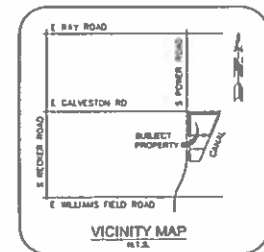
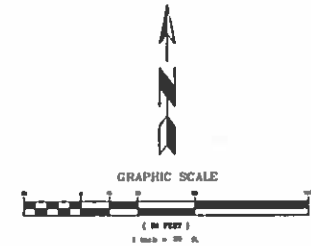


PRELIMINARY PLAT OF "THELANDER ACRES"

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



LEGEND

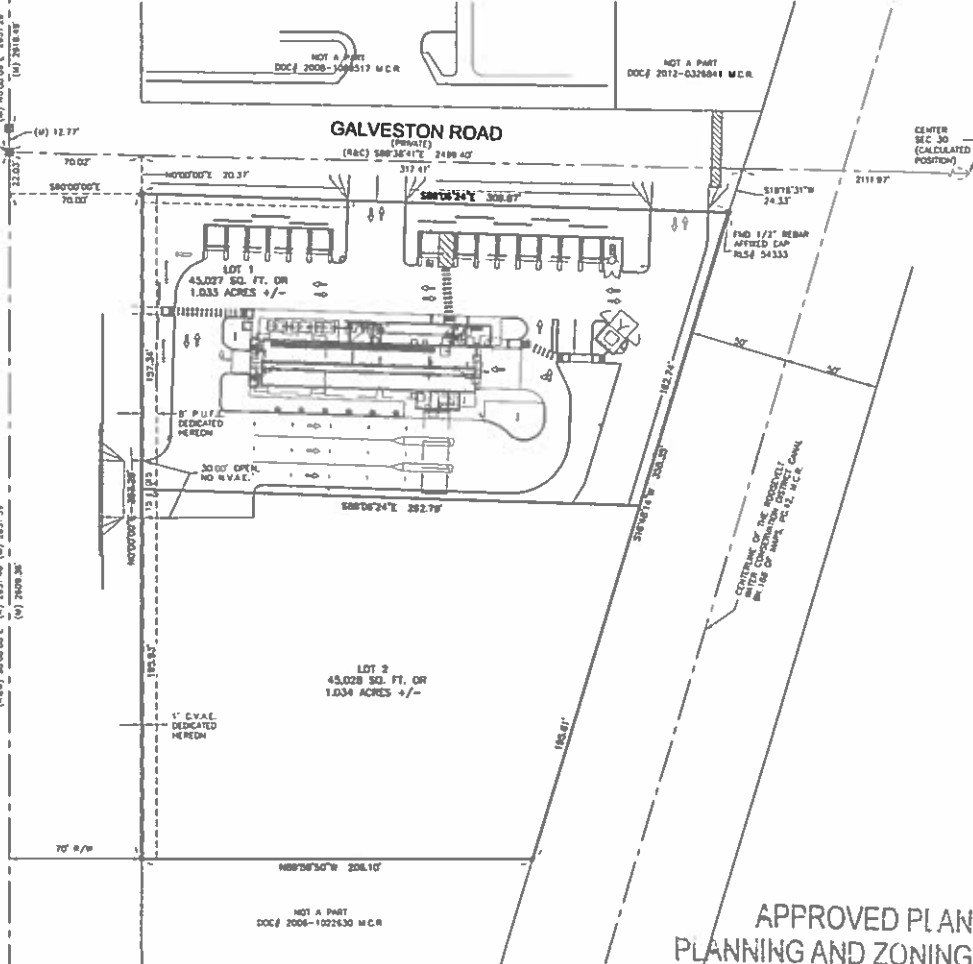
- SET MAG NAIL W/TAG RLS 54333
- FOUND BRASS CAP FILLISH
- FOUND BRASS CAP IN HANDHOLE
- FOUND AS NOTED
- SET 1/2" REBAR W/CAP RLS 54333
- BREAKLINE
- E.V.A.L. CONTROLLED VEHICLE ACCESS EASEMENT
- P.U.F.E. PUBLIC UTILITY & FACILITIES EASEMENT
- R/W RIGHT-OF-WAY
- (M) MEASURED
- (W) RECORDED
- (C) CALCULATED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

EXISTING ZONING:

LC (LIMITED COMMERCIAL) PER CITY OF MESA

S. POWER ROAD
(PUBLIC)

(R/W) 50.00' (M) 25.31' (W) 25.31' (C) 25.00' (M) 25.00'



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 SOUTHWEST CORNER OF SECTION 30, FROM WHICH A BRASS CAP IN HAND HOLE ACCEPTED AS THE SOUTHWEST CORNER OF SECTION 30, BEARS SOUTH 80 DEGREES 00 MINUTES 00 SECONDS EAST, 2831.48 FEET, THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 30, SOUTH 80 DEGREES 00 MINUTES 00 SECONDS EAST, 71.20 FEET, THENCE SOUTH 80 DEGREES 00 MINUTES 00 SECONDS EAST, 45.00 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 80 DEGREES 00 MINUTES 00 SECONDS EAST, 134.89 FEET, THENCE SOUTH 14 DEGREES 48 MINUTES 14 SECONDS WEST, 308.25 FEET, THENCE NORTH 88 DEGREES 54 MINUTES 30 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 43.00 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 1567.40 FEET AND A CENTRAL ANGLE OF 082°11'10", THENCE ALONG SAID CURVE A DISTANCE OF 180.33 FEET, THENCE NORTH 80°57'33" 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°34'48" AND AN INITIAL TANGENT BEARING OF NORTH 05°07'31" 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 45.00 FEET EAST OF SAID WEST LINE OF THE SOUTHWEST QUARTER, THENCE NORTH ALONG SAID PARALLEL LINE A DISTANCE OF 43.50 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1477.40 FEET, A CENTRAL ANGLE OF 04°42'50" AND AN INITIAL POINT BEARING OF NORTH 04°47'33" 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.

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

APPROVED PLANS
PLANNING AND ZONING BOARD

DATE: 10.18.17
WITH STIPS: YES ☒ NO ☐



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			
GILBERT LAND SURVEYING, P.L.C. 4381 S. Rigdon Lane, Gilbert, Arizona 85234 Phone: (480) 270-0020	DATE: 8/19/17	FILED: R000	RECORDED: R0 176619 SHEET: 20/21