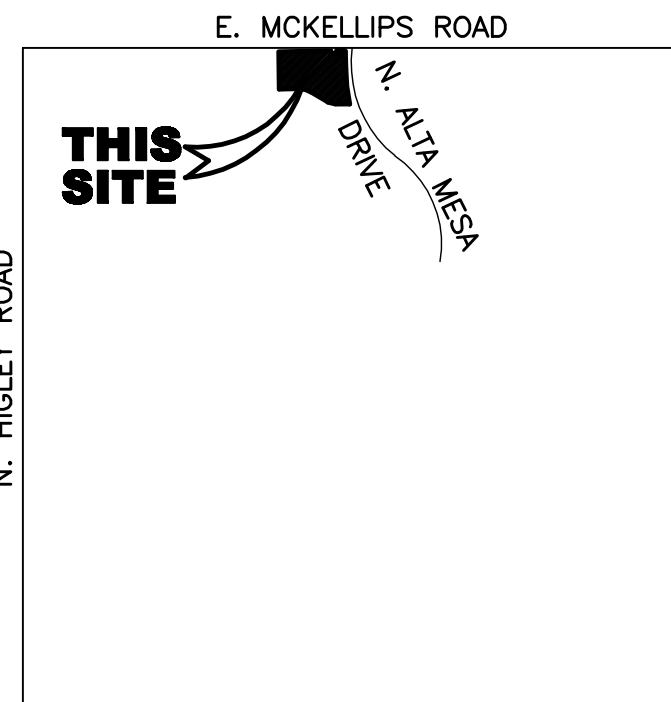
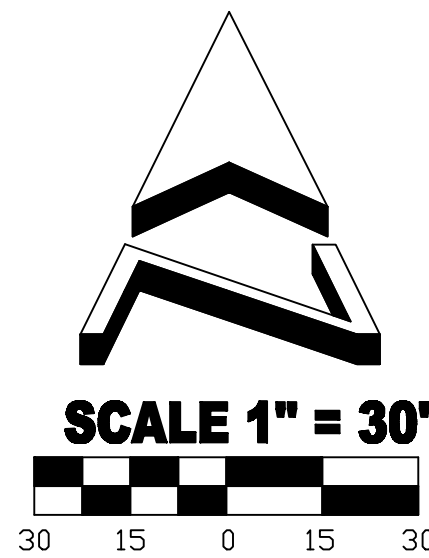
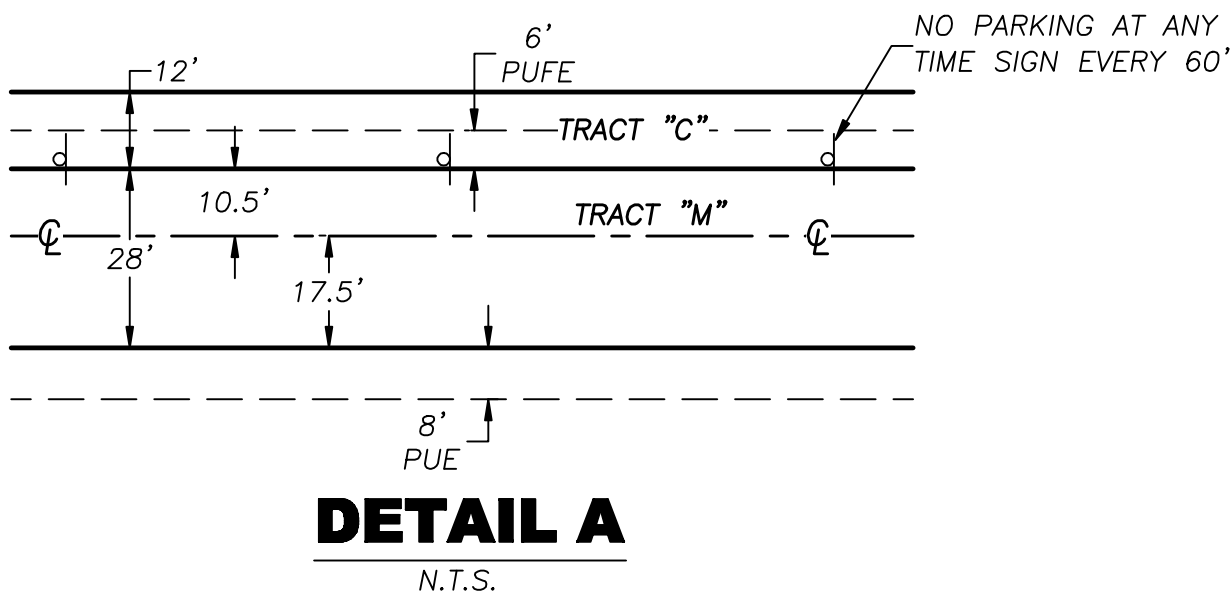


SANCTUARY AT ALTA MESA

A PORTION OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 6 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA



CURVE DATA

NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
C1	90°00'00"	10.00	10.00	15.71
C2	20°24'19"	13.86	77.00	27.42
C3	38°05'29"	26.58	77.00	51.19
C4	31°29'51"	21.71	77.00	42.33
C5	89°59'40"	76.99	77.00	120.94
C6	90°01'32"	12.01	12.00	18.85
C7	06°44'55"	82.54	1399.99	164.90
C8	01°46'41"	21.73	1399.99	43.45
C9	01°51'51"	22.78	1399.99	45.55
C10	01°52'05"	22.83	1399.99	45.65
C11	01°14'17"	15.13	1399.99	30.25
C12	07°31'28"	91.40	1389.99	182.54
C13	03°51'58"	46.91	1389.99	93.79
C14	31°51'58"	32.23	112.90	62.79
C15	31°51'58"	10.82	37.90	21.08
C16	00°47'21"	1.37	199.66	2.75
C17	12°04'30"	21.12	199.66	42.08
C18	12°04'59"	21.13	199.66	42.11
C19	06°55'08"	12.07	199.66	24.11
C20	00°47'21"	1.89	274.66	3.78
C21	12°04'30"	29.05	274.66	57.88
C22	12°04'59"	29.07	274.66	57.92
C23	06°55'08"	16.60	274.66	33.17
C24	01°16'30"	0.56	50.00	1.11
C25	44°51'48"	20.64	50.00	39.15
C26	24°52'13"	11.03	50.00	21.70
C27	18°59'30"	8.36	50.00	16.57
C28	90°00'00"	50.00	50.00	78.54
C29	62°11'15"	9.05	15.00	16.28
C30	27°48'46"	3.71	15.00	7.28
C31	90°00'00"	15.00	15.00	23.56
C32	27°49'05"	3.71	15.00	7.28
C33	62°10'55"	9.05	15.00	16.28
C34	90°00'00"	15.00	15.00	23.56
C35	19°03'45"	13.26	78.98	26.28
C36	25°56'05"	15.57	67.63	30.61
C37	89°59'40"	37.50	37.50	58.90
C38	12°15'18"	26.99	15.00	31.91
C39	07°36'57"	20.61	309.66	41.16
C40	08°16'59"	22.42	309.66	44.77
C41	07°57'07"	21.52	309.66	42.98
C42	08°00'55"	21.69	309.66	43.32
C43	31°51'58"	88.40	309.66	172.22
C44	31°51'58"	78.41	274.66	152.76
C45	89°59'40"	15.00	15.00	23.56
C46	31°51'58"	57.00	199.66	111.04
C47	31°51'58"	83.41	292.16	162.49
C48	90°00'00"	32.50	32.50	51.05
C49	89°59'40"	54.99	55.00	86.39
C50	31°51'58"	5.82	20.40	11.35

LOT TABLE

NAME	SQUARE FEET	ACRES
1	3490.60	0.0801
2	3490.60	0.0801
3	3490.62	0.0801
4	3495.17	0.0802
5	6841.40	0.1571
6	6083.69	0.1397
7	3493.03	0.0802
8	3751.12	0.0861
9	3748.56	0.0861
10	3188.74	0.0732
11	3150.00	0.0723
12	3150.00	0.0723
13	3828.20	0.0879
14	3618.37	0.0831
15	3486.54	0.0800
16	3422.26	0.0786
17	3412.50	0.0783
18	4471.34	0.1026
19	4349.41	0.0998
20	3149.94	0.0723
21	3149.94	0.0723
22	3149.74	0.0723
23	3146.05	0.0722
24	3150.00	0.0723
25	3146.06	0.0722
26	3107.24	0.0713
27	3614.68	0.0830
28	4414.57	0.1013
29	4432.48	0.1017
30	3486.00	0.0800
31	3486.00	0.0800

TRACT TABLE

NAME	SQUARE FEET	ACRES
TRACT A	2449	0.0562
TRACT B	4532	0.1040
TRACT C	3247	0.0745
TRACT D	761	0.0175
TRACT E	2659	0.0610
TRACT F	1384	0.0318
TRACT G	490	0.0112
TRACT H	1579	0.0363
TRACT I	556	0.0128
TRACT J	599	0.0138
TRACT K	8049	0.1848
TRACT L	39909	0.9161

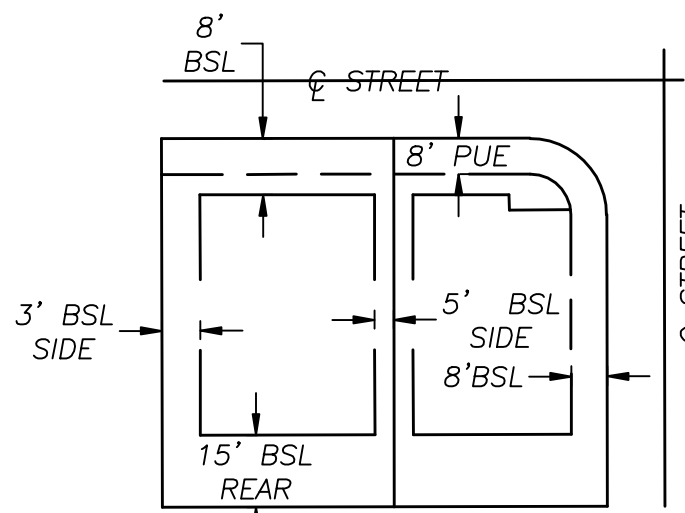
BENCH MARK

BRASS TAG IN THE SOUTHEAST CORNER OF THE
INTERSECTION OF RECKER ROAD AND MCKELLIPS
ROAD.
ELEVATION = 1455.22' (CITY OF MESA)

LINE DATA

NUMBER	DIRECTION	DISTANCE
L1	N00°42'32"W	2.00'
L2	N89°17'28"E	20.00'
L3	S00°42'32"E	20.00'
L4	N89°17'29"E	26.00'
L5	N00°42'33"W	4.00'
L6	N89°17'28"E	20.15'
L7	N00°42'31"W	24.00'
L8	N45°22'11"W	14.23'
L9	N00°42'32"W	16.83'
L10	N89°17'28"E	10.07'
L11	N89°17'28"E	10.10'
L12	N89°17'28"E	10.20'
L13	S89°17'28"W	17.93'
L14	N89°17'28"E	16.82'
L15	N70°17'58"E	11.46'
L16	N00°42'32"W	11.03'
L17	N00°42'32"W	8.00'
L18	N00°45'40"W	8.00'
L19	N58°50'34"W	24.73'
L20	N89°17'28"E	16.82'
L21	S89°17'28"W	16.82'
L22	N00°42'52"W	4.27'
L23	S00°42'52"E	24.45'
L24	N00°42'52"W	5.45'
L25	N00°42'52"W	2.06'
L26	S58°50'34"E	6.72'
L27	N00°42'52"W	13.05'

CITY OF MESA PARK
APN #141-44-003Q



BUILDING SETBACK TYPICAL

BASIS OF BEARINGS:

A LINE BEGINNING AT THE NORTHWEST CORNER OF SECTION 11 AND
EXTENDING EASTWARD TO THE NORTH QUARTER CORNER OF SAID SECTION
11 HAVING A BEARING OF N00°28'52"E ACCORDING TO "ALTA MESA"
RECORDED IN BOOK 262 OF MAPS, PAGE 25 M.C.R.

OWNER

MINT HOMES, INC.
CONTACT: DARRYN LANE
4860 E. BASELINE ROAD SUITE 107
MESA, ARIZONA 85206
PHONE: (480) 284-5019
EMAIL: darryn@minthomes.net

ENGINEER

GREGORY L. ALLEN
ALLEN CONSULTING ENGINEERS, INC.
3921 E. BASELINE ROAD
SUITE 112
GILBERT, AZ 85234
PHONE: 480-844-1666
FAX: 480-830-8453

SITE DATA

PARCEL NUMBERS: 141-44-003R (ORIGINAL APN)

GROSS AREA: 182820 S.F.
4.4969 AC.

NET AREA: 181608 S.F.
4.1691 AC.

CURRENT ZONING: RM-2

PROPOSED ZONING: RSL-2.5

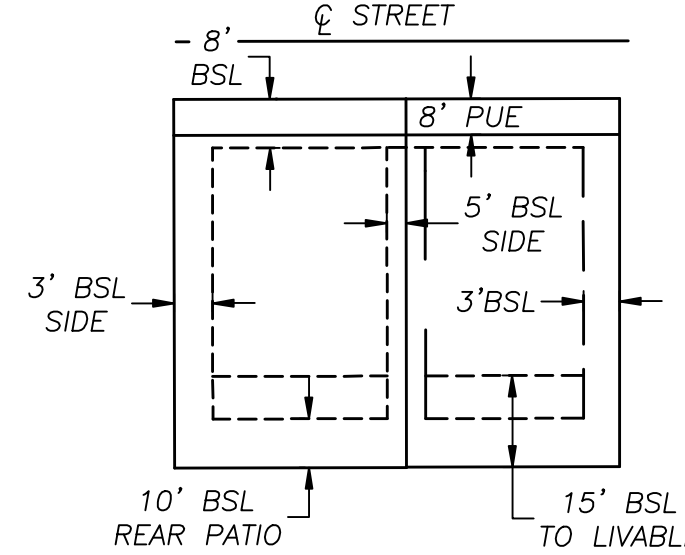
TOTAL NUMBER OF LOTS: 31

DENSITY: 6.46 DU/ACRE

OPEN SPACE CALCULATIONS

GROSS AREA WITH PARK: 182820 S.F. + 341,641 =
524,461 S.F. = 12.04 ACRES

OPEN SPACE AREA = 0.4786 AC.
CITY OF MESA PARK = 341,641 S.F. = 7.8430 ACRE
TOTAL OPEN SPACE = 8.3216 / 12.04 AC = 69%



BUILDING SETBACK TYPICAL

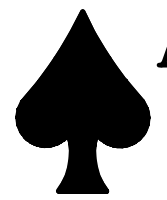
LOTS 1-6

N.T.S.



CALL TWO WORKING DAYS
BEFORE YOU DIAL
263-1100
1-800-STAKE-IT
OUTSIDE MARICOPA COUNTY

DATE
11/23/16



ALLEN
CONSULTING
ENGINEERS, INC.

3921 E. BASELINE ROAD #112
GILBERT, ARIZONA 85234
PHONE (480) 844-1666
E-MAIL: ace@allenconsulting.com

SANCTUARY AT ALTA MESA
PRELIMINARY PLAT

JOB NUMBER	95515	SHEET	1	OF	2
DRAWING	PRELIMINARY PLAT	CHECKED BY		DATE	06-23-16
DRAFTSMAN					