

PRELIMINARY PLAT
FOR
E202

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

APN 304-03-011V
LOOP 202 & ELLIOT ROAD PARCEL #2 LLC
DEED 170618851 M.C.R.

N89°37'32"W 2546.02'

65.00'
R/W

N0°57'01"W 2635.18'

N0°57'01"W 1228.02'

65.00'
R/W

S89°36'30"E 2653.83'

75.00'
R/W

S0°23'32"W
10.00'

S89°36'28"E 550.15'

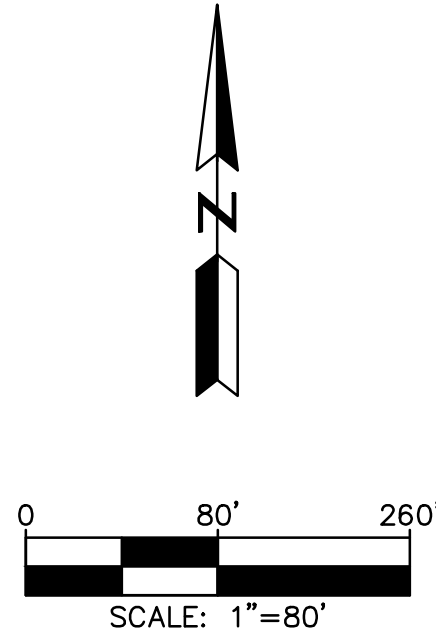
S89°36'28"E 1138.01'

SW COR OF SEC. 9, T.1S., R.7E
FND BRASS CAP IN HANDHOLE

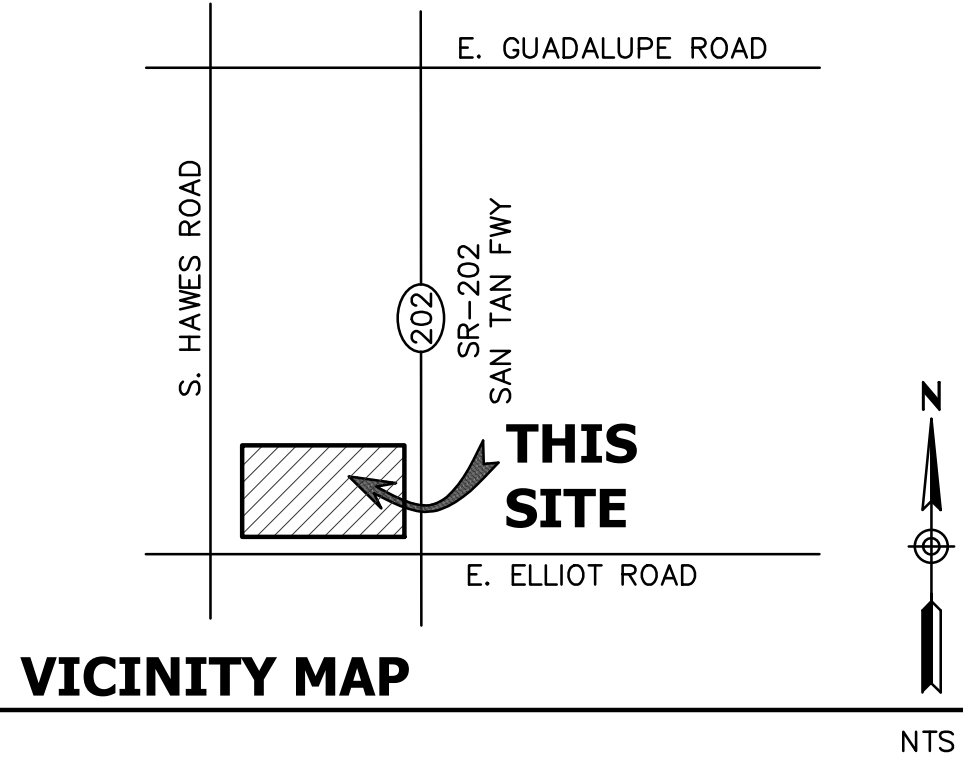
E. ELLIOT ROAD

SHEET 1
SHEETS 2 AND 3
COVER SHEET
PRELIMINARY PLAT

PARCEL NO. 1
71.409 ACRES



MATCH LINE
SEE SHEET 2 OF 2



OWNER:

MARWEST ENTERPRISES, LLC
6710 N. SCOTTSDALE RD 140
SCOTTSDALE, ARIZONA 85253
PHONE: (602) 390-5403
CONTACT: DAVID MARTENS, JD/MBA
DAVIDMARTENS@MARWEST.NET

ENGINEER:

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

SHEET INDEX:

SHEET 1 PRELIMINARY PLAT
SHEET 2 PRELIMINARY PLAT

PARCEL AREA:

TOTAL NET AREA = 71.409 ACRES
TOTAL GROSS AREA = 77.264 ACRES

ZONING:

L-1

SEWER:

PUBLIC GRAVITY SEWER

FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2760L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X

ZONE: X IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

BASIS OF BEARING:

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF SOUTH 00 DEGREES 57 MINUTES 01 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST ARIZONA TITLE AGENCY, LLC, COMMITMENT NO.: 11-208450, COMMITMENT DATE: AUGUST 12, 2020 8:00 AM

NO.	DATE	REVISION	BY

DESIGN BY: LT
DRAWN BY: DHK
CHECKED BY: LT

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

CIVIL AND SURVEY



PRELIMINARY PLAT
FOR
E202
202 AND ELLIOT
MESA, ARIZONA 85212



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

PROJECT NAME:
202 AND HAWES

HE NO.: MARW008
SCALE: 1"=80'

SHEET:
1 OF 2

SEE SHEET 1 OF 2
MATCH LINE

APN 304-03-011V
LOOP 202 & ELLIOT
ROAD PARCEL #2 LLC
DEED 170618851 M.C.R.

APN 304-03-011R
LOOP 202 & ELLIOT
ROAD PARCEL #2 LLC
DEED 170764280 M.C.R.

N89°37'32"W 2546.02'

PARCEL NO. 1
71.409 ACRES

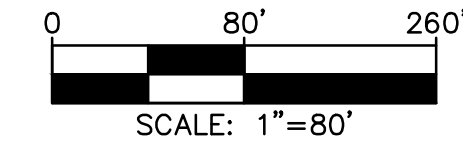
8.00' ELEC
EASEMENT

N5°43'54"E 356.04'

N2°36'41"E 844.63'

N46°50'16"E
62.31'

S QTR COR OF SEC. 9, T1S, R.7E
FND BRASS CAP IN HANDHOLE



STATE ROUTE 202

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HANDHOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 9; FROM WHICH A BRASS CAP FLUSH MARKING THE WEST QUARTER CORNER OF SAID SECTION 9 BEARS NORTH 00°57'01" WEST, A DISTANCE OF 2635.59 FEET;

THENCE NORTH 00°57'01" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SAECTION 9, A DISTANCE OF 88.50 FEET;

THENCE NORTH 89°02'59" EAST, A DISTANCE OF 65.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 65.00 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 00°57'01" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1228.02 FEET;

THENCE SOUTH 89°37'32" EAST, A DISTANCE OF 2546.02 FEET TO A POINT ON THE WEST RIGHT OF WAY OF THE SANTAN FREEWAY, AS DEFINED IN CONTROL ACCESS DOCUMENT RECORDED AS 2005-0648908, MCR;

THENCE SOUTH 05°43'54" WEST, A DISTANCE OF 356.04 FEET;

THENCE SOUTH 02°36'41" WEST, A DISTANCE OF 844.63 FEET;

THENCE SOUTH 46°50'16" WEST, A DISTANCE OF 62.31 FEET;

THENCE SOUTH 88°55'48" WEST, A DISTANCE OF 472.08 FEET;

THENCE NORTH 89°36'28" WEST, ALONG A LINE PARALLEL WITH AND 65.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 1368.82 FEET;

THENCE NORTH 00°23'32" EAST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 89°36'28" WEST, ALONG A LINE PARALLEL WITH AND 75.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 550.15 FEET;

THENCE NORTH 45°16'44" WEST, A DISTANCE OF 21.47 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINING 71.41 ACRES ±.

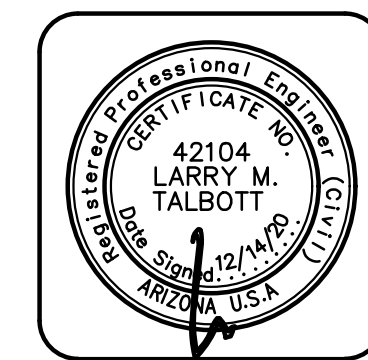
NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- 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.
- NOISE ATTENUATION MEASURES BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE BUILDINGS TO ACHIEVE A NOISE LEVEL REDUCTION OF 25 DB.
- CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, REMOVABLE SECTION TYPE FENCING.
- 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.
- 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.
- 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.

NO.	DATE	REVISION	BY

DESIGN BY: LT
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CIVIL AND SURVEY
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AND
HAWES

HE NO.: MARW008
SCALE: 1"=80'

SHEET:
2 OF 2