

OVERALL LEGAL DESCRIPTION

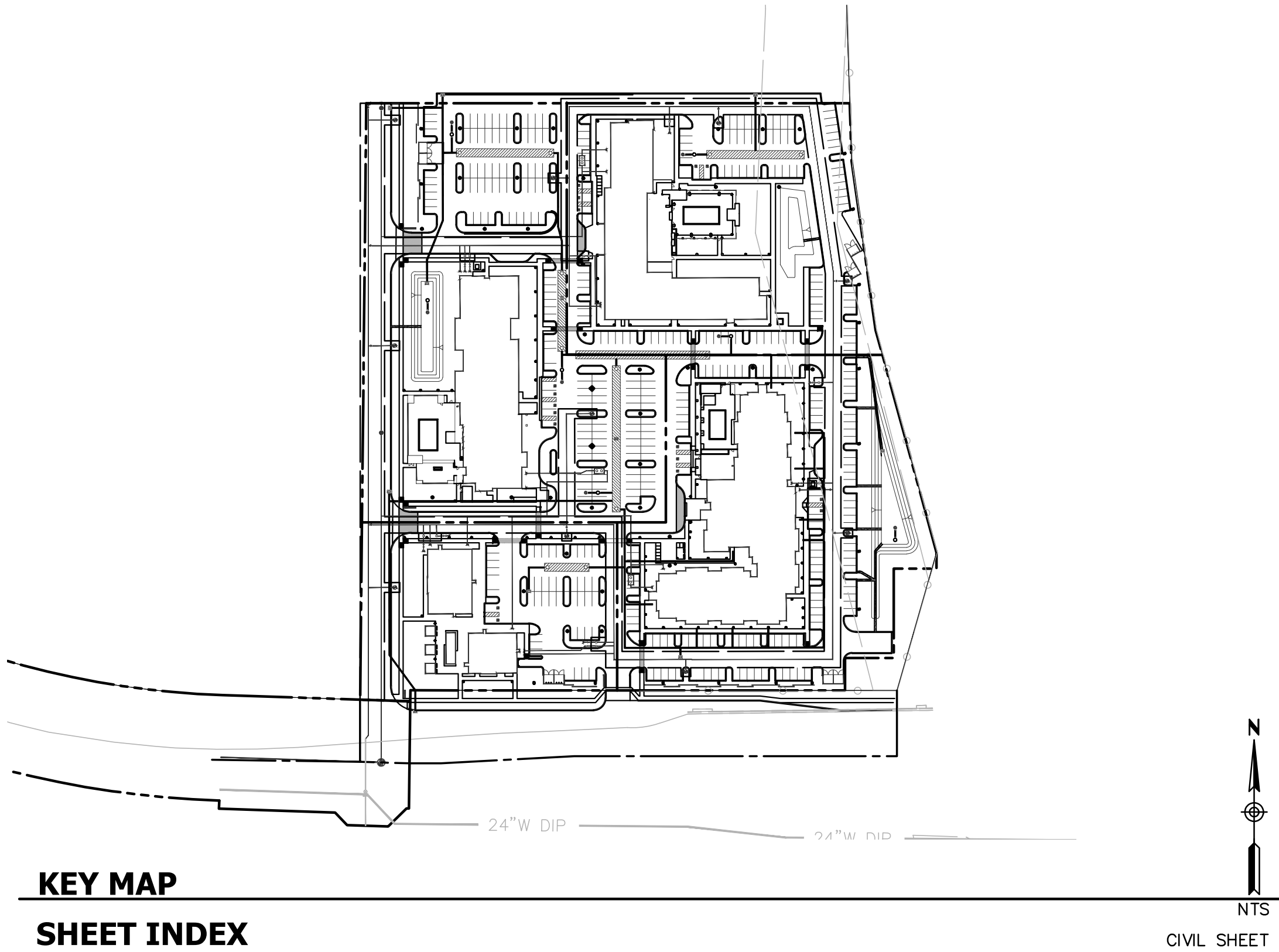
A PORTION OF LAND BEING SITUATED L'VITHIN SECTION 27 AND THE NORTH HALF OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND BRASS CAP IN HAND HOLE ACCEPTED AS THE WEST QUARTER CORNER OF SAID SECTION 27 FROM WHICH A FOUND BRASS CAP IN HAND HOLE ACCEPTED AS THE SOUTHWEST CORNER THEREOF BEARS SOUTH 01°06'43" EAST, 2628.92 FEET; THENCE NORTH 01°06'38" WEST, 237.95 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE LEAVING SAID WEST LINE, NORTH 88°53'22" EAST, 50.00 FEET; THENCE SOUTH 01°06'38" EAST, 239.32 FEET ALONG A LINE WHICH IS 50.00 FEET EAST OF AND PARALLEL L'VITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27 TO THE EAST-WEST MID-SECTION LINE OF SAID SECTION 27; THENCE SOUTH 89°32'36" EAST, 5.00 FEET ALONG SAID EAST-WEST MID-SECTION LINE; THENCE LEAVING SAID EAST-WEST MID-SECTION LINE, SOUTH 01°06'43" EAST, 1381.59 FEET ALONG A LINE WHICH IS 55.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE LEAVING SAID PARALLEL LINE, SOUTH 89°32'36" EAST, 10.00 FEET; THENCE NORTH 01°06'43" WEST, 1381.59 FEET ALONG A LINE WHICH IS 65.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE LEAVING SAID PARALLEL LINE, NORTH 01°06'38" WEST, 239.73 FEET ALONG A LINE L'VHICH IS 65.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH 06°01'56" EAST, 204.48 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SR 24 ACCORDING TO THE ORDER OF IMMEDIATE POSSESSION RECORDED IN DOCUMENT NO. 2019-0309832, MARICOPA COUNTY RECORDS, PROPOSED STATE ROUTE 24; THENCE THE FOLLOWING TWENTY (20) COURSES ALONG SAID SOUTHERLY RIGHT OF WAY LINE: THENCE NORTH 0019'18" EAST, 232.47 FEET; THENCE NORTH 45°59'43" EAST, 34.94 FEET; THENCE SOUTH 8819'52" EAST, 161.50 FEET; THENCE SOUTH 56°38'42" EAST, 321.57 FEET; THENCE SOUTH 47°48'20" EAST, 301.83 FEET; THENCE SOUTH 50°33'15" EAST, 510.34 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 27; THENCE SOUTH 50°33'15" EAST, 15.99 FEET; THENCE SOUTH 4610'19" EAST, 479.23 FEET; THENCE SOUTH 39°37'08" EAST, 892.96 FEET; THENCE SOUTH 35°04'05" EAST, 293.61 FEET; THENCE SOUTH 38°18'59" EAST, 708.27 FEET; THENCE SOUTH 32°54'14" EAST, 309.97 FEET; THENCE SOUTH 26°16'52" EAST, 433.05 FEET; THENCE SOUTH 31°25'27" EAST, 199.58 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE SOUTH 31°25'27" EAST, 4.83 FEET; THENCE SOUTH 37°52'05" EAST, 205.50 FEET; THENCE SOUTH 44°56'24" EAST, 284.05 FEET; THENCE SOUTH 13°35'22" EAST, 176.77 FEET; THENCE SOUTH 60°23'46" WEST, 599.40 FEET; THENCE SOUTH 28°54'47" EAST, 13.52 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF WILLIAMS FIELD ROAD ACCORDING TO DOCUMENT NO. 2021-0967909, MARICOPA COUNTY RECORDS; THENCE THE FOLL'VING EIGHT (8) COURSES ALONG SAID NORTHERLY RIGHT OF WAY LINE: THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 6216'40" WEST, 231.05 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1090.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°00'04", AN ARC LENGTH OF 1274.63 FEET TO A TANGENT LINE; THENCE NORTH 50°43'16" WEST, 283.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1220.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°59'45", AN ARC LENGTH OF 766.46 FEET TO A NON-TANGENT LINE; THENCE NORTH 0316'59" EAST, 10.00 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1230.00 FEET, THE CENTER OF L'VHICH BEARS SOUTH 0316'59" WEST; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°37'56", AN ARC LENGTH OF 99.44 FEET TO A TANGENT LINE; THENCE SOUTH 88°39'03" WEST, 460.56 FEET; THENCE NORTH 4615'28" WEST, 7.06 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, NORTH 01°09'59" WEST, 400.11 FEET ALONG A LINE WHICH IS 65.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34 TO THE NORTH LINE OF THE NORTHWEST OF SAID SECTION 34; THENCE NORTH 89°32'15" WEST, 65.03 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID SECTION 34; THENCE NORTH 01°06'43" WEST, 2628.92 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27 TO THE POINT OF BEGINNING, EXCEPT: COMMENCING AT A FOUND BRASS CAP IN HAND HOLE ACCEPTED AS THE WEST QUARTER CORNER OF SAID SECTION 27 FROM WHICH A FOUND BRASS CAP IN HAND HOLE ACCEPTED AS THE SOUTHWEST CORNER THEREOF BEARS SOUTH 01°06'43" EAST, 2628.92 FEET; THENCE SOUTH 89°32'36" EAST, 115.04 FEET ALONG THE EAST-WEST MID-SECTION LINE TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST-WEST MID-SECTION LINE, SOUTH 89°32'36" EAST, 300.03 FEET; THENCE LEAVING SAID EAST-WEST MID-SECTION LINE SOUTH 01°06'43" EAST, 300.15 FEET; THENCE NORTH 89°32'39" WEST, 300.03 FEET; THENCE NORTH 01°06'43" WEST, 300.16 FEET ALONG A LINE L'VHICH IS 115.00 FEET EAST OF AND PARALLEL L'VITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27 TO THE POINT OF BEGINNING.

NOTES:

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 EAST VIRGINIA 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.

PRELIMINARY PLAT
FOR
LEGACY GATEWAY HOTELS
NWC WILLIAMS FIELD ROAD AND GATEWAY FREEWAY
MESA, ARIZONA 85212

A PARCEL OF LAND LOCATED WITHIN THE NORTH HALF OF THE SOUTHWEST QUARTER 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



KEY MAP

SHEET INDEX

PRELIMINARY COVER SHEET	PP1
PRELIMINARY PLAT	PP2

EXISTING LEGEND

RIGHT OF WAY	---
PROPERTY LINE	---
CENTERLINE	---
EASEMENT LINE	---
WATER LINE	--8" ACP W--
WATER LINE	--16" ACP W--
SANITARY SEWER LINE	--6" VCP SS--
SPOT ELEVATION	+P 1349.16
FIRE HYDRANT	⊗
WATER VALVE	⊗
IRRIGATION CONTROL VALVE	⊗
SANITARY SEWER MANHOLE	⊗
SANITARY SEWER CLEANOUT	⊗
SIGN	⊗
LIGHT POLE	⊗
ELECTRICAL RISER	⊗
ELECTRICAL CABINET	CAB

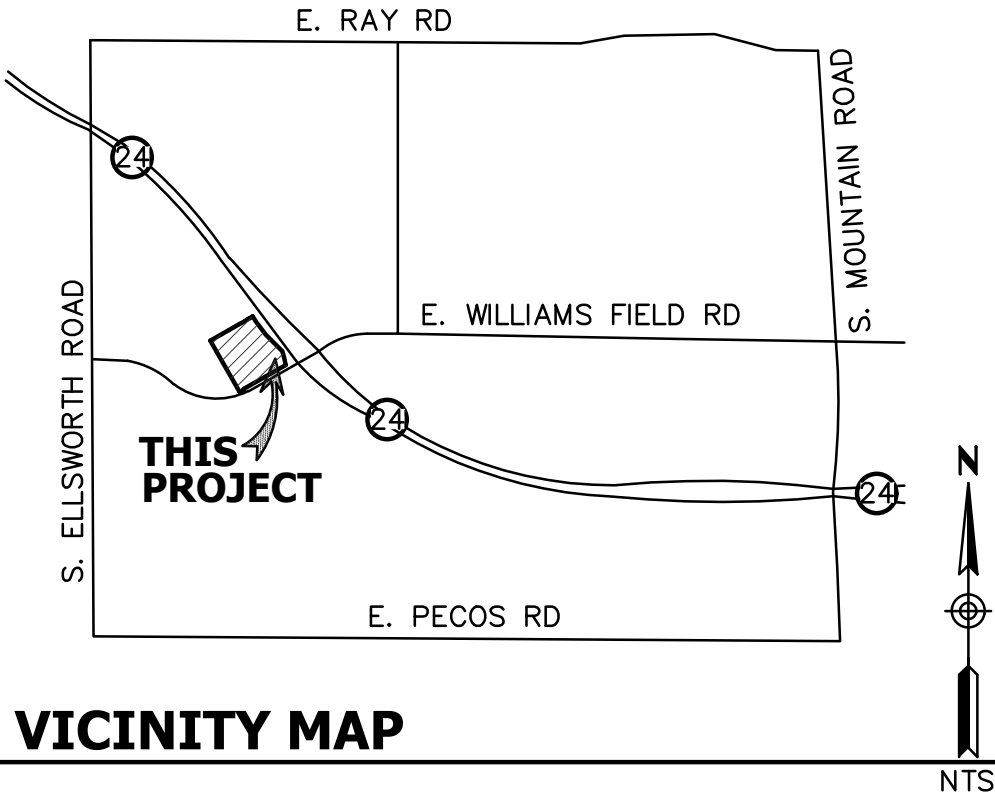
ABBREVIATIONS

ABC	AGGREGATE BASE COURSE
AC	ASPHALTIC CEMENT
BC	BACK OF CURB
BFP	BACKFLOW PREVENTOR
BOT	BOTTOM
CB	CATCH BASIN
CF	CUBIC FEET
CO	CURB OPENING
DNL	DAY-NIGHT SOUND LEVEL (LUKE AFB)
DW	DRYWELL
ESMT	EASEMENT
EX	EXISTING
F/C	FACE OF CURB
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT

PROPOSED LEGEND

DIRECTION OF SLOPE	←
SEWER LINE	SS
WATER LINE	W
FIRE LINE	FIRE
EASEMENT	---
SAWCUT	---
GRADE BREAK	---
CATCH BASIN	⊗
DRYWELL	⊗
SPOT ELEVATION	+P 90.50P
SECTION CALLOUT	1/8
FLOW LINE	---
BACKFLOW PREVENTOR	⊗
TAPPING SLEEVE & VALVE	⊗
SANITARY SEWER CLEANOUT	⊗
STORMDRAIN	---
HEADWALL	---

G	GUTTER
HDWL	HEADWALL
HW	HIGH WATER
NTS	NOT TO SCALE
P	PAVEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SD	STORM DRAIN
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
S/W	SIDEWALK
TC	TOP OF CURB
UG	UNDERGROUND RETENTION PIPE
UGE	UNDERGROUND ELECTRICAL
VCP	VITRIFIED CLAY PIPE
VP	VOLUME PROVIDED
VR	VOLUME REQUIRED
W	



VICINITY MAP

OWNER

THARALDSON HOSPITALITY
4255 DEAN MARTIN DRIVE, SUITE J
LAS VEGAS, NEVADA 89103
CONTACT: DON CAPE
PHONE: (702) 385-4988
EMAIL: DCAPE@DIVERSIFIEDGRP.COM

ARCHITECT

DESIGN CELL
1785 VILLAGE CENTER CIRCLE, #100
LAS VEGAS, NEVADA 89134
CONTACT: KASTIS CECHAVICIUS
PHONE: (702) 403-1575
EMAIL: KASTIS@DESIGN-CELL.COM

CIVIL ENGINEER

HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
CONTACT: LARRY TALBOTT, PE
PHONE: (480) 991-3985
EMAIL: LTALBOTT@HUNTERENGINEERINGPC.COM

APN #

313-25-859W

SITE ACREAGE

TOTAL AREA = 10.67 ACRES

EXISTING ZONING: IND-2

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.

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

BY	
REVISION	
DATE	
NO.	

DESIGN BY:	CA
DRAWN BY:	DC
CHECKED BY:	LT

HUNTER ENGINEERING CIVIL AND SURVEY	10450 NORTH 74TH STREET, SUITE 200 SCOTTSDALE, AZ 85258 T 480 991 3985 F 480 991 3986
---	--



PRELIMINARY PLAT
FOR
LEGACY GATEWAY HOTELS
NWC WILLIAMS FIELD AND GATEWAY
MESA, ARIZONA



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

PROJECT NAME:
LEGACY
SPORTS
PARK HOTEL

HE NO.: THAR003
SCALE: NTS

SHEET:
PP1

