PRELIMINARY PLAT
BELLA VICTORIA
CONDOMINIUM SUBDIVISION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN – MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTIONS

A.P.N. 218-58-348

LOTS 169 THROUGH 172, INCLUSIVE, LOTS 269 THROUGH 272, AND INCLUSIVE, OF TRACT A AND ALL COMMON AREAS OF "ECALA VILLAS", ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 635 OF MAPS, PAGE 33

ALSO KNOWN AS:

A PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 33;

THENCE SOUTH 00 DEGREES 01 MINUTES 45 SECONDS WEST, 1,316.64 FEET ALONG THE EAST LINE OF SAID SECTION 33 TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33;

THENCE NORTH 89 DEGREES 52 MINUTES 53 SECONDS WEST, 43.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE FOR "S. ELLSWORTH RD." SAID POINT BEING THE POINT OF BEGINNING;

THENCE, CONTINUING NORTH 89 DEGREES 52 MINUTES 53 SECONDS WEST, 1,260.33 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33 TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 00 DEGREES 08 MINUTES 05 SECONDS EAST, 329.83 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33;

THENCE, SOUTH 89 DEGREES 52 MINUTES 50 SECONDS EAST, 1,260.20 FEET ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33 TO A POINT ON THE WEST RIGHT-OF-WAY LINE FOR "S. ELLSWORTH RD.";

THENCE, SOUTH 00 DEGREES 01 MINUTES 45 SECONDS WEST, 329.80 FEET ALONG A LINE 43.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SAID POINT BEING THE POINT OF BEGINNING.

A.P.N. 218-58-009K

THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LAND USE TABLE

USE		AREA(S.F.)	AREA(AC)
R/W	PUBLIC RIGHT-OF-WAY (SOUTH PARCEL)	1649.369	0.038
TRACT "A"	ROADS, CURBS, DRAINAGE, PARKING & UTILITIES	43981.498	1.009
BUILDING AREA	INDIVIDUAL UNITS, PRIVATE PARKING & CLUB HOUSE	256,598.139	5.890
COMMON AREA	LANDSCAPE, RECREATIONAL AMENITIES, SIDEWALKS & DRAINAGE	229,961.09 ft	5.281

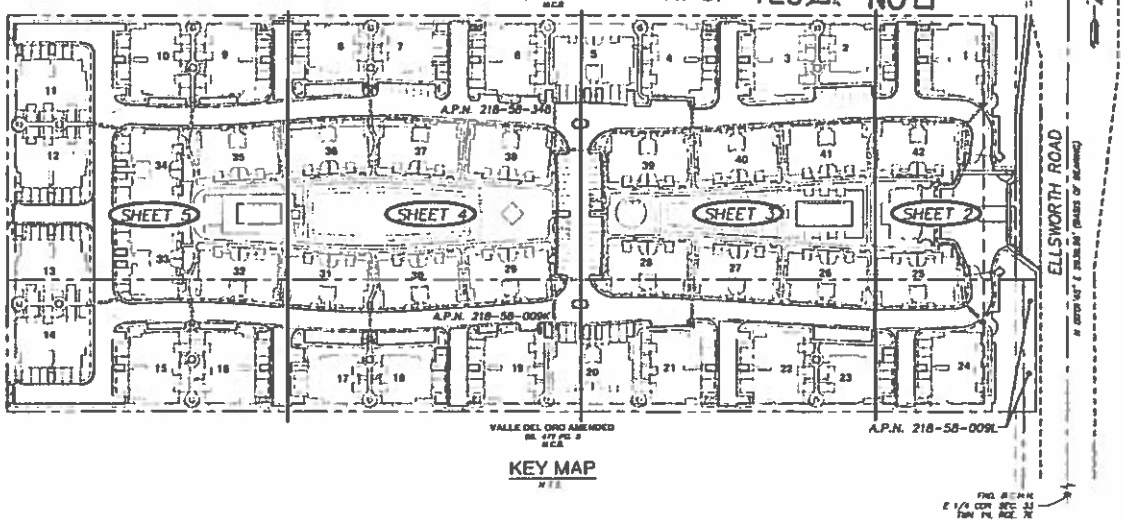
APPROVED PLANS
PLANNING AND ZONING BOARD

DATE: May 15, 2013

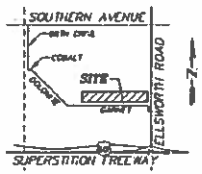
WITH STIPS: YES ☒ NO ☐

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	PLAN SHEET
SHEET 3	PLAN SHEET
SHEET 4	PLAN SHEET
SHEET 5	PLAN SHEET



KEY MAP
N.T.S.



VICINITY MAP
N.T.S.

OWNER/DEVELOPER

ELLSWORTH & USERR LLC
1835 N. GREENFIELD RD #115
MESA, AZ
CONTACT: HUGO MASSELL
T. 602-525-0000

ENGINEER

O'NEILL ENGINEERING
2929 N. CAMELBACK ROAD
SUITE 200
PHOENIX, AZ 85015
F. 602-242-0220
T. 602-242-3722

ARCHITECT/PLANNER

E-PROJECT, LLC
817 W. KAIBAB ROAD
PHOENIX, AZ 85023
T. 602-481-9282
F. 480-256-4481

BENCHMARK

BRASS TAG IN THE TOP OF CURB AT THE SOUTHWEST CORNER OF THE INTERSECTION OF HAWES ROAD AND SOUTHERN AVENUE. ELEVATION = 1443.15 (CITY OF MESA DATUM)

BASIS OF BEARING

MONUMENT LINE OF ELLSWORTH ROAD, ALSO BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 33, HAVING A BEARING OF N 00°01'45" E.

SITE DATA

TAX ASSESSOR'S PARCEL NUMBER(S): 218-58-009K & 218-58-348

TOTAL NUMBER OF BUILDINGS: 47
TOTAL NUMBER OF UNITS: 240

GROSS AREA: 11.35 AC (494,223 S.F.)

GROSS DENSITY: 16.73 DU/ACRE

EXISTING ZONING: RM-3/PAD & AC
PROPOSED ZONING: RM-3/PAD

TYPE OF UNITS: CONDOMINIUM

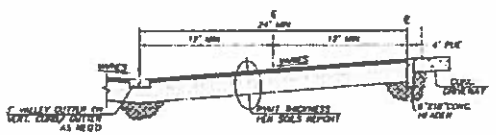
NUMBER OF FAMILIES: 240
PROJECTED POPULATION: 480 PERSONS

NOTES:

1. ALL LANDSCAPED AREAS AND TRACT 'A' SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
2. ALL EXISTING OVERHEAD UTILITY LINES SHALL BE PLACED UNDERGROUND AS REQUIRED.
3. THE INTERIOR ROADWAYS AND DRIVEWAYS SHOWN SHALL BE PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
4. POTABLE WATER AND SEWER MAINS SHALL BE PRIVATE.
5. PROJECT IS LOCATED IN FLOOD ZONE "X" ACCORDING TO F.E.M.A. MAP DATED 9/30/2005, MAP # 0401K2230F.
6. SURVEY INFORMATION SHOWN AND LEGAL DESCRIPTIONS PROVIDED PER ALTA/ACSM LAND TITLE SURVEYS (DATED 3-8-13 & 3-22-13) BY SUPERIOR SURVEYING SERVICES, INC.

ABBREVIATIONS

M.C.R.	MARICOPA COUNTY RECORDER
A.P.N.	ASSESSOR'S PARCEL NUMBER
EX.	EXISTING
A.C.P.	ASBESTOS CEMENT PIPE
PUE	PUBLIC UTILITY EASEMENT
PUF	PUBLIC UTILITY & FACILITIES EASEMENT
R/W	RIGHT-OF-WAY
UNT	COUNTY
LIN	DEDICATION
PAC	PAVEMENT
CONC	CONCRETE
S.F.	SQUARE FEET
AC	ACRES
ESMT	EASEMENT
L.S.	LAND SURVEYOR
D/W	DRIVEWAY
S/W	SIDEWALK
TYP	TYPICAL
PP	POWER POLE


24' MIN
12' MIN
12' MIN
4' PUE
VARIES
VARIES
6" TYP CONC. M.H. RING
6" TYP CONC. M.H. RING
6" TYP CONC. M.H. RING