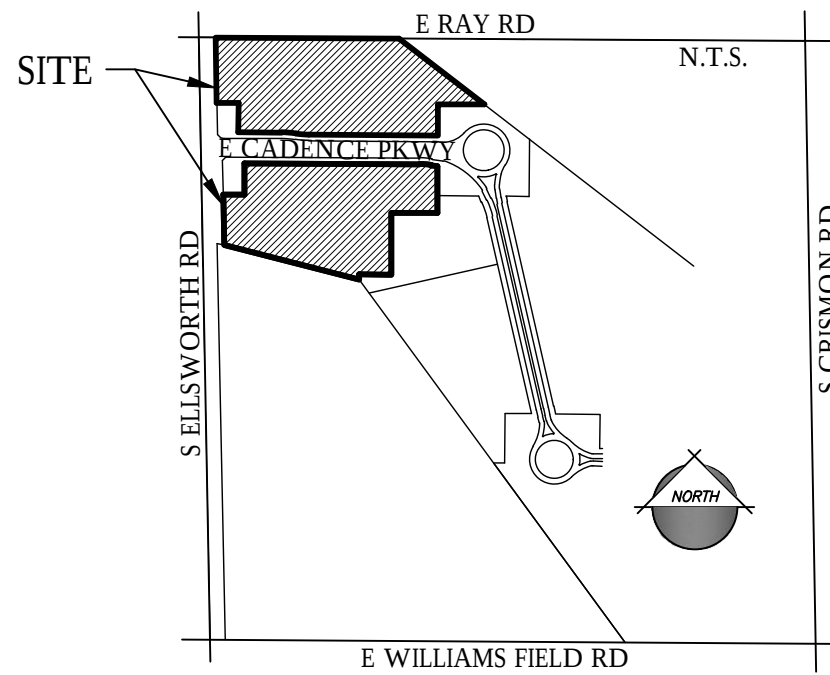


PRELIMINARY PLAT FOR CADENCE AT GATEWAY

A PORTION OF THE NORTHWEST QUARTER OF SECTION 27
TOWNSHIP 1 SOUTH, RANGE 7 EAST OF GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

VICINITY MAP



CIVIL ENGINEER

EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201
TEL: 480-503-2250
CONTACT: DAN AUXIER, P.E.

OWNER

PPGN-ELLSWORTH, LLLP
17700 N PACESETTER WAY, SUITE 100
SCOTTSDALE, AZ 85255

PROJECT DATA

APN: 304-53-124A, 304-53-137A, 304-53-138A, 304-53-220A, 304-53-365

NORTH:
GROSS AREA: 11.70 ACRES
NET AREA: 9.13 ACRES

SOUTH:
GROSS AREA: 10.67 ACRES
NET AREA: 8.07 ACRES

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER
MERIDIAN, BEING NORTH 01 DEGREES 07 MINUTES 11 SECONDS WEST AS
MEASURED AND AS SHOWN ON THAT PLAT RECORDED IN BOOK 1315,
PAGE 25 OF MARICOPA COUNTY RECORDS.

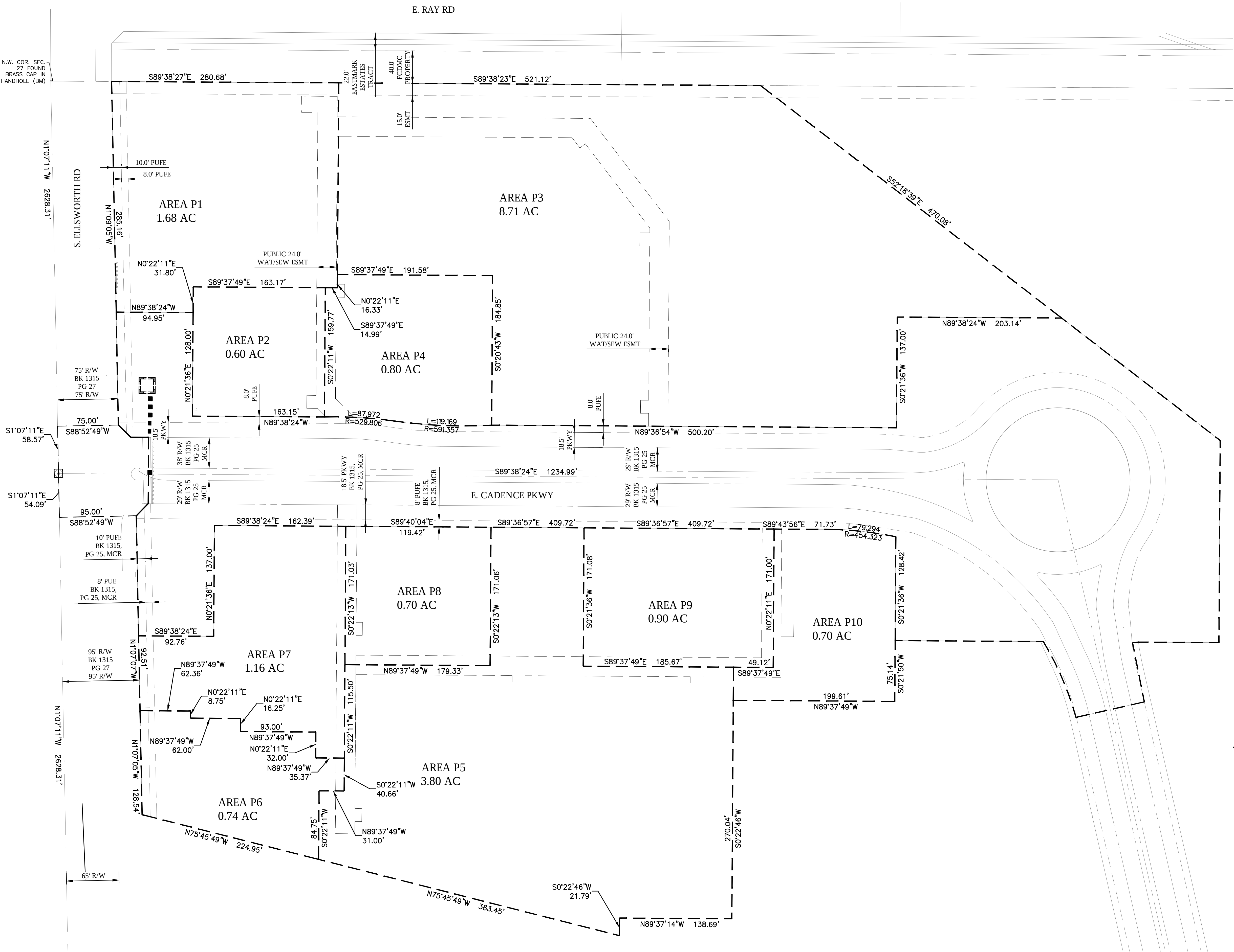
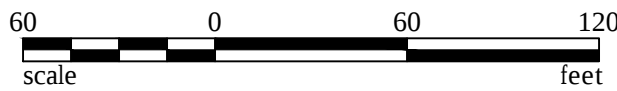
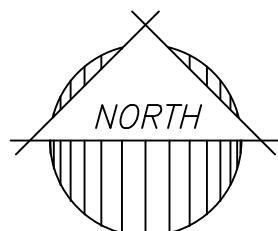
BENCHMARK

BENCHMARK:
BRASS TAG IN THE TOP OF CURB ON THE NORTHWEST CORNER OF THE
INTERSECTION OF MERIDIAN AND WARNER ROADS.
ELEVATION = 1481.15 (CITY OF MESA DATUM / NAVD-88)
ELEVATION OBTAINED FROM "2012 CITY OF MESA BENCHMARKS" LIST IN APRIL 2012

PUBLIC UTILITIES

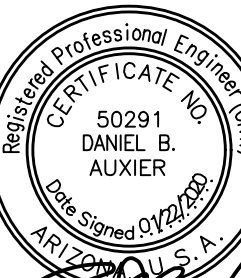
WATER	CITY OF MESA
SEWER	CITY OF MESA
FIRE	CITY OF MESA
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	CENTURY LINK / COX COMMUNICATIONS
GAS	SOUTHWEST GAS
CABLE	CENTURY LINK / COX COMMUNICATIONS
REFUSE	CITY OF MESA

Planning and Zoning Board
Approved with conditions
March 25, 2020





Designer: EPS
Drawn by: EPS



Job No.
19-0828

PP01

Sheet No.
1
of 1