

PRELIMINARY PLAT FOR MESA TECHNOLOGY PARK NWC OF ELLIOT ROAD AND ELLSWORTH ROAD MESA, ARIZONA 85212

A PARCEL OF LAND LOCATED WITHIN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED BELOW.

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 9, FROM WHICH THE EAST QUARTER CORNER BEARS SOUTH 89 DEGREES 38 MINUTES 35 SECONDS EAST, A DISTANCE OF 2,657.41 FEET.

THENCE SOUTH 89 DEGREES 38 MINUTES 35 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 9, A DISTANCE OF 393.82 FEET TO THE EAST RIGHT OF WAY LINE OF LOOP 202 - SANTAN FREEWAY AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

THENCE CONTINUING SOUTH 89 DEGREES 38 MINUTES 35 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 2,198.58 FEET TO A POINT 65.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 9.

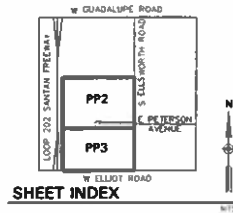
THENCE SOUTH 00 DEGREES 51 MINUTES 48 SECONDS EAST, PARALLEL WITH AND 65.00 FEET WEST OF SAID EAST SECTION LINE, A DISTANCE OF 1,318.18 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER OF SECTION 9.

THENCE NORTH 89 DEGREES 38 MINUTES 09 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2,175.28 FEET TO THE EAST RIGHT OF WAY LINE OF SAID LOOP 202 - SANTAN FREEWAY.

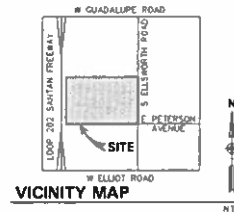
THENCE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 09 DEGREES 18 MINUTES 04 SECONDS WEST, A DISTANCE OF 55.83 FEET.

THENCE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 04 DEGREES 20 MINUTES 48 SECONDS WEST, A DISTANCE OF 400.78 FEET.

THENCE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 00 DEGREES 14 MINUTES 59 SECONDS WEST, A DISTANCE OF 663.82 FEET TO THE POINT OF BEGINNING.



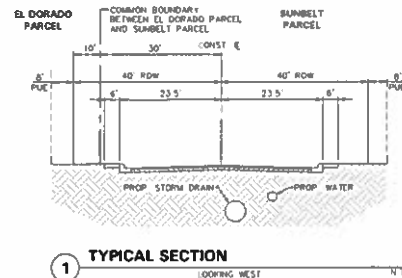
SHEET INDEX



VICINITY MAP

SHEET INDEX

COVER SHEET	SHEET
PRELIMINARY PLAT NORTH	PP1
PRELIMINARY PLAT SOUTH	PP3



TYPICAL SECTION

LOOKING WEST NTS

OWNER/DEVELOPER

SUNBELT INVESTMENT HOLDINGS INC.

8095 OTHELLO AVENUE
SAN DIEGO, CALIFORNIA 92111
PHONE: (619) 495-4905
CONTACT: DENNIS ONEIL
EMAIL: DOWNE@SUNBELTHV.COM

CIVIL ENGINEER

HUNTER ENGINEERING, INC.

10450 N. 74th STREET, SUITE 200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 981-3905
CONTACT: GRANT WINTERSE
EMAIL: GRANT@HUNTERENGINEERINGINC.COM

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST.
BEARING = N89°35'49"W

FEMA CLASSIFICATION

ZONE 1 - AREAS OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, AREAS OF 1% ANNUAL CHANCE SHEET FLOW FLOODING WHERE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 1% ANNUAL CHANCE OF STREAM FLOODING WHERE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEES. NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE. INSURANCE PURCHASE IS NOT REQUIRED IN THIS ZONE.

FIRM MAP NO. 04013C2760L, DATED OCTOBER 16TH, 2013

APPROVED PLANS
PLANNING AND ZONING BOARD

DATE: 4.18.18
WITH STIPS: YES ☒ NO ☐

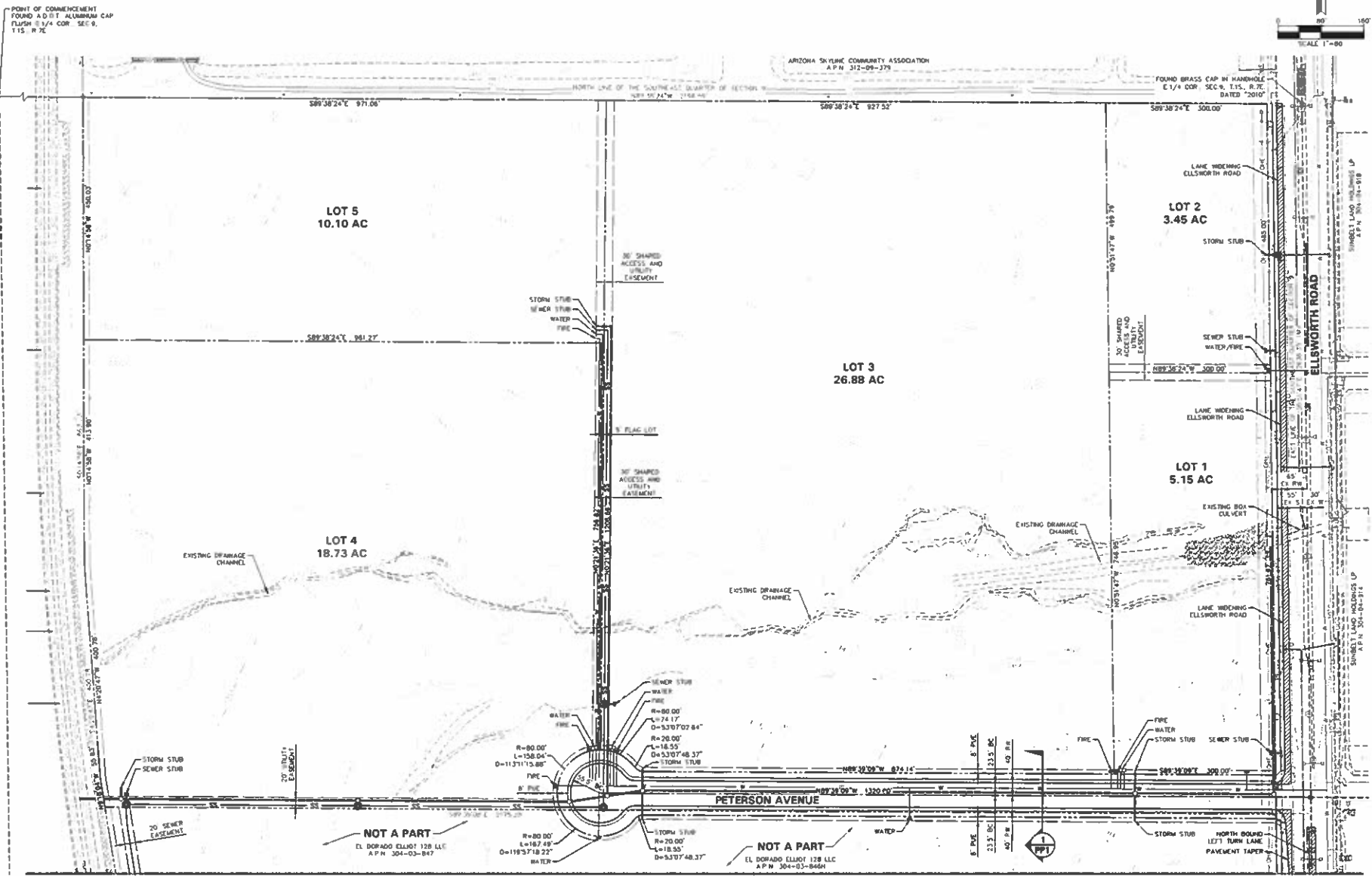
NO	DATE	PERSON	BY
DESIGN BY			DDM
DRAWN BY			MS
CHECKED BY			AP
APPROVED BY			
CITY SUBMITTAL			

HUNTER ENGINEERING, INC.	
CIVIL AND SURVEY	
10450 N. 74th STREET	DATE: 2018
SCOTTSDALE, ARIZONA 85258	SCALE: NTS
PHONE: (480) 981-3905	SHEET: PP1
CONTACT: GRANT WINTERSE	
EMAIL: GRANT@HUNTERENGINEERINGINC.COM	

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

COVER SHEET FOR
MESA TECHNOLOGY PARK
3322 S. ELLSWORTH ROAD
MESA, ARIZONA 85212

APPROVED BY
THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY
THE JOB NO. BELT012
SCALE NTS
SHEET PP1



PRELIMINARY PLAT NORTH FOR MESA TECHNOLOGY PARK 3322 S. ELLSWORTH ROAD MESA, ARIZONA 85212	
	
THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SOWA-TURE FROM THE GOVERNING MUNICIPALITY	
HE, JESSE HOO, BEL T012 SCALE 1" = 80' SHEET PP2	

DESIGN BY: JOHN DOE DRAWN BY: JOHN DOE CHECKED BY: JOHN DOE	NO. DATE REVISION BY
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HUNTER ENGINEERING 1040 NORTH 74TH STREET SUITE 100 TEMPE, AZ 85284 P 480.991.3880 F 480.991.3880	CIVIL AND SURVEY
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PRELIMINARY PLANS
 NOT FOR
 CONSTRUCTION

PURPOSE:
1ST CITY SUBMITTAL

MATCH SHEET PP2

NOT A PART
 EL DORADO ELLIOT 128, LLC
 A.P.N. 304-037-5464

PAVEMENT TAPER
 NORTH BOUND
 LEFT TURN LANE

ELLSWORTH ROAD

ELLIOT ROAD

88° 37' 44" E 320' 42" (BASE OF EASEMENT) 126° 38' 38" (R)
 NORTH LINE OF THE SECTION

FOUND A D 01 BRASS CAP
 FLUSH 5 1/4 COR - SEC 9
 T15, R 7E
 DATED "2006 PL583970"

APPROXIMATE CONNECTION
 TO ELLIOT ROAD SEWER

FOUND BRASS CAP IN
 HUNKLE'S SOUTHWEST
 CORNER, SEC. 9, T15, R 7E,
 "MARICOPA COUNTY D 01"



NO.	DATE	REVISION	BY

DESIGN BY: CDR
 DRAWN BY: RLS
 CHECKED BY: RLS

HUNTER
 ENGINEERING
 10455 NORTH 74TH AVENUE
 SUITE 100
 SCOTTSDALE, AZ 85260
 P 480.991.3456
 F 480.991.3456

PRELIMINARY
 PLANS
 NOT FOR
 CONSTRUCTION

PRELIMINARY PLAT SOUTH
 FOR
 MESA TECHNOLOGY PARK
 3322 S. ELLSWORTH ROAD
 MESA, ARIZONA 85212

APPROVED
 ALL RIGHTS RESERVED

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

RE JOB NO.:
 BELT012

SCALE
 1"=80'

SHEET
PP3