

APPROVED PLANS
CITY COUNCIL

DATE: 11-1-04
WITH STIPS: YES ☒ NO ☐



PREMINARY PLAT FOR COYOTE LANDING

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA, ARIZONA.

Planning and Zoning Board Approved:
September 16, 2004



LEGEND

PROPERTY LINE/ROW ---
SETBACKS ---
EASEMENTS ---
CENTER LINE OF SOUTHERN AVENUE ---
RIGHT OF WAY ---
STREET CENTERLINE MONUMENT .

ABBREVIATIONS

G100 INDICATES GARAGE DESIGNATION
2112 INDICATES UNIT ID. NUMBER
T.P.O.B. TRUE POINT OF BEGINNING
A.P.N. ASSESSORS PARCEL NUMBER
R.O.W. RIGHT OF WAY

BENCHMARK

CHISELED BOX ON TOP OF CURB NORTH
BULLDOSE IN MEDIAN ON ORSON ROAD,
SOUTH OF SOUTHERN AVENUE.

ELEVATION= 1511.50 (CITY OF MESA
DATUM)

BASE OF BEARINGS

LEGAL DESCRIPTION, SITE BOUNDARY AND
BEARINGS WERE OBTAINED FROM ALTA
SURVEY PREPARED BY RICK ENGINEERING
COMPANY, JOB NO. 2971 DATED 11/13/02
BY STEVEN C. BURFORD, R.L.S.

THE BASIS OF BEARING USED FOR THIS
SURVEY IS N00°07'59"E ALONG THE WEST
LINE OF THE SOUTHWEST QUARTER OF
SECTION 26.

SITE DATA

AREA(GROSS) = 20.608 ACRES
AREA(NET) = 19.33 ACRES
ZONING CLASSIFICATION:
EXISTING R-3
PROPOSED PAD R-3
JURISDICTION (CITY OF MESA)
LOT COVERAGE
EXISTING USE: VACANT
PROPOSED USE: MULTI FAMILY
RESIDENTIAL
APN 220-71-792C

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1
NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE, AND MERIDIAN,
MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26;

THENCE NORTH 00 DEGREES 07 MINUTES 59 SECONDS EAST ALONG THE WEST
LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF
886.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 07 MINUTES 59 SECONDS EAST
ALONG SAID WEST
LINE, A DISTANCE OF 244.00 FEET TO A POINT ON A LINE WHICH IS
PARALLEL WITH AND 1130.00 FEET NORTHERLY, AS MEASURED AT RIGHT
ANGLES, FROM THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID
SECTION 26.

THENCE SOUTH 89 DEGREES 58 MINUTES 27 SECONDS EAST ALONG SAID
PARALLEL LINE, A DISTANCE OF 1428.41 FEET TO A POINT ON A LINE WHICH
IS PARALLEL WITH AND 1428.41 EASTERLY, AS MEASURED AT RIGHT ANGLES,
FROM THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26.

THENCE SOUTH 00 DEGREES 07 MINUTES 59 SECONDS WEST ALONG SAID
PARALLEL LINE, A DISTANCE OF 1130.00 FEET TO A POINT ON THE SOUTH
LINE OF THE SOUTHWEST QUARTER OF SECTION 26.

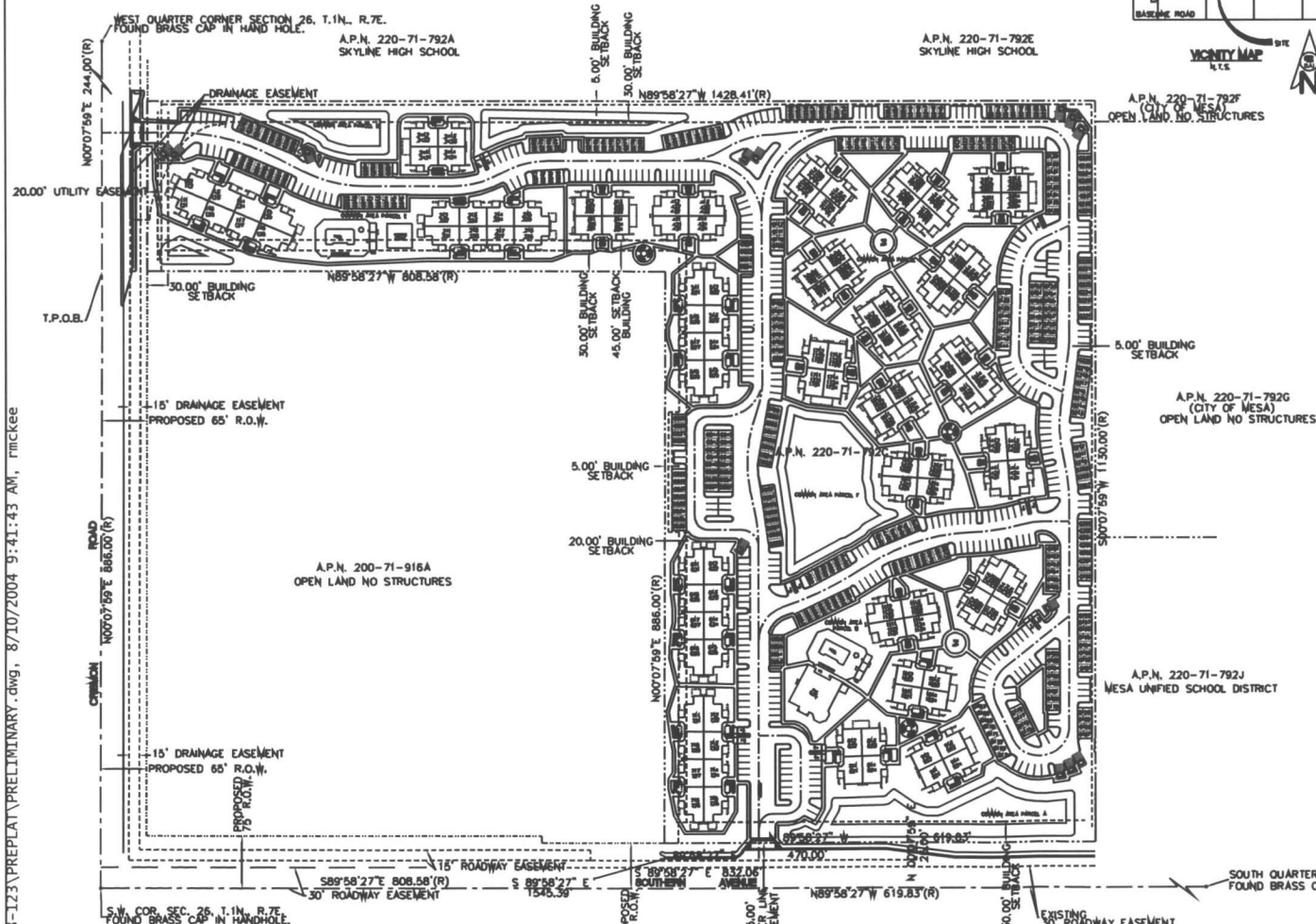
THENCE NORTH 89 DEGREES 58 MINUTES 27 SECONDS WEST ALONG SAID
SOUTH LINE, A DISTANCE OF 819.83 FEET TO A POINT ON A LINE WHICH IS
PARALLEL WITH AND 808.58 FEET EASTERLY, AS MEASURED AT RIGHT
ANGLES, FROM THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID
SECTION 26.

THENCE NORTH 00 DEGREES 07 MINUTES 59 SECONDS EAST ALONG SAID
PARALLEL LINE, A DISTANCE OF 886.00 FEET TO A POINT ON A LINE WHICH
IS PARALLEL WITH AND 886.00 FEET NORTHERLY, AS MEASURED AT RIGHT
ANGLES, FROM THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID
SECTION 26.

THENCE NORTH 89 DEGREES 58 MINUTES 27 SECONDS WEST ALONG SAID
PARALLEL LINE, A DISTANCE OF 808.58 FEET TO THE TRUE POINT OF
BEGINNING.

NOTE:

ALL DRIVE AND PARKING AREAS (EXCLUSIVE OF GARAGES)
SHALL BE A COMMON ELEMENT.



Z04-71

CASA DE SUNRISE LLC
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FX: (602) 966-9925

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PEORIA, ARIZONA 85503
(602) 944-3044 (P) (602) 944-3044 (F)
COMMENTS: 944-3044 (P) 944-3044 (F)

PROJECT NUMBER:
05-03-127
SCALE:
1" = 80'
DESIGNED BY:
JAP
DRAWN BY:
JAP
CHECKED BY:

PRELIMINARY PLAT
COYOTE LANDING
MESA, ARIZONA

SHEET
1
OF 1 SHEETS