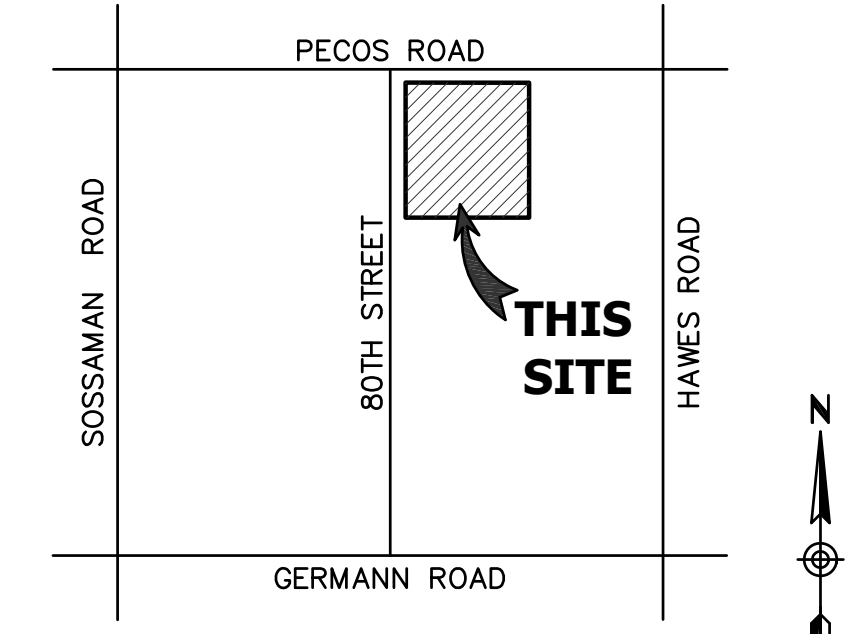


# PRELIMINARY CONDOMINIUM PLAT

FOR  
**PROJECT TAILWINDS**  
SEC OF 80TH STREET AND PECOS ROAD  
MESA, ARIZONA

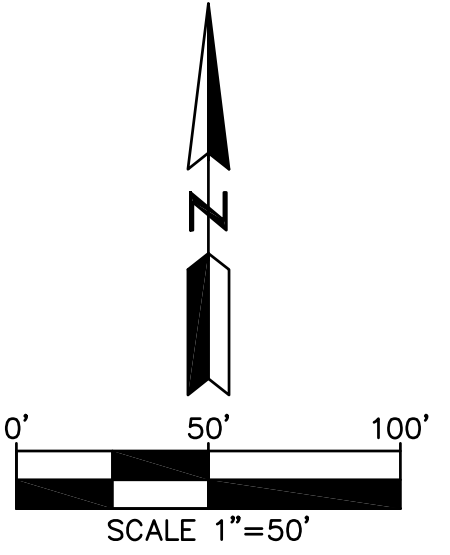
A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;



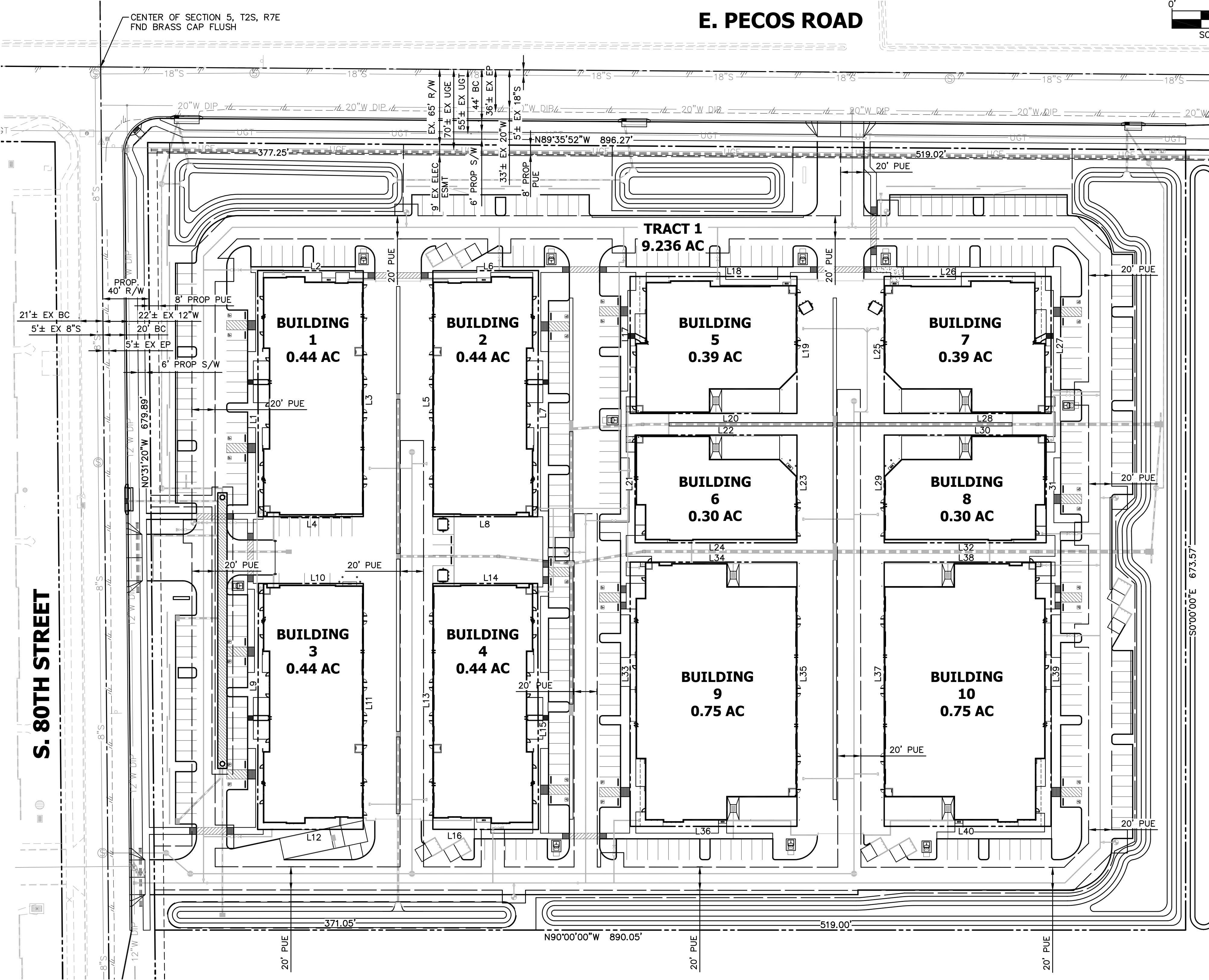
NO.	DATE	REVISION

DESIGN BY: LMT  
DRAWN BY: JH  
CHECKED BY: JH

PURPOSE:  
**2ND CONCEPT SUBMITTAL**



**E. PECOS ROAD**



**VICINITY MAP**

**DEVELOPER**

**TAILWIND GATEWAY DEVELOPMENT, LLC**  
C/O CEDAR POINT BUILDERS, LLC  
4140 E. BASELINE ROAD, SUITE 101  
MESA, ARIZONA 85206  
PHONE: (480) 740-7407  
CONTACT: JEFF ARNOLD  
EMAIL: JARNOLD@CEDARBUILD.COM

**SITE ACREAGE**

NET AREA: 13.876 AC  
GROSS AREA: 15.90 AC  
TRACT 1 (COMMON SPACE): 9.236 AC  
TOTAL BUILDING PARCELS: 4.64 AC.

**ARCHITECT**

**WARE MALCOMB**  
2777 EAST CAMELBACK ROAD SUITE 325  
PHOENIX, ARIZONA 85016  
PHONE: (480) 800-5291  
CONTACT: BRADEN BLAKE  
EMAIL: BBLAKE@WAREMALCOMB.COM

**CIVIL ENGINEER**

**HUNTER ENGINEERING, INC.**  
10450 N. 74TH STREET, SUITE 200  
SCOTTSDALE, ARIZONA 85258  
PHONE: (480) 991-3985  
CONTACT: LARRY TALBOTT  
EMAIL: LTALBOTT@HUNTERENGINEERINGPC.COM

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS: LOT 1, AS SHOWN ON A PLAT ENTITLED, "MINOR LAND DIVISION" RECORDED IN BOOK 1593, PAGE 28 OF MAPS, RECORDS OF MARICOPA COUNTY, ARIZONA.

**BASIS OF BEARING**

SOUTH OF BEARING FOR THIS SURVEY IS A BEARING OF SOUTH 89°35'52" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF RECORD OF SURVEY, RECORDED IN BOOK 941, PAGE 22, MARICOPA COUNTY RECORDS, ARIZONA.

**FEMA NOTES**

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2770L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X) ZONE: X IS DEFINED 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 AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

**BENCHMARK**

BRASS TAG IN THE NORTHWEST CORNER OF THE BRIDGE AT THE INTERSECTION OF SOSSAMAN ROAD AND GERMAN ROAD. ELEVATION 1356.84 (CITY OF MESA NAVD88 DATUM)

**DEVELOPER'S CONDOMINIUM STATEMENT**

TAILWIND GATEWAY DEVELOPMENT, LLC IS THE OWNER OF LOT 1, AS SHOWN ON A MINOR LAND DIVISION RECORDED AT BOOK 1593 PAGE 28 OF MAPS, MARICOPA COUNTY RECORDS OFFICE. TAILWIND GATEWAY DEVELOPMENT, LLC IS ALSO DEVELOPER OF TAILWINDS PHASE I, AND WILL BE THE INITIAL OWNER OF TRACTS 1 & 2. THE EAST PORTION OF THE SITE, TRACT 2, IS TO BE A PROPOSED CONDOMINIUM PROJECT WITH BUILDINGS 5-10 INDIVIDUAL SELLABLE UNITS. TRACTS 1 & 2 OWNERSHIP RESPONSIBILITIES INCLUDE MAINTENANCE OF THE SITE AND COMMON ELEMENTS, INCLUDING BUILDING AND SITE LIGHTING, LANDSCAPE MAINTENANCE, HOUSE POWER PANELS, MONUMENT SIGNS, PARKING MAINTENANCE, WATER RETENTION DEVICES MAINTENANCE, REFUSE DISPOSAL CONTAINER PLACEMENT AND FEES, DRIVE AISLES, SIDEWALKS, DRAINAGE FACILITIES AND RETENTION AREAS WILL ALL BE COMMON AND AVAILABLE TO EACH BUILDING AND TRACT 1.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	212.47'	N00°11'14"W
L2	91.18'	S89°53'20"E
L3	212.17'	S00°01'15"E
L4	90.57'	S89°55'27"W
L5	212.17'	S00°01'15"W
L6	91.18'	S89°53'20"W
L7	212.47'	N00°11'14"E
L8	90.57'	S89°55'27"E
L9	212.47'	S00°11'14"W
L10	90.57'	N89°55'27"W
L11	212.17'	N00°01'15"E
L12	91.18'	N89°53'20"E
L13	212.17'	N00°01'15"W
L14	90.57'	N89°55'27"E
L15	212.47'	S00°11'14"E
L16	91.18'	N89°53'20"W
L17	118.23'	N00°00'11"W
L18	144.04'	N89°59'49"E
L19	118.23'	S00°00'11"E
L20	144.04'	S89°59'49"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	93.00'	S00°00'11"E
L22	139.83'	S89°59'49"W
L23	93.00'	N00°00'11"W
L24	139.83'	N89°59'49"E
L25	118.23'	S00°00'11"E
L26	144.04'	S89°59'49"W
L27	118.23'	N00°00'11"W
L28	144.04'	S89°59'49"W
L29	93.00'	N00°00'11"W
L30	139.83'	N89°59'49"E
L31	93.00'	S00°00'11"E
L32	139.83'	S89°59'49"W
L33	228.12'	N00°00'11"W
L34	144.04'	N89°59'49"E
L35	228.12'	S00°00'08"W
L36	144.02'	S89°59'49"W
L37	228.12'	S00°00'30"E
L38	144.04'	S89°59'49"W
L39	228.12'	N00°00'11"E
L40	144.02'	N89°59'49"E

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



**PRELIMINARY CONDOMINIUM PLAT FOR PROJECT TAILWINDS SEC OF 80TH STREET AND PECOS ROAD MESA, ARIZONA**

CONTACT ARNOLD 801 AT LEAST 2 FULL WORKING DAYS BEFORE YOU BEGIN EXCAVATION  
**AR 20A811**  
CALL 811 OR CLICK AR20A811.COM

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

**PROJECT NAME:**  
**PROJECT TAILWINDS**

HE NO.: CEDA003  
SCALE: 1"=50'

SHEET:  
**C1**