

Planning and Zoning Board
Approved: 11-17-21

PRELIMINARY PLAT
OF
SOSSAMAN 202 INDUSTRIAL PARK
A PART OF NORTH 1/2, SECTION 19, TOWNSHIP 1
SOUTH, RANGE 7 EAST, GILA & SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

A PORTION OF LAND LOCATED IN SECTION 19, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP AT THE NORTHEAST CORNER OF SAID SECTION 19, FROM WHICH A FOUND BRASS CAP AT THE EAST QUARTER CORNER OF SAID SECTION 19 BEARS SOUTH 00 DEGREES 03 MINUTES 26 SECONDS EAST, A DISTANCE OF 2631.48 FEET;

THENCE SOUTH 00 DEGREES 03 MINUTES 26 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE CONTINUING SOUTHERLY ALONG SAID LINE, A DISTANCE OF 2,455.35 FEET TO A POINT ON THE NORTH LINE OF THE ARIZONA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY ACCORDING TO 89-66727, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 87 DEGREES 37 MINUTES 12 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY, DISTANCE OF 157.56 FEET;

THENCE SOUTH 87 DEGREES 57 MINUTES 00 SECONDS WEST, A DISTANCE OF 1,587.49 FEET;

THENCE NORTH 87 DEGREES 00 MINUTES 20 SECONDS WEST, A DISTANCE OF 1,718.06 FEET TO A POINT ON THE EAST LINE OF THE EAST MARICOPA FLOODWAY, ACCORDING TO DOCKET 10777, PAGE 892, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 04 DEGREES 45 MINUTES 30 SECONDS WEST, LEAVING SAID NORTH RIGHT OF WAY LINE AND ALONG SAID EAST FLOODWAY RIGHT OF WAY, A DISTANCE OF 421.55 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 84 DEGREES 34 MINUTES 53 SECONDS EAST, A RADIAL DISTANCE OF 889.35 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04 DEGREES 51 MINUTES 50 SECONDS, A DISTANCE OF 75.50;

THENCE SOUTH 89 DEGREES 39 MINUTES 07 SECONDS EAST, LEAVING SAID EAST FLOODWAY RIGHT OF WAY LINE, A DISTANCE OF 1,957.67 FEET;

THENCE NORTH 00 DEGREES 21 MINUTES 20 SECONDS EAST, A DISTANCE OF 1,974.72 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 19;

THENCE SOUTH 89 DEGREES 38 MINUTES 49 SECONDS EAST, ALONG SAID NORTH SECTION LINE, A DISTANCE OF 1,493.16 FEET;

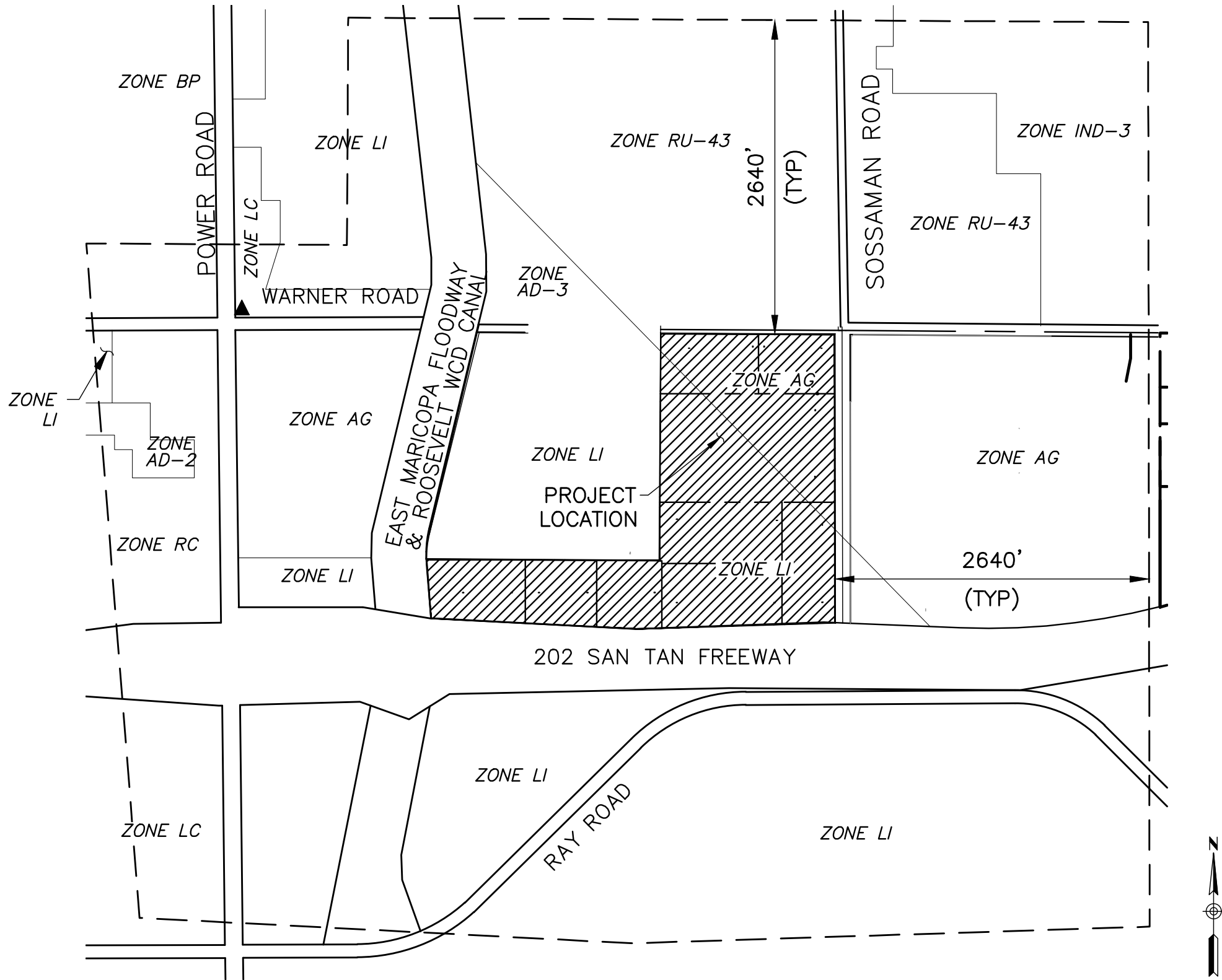
THENCE SOUTH 00 DEGREES 03 MINUTES 26 SECONDS EAST, LEAVING SAID NORTH SECTION LINE, A DISTANCE OF 33.00 FEET;

THENCE SOUTH 89 DEGREES 38 MINUTES 49 SECONDS EAST, A DISTANCE OF 33.00 FEET TO THE POINT OF THE BEGINNING OF THE PARCEL HEREIN DESCRIBED.

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 7 EAST, G & S R M.

SAID LINE BEARS: SOUTH 00 DEGREES 03 MINUTES 26 SECONDS EAST



LOCATION MAP
T1S-R7E-S19 NTS

SITE SUMMARY TABLE

AREA GROSS	4,893,645 SF (112 ACRES)
AREA NET	4,634,784 SF (106.4 ACRES)
9 LOTS	
APN: 304-30-010E	
EXISTING ZONING: AG & U	
PROPOSED ZONING: LI W/PAD	

LOT SUMMARY TABLE

LOT #	AREA	BUILDING AREA
LOT 1 (PHASE 1)	451,124 SF (10.36 AC)	130,318 SF
LOT 2 (PHASE 1)	529,606 SF (12.16 AC)	194,278 SF
LOT 3 (PHASE 1)	529,760 SF (12.16 AC)	163,078 SF
LOT 4 (PHASE 2)	1,336,297 SF (30.68 AC)	494,192 SF
LOT 5 (PHASE 2)	320,470 SF (7.36 AC)	108,478 SF
LOT 6 (PHASE 2)	415,583 SF (9.54 AC)	119,398 SF
LOT 7 (PHASE 3)	311,320 SF (7.15 AC)	88,224 SF
LOT 8 (PHASE 3)	326,816 SF (7.50 AC)	88,224 SF
LOT 9 (PHASE 3)	417,075 SF (9.57 AC)	88,224 SF

CONTACT INFORMATION

ENGINEER: DIBBLE
1626 N LITCHFIELD RD
SUITE 150
GOODYEAR, AZ 85395
623.935.2258
SHANNON MAUCK, PE

SURVEYOR: DIBBLE
7878 N 16TH STREET, STE 300
PHOENIX, AZ 85020
602.957.1155
JASON GRAHAM, PLS

DEVELOPER: CONTOUR
3200 PARK CENTER DRIVE
SUITE 1240
COSTA MESA, CA 92626
800.964.8110
DAVID EARNHART

BENCHMARK

▲ FOUND BRASS TAG ON TOP OF CURB AT N.E. CORNER OF POWER ROAD AND WARNER ROAD.

ELEVATION = 1321.87 (NAVD 88)

PROJECT DESCRIPTION

A MASTER PLANNED INDUSTRIAL PARK WITH 9 LOTS, 9 BUILDING SHELLS, 3 PHASES AND ASSOCIATED UTILITIES, DRIVE LANES, PARKING, LANDSCAPE AND DRAINAGE IMPROVEMENTS.

UTILITY COMPANIES

ELECTRIC	SALT RIVER PROJECT
TELEPHONE	CENTURYLINK
CATV	COX COMMUNICATIONS
GAS	SOUTHWEST GAS
WATER	CITY OF MESA
SEWER	CITY OF MESA
SOLID WASTE	CITY OF MESA

MAINTENANCE TO BE HANDLED PER THE CC&RS OR AGREEMENT



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PROJECT NO: 21077	SCALE: AS SHOWN	DATE: XXXXXX	REVIEWED: JPG
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FIELD WORK: XXX			
REVISIONS:			

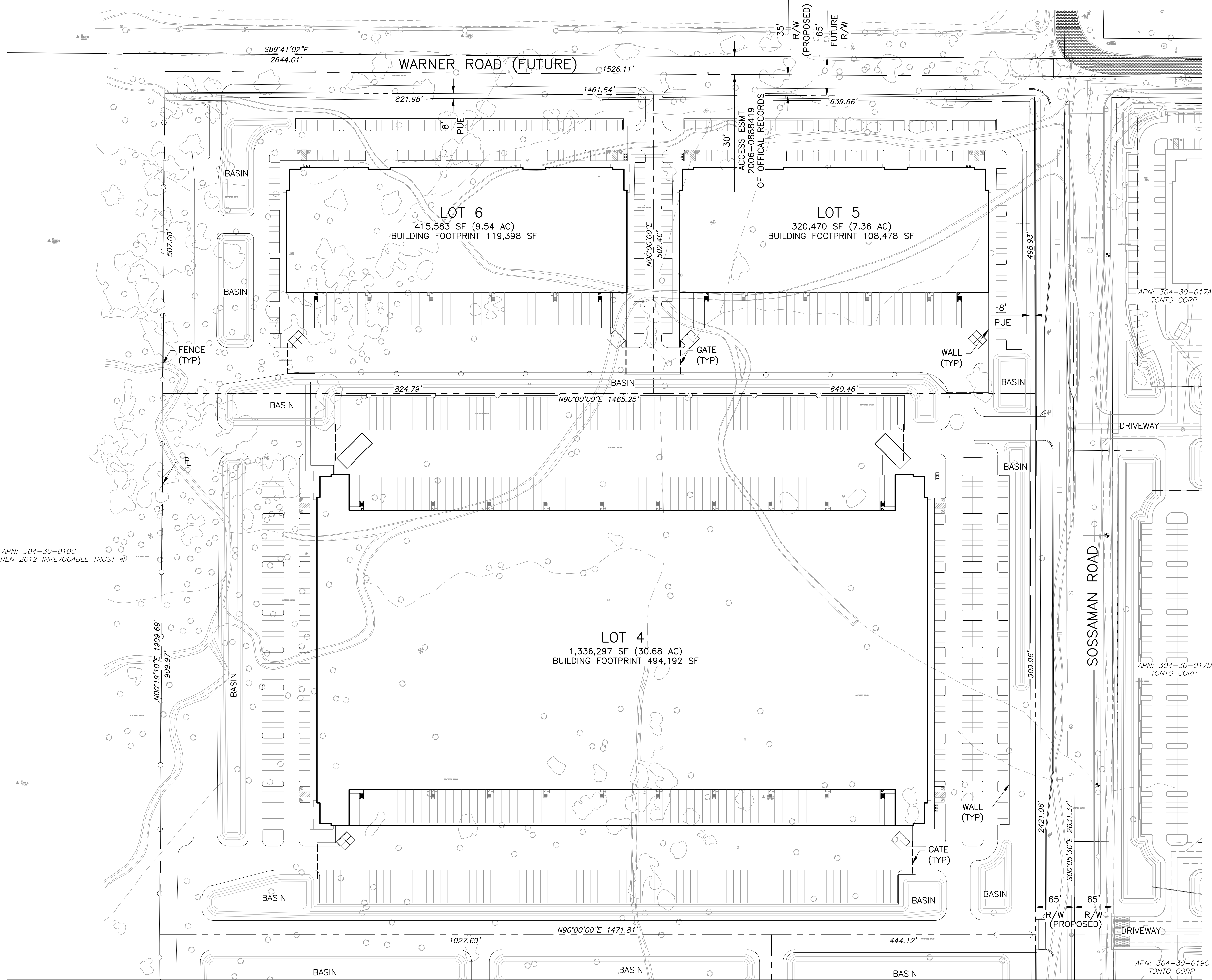
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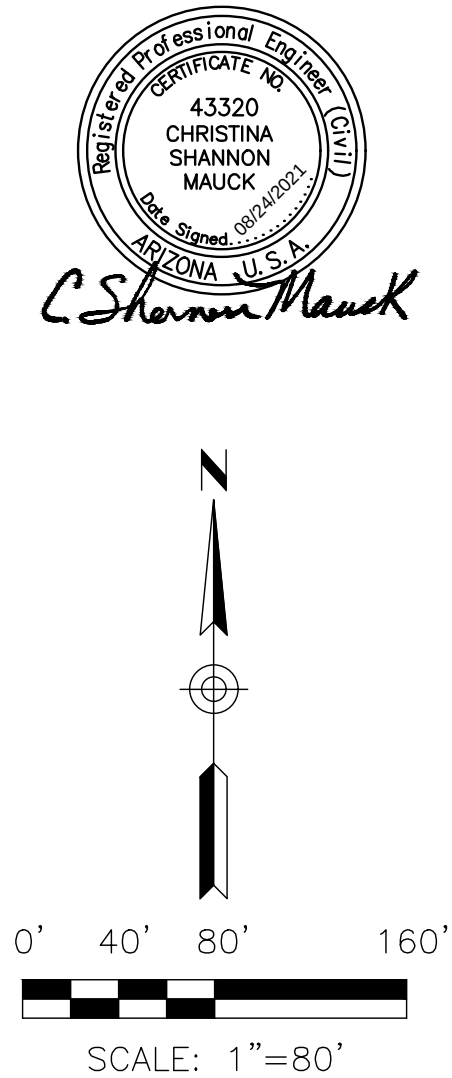
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APN: 304-30-010C
BREEN CHILDREN 2012 IRREVOCABLE TRUST III



MATCH LINE SHEET 3



PROJECT NO: 21077	DATE: XXXXXX	SCALE: AS SHOWN
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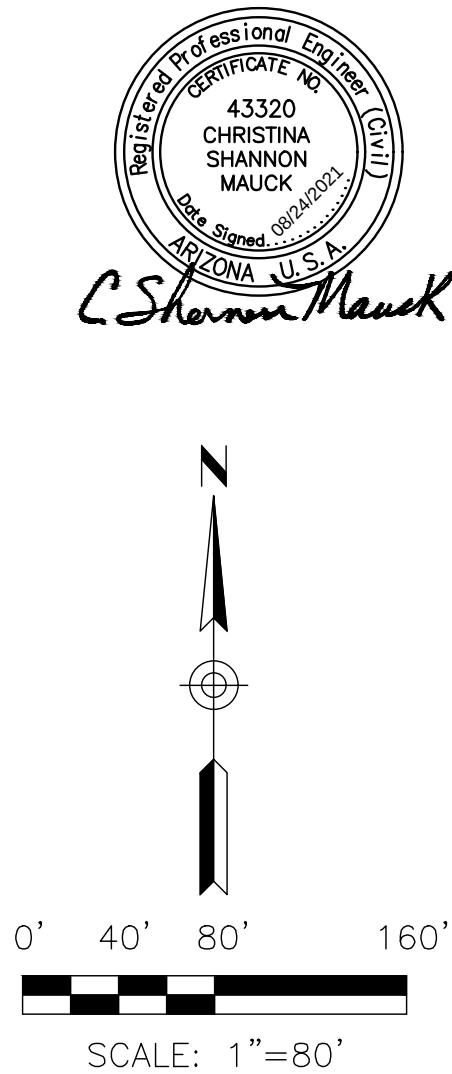
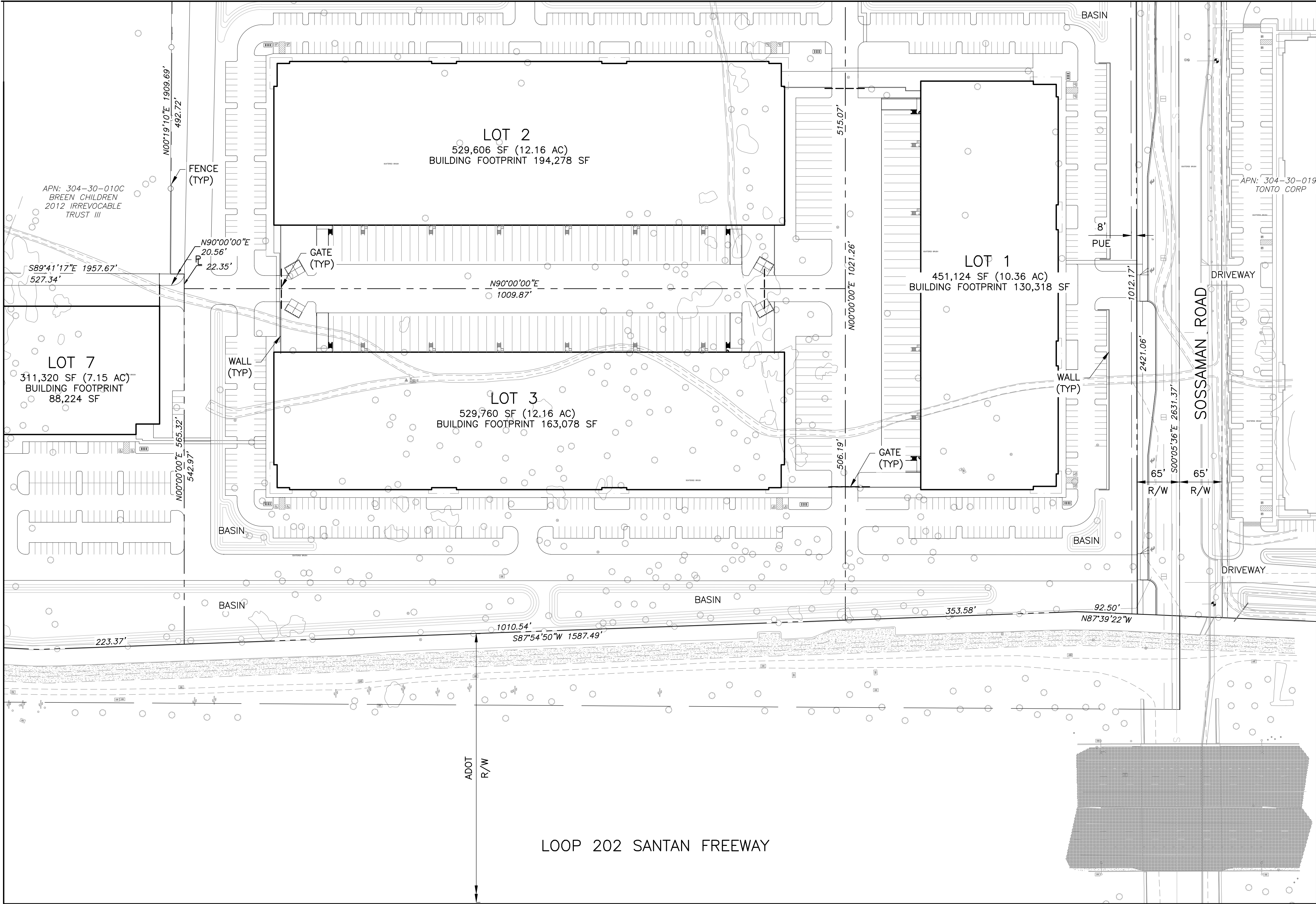
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MATCH LINE SHEET 2

MATCH LINE SHEET 4



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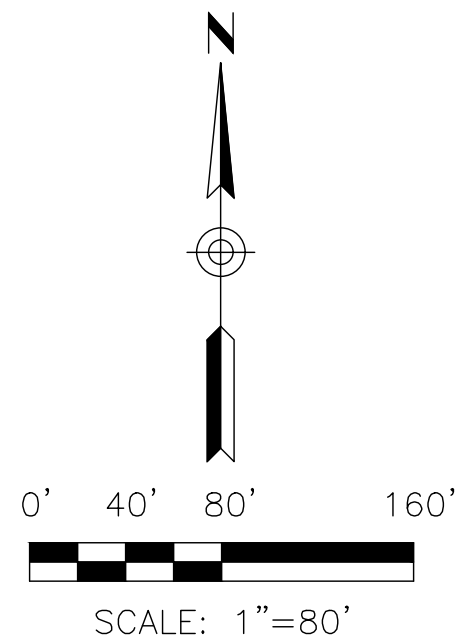
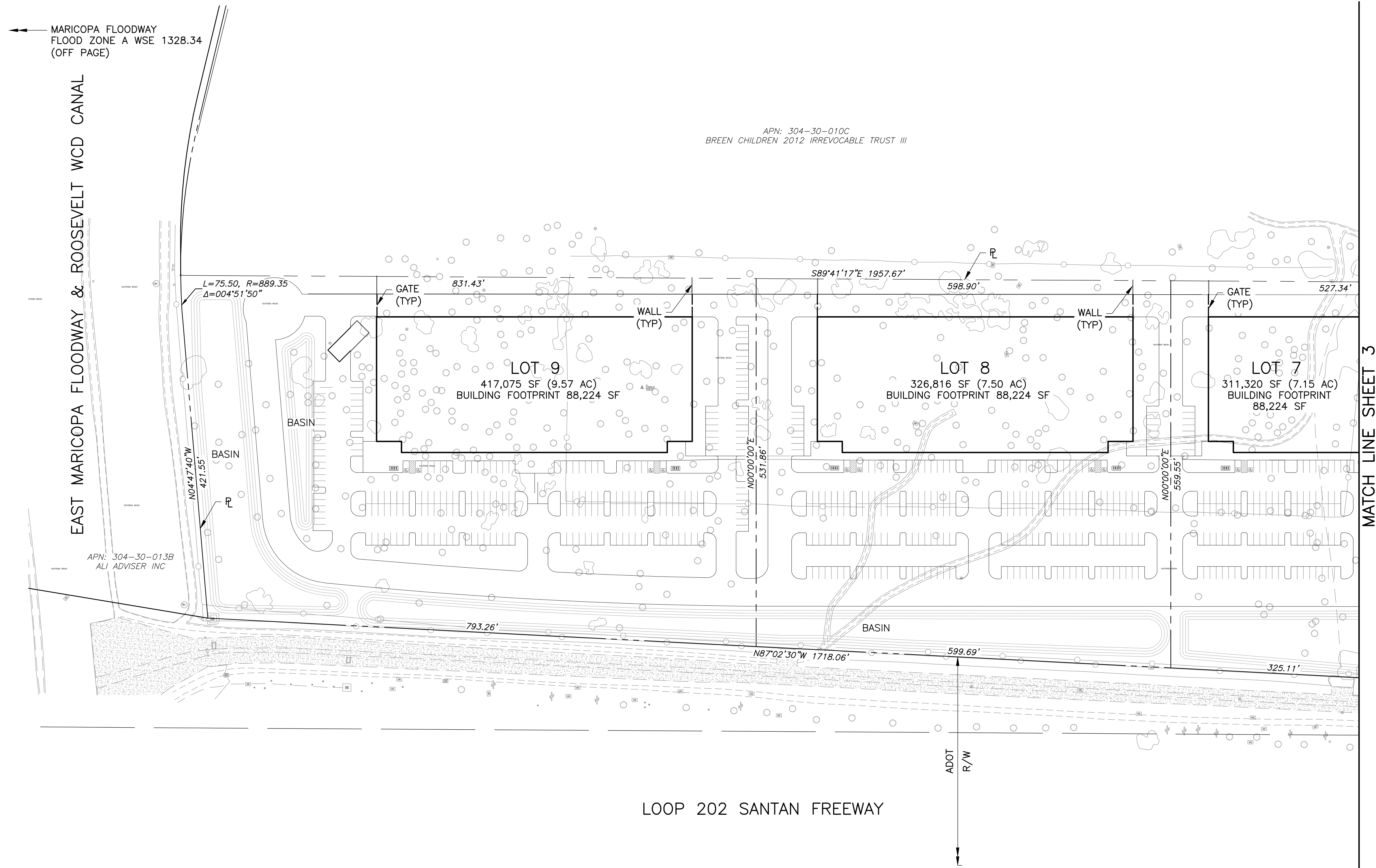
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FILED:\2025\1121077_Memo_112\redlines\CDN\1121077_Prelim\Map.dwg DATE: Aug. 24, 2025 TIME: 09:07 pm



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