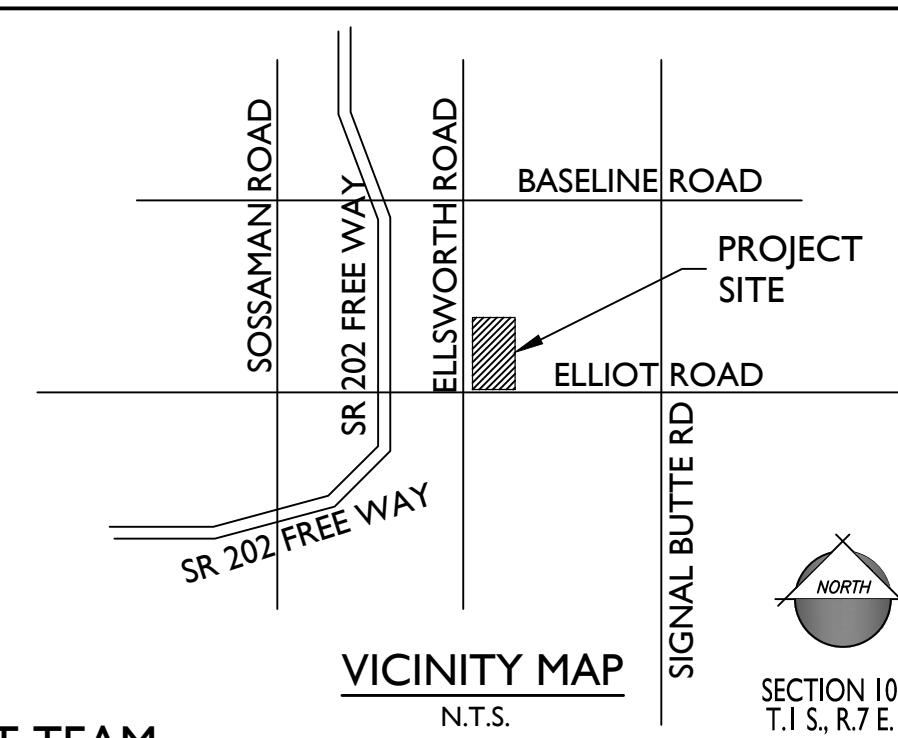
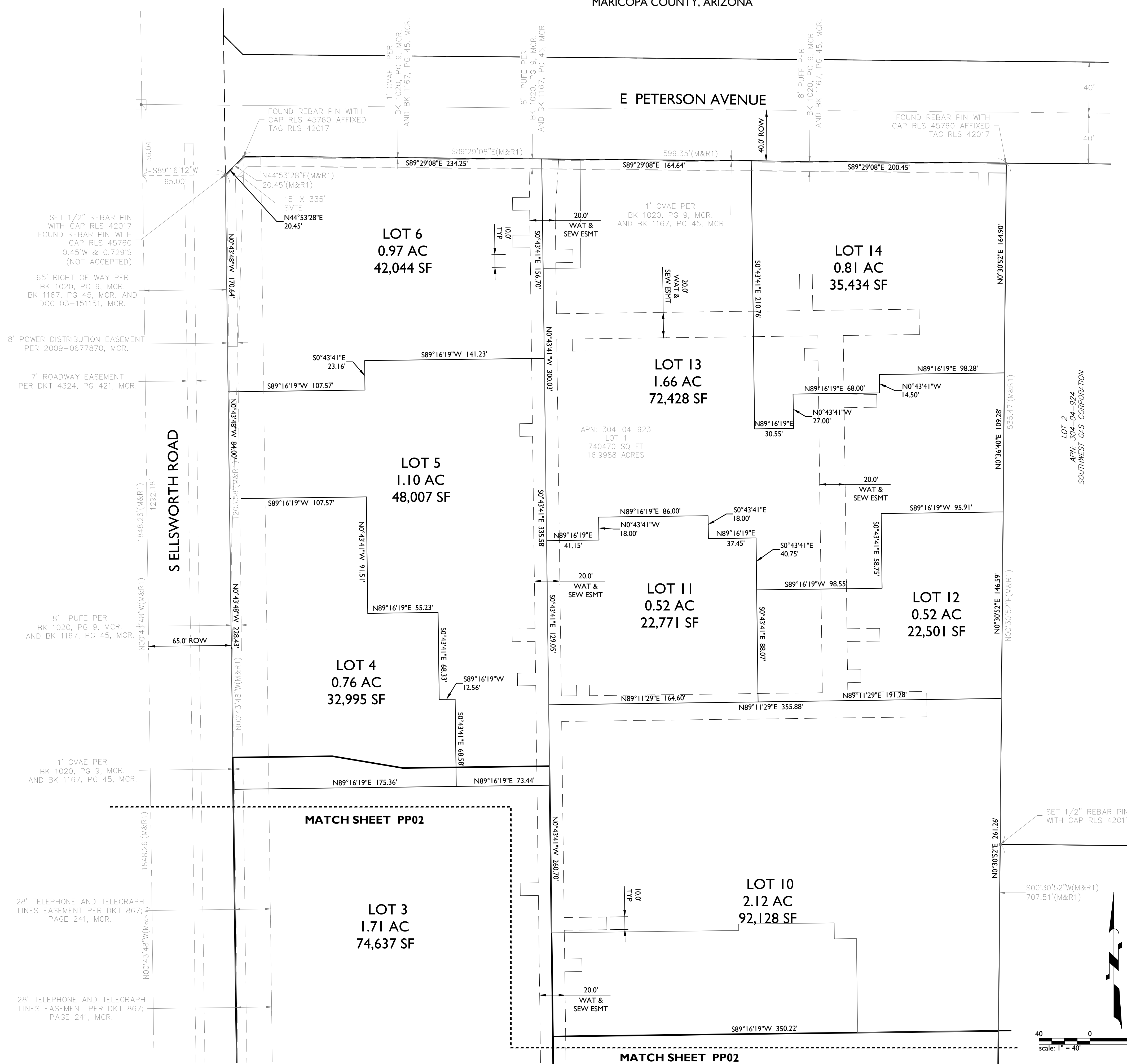


PRELIMINARY PLAT FOR ELLIOT RETAIL

A PORTION OF THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 7 EAST,
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



PROJECT TEAM

DEVELOPER/OWNER:
 DIVERSIFIED PARTNERS, LLC
 7500 E. MCDONALD DRIVE, STE. 100A
 SCOTTSDALE, AZ 85250
 TEL: (480) 947-8800
 FAX: (480) 947-8830
 CONTACT: ROBERT MAYHEW
 EMAIL: robert@dpcre.com

ZONING ATTORNEY:
 FEW & LAKE, PLC
 1744 S. VAL VISTA DR., STE. 217
 MESA, AZ 85204
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 FAX: (480) 461-4676
 CONTACT: SEAN LAKE
 EMAIL: sean.lake@pewandlake.com

CIVIL ENGINEER:
 EPS GROUP, INC.
 1130 N. ALMA SCHOOL ROAD, SUITE 120
 MESA, AZ 85201
 TEL: (480) 503-2250
 FAX: (480) 503-2258
 CONTACT: DANIEL AUXIER
 EMAIL: dan.auxier@epsgruoinc.com

ARCHITECT:
 RKA ARCHITECTS, INC.
 2233 E. THOMAS ROAD
 PHOENIX, ARIZONA 85016
 CONTACT: NEIL FEASER
 TEL: (602) 955-3900
 FAX: (602) 955-0496
 EMAIL: nfeaser@rka.com

PROJECT INFORMATION

LOCATION: NEC ELLIOT ROAD & ELLSWORTH ROAD
EXISTING ZONING: 304-04-923 LC (LIMITED COMMERCIAL)

GROSS ACREAGE: 20.58± AC (896,657 SF)
NET ACREAGE: 16.99± AC (740,385 SF)

LOT AREA TABLE

LOT #	AREA (AC)	AREA (SF)
1	1.65	71,964
2	0.85	36,944
3	1.71	74,637
4	0.76	32,995
5	1.10	48,007
6	0.97	42,044
7	0.84	36,725
8	1.48	64,610
9	2.00	87,197
10	2.12	92,128
11	0.52	22,771
12	0.52	22,501
13	1.66	72,428
14	0.81	35,434
TOTAL	16.99	740,385

LEGAL DESCRIPTION

LOT 1, FIRST MESA COMMERCE PARK, PHASE 1 AMENDED, ACCORDING TO BOOK 1167 OF MAPS, PAGE 45, RECORDS OF MARICOPA COUNTY, ARIZONA.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEARING N89°28'45"W. (ASSUMED BEARING)

BENCHMARK

BRASS TAG TOP OF CURB SOUTHEAST CORNER FOUND AT THE INTERSECTION OF ELLSWORTH & GUADALUPE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. ELEVATION = 1424.42' (NAVD 88 DATUM)

FLOOD PLAIN STATEMENT

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE "X" SHADED DESIGNATION BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 04013C2760L WITH A DATE IDENTIFICATION OF OCTOBER 16, 2013, COMMUNITY 040048 (CITY OF MESA).

ZONE "X" SHADED IS LABELED AS: 0.2% ANNUAL CHANCE FLOOD HAZARD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- ALL ROADS WILL BE CONSTRUCTED TO CITY OF MESA MINIMUM STANDARDS AS MODIFIED HEREIN.
- THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS.
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
- DRAINAGE CONCEPTS ARE SHOWN THE PRELIMINARY GRADING PLAN.

UTILITIES

WATER	CITY OF MESA
SEWER	CITY OF MESA
GAS	SOUTHWEST GAS
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	CENTURYLINK / COX
REFUSE	CITY OF MESA
CABLE TV	CENTURYLINK / COX

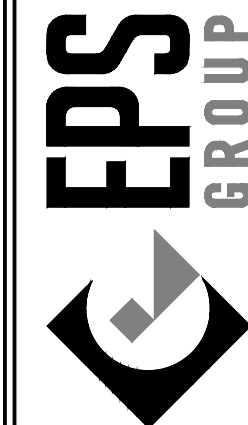
SHEET INDEX

SHEET 1	PP01	PRELIMINARY PLAT
SHEET 2	PP02	PRELIMINARY PLAT



LOT 2
APN: 304-04-924
SOUTHWEST GAS CORPORATION

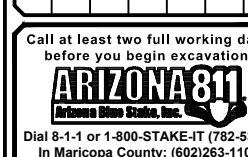
1130 N Alma School Road
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www.epsgruoinc.com



Ellsworth & Elliot MOB
Preliminary Plat

Project: 20-1443

Revisions:	



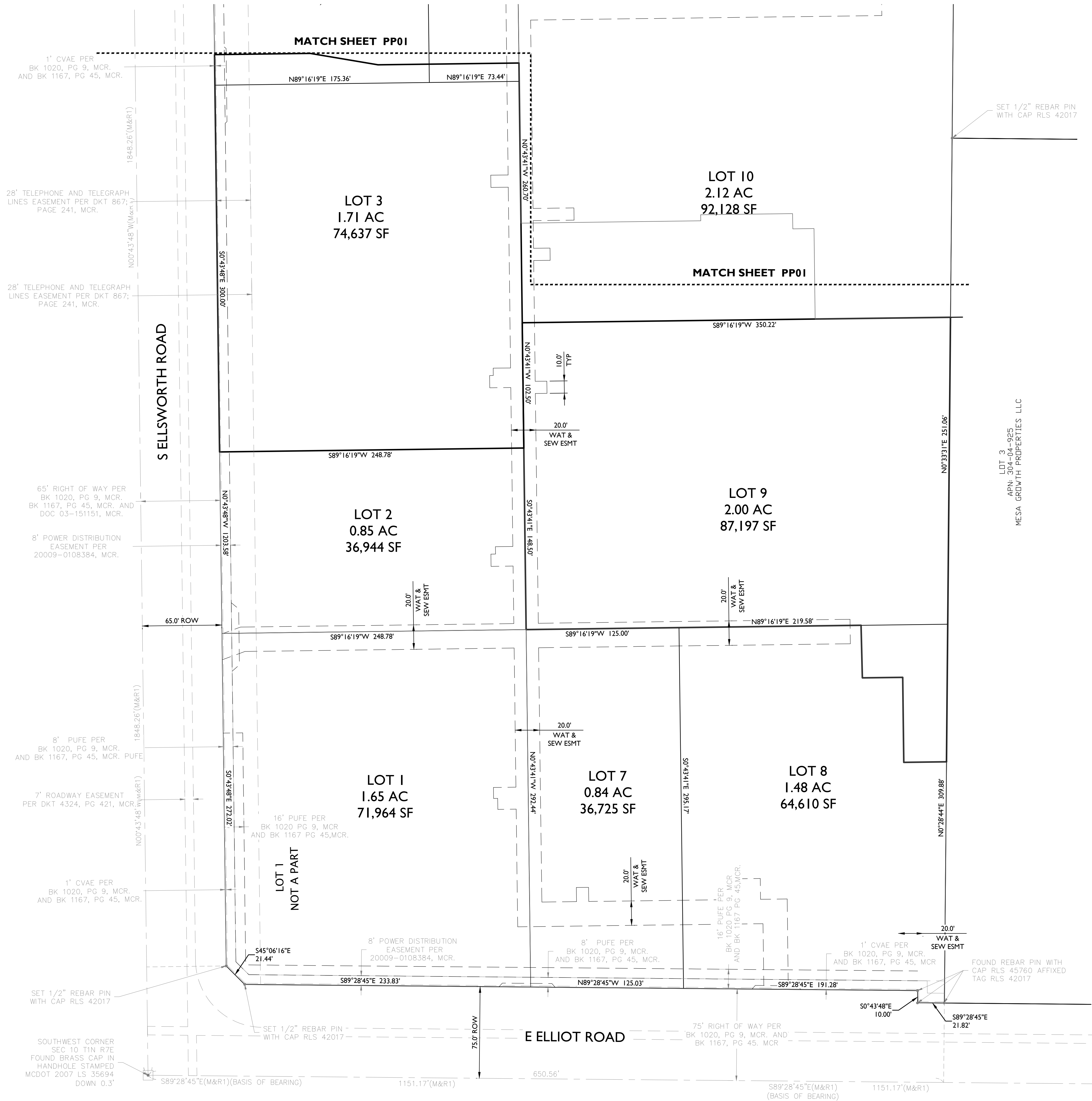
Designer: TB
 Drawn by: CC
 Professional Engineer Seal
 JOHN R. HOLMAN
 No. 59630
 State of Arizona
 Exp. 09-30-22

Job No. 20-1443
 PP01
 Sheet No. 1 of 2

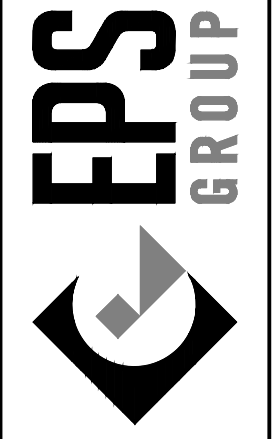
20-1443 - Ellsworth & Elliot MOB - Preliminary Plat

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jholman



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Ellsworth & Elliot MOB
3501 S Ellsworth Rd
Mesa, Arizona 85212

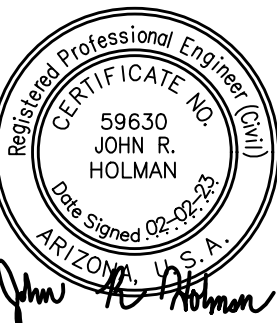
Project: Preliminary Plat

Revisions:

No.	Description



Designer: TB
Drawn by: CC



Job No.
20-1443

Sheet No.
2

of 2