



Chandler - Arizona
Where Values Make The Difference



MEMORANDUM Transportation & Development – CC Memo No. 12-063

DATE: JUNE 12, 2012

TO: MAYOR AND CITY COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
 PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *PM*
 R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *KM*

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: FPT12-0005 AUTUMN PARK

Request: Final Plat approval
Location: Southwest corner of Riggs Road and 116th Street
Applicant: Troy Peterson, Bowman Consulting
Project Info: 87 single-family lots on approximately 36 acres

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Southeast Chandler Area Plan, and PAD zoning, Staff recommends approval.

BACKGROUND

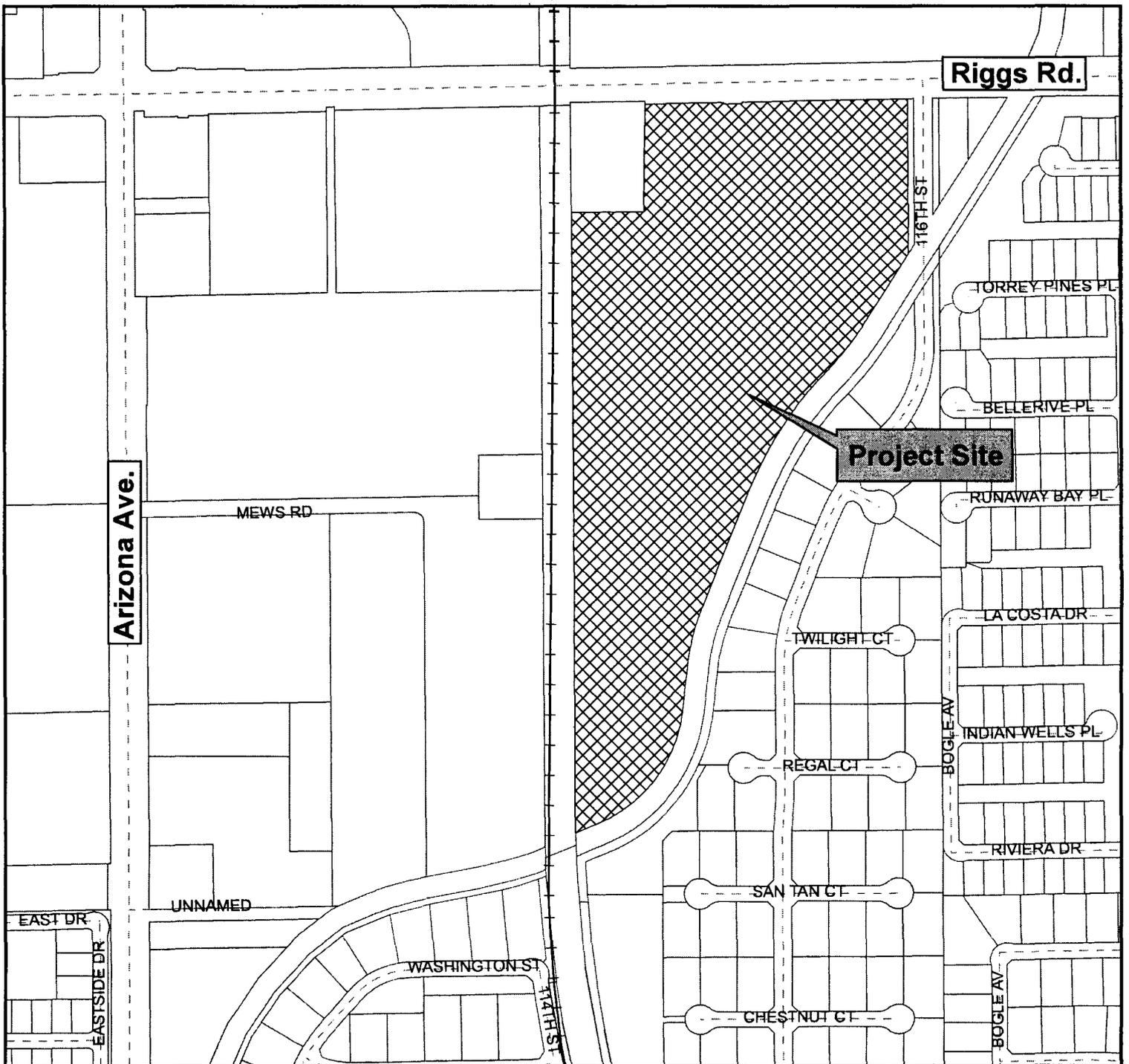
The Final Plat is proposed in conjunction with an approved single-family development on approximately 36 acres. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

PROPOSED MOTION

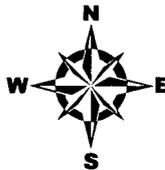
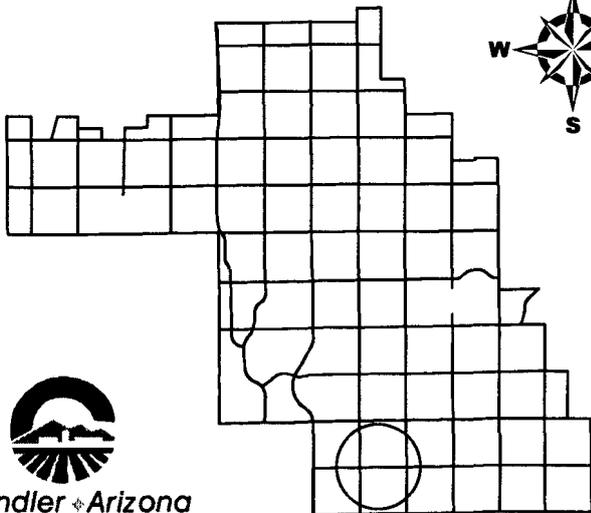
Move to approve Final Plat FPT12-0005 AUTUMN PARK, per Staff recommendation.

Attachments

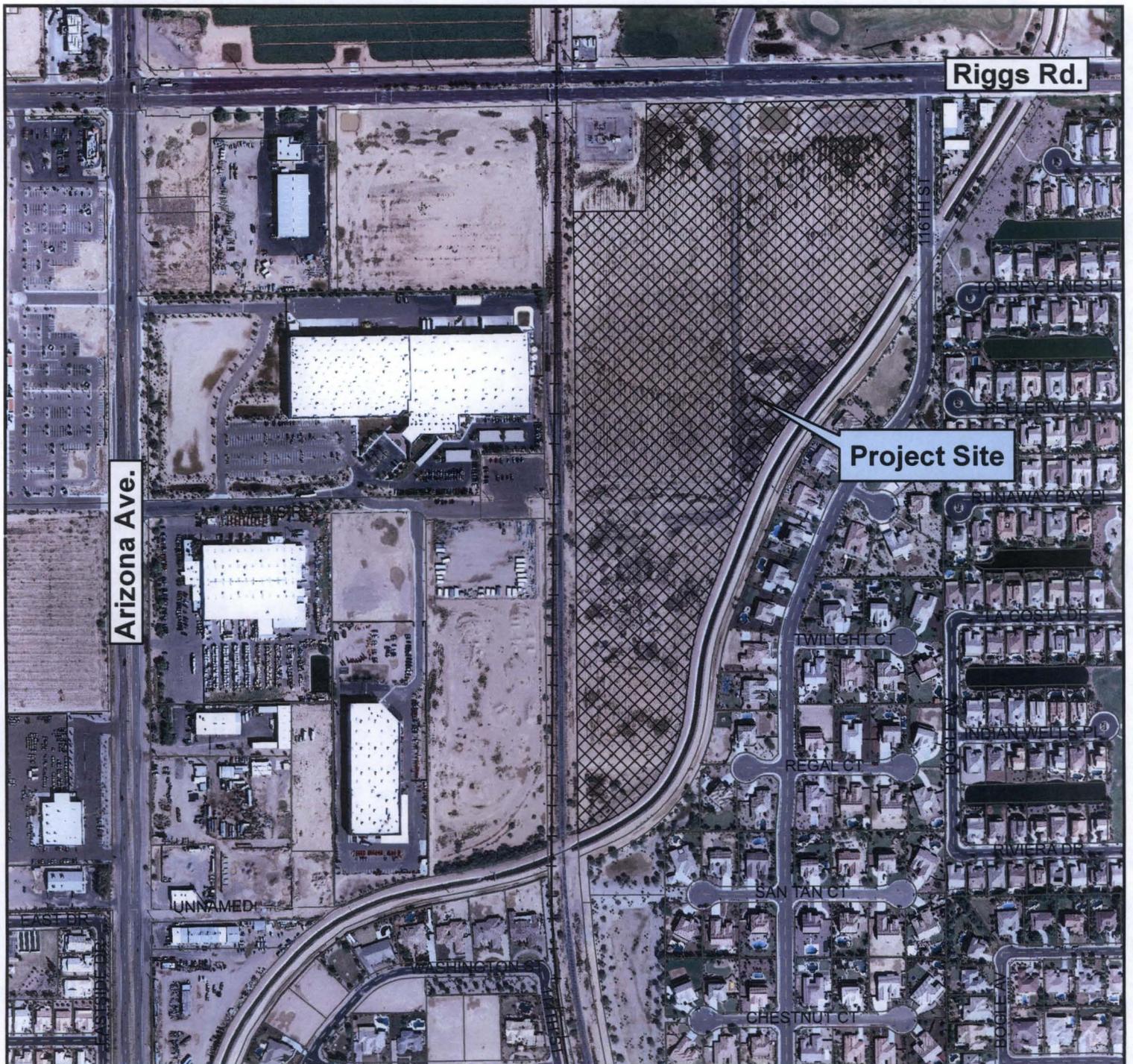
- 1. Vicinity Maps
- 2. Final Plat



Vicinity Map



Autumn Park



Vicinity Map

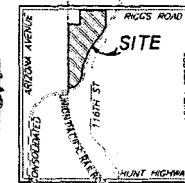


Autumn Park

AUTUMN PARK

A PORTION OF THE NORTHWEST QUARTER OF
SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF
THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

FINAL PLAT



VICINITY MAP
NOT TO SCALE

OWNER
FLATIRON INVESTMENTS, LLC
3145 SOUTH HYDRA ROAD, #102
TEMPE, AZ 85284
PHONE: (480) 753-8788

DEVELOPER
FULTON HOMES
3145 SOUTH HYDRA ROAD, #102
TEMPE, AZ 85284
PHONE: (480) 753-8788
CONTACT: NORM NICHOLS

ENGINEER
BOWMAN CONSULTING
3010 S PINE STREET, SUITE 101
TEMPE, ARIZONA 85283
PHONE: (480) 226-8630
CONTACT: SHERI KOSHOL

SITE DATA
JOB NO. _____ PAD _____
NUMBER OF LOTS 87
GROSS AREA: 36,853 ACRES

SHEET INDEX

- 01 COVER, NOTES, DEDICATION, CERTIFICATIONS
- 02 LEGAL DESCRIPTION, DETAILS, LEGEND, LOT AREA TABLE, TRACT AREA & USAGE TABLE, BOUNDARY OVERVIEW
- 03-05 FINAL PLAT PLANS

BASIS OF BEARINGS
THE BASIS OF BEARINGS: SOUTH 89 DEGREES 48 MINUTES 40 SECONDS WEST - ALONG THE NORTH-SOUTH MIDSECTION LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST, PER SPECIAL WARRANTY DEED RECORDED AS MCR DOCUMENT 2011-107291.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JASON R. KACK
REGISTERED LAND SURVEYOR NO. 32615
BOWMAN CONSULTING
3010 S PINE STREET, SUITE 101
TEMPE, ARIZONA 85283

CITY OF CHANDLER

CERTIFICATION
THIS IS TO CERTIFY THAT IN MY OPINION ALL LOTS, PARCELS, AND TRACTS SHOWN ON THIS PLAT CONFORM TO GOOD LAND PLANNING POLICIES AND ARE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE PLATTED.

PLANNING AND DEVELOPMENT DIRECTOR _____ DATE _____

CERTIFICATION
THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE BEEN COMPLIED WITH AND THAT THIS SUBDIVISION IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 46.57E, ARIZONA REVISED STATUTES.

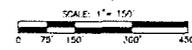
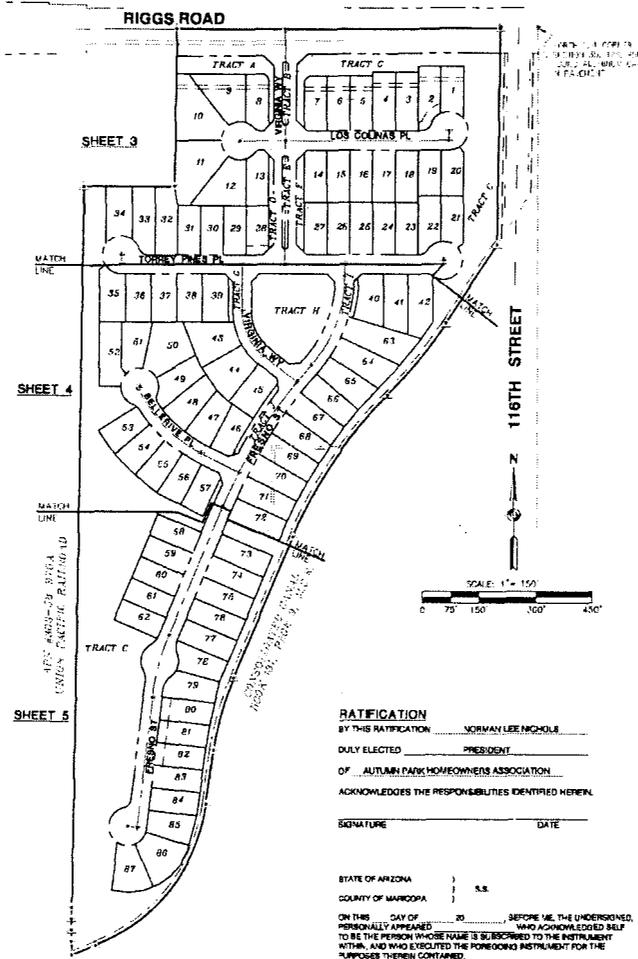
CITY ENGINEER _____ DATE _____

APPROVAL
BY ACCEPTANCE OF THIS PLAT, THE CITY OF CHANDLER AGREES TO THE VACATION OR ADJUDICATION OF THE EASEMENTS DESCRIBED OR SHOWN HEREON AS BEING VACATED OR ABANDONED.

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS
DAY _____ OF _____, 20____

BY: _____ MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____



DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT FLATIRON INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF "AUTUMN PARK" A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID AUTUMN PARK AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT, AND THAT FLATIRON INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREET RIGHTS-OF-WAY AND PUBLIC EASEMENTS AS SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

RIGHTS OF WAY AND EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.
TRACTS A THROUGH J ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE AUTUMN PARK HOMEOWNERS ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF GOVERNANTS, CONDITIONS AND RESTRICTIONS.

THE LANDSCAPE MAINTENANCE OF ALL TRACTS IS THE RESPONSIBILITY OF THE AUTUMN PARK HOMEOWNERS ASSOCIATION. THE MAINTENANCE OF THE LANDSCAPING WITHIN THE RIGHT OF WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE AUTUMN PARK HOMEOWNERS ASSOCIATION OF THE ABUTTING LOT OWNER. ALL TRACTS SHALL BE APPROVED IN ACCORDANCE WITH APPROVED PLANS AND DEEDED TO THE AUTUMN PARK HOMEOWNERS ASSOCIATION AFTER PLAT RECORDED.

IN WITNESS WHEREOF, FLATIRON INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREBY CAUSED ITS CORPORATE NAME TO BE AFFIXED AND THE SAID TO BE ATTESTED BY THE SIGNATURE OF THE OFFICER LISTED HEREON, THEREUNTO DULY AUTHORIZED.

FLATIRON INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
FLATIRON INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: IRA A. AND MARY LUDY FULTON FAMILY TRUST DATED DECEMBER 17, 2008
BY: STEVE W. WALTERS, AUTHORIZED AGENT

BY: IRA A. FULTON, TRUSTEE

ACKNOWLEDGMENTS

STATE OF ARIZONA) S.S. STATE OF ARIZONA) S.S.
COUNTY OF MARICOPA) COUNTY OF MARICOPA)

ON THIS DAY OF 20, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED IRA A. FULTON WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ DATE _____ NOTARY PUBLIC _____ DATE _____
MY COMMISSION EXPIRES: _____ MY COMMISSION EXPIRES: _____

- NOTES:**
- THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.
 - CONSTRUCTION WITHIN UTILITY EASEMENTS IS TO BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
 - NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPIDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
 - IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ARE ALLOWED.
 - ALL UTILITIES AND ELECTRIC LINES ARE TO BE INSTALLED UNDERGROUND.
 - ALL INDIVIDUAL LOT PROPERTY CORNERS SHALL BE SET WITH 1/2" IRON AND CAP OR TAG BEARING THE IDENTIFICATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT. PROPERTY CORNERS WILL BE SET AT COMPLETION OF MASS GRADING.
 - VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING MAINTAINING OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 8' ABOVE THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.
 - THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE X PER FEMA FLOOD INSURANCE RATE MAP 04013C2889G, DATED SEPTEMBER 30, 2005.
 - ALL OFFICIAL SEALS AND STAMPS AFFIXED TO THE FINAL PLAT MUST BE IN BLACK INK AS REQUIRED BY THE MARICOPA COUNTY RECORDERS OFFICE. ALL SIGNATURES MUST BE IN BLACK INK.
 - THE PERSON(S) HOLDING TITLE TO THE COMMON AREA TRACTS (TITLE HOLDER(S)) SHALL BE RESPONSIBLE FOR IRRIGATION OF THE COMMON AREA TRACTS. THE SOURCE OF IRRIGATION WATER FOR THE COMMON AREA TRACTS SHALL BE RECLAIMED WATER (EFFLUENT), BUT IF RECLAIMED WATER IS UNAVAILABLE AT THE TIME CONSTRUCTION OF THE SUBDIVISION BEGINS, THE TITLE HOLDER(S) SHALL CAUSE THE COMMON AREA TRACTS TO BE IRRIGATED AND SUPPLIED WITH WATER, OTHER THAN SURFACE WATER FROM ANY IRRIGATION DISTRICT, THROUGH SOURCES CONSISTENT WITH THE ARIZONA LAW AND THE RULES AND REGULATIONS OF THE ARIZONA DEPARTMENT OF WATER RESOURCES. ONCE EFFLUENT OF THE QUANTITY AND QUALITY NEEDED TO SUPPORT SUCH COMMON AREA TRACTS IS AVAILABLE, THEN THE TITLE HOLDER(S) SHALL CAUSE EFFLUENT TO BE USED TO IRRIGATE THE COMMON AREA TRACTS. AT SUCH TIME AS TITLE TO THE COMMON AREA TRACTS IS SOLD OR OTHERWISE TRANSFERRED, IN WHOLE OR IN PART, WHETHER TO THE SUBDIVISION HOMEOWNERS ASSOCIATION OR TO SOME THIRD PARTY, THE TITLE HOLDER(S) SHALL ALSO SELL OR TRANSFER, AT THE OPTION OF THE PARTY ACQUIRING TITLE THEREON, ANY WATER RIGHTS OR PERMITS HELD BY OR IN THE NAME OF THE TITLE HOLDER(S) BENEFITING OR OTHERWISE APPLICABLE TO THE COMMON AREA TRACTS.
 - ALL TRACTS THAT WILL NOT BE CONVEYED TO THE CITY OF CHANDLER AND ALL COMMON PROPERTY SHALL BE APPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF CHANDLER AND SHALL BE CONVEYED BY WARRANTY (OR SPECIAL WARRANTY) FIRST TO THE HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.

Bowman CONSULTING
Bowman Consulting Group, Ltd.
3010 South Pine Street, Suite 101
Tempe, Arizona 85283
Phone: (480) 226-8630
www.bowmanconsulting.com



FINAL PLAT
AUTUMN PARK
CITY OF CHANDLER, ARIZONA

DATE	05/25/12
PROJECT NO.	9508-01
TASK NAME	FD3
DRAWN BY	LB
CHECKED BY	LB
QUALITY	JR
CLIENT NO.	
SCALE	1/2" = 1'
SHEET	1 of 5



DATE	05/25/12
PROJECT NO.	3564-01
TASK NAME	FINAL
DRAWN BY	ML
CHECKED BY	ML
CLIENT NO.	
SCALE	1"=150'
SHEET NO.	2 OF 5

LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 34:

THENCE SOUTH 07° 49' 40" WEST ALONG THE NORTH-SOUTH MID-CURVE LINE OF THE SAID SECTION 34 A DISTANCE OF 413.79 FEET TO A POINT ON THE NORTHWEST RIGHT-OF-WAY LINE OF THAT CERTAIN CANAL KNOWN AS THE CONSOLIDATED CANAL AND FROM WHICH THE CENTER OF THE SAID SECTION 34 BEARS SOUTH 07° 43' 40" WEST 2243.05 FEET DISTANT THEREFROM;

THENCE ALONG SAID NORTHWEST RIGHT-OF-WAY LINE THE FOLLOWING VARIOUS COURSES: SOUTH 33° 17' 13" WEST 430.74 FEET TO A POINT MARKING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1227.82 FEET;

THENCE ALONG THE ARC OF THE SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 20' 15" A DISTANCE OF 245.05 FEET TO A POINT MARKING THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1172.86 FEET;

THENCE ALONG THE ARC OF THE SAID CURVE THROUGH A CENTRAL ANGLE 21° 38' 30" A DISTANCE OF 449.80 FEET;

THENCE SOUTH 22° 49' 10" WEST 398.47 FEET TO A POINT MARKING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 748.85 FEET;

THENCE ALONG THE ARC OF THE SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 07' 40" A DISTANCE OF 187.85 FEET;

THENCE SOUTH 07° 37' 30" WEST 143.18 FEET TO A POINT MARKING THE BEGINNING OF A CURVE TO THE RIGHT A RADIUS OF 490.90 FEET;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 29' 29" A DISTANCE OF 484.19 FEET TO A POINT MARKING THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1267.48 FEET;

THENCE ALONG THE SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 02° 02' 38" A DISTANCE OF 87.34 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD, SAID POINT ALSO MARKING THE BEGINNING OF A CURVE CONCAVE TO THE EAST AND FROM WHICH THE CENTER POINT OF THE SAID CURVE BEARS NORTH 89° 47' 13" EAST 4947.21 FEET DISTANT THEREFROM;

THENCE LEAVING THE SAID NORTHWEST RIGHT-OF-WAY LINE OF THE CONSOLIDATED CANAL AND ALONG THE SAID EAST RAILROAD RIGHT-OF-WAY LINE THE FOLLOWING VARIOUS COURSES:

THENCE ALONG THE ARC OF THE SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 29' 18" A DISTANCE OF 35.16 FEET TO A POINT MARKING THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 5879.80 FEET;

THENCE ALONG THE ARC OF THE SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 00° 18' 00" A DISTANCE OF 28.74 FEET TO A POINT MARKING THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 8844.38 FEET;

THENCE ALONG THE ARC OF THE SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 00° 12' 00" A DISTANCE OF 28.85 FEET TO A POINT MARKING THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 17,138.74 FEET;

THENCE ALONG THE ARC OF THE SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 08' 00" A DISTANCE OF 29.91 FEET;

THENCE NORTH 02° 46' 30" EAST 2008.85 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SAID SECTION 34 AND FROM WHICH SAID POINT ALSO MARKING THE BEGINNING OF A CURVE SOUTH 38° 55' 10" WEST 1644.85 FEET DISTANT THEREFROM;

THENCE LEAVING THE SAID EAST RAILROAD RIGHT-OF-WAY LINE, NORTH 89° 59' 10" EAST 1192.57 FEET TO THE NORTH QUARTER CORNER, SAID POINT BEING THE POINT OF BEGINNING;

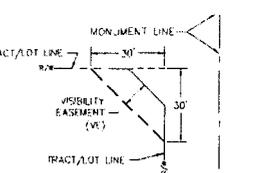
EXCEPT THE EAST 150 FEET; AND ALSO EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

LOT / TRACT AREA INFORMATION

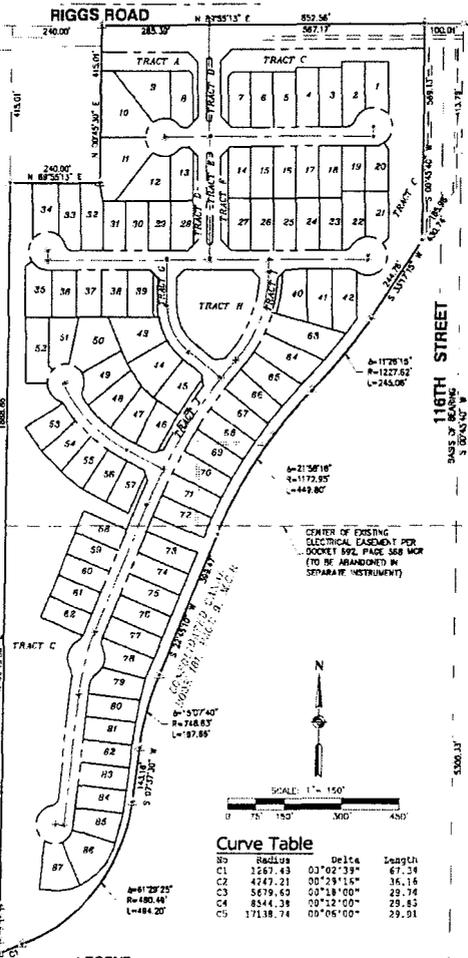
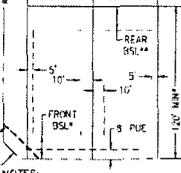
LOT TABLE			LOT TABLE (CONT.)		
LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
LOT 1	7,257	0.16733	LOT 45	9,796	0.22523
LOT 2	3,168	0.07300	LOT 46	7,951	0.18270
LOT 3	3,505	0.08130	LOT 47	8,738	0.20120
LOT 4	3,350	0.07730	LOT 48	5,554	0.12800
LOT 5	6,700	0.15460	LOT 49	8,253	0.19020
LOT 6	8,500	0.20000	LOT 50	13,815	0.31520
LOT 7	8,500	0.19525	LOT 51	8,697	0.20000
LOT 8	5,429	0.12485	LOT 52	10,399	0.23920
LOT 9	11,028	0.25300	LOT 53	8,059	0.18420
LOT 10	18,532	0.42522	LOT 54	8,053	0.18400
LOT 11	18,532	0.42522	LOT 55	8,057	0.18500
LOT 12	12,810	0.29330	LOT 56	7,852	0.18060
LOT 13	8,213	0.18890	LOT 57	7,477	0.17220
LOT 14	8,226	0.18900	LOT 58	7,300	0.16780
LOT 15	7,826	0.18020	LOT 59	7,205	0.16520
LOT 16	8,230	0.18920	LOT 60	7,006	0.16020
LOT 17	8,250	0.18980	LOT 61	7,390	0.17020
LOT 18	8,230	0.18900	LOT 62	7,396	0.17020
LOT 19	7,820	0.17950	LOT 63	13,325	0.30680
LOT 20	7,291	0.16720	LOT 64	11,111	0.25660
LOT 21	7,522	0.17240	LOT 65	9,990	0.23020
LOT 22	8,285	0.19030	LOT 66	8,990	0.20660
LOT 23	8,292	0.19020	LOT 67	8,990	0.20660
LOT 24	7,406	0.17020	LOT 68	8,915	0.20500
LOT 25	8,400	0.19280	LOT 69	8,990	0.20660
LOT 26	8,450	0.19390	LOT 70	8,990	0.20660
LOT 27	8,246	0.18920	LOT 71	8,990	0.20660
LOT 28	7,406	0.17020	LOT 72	8,990	0.20660
LOT 29	8,400	0.19280	LOT 73	8,990	0.20660
LOT 30	8,246	0.18920	LOT 74	8,990	0.20660
LOT 31	7,800	0.17900	LOT 75	8,990	0.20660
LOT 32	10,470	0.24000	LOT 76	8,990	0.20660
LOT 33	10,318	0.23690	LOT 77	8,990	0.20660
LOT 34	9,211	0.21210	LOT 78	8,285	0.18920
LOT 35	9,100	0.20920	LOT 79	8,278	0.18900
LOT 36	8,422	0.19240	LOT 80	8,161	0.18700
LOT 37	8,432	0.19240	LOT 81	8,095	0.18620
LOT 38	8,432	0.19240	LOT 82	7,896	0.18120
LOT 39	8,413	0.19200	LOT 83	7,815	0.18000
LOT 40	8,374	0.19050	LOT 84	7,745	0.17860
LOT 41	8,352	0.19000	LOT 85	8,217	0.18820
LOT 42	12,121	0.27930	LOT 86	11,485	0.26420
LOT 43	12,121	0.27930	LOT 87	8,264	0.19020
LOT 44	11,487	0.26420			

TRACT TABLE		USE
TRACT	SQ. FT.	
TRACT A	13,874	0.31520 U.S. OS. OR
TRACT B	2,564	0.05920 U.S. OS.
TRACT C	398,888	9.02820 U.S. OS. OR, U.S. OS. SE, U.S. OS. NE, U.S. OS. SW
TRACT D	3,112	0.07120 U.S. OS.
TRACT E	3,422	0.07810 U.S. OS.
TRACT F	4,920	0.11300 U.S. OS. SE
TRACT G	1,329	0.03030 U.S. OS.
TRACT H	10,753	0.24400 U.S. OS. OR
TRACT I	1,294	0.02930 U.S. OS.
TRACT J	2,294	0.05270 U.S. OS.

30' x 30' VISIBILITY EASEMENT (N.T.S.)



TYPICAL LOT DETAIL



Curve Table

STATION	Radius	Delta	Length
C1	3587.43	03°02'39"	67.38
C2	4247.21	00°29'15"	36.16
C3	3679.60	03°18'00"	29.76
C4	8544.38	00°12'00"	25.85
C5	17138.74	00°06'00"	29.91

LEGEND

- FORMER BRASS CORNER MARKER
- EXISTING CURVE CENTER POINT
- EXISTING CURVE CENTER POINT (NOTED OTHERWISE)
- 30' SIDE EASEMENT
- 30' VISIBILITY EASEMENT
- 10' SIDE EASEMENT
- 10' VISIBILITY EASEMENT
- 5' SIDE EASEMENT
- 5' VISIBILITY EASEMENT
- 3' SIDE EASEMENT
- 3' VISIBILITY EASEMENT
- 10' SIDE EASEMENT
- 10' VISIBILITY EASEMENT
- 5' SIDE EASEMENT
- 5' VISIBILITY EASEMENT
- 3' SIDE EASEMENT
- 3' VISIBILITY EASEMENT

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 34:

THENCE SOUTH 89° 59' 10" WEST (ASSUMED BEARING) ALONG THE NORTH NORTH LINE OF SAID SECTION 34 A DISTANCE OF 1182.57 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD;

THENCE SOUTH 07° 49' 30" WEST ALONG THE SAID EAST RAILROAD RIGHT-OF-WAY LINE A DISTANCE OF 5830.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89° 59' 10" EAST PARALLEL WITH AND 5830 FEET SOUTH OF SAID NORTH LINE OF SAID SECTION 34 A DISTANCE OF 2400.00 FEET;

THENCE SOUTH 07° 49' 30" WEST PARALLEL WITH SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 380.00 FEET;

THENCE NORTH 89° 59' 10" WEST PARALLEL WITH SAID NORTH LINE OF SAID SECTION 34 A DISTANCE OF 240.00 FEET TO A POINT ON SAID EAST RAILROAD RIGHT-OF-WAY LINE;

THENCE NORTH 07° 49' 30" EAST ALONG SAID EAST RAILROAD RIGHT-OF-WAY LINE A DISTANCE OF 380.00 FEET TO THE POINT OF BEGINNING;

AND ALSO EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 34:

THENCE SOUTHERLY ALONG THE MID-SECTION LINE OF SAID SECTION 34 A DISTANCE OF 58 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF RIGGS ROAD;

THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 100 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 118TH STREET BEING THE POINT OF BEGINNING;

THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 10 FEET;

THENCE WESTERLY ALONG A LINE PARALLEL TO SAID NORTH LINE OF SECTION 34 A DISTANCE OF 536.52 FEET;

THENCE SOUTHERLY ALONG A LINE PERPENDICULAR TO SAID NORTH LINE OF SECTION 34 A DISTANCE OF 5 FEET;

THENCE WESTERLY ALONG A LINE PARALLEL TO SAID NORTH LINE OF SECTION 34 A DISTANCE OF 80 FEET;

THENCE NORTHERLY ALONG A LINE PERPENDICULAR TO SAID NORTH LINE OF SECTION 34 A DISTANCE OF 6 FEET;

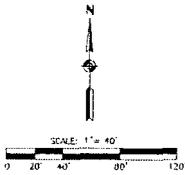
THENCE WESTERLY ALONG A LINE PARALLEL TO SAID NORTH LINE OF SECTION 34 A DISTANCE OF 258.97 FEET MORE OR LESS TO THE WEST PROPERTY LINE OF THE DROWN PARCEL;

THENCE NORTHERLY ALONG SAID WEST PROPERTY LINE OF A DISTANCE OF 10 FEET TO A POINT FROM WHICH SAID NORTH LINE OF SECTION 34 BEARS NORTHERLY A DISTANCE OF 36 FEET;

THENCE EASTERLY ALONG A LINE PARALLEL TO SAID NORTH LINE OF SECTION 34 A DISTANCE OF 852.58 FEET MORE OR LESS TO THE POINT OF BEGINNING.

VISIBILITY EASEMENT RESTRICTIONS:
 NO OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (WATERS) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6" ABOVE THE GROUND WITH BRANCHES SPACED NOT LESS THAN 6" APART.

NOTES:
 *FRONT SETBACKS (UNLESS NOTED OTHERWISE) 15' TO SIDE ENTRY GARAGE OR LIVABLE AREA 20' TO FORWARD FACING GARAGE COOR *REAR SETBACKS (UNLESS NOTED OTHERWISE) 40'-2 STORY ALONG RIGGS ROAD 35'-1 STORY ALONG RIGGS ROAD 30'-2 STORY ALL OTHER 20'-1 STORY ALL OTHER

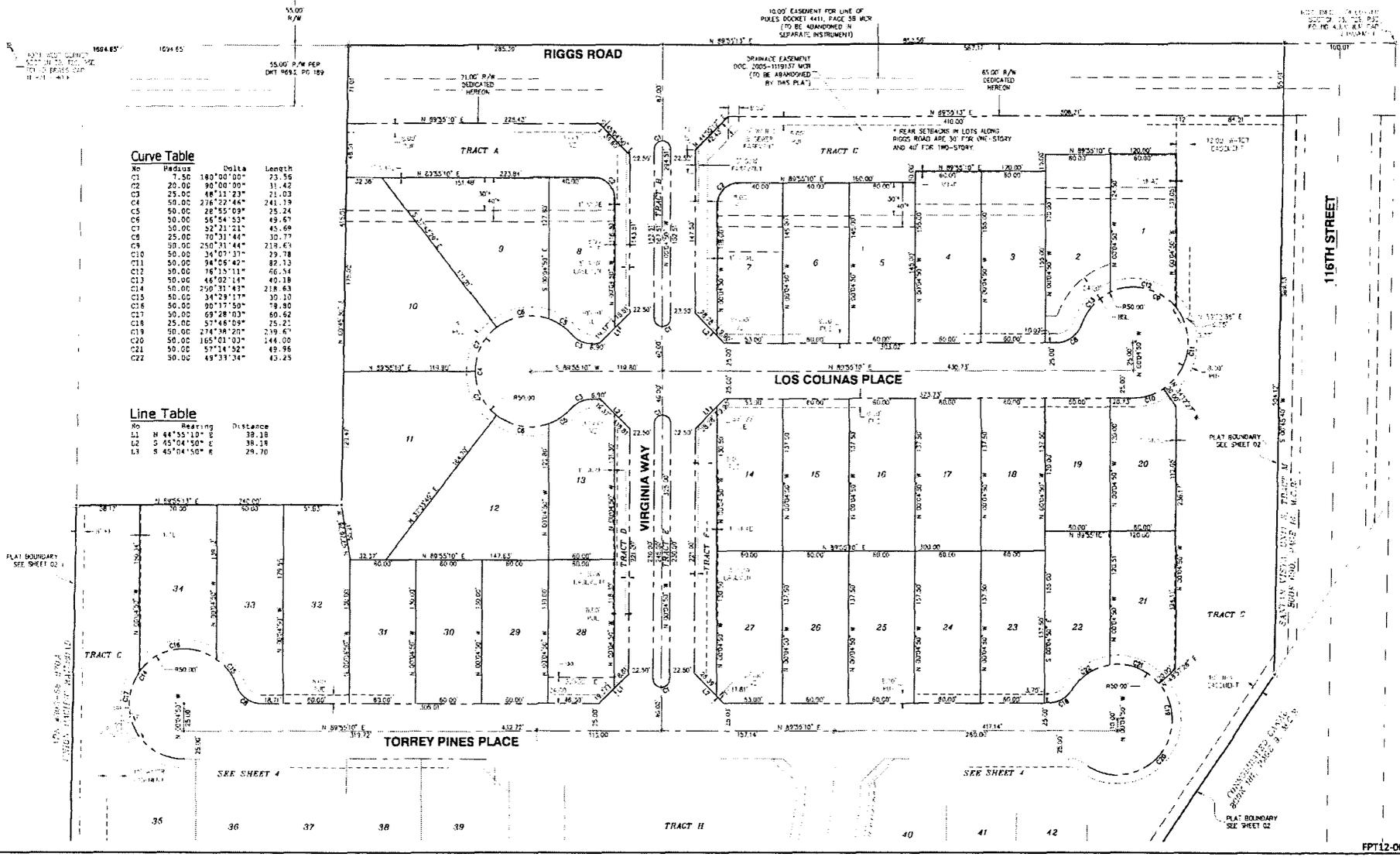


Curve Table

Station	Radius	Delta	Length
C1	7.50	180°00'00"	23.56
C2	20.00	90°00'00"	11.42
C3	25.00	48°11'29"	21.03
C4	50.00	24°22'44"	241.19
C5	50.00	28°55'09"	25.24
C6	50.00	56°54'53"	49.61
C7	50.00	52°21'21"	45.69
C8	25.00	70°31'44"	30.77
C9	50.00	250°21'44"	218.63
C10	50.00	34°07'37"	29.78
C11	50.00	94°05'40"	82.13
C12	50.00	76°15'11"	66.54
C13	50.00	48°02'14"	40.18
C14	50.00	200°31'43"	218.63
C15	50.00	34°29'17"	30.10
C16	50.00	90°17'50"	79.80
C17	50.00	69°28'03"	60.52
C18	25.00	57°46'09"	25.21
C19	50.00	274°38'20"	219.67
C20	50.00	165°01'02"	144.00
C21	50.00	57°14'52"	49.96
C22	50.00	49°33'34"	43.25

Line Table

Station	Bearing	Distance
L1	N 44°55'10" E	38.18
L2	S 45°04'50" E	38.18
L3	S 45°04'50" E	29.70



Bowman CONSULTING
 Surveying, Engineering, Planning, Architecture, Interior Design
 300 South Pearl Street, 10th Floor, Phoenix, AZ 85004
 Phone: (602) 258-8800 Fax: (602) 258-8811
 www.bowmanconsulting.com



FINAL PLAT
AUTUMN PARK
 CITY OF CHANDLER, ARIZONA

DATE	05/25/12
PROJECT NO.	9904-01
TAX MAP NO.	003
DRAWN BY	ML
CHECKED BY	CH
QUALITY	JK
CLIENT NO.	
SCALE	1"=40'
SHEET	3 OF 5

FPT12-0005

