#29

NOV 07 2013

Chandler

All-America City

2010

Chandler · Arizona
Where Values Make The Difference

MEMORANDUM **Transportation & Development - CC Memo No. 13-139**

DATE: NOVEMBER 7, 2013

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER
MARSHA REED, ASSISTANT CITY MANAGER
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
JEFF KURTZ, PLANNING ADMINISTRATOR

FROM: KEVIN MAYO, PLANNING MANAGER

SUBJECT: FPT12-0019 LAYTON LAKES PHASE 2B AND PARCEL 21

Request: Final Plat approval

Location: South of the southwest corner of Layton Lakes Blvd. and Queen Creek Road

Applicant: Jerry Dodd Jr. / Bowman Consulting

Project Info: Approximately 124-acres

RECOMMENDATION

Upon finding the request to be consistent with the General Plan the site's Planned Area Development (PAD) zoning, Planning Staff recommends approval.

BACKGROUND

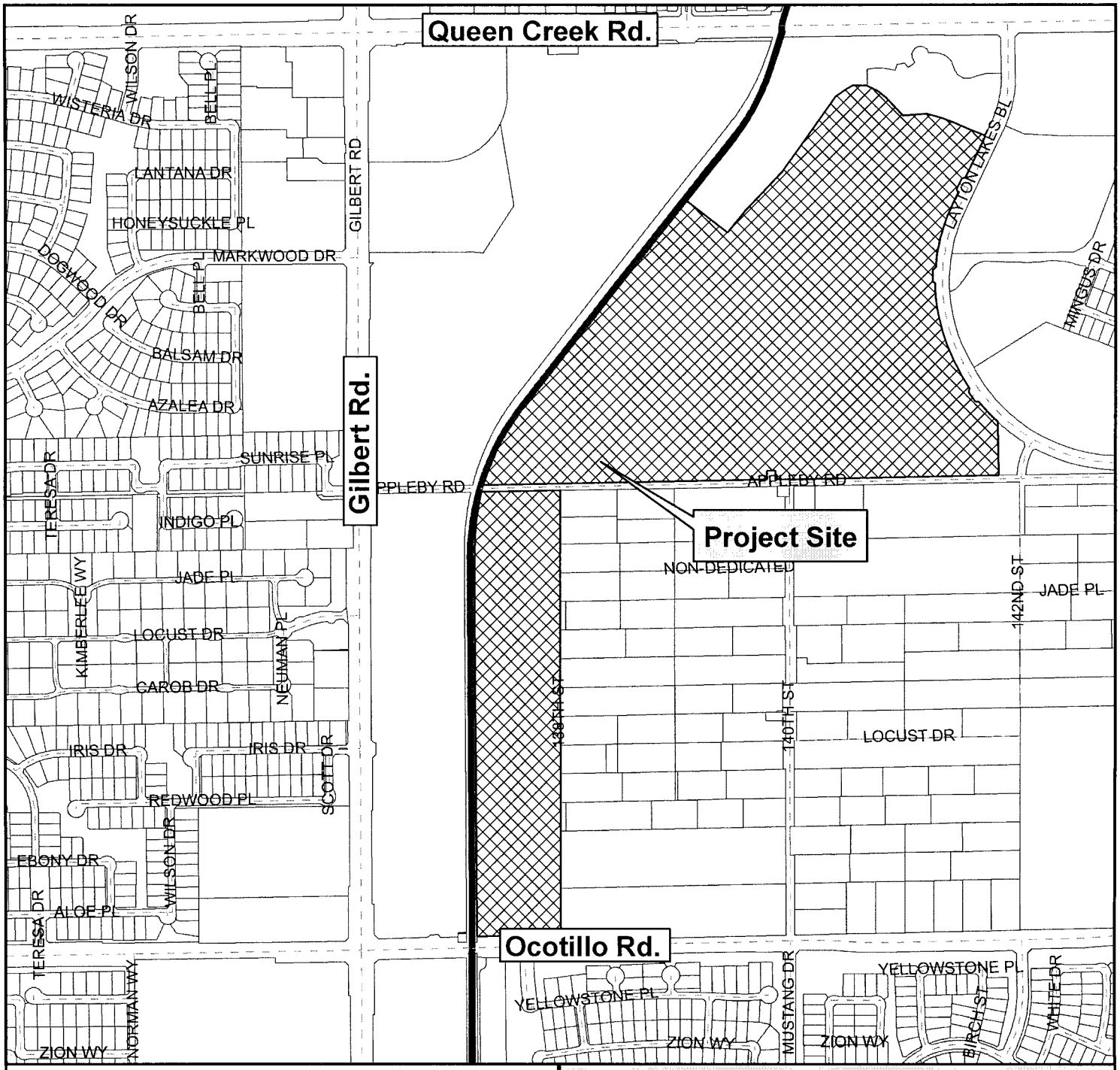
This Final Plat is for Phase 2 and Parcel 21 of the Layton Lakes master planned community. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

PROPOSED MOTION

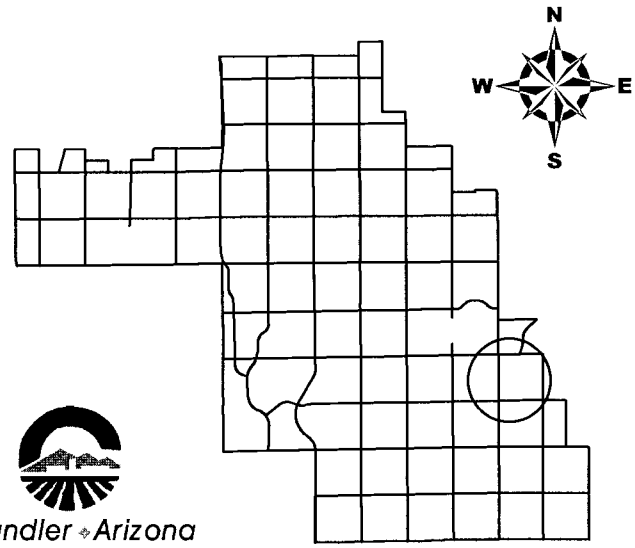
Move to approve the Final Plat FPT12-0019 LAYTON LAKES PHASE 2B AND PARCEL 21, per Planning Staff recommendation.

Attachments

1. Vicinity Maps 2. Final Plat



Vicinity Map



Layton Lakes Phase 2B and Parcel 21

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 9/3/2013

Vicinity Map

Layton Lakes Phase 2B and Parcel 21

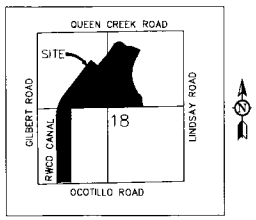
Chandler • Arizona
Where Values Make The Difference

CITY OF CHANDLER 9/3/2013

FINAL PLAT
OF
LAYTON LAKES PHASE 2B AND PARCEL 21

A SUBDIVISION LOCATED IN A PORTION OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

COUNTY RECORDER



VICINITY MAP
NTS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT LENNAR LAYTON, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "LAYTON LAKES PHASE 2B AND PARCEL 21", A PORTION OF SECTION 18 TOWNSHIP 2 SOUTH, RANGE 6 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 "LAYTON LAKES PHASE 2B AND PARCEL 21" AND HEREBY DECLARE THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE PARCELS, LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME AND THAT EACH PARCEL, LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT. THAT "THE OWNER" HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREET RIGHTS-OF-WAY AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE-DESCRIBED PREMISES. TRACTS "A" THROUGH "R" ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE LAYTON LAKES COMMUNITY ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

EASEMENTS ARE DEDICATED AS SHOWN ON THE PLAT.

THE RIGHT OF WAY LANDSCAPE MAINTENANCE OF ALL TRACTS IS THE RESPONSIBILITY OF THE LAYTON LAKES COMMUNITY ASSOCIATION. THE MAINTENANCE OF THE LANDSCAPING WITHIN THE RIGHT OF WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE LAYTON LAKES COMMUNITY ASSOCIATION OR THE ABUTTING LOT OWNER. ALL TRACTS SHALL BE IMPROVED IN ACCORDANCE WITH APPROVED PLANS AND DEEDED TO THE LAYTON LAKES COMMUNITY ASSOCIATION AFTER PLAT RECORDATION.

THE OWNER DOES HEREBY GRANT AND CONVEY TO THE CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION, AN EASEMENT FOR AVIGATION PURPOSES OVER AND ACROSS ALL LOTS, TRACTS, AND PARCELS OF SAID SUBDIVISION IN CONNECTION WITH FLIGHTS FROM THREE HUNDRED FIFTY (350) FEET ABOVE THE SURFACE TO AN INFINITE HEIGHT ABOVE THE SAME, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THE LAND, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT OR TAKING OFF FROM, OR OPERATION AT OR ON CHANDLER MUNICIPAL AIRPORT; AND THE OWNERS (GRANTORS) DOES FURTHER RELEASE AND DISCHARGE THE CITY, FOR THE USE AND BENEFIT OF THE PUBLIC AND AGENCIES OF THE CITY, OF AND FROM ALL LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER OR IN CONNECTION WITH THE OWNER'S (GRANTOR'S) PROPERTY ABOVE THREE HUNDRED FIFTY (350) FEET, TO AN INFINITE HEIGHT ABOVE THE SAME, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATION AT OR ON CHANDLER MUNICIPAL AIRPORT.

THE GRANTING OF THIS AVIGATION EASEMENT AND RELEASE DOES NOT RELIEVE OWNERS AND OPERATORS OF AIRCRAFT FROM LIABILITY FOR DAMAGES OR INJURY TO PERSONS OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, VIBRATION, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

THIS AVIGATION EASEMENT AND RELEASE SHALL BE BINDING UPON SAID OWNERS (GRANTORS) AND THEIR HEIRS, ASSIGNS AND SUCCESSORS IN INTEREST TO ALL LOTS, TRACTS, AND PARCELS IN THE SAID SUBDIVISION AND OWNERS FURTHER AGREE THAT THIS EASEMENT AND STATEMENT OF RELEASE SHALL BE A COVENANT RUNNING WITH THE LAND.

IN WITNESS WHEREOF: LENNAR LAYTON, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY; HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE OFFICER LISTED BELOW, THEREUNTO DULY AUTHORIZED.

LENNAR LAYTON, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: LENNAR COMMUNITIES DEVELOPMENT INC.
A DELAWARE CORPORATION

ITS: CONSULTING MANAGER

BY: _____
JEFFERY GUNDERSON

ITS: ITS: VICE PRESIDENT

ACKNOWLEDGMENTS

STATE OF ARIZONA }
} S.S.
COUNTY OF MARICOPA }

ON THIS _____ DAY OF _____, 20_____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JEFFERY GUNDERSON WHO ACKNOWLEDGED HIMSELF 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 HEREUNTO 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 IMPEDE 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 GROUND 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 CORNERS WILL BE SET AT COMPLETION OF MASS GRADING.
7. VISIBILITY EASEMENT 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 SPACED NOT LESS THAN 8' APART.
8. THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE X PER FEMA FLOOD INSURANCE RATE MAP 04013C2670H, 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 RECORDER'S OFFICE. ALL SIGNATURES MUST BE IN BLACK INK.
10. THE PERSON(S) HOLDING TITLE TO THE COMMON AREA TRACTS ("TITLEHOLDER(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 IN THE SUBDIVISION BEGINS, THE TITLEHOLDER(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 TITLEHOLDER(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 TITLEHOLDER(S) SHALL ALSO SELL OR TRANSFER, AT THE OPTION OF THE PARTY ACQUIRING TITLE THERETO, ANY WATER RIGHTS OR PERMITS HELD BY OR IN THE NAME OF THE TITLEHOLDER(S) BENEFITING OR OTHERWISE APPLICABLE TO THE COMMON AREA TRACTS.
11. ALL TRACTS THAT WILL NOT BE CONVEYED TO THE CITY OF CHANDLER AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED THE CITY OF CHANDLER AND SHALL BE CONVEYED BY WARRANTY (OR SPECIAL WARRANTY) DEED TO THE LAYTON LAKES COMMUNITY ASSOCIATION. THE LAYTON LAKES COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.

BOUNDARY CORNER NOTIFICATION

PER THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS (ADOPTED FEB. 6, 2010), EXTERIOR BOUNDARY CORNERS WILL BE SET BY THE SURVEYOR WHO CERTIFIED THIS PLAT. IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO ENSURE THAT INTERIOR CORNERS OF THE SUBDIVISION ARE SET (I) WITHIN NINETY (90) DAYS AFTER COMPLETION OF THE CONSTRUCTION IMPROVEMENTS, OR (II) WITHIN TWO (2) YEARS AFTER RECORDATION OF THE SUBDIVISION PLAT, WHICHEVER DATE IS FIRST TO OCCUR. THE INTERIOR CORNERS OF THE SUBDIVISION MAY BE STAKED BY SURVEYORS OTHER THAN WHO CERTIFIED THIS SURVEY. IT WILL BE THE RESPONSIBILITY OF THE OTHER SURVEYOR WHO STAKES THE INTERIOR CORNERS OF THE SUBDIVISION TO RECORD A "RECORD OF SURVEY" WITH THE COUNTY RECORDER CONSISTENT WITH CURRENT ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS.

LENNAR LAYTON, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

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.

_____ 08/05/2013
JERRY L. DODD JR
REGISTERED LAND SURVEYOR NO. 52139
BOWMAN CONSULTING
3010 S. PRIEST DRIVE, SUITE 103
TEMPE, ARIZONA 85282

LIENHOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN DOC. NO. 12-1007638, RECORDS OF MARICOPA COUNTY RECORDER, 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 HAS SIGNED THEIR NAMES THIS _____ DAY OF _____, 20____.

_____

BY: _____

ITS: _____

ACKNOWLEDGMENTS

STATE OF ARIZONA }
} S.S.
COUNTY OF MARICOPA }

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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

OWNER
LENNAR LAYTON, LLC
1725 W. GREENTREE DRIVE,
SUITE 114
TEMPE, AZ 85284
PHONE: (480) 777-4600

DEVELOPER
LENNAR LAYTON, LLC
1725 W. GREENTREE DRIVE,
SUITE 114
TEMPE, AZ 85284
PHONE: (480) 777-4600

ENGINEER
BOWMAN CONSULTING
3010 SOUTH PRIEST DRIVE, #103
TEMPE, AZ 85282
PHONE: 480.629.8830
CONTACT: SHERRI KOSHIOL

SHEET INDEX

1	COVER, NOTES, DEDICATION, SITE DATA, BASIS OF BEARING, CERTIFICATIONS	
2	SHEET LAYOUT	
3	DETAILS, LOT AREA TABLE, TRACT AREA & USAGE TABLE, BOUNDARY OVERVIEW AND SHEET LAYOUT	
4 - 8	FINAL PLAT PLAN SHEETS	

SITE DATA

ZONING: P.A.D.
NUMBER OF LOTS (PARCEL 21) 115
TOTAL PHASE 2B AND PARCEL 21 AREA 123.9850 ACRES

BASIS OF BEARINGS

THE BASIS OF BEARING, NORTH 89 DEGREES 11 MINUTES 29 SECONDS EAST - ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST, PER BOOK 832 OF MAPS, PAGE 14, MARICOPA COUNTY RECORDER.

HOMEOWNERS RATIFICATION

BY THIS RATIFICATION I, _____, DULY ELECTED PRESIDENT OF THE LAYTON LAKES COMMUNITY ASSOCIATION ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREIN.

_____ _____
SIGNATURE DATE

ACKNOWLEDGMENTS

STATE OF ARIZONA }
} S.S.
COUNTY OF MARICOPA }

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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

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 45-576, 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

THIS PROPERTY IS WITHIN THE CHANDLER MUNICIPAL AIRPORT POTENTIAL AIRPORT INFLUENCE AREA AND IS SUBJECT TO AIRCRAFT NOISE AND OVERFLIGHT ACTIVITY, AND IS ENCUMBERED BY AN AVIGATION EASEMENT GRANTED TO THE CITY OF CHANDLER.

C.O.C. LOG NO. FPT 12-0019

Bowman CONSULTING
Bowman Consulting Group, Ltd.
3010 South Priest Drive, #101
Tempe, Arizona 85282
Phone (480) 629-8830
Fax (480) 629-8841
www.bowmanconsulting.com

JERRY L. DODD JR. 52139 REGISTERED LAND SURVEYOR ARIZONA U.S.A. Expires 9/30/2014

FINAL PLAT
LAYTON LAKES PHASE 2B AND PARCEL 21
CHANDLER, ARIZONA

DATE	REVISION

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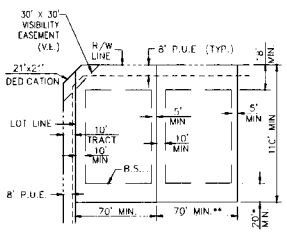
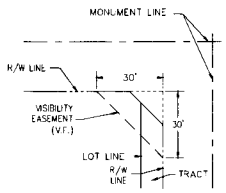
DATE: 08-05-13
PROJ NO: 9505-01-001
TASK NUM: 001
DRAWN BY: LB
CHECKED: SK
QUALITY: CH
CLIENT NO:
SCALE
N.T.S.



TYPICAL LOT DETAIL
(PARCEL 21)
N.T.S.

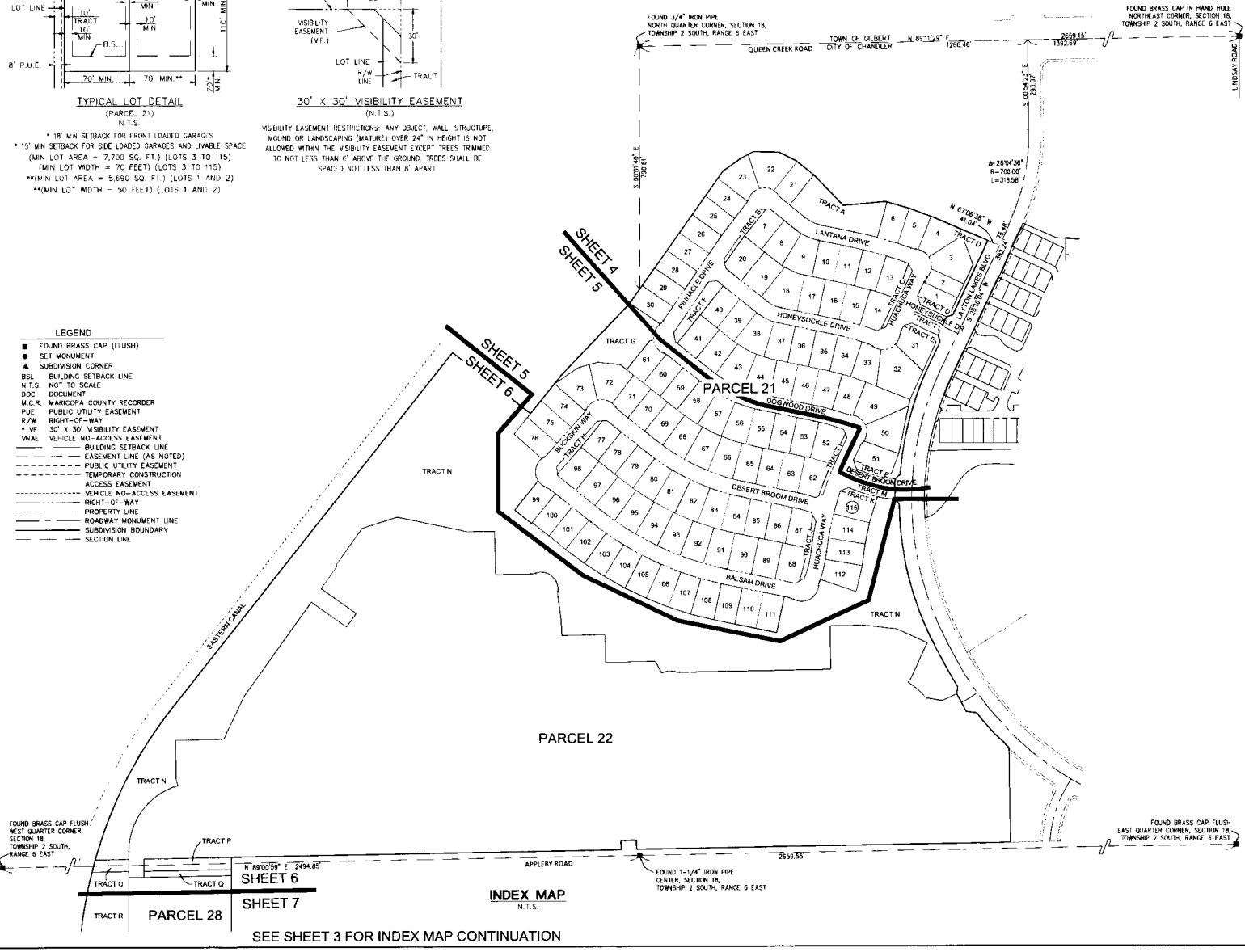
* 18' MIN SETBACK FOR FRONT LOADED GARAGES
* 15' MIN SETBACK FOR SIDE LOADED GARAGES AND LIVABLE SPACE
(MIN LOT AREA = 7,700 SQ. FT.) (LOTS 3 TO 115)
(MIN LOT WIDTH = 70 FEET) (LOTS 3 TO 115)
**(MIN LOT AREA = 5,690 SQ. FT.) (LOTS 1 AND 2)
**(MIN LOT WIDTH = 50 FEET) (LOTS 1 AND 2)



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

VISIBILITY EASEMENT 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 SPACED NOT LESS THAN 8' APART

COUNTY RECORDER



INDEX MAP
N.T.S.

SEE SHEET 3 FOR INDEX MAP CONTINUATION

LEGEND

- ■ FOUND BRASS CAP (FLUSH)
- ● SET MONUMENT
- ▲ SUBDIVISION CORNER

BSL	BUILDING SETBACK LINE
N.T.S.	NOT TO SCALE
DOC	DOCUMENT
M.C.R.	MARICOPA COUNTY RECORDER
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
* VE	30' X 30' VISIBILITY EASEMENT
VNAE	VEHICLE NO-ACCESS EASEMENT

- BUILDING SETBACK LINE
- EASEMENT LINE (AS NOTED)
- PUBLIC UTILITY EASEMENT
- TEMPORARY CONSTRUCTION ACCESS EASEMENT
- VEHICLE NO-ACCESS EASEMENT
- RIGHT-OF-WAY
- PROPERTY LINE
- ROADWAY MONUMENT LINE
- SUBDIVISION BOUNDARY
- SECTION LINE

Bowman CONSULTING
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3010 South Priest Drive, #201
Temple, Arizona 85282
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowmanconsulting.com

REGISTERED LAND SURVEYOR
52138
JERRY L. POST
2000
ARIZONA U.S.A.
Expires 09/30/13

FINAL PLAT
LAYTON LAKES PHASE 2B AND PARCEL 21
CHANDLER, ARIZONA

REVISION:	DATE

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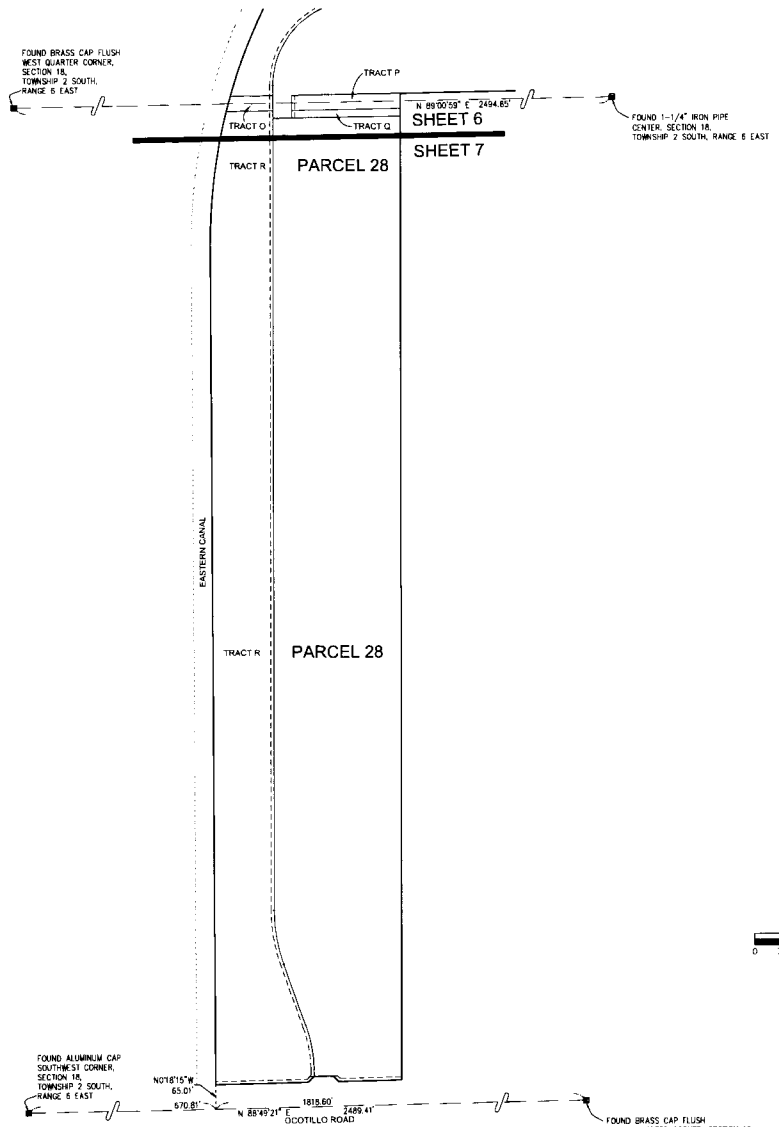
DATE:	08-05-13
PROJ. NO:	9505-01-001
TASK NUM:	001
DRAWN BY:	LB
CHECKED:	SK
QUALITY:	CH
CLIENT NO:	
SCALE	1" = 150'

C.O.C. LOG NO. FPT 12-0019

COUNTY RECORDER



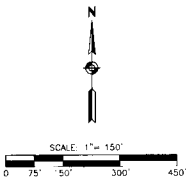
INDEX MAP
N.T.S.

TRACT TABLE			
TRACT	SQ. FT.	ACRES	DESCRIPTION
TRACT A	30,090	0.6908	OPEN SPACE, LANDSCAPE & DRAINAGE
TRACT B	2,364	0.0543	OPENSPACE & LANDSCAPE
TRACT C	3,017	0.0693	OPENSPACE & LANDSCAPE
TRACT D	9,122	0.2094	OPENSPACE, LANDSCAPE & SIDEWALK EASEMENT
TRACT E	11,195	0.2570	OPENSPACE, LANDSCAPE & SIDEWALK EASEMENT
TRACT F	8,868	0.2036	OPENSPACE & LANDSCAPE
TRACT G	30,714	0.7051	OPEN SPACE, LANDSCAPE, DRAINAGE & SIDEWALK EASEMENT
TRACT H	3,399	0.0780	OPENSPACE & LANDSCAPE
TRACT I	2,176	0.0499	OPENSPACE & LANDSCAPE
TRACT J	2,521	0.0579	OPENSPACE & LANDSCAPE
TRACT K	1,841	0.0423	OPENSPACE, LANDSCAPE & SIDEWALK EASEMENT
TRACT L	896	0.0206	OPENSPACE & LANDSCAPE
TRACT M	1,331	0.0305	OPENSPACE & LANDSCAPE
TRACT N	731,172	16.7854	OPEN SPACE, LANDSCAPE, DRAINAGE & SIDEWALK EASEMENT
TRACT O	4,690	0.1077	OPENSPACE & LANDSCAPE
TRACT P	11,402	0.2617	OPENSPACE & LANDSCAPE
TRACT Q	5,701	0.1309	OPENSPACE & LANDSCAPE
TRACT R	431,164	9.8982	OPEN SPACE, LANDSCAPE & DRAINAGE

PARCEL TABLE		
PARCEL	SQ. FT.	ACRES
PARCEL 22	1,936,617	44.4586
PARCEL 28	826,196	18.9668

OVERALL TABLE		
BOUNDARY	SQ. FT.	ACRES
BDRY	5,400,809	123.9855

THE USES SHOWN IN THE TRACT TABLE ARE BLANKET IN NATURE AND COVER THE ENTIRE TRACT. OTHER USES AND/OR EASEMENTS MAY AFFECT ONLY PORTIONS OF THE ABOVE-LISTED TRACTS AND ARE INDICATED AS SHOWN ON THE PLAT SHEETS.



LEGEND

- ■ FOUND BRASS CAP (FLUSH)
- ● SET MONUMENT
- ▲ SUBDIVISION CORNER
- BSL BUILDING SETBACK LINE
- N.T.S. NOT TO SCALE
- DOC DOCUMENT
- M.C.R. MARICOPA COUNTY RECORDER
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- * VE 30' X 30' VISIBILITY EASEMENT
- VNAE VEHICLE NO-ACCESS EASEMENT
- BUILDING SETBACK LINE
- EASEMENT LINE (AS NOTED)
- PUBLIC UTILITY EASEMENT
- TEMPORARY CONSTRUCTION ACCESS EASEMENT
- VEHICLE NO-ACCESS EASEMENT
- RIGHT-OF-WAY
- PROPERTY LINE
- ROADWAY MONUMENT LINE
- SUBDIVISION BOUNDARY
- SECTION LINE

LOT TABLE		
LOT	SQ. FT.	ACRES
1	6,000	0.1377
2	5,853	0.1344
3	12,958	0.2975
4	10,064	0.2310
5	8,603	0.1975
6	8,661	0.1988
7	8,364	0.1920
8	9,357	0.2148
9	10,299	0.2364
10	8,400	0.1928
11	8,661	0.1988
12	8,903	0.2044
13	8,889	0.2041
14	9,158	0.2102
15	8,710	0.2000
16	8,463	0.1943
17	8,400	0.1928
18	12,293	0.2822
19	9,990	0.2293
20	9,573	0.2198
21	8,718	0.2001
22	12,993	0.2983
23	10,817	0.2483
24	8,539	0.1960
25	8,578	0.1969
26	8,442	0.1938
27	8,345	0.1916
28	8,420	0.1933
29	8,496	0.1950
30	8,563	0.1966
31	9,981	0.2291
32	17,293	0.3970
33	9,243	0.2122
34	9,045	0.2076
35	8,547	0.1962
36	8,400	0.1928
37	8,953	0.2055
38	10,428	0.2394
39	8,400	0.1928

LOT TABLE		
LOT	SQ. FT.	ACRES
40	8,400	0.1928
41	9,485	0.2178
42	9,464	0.2173
43	10,420	0.2392
44	9,761	0.2241
45	8,400	0.1928
46	8,400	0.1928
47	8,773	0.2014
48	8,874	0.2037
49	14,212	0.3263
50	12,679	0.2911
51	8,922	0.2048
52	9,889	0.2270
53	8,580	0.1970
54	8,400	0.1928
55	8,665	0.1989
56	9,137	0.2098
57	9,165	0.2104
58	9,070	0.2082
59	8,400	0.1928
60	8,398	0.1928
61	8,347	0.1916
62	9,256	0.2125
63	8,400	0.1928
64	8,400	0.1928
65	8,857	0.2036
66	9,367	0.2150
67	9,368	0.2151
68	9,368	0.2151
69	8,702	0.1998
70	8,400	0.1928
71	8,446	0.1939
72	12,337	0.2832
73	11,264	0.2586
74	9,366	0.2150
75	9,122	0.2094
76	8,833	0.2028
77	8,355	0.1918
78	8,400	0.1928

LOT TABLE		
LOT	SQ. FT.	ACRES
79	8,607	0.1976
80	8,874	0.2037
81	8,875	0.2037
82	8,875	0.2037
83	8,864	0.2035
84	8,654	0.1987
85	8,400	0.1928
86	8,400	0.1928
87	8,625	0.1980
88	9,823	0.2255
89	9,549	0.2192
90	9,553	0.2193
91	9,155	0.2102
92	9,141	0.2099
93	9,142	0.2099
94	9,143	0.2099
95	9,143	0.2099
96	9,256	0.2125
97	9,550	0.2192
98	9,269	0.2128
99	8,545	0.1962
100	8,443	0.1938
101	8,454	0.1941
102	8,752	0.2011
103	8,787	0.2017
104	8,782	0.2016
105	8,787	0.2017
106	8,787	0.2017
107	8,782	0.2016
108	8,816	0.2024
109	8,416	0.1932
110	8,400	0.1928
111	8,400	0.1928
112	9,318	0.2139
113	8,467	0.1944
114	9,064	0.2081
115	8,933	0.2051

C.O.C. LOG NO. FPT 12-0019

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Bowman Consulting Group, Ltd.
3010 South Priest Drive, #101
Tempe, Arizona 85282
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowmanconsulting.com

JERRY L. DODD JR.
52139
REGISTERED LAND SURVEYOR
ARIZONA U.S.A.
12/31/13

FINAL PLAT
LAYTON LAKES PHASE 2B AND PARCEL 21
CHANDLER, ARIZONA

DATE	REVISION

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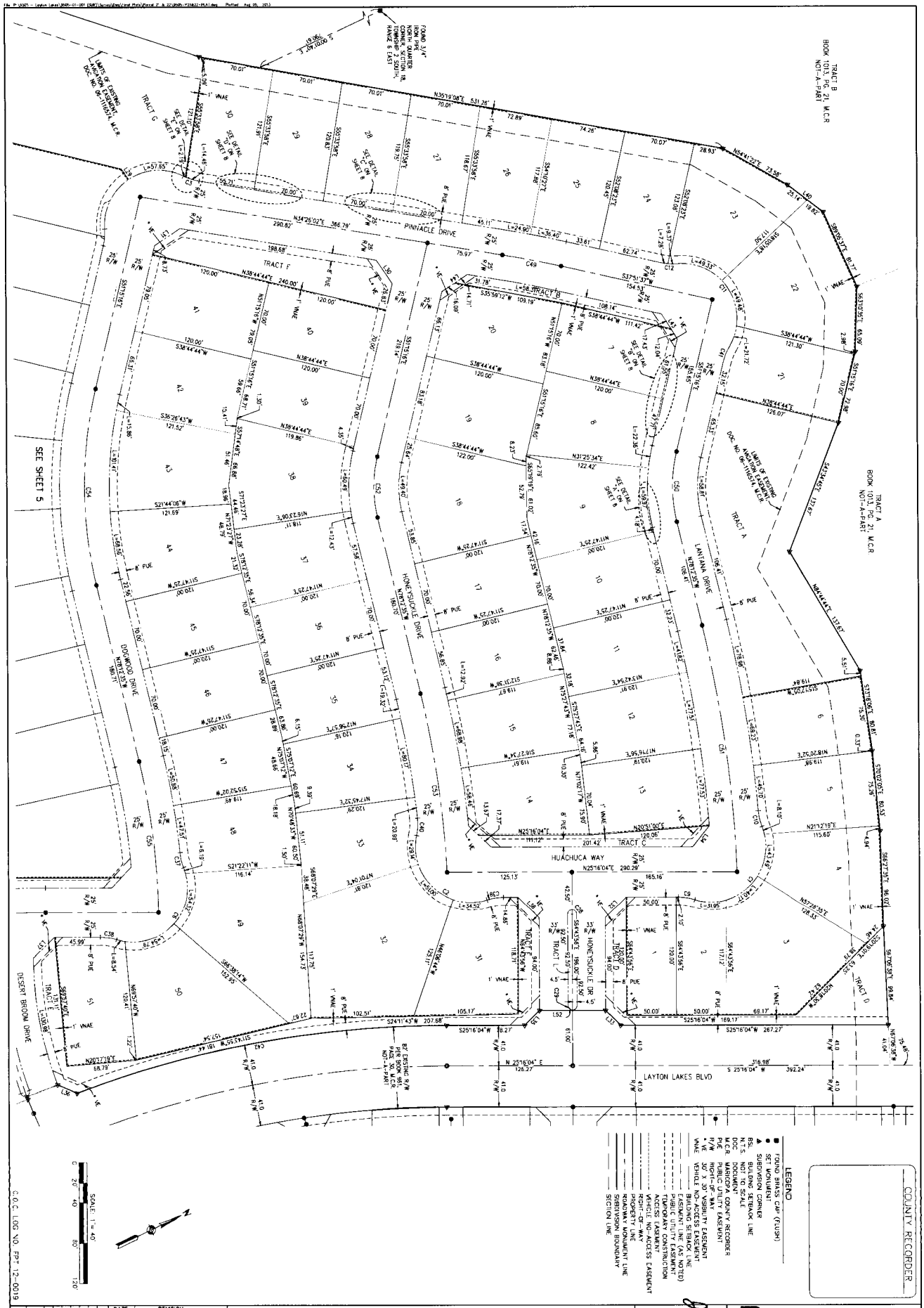
DATE: 08-05-13
PROJ. NO: 9505-01-001
TASK NUM: 001
DRAWN BY: LB
CHECKED: SK
QUALITY: CH
CLIENT NO:
SCALE
1" = 150'
3 of 8



C.O.C. LOG NO. FPT 12-0019

FINAL PLAT

LAYTON LAKES PHASE 2B AND PARCEL 21

CHANDLER, ARIZONA

DATE	REVISION

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DATE: 08-05-13
PROJ NO: 5505-01-001
TASK NUM: 001
DRAWN BY: LB
CHECKED: SK
QUALITY: CH
CLIENT NO:
SCALE: 1" = 40'
4 of 8

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Tempe, Arizona 85282
Phone: (480) 629-8830
Fax: (480) 629-8841
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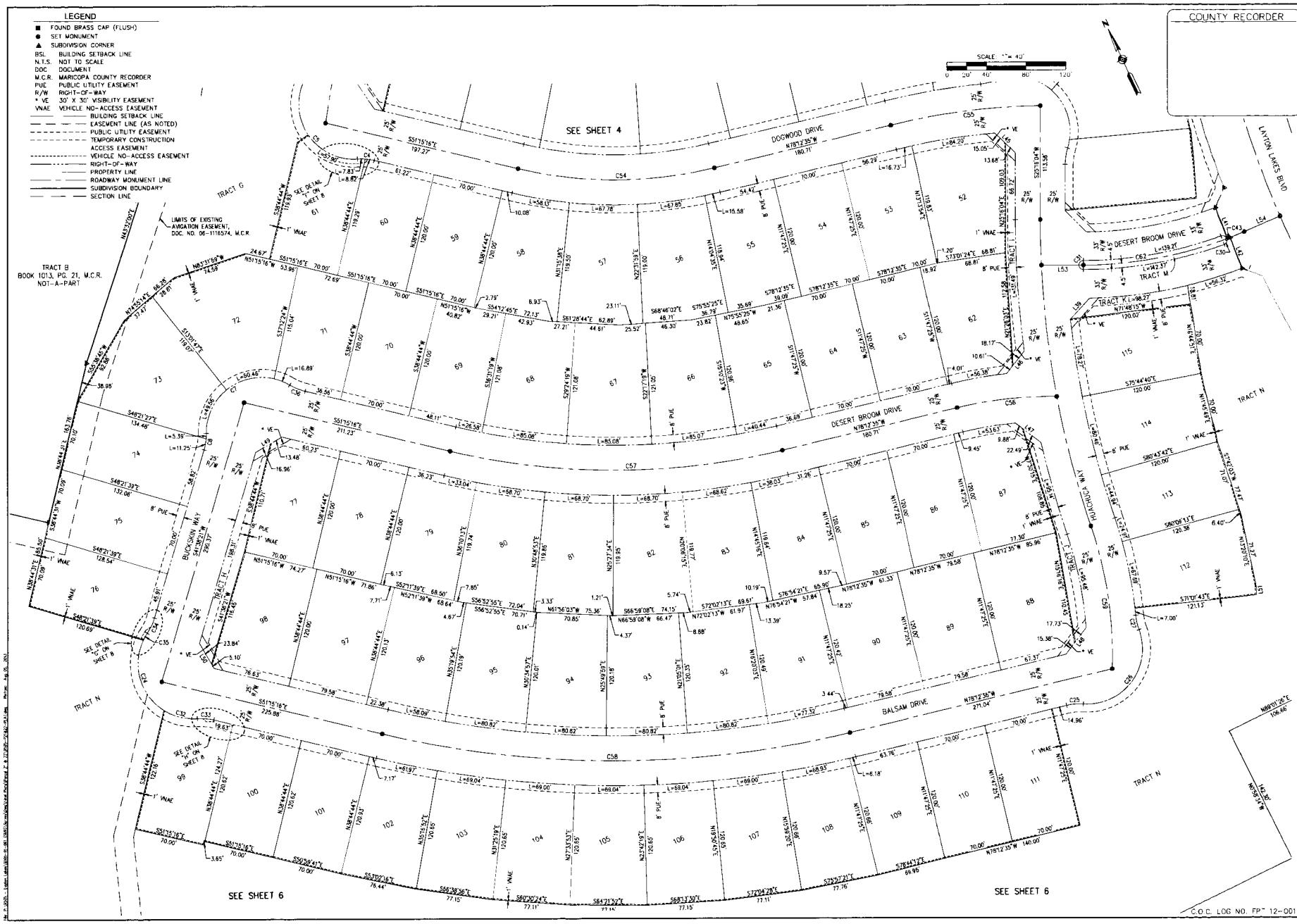

FINAL PLAT
LAYTON LAKES PHASE 2B AND PARCEL 21
CHANDLER, ARIZONA

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Bowman Consulting Group, Ltd.
3010 South Priest Drive, #101
Tempe, Arizona 85282
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowmanconsulting.com

REGISTERED PROFESSIONAL ENGINEER
52139
JERRY L. DODD JR.
ARIZONA, U.S.A.
Expires 06/30/2014

DATE	REVISION

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DATE: 08-05-13
PROJ NO: 9505-01-001
TASK NUM: 001
DRAWN BY: LB
CHECKED: SK
QUALITY: CH
CLIENT NO:
SCALE 1" = 40'

DATE	REVISION

DATE: 08-05-13
PROJ NO: 9505-01-001
TASK NUM: 001
DRAWN BY: LB
CHECKED: SK
QUALITY: CH
CLIENT NO.:
SCALE: 100'

6 of 8

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LAYTON LAKES PHASE 2B AND PARCEL 21
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Tempe, Arizona 85282
Phone: (480) 629-8830
Fax: (480) 629-8841
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COUNTY RECORDER

LEGEND

- FOUND BRASS CAP (FLUSH)
- SET MONUMENT
- SUBDIVISION CORNER
- BSL BUILDING SETBACK LINE
- N.T.S. NOT TO SCALE
- DOC DOCUMENT
- M.C.R. MARICOPA COUNTY RECORDER
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- * VE 30' X 30' VISIBILITY EASEMENT
- VNAE VEHICLE NO-ACCESS EASEMENT

BUILDING SETBACK LINE
EASEMENT LINE (AS NOTED)
PUBLIC UTILITY EASEMENT
TEMPORARY CONSTRUCTION ACCESS EASEMENT
VEHICLE NO-ACCESS EASEMENT
RIGHT-OF-WAY
PROPERTY LINE
ROADWAY MONUMENT LINE
SUBDIVISION BOUNDARY
SECTION LINE

SCALE: 1" = 100'
0 50' 100' 200' 300'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	21.21'	S43°49'21"W
L2	122.49'	N89°00'59"E
L3	18.12'	S01°10'40"E
L4	21.21'	N46°10'39"W
L5	50.00'	S88°49'21"W
L6	40.01'	S00°01'23"E
L7	111.79'	N89°00'59"E
L8	20.00'	N00°01'25"W
L9	20.00'	N00°01'23"W
L10	40.01'	N00°01'23"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L11	40.01'	N00°01'25"W
L12	10.46'	S89°00'59"W
L13	30.00'	N00°59'01"W
L14	50.00'	S89°00'59"W
L15	30.00'	S00°59'01"E
L16	25.97'	N00°01'23"W
L17	18.72'	N16°05'41"W
L18	54.10'	N35°30'13"E
L19	5.00'	N54°29'47"W
L20	20.24'	S09°01'52"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	43.44'	S28°10'45"E
L22	18.47'	S33°08'35"W
L23	51.81'	S79°28'22"E
L24	66.00'	S28°18'53"E
L25	33.56'	S81°53'30"E
L26	21.84'	S43°42'56"E
L27	56.63'	S27°57'38"E
L28	22.25'	S10°17'45"W
L29	13.00'	S79°35'01"W
L30	28.56'	N81°35'23"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L31	30.79'	N08°24'37"W
L32	29.70'	N19°43'56"W
L33	21.21'	S70°16'04"W
L34	26.78'	S26°22'47"E
L35	21.21'	S19°43'56"E
L36	21.37'	S48°37'13"W
L37	30.03'	N19°06'16"W
L38	29.70'	N70°16'04"E
L39	28.26'	N67°41'05"E
L40	44.96'	N62°50'02"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L41	33.00'	S04°22'31"W
L42	33.00'	S03°56'02"W
L43	29.47'	N83°18'10"E
L44	30.79'	S08°24'37"E
L45	28.73'	N21°41'50"W
L46	28.78'	S63°50'01"W
L47	32.37'	S27°39'16"E
L48	33.11'	S62°25'31"W
L49	30.44'	N85°11'32"E
L50	28.94'	S04°48'28"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L51	9.30'	N22°39'40"E
L52	66.00'	S25°16'04"W
L53	42.06'	N64°43'56"W
L54	39.03'	S88°11'35"E
L55	60.01'	N00°01'23"W
L56	85.98'	S00°01'23"E
L57	1.20'	S51°15'16"E
L58	1.92'	S77°24'19"W
L59	15.21'	N51°15'16"W
L61	4.94'	N21°16'55"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L62	3.04'	N48°21'39"W
L64	6.45'	S81°40'47"W
L65	19.63'	N51°15'16"W
L66	6.74'	S01°29'22"W
L68	3.58'	N52°55'00"E
L69	2.76'	N55°33'58"W
L70	5.86'	S74°25'50"W
L71	31.20'	N34°26'02"E
L72	1.92'	S16°54'23"E
L73	60.00'	S34°26'02"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L74	1.92'	S85°46'26"W
L75	31.20'	N34°26'02"E
L76	31.20'	N34°26'02"E
L77	1.92'	S16°54'23"E
L78	60.00'	S34°26'02"W
L79	1.92'	S85°46'26"W
L80	31.20'	N34°26'02"E
L81	31.20'	S51°15'16"E
L82	1.92'	N77°24'19"E
L83	60.00'	S51°15'16"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L84	1.92'	S00°05'08"W
L85	31.20'	S51°15'16"E
L86	1.20'	S78°12'35"E
L87	1.92'	N50°27'00"E
L89	1.94'	S18°25'22"E
L90	4.18'	S78°12'35"E

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	123.71'	55.00'	128°52'16"
C2	114.66'	55.00'	119°26'54"
C3	16.65'	55.00'	017°20'29"
C4	16.65'	55.00'	017°20'29"
C5	115.55'	55.00'	120°22'16"
C6	123.84'	55.00'	129°00'42"
C7	116.91'	55.00'	121°47'21"
C8	16.65'	55.00'	017°20'29"
C9	16.65'	55.00'	017°20'29"
C10	15.97'	55.00'	016°37'54"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C11	120.54'	55.00'	125°34'05"
C12	16.65'	55.00'	017°20'29"
C13	145.16'	425.00'	019°34'09"
C14	120.52'	375.00'	018°24'53"
C15	287.72'	225.00'	073°16'03"
C16	16.65'	55.00'	017°20'29"
C17	111.95'	55.00'	116°37'41"
C18	16.65'	55.00'	017°20'29"
C19	107.29'	825.00'	007°27'05"
C20	42.76'	55.00'	044°32'39"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C21	16.65'	55.00'	017°20'29"
C22	76.90'	275.00'	016°01'18"
C23	54.03'	442.00'	007°00'13"
C24	80.00'	55.00'	083°20'38"
C25	16.65'	55.00'	017°20'29"
C26	109.89'	55.00'	114°28'47"
C27	14.65'	55.00'	015°15'49"
C28	14.14'	4.50'	180°00'00"
C29	14.14'	4.50'	180°00'00"
C30	14.14'	4.50'	180°00'00"

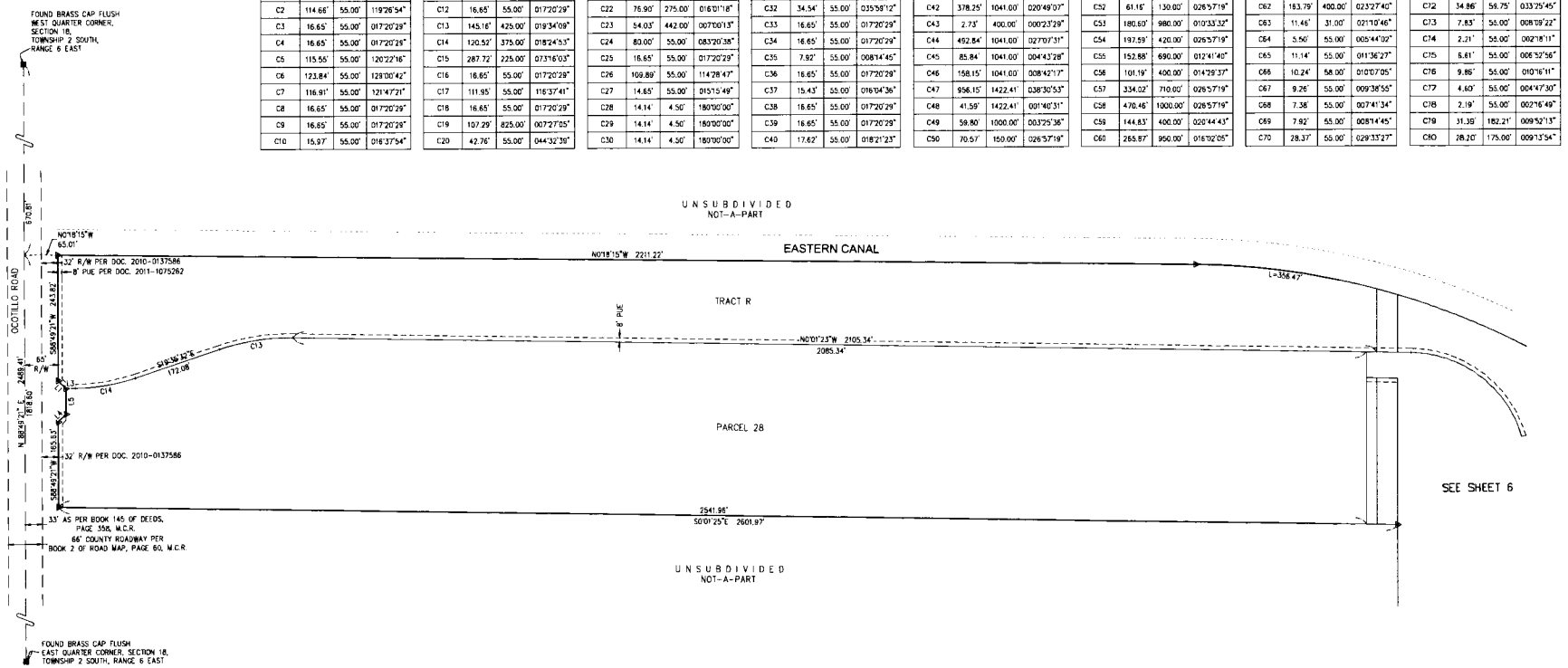
CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C31	14.14'	4.50'	180°00'00"
C32	34.54'	55.00'	035°58'12"
C33	16.65'	55.00'	017°20'29"
C34	16.65'	55.00'	017°20'29"
C35	7.92'	55.00'	008°14'45"
C36	16.65'	55.00'	017°20'29"
C37	15.43'	55.00'	016°04'36"
C38	16.65'	55.00'	017°20'29"
C39	16.65'	55.00'	017°20'29"
C40	17.62'	55.00'	018°21'23"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C41	16.65'	55.00'	017°20'29"
C42	378.25'	1041.00'	020°49'07"
C43	2.73'	400.00'	000°23'29"
C44	452.84'	1041.00'	027°07'31"
C45	85.84'	1041.00'	004°43'28"
C46	158.15'	1041.00'	008°42'17"
C47	956.15'	1422.41'	038°30'53"
C48	41.59'	1422.41'	001°40'31"
C49	59.80'	1000.00'	003°25'36"
C50	70.57'	150.00'	026°57'19"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C51	248.83'	1270.00'	011°13'33"
C52	61.15'	130.00'	026°57'19"
C53	180.50'	980.00'	010°33'32"
C54	197.59'	420.00'	026°57'19"
C55	152.88'	690.00'	012°41'40"
C56	101.19'	400.00'	014°29'37"
C57	334.02'	710.00'	026°57'19"
C58	470.46'	1000.00'	026°57'19"
C59	144.83'	400.00'	020°44'43"
C60	265.97'	950.00'	016°02'05"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C61	177.45'	950.00'	010°42'08"
C62	183.79'	400.00'	023°27'40"
C63	11.46'	31.00'	021°10'46"
C64	5.50'	55.00'	005°44'02"
C65	11.14'	55.00'	011°36'27"
C66	10.24'	58.00'	010°07'05"
C67	9.26'	55.00'	009°38'55"
C68	7.38'	55.00'	007°41'34"
C69	7.92'	55.00'	008°14'45"
C70	28.37'	55.00'	029°33'27"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C71	29.53'	55.00'	030°45'33"
C72	34.86'	59.75'	033°25'45"
C73	7.83'	55.00'	008°09'22"
C74	2.21'	55.00'	002°18'11"
C75	5.61'	55.00'	006°52'56"
C76	9.86'	55.00'	010°16'11"
C77	4.60'	55.00'	004°47'30"
C78	2.19'	55.00'	002°16'49"
C79	31.39'	182.21'	009°52'13"
C80	28.20'	175.00'	009°13'54"



A.D.O.T. LOG NO. FPT 12-0019

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Bowman Consulting Group, Ltd.
3010 South Priest Drive, Ste 101
Tempe, Arizona 85282
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowmanconsulting.com

JERRY L. DODD JR.
52139
REGISTERED LAND SURVEYOR
ARIZONA U.S.A.
Expires 09/30/2014

FINAL PLAT
LAYTON LAKES PHASE 2B AND PARCEL 21
CHANDLER, ARIZONA

DATE	REVISION

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DATE: 08-05-13
PROJ NO: 9505-01-001
TASK NUM: 001
DRAWN BY: LB
CHECKED: SK
QUALITY: CH
CLIENT NO:
SCALE 100'

COUNTY RECORDER

LEGEND

- ■ FOUND BRASS CAP (FLUSH)
- ● SET MONUMENT
- ▲ SUBDIVISION CORNER
- BSL BUILDING SETBACK LINE
- N.T.S. NOT TO SCALE
- DOC DOCUMENT
- M.C.R. MARICOPA COUNTY RECORDER
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- * VE 30' X 30' VISIBILITY EASEMENT
- VNAE VEHICLE NO-ACCESS EASEMENT
- BUILDING SETBACK LINE
- EASEMENT LINE (AS NOTED)
- PUBLIC UTILITY EASEMENT
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- VEHICLE NO-ACCESS EASEMENT
- RIGHT-OF-WAY
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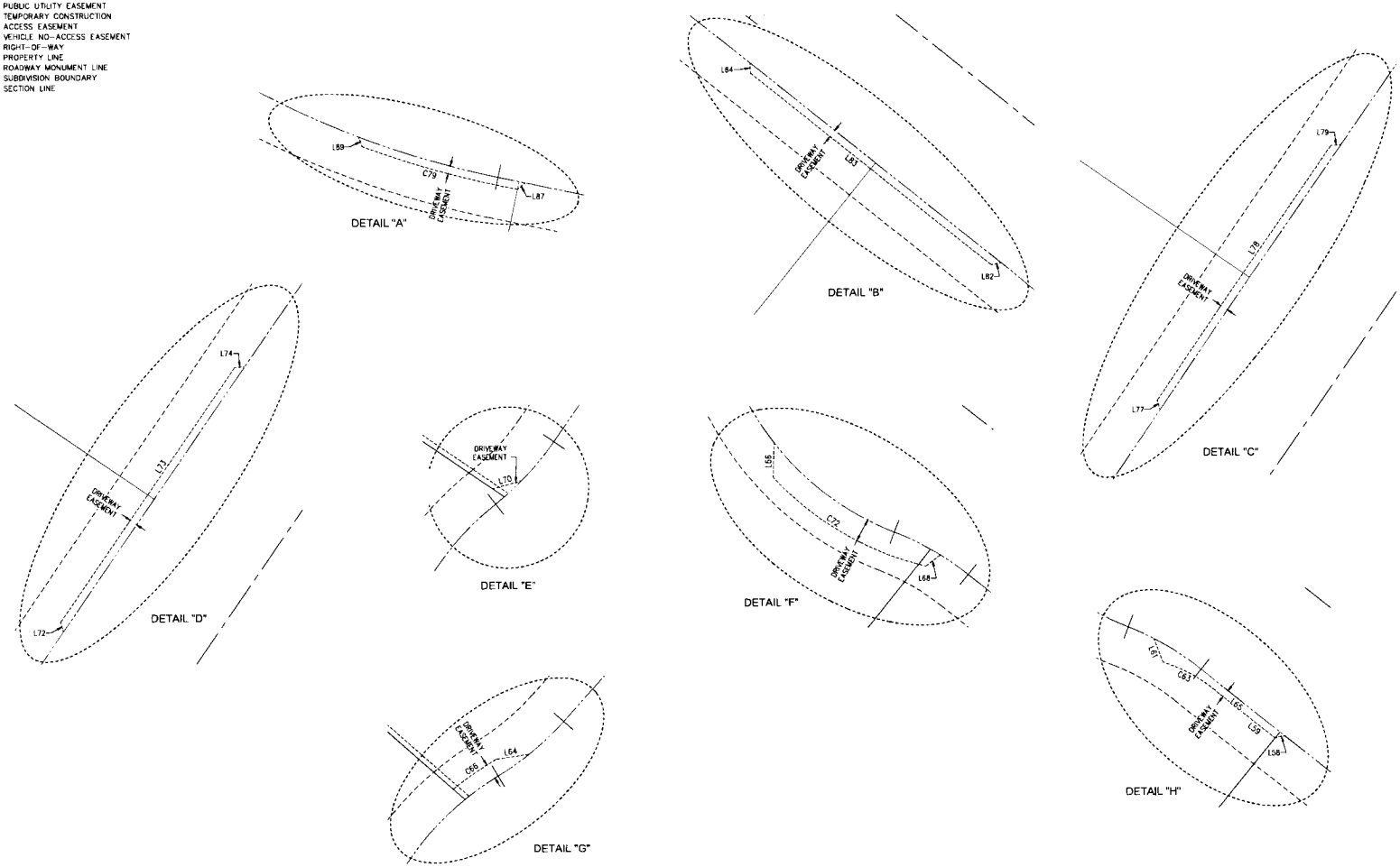
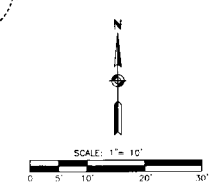
- ROADWAY MONUMENT LINE
- SUBDIVISION BOUNDARY
- SECTION LINE





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REGISTERED PROFESSIONAL ENGINEER
52139
JERRY L. DODD JR.
ARIZONA, U.S.A.
Expires 06/30/2014

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CHANDLER, ARIZONA

DATE	REVISION

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DATE: 08-05-13
PROJ NO: 9505-01-001
TASK NUM: 001
DRAWN BY: LB
CHECKED: SK
QUALITY: CH
CLIENT NO.
SCALE 10'