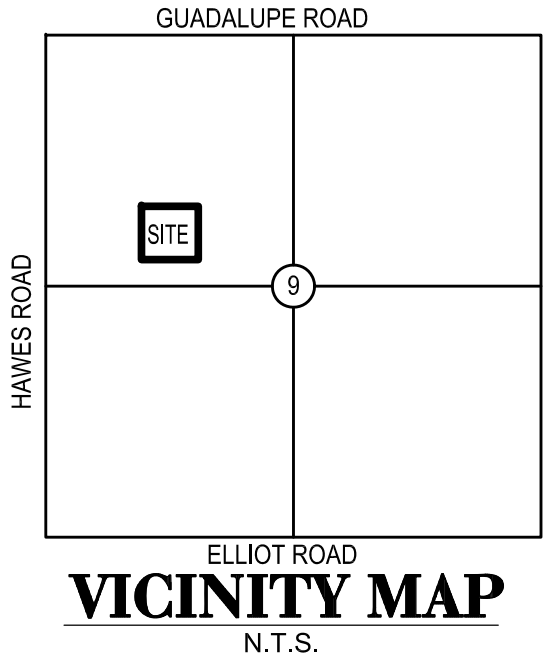
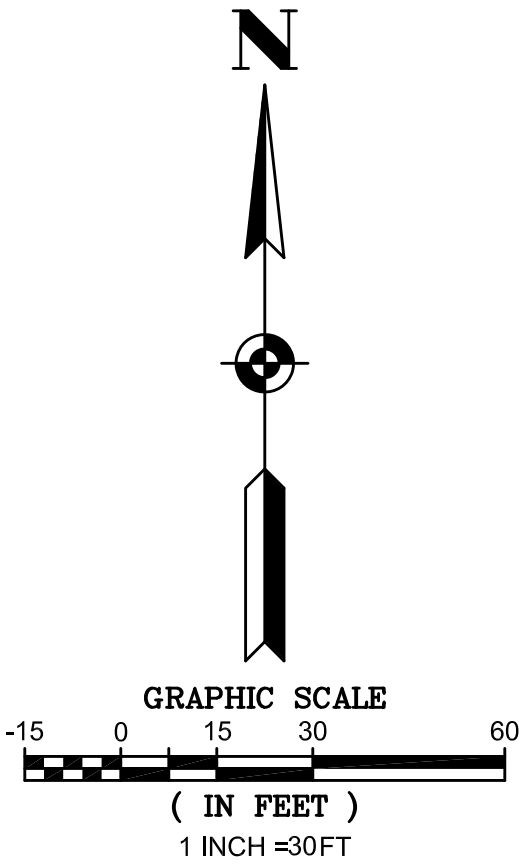


PRELIMINARY PLAT
FOR
EASTRIDGE MANOR

LOCATED IN A PORTION OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE
GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
N.T.S.

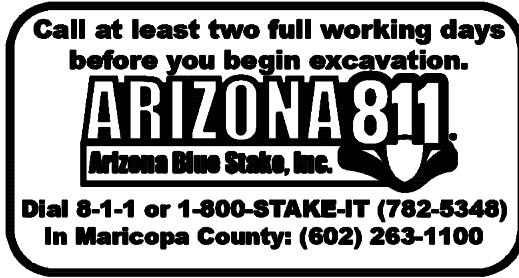


LOT TABLE			LOT TABLE		
LOT #	AREA (SF)	AREA(AC.)	LOT #	AREA (SF)	AREA(AC.)
LOT 1	4,138 S.F.	0.095 AC.	LOT 17	3,419 S.F.	0.078 AC.
LOT 2	3,645 S.F.	0.084 AC.	LOT 18	3,419 S.F.	0.078 AC.
LOT 3	3,600 S.F.	0.083 AC.	LOT 19	3,178 S.F.	0.073 AC.
LOT 4	3,600 S.F.	0.083 AC.	LOT 20	3,150 S.F.	0.072 AC.
LOT 5	3,600 S.F.	0.083 AC.	LOT 21	3,150 S.F.	0.072 AC.
LOT 6	3,600 S.F.	0.083 AC.	LOT 22	3,232 S.F.	0.074 AC.
LOT 7	3,600 S.F.	0.083 AC.	LOT 23	3,206 S.F.	0.074 AC.
LOT 8	3,600 S.F.	0.083 AC.	LOT 24	3,171 S.F.	0.073 AC.
LOT 9	4,714 S.F.	0.108 AC.	LOT 25	3,171 S.F.	0.073 AC.
LOT 10	3,467 S.F.	0.080 AC.	LOT 26	3,171 S.F.	0.073 AC.
LOT 11	3,939 S.F.	0.090 AC.	LOT 27	3,171 S.F.	0.073 AC.
LOT 12	3,177 S.F.	0.073 AC.	LOT 28	3,172 S.F.	0.073 AC.
LOT 13	3,150 S.F.	0.072 AC.	LOT 29	3,172 S.F.	0.073 AC.
LOT 14	3,150 S.F.	0.072 AC.	LOT 30	3,172 S.F.	0.073 AC.
LOT 15	3,232 S.F.	0.074 AC.	LOT 31	3,174 S.F.	0.073 AC.
LOT 16	3,206 S.F.	0.074 AC.	LOT 32	4,380 S.F.	0.101 AC.

LEGEND

	SUBDIVISION CORNER, MONUMENT AS NOTED
	BOUNDARY LINE
	PROPERTY LINE
	ADJACENT RIGHT OF WAY LINE
	CENTERLINE
	EASEMENT LINE, AS NOTED
	ADJACENT PROPERTY LINE

TRACT TABLE			
TRACT	AREA (SF)	AREA(AC.)	DESCRIPTION
TRACT A	3,459 S.F.	0.079 AC.	RETENTION, LANDSCAPING, OPENSOURCE AND PUBLIC UTILITIES
TRACT B	20,322 S.F.	0.467 AC.	RETENTION, LANDSCAPING, OPENSOURCE AND PUBLIC UTILITIES
TRACT C	2,487 S.F.	0.057 AC.	RETENTION, LANDSCAPING, OPENSOURCE AND PUBLIC UTILITIES
TRACT D	2,739 S.F.	0.063 AC.	LANDSCAPING, OPENSOURCE AND PUBLIC UTILITIES
TRACT E	30,316 S.F.	0.696 AC.	ROAD AND PUBLIC UTILITY EASEMENT
TRACT F	13,525 S.F.	0.310 AC.	ROAD AND PUBLIC UTILITY EASEMENT
TRACT G	1,472 S.F.	0.034 AC.	LANDSCAPING, OPENSOURCE AND PUBLIC UTILITIES



Planning and Zoning Board Approval:
October 14, 2020

NOTE: THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF D & M ENGINEERING. ANY UNAUTHORIZED REPRODUCTIONS, REVISIONS, ADDITIONS, OR ALTERATIONS OF THESE DRAWINGS IS STRICTLY PROHIBITED, AND WILL BE CONSIDERED TO BE IN VIOLATION OF ARIZONA STATE TECHNICAL BOARD, CODE 32-125 AND 32-142.

ENGINEER

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(480) 350-9590

APPLICANT

BRIGHTON BROKERAGE & DEVELOPMENT LLC
753 N. 39th CIR.
MESA, AZ 85205
CONTACT: DOUG SWEENEY
PHONE: (602) 451-7601

SITE DATA

GROSS AREA: 4.51 AC.(TO CENTERLINE)
NET AREA: 4.23 AC.(TO RIGHT OF WAY)
PROPOSED LOTS: 32
EXISTING ZONING: RS-6
APN: 304-03-017D & 304-03-117C
DENSITY(GROSS): 7.1 D.U./AC.
DENSITY(NET): 7.6 D.U./AC.
OPENSOURCE: 30,479 S.F. / 0.70 AC.

LEGAL DESCRIPTION

PARCEL NO. 1:
COMMENCING AT THE NORTHWEST CORNER OF THE
SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH,
RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA;
THENCE EAST ALONG THE NORTH LINE OF THE SOUTHWEST
QUARTER OF SAID SECTION 9, A DISTANCE OF 238.00 FEET TO A
POINT ON THE NORTHWEST CORNER OF PROPERTY DESCRIBED
IN INSTRUMENT RECORDED AT RECORDERS NO. 86-0086059,
RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE SOUTH 0 DEGREES 02 MINUTES 59 SECONDS WEST
ALONG THE WEST LINE OF ABOVE DESCRIBED PROPERTY, A
DISTANCE OF 408.53 FEET TO A POINT, BEING 250 FEET NORTH
OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID
SECTION 9;
THENCE WESTERLY A DISTANCE OF 237.50 FEET TO A POINT ON
THE WEST LINE OF THE SOUTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID
SECTION 9, SAID POINT BEING 250 FEET NORTH OF THE SOUTH
LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST
QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION;
THENCE NORTH 0 DEGREES 01 MINUTES 17 SECONDS EAST, A
DISTANCE OF 408.51 FEET TO THE TRUE POINT OF BEGINNING

PARCEL NO. 2:
AN EASEMENT AND RIGHT OF WAY FOR ROADWAY OVER THE
NORTH 30 FEET OF THE SOUTH 280 FEET OF THE SOUTHWEST
QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST
QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA, AND OVER THE NORTH 30 FEET OF THE
SOUTH 280 FEET OF THE SOUTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA
AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA.

THE WEST 213.24 FEET OF THE EAST 426.48 FEET OF THE
SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH,
RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 250 FEET THEREOF, AS SET FORTH IN THE
QUITE CLAIM DEED RECORDED WITH THE MARICOPA COUNTY
RECORDER AT RECORDER'S NO. 2007-0633239.

D&M Engineering

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FAX: (480) 350-9486
E-MAIL: engineer@dmengineering.com

EASTRIDGE MANOR

MESA, ARIZONA

PRELIMINARY PLAT

CLIENT/PROJECT

REVISIONS

APP.

DATE

NO.

DESCRIPTION

DATE

BY

DESIGNED

DRAWN

CHECKED

DATE

SCALE

PROJECT

FILE NAME

Site Plan.dwg

1 OF 1