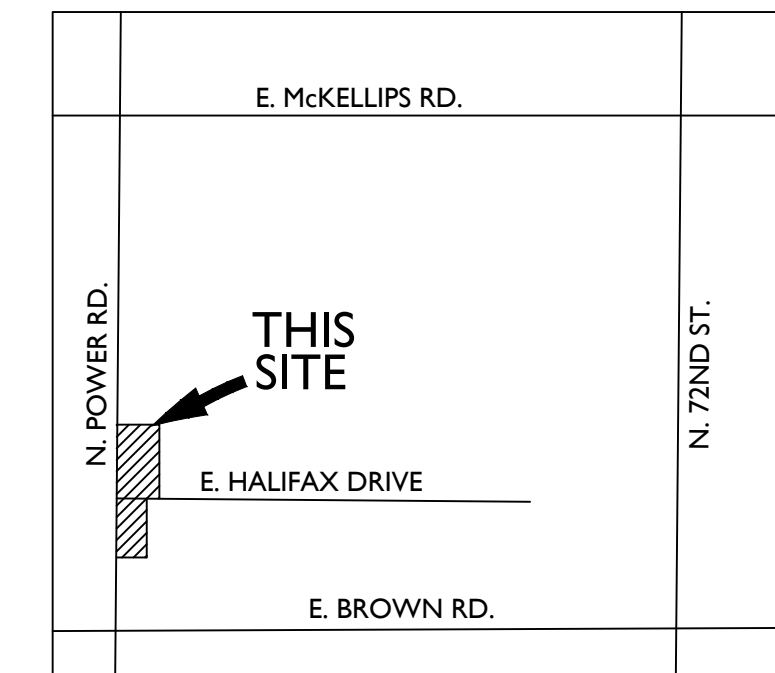
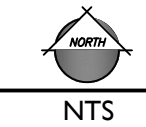


# PRELIMINARY SITE PLAN FOR POWER ROAD PARK

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

## VICINITY MAP



## LEGAL DESCRIPTION

**PARCEL ONE:**  
THE EAST 145 FEET OF THE WEST 195 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF LOT 3, SECTION 7, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA, ARIZONA;

EXCEPT THE NORTH 25 FEET THEREOF;

EXCEPT THAT PORTION OF SUBJECT PROPERTY PREVIOUSLY CONVEYED TO THE CITY OF MESA, A MUNICIPAL CORPORATION IN WARRANTY DEED RECORDED MARCH 1, 2004 AT DOCUMENT NO. 04-208896, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE NORTH 00°35'14" EAST (BASIS OF BEARING ACCORDING TO "ALTA MIRA ESTATES" RECORDED IN BOOK 357 OF MAPS, PAGE 41, M.C.R.) ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 304.98 FEET TO THE NORTH LINE OF SAID PARCEL;

THENCE SOUTH 89°59'30" EAST ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 20.15 FEET TO THE INTERSECTION OF NON-TANGENTIAL CURVE WITH A RADIUS POINT OF SOUTH 23°51'53" EAST AND BEING CONCAVE TO THE SOUTHEAST;

THENCE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 65°49'36", AN ARC DISTANCE OF 28.72 FEET TO A TANGENTIAL LINE BEING 5.50 FEET EAST OF AND PARALLEL WITH SAID WEST LINE;

THENCE SOUTH 00°35'14" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 282.25 FEET TO THE SOUTH LINE OF SAID PARCEL;

THENCE NORTH 89°59'55" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 5.50 FEET TO THE POINT OF BEGINNING.

**PARCEL TWO:**  
THE WEST 238.83 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF LOT 3, SECTION 7, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST 50 FEET THEREOF;

EXCEPT THE SOUTH 25.00 FEET THEREOF;

EXCEPT THAT PORTION OF SUBJECT PROPERTY PREVIOUSLY CONVEYED TO THE CITY OF MESA, A MUNICIPAL CORPORATION, IN WARRANTY DEED RECORDED SEPTEMBER 3, 2003 AT DOCUMENT NO. 03-1225727, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL;  
THENCE NORTH 00 DEGREES 35 MINUTES 14 SECONDS EAST ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 304.98 FEET TO THE NORTH LINE OF SAID PARCEL;

THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 59 MINUTES 06 SECONDS EAST, A DISTANCE OF 5.50 FEET;

THENCE SOUTH 00 DEGREES 35 MINUTES 14 SECONDS WEST ALONG A LINE BEING 5.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID PARCEL, A DISTANCE OF 279.73 FEET TO A CURVE WITH A RADIUS OF 25.00 FEET AND BEING CONCAVE TO THE NORTHEAST;

THENCE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 90 DEGREES 34 MINUTES 44 SECONDS, AN ARC DISTANCE OF 39.52 FEET TO THE SOUTH LINE OF SAID PARCEL;

THENCE NORTH 89 DEGREES 59 MINUTES 30 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 30.75 FEET TO THE POINT OF BEGINNING.

## REFERENCED DOCUMENTS

1. RESULTS OF SURVEY, RECORDED AS SURVEYS BOOK 801, PAGE 6, M.C.R.
2. ANNECY SUBDIVISION, RECORDED AS SURVEYS BOOK 820, PAGE 34, M.C.R.
3. PLSS SUBDIVISION RECORD OF SURVEY, MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY RECORDED AS SURVEYS BOOK 657, PAGE 27, M.C.R.
4. RESULTS OF SURVEY, RECORDED AS SURVEYS BOOK 298, PAGE 29, M.C.R.

## NOTES

- 1.-BEARINGS AND DISTANCES ARE MEASURED OR CALCULATED UNLESS NOTED OTHERWISE.
- 2.-THIS SURVEY IS BASED ON INFORMATION AS PROVIDED BY LAND TITLE AGENCY OF ARIZONA, INC. ORDER NO. 40028730-3 AND 40028731-5. ANY OTHER EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS OR OTHER MATTERS OF RECORD THAT MAY AFFECT THIS SITE ARE NOT SHOWN HEREON.
- 3.-THIS MAP DOES NOT PURPORT TO VERIFY THE OWNERSHIP OF ANY PROPERTY SHOWN OR INVOLVED IN THIS SURVEY. ACTUAL LINES MAY BE AFFECTED BY MONUMENTS, LINES OF OCCUPATION AND/OR OTHER UNWRITTEN RIGHTS.

## BENCHMARK

BRASS TAG FOUND AT THE NORTHEAST CORNER OF THE INTERSECTION OF POWER ROAD AND BROWN ROAD.  
ELEV.=1477.69 (C.O.M. DATUM)

## BASIS OF BEARINGS

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 7 BEARS NORTH 00°27'21" EAST AS SHOWN HEREON.

## PROJECT TEAM

**PROPERTY OWNER**  
DAVID T. DARLING PC / DM3 LLC  
2733 N POWER ROAD, SUITE 102  
MESA, AZ 85215

**DEVELOPER**  
POWER FOOD PARK  
1439 N POWER ROAD  
MESA, AZ 85205  
TEL: (602) 770-9955  
CONTACT: RAY JOHNSON  
wrj3@hotmail.com

**ARCHITECT**  
ADAPTIVE ARCHITECTS  
1630 S STAPLEY DRIVE, #229  
MESA, AZ 85204  
TEL: (480) 655-0633  
CONTACT: VINCE DIBELLA  
vince@adaptivearchitectsinc.com

**PROPERTY OWNER**  
GARDNER, AUSTIN  
310 S ALMA SCHOOL ROAD  
MESA, AZ 85202

**LANDSCAPE ARCHITECT**  
EPS GROUP, INC.  
1130 N. ALMA SCHOOL ROAD, SUITE 120  
MESA, ARIZONA 85201  
TEL: (480) 503-2250  
FAX: (480) 503-2258  
CONTACT: TOM SNYDER  
tom.snyder@epsgruoinc.com

## SITE DATA

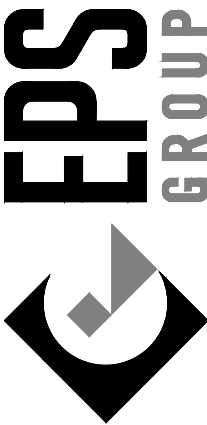
APNs:	218-04-003A, 218-04-003C, 218-04-007C, 218-04-005F
EXISTING GENERAL PLAN:	NEIGHBORHOOD
EXISTING ZONING:	RS-35 & OC
PROPOSED ZONING:	NC
EXISTING USE:	VACANT / UNDEVELOPED
PROPOSED USE:	COMMERCIAL / OPEN SPACE
SITE AREA (GROSS & NET):	±5.99 AC (261,254 SF)
BUILDING AREA:	
ADMINISTRATION/RESTROOMS	±2,208 SF (1% OF SITE)
KITCHEN & INDOOR STORAGE	±1,500 SF (1% OF SITE)
TOTAL	±3,708 SF (2% OF SITE)
OUTDOOR SEATING AREA:	±31,889 SF
OPEN SPACE:	±146,898 SF (56% OF SITE)

## PARKING BREAKDOWN

ASPHALT SURFACE PARKING (A)	16
ALTERNATIVE SURFACE PARKING (B)	178
ALTERNATIVE SURFACE PARKING (C)	28
ASPHALT SURFACE PARKING (D)	5
TOTAL PARKING	227
TOTAL ADA PARKING	5
STANDARD PARKING TYP.	9' X 18'
ADA PARKING TYP.	11' X 18'

## EXHIBIT 3.02

1130 N. Alma School Road, Suite 120  
Mesa, AZ 85201  
T: 480.503.2250 | F: 480.503.2258  
www.epsgruoinc.com



Power Road Park  
Mesa, Arizona

COVER SHEET

Project:

Revisions:

No.	Description



Designer: TS  
Drawn by: STAFF

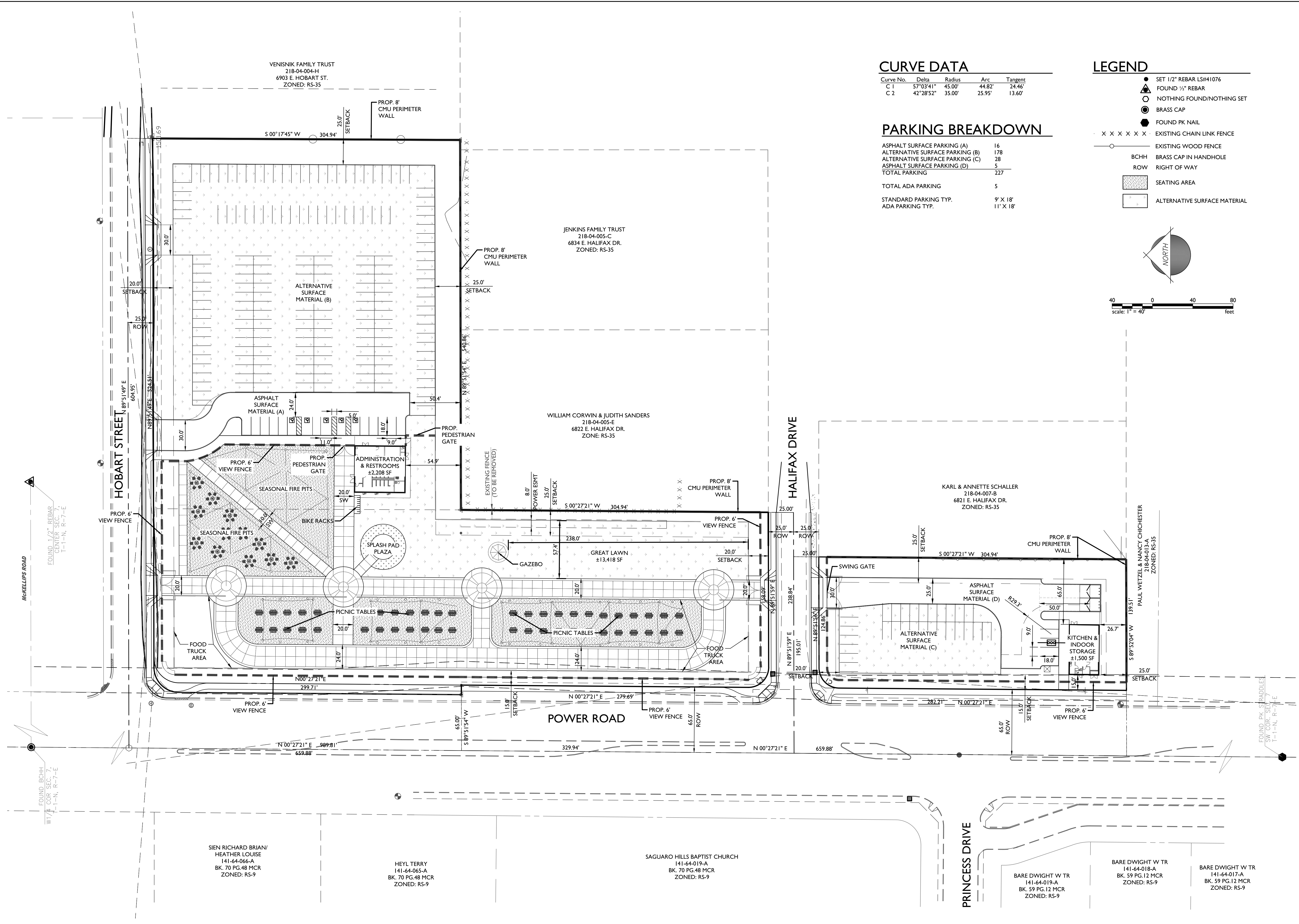
Preliminary  
Not For  
Construction  
Or  
Recording

Job No.  
**21-0327**

**CS01**

Sheet No.  
**1**  
of **03**

21-0327



### CURVE DATA

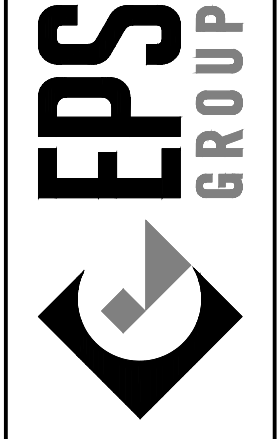
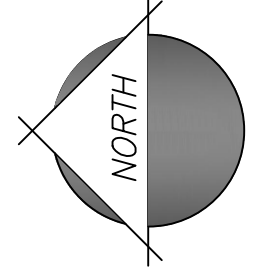
Curve No.	Delta	Radius	Arc	Tangent
C 1	57°03'41"	45.00'	44.82'	24.46'
C 2	42°28'52"	35.00'	25.95'	13.60'

### PARKING BREAKDOWN

ASPHALT SURFACE PARKING (A)	16
ALTERNATIVE SURFACE PARKING (B)	178
ALTERNATIVE SURFACE PARKING (C)	28
ASPHALT SURFACE PARKING (D)	5
<b>TOTAL PARKING</b>	<b>227</b>
<b>TOTAL ADA PARKING</b>	<b>5</b>
STANDARD PARKING TYP.	9' X 18'
ADA PARKING TYP.	11' X 18'

### LEGEND

- SET 1/2" REBAR LSH#41076
- ▲ FOUND 1/2" REBAR
- NOTHING FOUND/NOTHING SET
- BRASS CAP
- FOUND PK NAIL
- × × × × × × EXISTING CHAIN LINK FENCE
- ○ ○ ○ ○ ○ EXISTING WOOD FENCE
- ○ ○ ○ ○ ○ BRASS CAP IN HANDHOLE
- BCHH
- ROW
- ▨ SEATING AREA
- ▨ ALTERNATIVE SURFACE MATERIAL



Revisions:

No.	Description

Designer: TS  
 Drawn by: STAFF

Preliminary  
 Not For  
 Construction  
 Or  
 Recording

Job No.  
**21-0327**

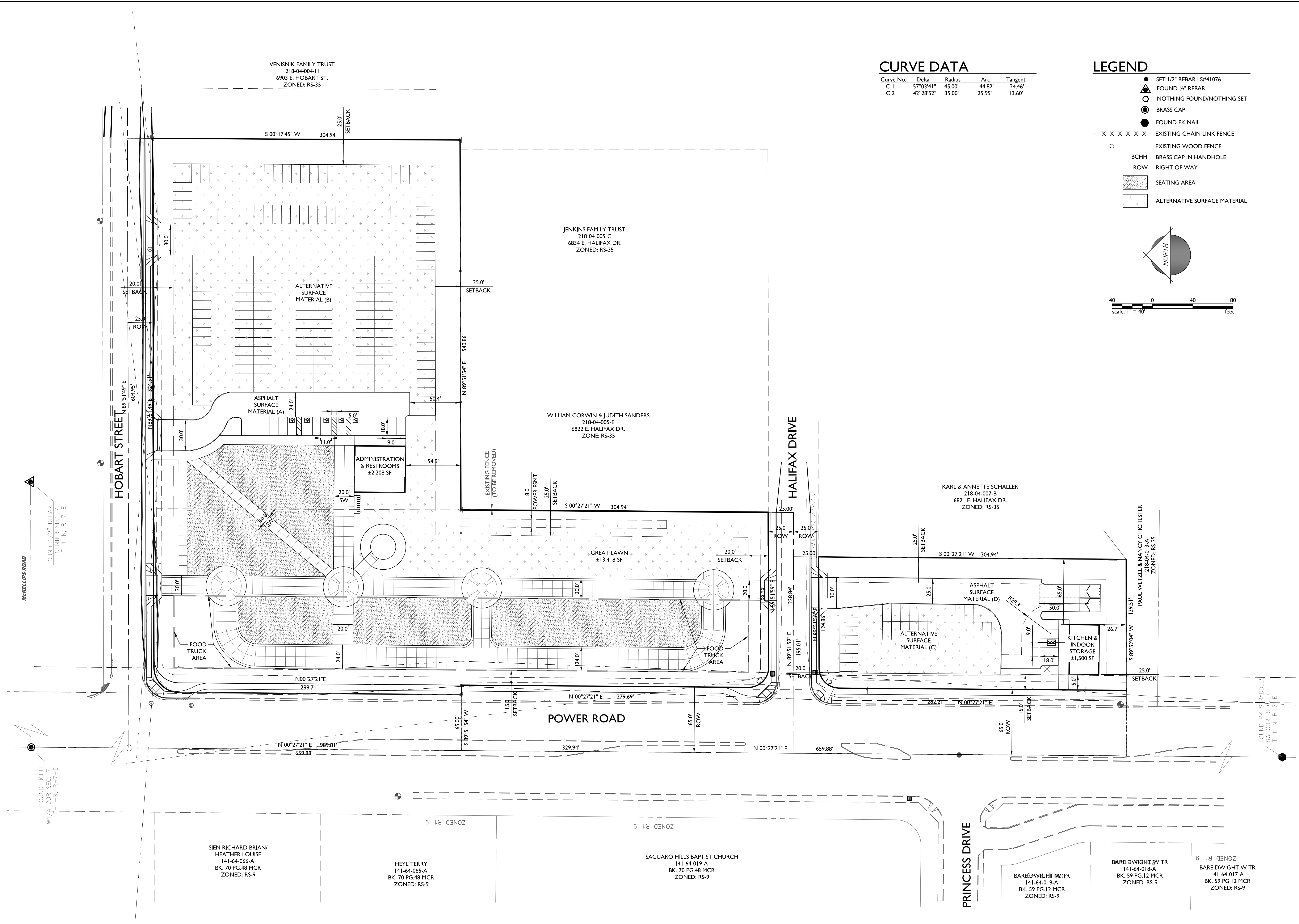
**SPO1**

Sheet No.  
**2**  
 of **03**

21-0327

Oct 21, 2021 12:37pm S:\Projects\2021\21-0327\Planning Drawings\Preliminary Site Plan\21-0327 - SP02 (Park).dwg

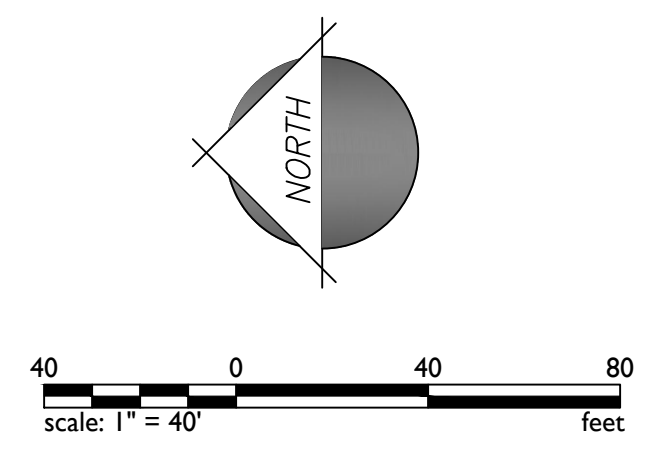
ngriffin



**CURVE DATA**

Curve No.	Delta	Radius	Arc	Tangent
C 1	57°03'41"	45.00'	44.82'	24.46'
C 2	42°28'52"	35.00'	25.95'	13.60'

- LEGEND**
- SET 1/2" REBAR LSH#41076
  - ▲ FOUND 1/2" REBAR
  - NOTHING FOUND/NOTHING SET
  - BRASS CAP
  - FOUND PK NAIL
  - X X X X X X EXISTING CHAIN LINK FENCE
  - EXISTING WOOD FENCE
  - BCHH BRASS CAP IN HANDHOLE
  - ROW RIGHT OF WAY
  - SEATING AREA
  - ALTERNATIVE SURFACE MATERIAL



1130 N. Alma School Road, Suite 120  
Mesa, AZ 85201  
T: 480.503.2350 | F: 480.503.2358  
www.epsgroupinc.com

**EPS GROUP**

Project: Power Road Park  
Mesa, Arizona

PRELIMINARY SITE PLAN

Revisions:


Call at least two full working days before any single excavation.

**ARIZONA**

Registered Professional Engineer  
No. 14166 - State of Arizona  
in Maricopa County (002261100)

Designer: TS  
Drawn by: STAFF

Preliminary  
Not For  
Construction  
Or  
Recording

Job No.  
**21-0327**

**SP02**

Sheet No.  
**3**  
of **03**