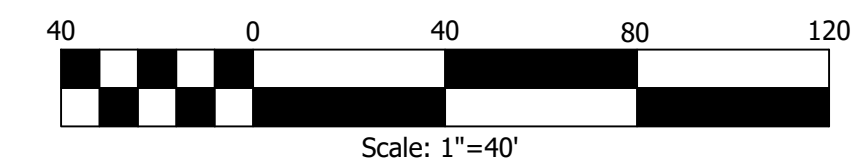
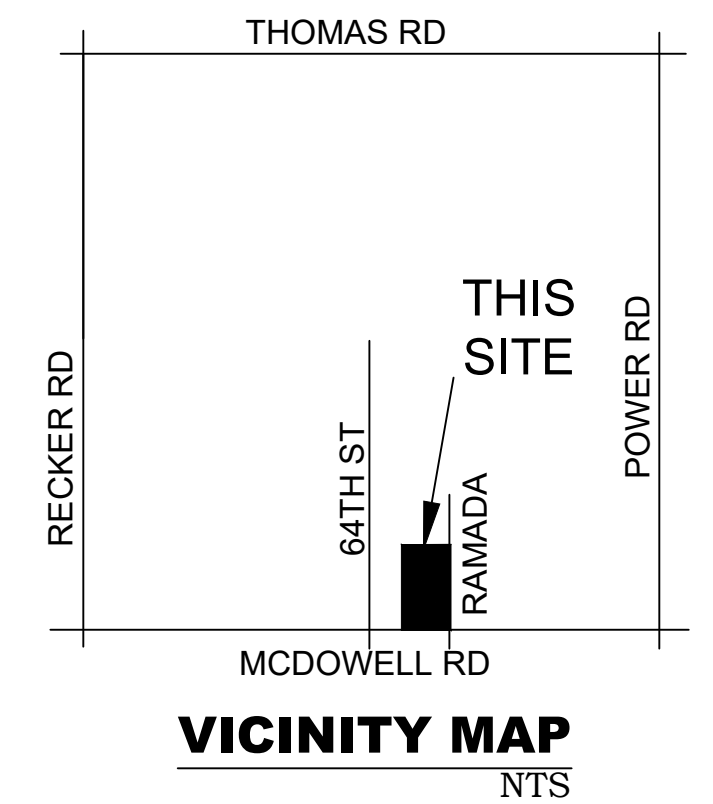


PRELIMINARY PLAT FOR VILLAS AT MCDOWELL

A SUBDIVISION OF A PORTION OF THE SW1/4 OF THE SW1/4 OF THE SE1/4 OF SECTION 36, T.2N., R.6E., G.&S.R.B.&M., MESA, ARIZONA

AREA=4.17 ACRES



TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT A	RETENTION, LIMITED COMMON ELEMENTS AND OPEN SPACE	9,455	0.22
TRACT B	RETENTION, LIMITED COMMON ELEMENTS AND OPEN SPACE	12,240	0.28
TRACT C	INGRESS, EGRESS, PUBLIC UTILITIES AND FACILITIES EASEMENT	15,231	0.35
TRACT D	INGRESS, EGRESS, PUBLIC UTILITIES AND FACILITIES EASEMENT	15,236	0.35
TRACT E	COMMON ELEMENTS, MONUMENT SIGN	387	0.01

FIRE HYDRANT SPACING

THIS SUB-DIVISION HAS FIRE HYDRANTS SPACED AT AN AVERAGE SPACING OF 400 FEET. THIS ALLOWS THE LARGEST HOME ON THE LOTS TO BE A MAXIMUM OF 6,200 SQUARE FEET UNDER ROOF. CONSTRUCTED PER THE MESA BUILDING CODE OF AT LEAST TYPE V CONSTRUCTION.

LAND SURVEYOR CERTIFICATE

I HEREBY CERTIFY THAT I AM A LAND SURVEYOR LISTED ON THE ROSTER OF ACTIVE REGISTRANTS BY THE STATE BOARD OF TECHNICAL REGISTRATION OF ARIZONA AND THAT THIS MAP CONSISTING OF ONE (1) SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING APRIL 2021. THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

REGISTERED LAND SURVEYOR NO. 21081
THOMAS L. ROPE

PRELIMINARY - NOT FOR RECORDING

F.E.M.A. FLOOD DESIGNATION

AS INDICATED ON THE FIRM COMMUNITY PANEL NO. 04027C1545E, THE ENTIRE SITE IS DESIGNATED AS NO SPECIAL FLOOD HAZARD AREAS.

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 6 EAST, GILA AND SALT RIVER BASE AND MERIDIAN. NAMELY S 89°55'02" W

BENCHMARK

BRASS TAG AND NAIL IN TOP OF CURB AT THE WEST RETURN OF THE SOUTHWEST CORNER OF MCDOWELL ROAD AND POWER ROAD. ELEVATION = 1552.86 FEET (CITY OF MESA NAVD 88 DATUM)

ZONING

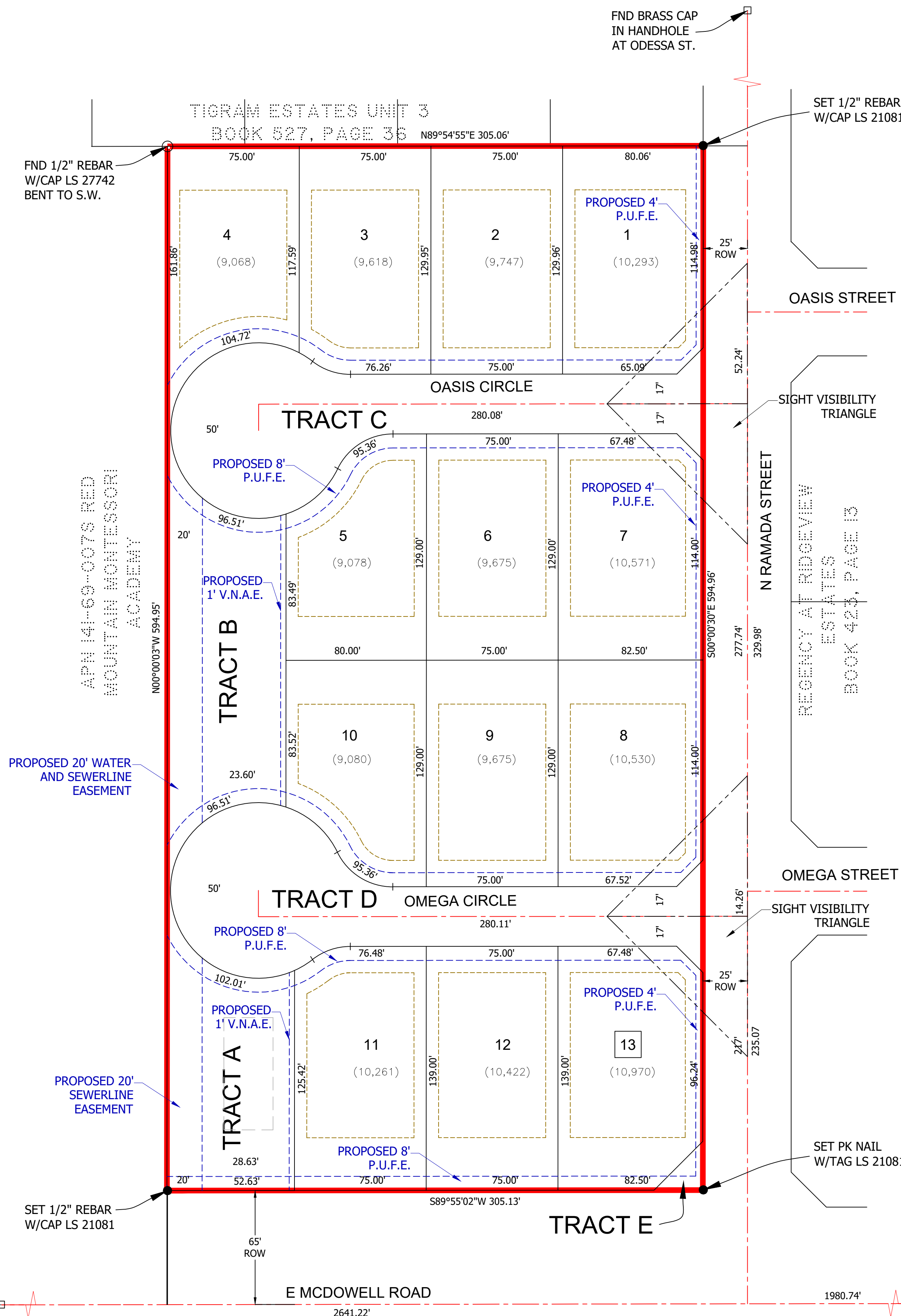
RESIDENTIAL LOTS 1-13: RS9

SITE DATA

APN: 141-69-990A

NOTE

LOT SPLITS WILL NOT BE PERMITTED WITHIN THIS SUBDIVISION.



LEGAL DESCRIPTION

THAT PORTION OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 6 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

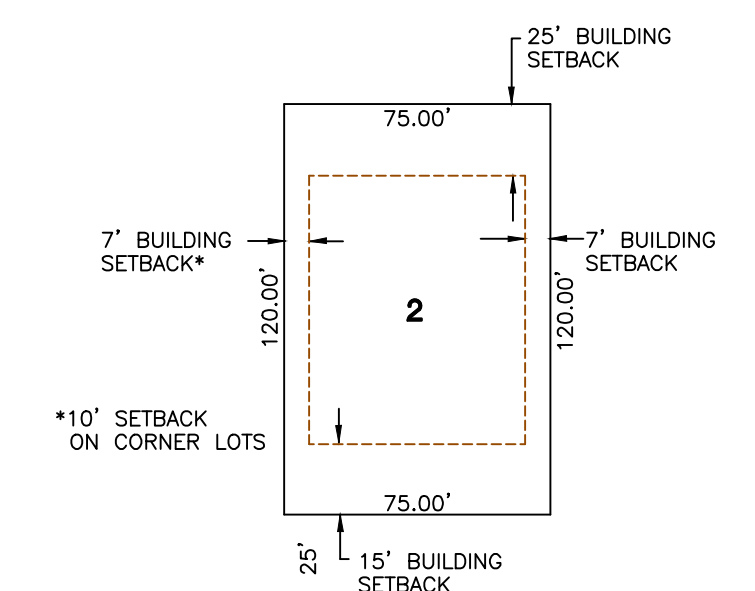
COMMENCING AT A POINT BEING THE SOUTHEAST CORNER OF SECTION 36 A BRASS CAP IN HAND HOLE; THENCE SOUTH 89° 55' 02" WEST 2311.00 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE NORTH 00° 00' 03" WEST 65.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00° 00' 03" WEST ALONG SAID LINE 594.95 FEET; THENCE NORTH 89° 54' 55" EAST 305.06 FEET; THENCE SOUTH 00° 00' 30" EAST 594.96 FEET; THENCE SOUTH 89° 55' 02" WEST 305.13 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL GAS, OIL, METAL AND MINERAL RIGHTS AS RESERVED IN PATENT FROM THE STATE OF ARIZONA RECORDED IN BOOK 577 OF DEEDS, PAGE 187.

MAP NOTES

- FOUND CITY OF MESA BOUNDARY MONUMENT
 - FD. CITY OF MESA MONUMENT STAMPED L.S. # AS NOTED
 - SET CITY OF MESA BOUNDARY MONUMENT CORNER THIS SUBDIVISION
 - SET CITY OF MESA STANDARD STREET MONUMENT STAMPED L.S. # AS NOTED
- SET 1/2" REBAR CAPPED 25069 AT ALL LOT CORNERS
- 8' UTILITY AND CABLE T.V. EASEMENT (TYPICAL), EXCEPT AS NOTED.
- THE SOUTH LINE OF THE SW1/4 OF SECTION 36, T2N, R6E, G&SRB&M MARICOPA COUNTY RECORDS. NAMELY S 89°55'02" W
- 1' V.N.A.E.—1' VEHICULAR NON-ACCESS EASEMENT
- B.S.L. BUILDING SETBACK LINE
P.U.F.E. PUBLIC UTILITY & FACILITIES EASEMENT
R.O.W. RIGHT-OF-WAY
POST OFFICE CLUSTER BOX LOCATION
GROSS LOT AREA IN SQUARE FEET

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	10,293	0.24
2	9,747	0.22
3	9,618	0.22
4	9,068	0.21
5	9,078	0.21
6	9,675	0.22
7	10,571	0.24
8	10,530	0.24
9	9,675	0.22
10	9,080	0.21
11	10,261	0.24
12	10,422	0.24
13	10,970	0.25



TYPICAL BUILDING SETBACKS

N.T.S.

NOTES:

1. MINIMUM LOT SIZE IS 10,678 S.F.
2. THE ELEVATION OF THE FINISH FLOOR SHALL BE A MINIMUM OF 12" PLUS 2% ABOVE ADJACENT CURB GUTTER AT LOWEST POINT PER UBC 1806.5.5

OWNER & DEVELOPER:

G. T. INVESTMENT REALTY
3650 E. QUENTON DR. #7
MESA, AZ 85213
(602)-622-4505

PREPARED BY:

Colvin
Engineering, Inc.

6105 E. ALYSSA LANE YUMA, ARIZONA 85365
PH. 928-580-1061