

A PROPOSED SUBDIVISION OF A PORTION OF SECTIONS 4 AND 9, TOWNSHIP 1 NORTH,
RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

A PORTION OF STATE PLAT NO. 15, MESA HIGHLANDS, RECORDED IN BOOK 320, PAGE 13 MARICOPA COUNTY RECORDS (MCR), LYING WITHIN A PORTION OF SECTION 4 AND SECTION 9 TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 4, A 2-INCH ALUMINUM CAP FLUSH STAMPED RLS 16678 2004, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 4, A 2-INCH ALUMINUM CAP FLUSH STAMPED RLS 15573 2002, BEARS NORTH 89°59'25" EAST (BASIS OF BEARING), A DISTANCE OF 2641.84 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SECTION, NORTH 89°59'25" EAST, A DISTANCE OF 1631.40 FEET, TO THE EASTERLY LINE OF SEVILLE AT MOUNTAIN BRIDGE, RECORDED IN BOOK 1263, PAGE 09, MCR AND THE POINT OF BEGINNING;

THENCE LEAVING SAID SOUTH LINE, ALONG SAID EASTERLY LINE, NORTH 20°01'02" WEST, A DISTANCE OF 21.49 FEET;

THENCE NORTH 40°58'40" WEST, A DISTANCE OF 80.10 FEET; THENCE NORTH 61°45'00" WEST, A DISTANCE OF 80.07 FEET; THENCE NORTH 82°41'45" WEST, A DISTANCE OF 7.28 FEET;

THENCE NORTH 07°18'15" EAST, A DISTANCE OF 27.96 FEET, TO THE SOUTHERLY RIGHT-OF-WAY
LINE OF EAST MCKELLIPS ROAD AS SHOWN ON THE MAP OF DEDICATION FOR MOUNTAIN BRIDGE
- EAST MCKELLIPS ROAD, RECORDED IN BOOK 1252, PAGE 02, MCR;

THENCE LEAVING SAID EASTERLY LINE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 76°06'53" EAST, A DISTANCE OF 541.17 FEET;

THENCE SOUTH 28°05'36" EAST, A DISTANCE OF 20.07 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF NORTH ELLSWORTH ROAD AS SHOWN ON SAID MAP OF DEDICATION;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 19°55'41" WEST, A DISTANCE OF 25.00 FEET;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE AS SHOWN ON THE MAP OF DEDICATION FOR MOUNTAIN BRIDGE - NORTH ELLSWORTH ROAD, RECORDED IN BOOK 1252, PAGE 04, MCR, SOUTH 19°55'41" WEST, A DISTANCE OF 330.94 FEET, TO THE NORTHERLY LINE OF ENTRADA AT MOUNTAIN BRIDGE, RECORDED IN BOOK 1133, PAGE 29, MCR;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, ALONG SAID NORTHERLY LINE, NORTH 70°04'19" WEST, A DISTANCE OF 118.65 FEET;

THENCE SOUTH 61°01'28" WEST, A DISTANCE OF 167.59 FEET, TO THE EASTERLY LINE OF SAID SEVILLE AT MOUNTAIN BRIDGE;

THENCE LEAVING SAID NORTHERLY LINE, ALONG SAID EASTERLY LINE, NORTH 18°32'55" WEST, A DISTANCE OF 155.18 FEET;

THENCE NORTH 42°21'26" EAST, A DISTANCE OF 26.33 FEET; THENCE NORTH 21°35'05" EAST, A DISTANCE OF 79.84 FEET; THENCE NORTH 00°45'18" EAST, A DISTANCE OF 79.84 FEET;

THENCE NORTH 20°01'02" WEST, A DISTANCE OF 58.61 FEET, TO THE POINT OF BEGINNING



*SIDEYARD SETBACKS:

1. 5' AND 5', 10' TOTAL SETBACK (MINIMUM AGGREGATE OF 2 SIDES)

****FRONT YARD SETBACKS:**

1. 18' MIN. SETBACK FROM FRONT PROPERTY LINE TO FACE OF FRONT FACING GARAGE DOOR.
2. 10' MIN. SETBACK FROM FRONT PROPERTY LINE TO SIDE OF SIDE TURN GARAGE
3. 10' MIN. SETBACK TO LIVABLE/FRONT OF PORCH.

***REARYARD SETBACKS:

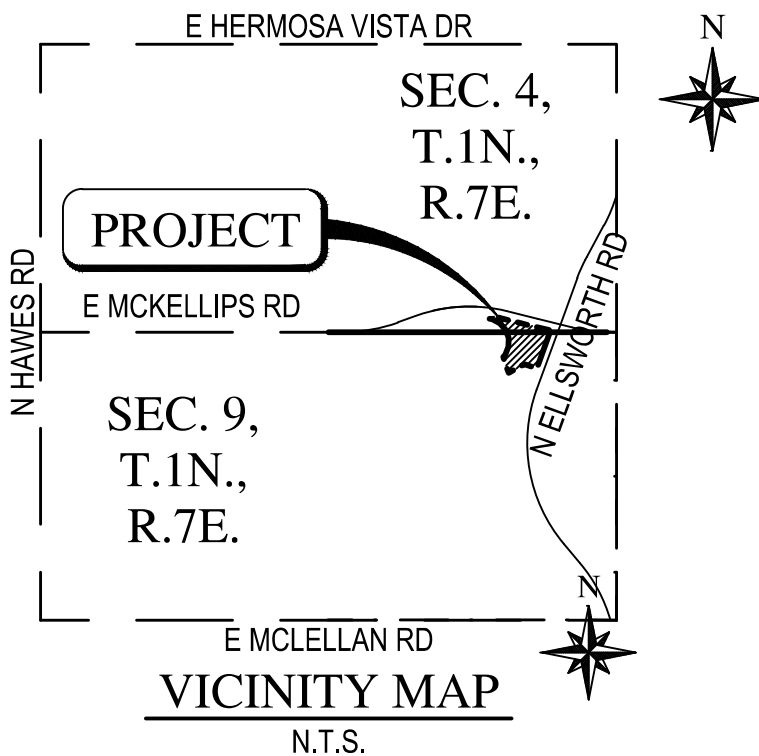
1. 15' MIN. SETBACK TO LIVABLE SPACE/PORCH/COVERED REAR PATIO.



E. JAEGER ST.
CROWNED SECTION
NTS

1. ALL ROADWAYS TO BE PRIVATE STREETS.
2. ALL UTILITIES TO BE PLACED UNDERGROUND.
3. FIRE LANES AND HYDRANTS TO MEET CITY OF MESA REQUIREMENTS.
4. PROPOSED WATER ON APACHE JUNCTION PRESSURE ZONE.
5. RETENTION WILL BE PROVIDED BY PROPOSED BASINS. RETENTION BASINS WILL ALSO RETAIN FIRST FLUSH.
6. THE CITY OF MESA SHALL NOT BE RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE FACILITIES, LANDSCAPE AREAS, ETC. WITHIN THIS PROJECT.

	PROJECT BOUNDARY
	PROPOSED MAJOR CONTOUR ELEVATION
	PROPOSED MINOR CONTOUR ELEVATION
	EXISTING MAJOR CONTOUR ELEVATION
	EXISTING MINOR CONTOUR ELEVATION
	POTABLE WATER PIPE & VALVE
	SANITARY SEWER PIPE, MANHOLE & CLEANOUT
	STORM DRAIN PIPE & MANHOLE
	ROLL/RIBBON CURB
	VERTICAL CURB & GUTTER
	CENTERLINE
	RIGHT-OF-WAY L/R/W
	MONUMENT LINE
	EASEMENT LINE
	PUBLIC UTILITY FACILITIES EASEMENT
PUFE	
WE	WATER EASEMENT
	HIGH POINT, HP
	LOW POINT, LP
	EXISTING WATER VALVE ID
	FIRE HYDRANT
	FIRE HYDRANT MARKER
	WATER REDUCER
	EXISTING SEWER MANHOLE ID
B/C	BACK OF CURB
BSL	BUILDING SETBACK LINE
CR	CURB RETURN
EG	EXISTING GROUND
F/C	FACE OF CURB
G	GUTTER
FG	FINISHED GRADE
	PROPERTY LINE
SCO	SEWER CLEANOUT
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
MH	SANITARY SEWER MANHOLE
S	SANITARY SEWER
W	WATER



RESERVE 100, LLC
3321 EAST BASELINE ROAD
GILBERT, ARIZONA 85234
PHONE: (480) 892-4492
CONTACT: TOM LEMON

WOOD, PATEL & ASSOCIATES, INC.
1630 SOUTH STAPLEY DR, SUITE 219
MESA, ARIZONA 85204
PHONE: (480) 834-3300
FAX: (480) 834-3320
CONTACT: STEVEN MCKEE, P.E.

BRASS TAG IN HEADWALL, SOUTH SIDE OF
MCKELLIPS AND NORTH HAWES ROAD.
CITY OF MESA ELEV=1664.15

WATER	CITY OF MESA
SEWER	CITY OF MESA
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	CENTURY LINK
GAS	CITY OF MESA
CABLE TV	COX COMMUNICATIONS
WASTE DISPOSAL	CITY OF MESA

1 - COVER SHEET
2 - INDEX SHEET
3 - SITE PLAN

TOTAL SHEETS - 3

THE BASIS OF BEARING IS THE EAST LINE
OF THE NORTHEAST QUARTER OF
SECTION 9, USING A BEARING OF NORTH
00 DEGREES 03 MINUTES 29 SECONDS
WEST PER STATE PLAT NO. 15 MESA
HIGHLANDS RECORDED IN BOOK 320,
PAGE 13, M.C.R.



PRELIMINARY PLAT/SITE PLAN

IESA ARIZONA
COVER SHEET



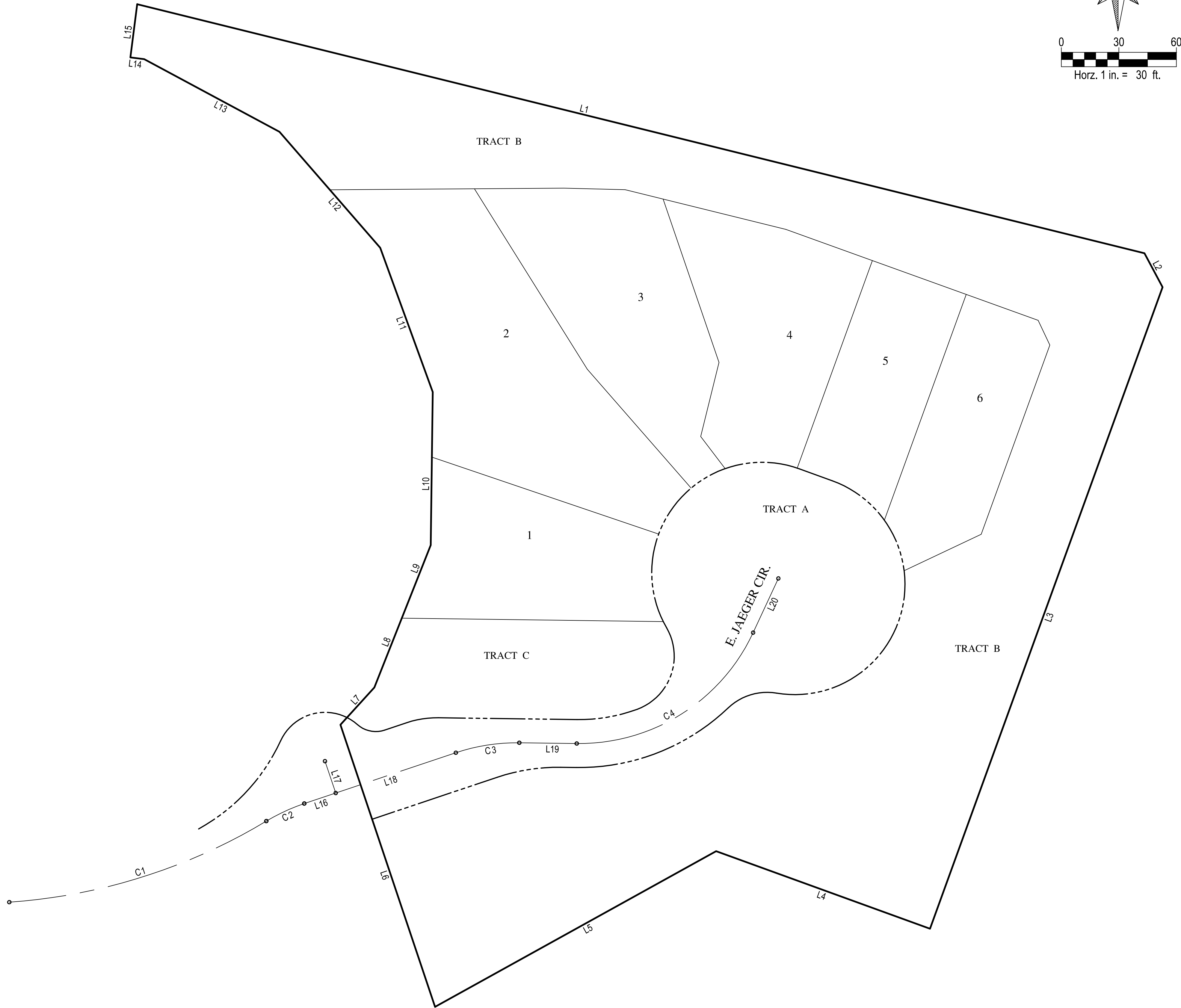
	
SCALE (HORIZ.)	N
SCALE (VERT.)	N
DATE	07/03/20
JOB NUMBER	2153
SHEET	

TRACT AREA TABLE			
TRACT NAME	SQUARE FEET	ACRES	USE
TRACT A	19,111	0.44	PRIVATE STREET
TRACT B	63,379	1.45	OPEN SPACE, RETENTION, PUF, WATER ESMT
TRACT C	7,758	0.18	OPEN SPACE, PUF, RETENTION

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N76°06'53"W	541.17'
L2	N28°05'36"W	20.07'
L3	N19°55'41"E	355.93'
L4	S70°04'19"E	118.65'
L5	N61°01'28"E	167.59'
L6	S18°32'55"E	155.18'
L7	S42°21'26"W	26.33'
L8	N21°35'05"E	47.23'
L9	S21°35'05"W	32.61'
L10	N00°45'18"E	78.13'
L11	N20°01'02"W	80.10'
L12	S40°58'40"E	80.10'
L13	S61°45'00"E	80.07'
L14	S82°41'45"E	7.28'
L15	S07°18'15"W	27.96'
L16	S71°27'05"W	83.36'
L17	S18°32'55"E	17.50'
L18	S71°27'05"W	83.36'
L19	N89°14'42"W	29.96'
L20	S24°55'40"W	31.17'

CENTERLINE CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C1	27°06'04"	300.00'	141.90'	72.30	140.58
C2	12°30'44"	100.00'	21.84'	10.96	21.79
C3	19°18'13"	100.00'	33.69'	17.01	33.53
C4	65°49'38"	100.00'	114.89'	64.73	108.67

LOT AREA TABLE	
LOT	LOT AREA (SF)
1	7,911
2	14,403
3	10,059
4	8,920
5	6,092
6	6,552



Wood, Patel & Associates, Inc.
Civil Engineering
Water Resources
Land Survey
Construction Management
602.335.8500
www.woodpatel.com



ENCLAVE AT MOUNTAIN BRIDGE

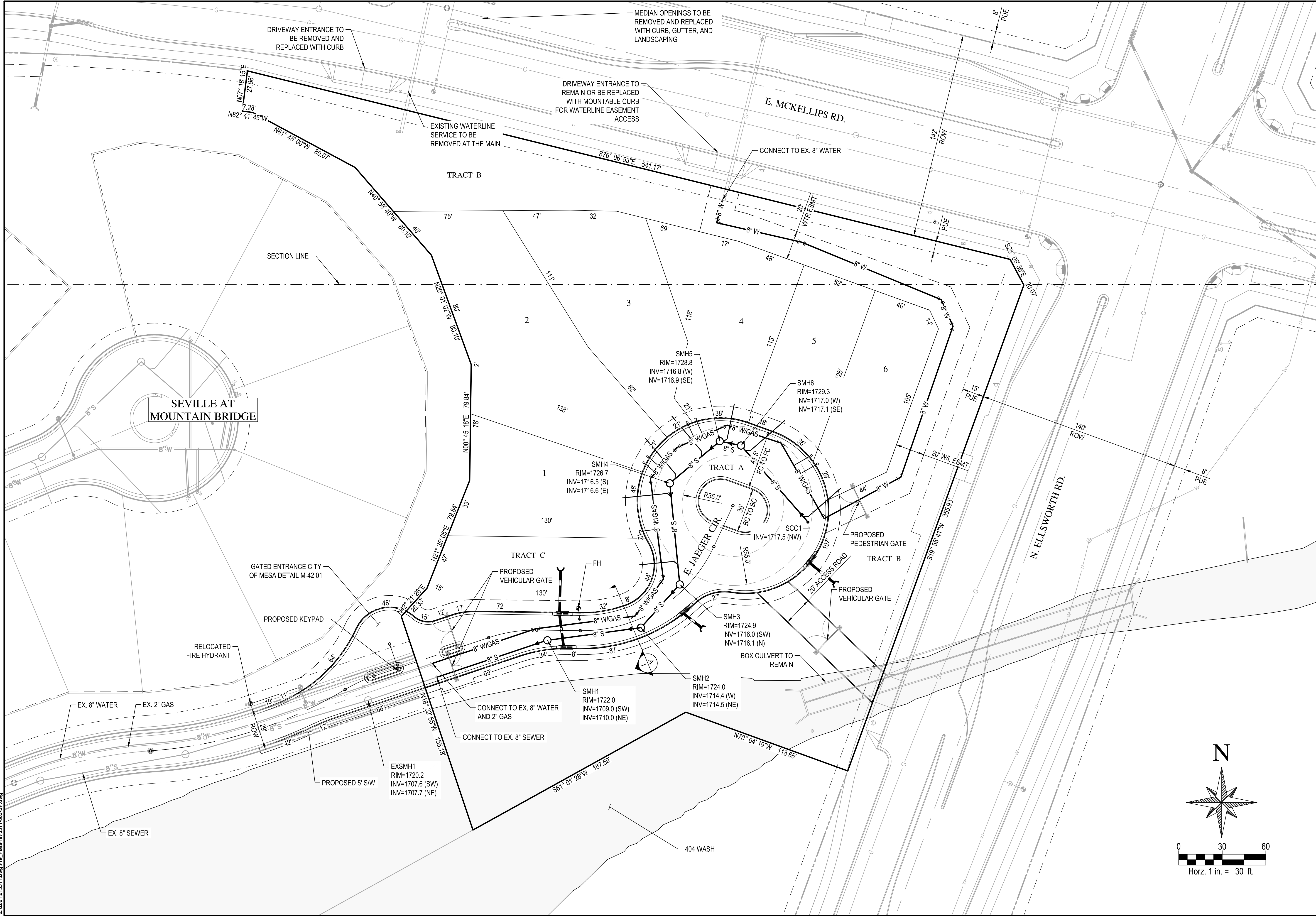
PRELIMINARY PLAT/SITE PLAN

MESA ARIZONA
INDEX SHEET

REV	DESCRIPTION	DATE



SCALE (HORIZ.) 1" = 30'
SCALE (VERT.) N/A
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SHEET



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PATEL

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ENCLAVE AT MOUNTAIN BRIDGE
PRELIMINARY PLAT/SITE PLAN
MESA ARIZONA
SITE PLAN

REV	DESCRIPTION	DATE



SCALE (HORIZ.) 1" = 30'
SCALE (VERT.) N/A
DATE 07/03/2023
JOB NUMBER 215311
SHEET

3 OF 3

CHECKED BY: SM DESIGNED BY: LL DRAFTED BY: LL