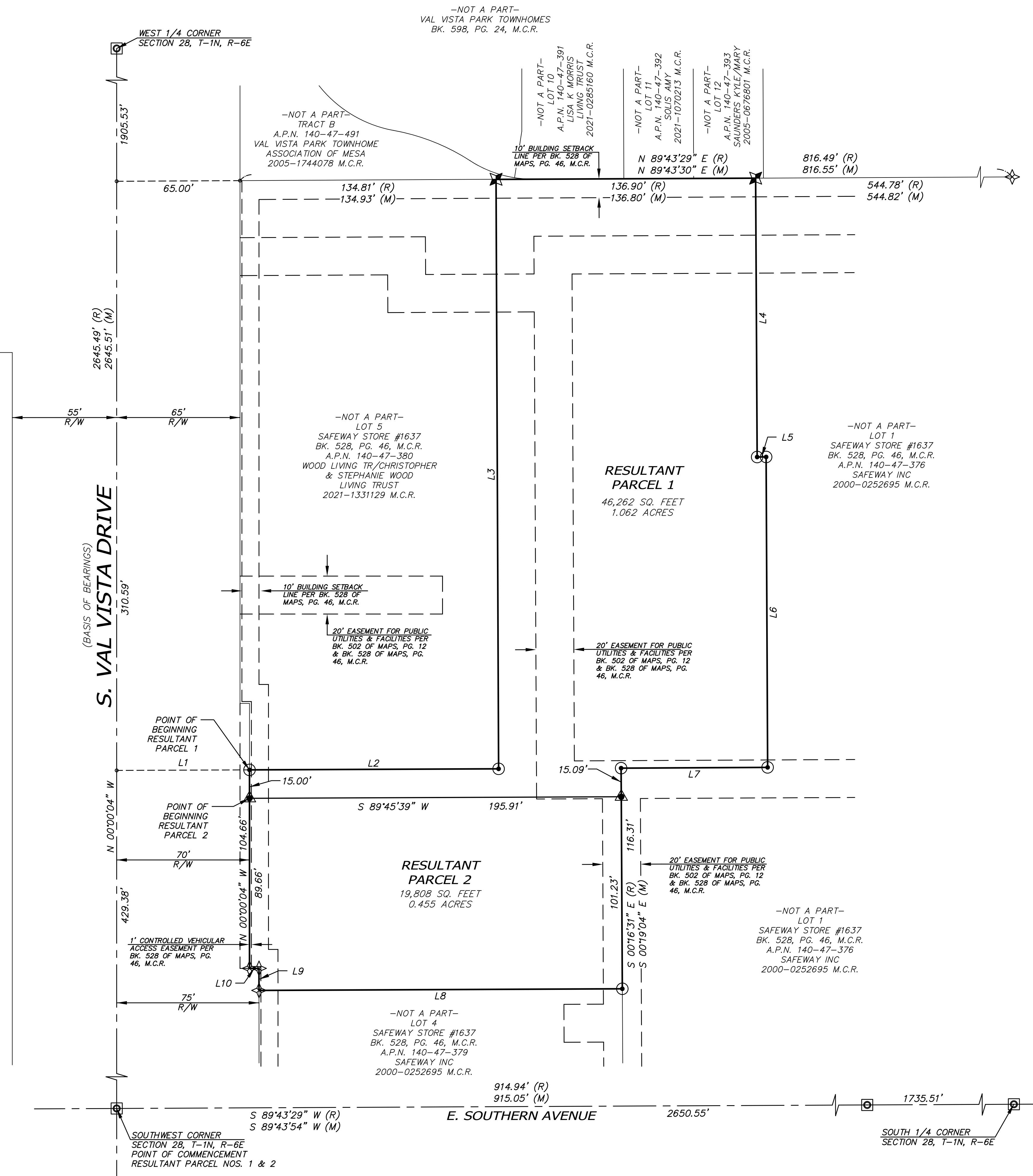
LOT 6 OF STONEBRIDGE CENTER  
3614 E. SOUTHERN AVENUE, MESA, ARIZONA 85206

## CERTIFICATION

I, DAVID S. KLEIN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR  
IN THE STATE OF ARIZONA AND THAT THE SURVEY SHOWN HEREON WAS  
COMPLETED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF JUNE, 2024,  
AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE  
MONUMENTS SHOWN ACTUALLY EXIST.

DAVID S. KLEIN  
R.L.S. 42137

— FOR —  
NOTARIAL  
CONSTRUCTION  
OR RECORDING —  
DAVID S. KLEIN



LOT 6 OF STONEBRIDGE CENTER  
3614 E. SOUTHERN AVENUE, MESA, ARIZONA 85206

2122 W. Lone Cactus Drive, Suite 11  
623-869-0223 (office) 623-869-0726 (fax)  
www.superiorsurveying.com  
info@superiorsurveying.com

**SUPERIOR**  
SURVEYING SERVICES, INC.  
DWL: MD CHK: MD  
SHEET 2 OF 2  
DATE: 6/12/2024  
JOB: 20231059

—FOR  
NOT  
CONSTRUCTION  
OR RECONSTRUCTION  
—

RECORDED LAND SURVEY  
42137  
KLEIN  
1362