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,

THE ABOVE-DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 2,062,194 SO. 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 HORTH OR 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, MARIOURA COUNTY, ARIZONA.

BENCHMARK CITY OF MESA BRASS TAG - TOP OF CURB - NE CORNER OF POWER ROAD & INTERSTATE 292 - ELEVATION 1324.10 NAVOBB

TITLE REFERENCE

THIS SURVEY IS BASED UPON THE REPORT OF CONNETHENT FOR TITLE INSURANCE ISSUE BY FIRST AMERICAN TITLE INSURANCE CONFANY FOR CONFERENT FOR TITLE RESURANCE CONFANY FOR CONFERENCE FOR TITLE INC. 314-466683, AND DATED SPITTHERE 19, 2016.

XCL ENGINEERING LLC HAS RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE REPORT OF TITLE AND SCHEDULE 8 DOCUMENTS PROVIDED BY FIRST AMPRICAN THE INSURANCE OWNEARY LISTS OF REPORT, XCL ENGINEERING LCS. AND RICHARD E. JONES (BLS) MAKES NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

CIVIL ENGINEER

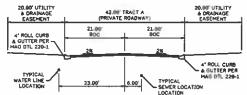
XCL ENGINEERING, LL.C. 1468 S. KAREN DR. CHANDLER, AZ 85286 CONTACT: OMAR CERVANTES, P.E. PHONE: (486)275-2711 EMAIL: opervantes@xclengineering.com

OWNER / DEVELOPER

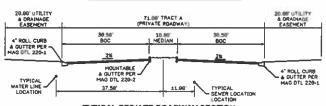
PHX-MESA GATEWAY AIRPORT 193, ULC C/O ORSETT PROPERTIES, LTD. 5353 NORTH 16TH STREET, SUITE #105 PHOENIX, ARIZONA 85016 CONTACT, STEVE VINCENT PHONE: (602)241-3228 FAX: (602)241-3294

SITE INFORMATION

SITE NET AREA: ZONING: 2,439,932 S.F. OR 55,8965 AC. LI (LIGHT INDUSTRIAL)



TYPICAL PRIVATE ROADWAY SECTION



TYPICAL PRIVATE ROADWAY SECTION AT ENTRANCES

LEGEND

Found Monument as Notes Found Brass Cao Flush Found Brass Cap in Hand Hote Set K! Rebar R.L.S. #27742 Subdivision Comer Property Line Roadway Center Line

Flight-of-Way (ROW) Essement Line (PUE,Earnet,) Measured

R.L.S. Registered Land Surveyor APN POB POC FND CNR Assessor Percel Numbe Point of Beginning Point of Commencing Found

Corner Right-of-Way ROW Public Utility Easemen

VICINITY MAP SECTION 19, T15, R7E

NORTH CENTER DESAMAN ROAD

N: (880 279-2711

ERCE SOUTH SO COMME PAY ROAD & SO MESA.

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PRELIMINARY PLAT

ROAD ENSTR

LEGAL DESCRIPTIONS

REAL PROPERTY IN THE CITY OF HESA, COUNTY OF HARICOPA, STATE OF ARIZONA, DESCRIBED AS FOLLOWS:

A PORTION OF LAND LOCATED IN SECTION 19, TOWNSHIP 1 SOUTH, RANGE 7 EAST. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

THENCE NORTH 60 DEGREES 53 MINUTES 56 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 2,265.24 FEET;

THENCE NORTH 00 DEGREES 53 MIRUTES 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 67 DEGREES 54 MINUTES 65 SECONDS WEST, A DISTANCE OF 157.09 FEET:

THENCE CONTINUING ALONG THE HORTH 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 HEREDI DESCRIBED;

THENCE SOUTH 97 DEGREES 99 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 20.84 FEET TO THE BEGINNING OF A NON-TANBENTIAL CURVE;

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 40 DEGREES 10 MINUTES 24 SECONDS, HAVING A RADIUS OF 1,367.09 FEET, AND WHOSE LONG CHORD BEARS SOUTH 64 DEGREES 96 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 FILT TO THE POINT OF BEGINNING OF THE PARCEL MEREIN 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 1,807.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 46 DEGREES 69 MINUTES 475ECONDS WEST FOR A DISTANCE OF 39.79 FEET TO A POINT OF DITERSECTION 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 FURNING TO THE RIGHT THROUGH AN ANGLE OF 960EGREES 35MINUTES 333ECONDS, NAVING A RADIUS OF 1,431,69 FEET, AND MHOSE LONG CHORD BEARS SOUTH 960EGREES 69MINUTES 565ECONDS 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 86 DECREES 38 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 HINUTES 21 SECONDS, HAVING A RADIUS OF 1.431.09 FEET, AND WHOSE LONG CHORD BEARS SOUTH 65 DEGREES 44 HINUTES 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 98 DEGREES 59 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 282.13 FEET;

THENCE NORTH 11 DEGREES 88 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 1588.79 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 99 FEET

THENCE SOUTH 91 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, NAVING A RADIUS OF 396.02 FEET, AND HHOSE LONG CHORD BEARS SOUTH 66 DEGREES 14 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 289.26 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;

APPROVED PLANS PLANNING AND ZONING BOARD

DATE: 12.20.17 WITH STIPS: YESA NOD



