

PRELIMINARY PLAT
FOR
"THE LANDING PHASE 3"

A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

LEGAL DESCRIPTION:

PARCEL NO. 1:

THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPTING THAT PORTION OF SAID SOUTHWEST QUARTER, CONVEYED TO THE UNITED STATES OF AMERICA BY DEED RECORDED IN DOCKET 11870, PAGE 804, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 20;

THENCE NORTH 89 DEGREES 38 MINUTES 02 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 1324.44 FEET TO THE WEST ONE-SIXTEENTH LINE OF SAID SECTION;

THENCE NORTH 0 DEGREES 52 MINUTES 41 SECONDS WEST ALONG SAID WEST ONE-SIXTEENTH LINE, A DISTANCE OF 1415.07 FEET;

THENCE SOUTH 89 DEGREES 38 MINUTES 02 SECONDS EAST, A DISTANCE OF 6.50 FEET;

THENCE SOUTH 44 DEGREES 35 MINUTES 30 SECONDS EAST, A DISTANCE OF 1900.89 FEET TO THE NORTH-SOUTH MID-SECTION LINE;

THENCE SOUTH 0 DEGREES 27 MINUTES 48 SECONDS EAST ALONG SAID LINE A DISTANCE OF 72.29 FEET TO A POINT IN THE SOUTH LINE OF SECTION 20, SAID POINT BEING THE POINT OF BEGINNING; AND

EXCEPT THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20, WHICH WAS CONVEYED TO THE STATE OF ARIZONA IN DOCUMENT NO. 2003-906107, WHICH LIES NORTH OF THE FOLLOWING DESCRIBED LINE:

LINE DESCRIPTION

COMMENCING AT A 1 INCH REBAR MARKING THE WEST QUARTER CORNER OF SAID SECTION 20, BEING NORTH 0 DEGREES 56 MINUTES 06 SECONDS WEST, 2629.52 FEET FROM A WILLIAMS AIR FORCE BASE (W.A.F.B.) BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 20;

THENCE ALONG THE WEST LINE OF SAID SECTION 20, SOUTH 0 DEGREES 56 MINUTES 06 SECONDS EAST, 424.27 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 87 DEGREES 51 MINUTES 49 SECONDS EAST, 979.05 FEET;

THENCE FROM A LOCAL TANGENT BEARING OF NORTH 89 DEGREES 52 MINUTES 51 SECONDS EAST ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 7879.44 FEET, A LENGTH OF 1699.77 FEET TO THE POINT OF ENDING ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 20 FROM WHICH A GENERAL LAND OFFICE (G.L.O.) BRASS CAP MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 20 BEARS SOUTH 0 DEGREES 27 MINUTES 46 SECONDS EAST, 2450.09 FEET; AND

EXCEPT A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 20, CONVEYED TO THE CITY OF MESA IN DOCUMENT NO. 2008-976064 AND 2008-976065, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 20;

THENCE NORTH 00 DEGREES 27 MINUTES 50 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 20, A DISTANCE OF 1315.82 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 43 DEGREES 04 MINUTES 58 SECONDS WEST DEPARTING SAID WEST LINE, A DISTANCE OF 550.26 FEET TO A POINT OF CURVE;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1335.00 FEET, A CENTRAL ANGLE OF 46 DEGREES 25 MINUTES 48 SECONDS, AN ARC LENGTH OF 1081.83 FEET, AND A CHORD WITH BEARS NORTH 66 DEGREES 17 MINUTES 52 SECONDS WEST TO A POINT ON A NONTANGENT LINE ALSO BEING THE WEST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20;

THENCE NORTH 00 DEGREES 42 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF ARIZONA DEPARTMENT OF TRANSPORTATION LOOP 202 HIGHWAY, A DISTANCE OF 131.83 FEET TO A POINT ON A NON-TANGENT CURVE;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 7879.44 FEET, A CENTRAL ANGLE OF 01 DEGREE 08 MINUTES 19 SECONDS, AN ARC LENGTH OF 156.57 FEET AND A CHORD WHICH BEARS NORTH 86 DEGREES 44 MINUTES 08 SECONDS EAST, A DISTANCE OF 156.57 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE SOUTH 06 DEGREES 25 MINUTES 13 SECONDS WEST DEPARTING SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET TO A POINT ON A NON-TANGENT CURVE;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1465.00 FEET, A CENTRAL ANGLE OF 40 DEGREES 29 MINUTES 49 SECONDS, AN ARC LENGTH OF 1035.47 FEET, AND A CHORD WHICH BEARS SOUTH 63 DEGREES 19 MINUTES 53 SECONDS EAST, A DISTANCE OF 1014.05 FEET TO ITS POINT OF TANGENCY;

THENCE SOUTH 43 DEGREES 04 MINUTES 58 SECONDS EAST TO A POINT ON THE EAST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, A DISTANCE OF 408.98 FEET;

THENCE SOUTH 00 DEGREES 27 MINUTES 50 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 192.00 FEET TO THE POINT OF BEGINNING; AND

EXCEPT ANY PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 20, LYING NORTH OF THE NORTH LINE OF RAY ROAD AS DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2008-976064 AND 2008-976065 AND SOUTH OF THE PROPERTY CONVEYED TO ARIZONA DEPARTMENT OF TRANSPORTATION IN DEED RECORDED IN DOCUMENT NO. 2003-906107.

PARCEL NO. 2:

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PORTION OF THE SOUTHEAST QUARTER CONVEYED TO THE CITY OF MESA IN DEED RECORDED IN DOCUMENT NO. 2008-976057, 2008-976058 AND 2008-976059, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 20;

THENCE NORTH 00 DEGREES 27 MINUTES 50 SECONDS WEST TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 20, A DISTANCE OF 1315.82 FEET TO THE POINT OF BEGINNING;

LEGAL DESCRIPTION (cont):

THENCE SOUTH 89 DEGREES 32 MINUTES 18 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, A DISTANCE OF 179.36 FEET TO A POINT;

THENCE SOUTH 43 DEGREES 04 MINUTES 58 SECONDS EAST DEPARTING SAID NORTH LINE, A DISTANCE OF 245.44 FEET TO A POINT OF CURVE;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1335.00 FEET, A CENTRAL ANGLE OF 46 DEGREES 26 MINUTES 21 SECONDS, AN ARC LENGTH OF 1082.04 FEET AND A CHORD WHICH BEARS SOUTH 66 DEGREES 18 MINUTES 08 SECONDS EAST TO ITS POINT OF TANGENCY;

THENCE SOUTH 89 DEGREES 31 MINUTES 19 SECONDS EAST TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, A DISTANCE OF 12.29 FEET;

THENCE SOUTH 00 DEGREES 47 MINUTES 26 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, A DISTANCE OF 130.04 FEET TO A POINT;

THENCE NORTH 89 DEGREES 31 MINUTES 19 SECONDS WEST, A DISTANCE OF 15.16 FEET TO A POINT OF CURVE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1465.00 FEET, A CENTRAL ANGLE OF 46 DEGREES 26 MINUTES 21 SECONDS AN ARC LENGTH OF 1187.40 FEET AND A CHORD WHICH BEARS NORTH 66 DEGREES 18 MINUTES 08 SECONDS WEST TO ITS POINT OF TANGENCY;

THENCE NORTH 43 DEGREES 04 MINUTES 58 SECONDS WEST A DISTANCE OF 369.00 FEET TO THE POINT OF BEGINNING; AND EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A GLO BRASS CAP STAMPED "1911" MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 20, FROM WHICH A MARICOPA COUNTY ALUMINUM CAP STAMPED "36563" MARKING THE SOUTHEAST CORNER OF SAID SECTION BEARS SOUTH 89 DEGREES 30 MINUTES 22 SECONDS EAST, A DISTANCE OF 2645.18 FEET;

THENCE NORTH 00 DEGREES 27 MINUTES 48 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 1315.84 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF RAY ROAD PER DOCUMENT RECORDED IN 2008-976006;

THENCE SOUTH 89 DEGREES 32 MINUTES 36 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, A DISTANCE OF 179.32 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 32 MINUTES 36 SECONDS EAST, A DISTANCE OF 1135.77 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID SECTION 20;

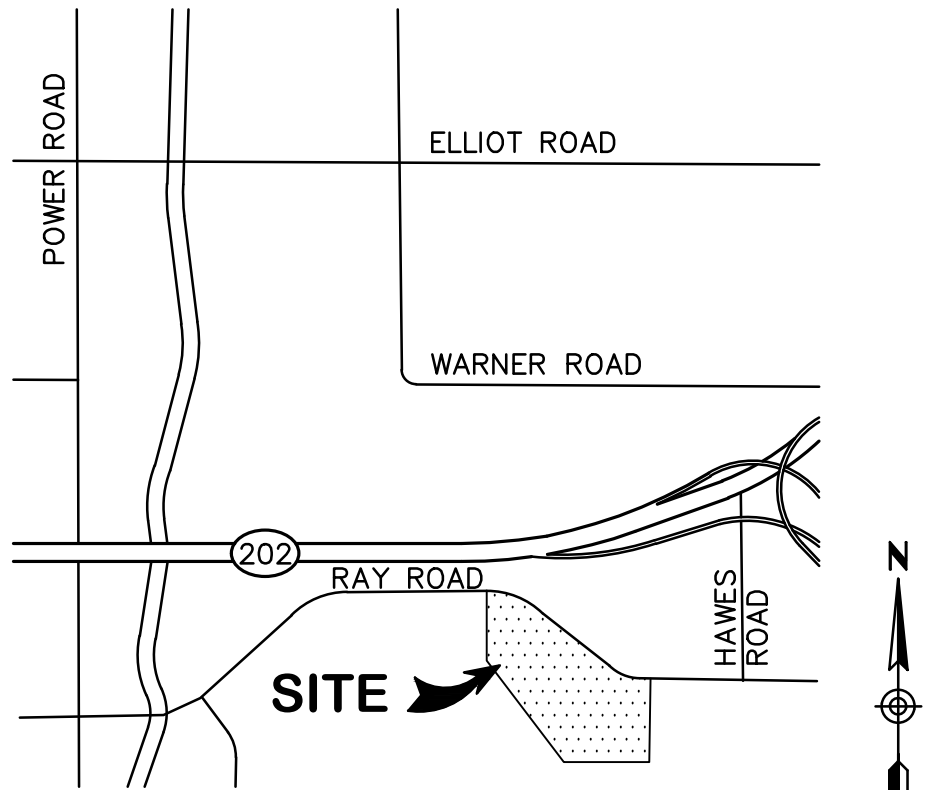
THENCE SOUTH 00 DEGREES 47 MINUTES 24 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 593.45 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF RAY ROAD IN DOCUMENT NO. 2008-976059;

THENCE THE FOLLOWING 3 COURSES ALONG SAID RIGHT OF WAY LINE:

THENCE NORTH 89 DEGREES 31 MINUTES 21 SECONDS WEST, A DISTANCE OF 12.35 FEET TO A POINT OF CURVATURE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1335.00 FEET AND WHOSE CHORD BEARS NORTH 66 DEGREES 18 MINUTES 06 SECONDS WEST, A CHORD DISTANCE OF 1052.72 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 46 DEGREES 26 MINUTES 31 SECONDS, AN ARC LENGTH OF 1082.10 FEET;

THENCE NORTH 43 DEGREES 04 MINUTES 50 SECONDS WEST, A DISTANCE OF 245.38 FEET TO THE POINT OF BEGINNING.



VICINITY MAP

NTS

OWNER:

MARWEST ENTERPRISES, LLC

6710 N. SCOTTSDALE RD 140
SCOTTSDALE, ARIZONA 85253
PHONE: (602) 390-5403
CONTACT: DAVID MARTENS, JD/ MBA
davidmartens@marwest.net

SURVEYOR:

HUNTER ENGINEERING, INC

10450 NORTH 74TH STREET
SCOTTSDALE, AZ 85258
480-991-3985
ATTN: JEFF NORMAN, PE
EMAIL: jnorman@hunterengineeringpc.com

PARCEL AREA:

LOT 1 40.333 AC.± OR 1,756,887 SQ. FT.
LOT 2 18.593 AC.± OR 809,924 SQ. FT.

ZONING:

EXISTING ZONING: LI - LIGHT INDUSTRIAL

SEWER:

PUBLIC GRAVITY SEWER

BASIS OF BEARINGS:

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 00°56'06" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 20, T.1N., R.7E. OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF RECORD OF SURVEY, RECORDED IN BOOK 880, PAGE 10, MARICOPA COUNTY RECORDS, ARIZONA.

PERTINENT RECORDING INFORMATION:

- (R1) RECORDED DATA ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 487857, EFFECTIVE DATE: MAY 04, 2011.
- (R2) RECORDED DATA PER THE PLSS SUBDIVISION RECORD OF SURVEY "MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY AS RECORDED IN BK. 789, PG. 13, M.C.R.
- (M) MEASURED INFORMATION FROM FIELD DATA COLLECTION.
- (C) CALCULATED INFORMATION FROM RECORDED DOCUMENTS AS NOTED.

CERTIFICATE OF SURVEY:

I, JEFFREY J. NORMAN, HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER IN THE STATE OF ARIZONA, THAT THIS PRELIMINARY PLAT CONSISTING OF THREE (3) SHEETS CORRECTLY REPRESENTS A SURVEY CONDUCTED BY HUNTER ENGINEERING DURING THE MONTH OF NOVEMBER 2019, AND THAT THE BOUNDARY MONUMENTS, CONTROL POINTS AND LOT CORNERS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON

THIS _____ DAY OF _____, 2019.

APPROVED BY: _____ ATTEST: _____
MAYOR CITY CLERK

THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576

APPROVED: _____ DATE _____
CITY ENGINEER

BY	REVISION	NO.	DATE

DRAWN BY: RSL
CHECKED BY: JJN

HUNTER
ENGINEERING

CIVIL AND SURVEY

10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

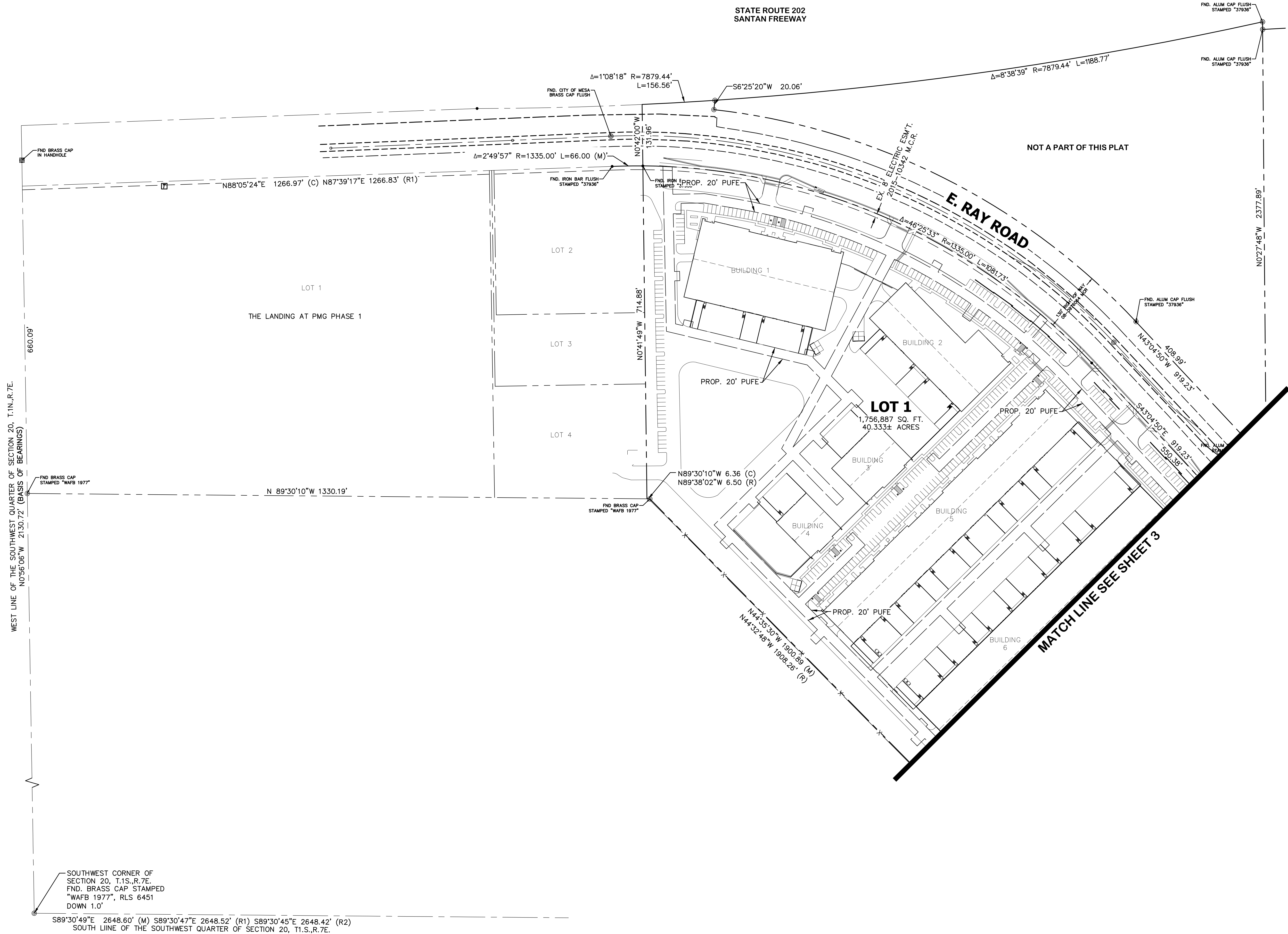
PRELIMINARY PLAT
"THE LANDING AT PMG PHASE 3"
A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA;

SECTION: 20
TWNSHP: 1S
RANGE: 7E

JOB NO.:
MARW006

SCALE
NTS

SHEET
1 OF 3



PRELIMINARY PLAT
"THE LANDING PHASE 3"

A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA;

SECTION: 20
TWNSH: 1S
RANGE: 7E

JOB NO.:
MARW006

SCALE
1"=100'

SHEET
2 OF **3**

HUNTER
ENGINEERING
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

CIVIL AND SURVEY

DRAWN BY: RSL
CHECKED BY: JJN

NO.	DATE	REVISION	BY

PURPOSE:
PRELIMINARY PLAT

