

NET LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 19 BEARS NORTH 00 DEGREES 55 MINUTES 11 SECONDS WEST, A DISTANCE OF 2628.21 FEET;

THENCE NORTH 00 DEGREES 55 MINUTES 11 SECONDS WEST, ON THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 75.02 FEET;

THENCE SOUTH 89 DEGREES 38 MINUTES 33 SECONDS EAST, DEPARTING THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 85.02 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 45 DEGREES 14 MINUTES 17 SECONDS WEST, A DISTANCE OF 28.62 FEET;

THENCE NORTH 00 DEGREES 55 MINUTES 11 SECONDS WEST, A DISTANCE OF 1,325.52 FEET;

THENCE NORTH 89 DEGREES 04 MINUTES 49 SECONDS EAST, A DISTANCE OF 5.00 FEET;

THENCE NORTH 00 DEGREES 55 MINUTES 11 SECONDS WEST, A DISTANCE OF 30.86 FEET;

THENCE CONTINUING NORTH 00 DEGREES 55 MINUTES 11 SECONDS WEST, A DISTANCE OF 291.78 FEET;

THENCE NORTH 06 DEGREES 25 MINUTES 55 SECONDS EAST, A DISTANCE OF 101.82 FEET;

THENCE NORTH 06 DEGREES 27 MINUTES 29 SECONDS EAST, A DISTANCE OF 54.29 FEET;

THENCE NORTH 00 DEGREES 55 MINUTES 11 SECONDS WEST, A DISTANCE OF 117.70 FEET;

THENCE NORTH 38 DEGREES 16 MINUTES 15 SECONDS EAST, A DISTANCE OF 70.72 FEET;

THENCE NORTH 87 DEGREES 21 MINUTES 59 SECONDS EAST, A DISTANCE OF 342.02 FEET;

THENCE NORTH 89 DEGREES 52 MINUTES 48 SECONDS EAST, A DISTANCE OF 300.00 FEET;

THENCE NORTH 87 DEGREES 57 MINUTES 13 SECONDS EAST, A DISTANCE OF 297.64 FEET;

THENCE SOUTH 66 DEGREES 47 MINUTES 22 SECONDS EAST, A DISTANCE OF 81.09 FEET TO THE WEST LINE OF SAID PATENT NUMBER 5239;

THENCE SOUTH 10 DEGREES 59 MINUTES 37 SECONDS WEST, ON THE WEST LINE OF SAID PATENT NUMBER 5239, A DISTANCE OF 2,033.83 FEET TO THE NORTH LINE OF PATENT NUMBER 6254 AS DESCRIBED IN BOOK 10837 OF DEEDS, PAGE 1029;

THENCE NORTH 89 DEGREES 33 MINUTES 23 SECONDS WEST, ON THE NORTH LINE OF SAID PATENT NUMBER 6254, A DISTANCE OF 643.44 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,752,278 SQUARE FEET OR 40.227 ACRES, MORE OR LESS.

AREA

GROSS: 57.75 AC. (INCLUDES ASLD LAND WITHIN LOOP 202 RIGHT OF WAY)
NET: 40.23 AC. (SEE NOTE BELOW)

NOTE:

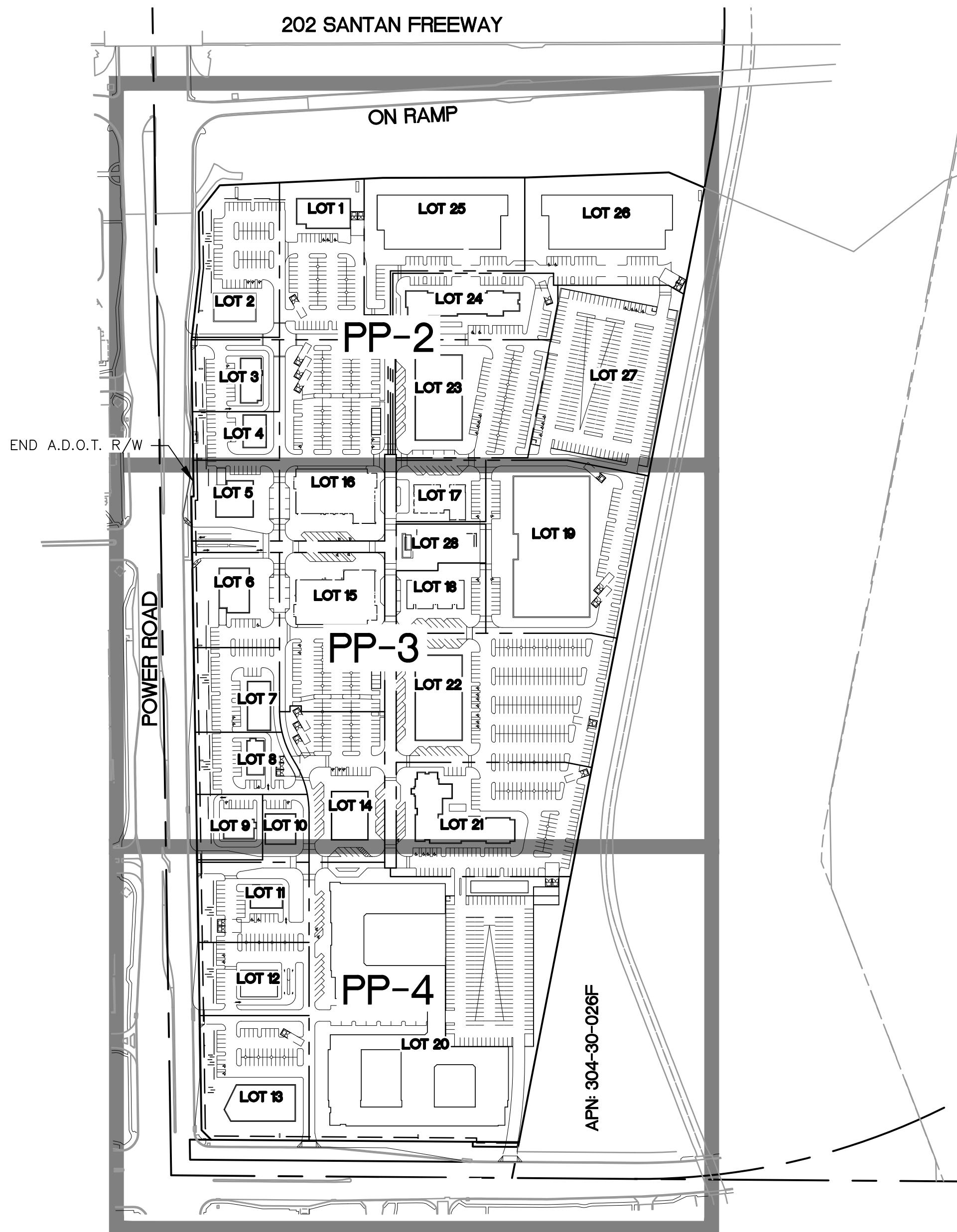
NET ACREAGE FOR THIS PARCEL EXCLUDES THE LOOP 202 RIGHT OF WAY THAT IS OWNED BY ASLD AND PROPOSED RIGHT OF WAY DEDICATION ON POWER ROAD. IT ALSO EXCLUDES THE STRIP OF LAND ON RAY ROAD THAT IS OWNED BY RWCD "FEE SIMPLE" PARCEL NUMBERS 304-30-012 C&D.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2760L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".

PRELIMINARY PLAT
FOR
GALLERY PARK
N.E.C. OF POWER ROAD AND RAY ROAD
MESA, ARIZONA

A SUBDIVISION OF A A PORTION OF THE SOUTHWEST QUARTER OF
SECTION 19, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



KEY MAP

INDEX OF PLAN SHEETS

- | | | |
|---|--------|-----------------------|
| 1 | (PP-1) | COVER SHEET |
| 2 | (PP-2) | PRELIMINARY PLAT PLAN |
| 3 | (PP-3) | PRELIMINARY PLAT PLAN |
| 4 | (PP-3) | PRELIMINARY PLAT PLAN |

LEGEND

- | | | | | |
|------------------------------|---------------------------------|----------------------------|-------------------------|---|
| FOUND BRASS CAP IN HAND HOLE | EXISTING CATCH BASIN | EXISTING POST | CONCRETE ELEVATION | PROPOSED CATCH BASIN |
| FOUND BRASS CAP FLUSH | EXISTING STORM DRAIN MANHOLE | EXISTING SHUT OFF SWITCH | CURB OPENING ELEVATION | PROPOSED STORM DRAIN MANHOLE |
| FOUND MONUMENT AS SHOWN | EXISTING SIGN | EXISTING PULL/JUNCTION BOX | GRATE ELEVATION | PROPOSED RIPRAP |
| SET 1/2" REBAR WITH CAP | EXISTING SANITARY SEWER MANHOLE | EXISTING ELECTRIC UTILITY | PAVEMENT ELEVATION | PROPOSED WALL |
| EASEMENT LINE | EXISTING SEWER CLEANOUT | EXISTING TELEPHONE MANHOLE | PROPOSED STORM DRAIN | PROPOSED RIGHT TURN LANE |
| PROPERTY LINE | EXISTING TRAFFIC SIGNAL | EXISTING LIGHT POLE | PROPOSED WATER LINE | END OF ADOT ACCESS |
| BOUNDARY LINE | EXISTING FIRE HYDRANT | EXISTING OVERHEAD ELECTRIC | PROPOSED SEWER LINE | PROPOSED SIGHT VISIBILITY TRIANGLE |
| RIGHT OF WAY | EXISTING BACKFLOW PREVENTER | EXISTING STORM DRAIN | PROPOSED SEWER CLEANOUT | TRACT 'A' SHOWN ON THIS PLAT IS HEREBY RESERVED AS AN EASEMENT FOR INGRESS AND EGRESS TO PUBLIC ROADS OR REFUSE AND EMERGENCY VEHICLES. |
| | EXISTING WATER VALVE | EXISTING SEWER MAIN | PROPOSED BACKFLOW | |
| | EXISTING UTILITY POLE | EXISTING WATER MAIN | PROPOSED WATER METER | |

OWNER/DEVELOPER

ARIZONA STATE LAND DEPARTMENT C/O
VIVO DEVELOPMENT PARTNERS, LLC
4650 EAST COTTON CENTER BLVD.,
SUITE 200
PHOENIX, ARIZONA 85034
PHONE: (602) 393-9364
FAX: (602) 393-5899
CONTACT: JOSE POMBO

ENGINEER:

OPTIMUS CIVIL DESIGN GROUP
4650 EAST COTTON CENTER BLVD.,
SUITE 200
PHOENIX, ARIZONA 85034
PHONE: (602) 286-9300
FAX: (602) 286-9400
CONTACT: JEFF BEHRANA

BASIS OF BEARINGS

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

SAID LINE BEARS NORTH 00 DEGREES, 55 MINUTES, 11 SECONDS WEST

BENCHMARK

BRASS TAG, TOP OF CURB, NORTHEAST CORNER OF LOOP 202 AND POWER ROAD.

ELEVATION=1324.10' (NAVD '88, CITY OF MESA DATUM)

ASSESSORS PARCEL NUMBER

#304-30-012E

ZONING

EXISTING ZONING: AD-2
PROPOSED ZONING: PAD

LOT AREA TABLE:

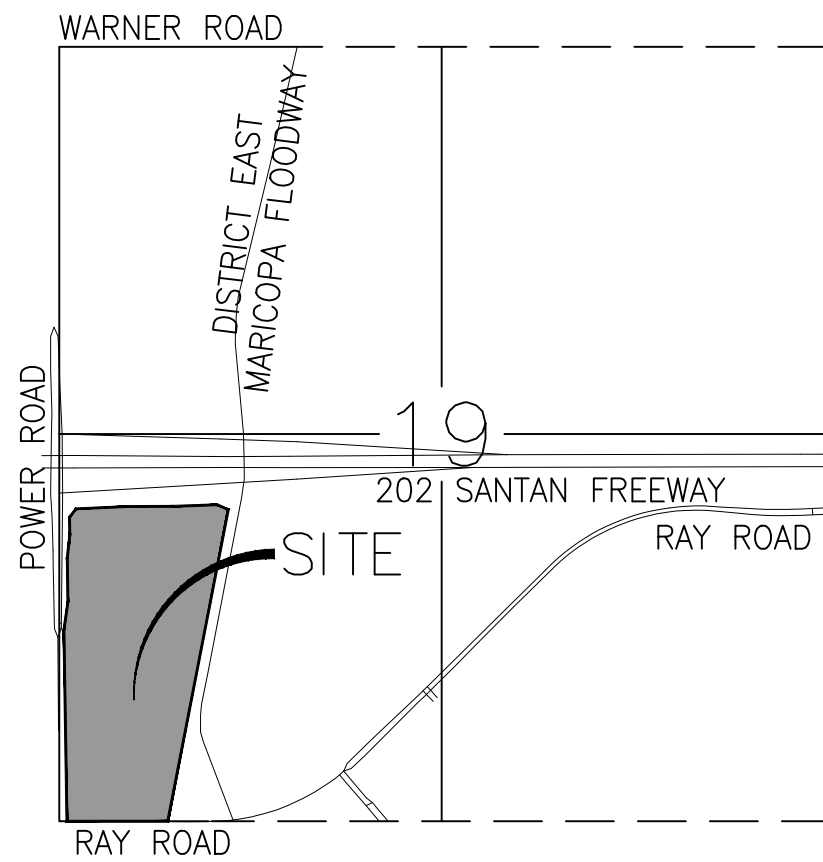
LOT 1	62,458 S.F.	1.43 ACRES
LOT 2	53,645 S.F.	1.23 ACRES
LOT 3	27,594 S.F.	0.63 ACRES
LOT 4	18,406 S.F.	0.42 ACRES
LOT 5	30,745 S.F.	0.71 ACRES
LOT 6	35,985 S.F.	0.83 ACRES
LOT 7	31,552 S.F.	0.72 ACRES
LOT 8	27,018 S.F.	0.62 ACRES
LOT 9	18,891 S.F.	0.43 ACRES
LOT 10	14,426 S.F.	0.33 ACRES
LOT 11	38,957 S.F.	0.89 ACRES
LOT 12	35,173 S.F.	0.81 ACRES
LOT 13	58,848 S.F.	1.35 ACRES
LOT 14	56,514 S.F.	1.30 ACRES
LOT 15	72,938 S.F.	1.67 ACRES
LOT 16	94,250 S.F.	2.16 ACRES
LOT 17	24,065 S.F.	0.55 ACRES
LOT 18	26,141 S.F.	0.60 ACRES
LOT 19	111,064 S.F.	2.55 ACRES
LOT 20	277,998 S.F.	6.38 ACRES
LOT 21	92,631 S.F.	2.13 ACRES
LOT 22	118,121 S.F.	2.71 ACRES
LOT 23	74,347 S.F.	1.71 ACRES
LOT 24	48,354 S.F.	1.11 ACRES
LOT 25	71,955 S.F.	1.65 ACRES
LOT 26	83,955 S.F.	1.93 ACRES
LOT 27	99,183 S.F.	2.28 ACRES
LOT 28	16,673 S.F.	0.38 ACRES
TRACT 'A':	30,420 S.F.	0.70 ACRES

NET AREA: 1,752,277 S.F. 40.23 ACRES

GROSS AREA:
2,515,669 SQ.FT. OR 57.75 ACRES

NOTE:

1. LOTS 1 & 10 ARE FLAG LOTS THAT FRONT ON POWER ROAD.
2. LOTS 19, 24, 25, 26 & 27 ARE FLAG LOTS THAT WILL FRONT TO TRACT 'A'.



VICINITY MAP

SEC 19, T. 1 S, R. 7 E.

ARCHITECT

NELSEN PARTNERS
ARCHITECTS & PLANNERS
15210 N. SCOTTSDALE ROAD
SUITE 300
SCOTTSDALE, ARIZONA 85254
PHONE: (480) 949-6800
CONTACT: JEFF BRAND

PRELIMINARY PLAT
FOR
GALLERY PARK

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14,
TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



Jansheed D. Behrana

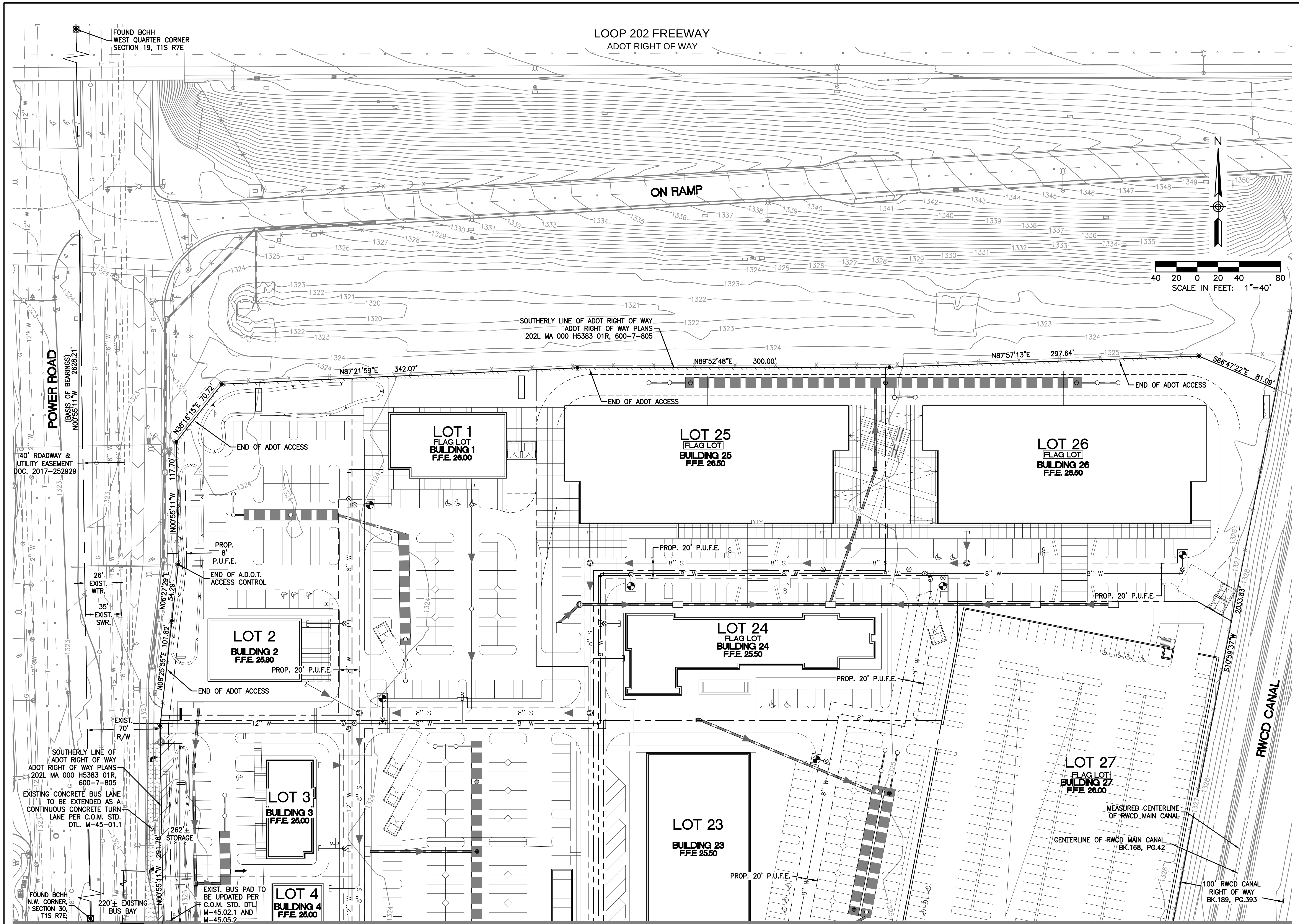
OPTIMUS
CIVIL DESIGN GROUP
4650 E. COTTON CENTER BLVD.
PHOENIX, AZ 85040
PH: (602) 286-9300 FAX: (602) 286-9400

DESIGNED: AJR
DRAWN: JBS,DEB
CHECKED: JDB
DATE: 1-2019
JOB NO.: 181282

DRAWING NO

PP-1

1 OF 4



MATCHLINE SEE SHEET PP-3

NO.	REVISION	DATE

PRELIMINARY PLAT
FOR
GALLERY PARK

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14,
TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



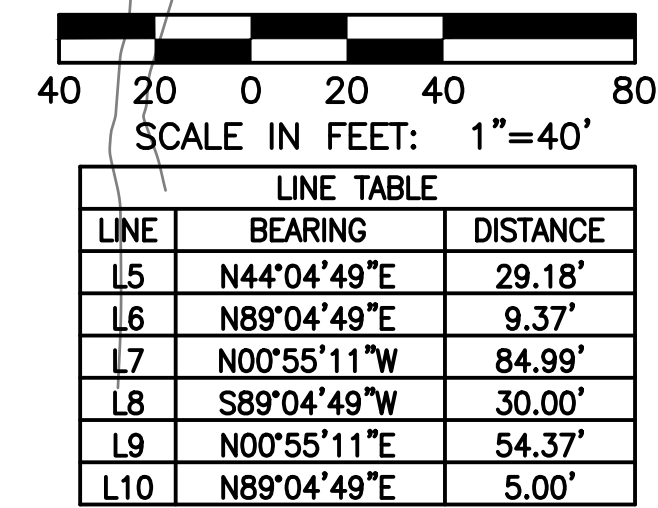
Jamshed D. Behrana

OPTIMUS
CIVIL DESIGN GROUP
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PHOENIX, AZ 85040
PH: (602) 286-9300 FAX: (602) 286-9400

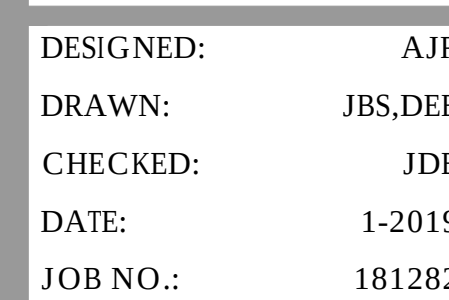
DESIGNED: AJR
DRAWN: JBS, DEB
CHECKED: JDB
DATE: 1-2019
JOB NO.: 181282

DRAWING NO
PP-2
2 OF 4

MATCHLINE SEE SHEET PP-4



A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14,
TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT
RIVER MERIDIAN MARICOPA COUNTY ARIZONA



PP-3

[illegible]

FOUND BCHH N.W. CORNER, SECTION 30, T1S R7E;

10' R/W EASEMENT A.S.L.D. R/W NO. 09-3456

40' ROADWAY & UTILITY EASEMENT DOC. 2017-252929

40' COUNTY ROAD DKT. 5337, PG. 498, BK. 15, PG. 93 DOC.85-543007 & BK. 30, PG. 11

10' R/W EASEMENT A.S.L.D. R/W NO. 09-3456

42' EXCEPTION PATENT OWNER RWCD

79' R/W EASEMENT A.S.L.S. R/W NO. 16-103129

44' EXIST. F/C S.D.

61' EXIST. F/C S.D.

24' EXIST. WTR.

157' TAPER

33' COUNTY ROAD BK.2, PG.60

61' R/W EASEMENT A.S.L.S. R/W NO. 16-103129

50' EXIST. WTR.

FOUND BCHH N.W. CORNER, SECTION 30, T1S R7E;

LOT 11 BUILDING 11 FFE 2430

LOT 12 BUILDING 12 FFE 2400

LOT 13 BUILDING 13 FFE 2500

LOT 20 BUILDING 20 FFE 2550

FFFE 2550

FFFE 2500

RAY ROAD

PROPOSED 65' R/W

PROPOSED 20' P.U.F.E.

PROPOSED 8' P.U.F.E.

PROPOSED 24' TRACT 'A'

100' RWCD CANAL RIGHT OF WAY BK.189, PG.393

APN'S 304-30-026F OWNER: RWCD

304-30-026E

TYPICAL WATER & SEWER SERVICE DETAIL N.T.S.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S10°59'37"W	33.57'
L2	S00°55'11"E	42.01'
L3	S10°59'37"W	10.17'
L4	N00°26'37"E	10.00'
L5	N45°14'17"W	28.62'

SCALE IN FEET: 1"=40'

40 20 0 20 40 80

N

304-30-026E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S10°59'37"W	33.57'
L2	S00°55'11"E	42.01'
L3	S10°59'37"W	10.17'
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40 20 0 20 40 80
SCALE IN FEET: 1"=40'

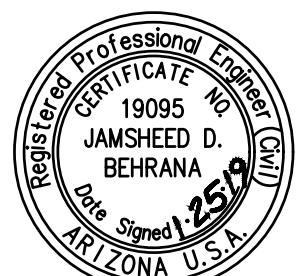
The diagram illustrates a street layout with various utility lines and property boundaries. Key features include:

- Water Meter & Domestic Service:** Indicated at the top left and middle right.
- 6" Private Fire Service:** Indicated at the top right and bottom right.
- 6" Sewer Service:** Indicated at the top right and bottom left.
- 8" S:** A vertical line representing an 8-inch sewer line.
- 12" W:** A vertical line representing a 12-inch water line.
- Property Line:** A diagonal line separating the street from the property.
- PROP. 20' P.U.F.E.:** A horizontal line representing a 20-foot private utility easement.

TYPICAL WATER & SEWER
SERVICE DETAIL
N.T.S.

PRELIMINARY PLAT FOR GALLERY PARK

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14,
TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



Expires 3-31-2011
 Joshua A. Wilson



OPTIMUS
CIVIL DESIGN GROUP
4650 E. COTTON CENTER BLVD.

DESIGNED:	AJR
DRAWN:	JBS,DEB
CHECKED:	JDB
DATE:	1-2019
JOB NO.:	181282

DRAWING NO

PP-4

4 OF 4