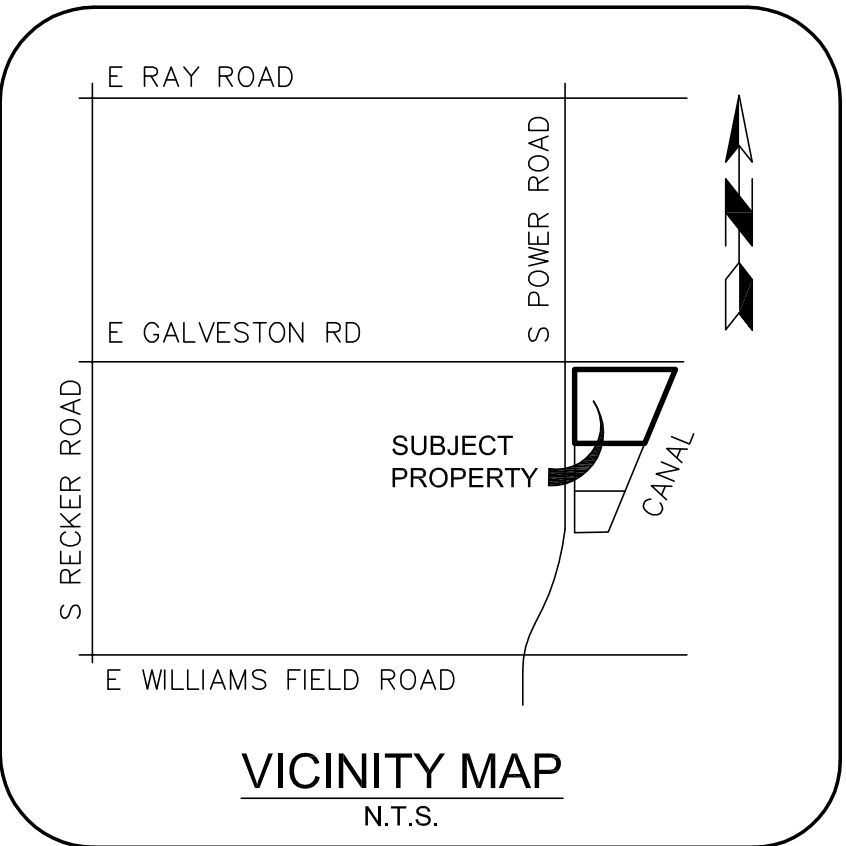
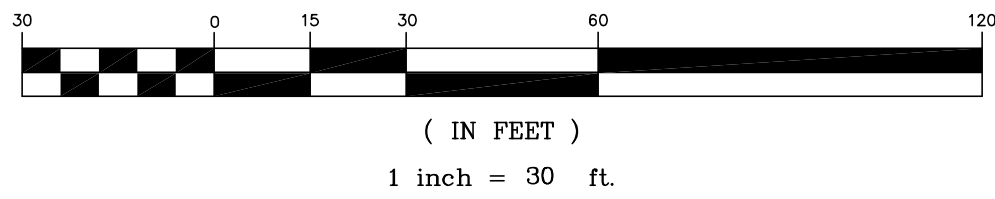


PRELIMINARY PLAT
OF
"THELANDER ACRES"

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 7
EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



GRAPHIC SCALE



LEGEND

- △ SET MAG NAIL W/TAG RLS 54333
- FOUND BRASS CAP FLUSH
- ⊙ FOUND BRASS CAP IN HANDHOLE
- FOUND AS NOTED
- SET 1/2" REBAR W/CAP RLS 54333
- ~ BREAKLINE
- C.V.A.E. CONTROLLED VEHICLE ACCESS EASEMENT
- P.U.F.E. PUBLIC UTILITY & FACILITIES EASEMENT
- R/W RIGHT-OF-WAY
- (M) MEASURED
- (R) RECORDED
- (C) CALCULATED
- M.C.R. MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- - - EASEMENT LINE
- - - CENTERLINE

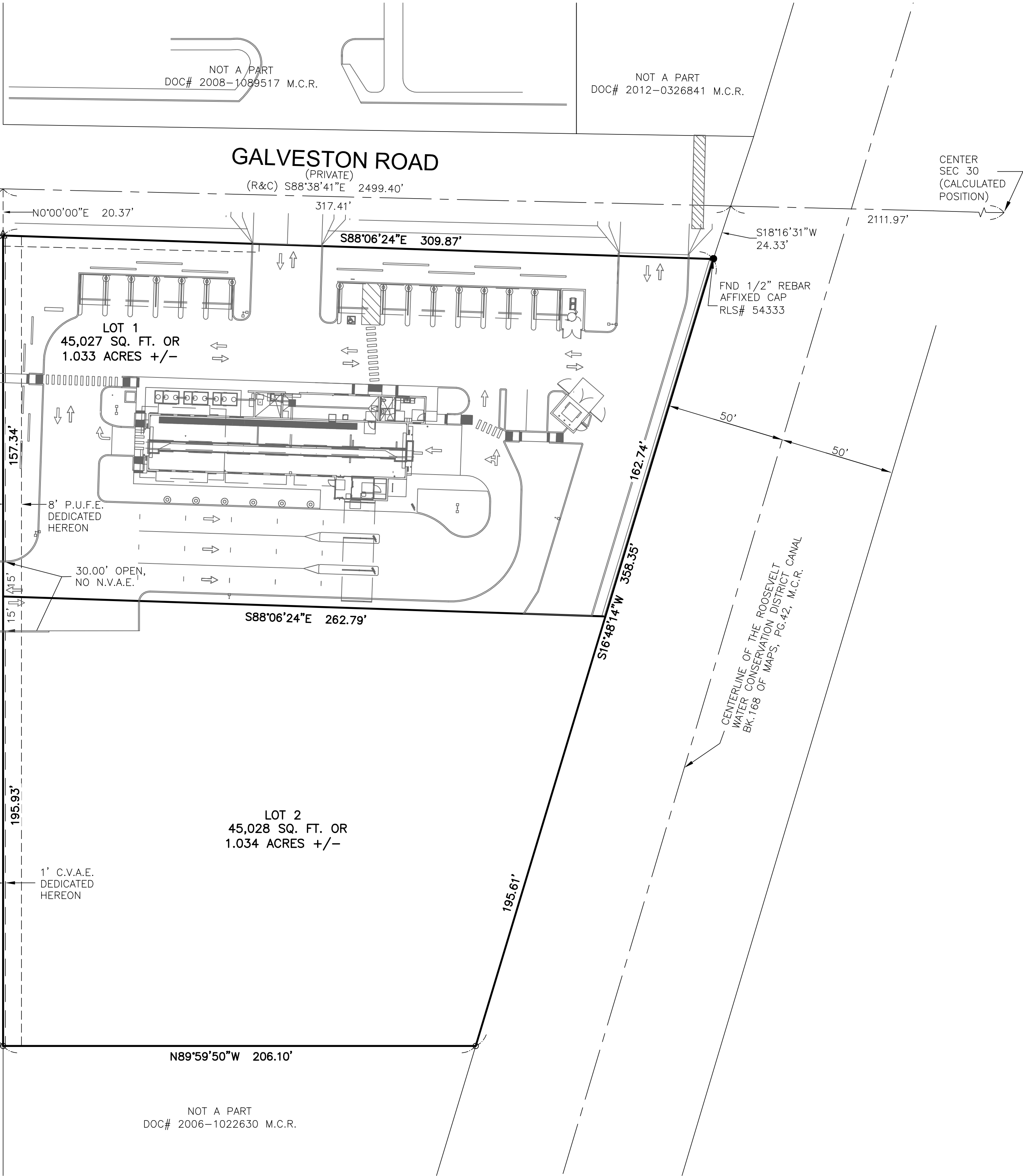
EXISTING ZONING:

LC (LIMITED COMMERCIAL) PER CITY OF MESA

S. POWER ROAD
(PUBLIC)

(BASIS OF BEARING)
(R&M) S07°00'00"E (R) 2631.46' (M) 2631.39'
(M) 2609.36'

NW COR.
SEC 30
(M) N0°00'00"E 2631.26'
(M) 2618.49'
W 1/4 COR.
SEC 30
(M) 12.77'
22.03'
70.02'
S90°00'00"E 70.00'
N0°00'00"E 20.37'
S88°06'24"E 309.87'
S88°06'24"E 2499.40'
S18°16'31"W 24.33'
2111.97'
FND 1/2" REBAR
AFFIXED CAP
RLS# 54333
50'
50'
CENTERLINE OF THE ROOSEVELT
WATER CONSERVATION DISTRICT CANAL
Bk. 168 OF MAPS, PG. 42, M.C.R.
S16°48'14"W 358.35'
162.74'
195.61'
N89°59'50"W 206.10'
NOT A PART
DOC# 2006-1022630 M.C.R.
SW COR.
SEC 30



AREAS:


LOT 1: 45,027 SQUARE FEET OR 1.033 ACRES MORE OR LESS.
LOT 2: 45,028 SQUARE FEET OR 1.034 ACRES MORE OR LESS.
TOTAL NET AREA: 90,055 SQUARE FEET OR 2.067 ACRES MORE OR LESS.

PARENT PARCEL LEGAL DESCRIPTION:

PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:
COMMENCING AT A BRASS CAP IN A HAND HOLE ACCEPTED AS THE WEST QUARTER CORNER OF SECTION 30, FROM WHICH A BRASS CAP IN HAND HOLE ACCEPTED AS THE SOUTHWEST CORNER OF SECTION 30, BEARS SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 2631.46 FEET; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 30, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 21.20 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 45.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 06 MINUTES 24 SECONDS EAST, 334.88 FEET; THENCE SOUTH 16 DEGREES 48 MINUTES 14 SECONDS WEST, 358.35 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST, 231.10 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A LINE PARALLEL WITH AND 45.00 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 30, 354.10 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION LYING WITHIN THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS; COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 30; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER 45.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING EAST 25.00 FEET; THENCE SOUTH PARALLEL TO AND 70.00 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 772.75 FEET TO A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1557.40 FEET AND A CENTRAL ANGLE OF 06°51'18"; THENCE ALONG SAID CURVE A DISTANCE OF 186.33 FEET; THENCE NORTH 80°57'38" WEST A DISTANCE OF 24.84 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1472.40 FEET, A CENTRAL ANGLE OF 00°39'48" AND AN INITIAL TANGENT BEARING OF NORTH 05°03'51" EAST; THENCE ALONG SAID CURVE A DISTANCE OF 17.04 FEET; THENCE EAST A DISTANCE OF 4.26 FEET TO A POINT ON A LINE PARALLEL TO AND 40.00 FEET EAST OF SAID WEST LINE OF THE SOUTHWEST QUARTER; THENCE NORTH ALONG SAID PARALLEL LINE A DISTANCE OF 43.55 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1477.40 FEET, A CENTRAL ANGLE OF 04°42'55" AND AN INITIAL POINT BEARING OF NORTH 04°42'55" EAST; THENCE ALONG SAID CURVE A DISTANCE OF 121.58 FEET TO A POINT OF TANGENCY ON A LINE PARALLEL TO AND 45.00 FEET EAST OF SAID WEST LINE OF THE SOUTHWEST QUARTER; THENCE NORTH ALONG SAID PARALLEL LINE TO THE TRUE POINT OF BEGINNING.



 GILBERT LAND SURVEYING, PLC 4361 S. Squires Lane, Gilbert, Arizona 85297 Phone: (480) 275-8020	PRELIMINARY PLAT OF "THELANDER ACRES" A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA				
	DATE: 8/15/17	FIELD: RG/GG	DRAWN: RG	JOB NO.: 170515	SHEET: 20F2