

BENCHMARK (HAS BEEN DESTROYED)
 BENCHMARK IS A FOUND P.K. NAIL W/ TAG AT THE NORTHWEST CORNER IN HEADWALL AT ELLIOT ROAD AND HAWES ROAD.
 CITY OF MESA BENCHMARK (88 DATUM)
 ELEVATION = 1377.52'
 DATUM: NAVD88

SECONDARY BENCHMARK
 BENCHMARK IS A FOUND BRASS TAG AND NAIL IN THE TOP OF CURB AT THE NORTHWEST CORNER OF SOSSAMAN ROAD & GUADALUPE ROADS.
 CITY OF MESA BENCHMARK
 ELEVATION = 1358.99'
 DATUM: 2012 COM NAVD88
 ELEVATION = 1359.117
 DATUM: BASED ON THE PRIMARY BM LISTED HEREON

BASIS OF BEARING
 BASIS OF BEARING IS S89°33'10"E ALONG THE EAST-WEST MID-SECTION LINE OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

PRELIMINARY PLAT MESA GATEWAY 202 MESA, ARIZONA

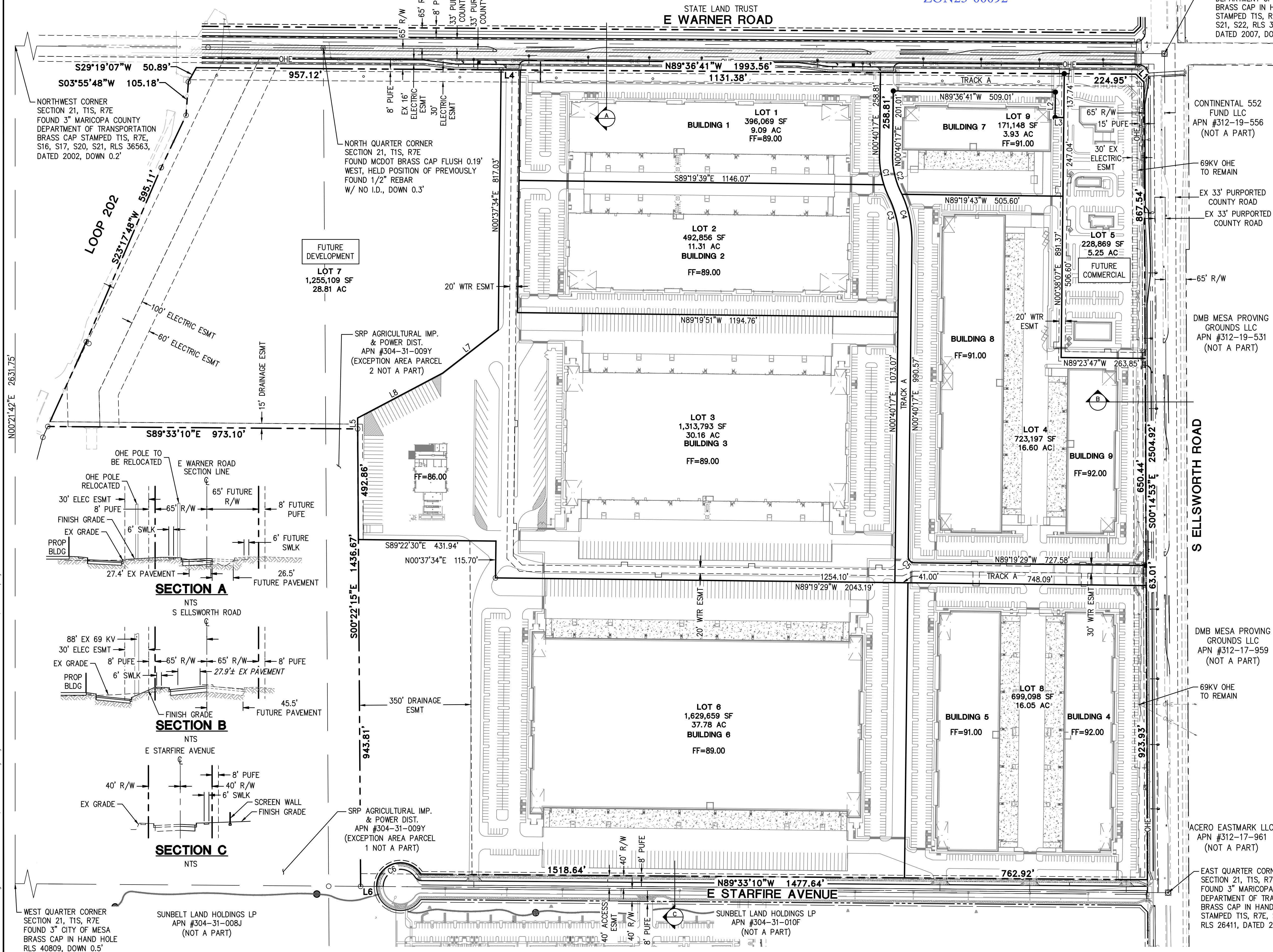
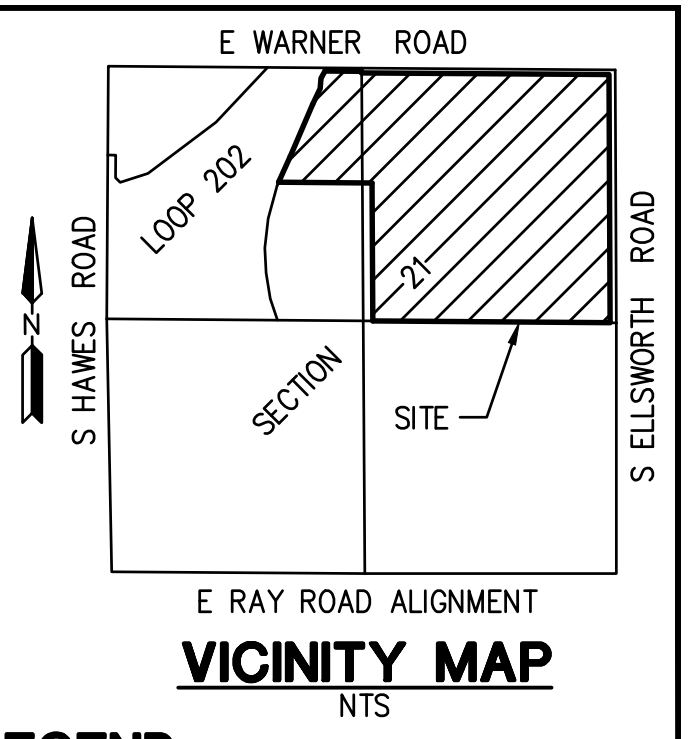
A PORTION OF SECTION 21, TOWNSHIP 1 SOUTH
 RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
 MARICOPA COUNTY, ARIZONA.

OWNER/DEVELOPER
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 294 GROVE LANE, SUITE 140
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ENGINEER
 HILGARTWILSON
 2141 E HIGHLAND AVE SUITE #250
 PHOENIX, AZ 85016
 PHONE: (602) 490-0535
 CONTACT: CASEY WHITEMAN

Planning and Zoning Board Approved:
 June 14, 2023
 ZON23-00092



LINE TABLE

NO.	DIRECTION	LENGTH
L1	S45°14'53"E	35.56'
L2	S00°40'17"W	79.74'
L3	S89°36'41"E	27.32'
L4	N89°33'10"W	60.00'
L5	N00°14'00"W	34.14'
L6	N89°33'10"W	50.41'
L7	N52°13'37"E	220.94'
L8	N62°08'29"E	301.90'

CURVE TABLE

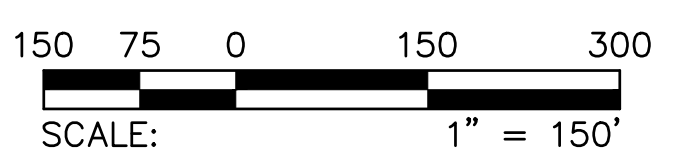
NO.	RADIUS	DELTA	LENGTH
C1	300.50'	26°42'17"	140.06'
C2	259.50'	26°42'17"	120.95'
C3	299.50'	26°42'17"	139.59'
C4	340.50'	26°42'17"	158.70'
C5	19.50'	89°59'46"	30.63'
C6	75.00'	147°46'09"	193.43'

LOT TABLE

LOT	AREA (SF)	AREA (AC)	BUILDING SF
1	396,069	9.09	BUILDING 1 = 139,364
2	492,856	11.31	BUILDING 2 = 209,364
3	1,313,793	30.16	BUILDING 3 = 353,662
4	723,197	16.60	BUILDING 8 = 197,641 BUILDING 9 = 72,796
5	228,869	5.25	-----
6	1,645,659	37.78	BUILDING 6 = 593,736
7	1,255,109	28.81	-----
8	699,098	16.05	BUILDING 4 = 118,392 BUILDING 5 = 148,752
9	171,148	3.93	BUILDING 7 = 81,083
TRACK A	146,250	3.35	-----

RIGHT OF WAY INFORMATION

E. WARNER ROAD 65"
 S. ELLSWORTH ROAD 65"
 E. STARFIRE AVENUE 40"



MESA GATEWAY 202
 SCANNELL 202 & WARNER ROAD
 MESA, ARIZONA

PRELIMINARY PLAT

PROJ. NO.	2298	
DATE:	MAR 2023	
SCALE:	AS NOTED	DESIGNED: DB DRAWN: CM APPROVED: CW
REV.		
		DWG. NO.
		PP-1
		SHT. 1 OF 1

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