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PRELIMINARY PLAT

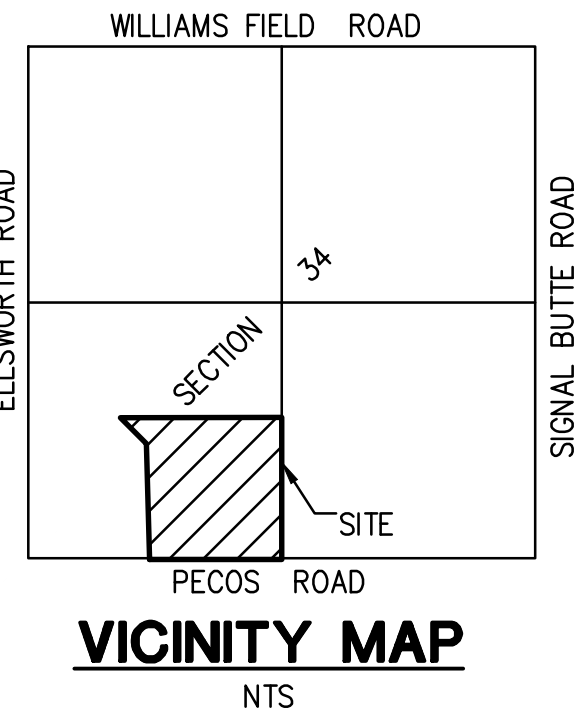
PROVING GROUNDS

MESA, ARIZONA

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 7 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PACIFIC PROVING LLC
APN: 313-25-859G
DOC. 2004-0748707 MCR
(UNSUBDIVIDED)

20' WATER AND SEWER
EASEMENT PER DOC
2021-0682679 MCR



OWNER/DEVELOPER

MERIT PARTNERS, INC.
2555 E. CAMELBACK RD, SUITE #180
PHOENIX, AZ 85016
PHONE: (602) 481-2542
CONTACT: JACK CZERWINSKI

ARCHITECT

BUTLER DESIGN GROUP
5017 E. WASHINGTON ST, SUITE #107
PHOENIX, AZ 85034
PHONE: (602) 316-6307
CONTACT: KOREY WILKES

ENGINEER

HILGARTWILSON
2141 E. HIGHLAND AVE SUITE #250
PHOENIX, AZ 85016
PHONE: (602) 490-0535
CONTACT: CASEY WHITEMAN

BENCHMARK

BENCHMARK IS A FOUND CONCRETE NAIL W/ TAG, STAMPED
"COM BM", LOCATED AT THE NORTHEAST CORNER OF SIGNAL
BUTTE ROAD & WARNER ROAD.
CITY OF MESA BENCHMARK
ELEVATION: 1453.68'
DATUM: NAVD88

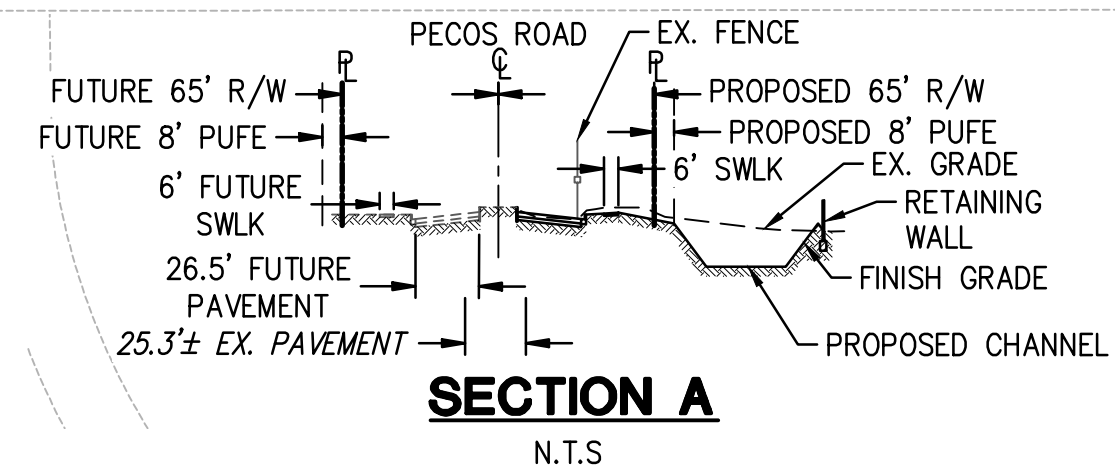
BASIS OF BEARING

BASIS OF BEARING IS S00°41'42"E ALONG THE WEST LINE OF
THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1
SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA.

RIGHT OF WAY INFORMATION

ELLSWORTH 65'
PECOS 65'

80 40 0 80 160
SCALE: 1" = 80'



LOT TABLE

LOT 1	AREA (SF)	AREA (AC)	BUILDING SF
1	783,800	17.99	BUILDING 1 = 267,410
2	1,174,071	26.95	BUILDING 2 = 378,709

BUILDING 1

LOT 1
783,800 SF
17.99 AC

BUILDING 2

LOT 2
1,174,071 SF
26.95 AC

ELLSWORTH ROAD

SOUTHWEST CORNER
SECTION 34, T.1S, R.7E,
FOUND 3" BRASS CAP IN
HAND HOLE, DOWN 0.6'
STAMPED "MARICOPA COUNTY
DOT T1S R7E 33 34 4 3 T2S
R7E 2007"

PROPOSED CHANNEL

PROPOSED CHANNEL

PROPOSED CHANNEL

PECOS ROAD

SOUTH QUARTER CORNER
SECTION 34, T.1S, R.7E,
FOUND 3" BRASS CAP, DOWN
0.8', STAMPED "MARICOPA
COUNTY 34 3"

PROVING GROUNDS

CRISMON RD & PECOS RD
MESA, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON

PROJ NO.: 2063.08

DATE: FEB 2022

SCALE: AS NOTED

DRAWN: CM

DESIGNED: DB

APPROVED: CW

DWG. NO.

PP

SHT. 1 OF 1