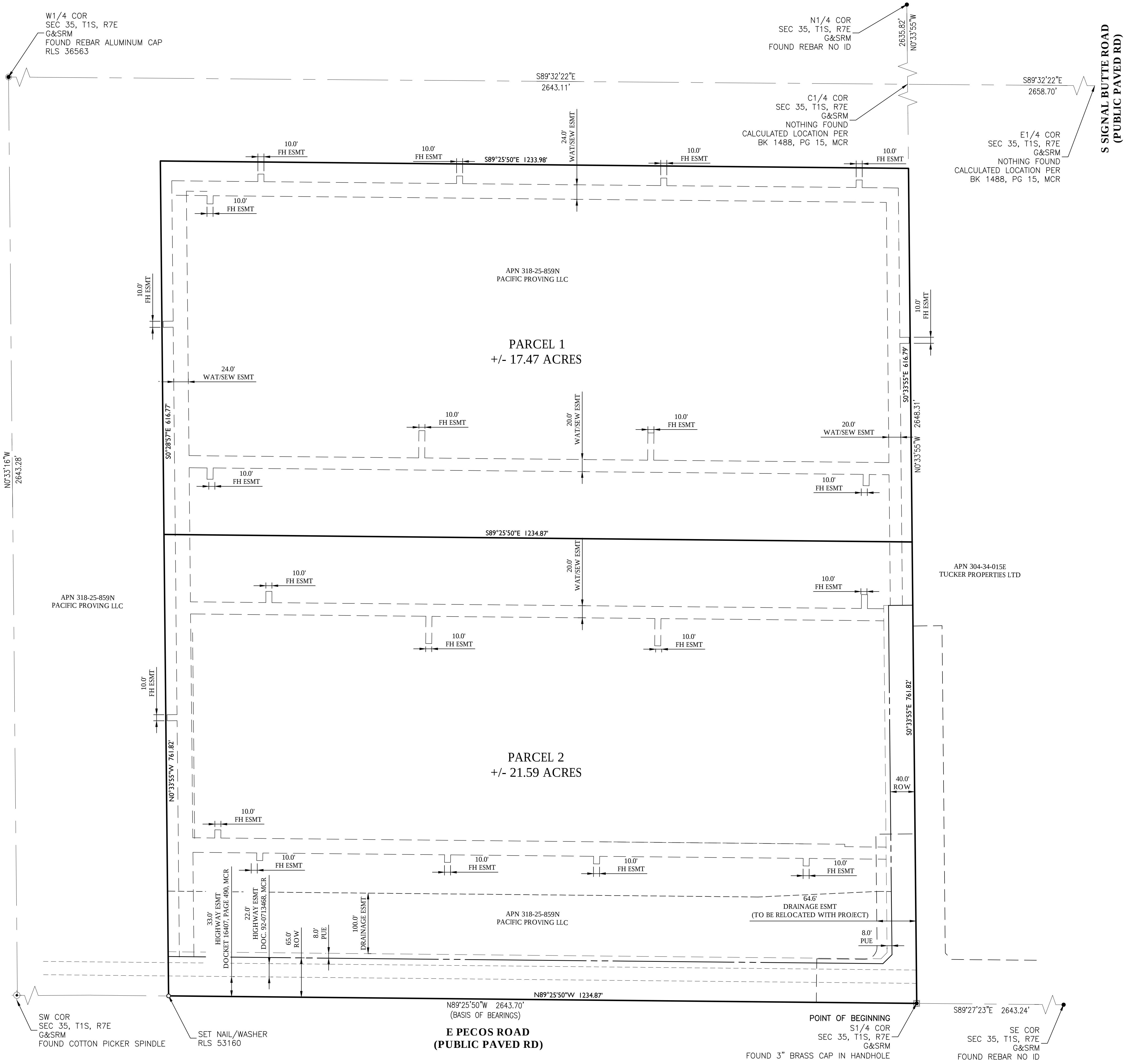
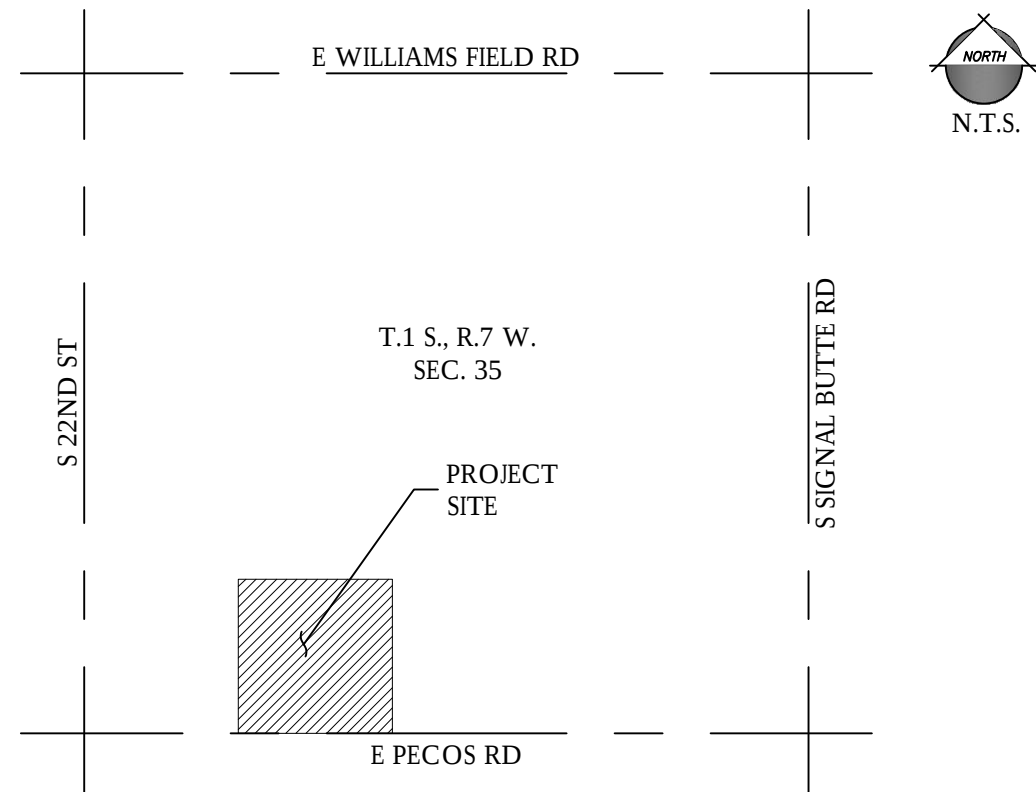




PRELIMINARY PLAT FOR MESA LEGACY INDUSTRIAL

A PORTION OF SOUTHWEST QUARTER (SW1/4),
SECTION 35, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE
GILA AND SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA

VICINITY MAP



PROJECT TEAM

CIVIL ENGINEER:
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, STE. 120
MESA, ARIZONA 85201
PHONE: (480) 503-2250
CONTACT: DANIEL AUXIER, P.E.
EMAIL: DAN.AUXIER@EPSGROUPINC.COM

DEVELOPER:
CAPROCK ACQUISITIONS, LLC
1300 DOVE STREET, SUITE 200
NEWPORT BEACH, CA 92660
PHONE: (949) 342-8000
CONTACT: BOB O'NEILL
EMAIL: BONEILL@CAPROCK-PARTNERS.COM

ARCHITECT:
CARLILE COATSWORTH ARCHITECTS, INC.
18600 MACARTHUR BLVD, SUITE 300
IRVINE, CA 92612
PHONE: (949) 833-1930
CONTACT: CALVIN COATSWORTH
EMAIL: CALC@CCARCHITECTS

PROJECT DATA

A.P.N.: 313-25-859N (A PORTION)
CURRENT LAND USE: VACANT
EXISTING GENERAL PLAN: N/A
EXISTING ZONING: RU-43 (MARICOPA COUNTY)

GROSS AREA: 39.07± ACRES
NET AREA: 36.02± ACRES

PROJECT DATA

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS MEASURED AND DESCRIBED IN THE COMMITMENT OF TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY WITH FILE NO. 01975060-003-B64-SA, COMMITMENT DATE 10/6/2021 AT 7:30 AM.

NORTH 89 DEGREES 25 MINUTES 50 SECONDS WEST

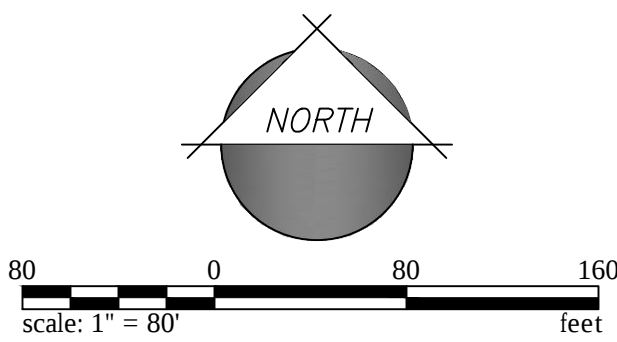
THE S1/4 CORNER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN. FOUND 3" BRASS CAP IN HANDHOLE

ELEVATION = 1411.08

GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE, FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- ALL ROADS SHALL BE PRIVATE AND SHALL BE CONSTRUCTED TO CITY OF MESA MINIMUM STANDARDS AS MODIFIED HEREIN.
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
- A MASTER PROPERTY OWNERS ASSOCIATION SHALL BE FORMED FOR THE PROPOSED DEVELOPMENT FOR OWNERSHIP AND MAINTENANCE OF ALL PRIVATE STREETS, LANDSCAPED AREAS, RECREATION AMENITIES, AND MAINTENANCE OF STREETLIGHTS AND SIDEWALKS ALONG PRIVATE STREETS.
- DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING PLAN.

PARCEL AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	761,228	17.4754
2	940,559	21.5923
TOTAL	1,701,787	39.0677



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS GROUP

Mesa Legacy Industrial
Mesa, Arizona

Preliminary Plat

Project:

Revisions:

Call at least two full working days before you begin excavation.
ARIZONA 800
Small Print: See AR 800-27-0000 for full terms and conditions. In Maricopa County: (602) 263-1100

Designer: EPS
Drawn by: EPS

Professional Engineer (Civil)
50291
DANIEL B. AUXIER
Designated 03-27-2020
ARIZONA

Job No.
21-1139

PP01

Sheet No.
1
of 4