

**Planning and Zoning Board  
Approved: 2-9-22**

**OWNER**

SCD ELLSWORTH, LLC  
16055 N. DIAL BLVD., SUITE 4  
SCOTTSDALE, AZ 85260

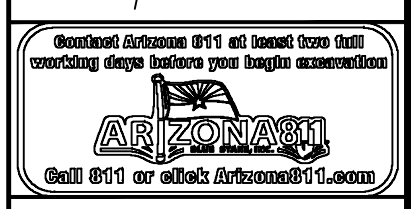
**PREPARED BY**

KAECO  
4655 N. FLOWING WELLS ROAD  
TUCSON, AZ 85705  
(520) 690-1669 X305  
ROSS.LAMBERSON@KAECOINC.COM

DRAWN BY:	ALB
CHECKED BY:	RAL
DATE:	12/30/21
SCALE:	1" = 100'
PROJECT #:	7521055
PURPOSE:	

**PRELIMINARY PLAT  
FOR  
WILLIS INDUSTRIAL PARK  
SEC PECOS AND ELSWORTH  
MESA, ARIZONA**

4655 N. FLOWING WELLS ROAD  
TUCSON, AZ 85705  
PHONE: 520.690.1669  
FAX: 623.748.9008



APN 304-62-003K  
BUCKEYE-CASA GRANDE LP  
ZONING: LI

**WILLIS ROAD (PUBLIC)**

**ELLSWORTH ROAD (PUBLIC)**

**GERMANN ROAD (PUBLIC)**

**LEGEND**

	MONUMENT LINE
	ADJACENT PROPERTY LINE
	RIGHT OF WAY
	EASEMENT AS NOTED
	SUBDIVISION BOUNDARY LINE
	BRASS CAP IN HANDHOLE OR AS NOTED
	5/8" REBAR TO BE SET BY A LAND SURVEYOR REGISTERED IN ARIZONA PER MAG 120-1
	FOUND 1/2" IRON PIN
	R.O.W. FOUND
	P.U.F.E. PUBLIC UTILITY AND FACILITY EASEMENT
	M.C.R. MARICOPA COUNTY RECORDER
	B.C.H.H. BRASS CAP IN HANDHOLE EXIST.
	C.V.A.E. CONTROLLED VEHICULAR ACCESS EASEMENT

**PARENT PARCEL LEGAL DESCRIPTION**

PARCEL NO. 1:  
THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; BEGINNING AT THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED HEREIN AND FROM WHENCE A 3 INCH DIAMETER BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 3 BEARS SOUTH 00 DEGREES 13 MINUTES 06 SECONDS EAST, 1323.19 FEET; RUNNING THENCE ALONG THE WESTERLY LINE OF SAID SECTION 3, NORTH 00 DEGREES 13 MINUTES 06 SECONDS WEST, 1323.19 FEET; THENCE LEAVING SAID WESTERLY LINE, SOUTH 89 DEGREES 12 MINUTES 35 SECONDS EAST, 2613.48 FEET; THENCE SOUTH 00 DEGREES 33 MINUTES 41 SECONDS EAST, 1321.19 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 27 SECONDS WEST, 2621.38 FEET TO THE POINT OF BEGINNING; EXCEPT THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; AND

EXCEPT THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; AND EXCEPT ANY PORTION CONVEYED TO MARICOPA COUNTY IN DEED RECORDED IN DOCUMENT NO. 2004-263342 OF OFFICIAL RECORDS; AND EXCEPT AN UNDIVIDED 1/2 INTEREST IN ALL OIL, GAS AND OTHER MINERALS AND MINERALS RIGHTS, WHETHER METALLIC OR NON-METALLIC, AS RESERVED IN INSTRUMENT RECORDED IN DOCKET 719, PAGE 261, RECORDS OF MARICOPA COUNTY, ARIZONA.  
PARCEL NO. 2:  
THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 3 BRASS CAP IN HANDHOLE, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 3 (BRASS CAP IN HANDHOLE) BEARS SOUTH 00 DEGREES 23 MINUTES 24 SECONDS EAST A DISTANCE OF 2646.55 FEET;

THENCE SOUTH 89 DEGREES 23 MINUTES 33 SECONDS EAST, ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 3, A DISTANCE OF 402.84 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH 89 DEGREES 23 MINUTES 33 SECONDS EAST, ALONG SAID EAST-WEST MID-SECTION LINE A DISTANCE OF 1236.67 FEET;  
THENCE SOUTH 00 DEGREES 28 MINUTES 27 SECONDS EAST A DISTANCE OF 661.25 FEET;  
THENCE NORTH 89 DEGREES 24 MINUTES 25 SECONDS WEST A DISTANCE OF 1575.46 FEET TO A POINT ON THE EAST LINE OF THE WEST 65.00 FEET OF SAID SOUTHWEST QUARTER;  
THENCE NORTH 00 DEGREES 23 MINUTES 24 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 326.35 FEET;  
THENCE NORTH 89 DEGREES 36 MINUTES 30 SECONDS EAST A DISTANCE OF 337.79 FEET;  
THENCE NORTH 00 DEGREES 23 MINUTES 30 SECONDS WEST A DISTANCE OF 329.39 FEET TO THE TRUE POINT OF BEGINNING.  
EXCEPT THAT PORTION CONVEYED TO CITY OF MESA, AN ARIZONA MUNICIPAL CORPORATION BY SPECIAL WARRANTY DEED RECORDED SEPTEMBER 10, 2020 AS 2020-0847055 OF OFFICIAL RECORDS; AND EXCEPT AN UNDIVIDED 1/2 INTEREST IN ALL OIL, GAS AND

OTHER MINERALS AND MINERALS RIGHTS, WHETHER METALLIC OR NON-METALLIC, AS RESERVED IN INSTRUMENT RECORDED IN DOCKET 719, PAGE 261, RECORDS OF MARICOPA COUNTY, ARIZONA.  
NOTE: EXACT LEGAL DESCRIPTION TO BE FURNISHED PRIOR TO CLOSE OF ESCROW.

