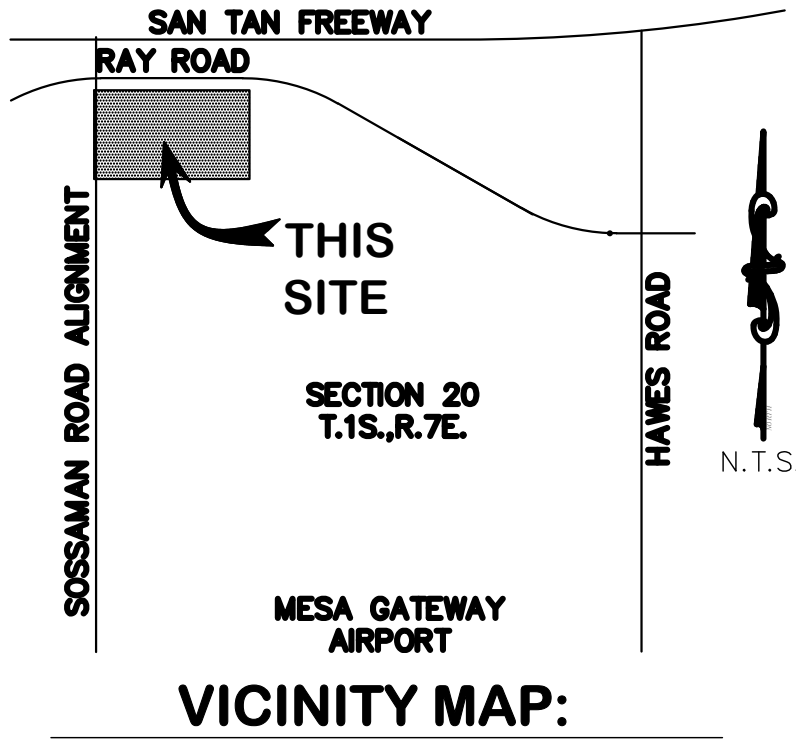


PRELIMINARY PLAT
FOR
"THE LANDING AT PMG PHASE I"

A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;



NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS OF WAYS IN ACCORDANCE WITH APPROVED PLANS.
- NOISE ATTENUATION MEASURES BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE BUILDINGS TO ACHIEVE A NOISE LEVEL REDUCTION OF 25 DB.
- CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, REMOVABLE SECTION TYPE FENCING.
- UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33. ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES, OR LANDSCAPED AREAS WITHIN THE PROJECT OR WITHIN THE PUBLIC RIGHTS-OF-WAY ALONG EAST VIRGINIA STREET.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL IMPROVEMENTS, OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY OF MESA.

LEGAL DESCRIPTION:

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PORTION OF SAID WEST HALF OF THE SOUTHWEST QUARTER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 20;

THENCE NORTH 00 DEGREES 52 MINUTES 41 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 1415.07 FEET;

THENCE SOUTH 89 DEGREES 38 MINUTES 02 SECONDS EAST, A DISTANCE OF 1324.44 FEET;

THENCE SOUTH 00 DEGREES 52 MINUTES 41 SECONDS EAST TO THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 1415.07 FEET;

THENCE NORTH 89 DEGREES 38 MINUTES 02 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 1324.44 FEET TO THE SOUTHWEST CORNER, BEING THE TRUE POINT OF BEGINNING; AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF ARIZONA IN WARRANTY DEED RECORDED JULY 10, 2003 IN RECORDING NO. 20030906113 AND BEING IN A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, WHICH LIES NORTH OF THE FOLLOWING DESCRIBED LINE:

LINE DESCRIPTION:

COMMENCING AT A 1 INCH REBAR MARKING THE WEST QUARTER CORNER OF SAID SECTION 20, FROM WHICH A WILLIAM AIR FORCE BASE (W.A.F.B) BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 20 BEARS SOUTH 00 DEGREES 56 MINUTES 06 SECONDS EAST, 2629.52 FEET;

THENCE ALONG THE WEST LINE OF SAID SECTION 20 SOUTH 00 DEGREES 56 MINUTES 06 SECONDS EAST, 424.27 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 87 DEGREES 51 MINUTES 49 SECONDS EAST, 979.05 FEET;

THENCE FROM A LOCAL TANGENT BEARING OF NORTH 89 DEGREES 52 MINUTES 51 SECONDS EAST ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 7879.44 FEET, A LENGTH OF 1699.77 FEET TO THE POINT OF ENDING ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 20 FROM WHICH A GENERAL LAND OFFICE (G.L.O.) BRASS CAP MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 20 BEARS SOUTH 00 DEGREES 27 MINUTES 46 SECONDS EAST, 2450.09 FEET; AND

EXCEPT THAT PORTION CONVEYED TO THE CITY OF MESA IN SPECIAL WARRANTY DEEDS RECORDED NOVEMBER 13, 2008 IN RECORDING NO. 20080976062 AND RECORDING NO. 20080976063 AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 20;

THENCE NORTH 00 DEGREES 56 MINUTES 10 SECONDS WEST ALONG THE WEST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, A DISTANCE OF 2065.69 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 00 DEGREES 56 MINUTES 10 SECONDS WEST TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ARIZONA DEPARTMENT OF TRANSPORTATION LOOP 202 HIGHWAY, A DISTANCE OF 139.51 FEET;

THENCE NORTH 87 DEGREES 51 MINUTES 49 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 979.14 FEET TO A POINT ON A NON-TANGENT CURVE;

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 7879.44 FEET, A CENTRAL ANGLE OF 02 DEGREES 34 MINUTES 34 SECONDS, AN ARC LENGTH OF 354.26 FEET AND A CHORD WHICH BEARS NORTH 88 DEGREES 35 MINUTES 34 SECONDS EAST TO A POINT ON THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, ALSO BEING A NON-TANGENT LINE;

THENCE SOUTH 00 DEGREES 42 MINUTES 00 SECONDS EAST DEPARTING SAID SOUTH LINE ALONG SAID EAST LINE, A DISTANCE OF 131.83 FEET TO A POINT ON A NON-TANGENT CURVE;

THENCE DEPARTING SAID EAST LINE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1335.00 FEET, A CENTRAL ANGLE OF 02 DEGREES 49 MINUTES 49 SECONDS, AN ARC LENGTH OF 65.95 FEET AND A CHORD WHICH BEARS SOUTH 89 DEGREES 04 MINUTES 19 SECONDS WEST TO ITS POINT OF TANGENCY;

THENCE SOUTH 87 DEGREES 39 MINUTES 24 SECONDS WEST, A DISTANCE OF 1267.05 FEET TO THE POINT OF BEGINNING.

OWNER:

MARWEST ENTERPRISES, LLC
6710 N. SCOTTSDALE RD 140
SCOTTSDALE, ARIZONA 85253
PHONE: (602) 390-5403
CONTACT: DAVID MARTENS, JD/MBA

SURVEYOR:

HUNTER ENGINEERING, INC.
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
CONTACT: JEFF NORMAN, PE
EMAIL: J.NORMAN@HUNTERENGINEERINGPC.COM

NOTE: A BLANKET CROSS ACCESS AND CROSS DRAINAGE EASEMENT WILL BE DEDICATED OVER THE ENTIRE PROJECT

PERTINENT RECORDED INFORMATION:

(R)=RECORDED DATA PER THE MONUMENT LINE OF RAY RD. ADJACENT TO PARCEL AND BEARS N 89°39'17"E, PER "RECORD OF SURVEY" RECORDED AMONG THE LAND RECORDS OF MARICOPA COUNTY IN MAP BOOK 1101, PAGE 49.

(R1)=PLSS SUBDIVISION RECORD OF SURVEY MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY, BOOK 609 OF MAPS, PAGE 29, M.C.R.

(M)=MEASURED INFORMATION FROM FIELD DATA COLLECTION.

(C)=CALCULATED INFORMATION FROM RECORDED DOCUMENTS AS NOTED.

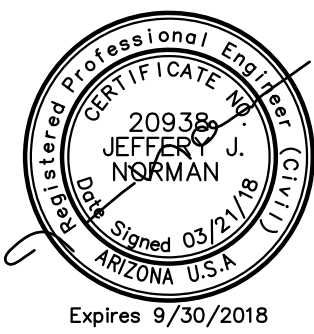
FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2760L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X

ZONE X IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

CERTIFICATION:

"I, JEFFERY NORMAN, HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT CONSISTING 2 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF MARCH 2017; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS, CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED".



BASIS OF BEARING:

THE MONUMENT LINE OF RAY RD. ADJACENT TO THE PARCEL AND BEARS N 89°39'17"E, PER "RECORD OF SURVEY" RECORDED AMONG THE LAND RECORDS OF MARICOPA COUNTY IN MAP BOOK 1101, PAGE 49.

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA, ON THE _____ DAY OF _____, 2017.

BY: _____ MAYOR

ATTEST: _____ CITY CLERK

THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576.

CITY ENGINEER

DATE

NO.	DATE	REVISION	BY

DRAWN BY: LEW
CHECKED BY: JDH

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

PRELIMINARY PLAT
THE LANDING AT PMG PHASE I

A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

SECTION: 20
TWNSHP: 1S
RANGE: 7E

JOB NO.:
LAND001-SA

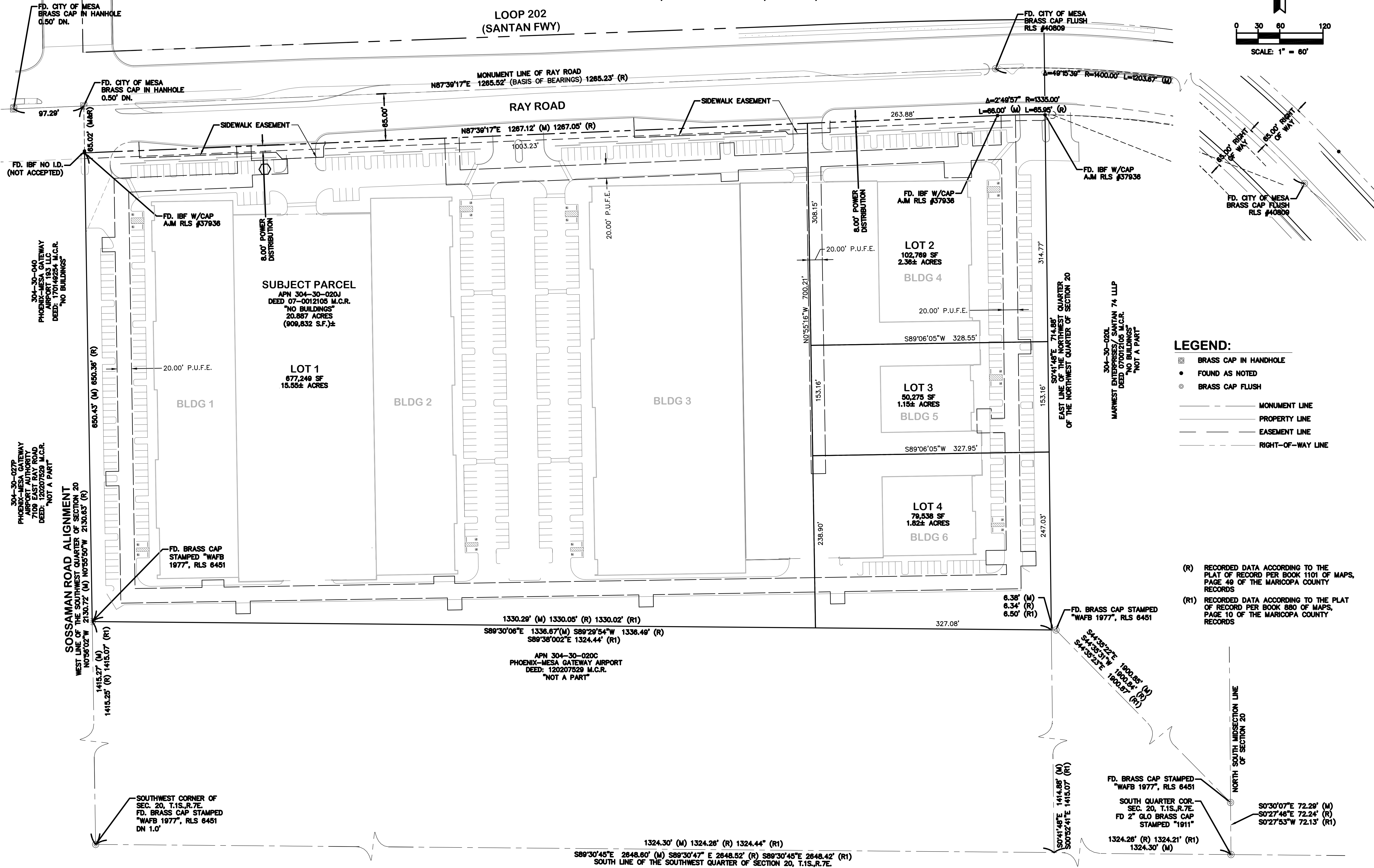
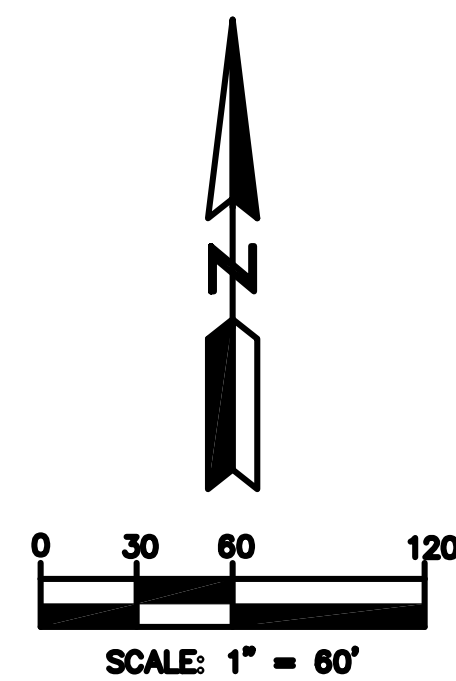
SCALE
N.T.S.

SHEET
1 OF 2

PRELIMINARY PLAT
FOR
"THE LANDING AT PMG PHASE I"

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

LOOP 202
(SANTAN FWY)



NO.	DATE	REVISION	BY

PURPOSE:
PRELIMINARY PLAT 3-21-18

DRAWN BY: LW
CHECKED BY: JJJ

HUNTER
ENGINEERING
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



**PRELIMINARY PLAT
THE LANDING AT PMG PHASE I**
A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP
1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA.

SECTION: 20
TWN: 1S
RANGE: 7E

JOB NO.:
LAND001-S

SCALE
1" = 60'

SHEET
2 OF **2**