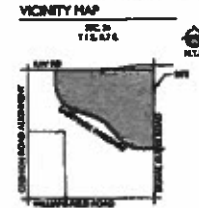
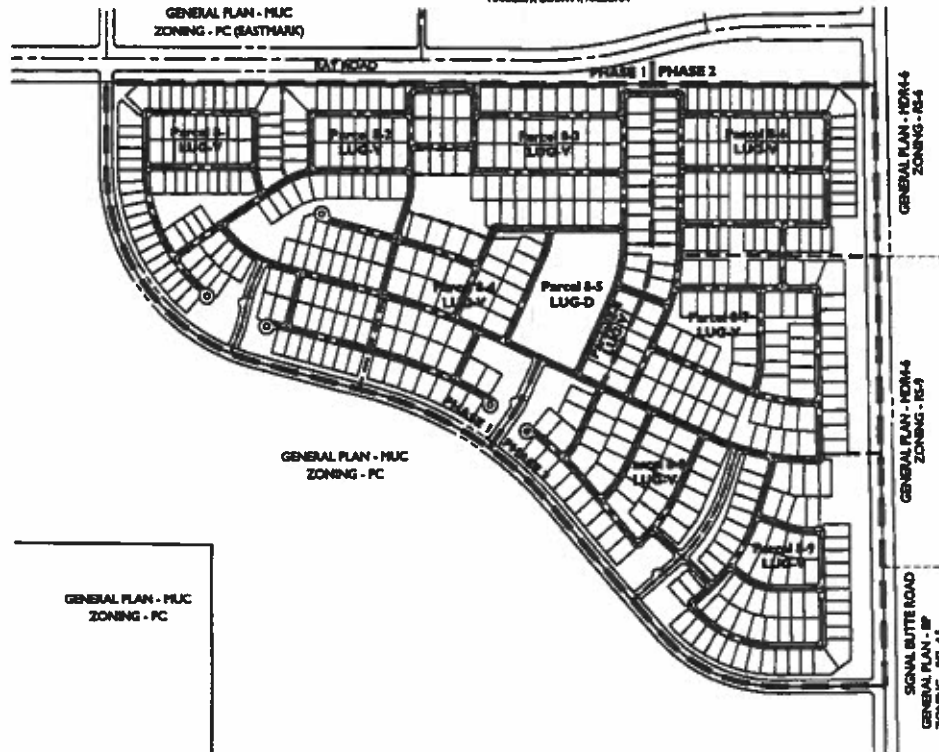


PRELIMINARY PLAT COVER SHEET FOR **THE CLUB AT EASTMARK - DU 8 & 9** MESA, ARIZONA

A PORTION OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE
GILA AND GALT RIVERS, T4S AND T3S, R7E AND T3S, R7E
PINAL COUNTY, ARIZONA



PROJECT TEAM

DEVELOPER:
DU 8 & 9, LLC /
TERRACE COMMUNITIES
2525 W. PIMA AVE. SUITE 100
PHOENIX, AZ 85027
CONTACT: MICHAEL CHOWEN

OWNER:
DU 8 & 9, LLC
2525 W. PIMA AVE. SUITE 100
PHOENIX, AZ 85027
CONTACT: MICHAEL CHOWEN

MASTER DEVELOPER

DU 8 & 9, LLC
2525 W. PIMA AVE. SUITE 100
PHOENIX, AZ 85027
CONTACT: MICHAEL CHOWEN

PROJECT DATA

APX:
GENERAL PLAN: MUC
EXISTING ZONING: MUC
CURRENT LAND USE: UNDEVELOPED
GROSS AREA: 4.75 ACRES
NET AREA: 4.75 ACRES
NET DENSITY: 1.40 DENS/AC
TRACT OPEN SPACE: 4.75 ACRES (100%)

GENERAL NOTES

1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
2. LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE FOR THE FINAL PLAT.
3. A HOMEOWNERS ASSOCIATION WILL BE FORMED FOR OWNERSHIP AND MAINTENANCE OF ALL TRACTS.
4. THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF SECURED STREET LIGHTS.
5. ALL PUBLIC ROADS WILL BE CONSTRUCTED CONSISTENT WITH THE EASTMARK COMMUNITY PLAN PERMITS STANDARDS AS MODIFIED HEREIN.
6. THE PROPERTY WILL BE DEVELOPED IN CONFORMANCE WITH THE APPROVED COMMUNITY PLAN AND DEVELOPMENT UNIT PLAN FOR DEVELOPMENT UNITS 8 & 9.

SITE DATA

LOT SIZE	PHASE 1	PHASE 2	LOT TOTAL
10' x 12'	24	91	115
20' x 14'	87	65	152
20' x 14'	64	73	137
20' x 14'	43	39	82
LOT SIZE	217	268	485

TRACT TABLE

TRACT	AREA
TRACT A	15.11 AC
TRACT B	1.80 AC
TRACT C	0.45 AC
TRACT D	3.38 AC
TRACT E	2.66 AC
TRACT F	0.28 AC
TRACT G	4.75 AC
TRACT H	0.74 AC
TRACT I	0.84 AC
TRACT J	0.81 AC
TRACT K	1.15 AC
TRACT L	1.75 AC
TRACT M	0.27 AC
TRACT N	0.82 AC
TRACT O	0.53 AC
TRACT P	0.53 AC
TRACT Q	1.56 AC
TRACT R	0.44 AC
TRACT S	0.68 AC
TRACT T	0.28 AC
TRACT U	0.28 AC
TRACT V	28.10 AC
TOTAL	74.99 AC

PUBLIC UTILITIES

WATER: CITY OF MESA
SEWER: CITY OF MESA
FIRE: CITY OF MESA
ELECTRIC: SALT RIVER PROJECT
TELEPHONE: CENTURY LINK / COX COMMUNICATIONS
GAS: SOUTHWEST GAS
CABLE: CENTURY LINK / COX COMMUNICATIONS
REFUSE: CITY OF MESA

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 7 EAST, AS SHOWN IN THE LEGAL DESCRIPTION PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY IN CONVEYMENT NO. 102-0023-000. THIS BEARING VARIES SLIGHTLY FROM RECORD BEARING SHOWN IN NCI DOC # 2006-100000.

MEASUREMENT

MEASUREMENT = 1 FOOT

CITY OF MESA BENCHMARK

GRADE TIE IN THE TOP OF CURB ON THE NORTHWEST CORNER OF INTERSECTION
SUNSHINE + 1481.15 CITY OF MESA DATUM
ELEVATION OBTAINED FROM "2011 CITY OF MESA BENCHMARK" LIST IN APRIL 2012

SITE BENCHMARK

FOUND BORN WITH CURB, BEHIND THE NORTH QUARTER CORNER OF SECTION 22, AND THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 7 EAST
ELEVATION = 1483.76 (CITY OF MESA DATUM)

EASTMARK MASTER DEVELOPER APPROVAL

John Blagovest 6-4-2013
DATE: 6-4-2013

APPROVED PLANS
PLANNING AND ZONING BOARD
DATE: 6/19/13
WITH STIPS: YES ☒ NO ☐