

THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



THE EAST 897.90 FEET OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 20, WHICH LIES SOUTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A 1 INCH REBAR MARKING THE NORTHWEST CORNER OF SAID SECTION 20, BEING NORTH 0 DEGREES 05 MINUTES 43 SECONDS WEST, 2631.47 FEET FROM A 1 INCH REBAR MARKING THE WEST QUARTER CORNER OF SAID SECTION 20;

THENCE ALONG THE WEST LINE OF SAID SECTION 20, SOUTH 0 DEGREES 05 MINUTES 43 SECONDS EAST, 2488.82 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 87 DEGREES 39 MINUTES 15 SECONDS EAST, 987.20 FEET;

THENCE FROM A LOCAL TANGENT BEARING OF SOUTH 87 DEGREES 44 MINUTES 44 SECONDS EAST, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 5892.78 FEET, A LENGTH OF 1696.61 FEET TO THE POINT OF ENDING ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 20, BEING SOUTH 0 DEGREES 27 MINUTES 46 SECONDS EAST, 2332.86 FEET FROM A 1-INCH PIPE MARKING THE NORTH QUARTER CORNER OF SAID SECTION 20.

SAID PARCEL CONTAINS APPROXIMATELY 50.0± GROSS ACRES.



1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. 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.
4. NOISE ATTENUATION MEASURES BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE BUILDINGS TO ACHIEVE A NOISE LEVEL REDUCTION OF 25 DB.
5. CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, REMOVABLE SECTION TYPE FENCING.
6. 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.
7. 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 WARNER ROAD OR BOTH STREET.
8. 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.

COVER SHEET	PP1
PRELIMINARY PLAT	PP2
PRELIMINARY PLAT	PP3
PRELIMINARY PLAT	PP4

COMUNALE PROPERTIES

1855 S. PEARL ST, SUITE 20
DENVER, COLORADO 80210
CONTACT: JOSH HEINEY
PHONE: (720) 414-5210
EMAIL: JHEINEY@COMUNALEPROPERTIES.COM

GREY WOLF ARCHITECTURE

17301 W. COLFAX AVE, STE 140
GOLDEN, COLORADO 80401
CONTACT: JANA HUTKOVA
PHONE: (303) 292-9107
EMAIL: JHUTKOVA@GREYWOLFSTUDIO.COM

TOTAL GROSS AREA= 50.0± AC
TOTAL NET AREA= 47.4± AC

HUNTER ENGINEERING, INC.

10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
CONTACT: GRANT HIRNEISE, PE
PHONE: (480) 991-3985
EMAIL: GHIRNEISE@HUNTERENGINEERINGPC.COM

CITY OF MESA BRASS TAG ON TOP OF CURB AT THE NORTHEAST CORNER OF HWY 202 FREEWAY & POWER ROAD. ELEV=1324.10 (COM NAVD 88 DATUM)

BASIS OF BEARING NORTH 89°34'16" EAST, ALONG
THE MONUMENT LINE OF RAY ROAD, BEING THE
NORTH LINE OF NW 1/4 OF SEC 20, T1S, R7E,
(ASSUMED BEARING).

304-30-016A

EXISTING = AG
PROPOSED = LI-PAD (LIGHT INDUSTRIAL WITH A PLANNED AREA DEVELOPMENT OVERLAY),
EMPLOYMENT DISTRICT OFFICE/WAREHOUSE/LIGHT INDUSTRIAL.

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2760L (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.

RIGHT-OF-WAY		111,630	SF
LOT 1	— PHASE 1	640,850	SF
LOT 2	— PHASE 2	894,109	SF
LOT 3	— PHASE 1	531,253	SF
TOTAL		2,177,842	SF

DESIGN BY: KS
DRAWN BY: KS
CHECKED BY: GH

Registered Professional Engineer (CE/II)
 CERTIFICATE NO.
 63946
 GRANT D.
 HIRNEISE
 Date Signed: 4/8/22
 ARIZONA, U.S.A.

**PRELIMINARY PLAT
FOR
MESA CONNECTION
77937 E. WARNER ROAD
MESA, ARIZONA 85212**

CONTACT ARIZONA 811 AT LEAST 2 FULL
WORKING DAYS BEFORE YOU BEGIN EXCAVATION

ARIZONA811
BLUE STAKE, INC.

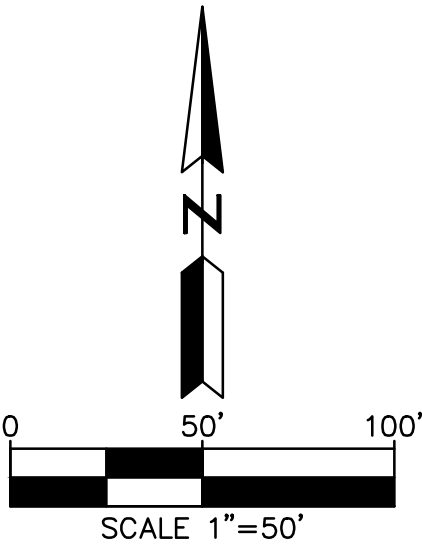
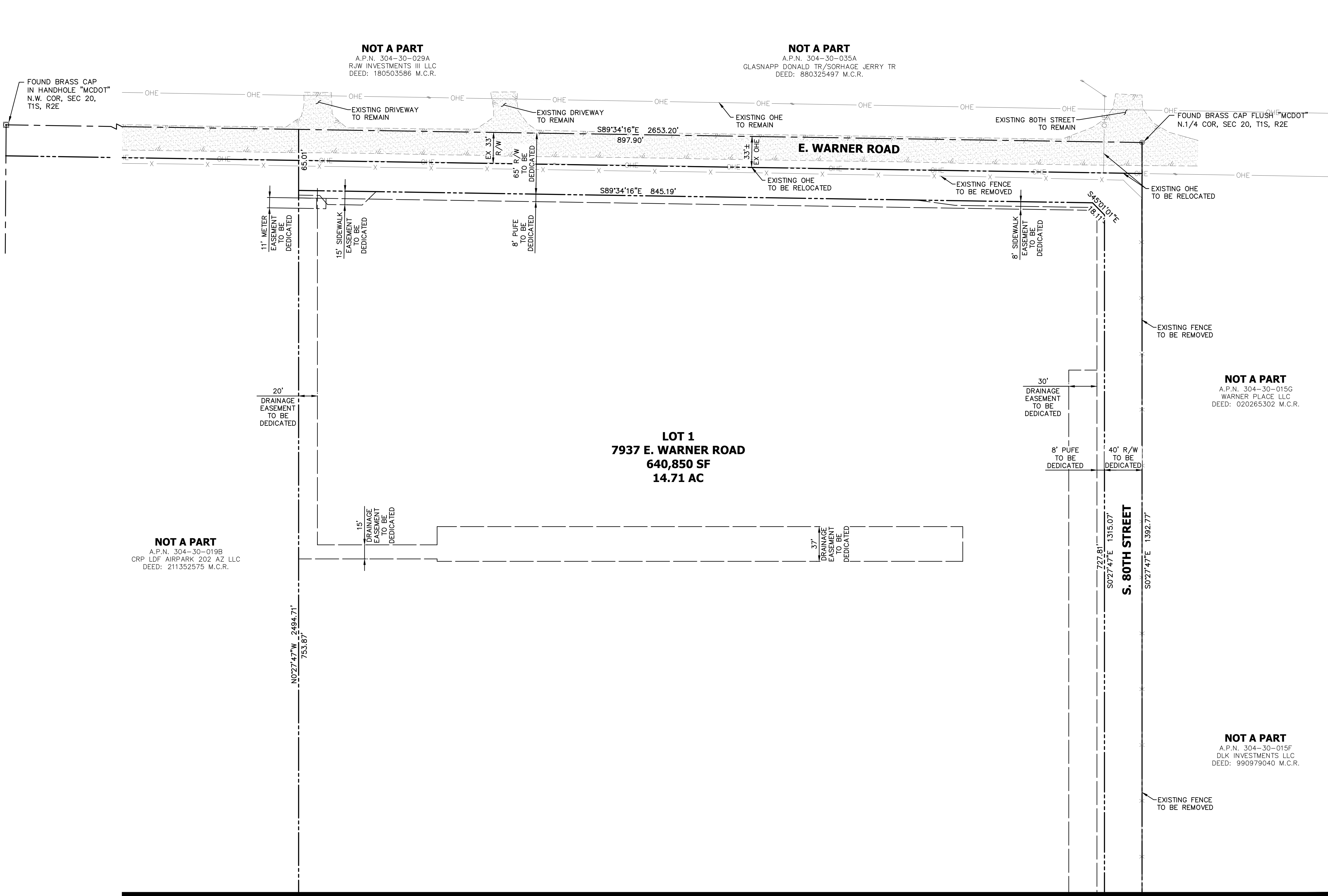
CALL 811 OR CLICK ARIZONA811.COM

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

PROJECT NAME:
MESA
CONNECTION

HE NO.: COMU002
SCALE: NTS

SHEET:
PP1

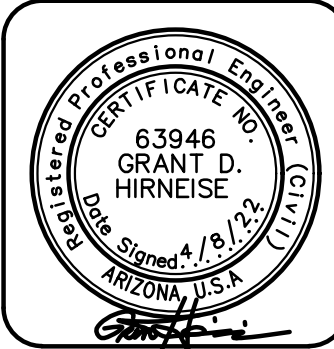


REVISION		BY
NO.	DATE	
PURPOSE: PRELIMINARY PLAT		

DESIGN BY: KS
DRAWN BY: KS
CHECKED BY: GH

HUNTER
ENGINEERING
10450 NORTH 74TH STREET
SUITE 200
SCOTTSDALE, AZ 85268
T 480 991 3986
F 480 991 3986

CIVIL AND SURVEY



**PRELIMINARY PLAT
FOR
MESA CONNECTION
7937 E. WARNER ROAD
MESA, ARIZONA 85212**



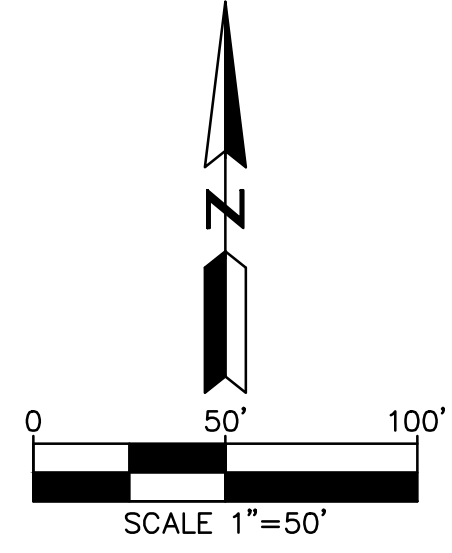
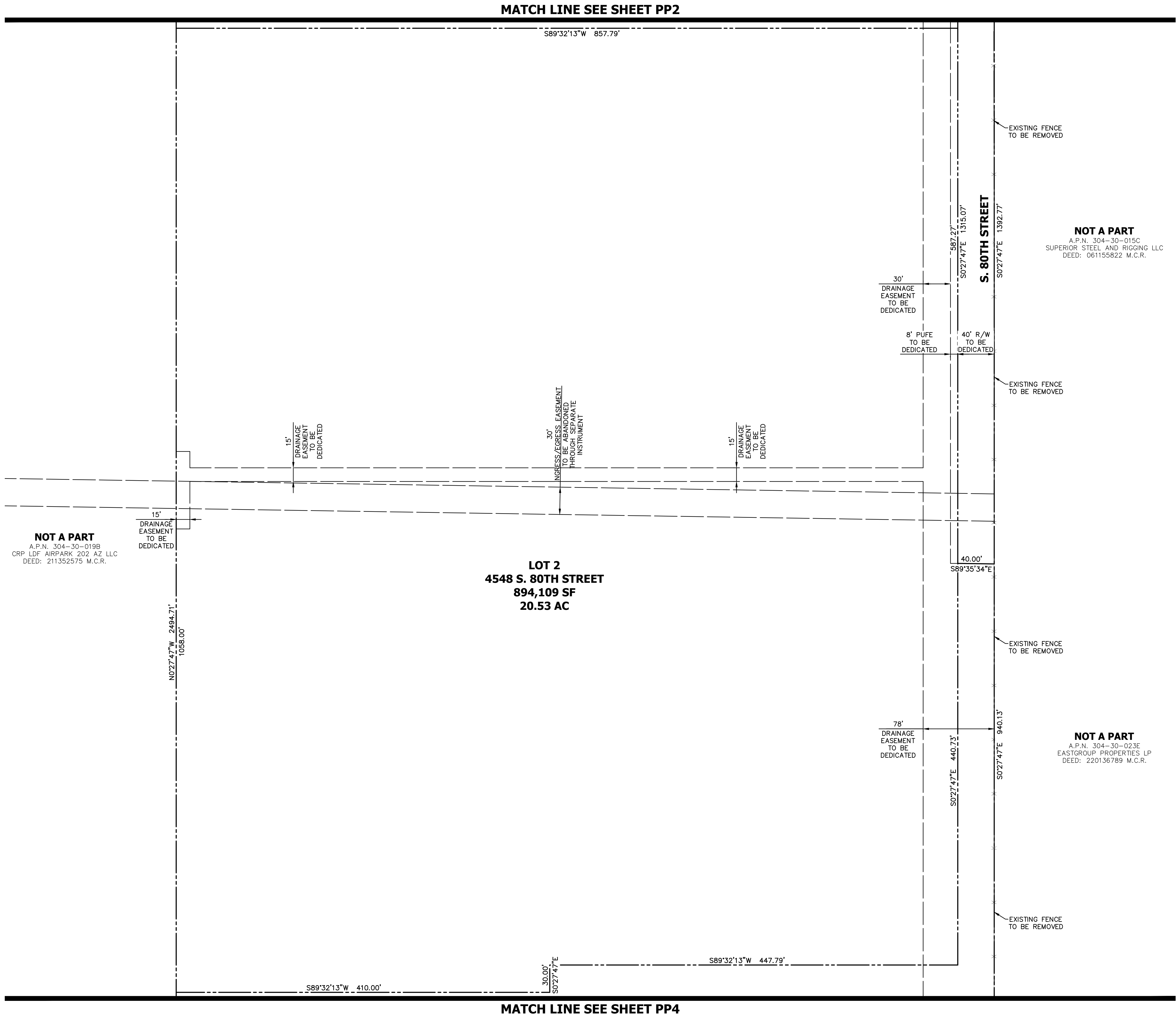
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**PROJECT NAME:
MESA
CONNECTION**

HE NO.: COMU002
SCALE: 1"=50'

SHEET:
PP2

MATCH LINE SEE SHEET PP3



NO.	DATE	REVISION	BY

PURPOSE:
PRELIMINARY PLAT

DESIGN BY: KS
DRAWN BY: KS
CHECKED BY: GH

HUNTER
ENGINEERING
CIVIL AND SURVEY
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 981 3986
F 480 981 3986

GRANT D. HIRNEISE
Professional Engineer
License No. 63946
State of Arizona
Expires 1/19/25

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MESA, ARIZONA 85212**

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CALL 811 OR CLICK ARZONAB11.COM

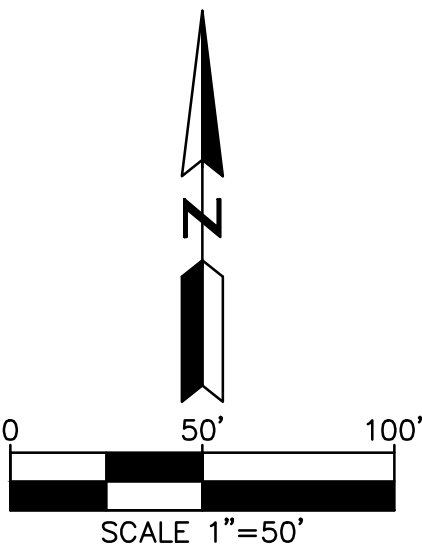
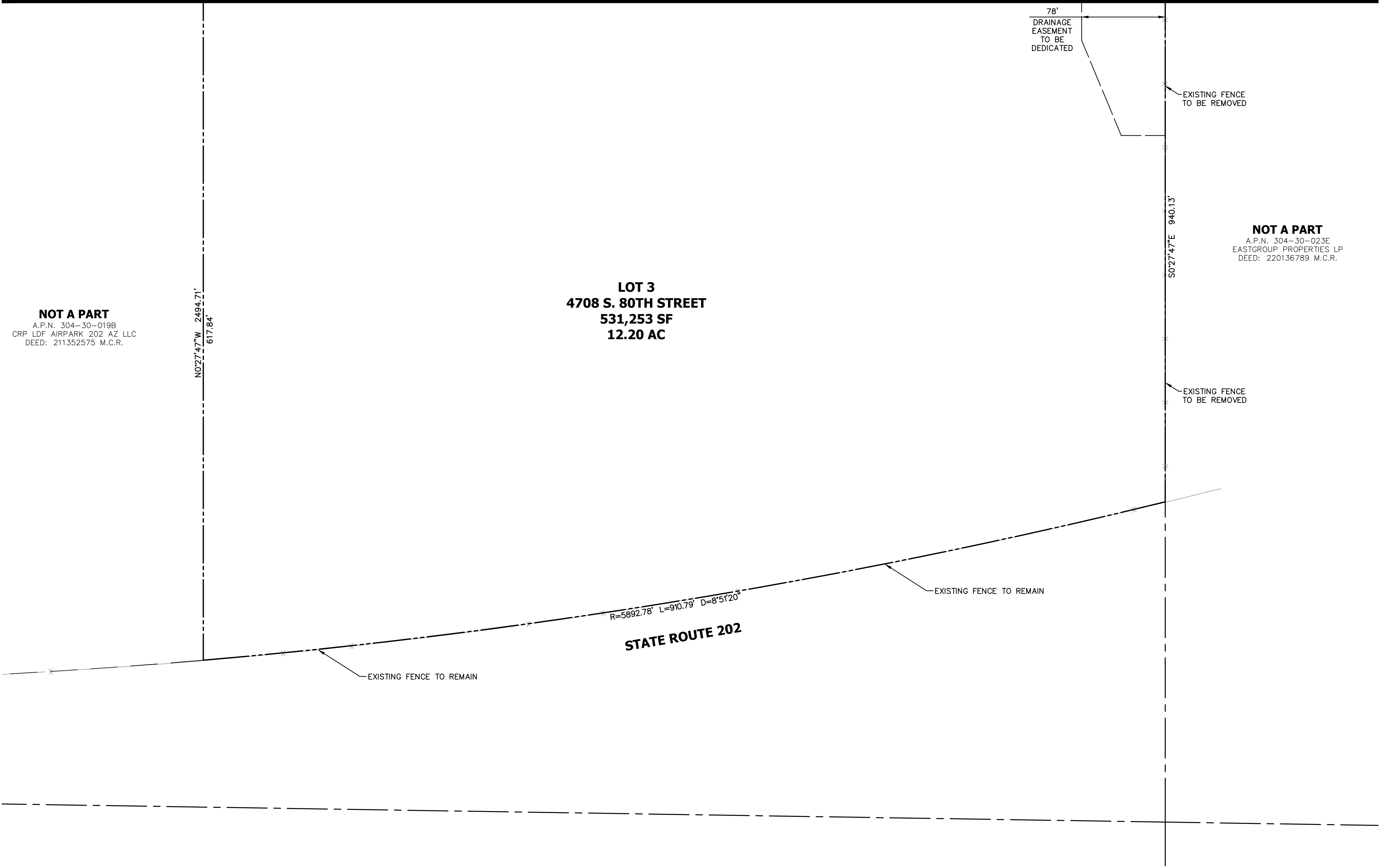
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PROJECT NAME:
**MESA
CONNECTION**

HE NO.: COMU002
SCALE: 1"=50'

SHEET:
PP3

MATCH LINE SEE SHEET PP3



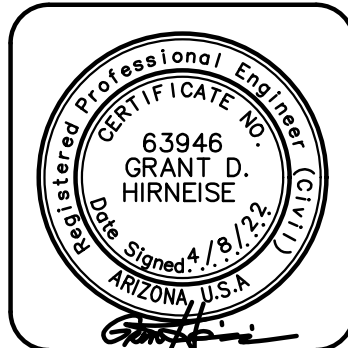
NO.	DATE	REVISION	BY

PURPOSE:
PRELIMINARY PLAT

DESIGN BY: KS
DRAWN BY: KS
CHECKED BY: GH

HUNTER
ENGINEERING
CIVIL AND SURVEY

10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, AZ 85256
T 480 991 3986
F 480 991 3986



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PROJECT NAME:
**MESA
CONNECTION**

HE NO.: COMU002
SCALE: 1"=50'

SHEET:
PP4