

PRELIMINARY GRADING & DRAINAGE PLAN
FOR
RAY ROAD COMMERCE CENTER NORTH

A PORTION OF LAND LOCATED IN SECTION 19, TOWNSHIP 1 SOUTH, RANGE 7 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTIONS

PARCEL NO. 1:

REAL PROPERTY IN THE CITY OF MESA, COUNTY OF MARICOPA, STATE OF ARIZONA,
DESCRIBED AS FOLLOWS:

A PORTION OF LAND LOCATED IN SECTION 19, TOWNSHIP 1 SOUTH, RANGE 7 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP WITH LS TAG 6451 AT THE SOUTHEAST
CORNER OF SAID SECTION 19;

THENCE NORTH 00 DEGREES 53 MINUTES 56 SECONDS WEST, ALONG THE EAST LINE
OF SAID SECTION 19, A DISTANCE OF 2,205.24 FEET;

THENCE NORTH 00 DEGREES 53 MINUTES 56 SECONDS WEST, ALONG THE EAST LINE
OF SAID SECTION 19, A DISTANCE OF 139.55 FEET;

THENCE ALONG THE NORTH RIGHT-OF-WAY OR EAST RAY ROAD, SOUTH 87 DEGREES
54 MINUTES 05 SECONDS WEST, A DISTANCE OF 157.09 FEET;

THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY OF EAST RAY ROAD, NORTH
87 DEGREES 47 MINUTES 27 SECONDS WEST, A DISTANCE OF 828.75 FEET; TO THE
POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTH 07 DEGREES 00 MINUTES 10 SECONDS EAST FOR A DISTANCE OF
20.04 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 40 DEGREES 10
MINUTES 24 SECONDS, HAVING A RADIUS OF 1,367.00 FEET, AND WHOSE LONG
CHORD BEARS SOUTH 64 DEGREES 06 MINUTES 12 SECONDS WEST FOR A DISTANCE
OF 938.97 FEET;

THENCE SOUTH 45 DEGREES 24 MINUTES 44 SECONDS WEST FOR A DISTANCE OF
226.68 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTH 45 DEGREES 24 MINUTES 44 SECONDS WEST FOR A DISTANCE OF
1,645.63 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 01 DEGREES 24
MINUTES 45 SECONDS, HAVING A RADIUS OF 1,367.00 FEET, AND WHOSE LONG
CHORD BEARS SOUTH 46 DEGREES 05 MINUTES 47SECONDS WEST FOR A DISTANCE
OF 33.70 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE SOUTH 42 DEGREES 45 MINUTES 21 SECONDS EAST FOR A DISTANCE OF
5.95 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 06DEGREES 35MINUTES
33SECONDS, HAVING A RADIUS OF 1,431.05 FEET, AND WHOSE LONG CHORD BEARS
SOUTH 50DEGREES 03MINUTES 56SECONDS WEST FOR A DISTANCE OF 164.57 FEET
TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE SOUTH 89 DEGREES 47 MINUTES 32 SECONDS WEST FOR A DISTANCE OF
198.14 FEET;

THENCE SOUTH 00 DEGREES 35 MINUTES 45 SECONDS EAST FOR A DISTANCE OF
122.24 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 02 DEGREES 17
MINUTES 21 SECONDS, HAVING A RADIUS OF 1,431.05 FEET, AND WHOSE LONG
CHORD BEARS SOUTH 63 DEGREES 48 MINUTES 32 SECONDS WEST FOR A DISTANCE
OF 57.17 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE NORTH 20 DEGREES 58 MINUTES 25 SECONDS WEST FOR A DISTANCE OF
458.29 FEET;

THENCE NORTH 00 DEGREES 50 MINUTES 27 SECONDS WEST FOR A DISTANCE OF
202.13 FEET;

THENCE NORTH 11 DEGREES 00 MINUTES 15 SECONDS EAST FOR A DISTANCE OF
1308.79 FEET;

THENCE NORTH 68 DEGREES 38 MINUTES 29 SECONDS EAST FOR A DISTANCE OF
190.00 FEET;

THENCE NORTH 86 DEGREES 43 MINUTES 58 SECONDS EAST FOR A DISTANCE OF
639.61 FEET;

THENCE NORTH 88 DEGREES 46 MINUTES 22 SECONDS EAST FOR A DISTANCE OF
411.93 FEET;

THENCE SOUTH 01 DEGREES 13 MINUTES 38 SECONDS EAST FOR A DISTANCE OF
478.55 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 43 DEGREES 17
MINUTES 52 SECONDS, HAVING A RADIUS OF 350.02 FEET, AND WHOSE LONG CHORD
BEARS SOUTH 66 DEGREES 14 MINUTES 12 SECONDS EAST FOR A DISTANCE OF
258.26 FEET;

THENCE SOUTH 44 DEGREES 35 MINUTES 16 SECONDS EAST A DISTANCE OF 13.94
FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THE ABOVE-DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 2,062,194 SQ. FT.
(47.3415 ACRES) MORE OF LESS AND IS SUBJECT TO ANY EASEMENT,
RESTRICTIONS, OR RIGHT-OF-WAYS OF RECORD OF OTHERWISE.

BASIS OF BEARING

BASIS OF BEARING NORTH 00 DEGREES 53 MINUTES 56 SECONDS WEST, THE EAST
LINE OF THE SOUTHEAST QUARTER SECTION 19, TOWNSHIP 1 SOUTH, RANGE 7 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

BENCHMARK

BENCHMARK CITY OF MESA BRASS TAG - TOP OF CURB - NE CORNER OF POWER
ROAD & INTERSTATE 202 - ELEVATION 1324.10 NAVD88

TITLE REFERENCE

THIS SURVEY IS BASED UPON THE REPORT OF COMMITMENT FOR TITLE INSURANCE
ISSUE BY FIRST AMERICAN TITLE INSURANCE COMPANY FOR COMMITMENT FOR TITLE
INSURANCE REPORT FILE NO. 11-168633, AND DATED SEPTEMBER 19, 2016.

XCL ENGINEERING LLC HAS RELIED SOLELY UPON THE INFORMATION CONTAINED
WITHIN THE REPORT OF TITLE AND SCHEDULE B DOCUMENTS PROVIDED BY FIRST
AMERICAN TITLE INSURANCE COMPANY LISTED HEREON. XCL ENGINEERING LLC AND
RICHARD E. JONES (RLS) MAKES NO STATEMENT AS TO THE ACCURACY OR
COMPLETENESS OF THE SUBJECT REPORT.

CIVIL ENGINEER

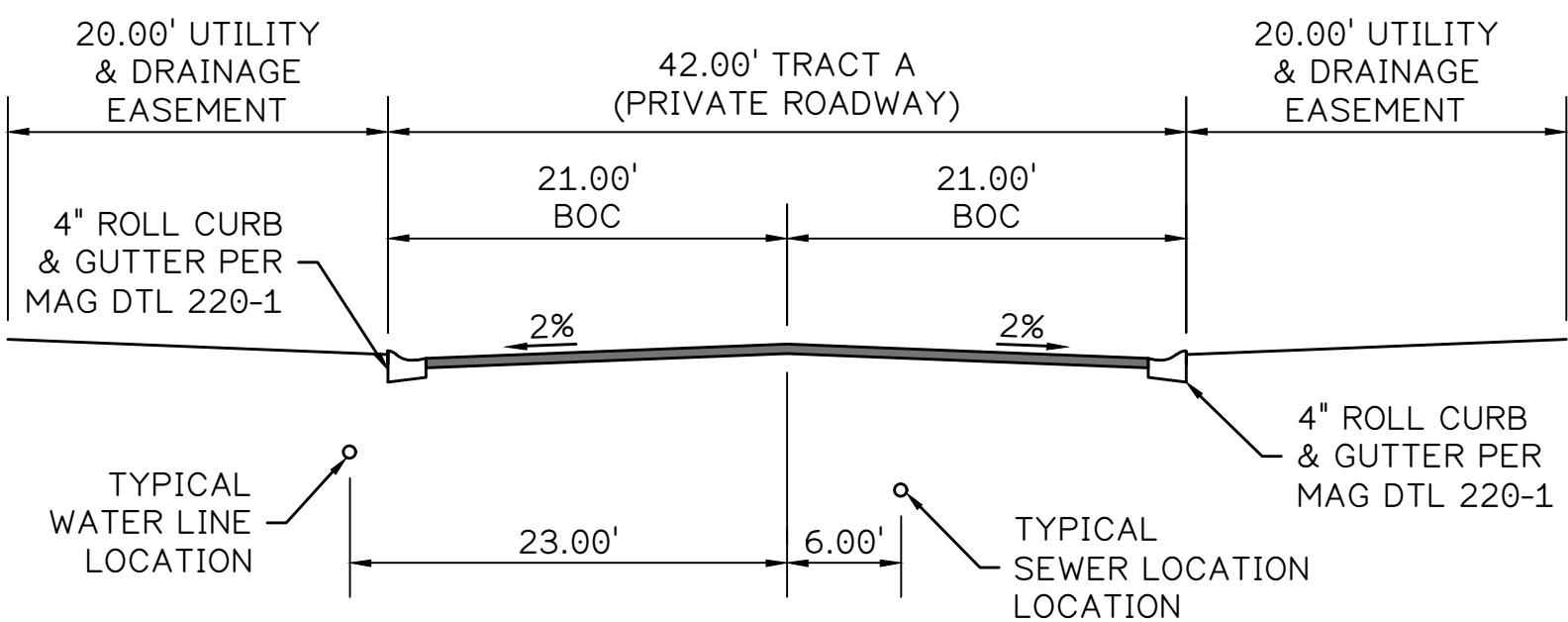
XCL ENGINEERING, L.L.C.
1460 S. KAREN DR.
CHANDLER, AZ 85286
CONTACT: OMAR CERVANTES, P.E.
PHONE: (480)275-2711
EMAIL: ocervantes@xclengineering.com

OWNER / DEVELOPER

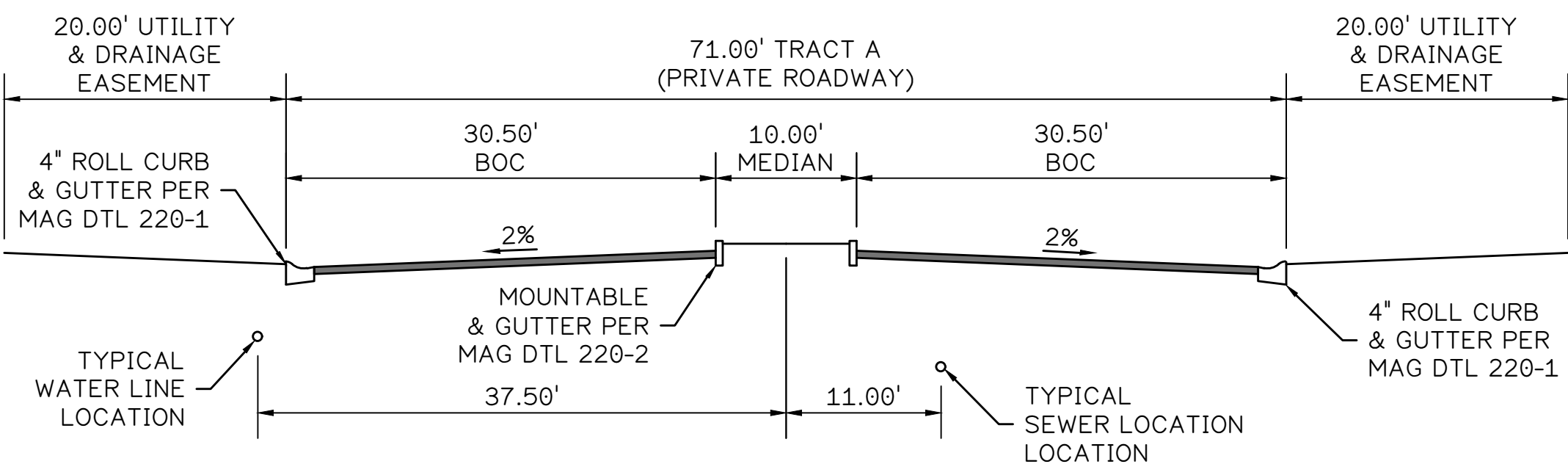
PHX-MESA GATEWAY AIRPORT 193, LLC
C/O ORSETT PROPERTIES, LTD.
5353 NORTH 16TH STREET, SUITE #105
PHOENIX, ARIZONA 85016
CONTACT: STEVE VINCENT
PHONE: (602)241-3220
FAX: (602)241-3294

SITE INFORMATION

APN: 304-30-027N
SITE NET AREA: 2,062,061 S.F. OR 47.3384 AC.
ZONING: LI (LIGHT INDUSTRIAL)



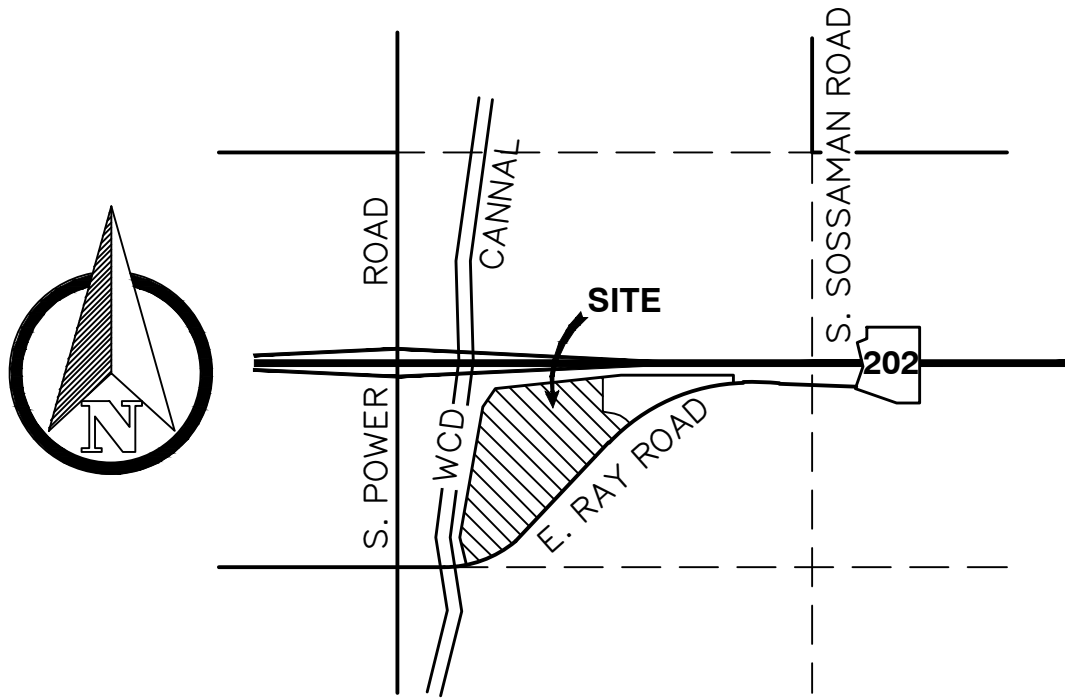
TYPICAL PRIVATE ROADWAY SECTION



TYPICAL PRIVATE ROADWAY SECTION
AT ENTRANCES

LEGEND

- Found Monument as Notes
- Found Brass Cap Flush
- Found Brass Cap in Hand Hole
- Set 1/2" Rebar R.L.S. #27742
- Subdivision Corner
- Property Line
- Roadway Center Line
- Right-of-Way (ROW)
- Easement Line (PUE,Esmnt.)
- Breakline
- Recorded
- Measured
- Maricopa County Recorder
- Registered Land Surveyor
- Assessor Parcel Number
- Point of Beginning
- Point of Commencing
- Found
- Corner
- Right-of-Way
- Public Utility Easement



VICINITY MAP
SECTION 19, T1S, R7E
NOT TO SCALE



XCL ENGINEERING, LLC
1460 South Karen Drive,
Chandler, AZ 85286
Ph: (480) 275-2711

www.xclengineering.com

CERTIFIED BY:



TITLE: PRELIMINARY GRADING & DRAINAGE PLAN

PROJECT: RAY ROAD COMMERCE CENTER NORTH
EAST RAY ROAD & SOUTH SOSSAMAN ROAD
MESA, AZ 85269

DATE:	PROJ.No.:	SCALE:	DESCRIPTION
REV	DATE		

DRAWING No.

PP01

SHEET 1 OF 2



SANTAN FREEWAY - LOOP 202

ROOSEVELT WATER CONSERVATION DISTRICT CANAL
OWNER: FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
APN: 304-30-026E

SAME MONUMENT

SW CNR OF S19, T1S, R7E.
FND. BCHH

OWNER: ALT ADVISOR INC
APN: 304-30-027E

OWNER: PHOENIX-MESA GATEWAY AIRPORT AUTHORITY
APN: 304-30-027P

OWNER: PHOENIX-MESA GATEWAY AIRPORT AUTHORITY
APN: 304-30-027P

OWNER: GATEWAY PROPERTIES OF AZ LLC
APN: 304-30-039

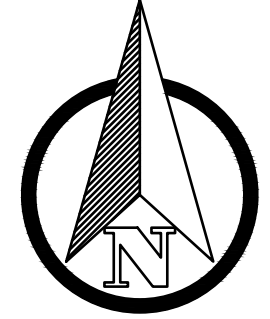
OWNER: PHX-MESA GATEWAY AIRPORT 193 LLC
APN: 304-30-038

PARCEL : A
(NOT PART OF THIS PLAT)

EAST RAY ROAD

SOUTH SOSSAMAN ROAD

EAST RAY ROAD

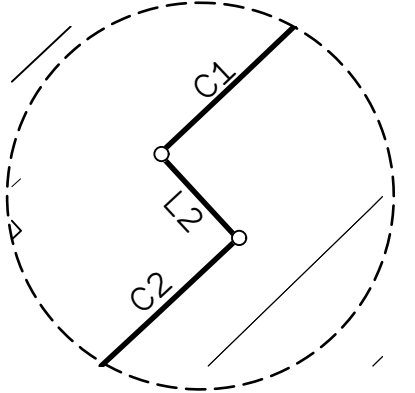


0 50' 100' 200' 300' Feet
SCALE: 1" = 100'

PARCEL LINE TABLE		
Line No.	Length	Direction
L1	20.06'	S07° 12' 20"E
L2	6.00'	S42° 45' 21"E
L3	122.24'	S00° 35' 45"E

PARCEL AREA TABLE		
Parcel No.	Area (S.F.)	Area (Acre)
1	133,967.09	3.0755
2	133,246.10	3.0589
3	148,995.29	3.4205
4	167,298.79	3.8407
5	93,232.49	2.1403
6	93,600.00	2.1488
7	93,600.00	2.1488
8	118,369.15	2.7174
9	104,732.28	2.4043
10	124,637.36	2.8613
11	109,200.00	2.5069
12	122,197.33	2.8053
13	112,000.00	2.5712
14	138,710.31	3.1844
15	126,992.25	2.9153
16	117,535.76	2.6982
TRACT A	123,746.47	2.8408
TOTAL	2,062,060.85	44.3384

CURVE TABLE					
Curve No.	Length	Radius	Delta	Chord Direction	Chord Length
C1	33.70'	1367.00'	001° 24' 45"	S46° 06' 22"W	33.70'
C2	164.57'	1431.05'	006° 35' 20"	S50° 03' 18"W	164.48'
C3	57.18'	1431.05'	002° 17' 21"	S63° 48' 32"W	57.17'
C4	232.36'	1431.05'	009° 18' 12"	N58° 00' 48"E	232.11'
C5	440.70'	1432.00'	017° 37' 59"	N55° 39' 39"E	438.97'
C6	649.92'	1432.00'	026° 00' 14"	N77° 28' 46"E	644.35'
C7	357.84'	400.00'	051° 15' 24"	S14° 37' 27"E	346.03'
C8	124.46'	48.50'	147° 02' 05"	S54° 55' 26"W	93.01'
C9	19.64'	71.50'	015° 44' 08"	S59° 25' 36"E	19.57'
C10	49.38'	71.50'	039° 34' 16"	N08° 46' 53"W	48.41'
C11	293.22'	360.97'	046° 32' 32"	N67° 51' 32"W	285.23'
C12	33.98'	25.00'	077° 51' 57"	S49° 56' 13"W	31.42'



DETAIL "A"

SW CNR OF S19, T1S, R7E.
FND. BRASS CAP W/LS TAG 6451



PRELIMINARY GRADING & DRAINAGE PLAN

PROJECT: RAY ROAD COMMERCE CENTER
EAST RAY ROAD & SOUTH SOSSAMAN ROAD
MESA, AZ 85269

XCL
XCL ENGINEERING, LLC
3115 South Price Road,
Suite 121,
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Ph: (480) 275-2711
www.xclengineering.com

DATE:	SCALE:	PROJ.No.:
REV	DATE	DESCRIPTION

CERTIFIED BY:

DRAWING No.
PP02
SHEET 2 OF 2