

DATE: 3.26.14

WITH STIPS: YES ☒ NO ☐

A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF
SECTION 15, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

CONCLUSIONS:

THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT THE WEST HALF

PARCEL NO. 2

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT THE SOUTH 5 FEET THEREOF AND EXCEPT THE NORTH 16 FEET OF THE SOUTH 16 FEET OF
THE EAST 16 FEET THEREOF; AND EXCEPT THOSE PORTIONS DEED TO THE CITY OF MESA IN DOCUMENT NO. 34-71238 AND IN DOCUMENT
NO. 37-33682, DEEDS OF MARICOPA COUNTY, ARIZONA, AND EXCEPT THE WEST HALF OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER



UTILITY		SHEET INDEX	
WATER	CITY OF MESA	1	DESCRIPTION COVER SHEET
SEWER	CITY OF MESA	2	LOT DATA & TYPICAL LOT DETAILS
		3-4	PRELIMINARY PLAN

ELECTRIC	SALT RIVER ARCHITECT
TELEPHONE	AT&T
	CENTURY LINK
	COX COMMUNICATIONS
CABLE	COX COMMUNICATIONS
GAS	CITY OF MESA

NOTES

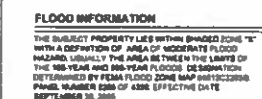
- 1 OPEN SPACE AREA TO BE MAINTAINED BY HESLEY AND BROWN HOMEOWNERS ASSOCIATION.
- 2 ALL STREETS TO BE PUBLIC STREETS
- 3 PROJECT IS NOT INTEND TO BE CURRENTLY IN A FEMA SPECIAL FLOOD HAZARD ZONE FOR THE 100 YEAR FLOOD.
- 4 THIS PRELIMINARY PLAT HAS BEEN PREPARED USING AN ALTA SURVEY BY MR. GARTMAN DATED 06-15-12.

SITE DATA	
EXISTING ZONING	AGRICULTURAL (AO)
PROPOSED ZONING	RES - 2 PAO & RES - 4 PAO
GROSS ACREAGE (TO CENTERLINE)	88.00
OPEN SPACE PROVIDED (ACRES)	44.34
OPEN SPACE PROVIDED (% OF GROSS TO CL)	17.01%
MINIMUM LOT SIZE (SQUARE FEET)	2,520
LOT COUNT	431
DENSITY (BASED ON GROSS TO CENTERLINE)	5.30 DPM AC

OPEN SPACE USAGE TABLE			
TRACT ID	TRACT AREA (AC)	USABLE ¹	OPEN SPACE MAINTENANCE RESPONSIBILITY
11	0.13	0.0	SEA
12a	0.17	0.0	SEA
12b	0.17	0.0	SEA
13	0.17	0.0	SEA
14	0.17	0.0	SEA
15	0.17	0.0	SEA
16	0.17	0.0	SEA
17	1.81	1.2-3	SEA
18	0.17	0.0	SEA
19	0.17	0.0	SEA
20	0.17	0.0	SEA
21	0.17	0.0	SEA
22	0.17	0.0	SEA
23	0.17	0.0	SEA
24	0.17	0.0	SEA
25	0.17	0.0	SEA
26	0.17	0.0	SEA
27	0.17	0.0	SEA
28	0.17	0.0	SEA
29	0.17	0.0	SEA
30	0.17	0.0	SEA
31	0.17	0.0	SEA
32	0.17	0.0	SEA
33	0.17	0.0	SEA
34	0.17	0.0	SEA
35	0.17	0.0	SEA
36	0.17	0.0	SEA
37	0.17	0.0	SEA
38	0.17	0.0	SEA
39	0.17	0.0	SEA
40	0.17	0.0	SEA
41	0.17	0.0	SEA
42	0.17	0.0	SEA
43	0.17	0.0	SEA
44	0.17	0.0	SEA
45	0.17	0.0	SEA
46	0.17	0.0	SEA
47	0.17	0.0	SEA
48	0.17	0.0	SEA
49	0.17	0.0	SEA
50	0.17	0.0	SEA
51	0.17	0.0	SEA
52	0.17	0.0	SEA
53	0.17	0.0	SEA
54	0.17	0.0	SEA
55	0.17	0.0	SEA
56	0.17	0.0	SEA
57	0.17	0.0	SEA
58	0.17	0.0	SEA
59	0.17	0.0	SEA
60	0.17	0.0	SEA
61	0.17	0.0	SEA
62	0.17	0.0	SEA
63	0.17	0.0	SEA
64	0.17	0.0	SEA
65	0.17	0.0	SEA
66	0.17	0.0	SEA
67	0.17	0.0	SEA
68	0.17	0.0	SEA
69	0.17	0.0	SEA
70	0.17	0.0	SEA
71	0.17	0.0	SEA
72	0.17	0.0	SEA
73	0.17	0.0	SEA
74	0.17	0.0	SEA
75	0.17	0.0	SEA
76	0.17	0.0	SEA
77	0.17	0.0	SEA
78	0.17	0.0	SEA
79	0.17	0.0	SEA
80	0.17	0.0	SEA
81	0.17	0.0	SEA
82	0.17	0.0	SEA
83	0.17	0.0	SEA
84	0.17	0.0	SEA
85	0.17	0.0	SEA
86	0.17	0.0	SEA
87	0.17	0.0	SEA
88	0.17	0.0	SEA
89	0.17	0.0	SEA
90	0.17	0.0	SEA
91	0.17	0.0	SEA
92	0.17	0.0	SEA
93	0.17	0.0	SEA
94	0.17	0.0	SEA
95	0.17	0.0	SEA
96	0.17	0.0	SEA
97	0.17	0.0	SEA
98	0.17	0.0	SEA
99	0.17	0.0	SEA
100	0.17	0.0	SEA
101	0.17	0.0	SEA
102	0.17	0.0	SEA
103	0.17	0.0	SEA
104	0.17	0.0	SEA
105	0.17	0.0	SEA
106	0.17	0.0	SEA
107	0.17	0.0	SEA
108	0.17	0.0	SEA
109	0.17	0.0	SEA
110	0.17	0.0	SEA
111	0.17	0.0	SEA
112	0.17	0.0	SEA
113	0.17	0.0	SEA
114	0.17	0.0	SEA
115	0.17	0.0	SEA
116	0.17	0.0	SEA
117	0.17	0.0	SEA
118	0.17	0.0	SEA
119	0.17	0.0	SEA
120	0.17	0.0	SEA
121	0.17	0.0	SEA
122	0.17	0.0	SEA
123	0.17	0.0	SEA
124	0.17	0.0	SEA
125	0.17	0.0	SEA
126	0.17	0.0	SEA
127	0.17	0.0	SEA
128	0.17	0.0	SEA
129	0.17	0.0	SEA
130	0.17	0.0	SEA
131	0.17	0.0	SEA
132	0.17	0.0	SEA
133	0.17	0.0	SEA
134	0.17	0.0	SEA
135	0.17	0.0	SEA
136	0.17	0.0	SEA
137	0.17	0.0	SEA
138	0.17	0.0	SEA
139	0.17	0.0	SEA
140	0.17	0.0	SEA
141	0.17	0.0	SEA
142	0.17	0.0	SEA
143	0.17	0.0	SEA
144	0.17	0.0	SEA
145	0.17	0.0	SEA
146	0.17	0.0	SEA
147	0.17	0.0	SEA
148	0.17	0.0	SEA
149	0.17	0.0	SEA
150	0.17	0.0	SEA
151	0.17	0.0	SEA
152	0.17	0.0	SEA
153	0.17	0.0	SEA
154	0.17	0.0	SEA
155	0.17	0.0	SEA
156	0.17	0.0	SEA
157	0.17	0.0	SEA
158	0.17	0.0	SEA
159	0.17	0.0	SEA
160	0.17	0.0	SEA
161	0.17	0.0	SEA
162	0.17	0.0	SEA
163	0.17	0.0	SEA
164	0.17	0.0	SEA
165	0.17	0.0	SEA
166	0.17	0.0	SEA
167	0.17	0.0	SEA
168	0.17	0.0	SEA
169	0.17	0.0	SEA
170	0.17	0.0	SEA
171	0.17	0.0	SEA
172	0.17	0.0	SEA
173	0.17	0.0	SEA
174	0.17	0.0	SEA
175	0.17	0.0	SEA
176	0.17	0.0	SEA
177	0.17	0.0	SEA
178	0.17	0.0	SEA
179	0.17	0.0	SEA
180	0.17	0.0	SEA
181	0.17	0.0	SEA
182	0.17	0.0	SEA
183	0.17	0.0	SEA
184	0.17	0.0	SEA
185	0.17	0.0	SEA
186	0.17	0.0	SEA
187	0.17	0.0	SEA
188	0.17	0.0	SEA
189	0.17	0.0	SEA
190	0.17	0.0	SEA
191	0.17	0.0	SEA
192	0.17	0.0	SEA
193	0.17	0.0	SEA
194	0.17	0.0	SEA
195	0.17	0.0	SEA
196	0.17	0.0	SEA
197	0.17	0.0	SEA
198	0.17	0.0	SEA
199	0.17	0.0	SEA
200	0.17	0.0	SEA

TOTAL TRACT AREA 17.86
 OPEN SPACE 1.2-3
 1 LANDSCAPE
 2 DRAINAGE
 3 ACCESS AND DRIVE IN LOT 17.75 AC. LOT 17.75 AC. LOT 17.75 AC.

"THESE TRACTS AND COMMON AREAS ARE TO BE OWNED AND MAINTAINED BY THE VEA. THESE TRACTS ARE OFFERED TO CREATE AN OPEN SPACE OR UNOCCUPIED YARD WITHIN WHICH NO BUILDING OR STRUCTURES MAY BE BUILT. EXCEPT AS SPECIFICALLY PROVIDED HEREIN, NO BUILDINGS OR STRUCTURES OF ANY KIND SHALL BE BUILT OR PLACED ABOVE GROUND LEVEL WITHIN THESE TRACTS EXCEPT BRANTON MAY CONSTRUCT WATER, SEWER, GAS, OR ELECTRIC UTILITIES AND APPURTENANCES AND PAVING FOR DRIVEWAYS. THE CITY OF MESA HAS NO OBLIGATION TO MAINTAIN OR REPAIR WATER AND SEWER SERVICES IN SUCH AREAS. THE CITY OF MESA'S EASEMENT PUBLIC UTILITY FACILITIES EASEMENT AND DRINKING EASEMENT IS HEREBY DEDICATED ACROSS SAID TRACTS."



Source: *U.S. Census Bureau, Current Population Reports, 1990*

OPEN SPACE USAGE TABLE		
TRACT AREA (AC)	USAGE*	OWNER AND MAINTENANCE RESPONSIBILITY

[illegible][illegible]

Buyers.
Buyers.
Buyers.

Terrascope
consulting

The seal of the Department of the Interior, Bureau of Land Management, is located in the bottom right corner of the page. It features a circular design with the words "DEPARTMENT OF THE INTERIOR" and "BUREAU OF LAND MANAGEMENT" around the perimeter, and a central emblem depicting a landscape with a mountain, a river, and a tree.



EXPENSE 3/31/20

**HIGLEY
&
BROWN**

PRELIMINARY P



800-4-A-ARIZONA
 800-422-7272
 800-422-7272
 800-422-7272

DATE:	DESCRIPT
-------	----------

DATE: _____

SUNSHINE CITY DANCING HALL

03/10/16 CITY DOING BUL

432914 CITY STR BL

[illegible]

CHARGE NO. _____

KT3 E

COVER SHEET

and $\mathbf{b}_i$ are the i th column of $\mathbf{B}$ and $\mathbf{b}_i$ is the i th column of $\mathbf{B}$.

1518

PROJECT No. _____

B351