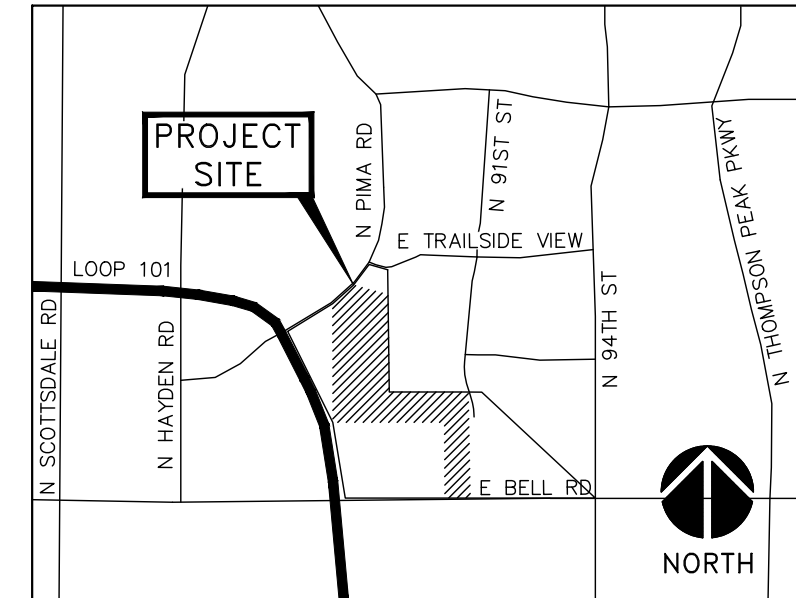


PRELIMINARY PLAT FOR MACK INNOVATION PARK

A PORTION OF THE ON SECTION 31, TOWNSHIP 4 NORTH, RANGE 5 EAST, AND A PORTION OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
SCOTTSDALE, AZ
N.T.S.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1320 L, DATED 10/16/2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "AO".

FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED.

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 FOLLOWING DESCRIBED PROPERTY: TRACT 22, OF STATE PLAT NO. 16, CORE SOUTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 324 OF MAPS, PAGE 50.

EXCEPT THEREFROM, THAT PORTION OF SAID TRACT 22, OF STATE PLAT NO. 16, CORE SOUTH, LYING WITHIN SECTION 31, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS CONVEYED IN PATENT FROM THE STATE OF ARIZONA TO D.C. RANCH L.L.C. IN DOCUMENT RECORDED IN RECORDING NO. 2006-1121262, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PORTION OF TRACT 22 AS SHOWN ON STATE PLAT NO. 16 - CORE SOUTH RECORDED IN BOOK 324, PAGE 50, MARICOPA COUNTY RECORDS (M.C.R.), LYING WITHIN SECTION 31, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 31, A CITY OF SCOTTSDALE (C.O.S.) BRASS CAP FLUSH, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION, A PK NAIL, BEARS NORTH 89 DEGREES 56 MINUTES 55 SECONDS EAST (BASIS OF BEARING), A DISTANCE OF 2390.01 FEET;

THENCE ALONG THE NORTH LINE OF SAID SECTION, NORTH 89 DEGREES 56 MINUTES 55 SECONDS EAST, A DISTANCE OF 1066.90 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF PIMA ROAD AS DESCRIBED IN RIGHT-OF-WAY DEDICATION TRACT 22, RECORDED IN RECORDING NO. 2000-589276, M.C.R.

THENCE LEAVING SAID NORTH LINE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 03 MINUTES 27 SECONDS EAST, A DISTANCE OF 708.74 FEET TO THE NORTHERLY CORNER OF SAID TRACT 22, AND THE POINT OF BEGINNING;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, ALONG THE EAST LINE OF SAID TRACT 22, SOUTH 00 DEGREES 03 MINUTES 27 SECONDS EAST, A DISTANCE OF 1015.60 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE LEAVING SAID EAST LINE, WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 333.42 FEET, CONCAVE NORTHERLY, WHOSE RADIUS BEARS NORTH 08 DEGREES 12 MINUTES 00 SECONDS WEST, THROUGH A CENTRAL ANGLE OF 25 DEGREES 02 MINUTES 54 SECONDS, A DISTANCE OF 145.76 FEET, TO A POINT OF REVERSE CURVATURE;

THENCE WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 292.58 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 01 DEGREES 15 MINUTES 03 SECONDS, A DISTANCE OF 6.39 FEET, TO A POINT OF REVERSE CURVATURE;

THENCE WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 311.42 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 07 DEGREES 09 MINUTES 33 SECONDS, A DISTANCE OF 38.91 FEET, TO THE CURVE'S END;

THENCE NORTH 67 DEGREES 14 MINUTES 36 SECONDS WEST, A DISTANCE OF 51.20 FEET, TO THE BEGINNING OF A CURVE;

THENCE WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 81 DEGREES 17 MINUTES 42 SECONDS, A DISTANCE OF 35.47 FEET, TO A POINT OF REVERSE CURVATURE;

THENCE SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1876.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 06 DEGREES 25 MINUTES 41 SECONDS, A DISTANCE OF 210.47 FEET, TO A POINT OF COMPOUND CURVATURE;

THENCE SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 308.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 12 DEGREES 53 MINUTES 27 SECONDS, A DISTANCE OF 69.30 FEET, TO A POINT OF REVERSE CURVATURE;

THENCE SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 292.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 09 DEGREES 21 MINUTES 21 SECONDS, A DISTANCE OF 47.68 FEET, TO SAID EASTERLY RIGHT-OF-WAY LINE OF PIMA ROAD AND A POINT OF CUSP WITH A REVERSE DIRECTION CURVE;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 1865.00 FEET, CONCAVE WESTERLY, WHOSE RADIUS BEARS NORTH 48 DEGREES 34 MINUTES 31 SECONDS WEST, THROUGH A CENTRAL ANGLE OF 41 DEGREES 28 MINUTES 56 SECONDS, A DISTANCE OF 1350.26 FEET, TO THE POINT OF BEGINNING

EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY: A PORTION OF TRACT 22 AS SHOWN ON STATE PLAT NO. 16 - CORE SOUTH RECORDED IN BOOK 324, PAGE 50, MARICOPA COUNTY RECORDS (M.C.R.), LYING WITHIN SECTION 31, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 31, A CITY OF SCOTTSDALE (C.O.S.) BRASS CAP FLUSH, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION, A PK NAIL, BEARS NORTH 89 DEGREES 55 MINUTES 34 SECONDS EAST (BASIS OF BEARING), A DISTANCE OF 2390.15 FEET;

THENCE ALONG THE NORTH LINE OF SAID SECTION, NORTH 89 DEGREES 55 MINUTES 34 SECONDS EAST, A DISTANCE OF 1068.16 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF PIMA ROAD AS DESCRIBED IN RIGHT-OF-WAY DEDICATION TRACT 22, RECORDED IN RECORDING NO. 2000-589276, M.C.R. AND THE POINT OF BEGINNING;

THENCE LEAVING SAID NORTH LINE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 03 MINUTES 36 SECONDS EAST A DISTANCE OF 709.73 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1865.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 41 DEGREES 28 MINUTES 56 SECONDS AN ARC LENGTH OF 1350.26 FEET;

THENCE NORTH 48 DEGREES 34 MINUTES 40 SECONDS WEST 65.00 FEET ALONG A RADIAL LINE TO THE BEGINNING OF A NON-TANGENT CURVE THE CENTER OF WHICH BEARS NORTH 48 DEGREES 34 MINUTES 40 SECONDS WEST 1800.00 FEET;

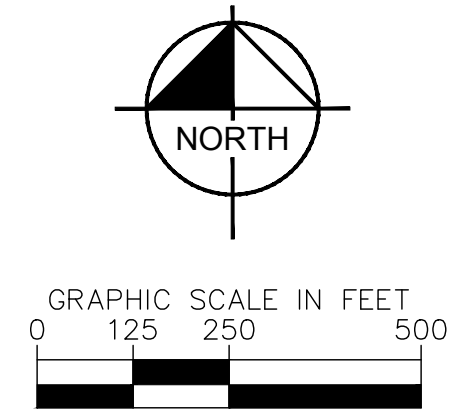
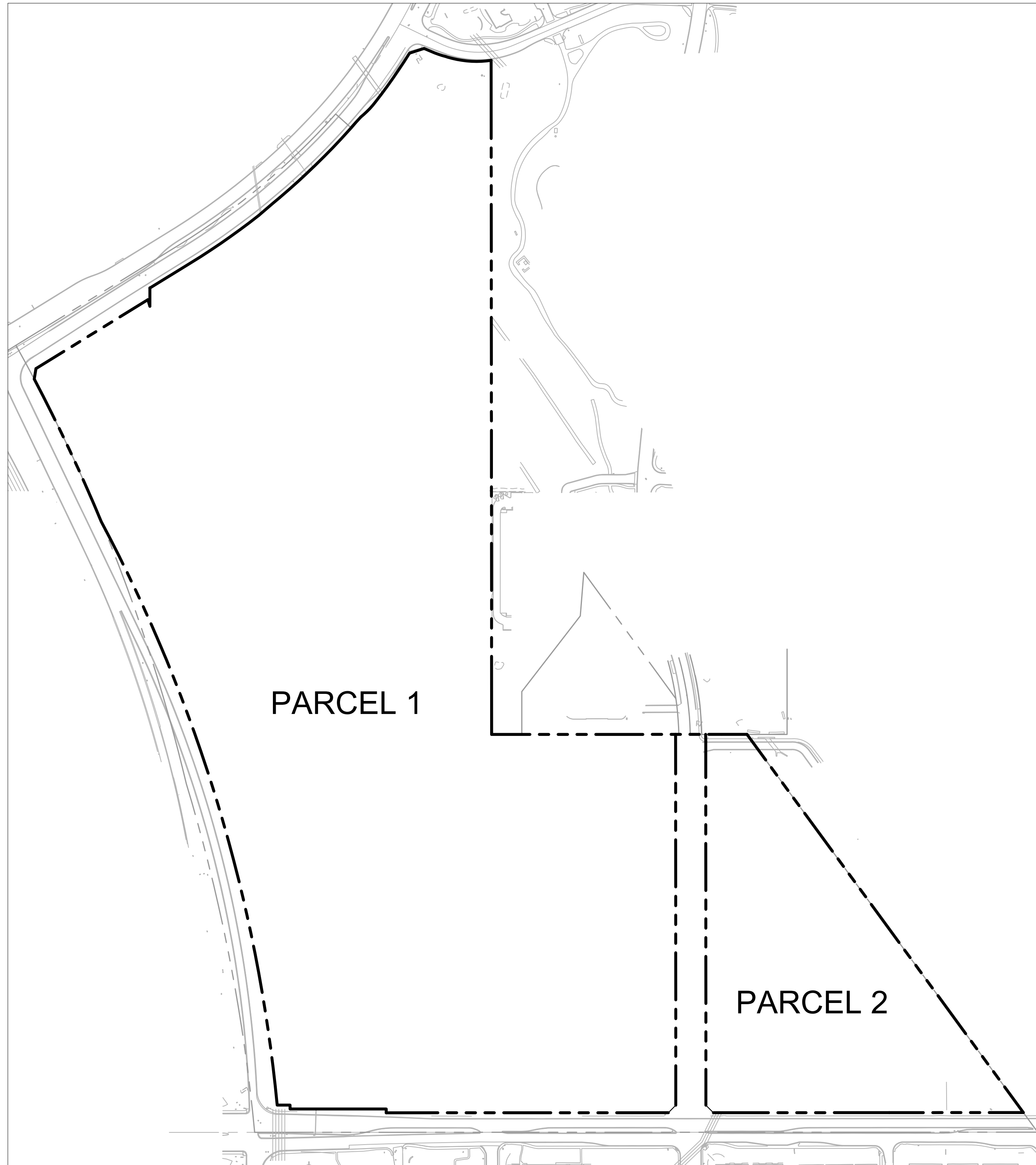
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE CENTERLINE OF SAID PIMA ROAD THROUGH A CENTRAL ANGLE OF 41 DEGREES 28 MINUTES 56 SECONDS AN ARC LENGTH OF 1303.20 FEET;

THENCE NORTH 00 DEGREES 03 MINUTES 36 SECONDS WEST 709.72 FEET ALONG SAID CENTERLINE TO THE NORTH LINE OF SAID SECTION;

THENCE NORTH 89 DEGREES 55 MINUTES 34 SECONDS EAST 65.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

PROJECT REFERENCES

CITY OF SCOTTSDALE REVIEW: 49-DR-2022
CITY OF SCOTTSDALE REVIEW: 131-SA-2023



SHEET INDEX			
NO.	SHEET	COVER SHEET	TITLE
1	CV1	COVER SHEET	
2	PP1	EXISTING RIGHT OF WAY AND EASEMENTS	
3	PP2	PROPOSED RIGHT OF WAY AND EASEMENTS	

LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- STREET CENTERLINE
- EASEMENT LINE
- S --- EXISTING SEWER MAIN
- W --- EXISTING PUBLIC WATER MAIN
- W --- PROPOSED DOM WATER LINE
- F --- PROPOSED FIRE LINE
- S --- PROPOSED SEWER MAIN
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- HP --- HIGH POINT
- PROPOSED CONTOUR
- EXISTING CONTOURS
- LIMITS OF DISTURBANCE
- 10.00 P --- PROPOSED PAVEMENT SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED CATCH BASIN
- PROPOSED WATER METER
- PROPOSED BACKFLOW

ABBREVIATIONS

- AC ACRES
- AF ACRE-FEET
- BC BACK OF CURB/ BRASS CAP
- BLDG BUILDING
- C CONCRETE
- CL CENTERLINE
- DET DETAIL
- EP EDGE OF PAVEMENT
- ESMT EASEMENT
- EXST EXISTING
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- FF FINISHED FLOOR ELEVATION
- FT FOOT/FEET
- LF LINEAR FEET
- LS LANDSCAPE
- M/E MATCH EXISTING
- MAG MARICOPA ASSOCIATION OF GOVERNMENTS
- MAX MAXIMUM
- MIN MINIMUM
- N NORTH
- N.A.P. NOT A PART
- N.O.I. NOTICE OF INTENT
- N.O.T. NOTICE OF TERMINATION
- N.P.D.E.S. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM
- NG NATURAL GROUND
- NO NUMBER
- N.T.S. NOT TO SCALE
- O.C. ON CENTER
- PROP PROPOSED
- PROV PROVIDED
- P.U.E. PUBLIC UTILITY EASEMENT
- PVC POLYVINYL CHLORIDE
- R/W RIGHT-OF-WAY
- REF REFERENCE
- REQ REQUIRED
- SF SQUARE FEET
- SPEC SPECIFICATIONS
- STD STANDARD
- SY SQUARE YARDS
- TELE TELEPHONE

PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBER: 215-07-022E
215-07-021A
215-07-022F
115.25 AC±
122.16 AC±
INDUSTRIAL
I-1
CITY OF SCOTTSDALE, ARIZONA
TOTAL DISTURBED ACREAGE: 106.37 AC±

NET ACREAGE:
GROSS ACREAGE:
PROPOSED USE:
EXISTING ZONING:
JURISDICTION:
TOTAL DISTURBED ACREAGE:

BENCHMARK

FOUND 3" MARICOPA COUNTY SURVEY DEPARTMENT BRASS CAP FLUSH AT THE INTERSECTION OF BELL ROAD AND 96TH STREET ALIGNMENT

NAV088 ELEVATION = 1595.253

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 31, SAID LINE BEARS SOUTH 89 DEGREES 58 MINUTES 22 SECONDS WEST. ALL MEASUREMENTS SHOW ARE MEASURED UNLESS NOTED OTHERWISE.

CIVIL ENGINEER

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SURVEYOR

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CONTACT: JARED HANSMANN

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SCOTTSDALE, ARIZONA 85296
TEL. NO. (480) 312-2776

GAS COMPANY
SOUTHWEST GAS COMPANY
5705 S KYRENE ROAD
TEMPE, ARIZONA 85283
PH: (602) 395-4142

POWER COMPANY
AFS COMPANY
4612 E BELL ROAD
PHOENIX, ARIZONA 85032
PH: (602) 493-4429

TELEPHONE COMPANY
CENTURYLINK
333 N. 44TH STREET
PHOENIX, ARIZONA 85008
PH: (603) 630-0508

CABLE TV
COX COMMUNICATIONS
1550 W. DEER VALLEY ROAD
PHOENIX, AZ 85027
PH: (623) 328-3569

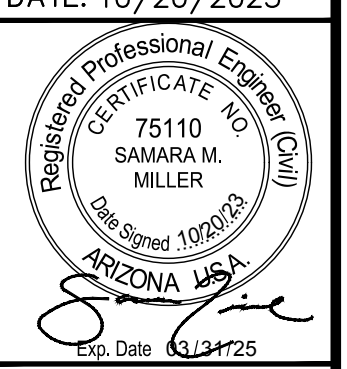
Kimley»Horn
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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

INNOVATION
MACK PARK
NORTH PHASE

NEC LOOP 101 & BELL ROAD

COVER SHEET
SCOTTSDALE, ARIZONA

PROJECT No. 291554000
SCALE (H): NONE
SCALE (V): NONE
DRAWN BY: GAM
DESIGN BY: SMM
CHECK BY: EAW
DATE: 10/20/2023



CV1
1 OF 3 SHEETS

K:\PHX_Civil\335001\335001_Mack_Park_101\CAD\CADD\North\Preliminary\Plat\335001CV-P.dwg, Layout:PP1 Oct 20, 2023 - 8:31am Chris Cook

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