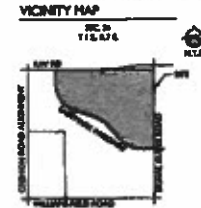
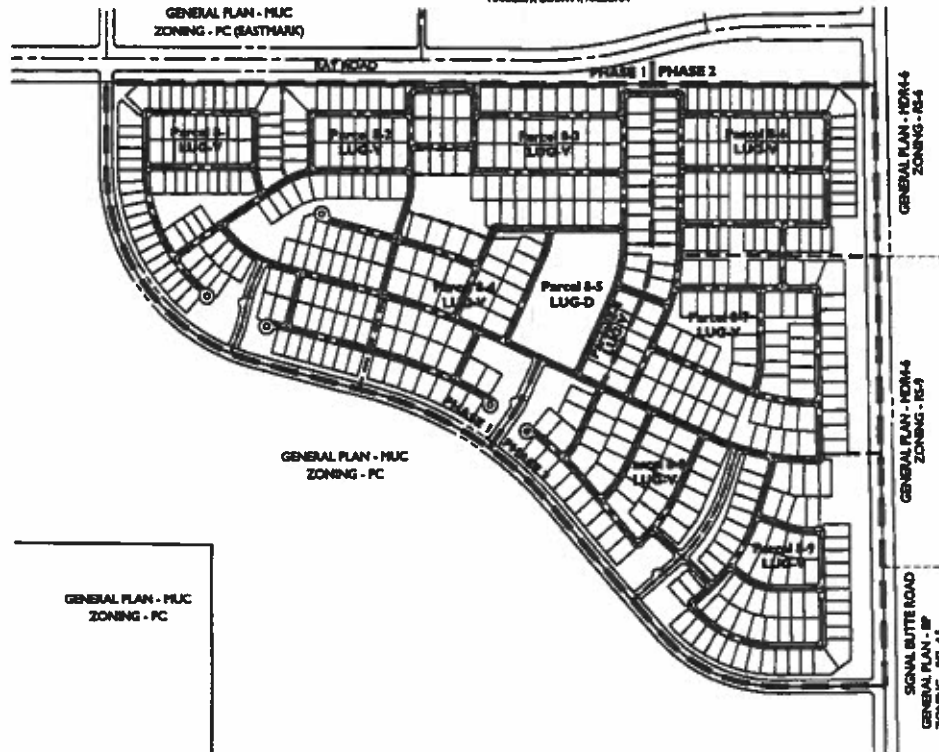


# PRELIMINARY PLAT COVER SHEET FOR **THE CLUB AT EASTMARK - DU 8 & 9** MESA, ARIZONA

A PORTION OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE  
GILA AND GALT RIVER RANGES AND MICHIGAN  
PARICORA COUNTY, ARIZONA



## **PROJECT TEAM**

**DEVELOPER:**  
DU 8 & 9, LLC /  
THOMAS & COMPANY  
202 W. PIMA AVE. SUITE 100  
PHOENIX, AZ 85007  
CONTACT: MICHAEL CHOWEN

**OWNER:**  
DU 8 & 9, LLC  
202 W. PIMA AVE. SUITE 100  
PHOENIX, AZ 85007  
CONTACT: MICHAEL CHOWEN

## **MASTER DEVELOPER**

DU 8 & 9, LLC  
202 W. PIMA AVE. SUITE 100  
PHOENIX, AZ 85007  
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: 1.00 DENSITY  
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. STANDARDS AS NOTED 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         |
| <b>LOT SIZE</b> | <b>247</b> | <b>268</b> | <b>515</b> |

NET ACRES 20.47 ACRES

## **TRACT TABLE**

| TRACT        | ACRES           |
|--------------|-----------------|
| 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        |
| <b>TOTAL</b> | <b>74.99 AC</b> |

## **PUBLIC UTILITIES**

**WATER:** CITY OF MESA  
**SEWER:** CITY OF MESA  
**IRRI:** 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 CONVEYANCE NO. 102-0023-000. THIS BEARING VARIES SLIGHTLY FROM RECORD BEARING SHOWN IN NCI DOC # 2006-100000.

BEARING = 1° 14' 00" E

## **CITY OF MESA BENCHMARK**

GRADE TIE IN THE TOP OF CURB ON THE NORTHWEST CORNER OF INTERSECTION  
SUNSHINE + 148.15 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 ☐