

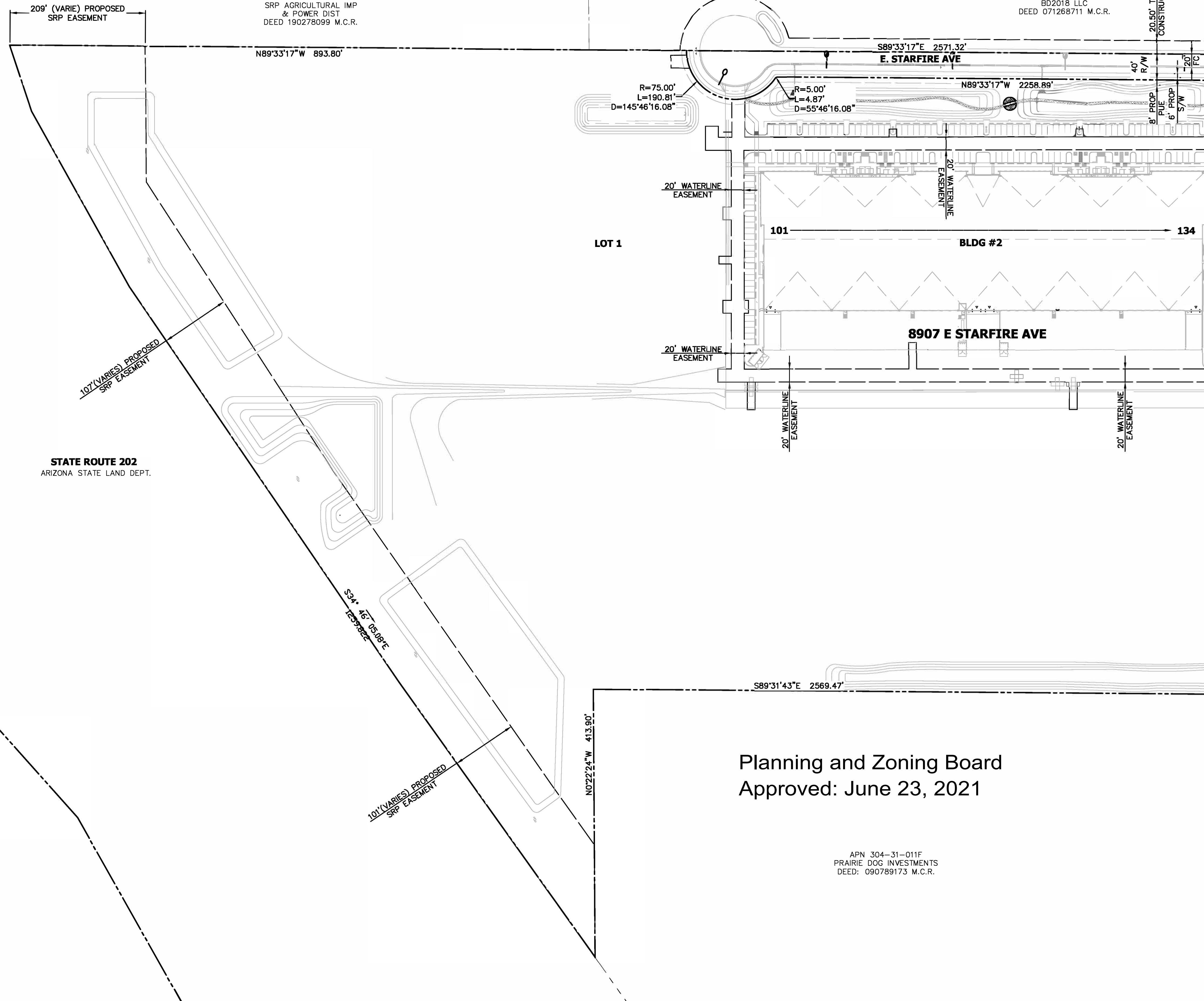
PRELIMINARY PLAT

FOR VIEW 202 8953 E. STARFIRE AVE MESA, ARIZONA

A PORTION OF LAND LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

APN 304-31-009Y
SRP AGRICULTURAL IMP
& POWER DIST
DEED 190278099 M.C.R.

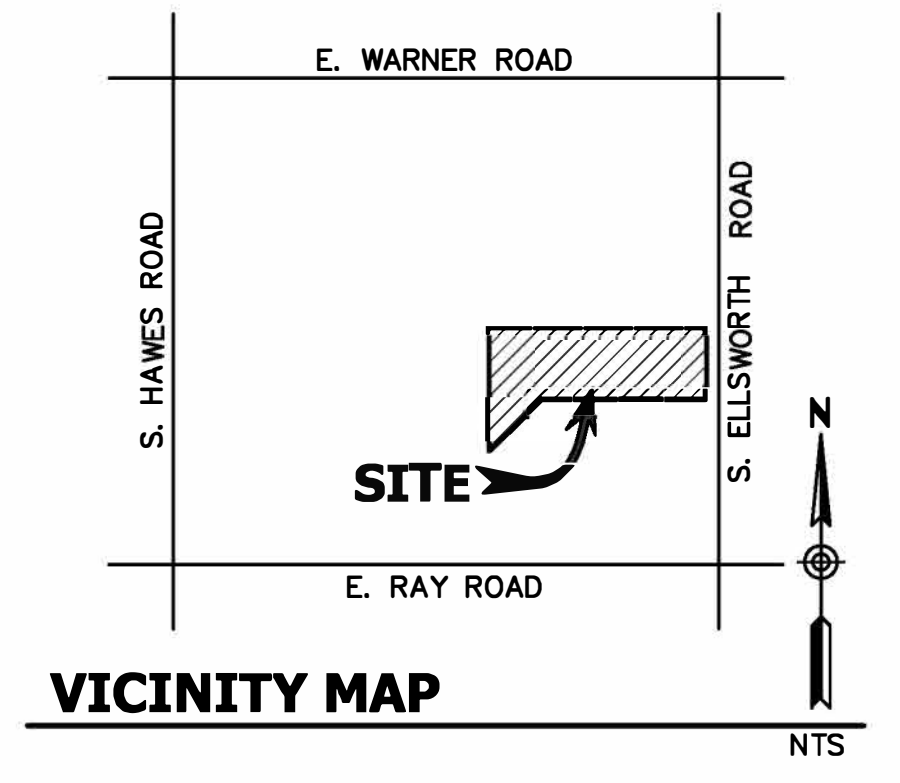
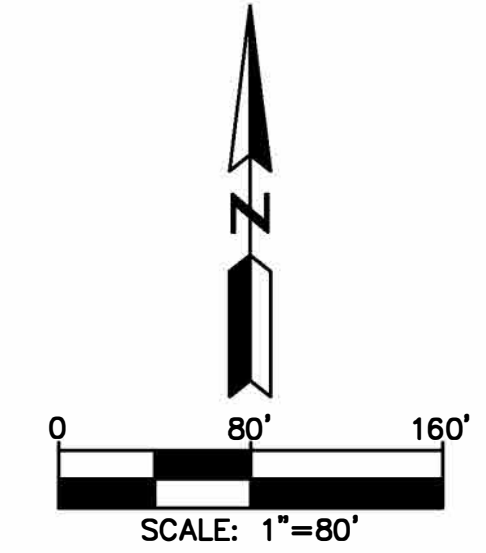
APN 304-31-012K
BD2018 LLC
DEED 071268711 M.C.R.



STATE ROUTE 202
ARIZONA STATE LAND DEPT.

Planning and Zoning Board
Approved: June 23, 2021

APN 304-31-011F
PRAIRIE DOG INVESTMENTS
DEED: 090789173 M.C.R.



ARCHITECT

BUTLER DESIGN GROUP
5017 E. WASHINGTON STREET, SUITE 107
PHOENIX, ARIZONA 85034
CONTACT: ANTHONY VILLARREAL
PHONE: (602) 957-1800
EMAIL: AVILLARREAL@BUTLERDESIGNGROUP.COM

OWNER/SUBDIVIDER

SUNBELT INVESTMENT HOLDINGS, INC
8095 OHELLO AVENUE
SAN DIEGO, CALIFORNIA 92111
CONTACT: DENNIS O'NEIL
PHONE: (858) 776-7698
EMAIL: DONEIL@SUNBELTINV.COM

CIVIL ENGINEER/SURVEYOR

HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
CONTACT: JEFFREY HUNTER, PE
PHONE: (480) 991-3985
EMAIL: JHUNTER@HUNTERENGINEERINGPC.COM

APN

304-31-008J, 304-31-010F, AND 304-31-010G

SITE ACREAGE

TOTAL NET AREA = 68.83± AC
LOT 1 = 45.037± AC
LOT 2 = 21.643± AC
LOT 3 = 2.136± AC

SHEET INDEX

PRELIMINARY PLAT SHEET 1
PRELIMINARY PLAT SHEET 2

ZONING: LI-PAD

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 00°15'45" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF PLS SUBDIVISION RECORD OF SURVEY RECORDED IN BOOK 609, PAGE 29, MARICOPA COUNTY RECORDS, ARIZONA.

FEMA CLASSIFICATION

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2760L (EFFECTIVE REVISED DATE OCTOBER 16, 2013) DESIGNATES THIS SITE AS LOCATED WITHIN FLOOD HAZARD ZONE X. FLOOD ZONE X IS DEFINED BY F.E.M.A. AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREA LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD".

LEGAL DESCRIPTION

PARCEL NO. 1:
A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 21;
THENCE NORTH 89 DEGREES 29 MINUTES 59 SECONDS WEST, ALONG THE EAST-WEST MIDSECTION LINE, A DISTANCE OF 2635.64 FEET TO A POINT BEING THE CENTER OF SAID SECTION 21;
THENCE SOUTH 00 DEGREES 18 MINUTES 49 SECONDS EAST, ALONG THE NORTH-SOUTH MIDSECTION LINE OF SAID SECTION 21, A DISTANCE OF 493.47 FEET;
THENCE SOUTH 89 DEGREES 28 MINUTES 59 SECONDS EAST, A DISTANCE OF 2635.64 FEET TO A POINT BEING ON THE EAST LINE OF SAID SECTION 21;
THENCE NORTH 00 DEGREES 12 MINUTES 05 SECONDS WEST, ALONG SAID EAST LINE OF SAID SECTION 21, A DISTANCE OF 494.20 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT THE EAST 65 FEET CONVEYED TO MARICOPA COUNTY FOR FEE SIMPLE RIGHT-OF WAY IN THAT WARRANTY DEED RECORDED IN DOCUMENT NO. 2003-1647669, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:
A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 21;
THENCE SOUTH 00 DEGREES, 12 MINUTES, 5 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 494.20 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES, 28 MINUTES, 59 SECONDS WEST, A DISTANCE OF 2635.64 FEET TO A POINT BEING ON THE NORTH-SOUTH MIDSECTION LINE OF SECTION 21;
THENCE SOUTH 00 DEGREES, 18 MINUTES, 49 SECONDS EAST ALONG THE NORTH-SOUTH MIDSECTION LINE OF SAID SECTION 21, A DISTANCE OF 493.47 FEET;
THENCE SOUTH 89 DEGREES, 12 MINUTES, 05 SECONDS EAST, A DISTANCE OF 2634.69 FEET TO A POINT BEING ON THE EAST LINE OF SAID SECTION 21;
THENCE NORTH 00 DEGREES, 12 MINUTES, 05 SECONDS WEST, ALONG SAID EAST LINE OF SAID SECTION 21, A DISTANCE OF 494.20 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT THE EAST 50.0 FEET THEREOF, EXCEPT THE WEST 15 FEET OF THE EAST 65 FEET AS CONVEYED IN DOCUMENT NO. 2003-1647668.

NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS OF WAYS IN ACCORDANCE WITH APPROVED PLANS.
- NOISE ATTENUATION MEASURES BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE BUILDINGS TO ACHIEVE A NOISE LEVEL REDUCTION OF 25 DB.
- CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, REMOVABLE SECTION TYPE FENCING.
- UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33. ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES, OR LANDSCAPED AREAS WITHIN THE PROJECT OR WITHIN THE PUBLIC RIGHTS-OF-WAY ALONG EAST VIRGINIA STREET.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL IMPROVEMENTS, OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY OF MESA.

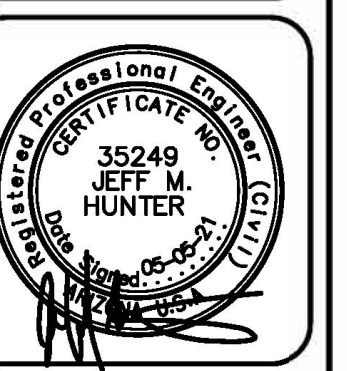
NO.	DATE	REVISION	BY

PURPOSE:
CITY SUBMITTAL

DESIGN BY: AS
DRAWN BY: AS
CHECKED BY: AS

HUNTER ENGINEERING CIVIL AND SURVEY

10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



PRELIMINARY PLAT FOR VIEW 202 - BUILDINGS 1 & 2 8953 E. STARFIRE AVENUE MESA, AZ 85212



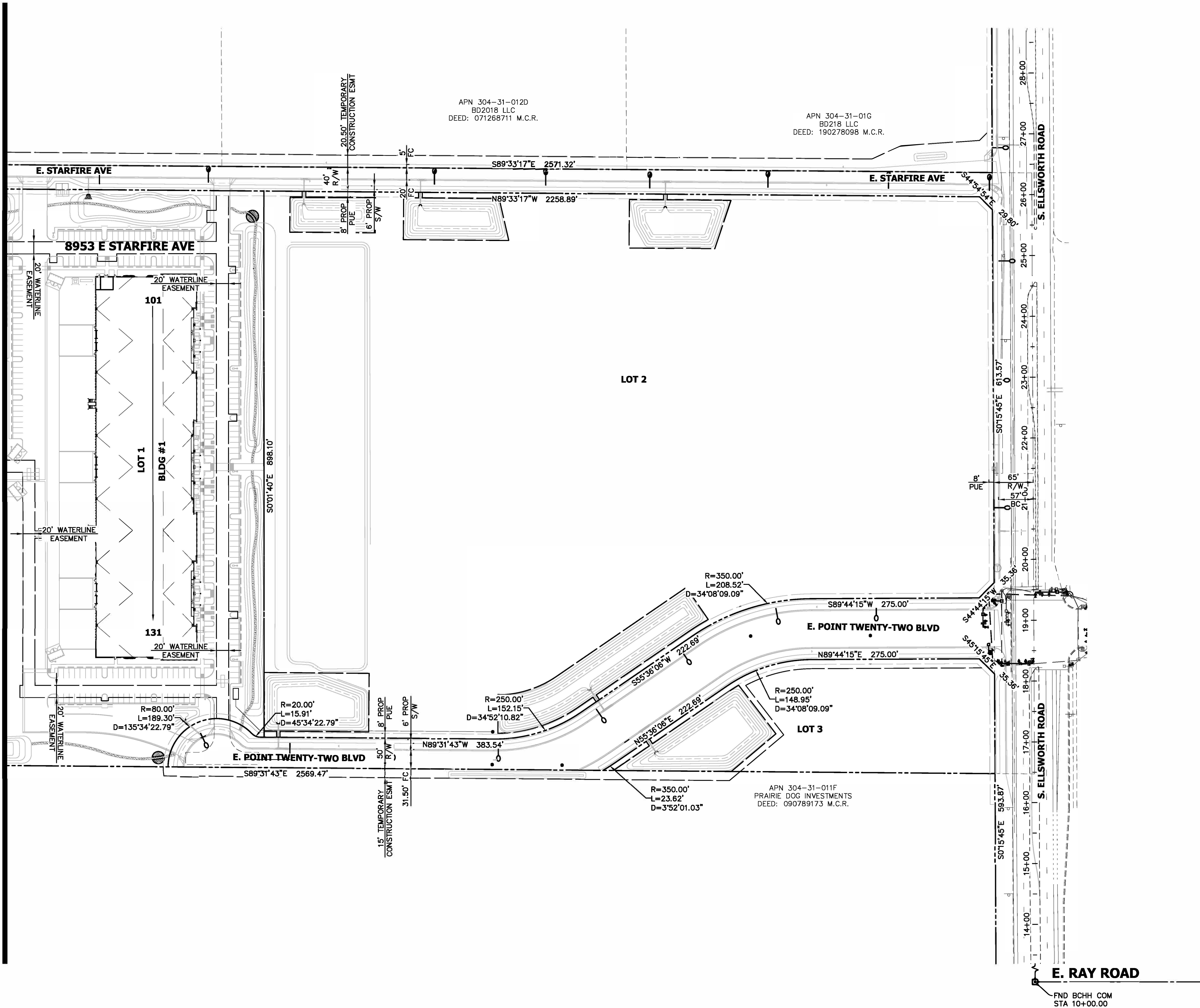
THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

PROJECT NAME:
ELLSWORTH AND POINT 22

HE NO.: BELT016
SCALE: 1"=80'

SHEET:
1

MATCH LINE - SEE SHEET 1



NO.	DATE	REVISION	BY

DESIGN BY: AS
 DRAWN BY: AS
 CHECKED BY: AS

HUNTER
 ENGINEERING
 CIVIL AND SURVEY
 10450 NORTH 74TH STREET,
 SUITE 200
 SCOTTSDALE, AZ 85258
 T 480 991 3985
 F 480 991 3986



**PRELIMINARY PLAT
 FOR
 VIEW 202 - BUILDINGS 1 & 2
 8953 E. STARFIRE AVENUE
 MESA, AZ 85212**



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**PROJECT NAME:
 ELLSWORTH AND
 POINT 22**

HE NO.: BELT016
 SCALE: 1"=80'

SHEET:
2