

Frank D. Soris Estate Auction (Mesa Vista)
Mohave County, Arizona, AC +/-



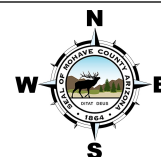
- LOT B (#53)
- Gateway Acres Lots
- LOT C (#52)
- LOT D (#61)
- LOT E (#67)
- LOT F (#68)
- LOT G (4.41+ ACRES)
- LOT A (#54)
- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government



- Street Intersection
- ADOT Mileposts
- COUNTY Mileposts
- Sign Post Exists
- Calculated Measure
- Highways
- Main Arterials
- Collectors
- Local
- Railroad

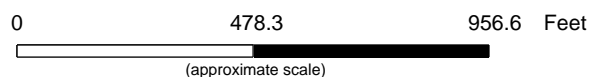
Zoning Symbolized

-  A
 A-D
 A-R
 C-1
 C-2
 C-2H
 C-M
 C-MO
 C-RE
 E
 M
 M-2
 M-X
 MIXED
 N-P
 N/A
 R-1
 R-2
 R-E
 R-M
 R-MH
 R-O
 R-O/A
 R-P
 R-TT



1: 5,739

Notes:



Map Created: 2/17/2025

© 2021 Mohave County Information Technology

This map is a user generated static output from the Mohave County Interactive Map Viewer and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION, AS A LEGAL DOCUMENT, FOR PROPERTY DESCRIPTIONS, OR DETERMINATION OF LEGAL TITLE, AND SHOULD NEVER BE SUBSTITUTED FOR SURVEY OR DEED INFORMATION. The user agrees to comply with the Limitation of Use, and Assumption of Risk as stated in the full disclaimer at <https://gis.mohave.gov>

MESA VISTA, TRACT 4169

A PORTION OF THE W. 1/2 OF THE S.W. 1/4 OF SEC. 24, T. 19 N, R. 22 W., OF THE GILA AND SALT RIVER MOHAVE COUNTY, ARIZONA

LEGAL DESCRIPTION

A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 22 WEST OF THE GILA AND SALT RIVER MERIDIAN, MOHAVE COUNTY, ARIZONA, AS SHOWN ON THE RECORD OF SURVEY AS RECORDED IN RECEPTION NUMBER 90-48087 IN BOOK 6 OF RECORD OF SURVEY MAPS ON PAGE 35 OF SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 24, THENCE NORTH 00 DEGREES 48 MINUTES 20 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 42.00 FEET TO THE NORTH RIGHT OF WAY LINE OF EL RODEO ROAD; THENCE CONTINUING NORTH 00 DEGREES 48 MINUTES 20 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 24 A DISTANCE OF 802.12 FEET TO THE POINT OF BEGINNING ON THE NORTHEAST RIGHT OF WAY LINE OF A FLOOD CONTROL RIGHT OF WAY; THENCE CONTINUING NORTH 00 DEGREES 48 MINUTES 20 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 24 A DISTANCE OF 336.04 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE NORTH 00 DEGREES 50 MINUTES 20 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 24 A DISTANCE OF 642.66 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE NORTH 89 DEGREES 19 MINUTES 28 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24 A DISTANCE OF 461.04 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 48 MINUTES 19 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24 A DISTANCE OF 682.22 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE NORTH 89 DEGREES 10 MINUTES 34 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 681.19 FEET TO THE NORTHEAST CORNER OF SAID THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE SOUTH 80 DEGREES 43 MINUTES 11 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24 A DISTANCE OF 1219.43 FEET TO A POINT ON THE NORTH LINE OF AFORESAID FLOOD CONTROL RIGHT OF WAY, SAID POINT BEING THE BEGINNING OF A NON-DEVIANT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2113.00 FEET A RADIAL BEARING PASSING THROUGH SAID POINT BEARS SOUTH 11 DEGREES 11 MINUTES 52 SECONDS WEST; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40 DEGREES 37 MINUTES 48 SECONDS AN ARC LENGTH OF 1488.34 FEET; THENCE NORTH 38 DEGREES 10 MINUTES 24 SECONDS WEST A DISTANCE OF 83.49 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF MOUNTAIN VIEW ROAD, THENCE CONTINUING NORTH 38 DEGREES 10 MINUTES 24 SECONDS WEST A DISTANCE OF 88.15 FEET TO THE CONTINUING OF SAID MOUNTAIN VIEW ROAD AND THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 37.30 ACRES MORE OR LESS.

BENCHMARK

NO. 5 REBAR, NO CAP, ELEVATION = 624.48, N30°E AT 100 FEET FROM SW CORNER SECTION 24.

NW PROPERTY CORNER, 1/2" REBAR W/ CAP L3 (4307, ELEVATION = 637.78)

SOURCE OF TOPOGRAPHY SHOWN HEREON - APRIL 1998 BY PACIFIC PHOTOGRAMMETRICS, INC. ELEVATION DATUM BASED ON ADOT BM#584-W ELEVATION = 547.38

PORTIONS OF THIS SURVEYED SITE ARE SITUATED IN A 100 YEAR FLOOD HAZARD ZONE "A" AS delineated ON F.E.M.A. FLOOD INSURANCE RATE MAP NO. 040028-24-002, REVISED TO REFLECT LOCAL DATES APRIL 24, 2007. THE BALANCE OF THE SITE IS SITUATED IN ZONE C, AREAS BETWEEN THE 100 YEAR AND THE 500 YEAR LIMITS OR WITHIN THE 100 YEAR LIMITS WITH AN AVERAGE DEPTH OF LESS THAN ONE FOOT.

OWNER/DEVELOPER

ROSSBERG FAMILY TRUST
C/O MR. BILL ROSSBERG
8020 FLORENCE AVE
DOWNEY, CA 90240
(562) 923-4371

PROJECT ENGINEER

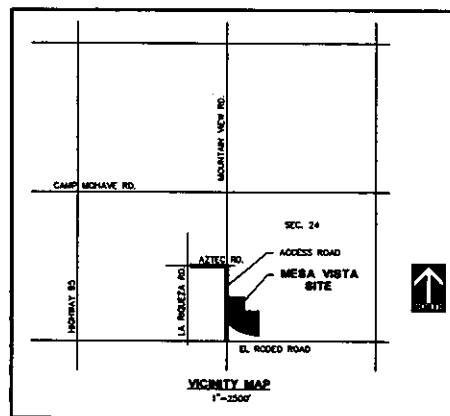
DON N. ANDERSON
P.E. NO. 11288
R.L.S. NO. 18098
ANDERSON-NELSON, INC.
4143 NORTH 12TH STREET, SUITE 200
PHOENIX, ARIZONA 85014
PHONE: (602) 273-1850

PROJECT MANAGER

KATHY TACKETT-HOES
KTH CONSULTANTS
3750 MARICOPA DRIVE
RICHMAN, AZ 85401
(520)757-8315

BASIS OF BEARING

THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 24, T. 19 N., R. 22 W., N 07°45'20" W AS SHOWN ON THE RECORD OF SURVEY RECORDED IN MOHAVE COUNTY WITH A RECEPTION NUMBER OF 90-48087 ON JULY 23rd, 1998.



PARCELS

PARCELS TO BE DEDICATED TO MOHAVE COUNTY PER THIS MAP.

- A 0.13 AC - P.U.E. & D.E.
- B 0.06 AC - P.U.E. & D.E.
- C 4.37 AC - P.U.E. & D.E.
- D 0.48 AC - P.U.E. & D.E.

SURVEYOR'S AND ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE BOUNDARY SURVEY AND MONUMENTATION, AND THE ENGINEERING AND DESIGN OF THE ABOVE-DESCRIBED SUBDIVISION WAS MADE UNDER MY DIRECTION AND SUPERVISION AND IS ACCURATELY REPRESENTED ON THIS PLAT.

DON N. ANDERSON, JR. R.L.S. # 10098
4143 NORTH 12TH STREET, SUITE 200
PHOENIX, ARIZONA 85014



DON N. ANDERSON, JR. P.E. # 11288
4143 NORTH 12TH STREET, SUITE 200
PHOENIX, ARIZONA 85014



DEDICATION & OWNERS STATEMENT

KNOWN ALL MEN BY THESE PRESENTS, ROSSBERG FAMILY TRUST, DATED JULY 22, 1992, HAS, SURVIVED UNDER THE NAME OF MESA VISTA, TRACT NO. 4169, BEING A PORTION OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 22 WEST OF THE GILA AND SALT RIVER MERIDIAN, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND DIVES THE OWNERSHIPS OF THE LOTS, BLOCKS, STREETS AND EASEMENTS CONSTITUTING THE SAME, AND THAT EACH LOT, BLOCK AND STREET SHALL BE KNOWN BY THE NUMBER OR LETTER NAME GIVEN EACH, RESPECTIVELY, ON SAID PLAT AND HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS, ALL EASEMENTS AND PUBLIC WAYS ARE GRANTED FOR THE PURPOSES SHOWN ON SAID PLAT. PARCELS A, B, C, & D ARE DEDICATED HEREIN TO THE MOHAVE COUNTY FOR FLOOD CONTROL PURPOSES.

IN WITNESS WHEREOF,

Robert C. Rossberg
ROBERT C. ROSSBERG, TRUSTEE
Don N. Anderson, Jr.
DON N. ANDERSON, JR., TRUSTEE

NOTARY ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF MOHAVE

ON THIS 12 DAY OF MARCH, 2008, BEFORE ME PERSONALLY APPEARED ROBERT C. ROSSBERG AND DON N. ANDERSON, JR., TRUSTEES, DATED JULY 22, 1992, WHO ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL.

James V. Lopez
NOTARY PUBLIC
VERMONTA 02-2008
MY COMMISSION EXPIRES

RECORDERS CERTIFICATE

THIS SUBDIVISION FINAL PLAT WAS FILED AND RECORDED AT THE REQUEST OF THE ROSSBERG FAMILY TRUST, OWNER OF THE ABOVE-DESCRIBED PROPERTY, ON THE 17th DAY OF March, 2008, AT RECEPTION NUMBER 2008-078335.
Barbara Brown 3-17-08 \$68.00 Filed
COUNTY CLERK DATE
Christine Ballard 3-17-08
COUNTY RECORDER DATE

ASSURANCE

SATISFACTORY ASSURANCE IN THE FORM OF TRUST AGREEMENT FROM THE DEVELOPER HAS BEEN PROVIDED AND IN THE FULL AMOUNT NECESSARY TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS NECESSARY FOR THIS SUBDIVISION.

BY: *Don N. Anderson, Jr.* DATE: 3-16-08
CHAIRMAN, MOHAVE COUNTY BOARD OF SUPERVISORS

ATTEST: *Barbara Brown* DATE: 3-16-08
CLERK OF THE BOARD

COUNTY APPROVAL

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO THE APPROVED PRELIMINARY PLAT, AND ANY SPECIAL CONDITIONS ATTACHED THEREON, AND TO THE REQUIREMENTS OF MOHAVE COUNTY SUBDIVISION REGULATIONS AND ANY OTHER APPLICABLE REGULATIONS AND APPEARS TO COMPLY WITH ALL REQUIREMENTS WITHIN MY JURISDICTION TO CHECK AND EVALUATE.

BY: *Robert C. Rossberg* DATE: 3-16-08
MOHAVE COUNTY HEALTH DEPARTMENT

BY: *Nathan S. Hunt* DATE: 3-16-2008
MOHAVE COUNTY ENGINEER

BY: *Christine Ballard* DATE: 3-16-2008
MOHAVE COUNTY PLANNING DIRECTOR

COUNTY CLERK CERTIFICATE

I, *Barbara Brown*, CLERK OF THE BOARD OF SUPERVISORS OF MOHAVE COUNTY, HEREBY CERTIFY THAT SAID BOARD APPROVED THE WITHIN MAP ON THE 17 DAY OF March, 2008, AND ACCEPTED ON BEHALF OF THE PUBLIC. ALL PARCELS OF LAND OFFERED FOR DEDICATION FOR PUBLIC USE, IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

BY: *Barbara Brown* DATE: 3-16-08
CLERK OF THE BOARD

MESA VISTA, TRACT 4169

Anderson - Nelson, Inc.
Engineering - Surveying - Site Grading Plans - Subdivision Development - Hydraulics
Construction Management - Computer Services

FINAL PLAT

DATE BY

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

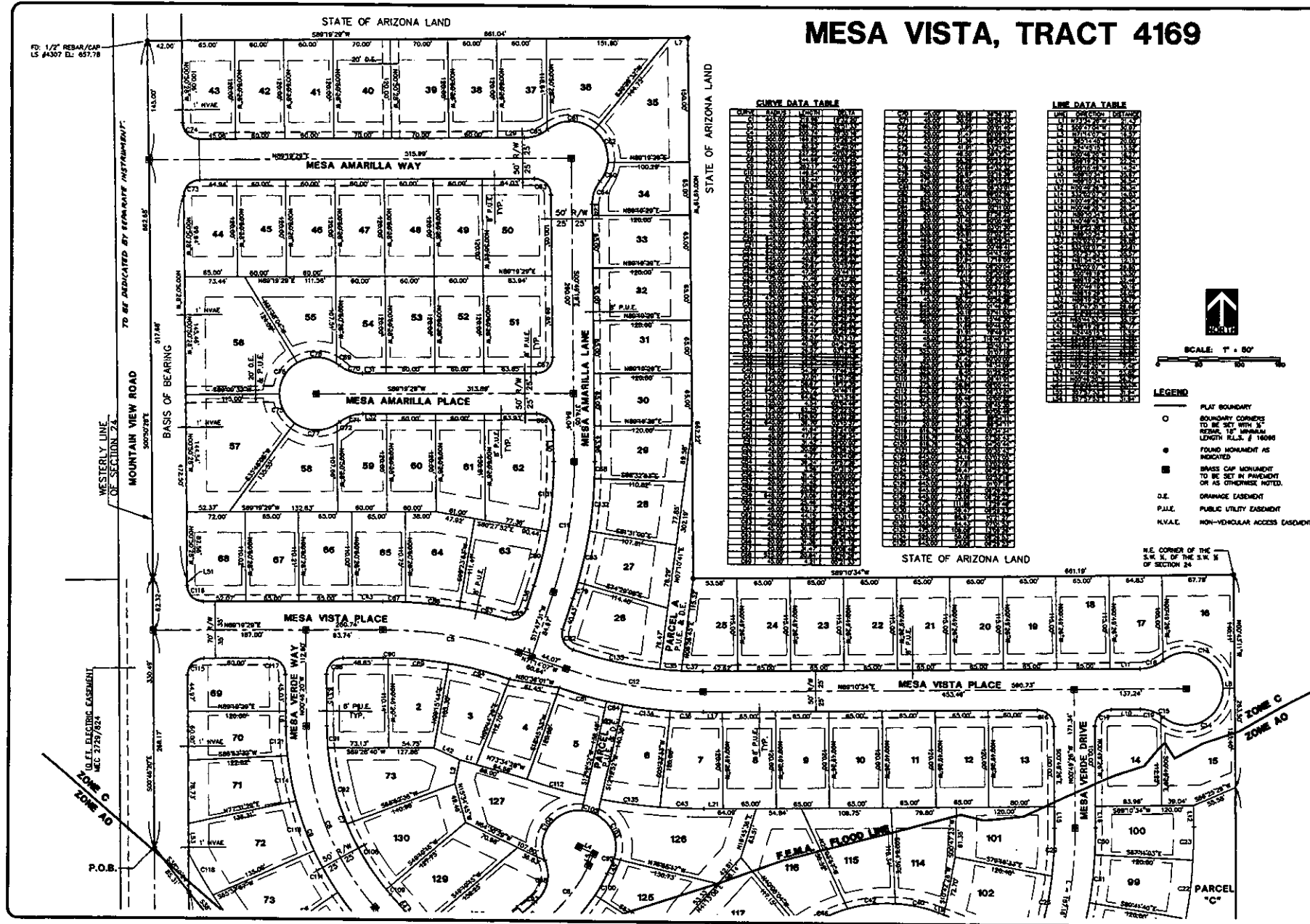
MESA VISTA, TRACT 4169

Anderson - Nelson, Inc.
Engineering • Surveying • Site Grading Plans • Subdivision Development • Hydrology

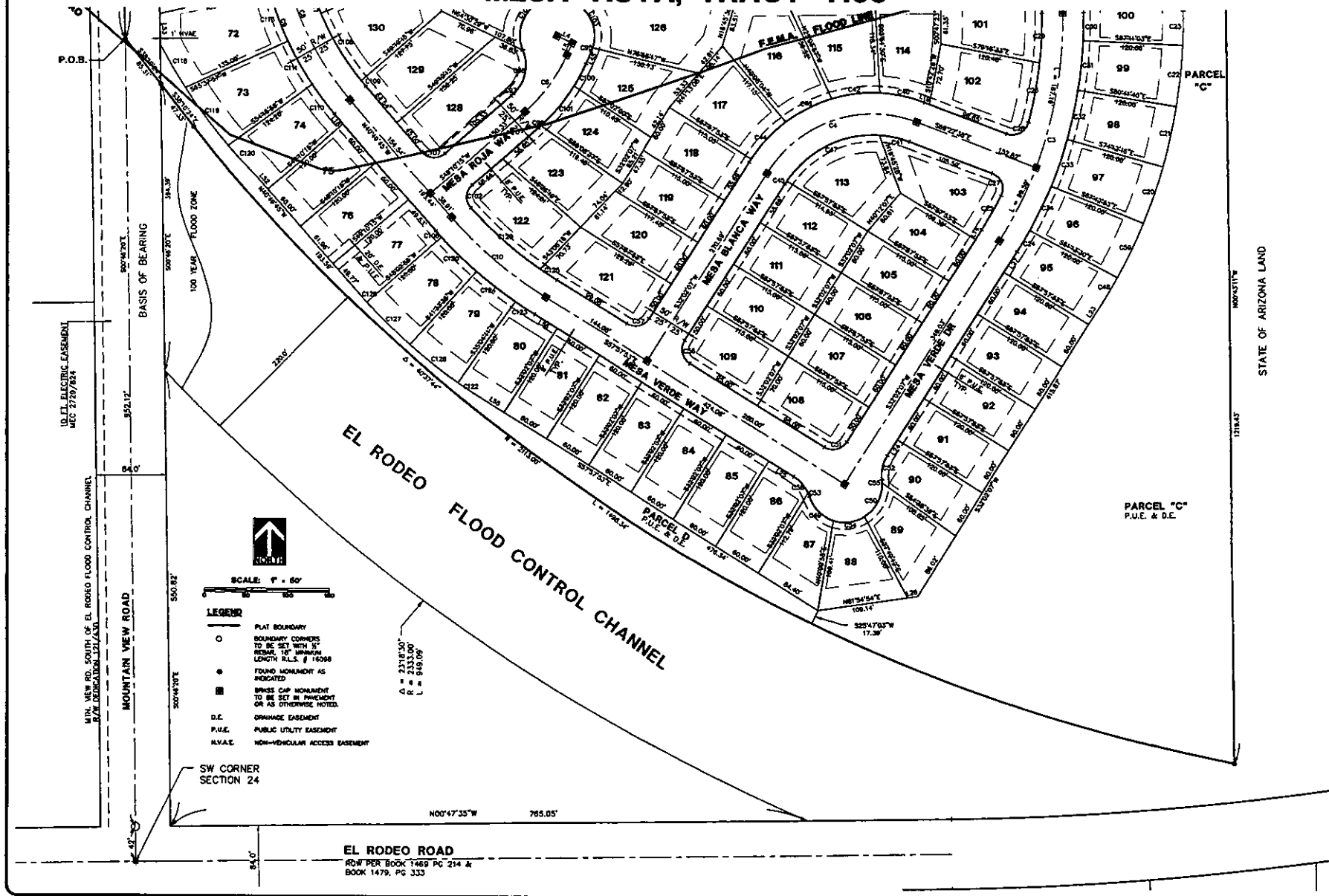
FINAL PLAT



1 800 STAKE-
1 800 782-534
SHEET
2 OF 3
FILE 6417



MESA VISTA, TRACT 4169



MESA VISTA, TRACT 4169

Anderson - Nelson, Inc.
 Engineering - Surveying - Site Grading Plans - Subdivision Development - Hydrology
 4441 East McDowell Road
 Phoenix, Arizona 85008
 (602) 273-1850
 Phoenix City, AZ 85031 857-8332

FINAL PLAT



RECEIVED	DATE	BY
APPROVED	DATE	BY
FILED	DATE	BY

Frank D. Soris Estate Auction (Mesa Vista)
Mohave County, Arizona, AC +/-



- LOT B (#53)
- Gateway Acres Lots
- LOT C (#52)
- LOT D (#61)
- LOT E (#67)
- LOT F (#68)
- LOT G (4.41+ ACRES)
- LOT A (#54)
- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government

Frank D. Soris Estate Auction (Mesa Vista)
Mohave County, Arizona, AC +/-



LOT B (#53)

Gateway Acres Lots

LOT C (#52)

LOT D (#61)

LOT E (#67)

LOT F (#68)

LOT G (4.41 +/- ACRES)

LOT A (#54)

Boundary

Forest Service

State Land

Fish and Wildlife

National Park

Other

BLM

Local Government

Frank D. Soris Estate Auction (Mesa Vista)
Mohave County, Arizona, AC +/-



LOT B (#53

Gateway Acres Lots

LOT C (#52

LOT D (#61

LOT E (#67

LOT F (#68

LOT G (4.41 +/- ACRES)

LOT A (#54

Boundary

Forest Service

State Land

Fish and Wildlife

National Park

Other

BLM

Local Government

Frank D. Soris Estate Auction (Mesa Vista)
Mohave County, Arizona, AC +/-



LOT B (#53

Gateway Acres Lots

LOT C (#52

LOT D (#61

LOT E (#67

LOT F (#68

LOT G (4.41 +/- ACRES)

LOT A (#54

Boundary

Forest Serv

State Land

Fish and Wildlife

National Park

Other

BLM

Local Government