

PRELIMINARY PLAT FOR
HAWES GERMANN 34 INDUSTRIAL



NOTES
GROSS ACREAGE: 34.6736 ACRES (1,510,380 SQ. FT.)
NET ACREAGE: 32.0510 ACRES (1,396,141 SQ. FT.)
EXISTING ZONING: LI & OC
PROPOSED ZONING: LI PAD AND OC PAD
DENSITY: 0.14 UNITS/ GROSS ACRES

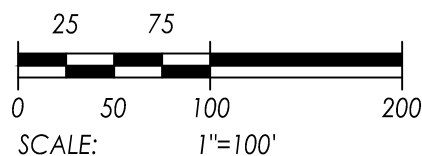
UTILITIES
WATER SERVICE - CITY OF MESA
SEWER SERVICE - CITY OF MESA
REFUSE SERVICE - CITY OF MESA
GAS SERVICE - SOUTHWEST GAS COMPANY
ELECTRIC SERVICE - SALT RIVER PROJECT
TELEPHONE SERVICE - CENTURYLINK
CABLE SERVICE - COX COMMUNICATIONS

PROJECT DESCRIPTION: A 3 UNIT INDUSTRIAL COMPLEX.

BENCHMARK
BRASS TAG IN THE NW CORNER OF BRIDGE, AT THE INTERSECTION OF SOSSAMAN & GERMANN.
ELEVATION = 1355.84 (NAVD 88 DATUM, CITY OF MESA DATUM)

BASIS OF BEARING
A BEARING OF N 01° 04' 37" W ALONG THE WEST LINE OF THE SW 1/4 OF SECTION 4
ACCORDING TO THE LEGAL DESCRIPTION FOR THE PROPERTY, CONTAINED IN THE TITLE REPORT.

LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
The Southwest quarter of Section 4, Township 2 South, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;
EXCEPT any portion lying within the boundaries of QUEENS PARK, according to Book 231 of Maps, page 9, records of Maricopa County, Arizona; and
EXCEPT any portion lying North of the following described line:
COMMENCING at the Southwest corner of said Section 4;
Thence North 01 degrees 04 minutes 37 seconds West, a distance of 1704.89 feet along the West line of said Section 4 to the TRUE POINT OF BEGINNING;
Thence East, a distance of 1083.01 feet to the Northwest corner of said QUEENS PARK;
Thence East along the North line of said QUEENS PARK, a distance of 1568.52 feet to the POINT OF ENDING; and
EXCEPT a portion of the Southwest quarter of Section 4, Township 2 South, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:
COMMENCING at the Southwest corner of said Section 4, said point being a found Maricopa County Department of Transportation Brass Cap Flush, from which the South quarter corner of said Section 4 bears South 89 degrees 37 minutes 09 seconds East, for a distance of 2650.90 feet, said point being a found Brass Cap Flush;
Thence South 89 degrees 37 minutes 09 seconds East, along the South line of the Southwest quarter of said Section 4, for a distance of 540.79 feet, to a point on a line 541.50 feet West of and parallel to the West line of Queens Park, according to Book 231 of Maps, Page 9, records of Maricopa County, Arizona, said point being the POINT OF BEGINNING;
Thence North 00 degrees 40 minutes 48 seconds West, along the line 541.50 feet West of and parallel to the West line of Queens Park, for a distance of 619.00 feet, to a point on a line 618.89 feet North of and parallel to the South line of the Southwest quarter of Section 4;
Thence South 89 degrees 37 minutes 09 seconds East, along the line 618.89 feet North of and parallel to the South line of the Southwest quarter of Section 4, for a distance of 541.59 feet, to a point on the West property line of said Queens Park;
Thence South 00 degrees 40 minutes 48 seconds East, along the West property line of Queens Park, for a distance of 619.00 feet, to a point on the South line of the Southwest quarter of Section 4;
Thence North 89 degrees 37 minutes 09 seconds West, along the South line of the Southwest quarter of Section 4, for a distance of 541.59 feet, to the POINT OF BEGINNING.



DEVELOPER/ APPLICANT

STARPOINT PROPERTIES
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ARCHITECT

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ENGINEER

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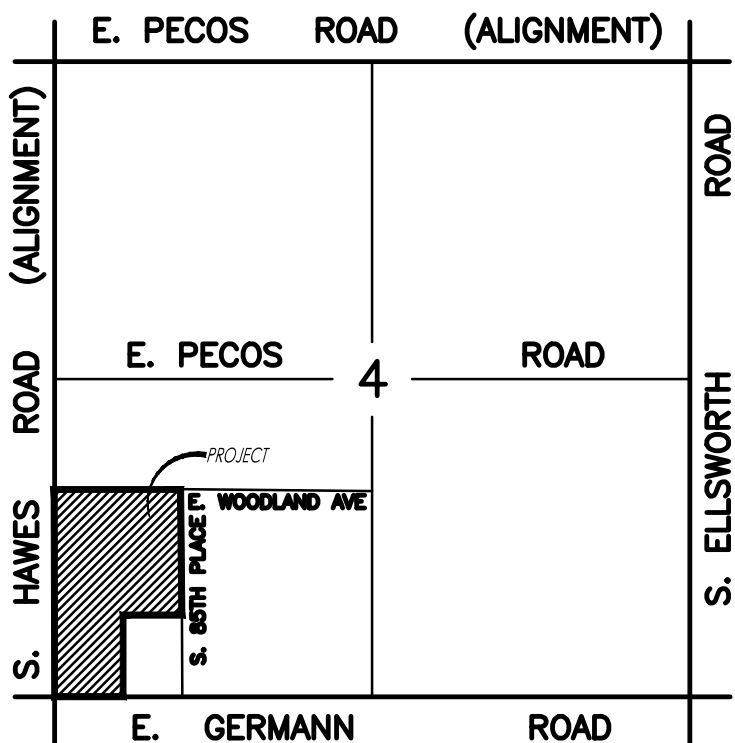
LOT	SQ. FT.	ACRES	USE
1	309,210	7.10	INDUSTRIAL
2	628,084	14.42	INDUSTRIAL
3	475,700	10.92	INDUSTRIAL

LEGEND	
	CENTERLINE
	PROPERTY LINE
	EASEMENT LINE
	ADJACENT PROPERTY LINE
	SECTION LINE
	EX. IRRIGATION LINE
	EXISTING LINE
	EXISTING MANHOLES, VAULTS & BOXES
	SIGN
	POWER POLE
	GUY WIRE
	WATER VALVE
	LIGHT POLE
	FIRE HYDRANT
	FLOW LINE
	EXISTING CONCRETE

ABBREVIATIONS	
BC	BRASS CAP
BCF	BRASS CAP FLUSH
C	CONCRETE
CTV	CABLE TV
E	ELECTRIC
F	FLOWLINE
GM	GAS MARKER
GV	GAS VALVE
G	GROUND
HH	HANDHOLE
INV	INVERT
OHE	OVERHEAD ELECTRIC
P	PAVEMENT
ROW	RIGHT OF WAY
RC	RIBBON CURB
T	TELEPHONE
W	WATER
S	SEWER
SD	STORMDRAIN

SURVEY MONUMENT LEGEND

- FOUND BRASS CAP AS NOTED
- FND 1/2" REBAR W/ CAP 44144
- SET 1/2" REBAR W/ CAP 44144



VICINITY MAP
SECTION 4, T. 2 S., R. 7 E.

KBELL
ENGINEERING
1355 N 86TH PLACE MESA, ARIZONA 85207
PH: 602.980.8246 Copyright © 2022



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NOT FOR CONSTRUCTION

CLIENT:



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ISSUES AND REVISIONS:
NO. DATE ISSUES

CLIENT: STARPOINT PROPERTIES
PROJECT NAME ADDRESS: HAWES GERMANN 34 INDUSTRIAL PRELIMINARY PLAT
NE CORNER OF HAWES ROAD AND GERMANN ROAD MESA, ARIZONA
SHEET: C-1

PROJECT NO.: 1037.02
DESIGNED BY: KJB
DRAWN BY: JJB

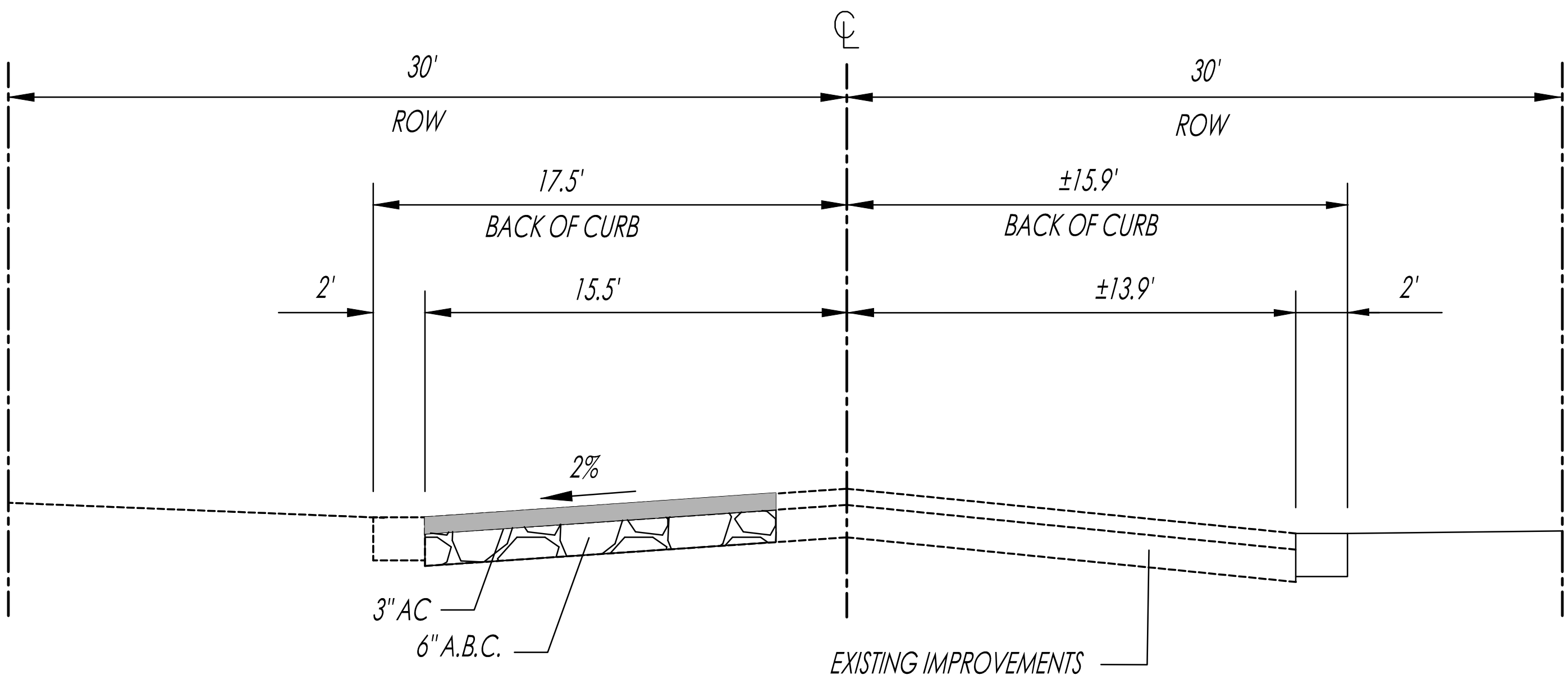
SHEET

C-1

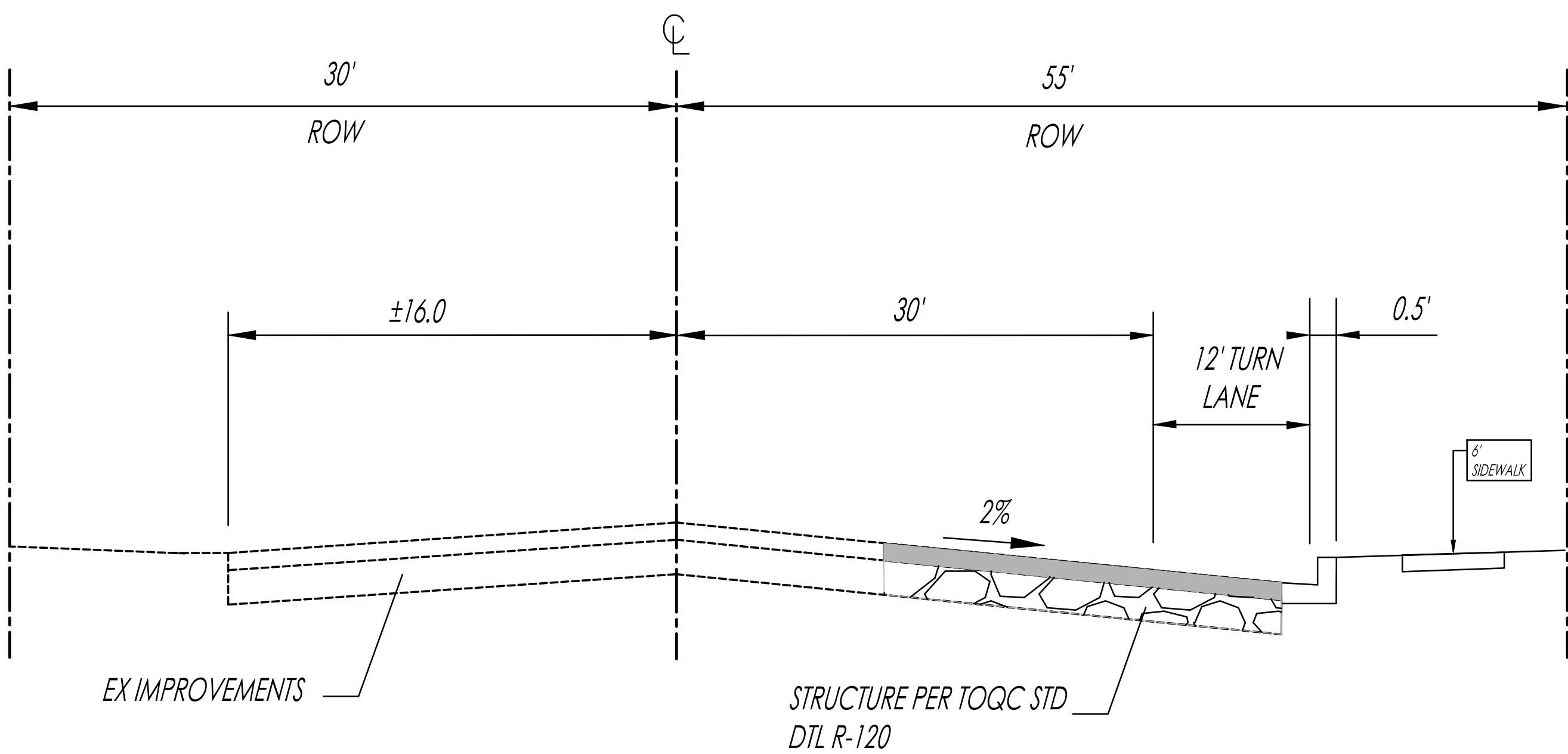
OF

2

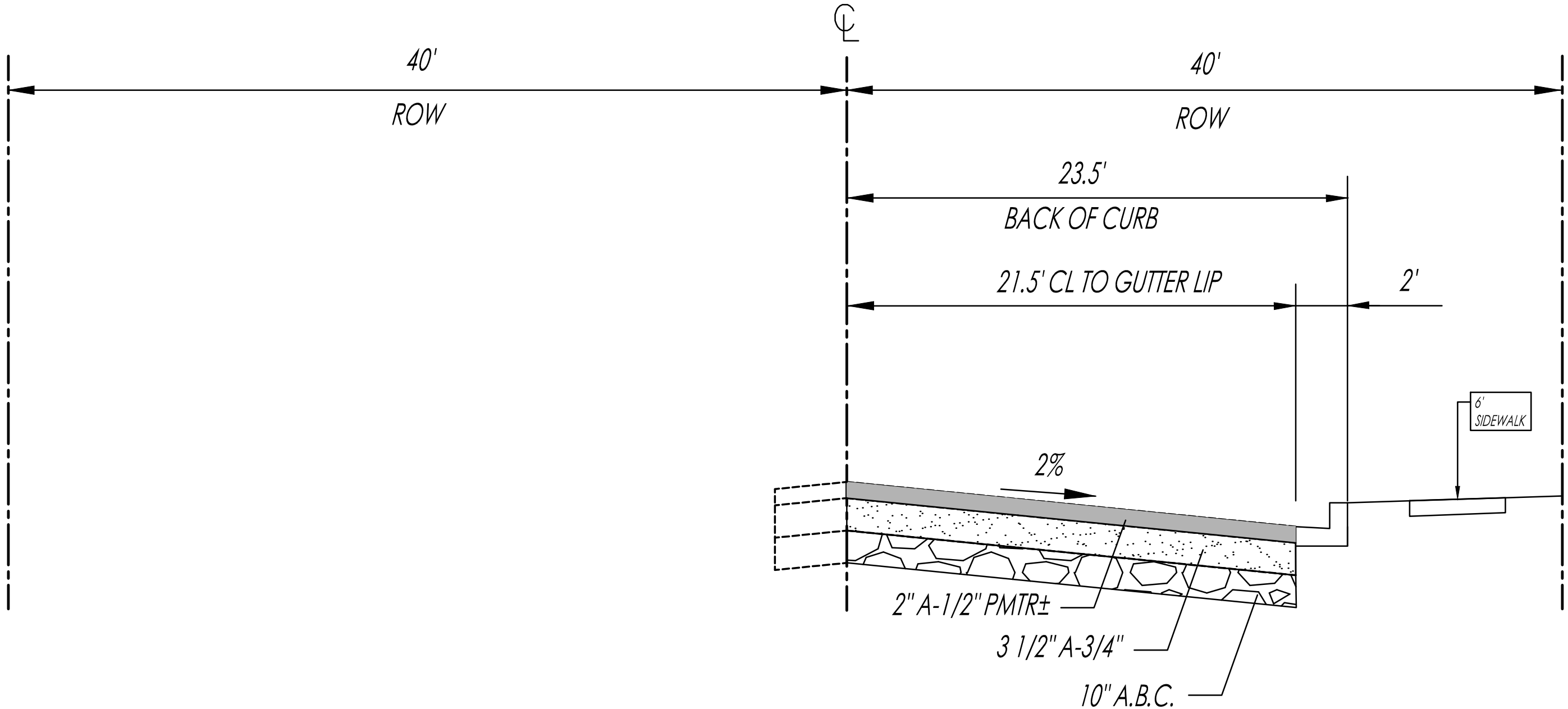
PRELIMINARY PLAT FOR
HAWES GERMANN 34 INDUSTRIAL



S. 89TH PLACE
PER COM DET M-19.03
LOOKING NORTH
CITY OF MESA
JURISDICTION



E. GERMANN ROAD
PER TOQC DETAIL R-102
LOOKING WEST
TOWN OF QUEEN CREEK JURISDICTION



S. HAWES RD
PER COM DET M-19.03
LOOKING NORTH
CITY OF MESA
JURISDICTION



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ISSUES AND REVISIONS:
NO. DATE ISSUES

CLIENT:
STARPOINT PROPERTIES
PROJECT NAME & ADDRESS:
HAWES GERMANN 34 INDUSTRIAL PRELIMINARY PLAT
NE CORNER OF HAWES ROAD AND GERMANN ROAD MESA, ARIZONA
SHEET NO. 1037.02
ROAD CROSS SECTIONS

PROJECT NO.: 1037.02
DESIGNED BY: KJB
DRAWN BY: JJB