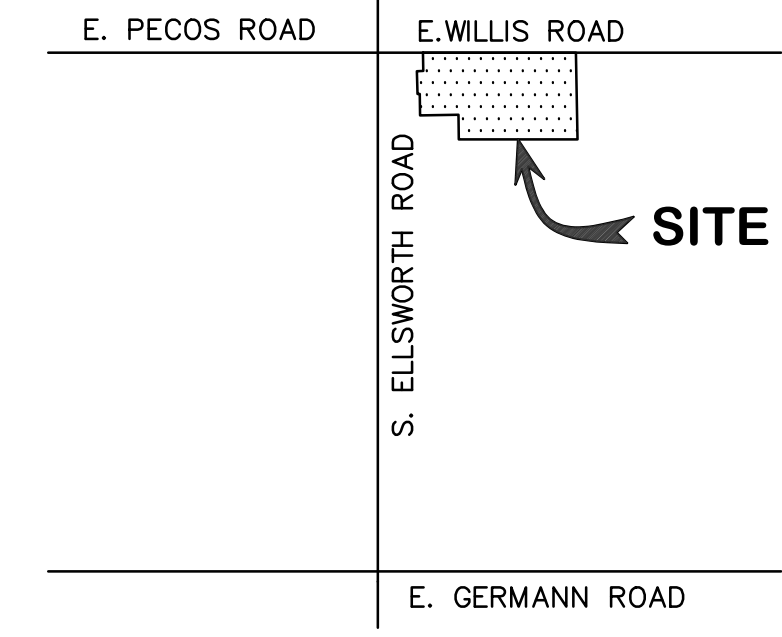
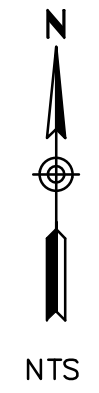


PRELIMINARY PLAT FOR "THE BRICKYARDS ON ELLSWORTH"

THE EAST HALF 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.



VICINITY MAP



NO.	DATE	REVISION	BY

DRAWN BY: COC
CHECKED BY: JAO

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3988
F 480 991 3988

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

LOT NO. 1:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 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 WEST QUARTER CORNER OF SAID SECTION 3, SAID CORNER BEING A BRASS CAP FLUSH, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 3 BEARS SOUTH 00 DEGREES 23 MINUTES 24 SECONDS EAST, A DISTANCE OF 2646.55 FEET; SAID SOUTHWEST CORNER BEING A BRASS CAP IN HANDHOLE;
THENCE SOUTH 89 DEGREES 23 MINUTES 33 SECONDS EAST, ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 3, A DISTANCE OF 402.84 FEET;
THENCE SOUTH 00 DEGREES 23 MINUTES 22 SECONDS EAST, A DISTANCE OF 65.01 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 89 DEGREES 23 MINUTES 33 SECONDS EAST, A DISTANCE OF 2070.25 FEET;
THENCE SOUTH 00 DEGREES 44 MINUTES 00 SECONDS WEST, A DISTANCE OF 49.91 FEET;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 36.95 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 26.32 FEET;
THENCE SOUTH 89 DEGREES 58 MINUTES 32 SECONDS WEST, A DISTANCE OF 327.38 FEET;
THENCE SOUTH 00 DEGREES 36 MINUTES 35 SECONDS WEST, A DISTANCE OF 26.19 FEET;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 85.39 FEET;
THENCE SOUTH 00 DEGREES 00 MINUTES 49 SECONDS WEST, A DISTANCE OF 1095.30 FEET;
THENCE NORTH 89 DEGREES 25 MINUTES 11 SECONDS WEST, A DISTANCE OF 30.53 FEET;
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 107.14 FEET;
THENCE NORTH 89 DEGREES 25 MINUTES 18 SECONDS WEST, A DISTANCE OF 1082.93 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS WEST, A DISTANCE OF 359.80 FEET;
THENCE SOUTH 89 DEGREES 36 MINUTES 31 SECONDS WEST, A DISTANCE OF 557.45 FEET;
THENCE NORTH 00 DEGREES 23 MINUTES 30 SECONDS WEST, A DISTANCE OF 311.16 FEET;
THENCE NORTH 89 DEGREES 24 MINUTES 17 SECONDS WEST, A DISTANCE OF 33.82 FEET;
THENCE NORTH 00 DEGREES 23 MINUTES 30 SECONDS WEST, A DISTANCE OF 330.58 FEET;
THENCE NORTH 89 DEGREES 36 MINUTES 30 SECONDS EAST, A DISTANCE OF 91.60 FEET;
THENCE NORTH 00 DEGREES 23 MINUTES 30 SECONDS WEST, A DISTANCE OF 264.39 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINING 1,913,809 SQUARE FEET OR 43.935 ACRES MORE OR LESS.

LOT NO. 2:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 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 WEST QUARTER CORNER OF SAID SECTION 3, SAID CORNER BEING A BRASS CAP FLUSH, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 3 BEARS SOUTH 00 DEGREES 23 MINUTES 24 SECONDS EAST, A DISTANCE OF 2646.55 FEET; SAID SOUTHWEST CORNER BEING A BRASS CAP IN HANDHOLE;
THENCE SOUTH 89 DEGREES 23 MINUTES 33 SECONDS EAST, ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 3, A DISTANCE OF 2623.20 FEET TO THE CENTER OF SAID SECTION 3;
THENCE SOUTH 00 DEGREES 31 MINUTES 30 SECONDS EAST, ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 3, A DISTANCE OF 65.01 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 00 DEGREES 31 MINUTES 30 SECONDS EAST, A DISTANCE OF 1257.00 FEET;
THENCE NORTH 89 DEGREES 25 MINUTES 18 SECONDS WEST, A DISTANCE OF 643.29 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 107.14 FEET;
THENCE SOUTH 89 DEGREES 25 MINUTES 11 SECONDS EAST, A DISTANCE OF 30.53 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 49 SECONDS EAST, A DISTANCE OF 1095.30 FEET;
THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 85.39 FEET;
THENCE NORTH 00 DEGREES 36 MINUTES 35 SECONDS EAST, A DISTANCE OF 26.19 FEET;
THENCE NORTH 89 DEGREES 58 MINUTES 32 SECONDS EAST, A DISTANCE OF 327.38 FEET;
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 26.32 FEET;
THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 36.95 FEET;
THENCE NORTH 00 DEGREES 44 MINUTES 00 SECONDS WEST, A DISTANCE OF 49.91 FEET;
THENCE SOUTH 89 DEGREES 23 MINUTES 25 SECONDS EAST, A DISTANCE OF 150.37 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINING 751,149 SQUARE FEET OR 17.244 ACRES MORE OR LESS.

OWNER/DEVELOPER

MARTENS DEVELOPMENT CO.
6710 N. SCOTTSDALE ROAD, SUITE 140
SCOTTSDALE, ARIZONA 85253
CONTACT: BO LARSON
PHONE: (480) 556-9984
EMAIL: BLARSON@MARTENSDEV.COM

APN #

304-62-004V
304-62-004X

PARCEL AREA:

LOT 1 43.935 AC.± OR 1,913,809 SQ. FT.
LOT 2 17.244 AC.± OR 751,149 SQ. FT.

ZONING:

EXISTING ZONING: LI AF-PAD

SEWER:

PUBLIC GRAVITY SEWER

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF SOUTH 00°24'34" EAST, ALONG THE WEST LINE 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, ACCORDING TO THE RESULTS OF SURVEY, RECORDED IN BOOK 959, PAGE 41, MARICOPA COUNTY RECORDS, ARIZONA.

BENCHMARK

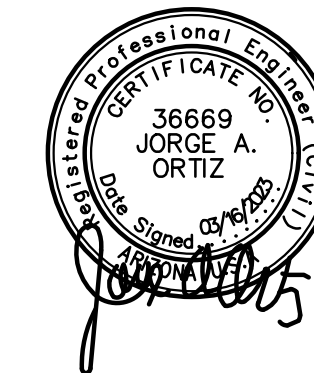
CITY OF MESA BRASS TAG AT NORTHWEST CORNER IN BRIDGE AT THE INTERSECTION OF SOSSAMAN ROAD AND GERMAN ROAD.
ELEVATION= 1356.84 2012 COM NAVD 88
ELEVATION= 1356.78 2020/2021 COM NAVD 88

PERTINENT RECORDING INFORMATION:

- (R) DATA ACCORDING COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 11-2213592, COMMITMENT DATE: OCTOBER 27, 2022, REVISION NO. OCTOBER 31, 2022
- (C) CALCULATED INFORMATION FROM RECORDED DOCUMENTS AS NOTED.
- (M) MEASURED INFORMATION FROM FIELD DATA COLLECTION.
- (R1) RECORDED DATA TO THE "LOT LINE ADJUSTMENT" AS RECORDED IN BOOK 1440 OF MAPS, PAGE 5 OF THE MARICOPA COUNTY RECORDS, MARICOPA COUNTY, ARIZONA.
- (R2) RECORDED DATA PER THE PLSS SUBDIVISION RECORD OF SURVEY "MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY AS RECORDED IN BK. 610, PG. 32, M.C.R.

CERTIFICATE OF SURVEY

I, JORGE A. ORTIZ, HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER IN THE STATE OF ARIZONA, THAT THIS PRELIMINARY PLAT CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A SURVEY CONDUCTED BY HUNTER ENGINEERING DURING THE MONTH OF NOVEMBER 2022, 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 _____, 2022

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: _____ CITY ENGINEER DATE _____

**Planning and Zoning Board Approved;
March 22, 2023
ZON22-01278**

PRELIMINARY PLAT
"THE BRICKYARDS ON ELLSWORTH"
THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 3
TWSHP: 2S
RANGE: 7E

JOB NO.:
MARW012

SCALE
NTS

SHEET
1 OF 2

