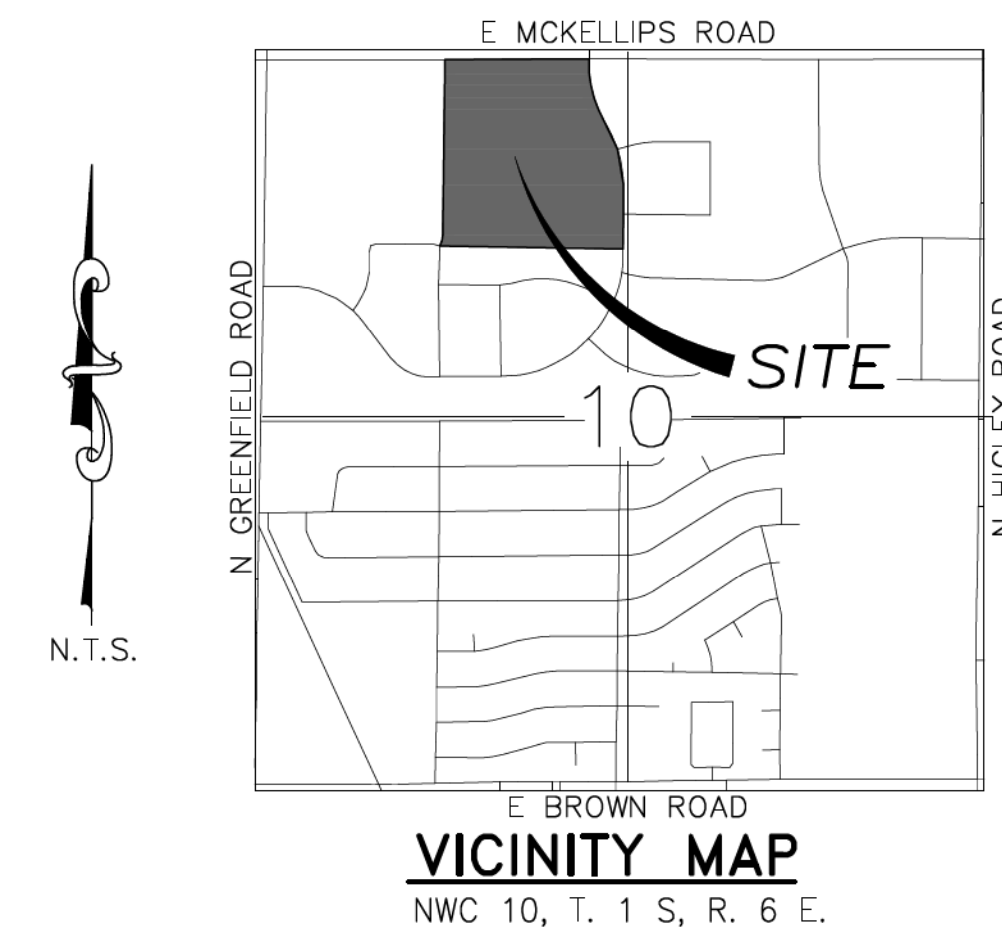


PRELIMINARY PLAT

FOR

THE LANDING AT FALCON FIELD

A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN
MARICOPA COUNTY,
ARIZONA



LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HANDHOLE AT THE CENTERLINE INTERSECTION OF 48TH STREET AND MCKELLIPS ROAD, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION BEARS NORTH 88 DEGREES 47 MINUTES 43 SECONDS EAST, A DISTANCE OF 270.03 FEET;

THENCE SOUTH 88 DEGREES 47 MINUTES 43 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1014.81 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 01 DEGREES 12 MINUTES 17 SECONDS EAST, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88 DEGREES 47 MINUTES 43 SECONDS EAST, PARALLEL WITH AND 55.00 FEET SOUTH OF SAID NORTH LINE, A DISTANCE OF 965.14 FEET TO THE BEGINNING OF A 12.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY;

THENCE DEPARTING SAID PARALLEL LINE AND SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 86 DEGREES 10 MINUTES 27 SECONDS, AN ARC LENGTH OF 18.05 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 48TH STREET AND THE BEGINNING OF A 1038.14 FOOT RADIUS REVERSE CURVE CONCAVE NORTHEASTERLY;

THENCE SOUTHEASTERLY ALONG SAID CURVE AND WESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 25 DEGREES 39 MINUTES 25 SECONDS, AN ARC LENGTH OF 464.88 FEET TO THE BEGINNING OF A 917.63 FOOT RADIUS REVERSE CURVE CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY ALONG SAID CURVE AND WESTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 30 DEGREES 29 MINUTES 28 SECONDS, AN ARC LENGTH OF 488.34 FEET;

THENCE SOUTH 00 DEGREES 11 MINUTES 47 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 346.31 FEET TO THE NORTHEAST CORNER OF "MESA COMMERCE CENTER", ACCORDING TO BOOK 292, PAGE 21, MARICOPA COUNTY RECORDS;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 88 DEGREES 42 MINUTES 56 SECONDS WEST ALONG THE NORTH LINE OF SAID "MESA COMMERCE CENTER", A DISTANCE OF 1146.20 FEET;
THENCE DEPARTING SAID NORTH LINE, NORTH 00 DEGREES 06 MINUTES 14 SECONDS WEST, PARALLEL WITH AND 130.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 50.00 FEET;

THENCE DEPARTING SAID PARALLEL LINE, SOUTH 88 DEGREES 42 MINUTES 56 SECONDS WEST, PARALLEL WITH AND 50.00 FEET NORTH OF SAID NORTH LINE OF "MESA COMMERCE CENTER", A DISTANCE OF 100.00 FEET;

THENCE DEPARTING SAID PARALLEL LINE, NORTH 00 DEGREES 06 MINUTES 14 SECONDS WEST, PARALLEL WITH AND 30.00 FEET EAST OF SAID WEST LINE, A DISTANCE OF 1218.86 FEET TO THE POINT OF BEGINNING.

LOT AREAS

GROSS AREA: 1,456,051 SF OR 33.426 AC
NET AREA: 1,445,913 SF OR 33.194 AC

ADDITIONAL RIGHT-OF-WAY DEDICATION (E. MCKELLIPS RD.):
10,138 SF OR 0.233 AC

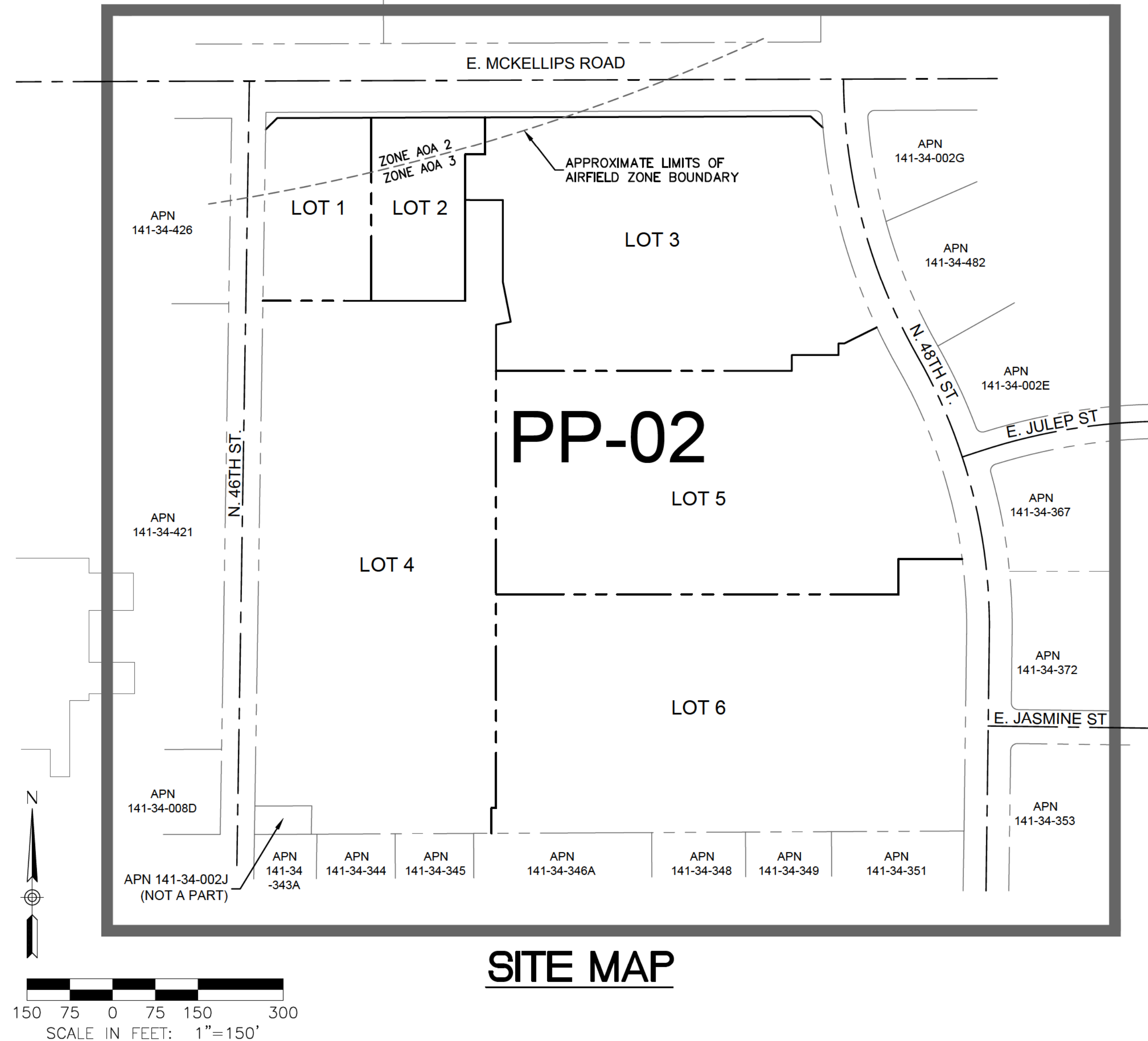
PROPOSED NET PARCEL AREA:
1,445,913 SF OR 33.194 AC

PROPOSED LOT AREAS (NET):			
LOT 1	60,253 SF	1.383 AC	RETAIL
LOT 2	55,447 SF	1.273 AC	RETAIL
LOT 3	271,923 SF	6.243 AC	INDUSTRIAL
LOT 4	397,922 SF	9.135 AC	INDUSTRIAL
LOT 5	308,068 SF	7.072 AC	INDUSTRIAL
LOT 6	352,301 SF	8.088 AC	INDUSTRIAL

COMBINED 1,445,913 SF 33.194 AC

NOTE

THIS PRELIMINARY PLAT INCLUDES ALL LOTS, 1 THROUGH 6, THAT WILL EVENTUALLY BE PLATTED VIA A FINAL PLAT.



INDEX OF PLAN SHEETS

- | | | |
|---|--------|------------------|
| 1 | (PP-1) | COVER SHEET |
| 2 | (PP-2) | PRELIMINARY PLAT |

LEGEND

- FOUND BRASS CAP IN HAND HOLE
- FOUND BRASS CAP FLUSH
- FOUND MONUMENT AS SHOWN
- EASEMENT LINE
- PROPERTY LINE
- BOUNDARY LINE
- RIGHT OF WAY
- TICK MARK INDICATES PC, PRC, PT

ABBREVIATIONS

- | | | |
|--------|---|---|
| APN | — | ASSESSOR'S PARCEL NUMBER |
| BCHH | — | BRASS CAP IN HAND HOLE |
| C.O.M. | — | CITY OF MESA |
| MCED | — | MARICOPA COUNTY ENGINEERING DEPARTMENT |
| PUFE | — | PUBLIC UTILITIES AND FACILITIES EASMENT |
| D. | — | RANGE |
| T. | — | TOWNSHIP |

OWNER/DEVELOPER

EVERGREEN DEVCO, INC.
2390 EAST CAMELBACK ROAD,
SUITE 410
PHOENIX, ARIZONA 85016
PHONE: (303) 803-1437
CONTACT: JAZZMINE CLIFTON
jclifton@evgre.com

ARCHITECT

BUTLER DESIGN GROUP
5017 E. WASHINGTON ST., #107
PHOENIX, AZ 85034
PHONE: 602-957-1800 X228
CONTACT: WENDOLY
ABREGO-PETETT
wabrego@butlerdesigngroup.com

ENGINEER

OPTIMUS CIVIL DESIGN GROUP
4650 EAST COTTON CENTER
BLVD.,
SUITE 140
PHOENIX, ARIZONA 85040
PHONE: (602) 393-5234
FAX: (602) 286-9400
CONTACT: JEFF BEHRANA P.E.

ADDRESS

1919 N. 46TH STREET
MESA, ARIZONA 85205

APN

141-34-002H

ZONING

L1

BASIS OF BEARINGS

THE BASIS OF BEARING IS THE MONUMENT LINE OF MCKELLIPS ROAD, ALSO BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, USING A BEARING OF NORTH 89 DEGREES 48 MINUTES 45 SECONDS EAST, AS PER THE RECORD OF SURVEY IN BOOK 661 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2280L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".

PROJECT DESCRIPTION

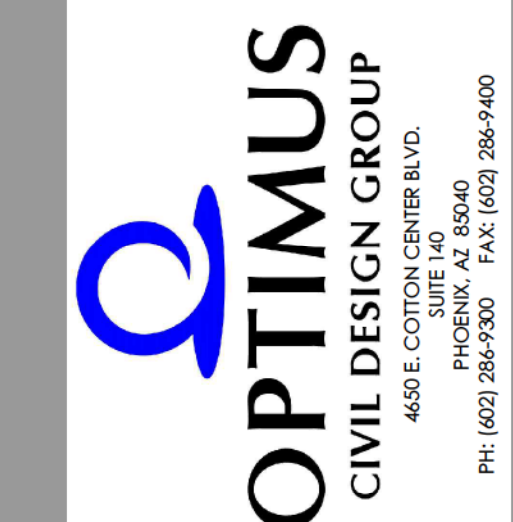
THE LANDING AT FALCON FIELD IS A 33+/- ACRE MIXED USE DEVELOPMENT COMPRISED OF COMMERCIAL/RETAIL AND INDUSTRIAL USES. A PRELIMINARY GRADING/DRAINAGE AND UTILITY SCHEME ALONG WITH PERTINENT RETENTION VOLUME CALCULATIONS FOR THE 100-YR, 2-HR EVENT, AND A CONCEPTUAL ROUTING OF A GRAVITY BLEED-OFF LINE FROM MCKELLIPS IS ALSO SUBMITTED UNDER A SEPARATE COVER WILL BE PROVIDED AT A LATER DATE.

NO.	REVISION	DATE



THE LANDING AT FALCON FIELD
PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
COVER SHEET

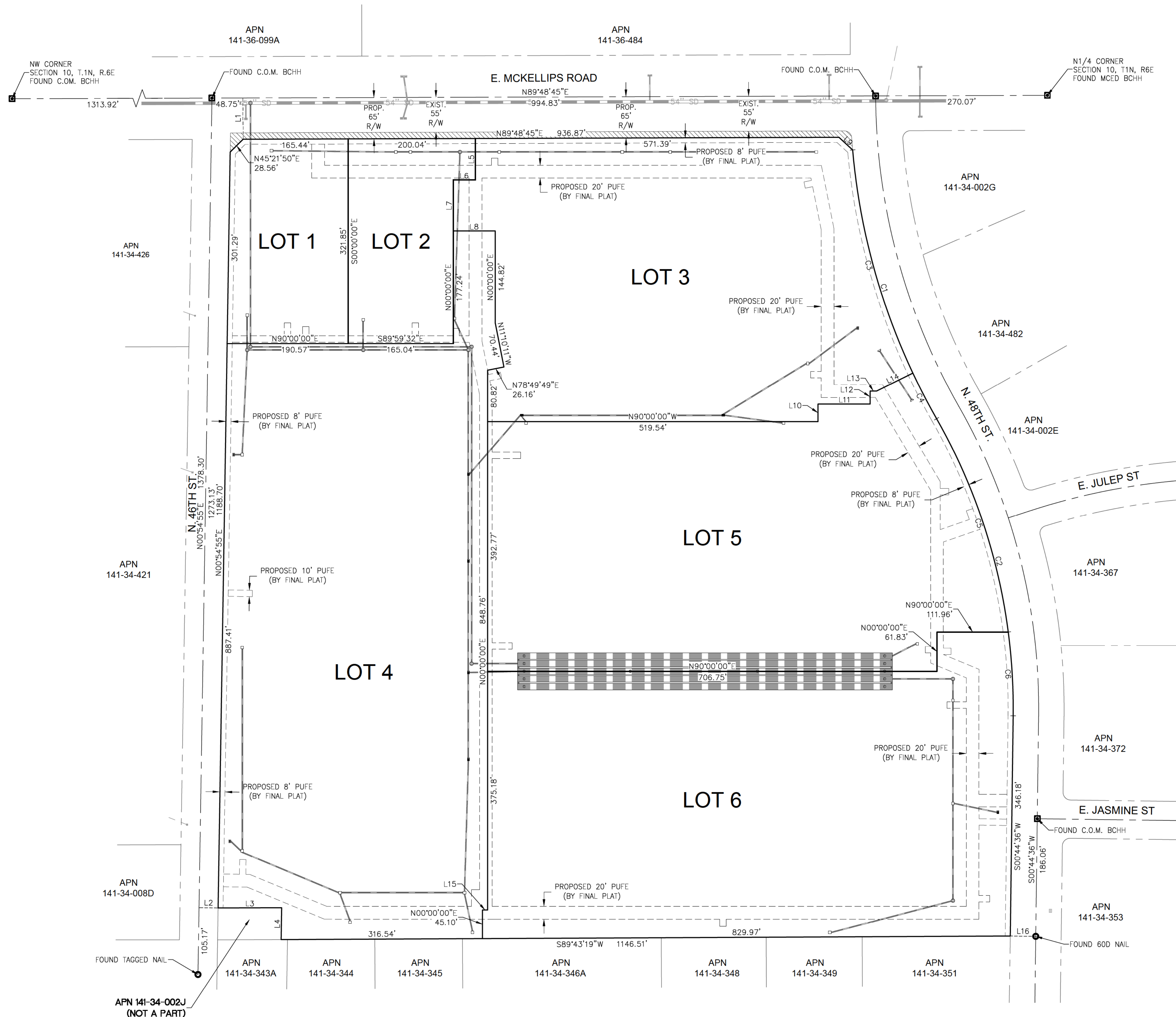
A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH,
RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY,
ARIZONA. MESA 85205



DESIGNED: AJR
DRAWN: DB, JK
CHECKED: JDB
DATE: 3/2024
JOB NO.: 211366

DRAWING NO
PP-1
1 OF 2





LINE	BEARING	DISTANCE
L1	N00°11'15"W	65.00'
L2	S89°05'05"E	30.00'
L3	N89°46'25"E	99.95'
L4	N00°54'55"E	50.28'
L5	N00°00'00"E	65.26'
L6	S90°00'00"E	35.00'
L7	N00°00'00"E	80.03'
L8	N90°00'00"W	66.00'
L9	S47°23'06"E	29.35'
L10	S00°00'00"E	27.59'
L11	N90°00'00"W	82.00'
L12	S00°00'00"E	20.38'
L13	N90°00'00"W	10.11'
L14	S63°38'33"W	63.65'
L15	N90°00'00"E	8.08'
L16	S89°15'24"E	40.00'

CURVE	DELTA	RADIUS	LENGTH
C1	24°46'58"	1031.58'	446.20'
C2	30°29'35"	917.63'	488.37'
C3	20°17'27"	1031.58'	365.33'
C4	4°29'30"	1031.58'	80.87'
C5	30°29'35"	917.63'	488.37'
C6	8°15'30"	917.63'	132.26'

RIGHT-OF-WAY DEDICATION AREAS:

GROSS AREA
1,456,051 SF OR 33.426 AC

DEDICATION
10,138 SF OR 0.233 AC

NET AREA R/W DEDICATION
1,445,913 SF OR 33.194 AC

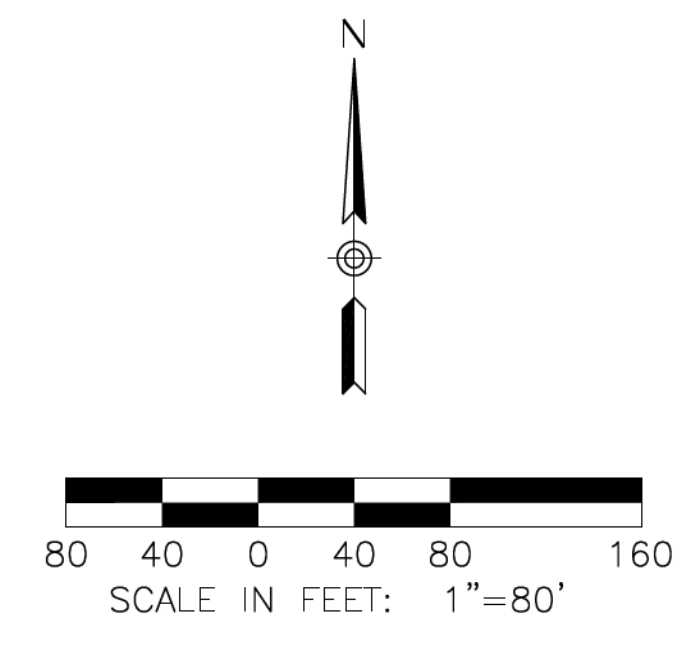
LOT AREAS:

LOT 1	60,253 SF	1.383 AC	RETAIL
LOT 2	55,447 SF	1.273 AC	RETAIL
LOT 3	271,923 SF	6.243 AC	INDUSTRIAL
LOT 4	397,922 SF	9.135 AC	INDUSTRIAL
LOT 5	308,068 SF	7.072 AC	INDUSTRIAL
LOT 6	352,301 SF	8.088 AC	INDUSTRIAL

COMBINED 1,445,913 SF 33.194 AC

LEGEND

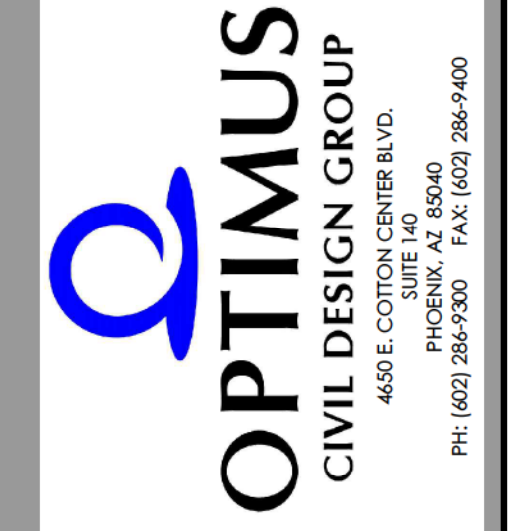
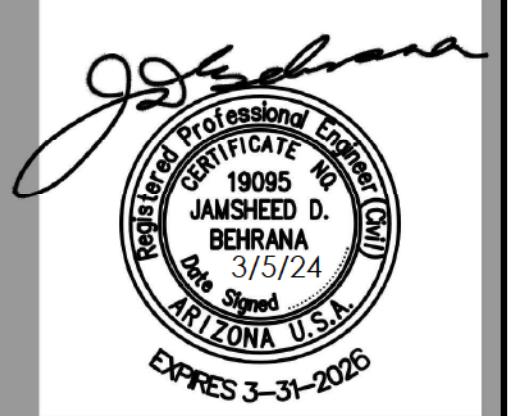
ADDITIONAL RIGHT-OF-WAY



NO.	REVISION	DATE



THE LANDING AT FALCON FIELD
PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
PRELIMINARY PLAT
 A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH,
 RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY,
 ARIZONA. MESA 85205



DESIGNED: AJR
 DRAWN: DB,JK
 CHECKED: JDB
 DATE: 3/2024
 JOB NO.: 211366

DRAWING NO
PP-2
 2 OF 2



USE OF THIS INFORMATION CONTAINED IN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTRODUCED AND FOR OTHER THAN THE CLIENT FOR WHOM IT WAS PREPARED IS FORBIDDEN, UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY OPTIMUS CIVIL DESIGN GROUP. OPTIMUS CIVIL DESIGN GROUP SHALL HAVE NO LIABILITY TO ANY USER OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.