



Chandler • Arizona
Where Values Make The Difference

#42

JAN 24 2013

Chandler



2010

MEMORANDUM Transportation & Development – CC Memo No. 13-008

DATE: JANUARY 11, 2013

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*

FROM: KEVIN MAYO, PLANNING MANAGER *KM*

SUBJECT: FPT12-0023 EAST VALLEY TOWN CENTER II

Request: Final Plat approval

Location: Northwest corner of Arizona Avenue and Warner Road

Applicant: Sherri Koshiol, Bowman Consulting

Project Info: 5 lot commercial development, approximately 31.07-acres

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and C-3 (Regional Commercial District) zoning, Staff recommends approval.

BACKGROUND

This Final Plat is for a re-plat of lots 1 through 5 inclusive and lot 13 of the East Valley Town Center commercial development. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

PROPOSED MOTION

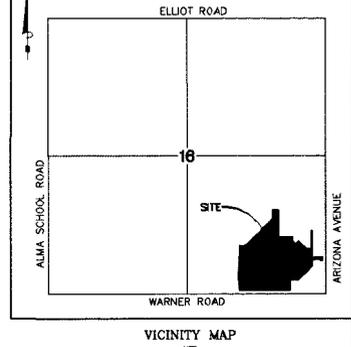
Move to approve Final Plat FPT12-0023 EAST VALLEY TOWN CENTER II, per Staff recommendation.

Attachment

- 1. Final Plat

**"EAST VALLEY TOWN CENTER II"
A RE-PLAT LOTS 1 THRU 5 INCLUSIVE AND LOT 13 OF
"EAST VALLEY TOWN CENTER"**

AS RECORDED IN BOOK 1075 OF MAPS, PAGE 24 RECORDS OF MARICOPA COUNTY, ARIZONA
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 5 EAST,
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



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EAST VALLEY TOWN CENTER II
NWC ARIZONA AVENUE AND WARNER ROAD
CHANDLER, ARIZONA

DATE	01-03-13
PROJ NO	9903-01
TASK NUM	001
DRAWN BY	BLM
CHECKED BY	CM
QUALITY	JK
CLIENT NO	
SCALE	N.T.S.
	1 of 6

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT EAST VALLEY PARTNERS, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBMITTED UNDER ITS NAME OF "EAST VALLEY TOWN CENTER II", A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "EAST VALLEY TOWN CENTER II" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

RIGHTS OF WAY AND EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

THE MAINTENANCE OF THE LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE THE ADJUTING LOT OWNER.

OWNER GRANTS TO THE CITY OF CHANDLER AND APPLICABLE UTILITY AND SERVICE PROVIDERS AN EASEMENT OVER, UNDER, THROUGH AND ACROSS THE LOTS FOR INGRESS AND EGRESS FOR TRASH REMOVAL AND EMERGENCY SERVICE VEHICLES.

EXISTING PRIVATE ACCESS AND PARKING EASEMENTS APPLICABLE TO THIS PLAT ARE PROVIDED IN "CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT" RECORDED IN DOCUMENT NO. 1986-134899 AND RE-RECORDED IN DOCUMENT NO. 1986-135234 AND THEREAFTER THE ACCESS EASEMENT PORTION RE-RECORDED AS A SEPARATE INSTRUMENT IN DOCUMENT NO. 1986-135235.

IN WITNESS WHEREOF, EAST VALLEY PARTNERS, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETOIN CAUSED ITS CORPORATE NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE OFFICER LISTED BELOW, THEREUNTO DULY AUTHORIZED.

BY: EAST VALLEY PARTNERS, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY

ROBERT C. COLLETT

ITS: MANAGER

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ 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 HERETOIN SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES _____

RATIFICATION

BY THIS RATIFICATION ROBERT C. COLLETT, DULY ELECTED MANAGER OF EAST VALLEY PARTNERS ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREIN.

SIGNATURE _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ 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 HERETOIN SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES _____

NOTICE TO LIENHOLDERS:

BY SIGNING BELOW, YOU ACKNOWLEDGE THAT YOU HAVE READ AND ARE IN AGREEMENT WITH THE DEDICATION STATEMENT AS WRITTEN ON THIS COVER SHEET OF THIS PLAT.

LIENHOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN DOCUMENT NOS. 2007-698094 AND 2008-0142223, RECORDS OF MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS PLAT, THE DECLARATION OF RESTRICTIONS RECORDED CONCURRENTLY HEREWITH, AND EACH AND EVERY DEDICATION CONTAINED HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAMES THIS _____ DAY OF _____, 20____

BY: _____

ITS: _____

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ 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 HERETOIN SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES _____

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ 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 HERETOIN SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES _____

NOTES:

1. THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.
2. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVeways.
3. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPERE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
4. IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF, ONLY GRASSES, COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ARE ALLOWED.
5. ALL UTILITIES AND ELECTRIC LINES ARE TO BE INSTALLED UNDERGROUND.
6. ALL INDIVIDUAL LOT PROPERTY CORNERS SHALL BE SET WITH 1/2" REBAR AND CAP OR TAG BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT. PROPERTY CORNER WILL BE SET.
7. VISIBILITY EASEMENTS RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE THE GROUND. TREES SHALL BE PLACED NOT LESS THAN 8' APART.
8. THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE "X" PER FEMA FLOOD INSURANCE RATE MAP 04013C2655G, DATED SEPTEMBER 30, 2005.
9. 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.

OWNER/DEVELOPER

EAST VALLEY PARTNERS, LLC
C/O SOONER INVESTMENTS
912 NW 57TH STREET
OKLAHOMA CITY, OK 73118
PHONE: (405) 842-0406
CONTACT: LELAND CLARK

ENGINEER

BOWMAN CONSULTING
3010 SOUTH PREST DRIVE, #103
TEMPE, AZ 85282
PHONE: 480.629.8630
CONTACT: SHERRI KOSHLRO

SITE DATA

ZONING C-3
NUMBER OF LOTS 4
GROSS AREA 31,069

SHEET INDEX

- 01 COVER, NOTES, DEDICATION, CERTIFICATIONS
- 02 LEGAL DESCRIPTION, LOT AREA TABLE, BOUNDARY OVERVIEW, LEGEND
- 03-06 FINAL PLAT PLANS

LOT INFORMATION

LOT #	SQ. FT.	ACRES
Lot 1	899,023	16.0474
Lot 2	95,302	2.1878
Lot 3	213,581	4.9032
Lot 4	345,480	7.9315
Overall	1,553,402	31.0699

BASIS OF BEARINGS

THE BASIS OF BEARINGS: SOUTH 88 DEGREES 54 MINUTES 15 SECONDS WEST - ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 5 EAST, PER BOOK 1075, OF MAPS PAGE 24, RECORDS OF MARICOPA COUNTY ARIZONA.

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. 33315
BOWMAN CONSULTING
3010 S PREST DRIVE, SUITE 101
TEMPE, ARIZONA 85292

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 45-676, ARIZONA REVISED STATUTES.

CITY ENGINEER _____ DATE _____

APPROVAL

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

BY: _____ MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

C.O.C. LOG NO. FPT12-0023

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF LOTS 1 THRU 5, INCLUSIVE AND LOT 13 OF "EAST VALLEY TOWN CENTER" AS RECORDED IN BOOK 1075 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY ARIZONA, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6 OF SAID "EAST VALLEY TOWN CENTER" FROM WHICH THE NORTHWEST CORNER THEREOF, BEARS NORTH 01°05'45" WEST, A DISTANCE OF 198.97 FEET;

THENCE SOUTH 88°54'15" WEST, ALONG THE SOUTHERLY LINE OF LOT 13 OF SAID "EAST VALLEY TOWN CENTER", A DISTANCE OF 41.00 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 5 OF SAID "EAST VALLEY TOWN CENTER";

THENCE CONTINUE SOUTH 88°54'15" WEST, ALONG THE SOUTHERLY LINE OF LOTS 2, 3, 4 AND 5 OF SAID "EAST VALLEY TOWN CENTER", A DISTANCE OF 164.88 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE WEST, FROM WHICH POINT THE RADIUS BEARS SOUTH 88°15'36" WEST, A RADIAL DISTANCE OF 564.24 FEET;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 2 THE FOLLOWING FIVE (5) COURSES;

(1) NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05°27'24" AN ARC DISTANCE OF 53.74 FEET;

(2) NORTH 07°15'48" WEST, A DISTANCE OF 136.99 TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 564.24 FEET;

(3) NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°09'50", AN ARC DISTANCE OF 90.24 FEET;

(4) NORTH 01°54'02" EAST, A DISTANCE OF 423.42 FEET;

(5) NORTH 01°07'36" WEST, A DISTANCE OF 150.00 TO THE NORTHWEST CORNER OF SAID LOT 2;

THENCE ALONG THE NORTHERLY LINE SAID LOT 2 THE FOLLOWING THREE (3) COURSES;

(1) NORTH 88°51'58" EAST, A DISTANCE OF 95.58 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET;

(2) NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°53'34", AN ARC DISTANCE OF 39.28 FEET;

(3) NORTH 43°58'24" EAST, A DISTANCE OF 157.52 FEET TO THE NORTHWEST CORNER OF SAID LOT 2;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 1 THE FOLLOWING THREE (3) COURSES;

(1) NORTH 43°58'24" EAST, A DISTANCE OF 539.41 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET;

(2) NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°06'26", AN ARC DISTANCE OF 39.36 FEET;

(3) NORTH 01°08'02" WEST, A DISTANCE OF 139.24 TO THE NORTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 88°53'56" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 117.05 FEET THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 01°01'38" EAST, ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 519.96 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 13 OF "EAST VALLEY TOWN CENTER";

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING EIGHT (8) COURSES;

(1) NORTH 88°58'22" EAST, A DISTANCE OF 257.96 FEET;

(2) SOUTH 01°01'38" EAST, A DISTANCE OF 89.37 FEET;

(3) SOUTH 46°01'38" EAST, A DISTANCE OF 71.41 FEET;

(4) NORTH 43°58'22" EAST, A DISTANCE OF 92.00 FEET;

(5) SOUTH 46°01'38" EAST, A DISTANCE OF 210.08 FEET;

(6) NORTH 88°58'22" EAST, A DISTANCE OF 107.17 FEET;

(7) NORTH 01°01'38" WEST, A DISTANCE OF 350.00 FEET;

(8) NORTH 88°58'22" EAST, A DISTANCE OF 16.00 FEET THE NORTHEAST CORNER OF SAID LOT 13;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 13 THE FOLLOWING THIRTEEN (13) COURSES;

(1) SOUTH 01°01'38" EAST, A DISTANCE OF 519.15 FEET;

(2) NORTH 81°57'42" EAST, A DISTANCE OF 119.99 FEET;

(3) NORTH 88°58'22" EAST, A DISTANCE OF 80.90 FEET;

(4) SOUTH 01°01'38" EAST, A DISTANCE OF 69.83 FEET;

(5) SOUTH 88°58'23" WEST, A DISTANCE OF 32.44 FEET;

(6) NORTH 01°12'33" WEST, A DISTANCE OF 28.78 FEET;

(7) SOUTH 89°02'05" WEST, A DISTANCE OF 45.86 FEET;

(8) SOUTH 81°57'42" WEST, A DISTANCE OF 104.46 FEET;

(9) SOUTH 88°58'22" WEST, A DISTANCE OF 17.93 FEET;

(10) SOUTH 01°01'38" EAST, A DISTANCE OF 110.81 FEET;

(11) SOUTH 44°00'00" WEST, A DISTANCE OF 385.70 FEET;

(12) SOUTH 88°54'15" WEST, A DISTANCE OF 148.80 FEET;

(13) SOUTH 01°05'45" EAST, A DISTANCE OF 198.97 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,353,402 SQUARE FEET OR 31.0698 ACRES, MORE OR LESS.

LINE TABLE

NO.	BEARING	DISTANCE
L3	S 88°58'22" W	50.00
L9	N 01°05'45" W	75.00

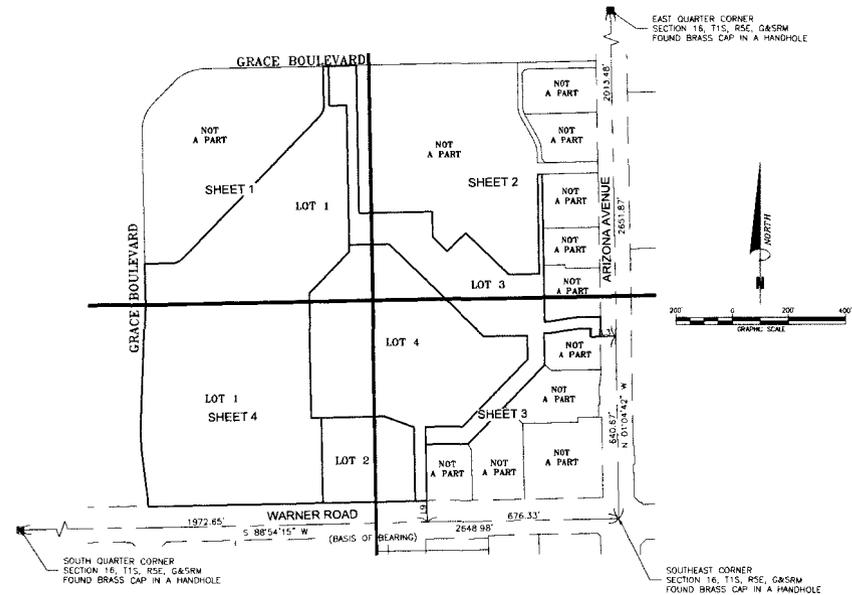
LEGEND

●	BRASS CAP FLUSH
■	FOUND BRASS CAP IN A HANDHOLE
○	FOUND MONUMENT AS NOTED
○	SET 1/2" REBAR WITH CAP AND TAG RLS# 33315
	TO BE SET AT COMPLETION OF MASS GRADING
P.D.E.	POWER DISTRIBUTION EASEMENT
U.P.E.	UNDERGROUND POWER EASEMENT
M.C.R.	MARICOPA COUNTY RECORDER
R/W	RIGHT OF WAY
BR	BOOK
PG.	PAGE
D.E.	DRAINAGE EASEMENT
DOC.	DOCUMENT
NO.	NUMBER

—	MONUMENT LINE
—	RIGHT OF WAY LINE
—	BOUNDARY LINE
---	EASEMENT LINE

LOT INFORMATION

LOT #	AREA TABLE	
	SQ. FT.	ACRES
Lot 1	899,023	18.0474
Lot 2	85,302	2.1678
Lot 3	213,581	4.9031
Lot 4	345,496	7.9511
Overall	1,353,402	31.0698

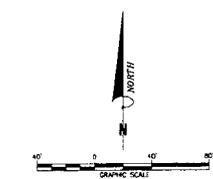
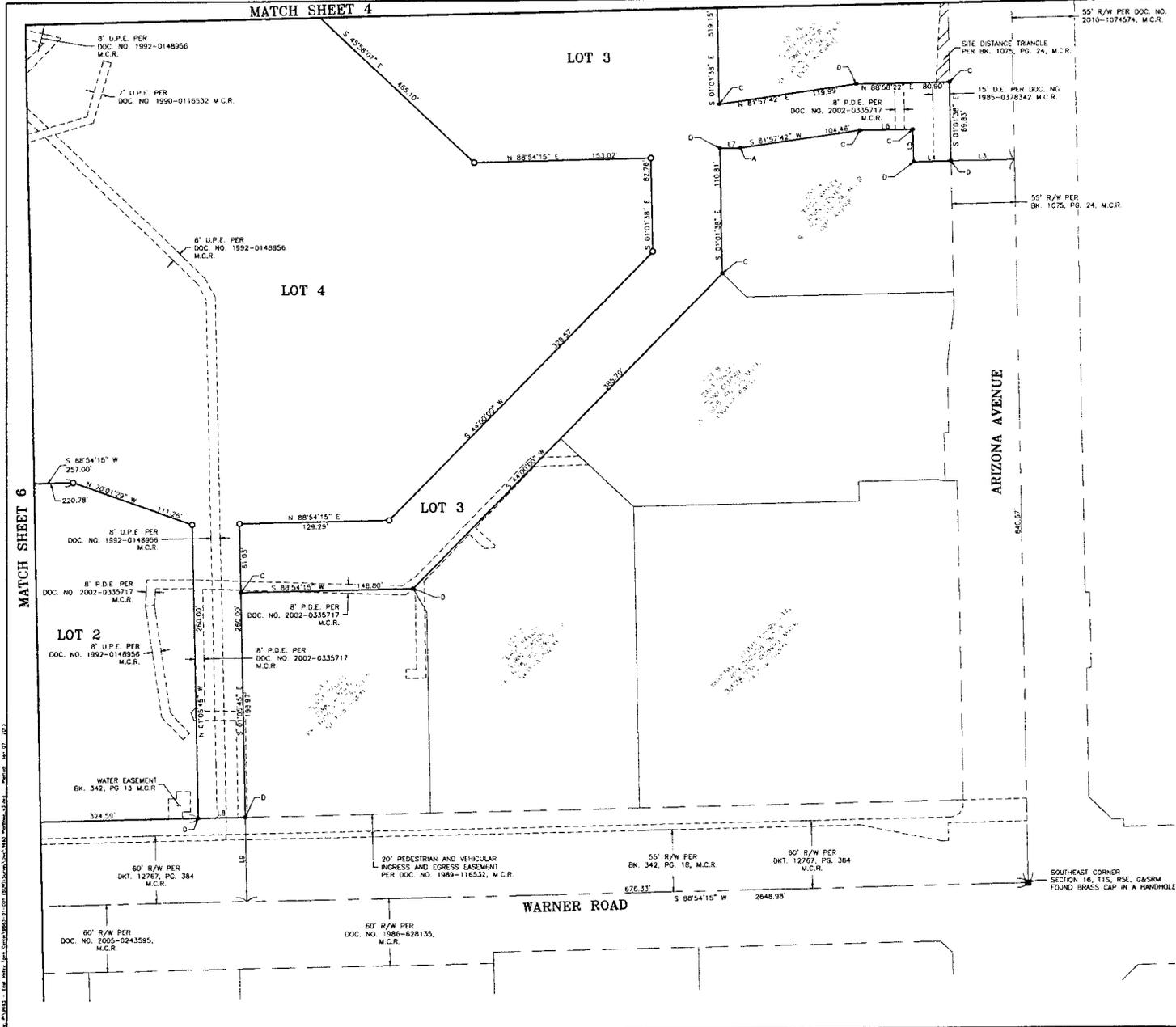


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EAST VALLEY TOWN CENTER II
NWC ARIZONA AVENUE AND WARNER ROAD
CHANDLER, ARIZONA

DATE:	01-03-13
PROJ NO:	0003-01
TASK NAME:	001
DRAWN BY:	BLJ
CHECKED BY:	CM
QUALITY:	JPS
CLIENT NO:	
SCALE:	1"=200'
	2 of 6

C.O.C. LOG NO. FPT12-0023



Line Table

NO.	BEARING	DISTANCE
L.3	S 88°58'22" W	55.00
L.4	S 88°58'23" W	32.44
L.5	N 01°12'33" W	28.78
L.6	S 89°02'00" W	45.86
L.7	S 88°58'22" W	17.93
L.8	S 88°54'15" W	41.00
L.9	N 01°05'45" W	75.00

- LEGEND**
- FOUND BRASS CAP IN A HANDHOLE
 - FOUND MONUMENT AS NOTED
 - SET 1/2" REBAR WITH CAP AND TAG R/S# 33315 TO BE SET AT COMPLETION OF MASS GRADING
 - P.D.E. POWER DISTRIBUTION EASEMENT
 - U.P.E. UNDERGROUND POWER EASEMENT
 - M.C.R. MARICOPA COUNTY RECORDER
 - R/W RIGHT OF WAY
 - BK. BOOK
 - P.G. PAGE
 - D.E. DRAINAGE EASEMENT
 - DOC. DOCUMENT
 - NO. NUMBER
 - MONUMENT LINE
 - RIGHT OF WAY LINE
 - BOUNDARY LINE
 - EASEMENT LINE

FOUND MONUMENT LEGEND

A=FOUND P X NAIL W/NO I.D.
 C=FOUND CHASELED X
 D=FOUND 1/2" REBAR W/CAP D. JONES

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 Tempe, Arizona 85281
 Phone: (480) 822-3811
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EAST VALLEY TOWN CENTER II
 NWC ARIZONA AVENUE AND WARNER ROAD
 CHANDLER, ARIZONA

DATE	01-03-13
PROJ. NO.	9863-01
TASK NAME	001
DRAWN BY	BLM
CHECKED BY	CM
QUALITY	PK
CLIENT NO.	
SCALE	1"=40'
	5 of 6

G.O.C. LOG NO. FPT12-0023

