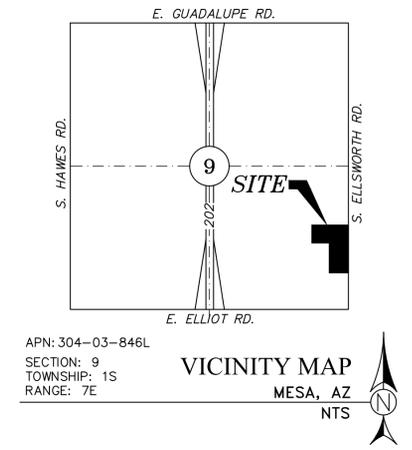


PLANNING AND ZONING
BOARD APPROVED
APRIL 24, 2024
ZON24-00331



APN: 304-03-846L
SECTION: 9
TOWNSHIP: 1S
RANGE: 7E

PROJECT DIRECTORY:

OWNER: ELLSWORTH LAND, LP
270 E CAMELBACK RD., SUITE 170
PHOENIX, AZ 85016
CONTACT: JASON HERSKER
EMAIL: JHERSKER@CAMCRE.COM

CIVIL ENGINEER: ELEVATION CIVIL ENGINEERS, LLC
3260 N HAYDEN RD., SUITE 210
SCOTTSDALE, AZ 85251
CONTACT: JUSTIN EVINGER, P.E.
PHONE: (602) 810-2975
EMAIL: JUSTIN.EVINGER@ELEVATIONCE.COM

SURVEYOR: RLF CONSULTING, LLC
2165 W. PECOS RD., STE. 5
CHANDLER, AZ 85224
CONTACT: MIKE FONDREN, RLS
PHONE: (480) 445-9189
EMAIL:

BENCHMARK

MARICOPA COUNTY BRASS CAP IN HANDHOLE LOCATED AT THE INTERSECTION OF ELLSWORTH ROAD AND GUADALUPE ROAD. ELEVATION = 1423.30 (NAVD 88)

BASIS OF BEARING

ELLSWORTH ROAD MONUMENT LINE PER PLAN, SAID LINE BEARS NORTH 00 DEGREES 51 MINUTES 46 SECONDS WEST

LOT SUMMARY TABLE

Lot #	Proposed Land Use	Lot Area (sf)	Lot Area (ac)
1	MIXED USE COMMERCIAL	106,272	2.44
2	MIXED USE COMMERCIAL	43,682	1.00
3	MIXED USE COMMERCIAL	85,866	1.97
4	MIXED USE COMMERCIAL	43,144	0.99
5	MIXED USE COMMERCIAL	39,672	0.91
Total =		318,636	7.31

LEGAL DESCRIPTION (PARENT PARCEL, PER TITLE REPORT)

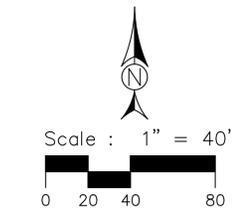
APN: 304-03-846L
TOTAL AREA = 7.3 ACRES

File No.: NCS-1096417-PHX1
The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:

PARCEL NO. 1:
A PORTION OF THE SOUTHEAST QUARTER SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9, FROM WHICH THE EAST QUARTER CORNER THEREOF BEARS, NORTH 00 DEGREES 51 MINUTES 45 SECONDS WEST, 2636.22 FEET;
THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, NORTH 00 DEGREES 51 MINUTES 45 SECONDS WEST, 571.40 FEET;
THENCE LEAVING SAID EAST LINE, NORTH 89 DEGREES 39 MINUTES 44 SECONDS WEST, 65.01 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 39 MINUTES 44 SECONDS WEST, 296.01 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 16 SECONDS EAST, 471.00 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 44 SECONDS WEST, 401.00 FEET;
THENCE NORTH 00 DEGREES 20 MINUTES 13 SECONDS EAST, 265.51 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF PETERSON AVENUE;
THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 89 DEGREES 39 MINUTES 09 SECONDS EAST, 660.48 FEET;
THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 45 DEGREES 15 MINUTES 27 SECONDS EAST, 30.17 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY OF ELLSWORTH ROAD;
THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 00 DEGREES 51 MINUTES 45 SECONDS EAST, 715.45 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:
NONEXCLUSIVE EASEMENTS FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, UNDERGROUND UTILITIES, AND DRIVEWAY AS MORE PARTICULARLY DESCRIBED IN THE EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN 2016-0090506 AND RERECORDED AS 2016-0842343 OF OFFICIAL RECORDS, AND FIRST SUPPLEMENTAL DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED AS 2017-0264723 OF OFFICIAL RECORDS, FIRST AMENDMENT TO FIRST SUPPLEMENTAL DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED AS 2021-0970750 OF OFFICIAL RECORDS.

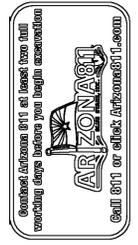
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480-428-7178 | www.ElevationCE.com

PRELIMINARY PLAT
PETERSON AND ELLSWORTH
SWC OF E. PETERSON AVE. & S. ELLSWORTH RD.
MESA, ARIZONA 85212

REVISIONS:



PROJECT NO.
22305

1 OF 1

ZON23-00174