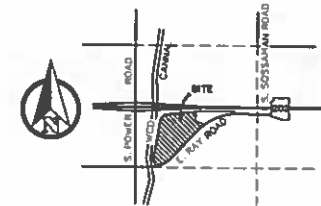


PRELIMINARY PLAT

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.



VICINITY MAP
SECTION 19, T1S, R7E
NOT TO SCALE

XCL ENGINEERING, LLC
1400 South Karen Drive,
Chandler, AZ 85286
P/O (480) 275-2711
www.xclengineering.com
CERTIFIED BY:

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 8451 AT THE SOUTHEAST
CORNER OF SAID SECTION 19;

THENCE NORTH 80 DEGREES 53 MINUTES 56 SECONDS WEST, ALONG THE EAST LINE
OF SAID SECTION 19, A DISTANCE OF 2,285.24 FEET;

THENCE NORTH 80 DEGREES 53 MINUTES 56 SECONDS WEST, ALONG THE EAST LINE
OF SAID SECTION 19, A DISTANCE OF 139.95 FEET;

THENCE ALONG THE NORTH RIGHT-OF-WAY OF 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 87 DEGREES 08 MINUTES 18 SECONDS EAST FOR A DISTANCE OF
20.84 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 48 DEGREES 18
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 81 DEGREES 24
MINUTES 45 SECONDS, HAVING A RADIUS OF 1,367.00 FEET, AND WHOSE LONG CHORD
BEARS SOUTH 46 DEGREES 05 MINUTES 47 SECONDS WEST FOR A DISTANCE
OF 33.76 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 86 DEGREES 35 MINUTES
33 SECONDS, HAVING A RADIUS OF 1,431.05 FEET, AND WHOSE LONG CHORD BEARS
SOUTH 58 DEGREES 33 MINUTES 54 SECONDS 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 80 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 82 DEGREES 17
MINUTES 21 SECONDS, HAVING A RADIUS OF 1,431.05 FEET, AND WHOSE LONG CHORD
BEARS SOUTH 63 DEGREES 48 MINUTES 12 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 08 DEGREES 50 MINUTES 27 SECONDS WEST FOR A DISTANCE OF
202.13 FEET;

THENCE NORTH 11 DEGREES 08 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 358.82 FEET, AND WHOSE LONG CHORD
BEARS SOUTH 66 DEGREES 14 MINUTES 12 SECONDS EAST FOR A DISTANCE OF
258.28 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;

BASIS OF BEARING

BASIS OF BEARING NORTH 80 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. 11-188833, AND DATED SEPTEMBER 19, 2018.

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

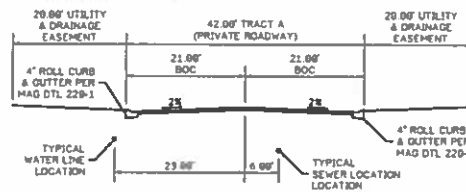
XCL ENGINEERING, LLC
1400 S. KAREN DR.
CHANDLER, AZ 85286
CONTACT: OMAR CERVANTES, P.E.
PHONE: (480) 275-2711
EMAIL: ocervantes@xclengineering.com

OWNER / DEVELOPER

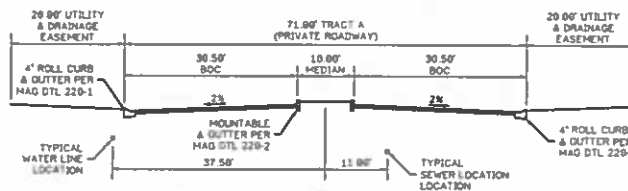
PHX-MESA GATEWAY AIRPORT 193, LLC
C/O ORSETT PROPERTIES, LTD.
3353 NORTH 16TH STREET, SUITE 4105
PHOENIX, ARIZONA 85016
CONTACT: STEVE VINCENT
PHONE: (602) 411-3220
FAX: (602) 411-3294

SITE INFORMATION

APN: 304-30-027N
SITE NET AREA: 2,430,932 S.F. OR 55.8965 AC.
ZONING: U.S. (LIGHT INDUSTRIAL)



TYPICAL PRIVATE ROADWAY SECTION



TYPICAL PRIVATE ROADWAY SECTION
AT ENTRANCES

LEGEND

- Found Monument as Notes
- Found Brass Cap 1 Inch
- Found Brass Cap 1/2 Inch
- Set M' Rear R.L.S. #27742
- Subdivision Corner
- Property Line
- Roadway Center Line
- Right-of-Way (ROW)
- Easement Line (P.U.S. smrt)
- Boundary
- Recorded
- Measured
- Maricopa County Recorder
- Registered Land Surveyor
- Assessor Parcel Number
- Point of Beginning
- Point of Commencing
- Corner
- Right-of-Way
- Public Utility Easement

APPROVED PLANS
PLANNING AND ZONING BOARD

DATE: 12-20-17

WITH STIPS: YES ☒ NO ☐

PRELIMINARY PLAT

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

DATE	SCALE	PROJ. NO.	DATE	DESCRIPTION



DRAWING NO.
PP01
SHEET 1 OF 2

