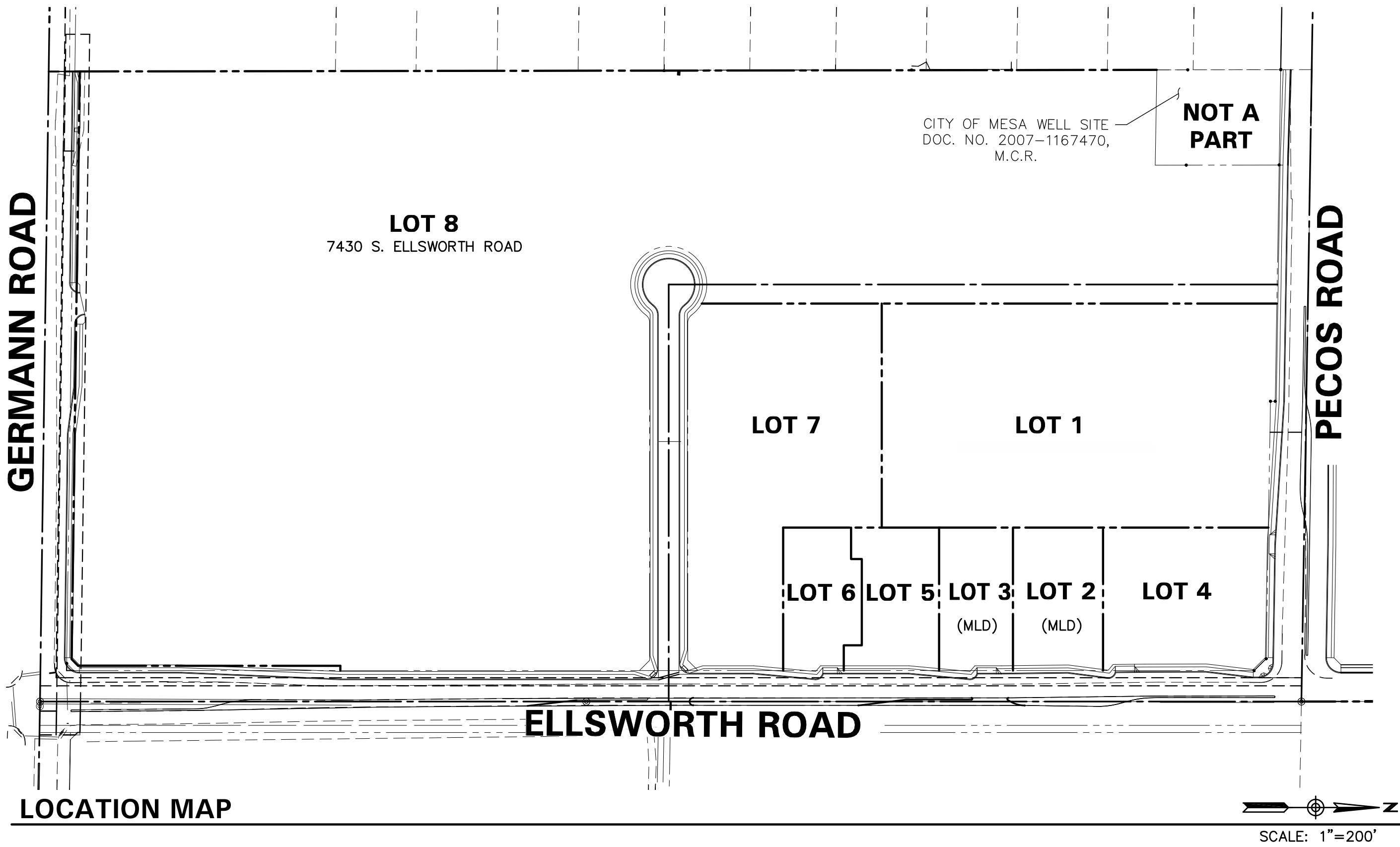


PRELIMINARY PLAT
FOR
MESA GERMANN BUSINESS PARK

7340 S. ELLSWORTH ROAD
MESA, ARIZONA 85212

A PARCEL OF LAND LOCATED WITHIN THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 2 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



LOCATION MAP

SHEET INDEX

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT AN UNDIVIDED 1/2 INTEREST IN ALL OIL, GAS AND OTHER MINERALS AND MINERAL RIGHTS, WHETHER METALLIC OR NON-METALLIC, AS RESERVED INSTRUMENT RECORDED IN DOCKET 719, PAGE 261, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT ANY PORTION CONVEYED TO MARICOPA COUNTY IN WARRANTY DEED RECORDED IN DOCUMENT NO 2004-0085351.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST.
BEARING = N89°39'49"W

FEMA CLASSIFICATION

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.

FIRM MAP NO. 04013C2770L DATED OCTOBER 16TH, 2013.

VICINITY MAP

SHEET INDEX

COVER SHEET, SHEET
PRELIMINARY PLAT, PP1
PP2-PP3

OWNER/DEVELOPER

SUNBELT INVESTMENT HOLDINGS INC.
8095 OTHELLO AVENUE
SAN DIEGO, CALIFORNIA 92111
TEL: (858) 495-4905
CONTACT: DENNIS O'NEIL

CIVIL ENGINEER

HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
TEL: (480) 991-3985
FAX: (480) 991-3986
CONTACT: JEFF HUNTER

SITE AREA:

GROSS AREA: 78.99 AC
NET AREA: 65.76 AC

ZONING: L1

GROSS AREA: 78.99 AC
NET AREA: 65.76 AC

QS: 354D

CASE NO: PR517-00234

SEWER :

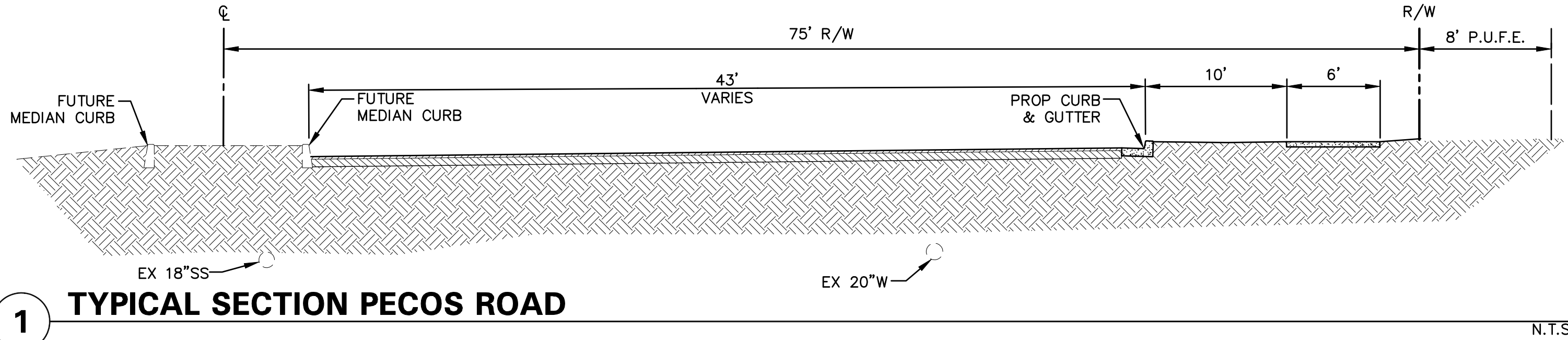
PUBLIC SEWER MAINS.

WATER:

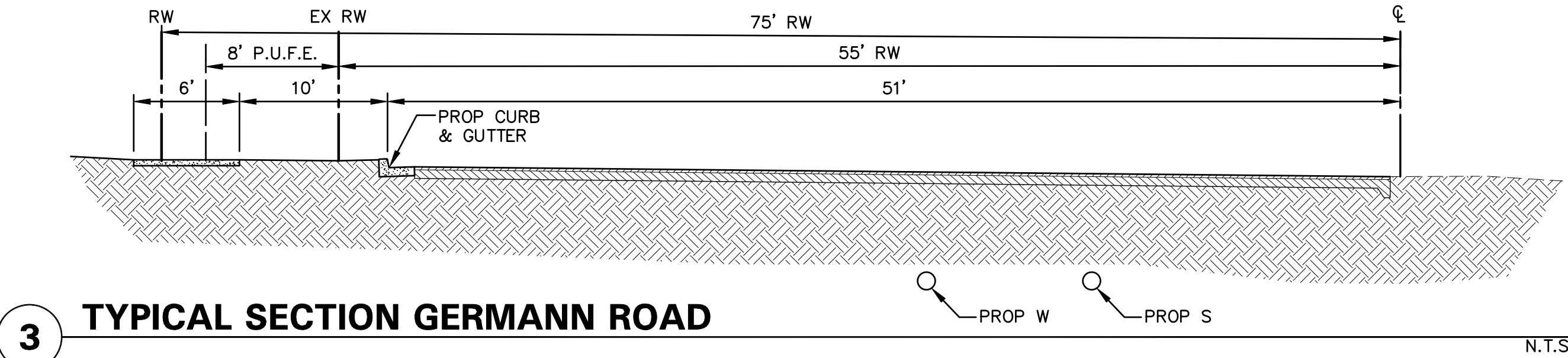
PUBLIC WATER MAINS.

PROJECT DESCRIPTION: SUBDIVISION

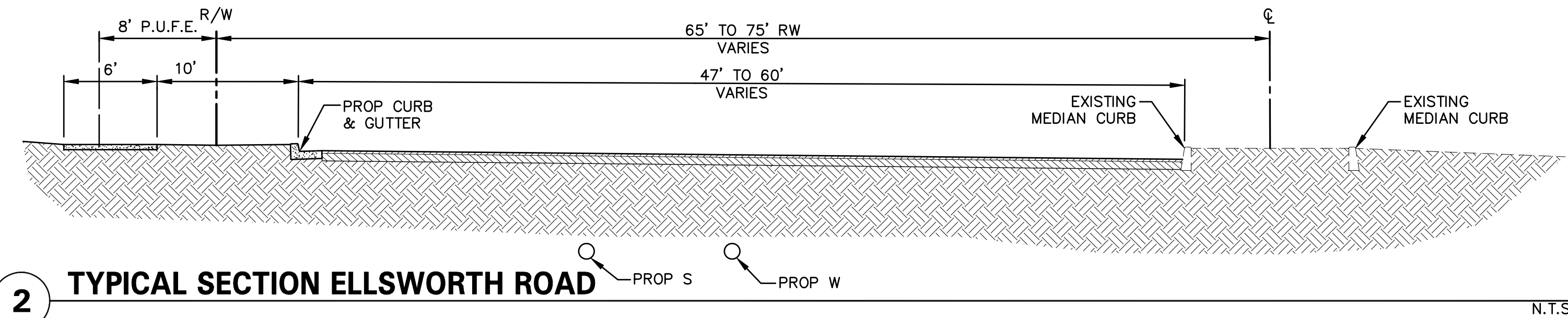
TO BE DETERMINED



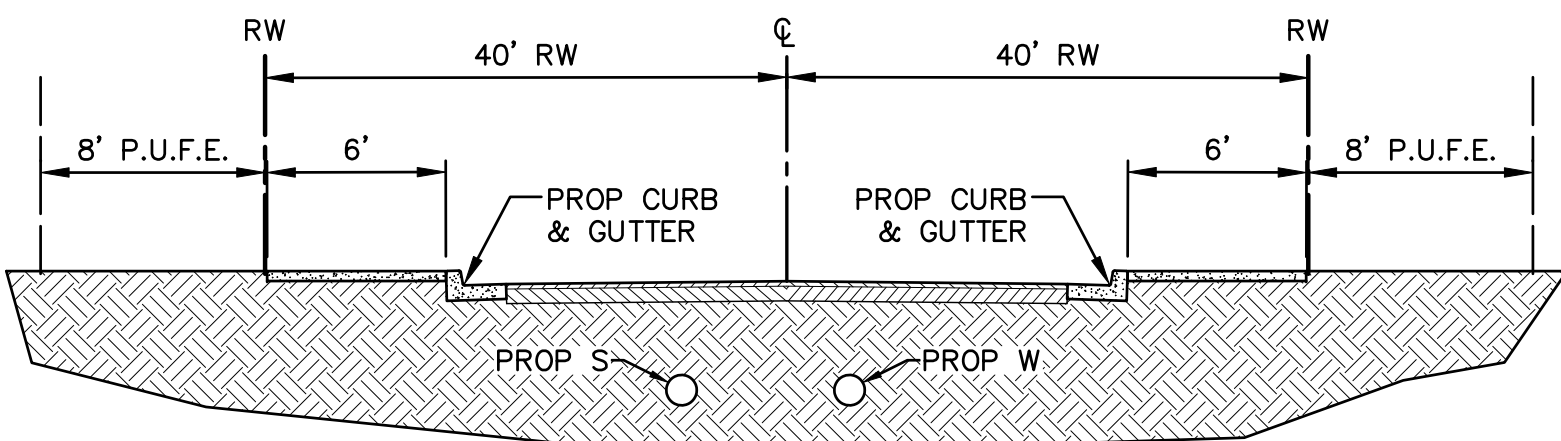
1 TYPICAL SECTION PECOS ROAD



3 TYPICAL SECTION GERMANN ROAD



2 TYPICAL SECTION ELLSWORTH ROAD



4 TYPICAL SECTION PUBLIC ROAD

NO.	DATE	REVISION	BY

DESIGN BY: MAS
DRAWN BY: SR
CHECKED BY: MAS

HUNTER
ENGINEERING
CIVIL AND SURVEY
10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, AZ 85258
TEL: (480) 991-3985
FAX: (480) 991-3986



PRELIMINARY PLAT
FOR
MESA GERMANN BUSINESS PARK
7340 S. ELLSWORTH ROAD
MESA, ARIZONA 85212



THESE PLANS ARE
NOT APPROVED FOR
CONSTRUCTION
WITHOUT AN
APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

HE JOB NO.:
BELT013

SCALE
NTS

SHEET
PP1

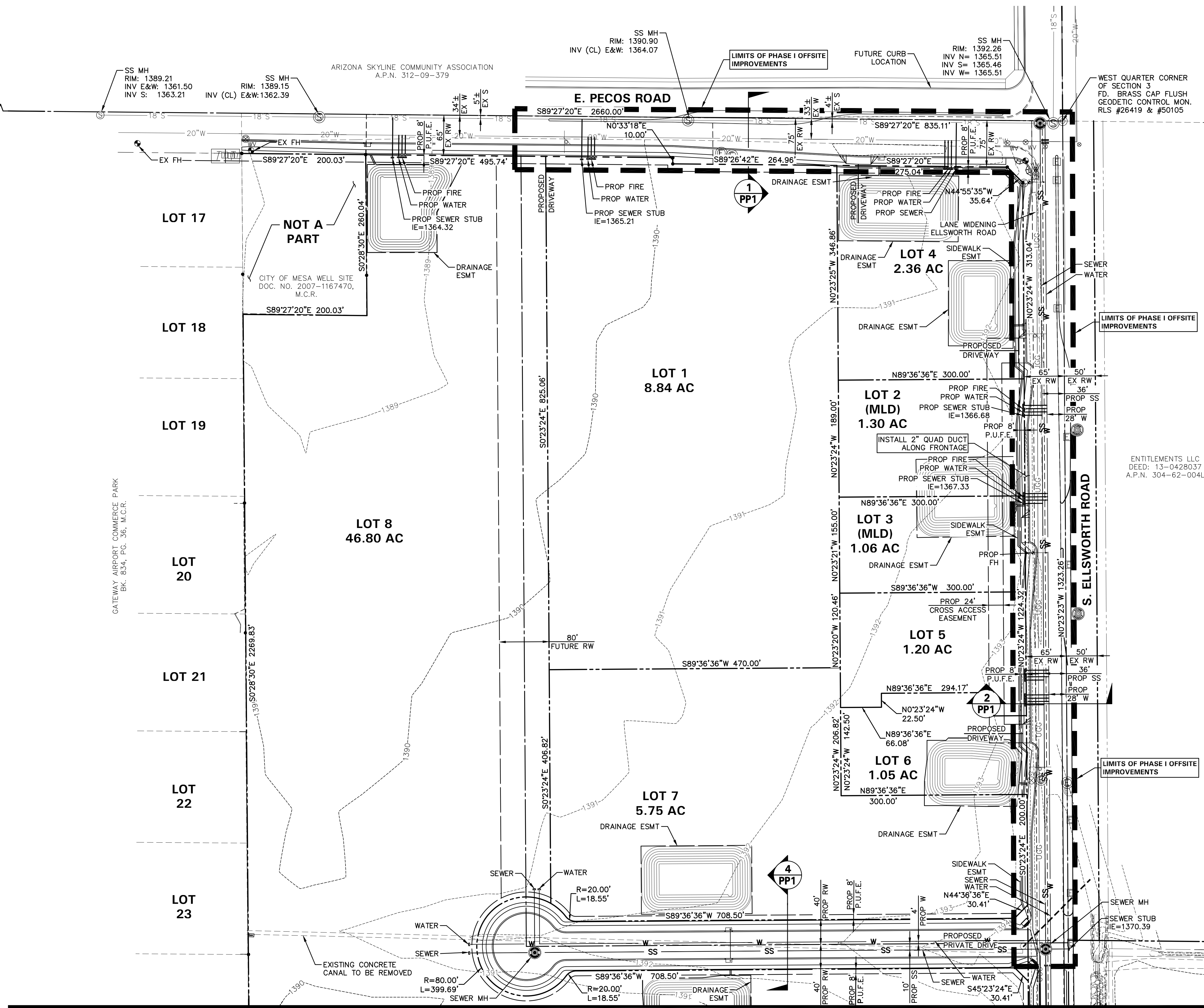
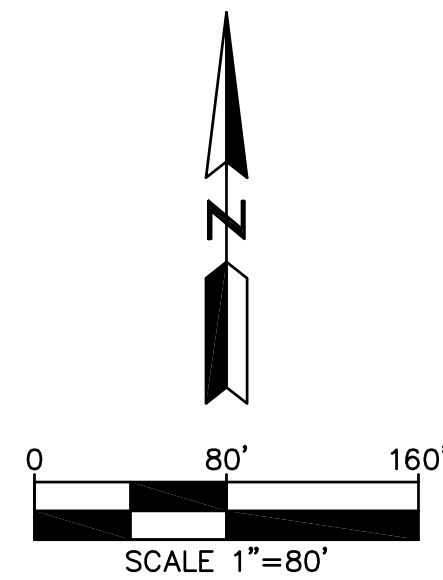
0:\BTL\123000\PP1E\PLAN\ELLSWORTH.PLT, P:\P\Btl\123000\123000.PLT, 9/20/2018 1:55:08 PM, paxman

W. 1/4 COR. SEC. 4, T.2S., R.7E.,
FND. BRASS CAP IN HANDHOLE,
STAMPED "CITY OF MESA"
N20°33'59"E, 0.74' FROM HELD
CALCULATED R3 DATA

GATEWAY AIRPORT COMMERCE PARK
BK. 834, PG. 36, M.C.R.

ARIZONA SKYLINE COMMUNITY ASSOCIATION
A.P.N. 312-09-379

ENTITLEMENTS LLC
DEED: 13-0428037
A.P.N. 304-62-004L



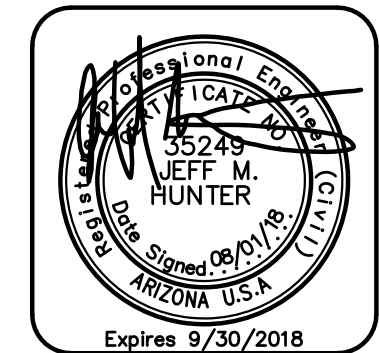
MATCH LINE SEE SHEET PP3

NO.	DATE	REVISION	BY

PURPOSE:
2ND CITY SUBMITTAL 08-01-18

DESIGN BY: MAS
DRAWN BY: SR
CHECKED BY: MAS

HUNTER
ENGINEERING
CIVIL AND SURVEY
10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, AZ 85258
TEL: 480 991 3983
F: 480 991 3988



**PRELIMINARY PLAT
FOR
MESA GERMAN BUSINESS PARK
7340 S. ELLSWORTH ROAD
MESA, ARIZONA 85212**



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FROM THE GOVERNING
MUNICIPALITY.

HE JOB NO.:
BELT013

SCALE
1"=80'

SHEET
PP2

