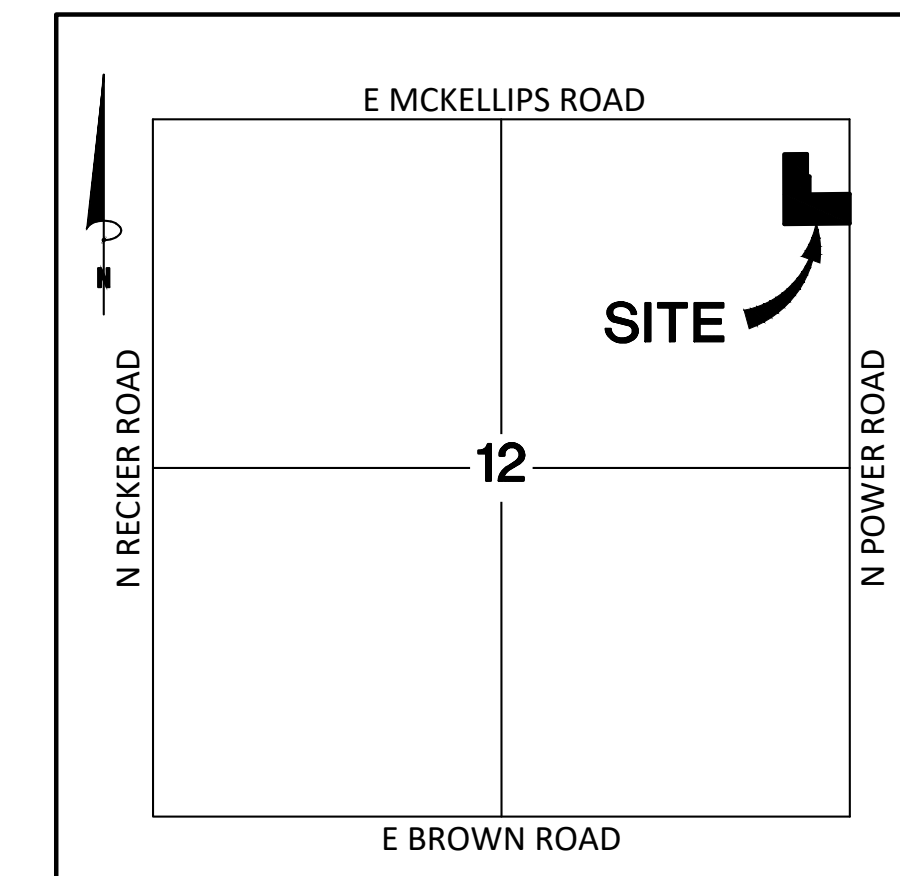


# 1868 N POWER ROAD PRELIMINARY PLAT MESA, ARIZONA

A REPLAT OF APN 141-88-111 INTO 3 PARCELS LOCATED IN THE NORTHEAST QUARTER OF SECTION 12,  
TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA  
COUNTY, ARIZONA



VICINITY MAP  
N.T.S.

### OWNER/DEVELOPER

FORTIS DEVELOPMENT, LLC  
7317 EAST GREENWAY ROAD  
SCOTTSDALE, ARIZONA 85260  
CONTACT: RUSSELL L. POSORSKE  
RPOORSKE@FORTISDEVELOPS.COM  
602-315-5346

### ENGINEER

BOWMAN CONSULTING  
1600 N DESERT DRIVE  
SUITE 210  
TEMPE, ARIZONA 85281  
PH: 480.559.8354  
CONTACT: HOLLY TANAKA  
EMAIL: HTANAKA@BOWMAN.COM

### SURVEYOR

BOWMAN CONSULTING  
1600 N DESERT DRIVE  
SUITE 210  
TEMPE, ARIZONA 85281  
PH: 480.267.9974  
CONTACT: DOUG TONEY  
EMAIL: DTONEY@BOWMAN.COM

### BASIS OF BEARING

SOUTH 00°05'28" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO BOOK 772 OF MAPS, PAGE 2 MARICOPA COUNTY RECORDS.

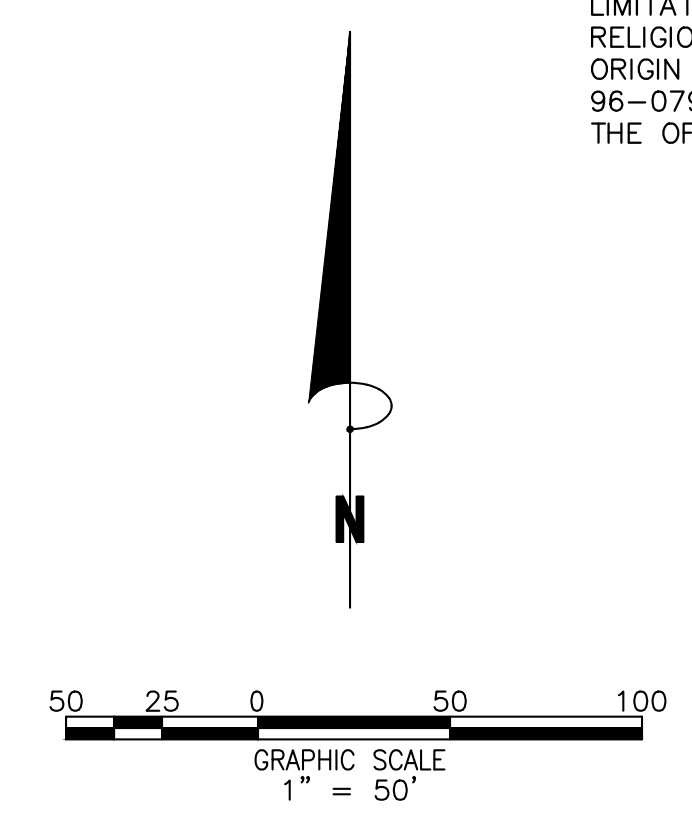
### EXISTING LOT DATA

AREA= 164,906 SF (3.79 AC)  
ZONING=LC

### PROPOSED LOT DATA

	PROPOSED LOT DATA				
	AREA (SF)	AREA (AC)	ZONING	BUILDING ENVELOPE (SF)	BUILDING ENVELOPE (AC)
LOT 1	31,774	0.73	LC	958	0.02
LOT 2	50,476	1.16	LC	2,593	0.06
LOT 3	82,565	1.90	LC	N/A	N/A

NOTE:  
THIS PLAT WILL BE SUBJECT TO RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, LIABILITIES AND OBLIGATIONS, INCLUDING BUT NOT LIMITED TO ANY RECITALS CREATING EASEMENTS OR PARTY WALLS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN CONTAINED IN THE RECORDED INSTRUMENTS FEE NO. 96-0799144, 97-0597175, 99-0165772, 2001-0162751, IN THE OFFICIAL RECORDS OF MARICOPA COUNTY.



### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL NO. 1:**  
LOT 1, POWER & MCKELLIPS CORRAL, ACCORDING TO BOOK 772 OF MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA.

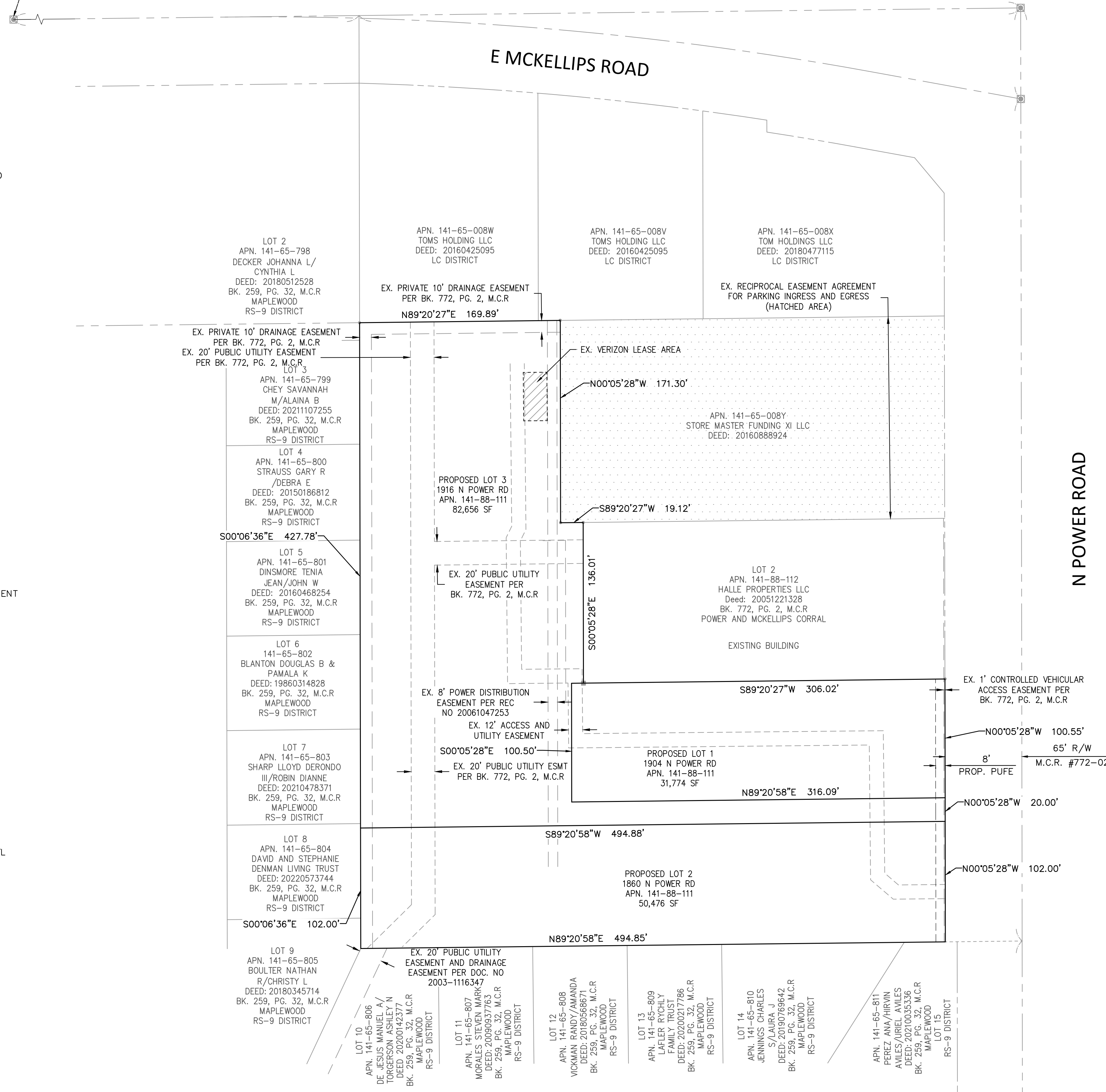
**PARCEL NO. 2:**  
A NON-EXCLUSIVE PERPETUAL EASEMENT FOR PUBLIC RIGHTS-OF-WAY PARKING FACILITIES FOR VEHICULAR PARKING AS CREATED IN RECIPROCAL EASEMENT AGREEMENT FOR PARKING INGRESS AND EGRESS, RECORDED IN DOCUMENT NO 2003-0994498.

APN: 141-88-111

### LEGEND

- ESMT EASEMENT
- M.C.R. MARICOPA COUNTY RECORDER
- P.U.E. PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- F.H.E. FIRE HYDRANT EASEMENT
- P.U.A.E. PUBLIC UTILITIES AND ACCESS EASEMENT
- S.W.E. SIDEWALK EASEMENT
- R/W RIGHT-OF-WAY
- B.S.L. BUILDING SETBACK LINE
- S.V.T.E. SIGHT VISIBILITY TRIANGLE EASEMENT
- C2 CURVE TABLE NUMBER
- L3 LINE TABLE NUMBER
- SHEET MATCHLINE
- SUBDIVISION BOUNDARY
- JURISDICTION LIMITS
- RIGHT OF WAY LINE
- P.U.A.E. LINE
- CENTERLINE
- EASEMENT LINE
- LOT OR TRACT LINE
- SECTION LINE
- EXISTING RIGHT OF WAY
- SECTION TIE
- INDEX MAP SHEET BOUNDARY
- SET BRASS CAP FLUSH PER MAG DTL 120-1 TYPE "B" UPON COMPLETION OF PAVING PLANS
- ▲ SUBDIVISION CORNER TO BE SET AT COMPLETION OF MASS GRADING
- ◎ SECTION CORNER (TYPE AS SHOWN)

NORTH 1/4 CORNER SECTION 12, T01N, R06E



# Bowman

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PRELIMINARY PLAT  
1868 N POWER ROAD  
SWC MCKELLIPS RD AND POWER RD  
MESA, ARIZONA  
MARICOPA COUNTY

PROJECT NUMBER



PLAN STATUS

DATE	DESCRIPTION
DESIGN	DGS
SCALE	H: 1"=50'
	V: NONE
JOB No.	051529-01-001
DATE :	OCTOBER 2023

PP01  
SHEET 01 OF 01

