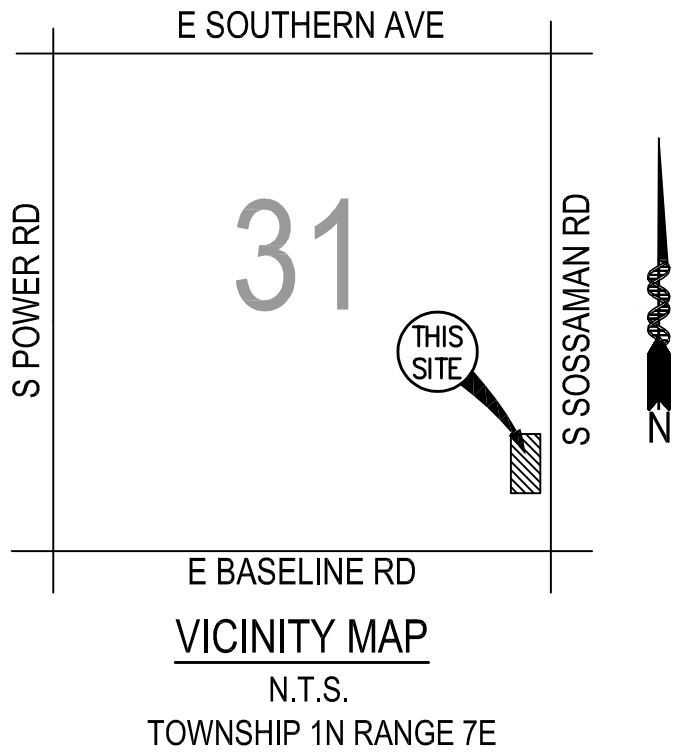


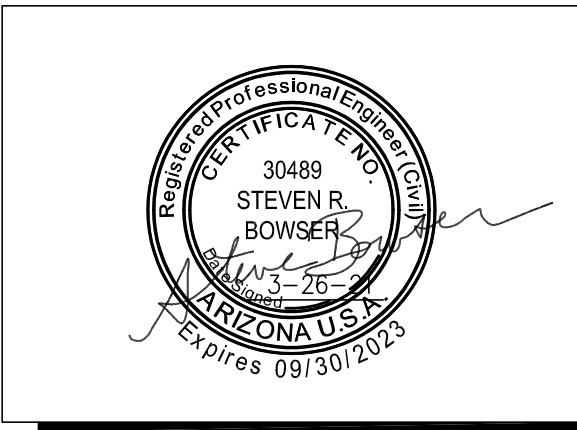
# PRELIMINARY PLAT for 'SOSSAMAN HEIGHTS'

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31,  
TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE  
GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA



**CLIENT:**  
**Archistruct Architecture**  
**+ Construction**

345 N. Beverly  
Mesa, Az 85201  
ph: 602.750.0445  
contact: Brian Sandstrom



**Helix Engineering, LLC**  
**Engineering / Surveying / Consulting**

3240 E Union Hills  
Suite 113  
Phoenix AZ 85050  
☎ 602-788-2616  
www.hxeng.com

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BLUE STAKE CENTER

RELEASE	
DATE	
1-11-21	PRELIM GD
1-18-21	COMMENTS
3-26-21	REV SP AND CITY COMMENTS

## NARRATIVE

PRELIMINARY PLAT PROPOSES A 1 LOT PLAT FOR TWO MULTIFAMILY BUILDINGS WITH ACCESSORY BUILDINGS, ONSITE PARKING, RETENTION AND UTILITIES WITH ACCESS TO SOSSAMAN ROAD. SOSSAMAN WILL MAINTAIN 75' RIGHT OF WAY.

## OWNER / DEVELOPER

ARCHISTRUCT DESIGN BUILD  
345 NORTH BEVERLY  
MESA, ARIZONA 85201, UNITED STATES  
(602) 750-0445  
CONTACT: BRIAN SANDSTROM

## ENGINEER

HELIX ENGINEERING, LLC  
3240 E UNION HILLS #113  
PHOENIX, AZ 85050  
PH: 602-788-2616  
CONTACT: STEVE BOWSER

## BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 7 EAST, A BEARING OF SOUTH 00° 23' 56" EAST, ALSO BEING THE MONUMENT LINE IN SOSSAMAN ROAD

## BENCHMARK

CITY OF MESA BRASS TAG AT THE TOP OF CURB, NE CORNER, 2012 ELEVATION. 1388.32 NAVD 88.

## AREAS

PARCEL NAME: LOT 1 AREA: 52,792 SF / 1.21 AC

## ZONING

CURRENT ZONING: RM-4  
PROPOSED ZONING: PAD

## 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 SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 31,

THENCE NORTH 00° 23' 56" 235.00 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER,

THENCE WEST 75.00' TO THE WEST RIGHT OF WAY OF SOSSAMAN ROAD, AS SHOWN ON THE FINAL PLAT OF 'DESERT SANDS GOLF AND COUNTRY CLUB UNIT TWO' PER MCR BOOK 122 PAGE 32 TO THE POINT OF BEGINNING,

THENCE WEST 190.00'

THENCE NORTH 00° 23' 56" WEST 140.06 FEET,

THENCE SOUTH 89° 59' 16" EAST 90.00 FEET TO THE WEST LINE OF LOT 323 ON SAID 'DESERT SANDS GOLF AND COUNTRY CLUB UNIT TWO' PLAT,

THENCE NORTH 00° 23' 56" WEST 261.76 FEET ALONG THE WEST LINE OF LOTS 323 THRU 319 ON SAID 'DESERT SANDS GOLF AND COUNTRY CLUB UNIT TWO' PLAT,

THENCE NORTH 89° 54' 03" EAST 100.00' TO THE WEST RIGHT OF WAY OF SOSSAMAN ROAD AS SHOWN ON SAID 'DESERT SANDS GOLF AND COUNTRY CLUB UNIT TWO' PLAT,

THENCE SOUTH 00° 23' 56" EAST 401.97' ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING

PRS20-00461  
APN 218-56- (007N, 304B, 305, 306, 307A, 307B, 308, 309, 310)

PROJECT NAME

Sossaman Heights

PROJECT ADDRESS

1840S. Sossman Rd.  
Mesa, AZ  
85209

PROJECT AREA

Baseline / Sossman

HELIX JOB NUMBER IN HOUSE

518 DRAWN BY: HXE  
CHECKED BY: SB

SHEET TITLE

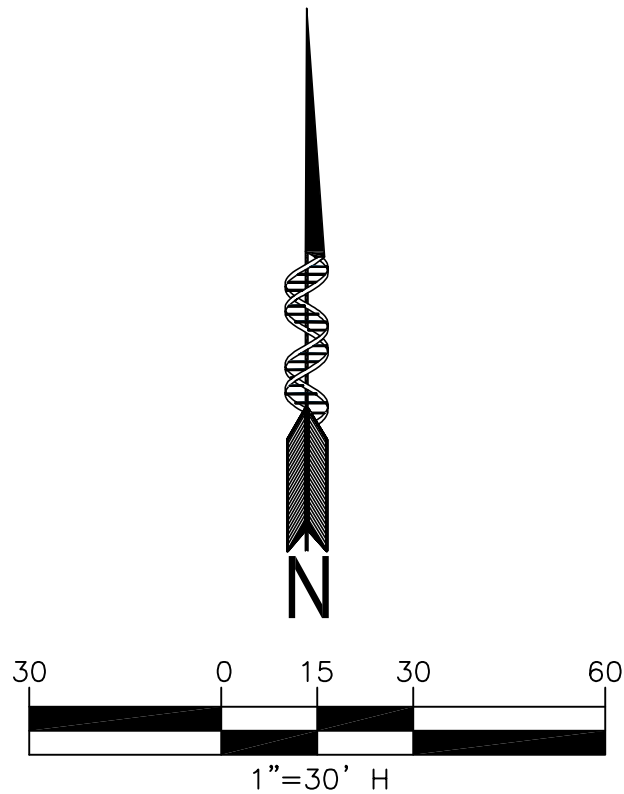
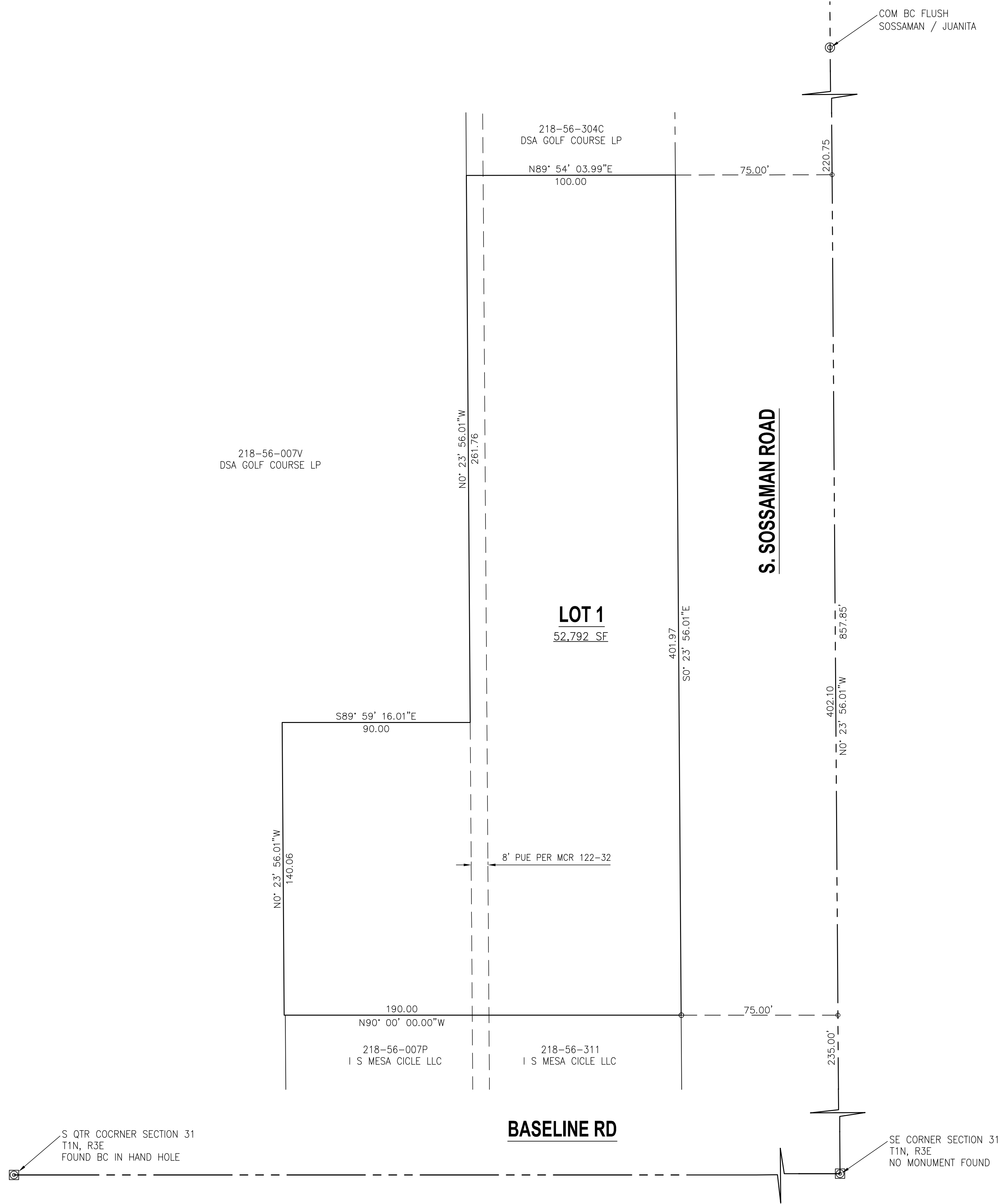
## PRELIM PLAT

SHEET PAGE

PP-1 1 OF 2

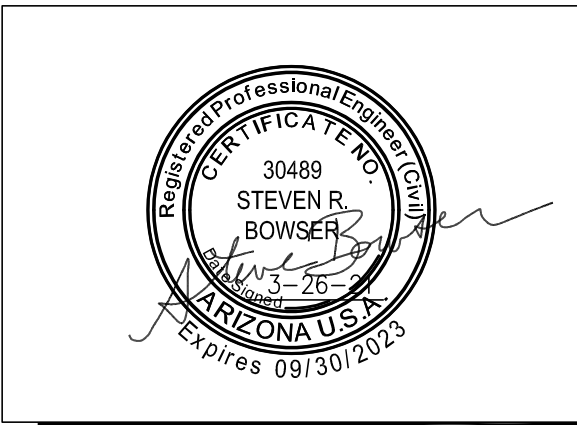
PLOT SCALE: 1:1 @ 24"x36"; 1:2.2 @ 11"x17"

Mar 29, 2021 - 8:16am  
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Mesa, AZ  
85209

PROJECT AREA

Baseline / Sossman

HELIX JOB NUMBER

518

SHEET TITLE

**PRELIM PLAT**

SHEET

**PP-2**

PLOT SCALE: 1:1 @ 24"x36"; 1:2.2 @ 11"x17"

IN HOUSE  
DRAWN BY: HXE  
CHECKED BY: SB

PAGE

**2 OF 2**

PMT