



#64  
JUL 26 2012  
Chandler  
All-America City  
2010

**MEMORANDUM                      Transportation & Development – CC Memo No. 12-075**

**DATE:**            JUNE 25, 2012

**TO:**                MAYOR AND CITY COUNCIL

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

**FROM:**            ERIK SWANSON, CITY PLANNER *ES*

**SUBJECT:**        VPT12-0001 FINISTERRA VACATION PLAT

- Request:            Vacation Plat approval
- Location:           Southwest corner of Ocotillo Road and 148<sup>th</sup> Street
- Applicant:           United Engineering Group
- Project Info:        Vacation of 10-feet of right-of-way along Ocotillo Road

**RECOMMENDATION**

Upon finding the request to be consistent with the Circulation Plan of the General Plan, Staff recommends approval.

**BACKGROUND**

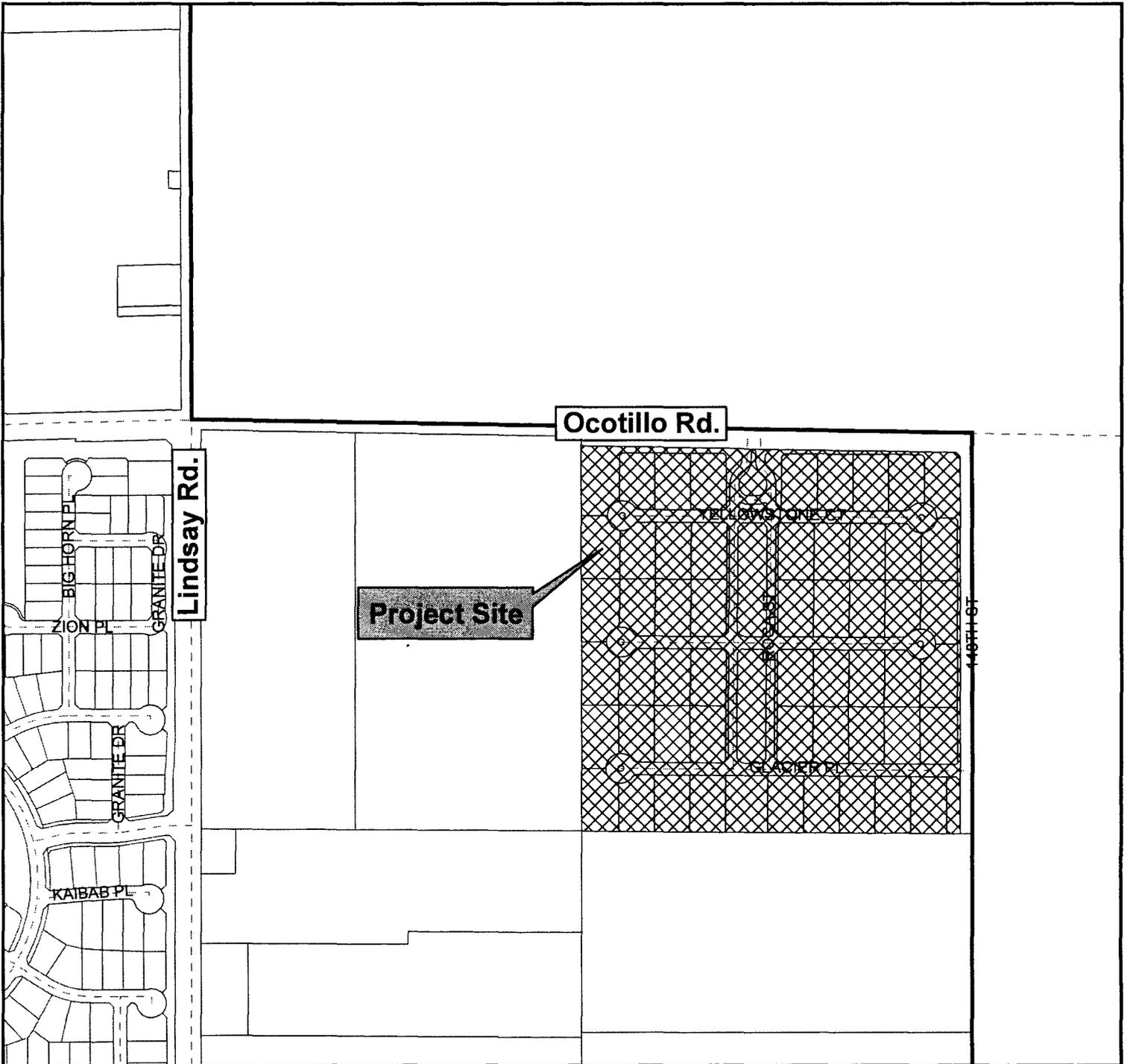
The Vacation Plat is proposed in conjunction with an approved single-family development on approximately 38 acres. The vacation plat will vacate 10-feet of right-of-way along Ocotillo Road, west of 148<sup>th</sup> Street. The vacation of the right-of-way follows the recently approved Finisterra residential subdivision. When the subdivision was initially developed, it was developed according to County requirements, which at the time required a 65-foot right-of-way. Upon annexation and review of a modified subdivision layout, Staff determined that a 55-foot right-of-way is sufficient to meet the City’s Circulation Plan.

**PROPOSED MOTION**

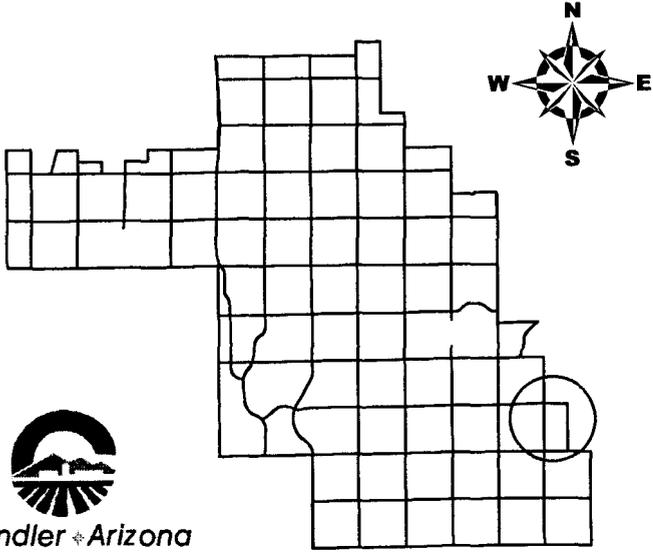
Move to approve VPT12-0001 FINISTERRA VACATION PLAT, per Staff recommendation.

**Attachments**

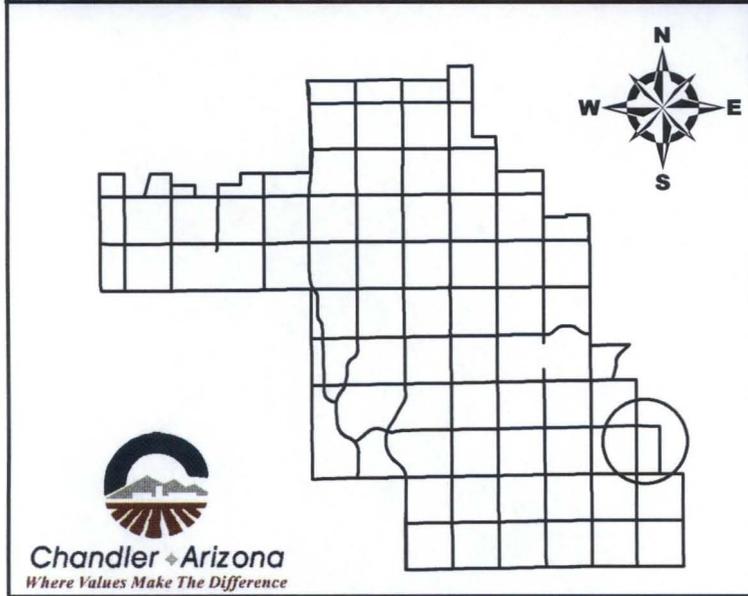
- 1. Vicinity Maps
- 2. Vacation Plat



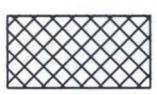
**Vicinity Map**



**Finisterra  
Vacation Plat**



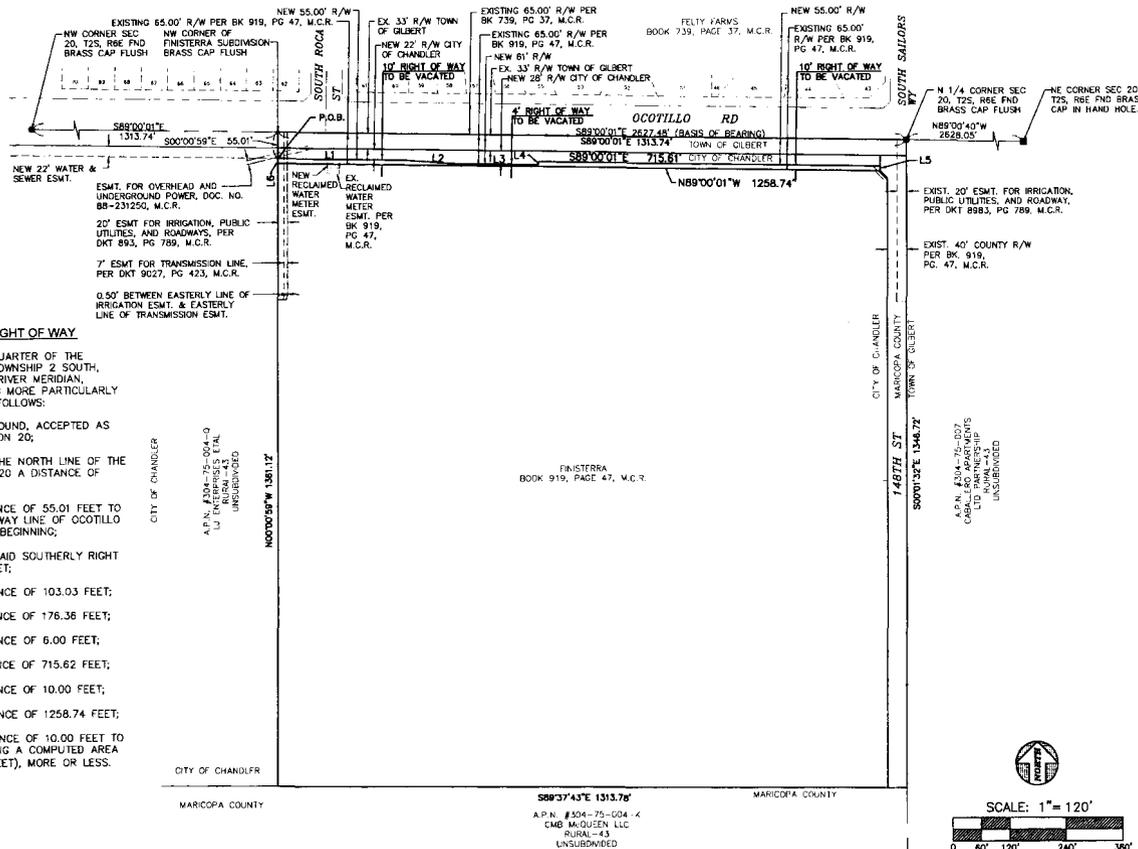
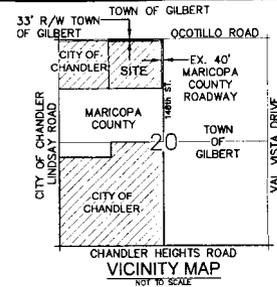
**Vicinity Map**



**Finisterra  
Vacation Plat**

# FINISTERRA VACATION PLAT

A REPLAT OF "FINISTERRA" ACCORDING TO THE PLAT OF RECORD IN BOOK 919, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA, THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



### LEGAL DESCRIPTION OF VACATED RIGHT OF WAY

BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A BRASS CAP FLUSH FOUND, ACCEPTED AS THE NORTHWEST CORNER OF SAID SECTION 20;

THENCE SOUTH 89°00'01" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 A DISTANCE OF 1313.74 FEET;

THENCE SOUTH 00°00'59" EAST A DISTANCE OF 55.01 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF OCOTILLO ROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°00'01" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 263.91 FEET;

THENCE SOUTH 85°39'43" EAST A DISTANCE OF 103.03 FEET;

THENCE SOUTH 89°00'01" EAST A DISTANCE OF 176.36 FEET;

THENCE NORTH 00°59'59" EAST A DISTANCE OF 6.00 FEET;

THENCE SOUTH 89°00'01" EAST A DISTANCE OF 715.62 FEET;

THENCE SOUTH 00°01'32" EAST A DISTANCE OF 10.00 FEET;

THENCE NORTH 89°00'01" WEST A DISTANCE OF 1258.74 FEET;

THENCE NORTH 00°00'59" WEST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 0.2576 ACRES (11,220.66 SQUARE FEET), MORE OR LESS.

| VACATED R/W | BOUNDARY LINE BEARING | DISTANCE |
|-------------|-----------------------|----------|
| L1          | S89°00'01"E           | 263.91'  |
| L2          | S85°39'43"E           | 103.03'  |
| L3          | S89°00'01"E           | 176.36'  |
| L4          | N00°59'59"E           | 6.00'    |
| L5          | S00°01'32"E           | 10.00'   |
| L6          | N00°00'59"W           | 10.00'   |

### SITE AREA

GROSS AREA..... 40.8302 AC  
NET AREA..... 37.9477 AC  
ROW (OCOTILLO RD & 148TH ST)..... 2.8825 AC

### NOTES

- ALL EASEMENTS ARE RESERVED AS SHOWN ON THIS PLAT.
- ALL LOT CORNERS AND STREET MONUMENTATIONS HAVE BEEN OR WILL BE PERMANENTLY SET BY COMPLETION OF CONSTRUCTION.

### SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS VACATION/ABANDONMENT 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.

SURVEYOR NAME: GENE C. HARRISON III  
RLS#: 22762  
14820 N. CAVE CREEK ROAD, SUITE B  
PHOENIX, AZ 85032  
PHONE: (602) 569-2000

### LEGEND

- PROPERTY BOUNDARY
- - - RIGHT OF WAY
- - - CENTERLINE
- - - EASEMENTS
- - - VACATED RIGHT-OF-WAY
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- V.T.E. VISIBILITY TRIANGLE EASEMENT
- V.N.A.E. VEHICLE ADJN ACCESS EASEMENT
- BRASS CAP FLUSH
- BRASS CAP IN HAND HOLE

### DEVELOPER

B&B, LLC  
3205 W. RAY ROAD  
CHANDLER, AZ 85226  
PH. 480.705.5372  
CONTACT: BRYAN MORGANSTERN

### ENGINEER

UNITED ENGINEERING GROUP, LLC  
3205 W. RAY ROAD  
CHANDLER, AZ 85226  
PH. 480.705.5372  
CONTACT: CHRISTOPHER LENZ, P.E.

### BASIS OF BEARING

BASIS OF BEARING IS S89°00'01"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 6 EAST, ASSUMED DATUM.

### CERTIFICATION

THIS IS TO CERTIFY THAT IN MY OPINION THE VACATIONS/ABANDONMENTS 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.

CITY ENGINEER DATE

### APPROVAL

THIS VACATION AND ABANDONMENT HAS BEEN APPROVAL BY THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA PER ORDINANCE NO. \_\_\_\_\_

ON \_\_\_\_\_ 20\_\_\_\_

BY: \_\_\_\_\_ DATE \_\_\_\_\_

MAYOR DATE \_\_\_\_\_

CITY CLERK DATE \_\_\_\_\_

VPT12-0001

3205 W. Ray Road  
Chandler, AZ 85226  
PH. 480.705.5372  
www.ueg.com



| NO. | DATE | REVISIONS DESCRIPTION |
|-----|------|-----------------------|
|     |      |                       |
|     |      |                       |

VACATION PLAT  
FINISTERRA  
CHANDLER, ARIZONA

### SUBMITTALS

DESIGNED BY: BI  
DRAWN BY: BI  
CHECKED BY: DM



1  
SHEET 1 OF 1  
PROJECT NUMBER  
19002

C.O.C. Log No. VPT12-0001