

Simulations  
Photos  
All Graphics (no plans)

# PRELIMINARY PLAT

PT OF THE NE 1/4 SEC. 26, TWP 3 N., RNG 5 E.. OF THE  
GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA

**PARCEL LEGAL DESCRIPTION:**  
BEING THE SOUTH HALF OF LOT 37, SECTION 26, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

**SITE DATA:**  
NET AREA OF PARCEL: 105,862 SF OR 2.31 ACRES  
ZONING: R1-43  
ADDRESS/Parcel NUMBER: 217-33-049A

**ADDRESS:**  
UNASSIGNED TO DATE, NORTH 10TH STREET

**BASIS OF BEARINGS:**  
BEING THE MONUMENT LINE OF E. MOUNTAIN VIEW ROAD AND THE E-W CENTER OF SECTION LINE OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 5 EAST BETWEEN THE EAST QUARTER CORNER AND THE CENTER OF SECTION, BEARING S88°30'00" W PER NACIS OBSERVATION.

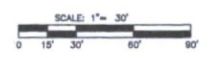
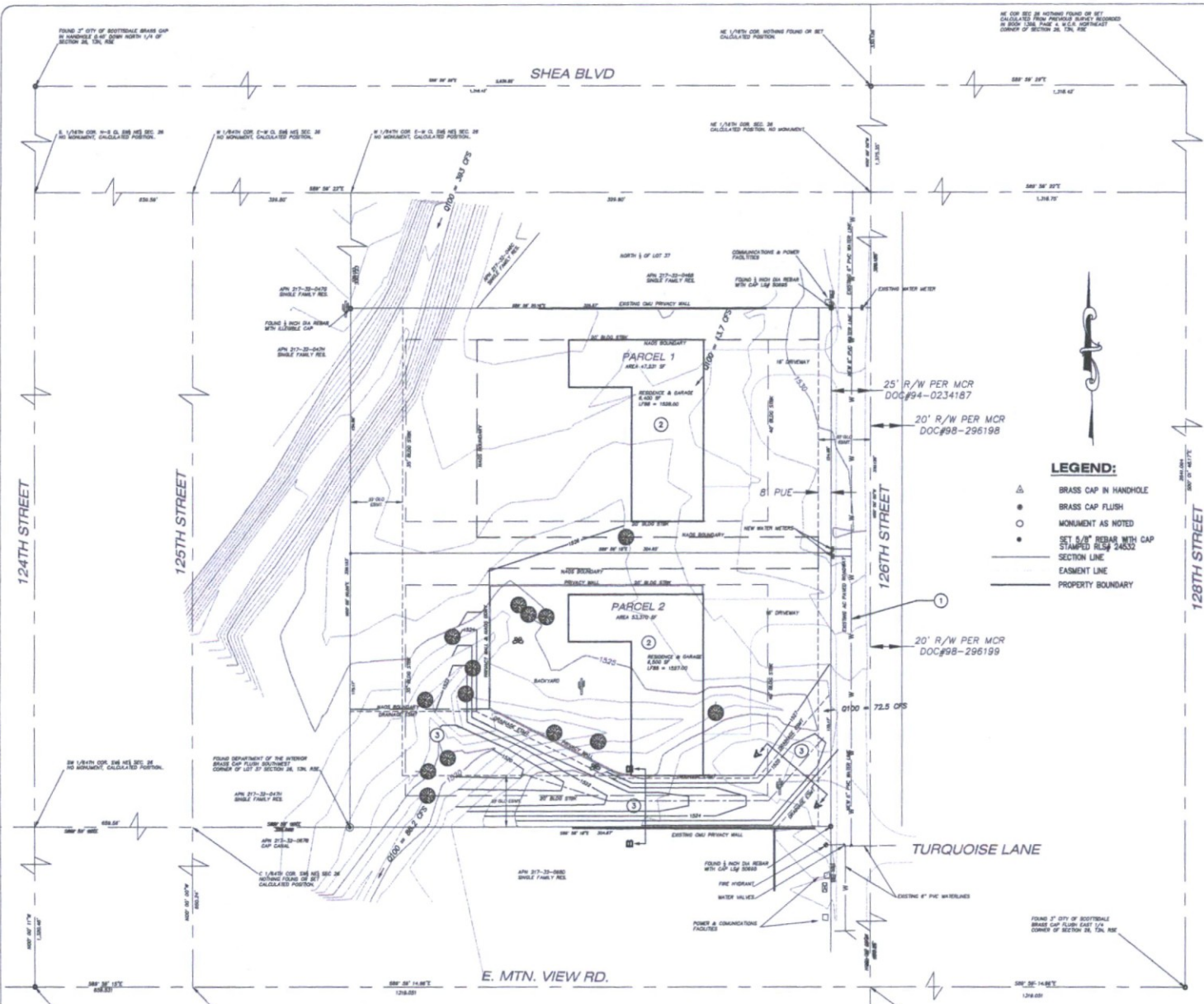
**BENCH MARK:**  
BEING A BRASS CAP IN HANDHOLE AT THE INTERSECTION OF SHEA BOULEVARD AND 124TH ST. ALSO BEING THE NORTH QUARTER CORNER OF SECTION 26. ELEVATION 744.10 PER NACIS OBSERVATION.

## FLOOD INSURANCE RATE MAP INFORMATION

COMMUNITY NUMBER	PANEL/DATE	SUFFIX	PANEL DATE	FIRM ZONE
045012	1785			
	10/16/13	L	10/16/13	X

- PRELIMINARY PLAT NOTES:**
- EXTENSION OF EXISTING 8" DIA. PVC WATER LINES IN 126TH STREET FROM E. GOLDUST ROAD AND AT THE INTERSECTION OF 126TH STREET AND TURQUOISE LANE.
  - HYPOTHETICAL HOUSE, BACKYARD AND DRIVEWAY FOR THE PURPOSE OF SHOWING AN ACCEPTABLE BUILDING ENVELOPE ON THE NEW PARCELS INCLUDING THE WASH MODIFICATION AND OTHER BUILDING CONSTRAINTS.
  - WASH MODIFICATION TO BE CONSTRUCTED UPON APPROVAL OF THE FINAL MINOR LAND DIVISION PLAT AND TO BE CONTAINED IN A DRAINAGE EASEMENT TO BE SHOWN AND DEDICATED ON THE FINAL PLAT.
- THE SLOPES ON THIS SITE ARE PREDOMINATELY 0-2% AND 2-5%, THE SLOPE INTO THE WASHES EXCEEDS 5% BUT THE SITE IS IN THE 25% CLASSIFICATION FOR DETERMINING THE NACIS REQUIREMENT.

- LEGEND:**
- ▲ BRASS CAP IN HANDHOLE
  - BRASS CAP FLUSH
  - MONUMENT AS NOTED
  - SET 5/8" REBAR WITH CAP STAMPED RLS# 24532
  - SECTION LINE
  - - - EASEMENT LINE
  - PROPERTY BOUNDARY

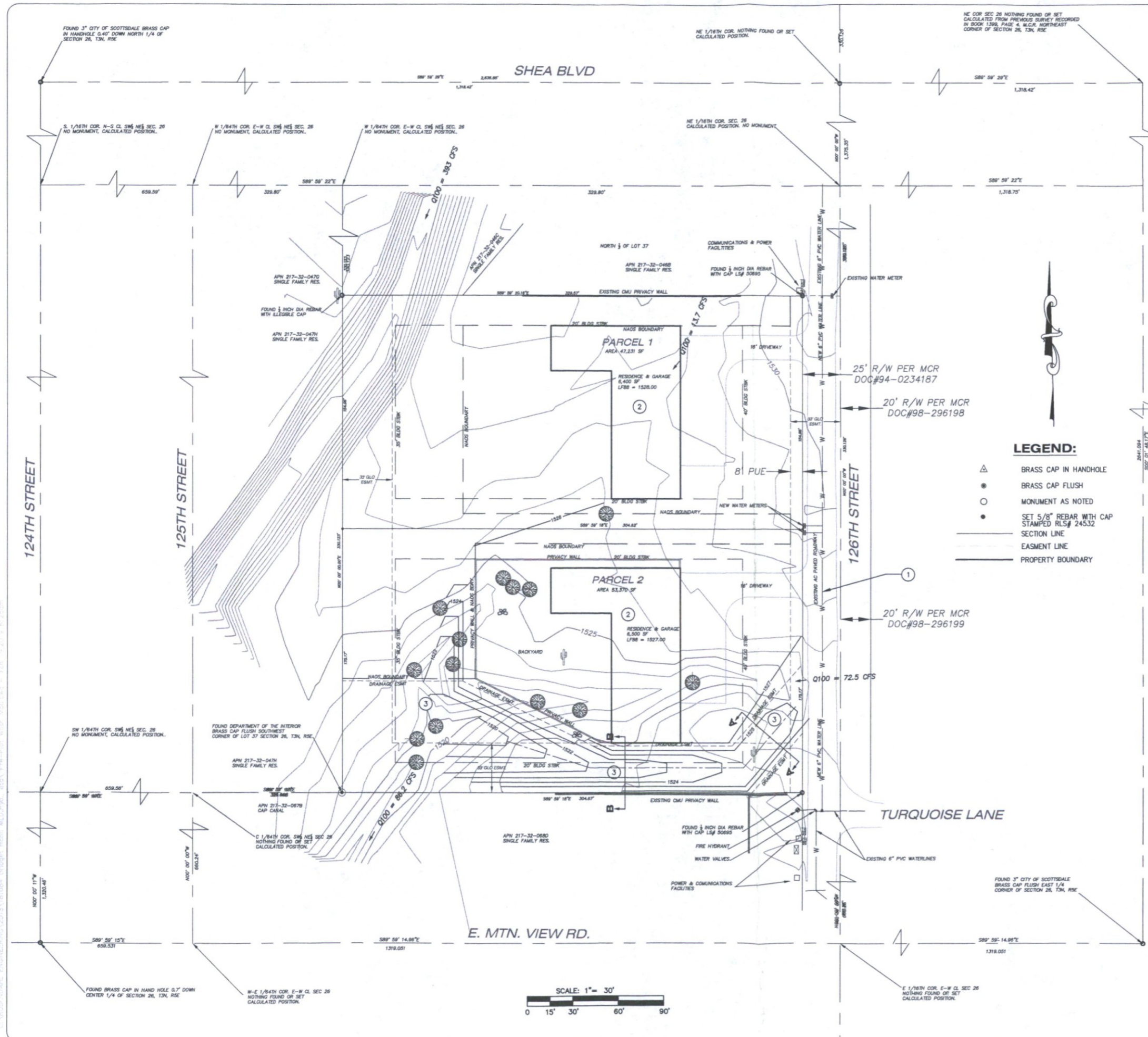


<b>PRELIMINARY PLAT</b>		DESIGN: PWR
<b>RONAN'S DESERT JEWEL</b>		DRAWN: TS
<b>ROSENDAHL ENGINEERING</b>		
ENGINEERING SURVEYING URBAN DESIGN COMMERCIAL / RESIDENTIAL		PROJECT NO. 181064 DATE: 12/7/18 SHEET <b>PP</b> 1 OF 1
857 N. BARKLEY ST. MESA, ARIZONA 85203		(480) 599-1263 TEL (480) 834-2163 FAX

**2-MD-2019**  
**02/20/2019**

# PRELIMINARY PLAT

PT OF THE NE 1/4 SEC. 26, TWP 3 N., RNG 5 E.. OF THE  
GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA



### PARCEL LEGAL DESCRIPTION:

BEING THE SOUTH HALF OF LOT 37, SECTION 26, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

### SITE DATA:

NET AREA OF PARCEL: 100,562 SF OR 2.31 ACRES  
ZONING: R1-43  
ASSESSOR'S PARCEL NUMBER: 217-32-046A

### ADDRESS:

UNASSIGNED TO DATE: NORTH 126TH STREET

### BASIS OF BEARINGS:

BEING THE MONUMENT LINE OF E. MOUNTAIN VIEW ROAD AND THE E-W CENTER OF SECTION LINE OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 5 EAST BETWEEN THE EAST QUARTER CORNER AND THE CENTER OF SECTION. BEARING BEING S89°59'15"E PER NAD83 GPS OBSERVATION.

### BENCH MARK:

BEING A BRASS CAP IN HANDHOLE AT THE INTERSECTION OF SHEA BOULEVARD AND 124TH ST. ALSO BEING THE NORTH QUARTER CORNER OF SECTION 26. ELEVATION 1543.12 PER NAVD83 GPS OBSERVATION

### FLOOD INSURANCE RATE MAP INFORMATION

COMMUNITY NUMBER	PANEL/DATE	SUFFIX	PANEL DATE	FIRM ZONE
045012	1785	L	10/16/13	X
	10/16/13			

### PRELIMINARY PLAT NOTES:

- EXTENSION OF EXISTING 6" DIA. PVC WATER LINES IN 126TH STREET FROM E. GOLDDUST ROAD AND AT THE INTERSECTION OF 126TH STREET AND TURQUOISE LANE.
- HYPOTHETICAL HOUSE, BACKYARD AND DRIVEWAY FOR THE PURPOSE OF SHOWING AN ACCEPTABLE BUILDING ENVELOPE ON THE NEW PARCELS INCLUDING THE WASH MODIFICATION AND OTHER BUILDING CONSTRAINTS.
- WASH MODIFICATION TO BE CONSTRUCTED UPON APPROVAL OF THE FINAL MINOR LAND DIVISION PLAT AND TO BE CONTAINED IN A DRAINAGE EASEMENT TO BE SHOWN AND DEDICATED ON THE FINAL PLAT.

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**2-MD-2019**  
**02/20/2019**

<b>PRELIMINARY PLAT</b>		DESIGN: PWR
<b>RONAN'S DESERT JEWEL</b>		DRAWN: TB
<b>ROSENDAHL ENGINEERING</b>		
• ENGINEERING • SURVEYING • URBAN DESIGN • COMMERCIAL / RESIDENTIAL		EXP: 3/31/2019 PROJECT NO. 181084 DATE: 12/7/18 SHEET <b>PP</b> 1 OF 1
857 N. BARKLEY ST. MESA, ARIZONA 85203 (480) 599-1263 TEL (480) 834-2163 FAX		

Contact Arizona B11 at least two full working days before you begin excavation  
**ARIZONA**  
Call B11 or check arizonaB11.com

22-PA-2018