#44

JAN 23 2014

Chandler
All-America City
2010

Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Transportation & Development – CC Memo No. 13-160**

DATE: JANUARY 23, 2014

TO: MAYOR AND COUNCIL

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

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER

SUBJECT: FPT13-0009 VILLA DEL LAGO

Request: Final Plat approval

Location: Southeast corner of Dobson and Ocotillo roads

Applicant: EPS Group, Inc.

Project Info: Approximately a 12.59 acre parcel with 85 single-family lots at 6.75 dwelling units per acre

RECOMMENDATION

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

BACKGROUND

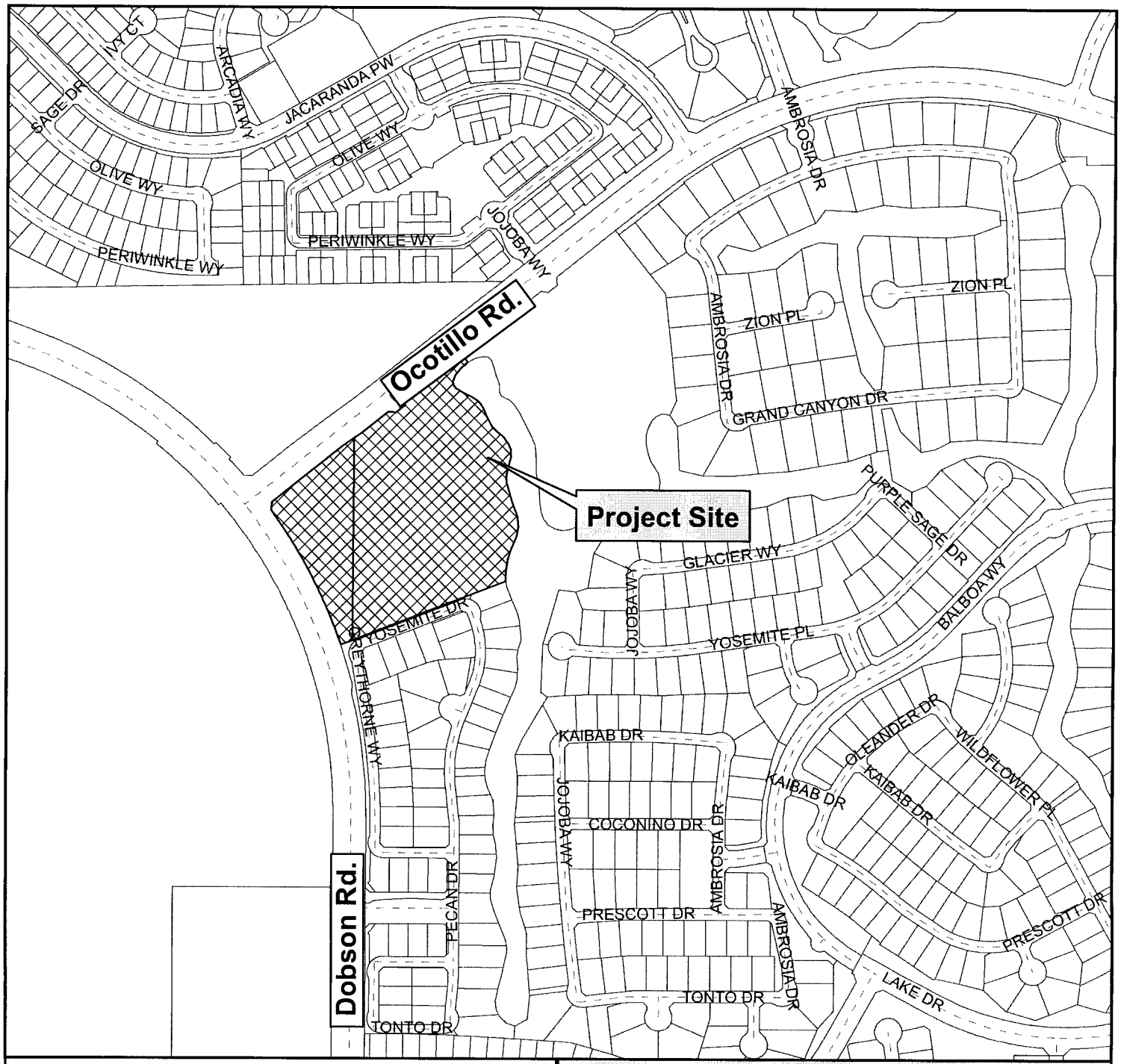
The Final Plat is for an 85 lot single-family residential subdivision. The plat creates the lots, establishes the necessary easements, and dedicates the required rights-of-way.

PROPOSED MOTION

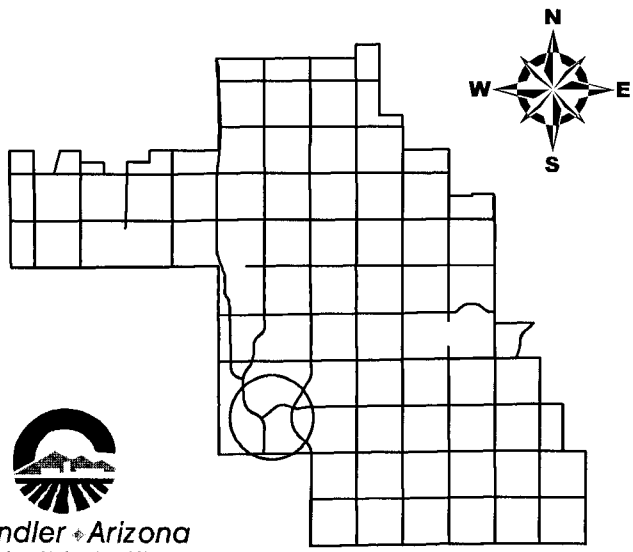
Move to approve Final Plat FPT13-0009 VILLA DEL LAGO, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Final Plat



Vicinity Map

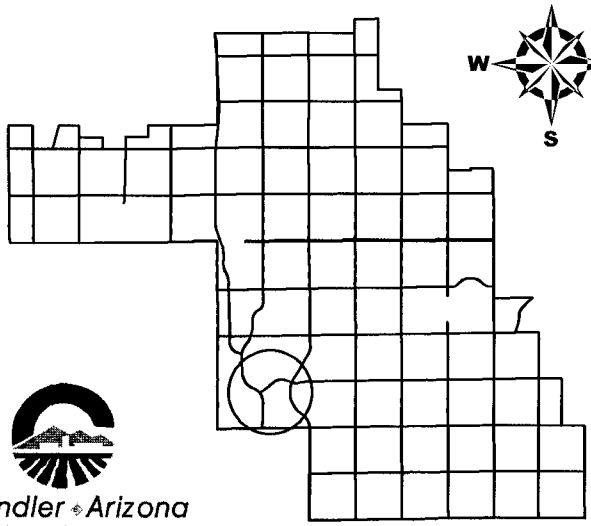


Villa Del Lago

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 12/27/2013

Vicinity Map



Villa Del Lago

Chandler • Arizona
Where Values Make The Difference

CITY OF CHANDLER 12/27/2013

FINAL PLAT OF VILLA DEL LAGO

LOCATED IN A PORTION OF SECTIONS 19 & 20, TOWNSHIP 2 SOUTH, RANGE 5
EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 20, AND THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 20; THENCE S89°26'04"W, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 1457.24 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE CENTERLINE OF OCOTILLO ROAD, SAID POINT OF INTERSECTION BEING ON A CURVE, THE CENTER OF WHICH BEARS S34°39'55"E, 1600.00 FEET; THENCE ALONG SAID CURVE, ON AN ARC TO THE LEFT, HAVING A RADIUS OF 1600.00 FEET, THROUGH A CENTRAL ANGLE OF 03°55'35", 109.65 FEET TO A POINT OF TANGENCY; THENCE S51°24'29"W, ALONG SAID CENTERLINE, 962.69 FEET; THENCE S38°35'31"E, 55.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF OCOTILLO ROAD AND THE POINT OF BEGINNING;

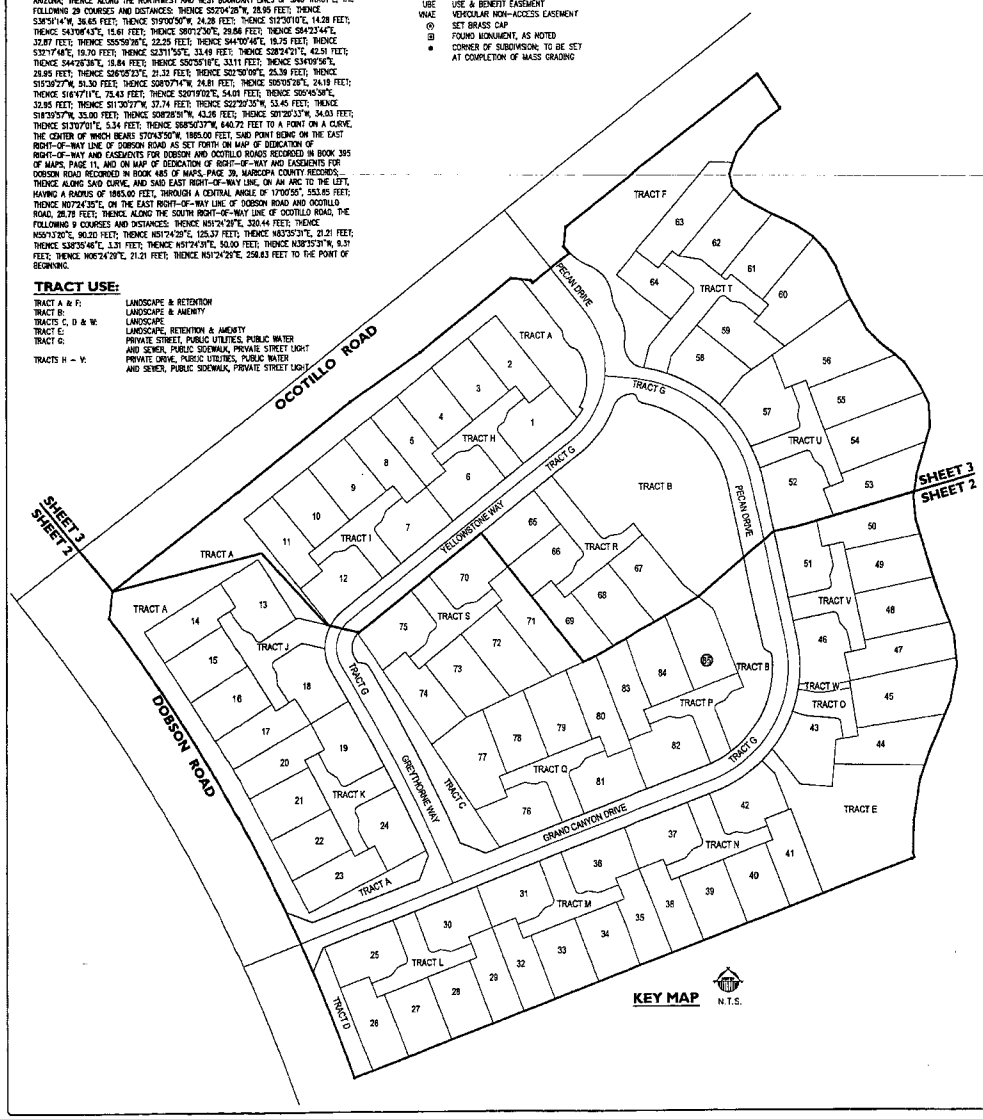
THENCE S33°12'27"E, 44.21 FEET TO A POINT ON THE NORTHWEST LINE OF TRACT E, OCOTILLO PHASE TWO, ACCORDING TO BOOK 559 OF MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE ALONG THE NORTHWEST AND WEST BOUNDARY LINES OF SAID TRACT E, THE FOLLOWING 29 COURSES AND DISTANCES: THENCE S52°04'28"W, 28.95 FEET; THENCE S38°51'41"W, 36.65 FEET; THENCE S19°00'50"W, 24.28 FEET; THENCE S12°30'10"E, 14.28 FEET; THENCE S43°08'43"E, 15.61 FEET; THENCE S80°12'30"E, 29.86 FEET; THENCE S84°23'44"E, 32.87 FEET; THENCE S55°59'36"E, 22.25 FEET; THENCE S44°00'46"E, 18.75 FEET; THENCE S32°17'48"E, 19.70 FEET; THENCE S23°11'55"E, 33.49 FEET; THENCE S28°24'21"E, 42.51 FEET; THENCE S44°26'36"E, 18.84 FEET; THENCE S50°55'18"E, 33.11 FEET; THENCE S34°09'56"E, 28.95 FEET; THENCE S26°05'33"E, 21.32 FEET; THENCE S02°50'09"E, 23.39 FEET; THENCE S15°39'27"W, 91.30 FEET; THENCE S08°07'14"W, 24.81 FEET; THENCE S05°05'26"E, 24.19 FEET; THENCE S16°47'11"E, 73.43 FEET; THENCE S20°19'02"E, 54.01 FEET; THENCE S05°45'50"E, 32.95 FEET; THENCE S11°30'27"W, 37.74 FEET; THENCE S22°29'35"W, 53.45 FEET; THENCE S18°39'57"W, 35.00 FEET; THENCE S08°38'51"W, 43.26 FEET; THENCE S01°30'33"W, 34.93 FEET; THENCE S13°07'01"E, 5.34 FEET; THENCE S68°50'37"W, 640.72 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH BEARS S70°43'50"W, 1865.00 FEET, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF DOBSON ROAD AS SET FORTH ON MAP OF DEDICATION OF RIGHT-OF-WAY AND EASEMENTS FOR DOBSON AND OCOTILLO ROADS RECORDED IN BOOK 395 OF MAPS, PAGE 11, AND ON MAP OF DEDICATION OF RIGHT-OF-WAY AND EASEMENTS FOR DOBSON ROAD RECORDED IN BOOK 485 OF MAPS, PAGE 39, MARICOPA COUNTY RECORDS; THENCE ALONG SAID CURVE, AND SAID EAST RIGHT-OF-WAY LINE, ON AN ARC TO THE LEFT, HAVING A RADIUS OF 1865.00 FEET, THROUGH A CENTRAL ANGLE OF 17°00'55", 553.85 FEET; THENCE N07°24'35"E, ON THE EAST RIGHT-OF-WAY LINE OF DOBSON ROAD AND OCOTILLO ROAD, 28.78 FEET; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF OCOTILLO ROAD, THE FOLLOWING 9 COURSES AND DISTANCES: THENCE N51°24'29"E, 320.44 FEET; THENCE N55°13'20"E, 90.20 FEET; THENCE N51°24'29"E, 125.37 FEET; THENCE N83°35'31"E, 21.21 FEET; THENCE S38°35'46"E, 1.31 FEET; THENCE N51°24'31"E, 50.00 FEET; THENCE N38°35'31"W, 9.31 FEET; THENCE N06°24'29"E, 21.21 FEET; THENCE N51°24'29"E, 258.83 FEET TO THE POINT OF BEGINNING.

TRACT USE:

TRACT A & F:	LANDSCAPE & RETENTION
TRACT B:	LANDSCAPE & AMENITY
TRACTS C, D & W:	LANDSCAPE
TRACT E:	LANDSCAPE, RETENTION & AMENITY
TRACT G:	PRIVATE STREET, PUBLIC UTILITIES, PUBLIC WATER AND SEWER, PUBLIC SIDEWALK, PRIVATE STREET LIGHT
TRACTS H – V:	PRIVATE DRIVE, PUBLIC UTILITIES, PUBLIC WATER AND SEWER, PUBLIC SIDEWALK, PRIVATE STREET LIGHT

LEGEND

AC	ALUMINUM CAP
BCHH	BRASS CAP IN HAND HOLE
BK	BOOK
DKT	DOCKET
DOC	DOCUMENT
ESMT	EASEMENT
FD	FOUND
MCR	MARICOPA COUNTY RECORDS
PG	PAGE
PUE	PUBLIC UTILITY EASEMENT
PSE	PUBLIC SIDEWALK EASEMENT
PSLE	PRIVATE STREET LIGHT EASEMENT
PWE	PUBLIC WATERLINE EASEMENT
PWSE	PUBLIC WATER AND SEWER EASEMENT
R/W	RIGHT-OF-WAY
SVT	30' X 30' SIGHT VISIBILITY TRIANGLE, SEE NOTE 9
UBE	USE & BENEFIT EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
(●)	SET BRASS CAP
(⊞)	FOUND MONUMENT, AS NOTED
●	CORNER OF SUBDIVISION; TO BE SET AT COMPLETION OF MASS GRADING



KEY MAP N.T.S.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT STANDARD PACIFIC OF ARIZONA, INC., A DELAWARE CORPORATION, AS OWNER HEREBY PUBLISHES THIS FINAL PLAT AS AND FOR VILLA DEL LAGO, SITUATED IN A PORTION OF SECTIONS 19 & 20, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON, AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS AND STREETS CONSTITUTING SAME AND THAT THE LOTS, TRACTS AND STREETS SHALL BE KNOWN BY THE NAMES GIVEN ON SAID FINAL PLAT. EASEMENTS ARE DEDICATED AS SHOWN ON THIS FINAL PLAT. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY ON DOBSON ROAD AND OCOTILLO ROAD TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNER. TRACTS A THROUGH W ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF VILLA DEL LAGO HOMEOWNERS ASSOCIATION AS SET FORTH IN THE DECLARATION OF COVENENTS, CONDITIONS AND RESTRICTIONS.

OWNER HEREBY DEDICATES, GRANTS AND CONVEYS TO THE CITY OF CHANDLER RIGHTS OF INGRESS AND EGRESS FOR ALL EMERGENCY VEHICLES AND/OR GOVERNMENT VEHICLES OVER AND ACROSS TRACTS G THROUGH V, INCLUSIVE.

TRACTS G THROUGH V, INCLUSIVE, ARE DESIGNATED AS EASEMENTS FOR PUBLIC UTILITY, PUBLIC SIDEWALK, PUBLIC WATER AND SEWER, PRIVATE STREET LIGHT AND INGRESS/EGRESS EASEMENTS.

IN WITNESS WHEREOF: STANDARD PACIFIC OF ARIZONA, INC., A DELAWARE CORPORATION, AS OWNER HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICERS THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2014

BY: STANDARD PACIFIC OF ARIZONA, INC, A DELAWARE CORPORATION

BY: _____
JOHN P. MORONEY PRESIDENT

BY: _____
RANDY THOVSON VICE-PRESIDENT

ACKNOWLEDGMENT

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

ON THIS ____ DAY OF _____, 2014 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JOHN P. MORONEY AS PRESIDENT AND RANDY THOVSON AS VICE-PRESIDENT, WHO ACKNOWLEDGED THEMSELVES TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:
I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

HOMEOWNERS' RATIFICATION

BY THIS RATIFICATION _____, DULY ELECTED _____ OF THE OCOTILLO COMMUNITY ASSOCIATION ACKNOWLEDGES THE RESPONSIBILITIES IDENTIFIED HEREON.

_____
SIGNATURE DATE

ACKNOWLEDGMENT

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

ON THIS ____ DAY OF _____, 2014 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

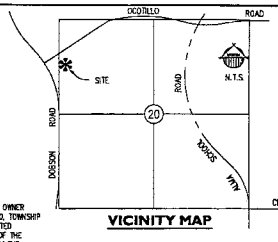
NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

AREA SUMMARY TABLE		
DESCRIPTION	AREA (SF)	AREA (ACRES)
LOTS	325,278 S.F.	7.4670 AC.
TRACTS A–F, H–W	160,734 S.F.	3.6899 AC.
TRACT G (PRIVATE STREETS)	62,378 S.F.	1.4320 AC.
NEW RIGHT OF WAY	0 S.F.	0 AC.
NET AREA	548,408 S.F.	12.5887 AC.
EXISTING RIGHT OF WAY	0 S.F.	0 AC.
GROSS AREA	548,408 S.F.	12.5897 AC.

USE AND BENEFIT EASEMENT (UBE)

1. LOTS SHOWN ON SAID PLAT SHALL HAVE A PRIVATE USE AND BENEFIT EASEMENT (UBE) OF NOT LESS THAN FIVE (5) FEET IN WIDTH (MEASURED FROM THE COMMON PROPERTY LINE TO THE EXTERIOR BUILDING STEM WALL OF THE AFFECTED LOT).
2. THE UBE MAY BE USED BY THE BENEFITED LOT FOR LANDSCAPING, DRAINAGE CONVEYANCE AND MAINTENANCE PURPOSES AND BY THE AFFECTED LOT FOR DRAINAGE CONVEYANCE AND FOR MAINTENANCE OF THE SIDE YARD RETURN WALLS AND THE EXTERIOR PORTION OF THE RESIDENCE AND GARAGE.
3. PERMANENT HARDSCAPE STRUCTURES SUCH AS POOLS, SPAS, BARBECUE STRUCTURES, A/C UNITS AND FENCES (EXCEPT SIDE YARD RETURN WALLS), AND SIMILAR STRUCTURES ARE PROHIBITED WITHIN THE UBE.
4. ALLOWABLE ENCROACHMENTS INCLUDE LANDSCAPING, PATIOS, PATHWAYS, EAVES, POPOUTS, AND SIMILAR ARCHITECTURAL FEATURES AND ELEMENTS.
5. FRONT AND REAR SIDE YARD RETURN WALLS SHALL HAVE GATES FOR FIRE ACCESS AND THE MINIMUM GATE WIDTH SHALL BE THREE FEET.
6. MAINTENANCE AND REPAIR OF THE EASEMENT AREA SHALL BE THE SOLE RESPONSIBILITY AND COST OF THE OWNER OF A BENEFITED LOT ALTHOUGH LOCATED ON THE ADJOINING AFFECTED LOT.
7. ADDITIONAL USES, TERMS AND CONDITIONS GOVERNING THE UBE'S ARE SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS PLAT AS RECORDED IN DOCUMENT NO. _____ MCR.



VICINITY MAP

COUNTY RECORDER

GROSS AREA

548,408 S.F. 12.59 ACRES

LOT & TRACT AREAS

SEE SHEET 3

DEVELOPER/OWNER

STANDARD PACIFIC OF ARIZONA, INC
8710 N. SCOTTSDALE RD, STE 150
SCOTTSDALE, ARIZONA 85256
PHONE: (480) 627-7554
CONTACT: CHRIS CLONTS

ENGINEER

EPS GROUP, INC
2045 S. VINEYARD AVE.
SUITE 101
MESA, AZ 85210
480.503.2250

BASIS OF BEARING

NORTH IS BASED ON THE RECORDED PLAT OF OCOTILLO PHASE TWO, BK. 559, PG. 40, MCR.

NOTES

1. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
2. 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.
3. A #4 REBAR 18" IN LENGTH WILL BE SET AT EACH PROPERTY CORNER AT THE COMPLETION OF MASS GRADING. CORNERS ALONG THE BOUNDARY, ADJACENT TO TRACT E OF OCOTILLO PHASE 2, WILL NOT BE SET, DUE TO THE FACT THAT THEY FALL IN A LAKE.
4. THESE PRIVATE STREETS WILL REMAIN PRIVATE AND WILL NEVER CONVERT TO PUBLIC OWNERSHIP.
5. THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.
6. 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.
7. 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 EFFLUENT 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 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.
8. ALL TRACTS THAT WILL NOT BE CONVEYED TO THE CITY OF CHANDLER AND ALL COMMON AREA TRACTS SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF CHANDLER AND SHALL BE CONVEYED BY WARRANTY (OR SPECIAL WARRANTY) DEED TO THE HOMEOWNERS ASSOCIATION WHICH SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREA TRACTS.
9. 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.

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 PURPOSES FOR WHICH THEY ARE PLATTED.

_____
PLANNING & DEVELOPMENT DIRECTOR DATE

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

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

BY: _____
MAYOR DATE

ATTEST: _____
CITY CLERK DATE

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.

REGISTERED LAND SURVEYOR 15573 GERALD HUGHES ARIZONA U.S.A.

EXPIRES: 3/31/2015

GERALD HUGHES
REGISTERED LAND SURVEYOR NO. 15573
EPS GROUP, INC.
2045 S. VINEYARD AVENUE
SUITE 101
MESA, AZ 85210

eps group, inc.
Engineers, Planners & Surveyors
2045 S. Vineyard, Ste. 101, Mesa, Arizona 85210
Phone: (480) 503-2250 Fax: (480) 503-2258

VILLA DEL LAGO
CHANDLER, ARIZONA
FINAL PLAT

Project:

Revisions:

CALL TWO WORKING DAYS BEFORE YOU DIG
263-1100
1-800-STAKE-IT
(ARIZONA BLUE STAKE, INC.)

Designer:
Drawn by: GM

Job No. 13-070
FP01

Sheet No. 1 of 3

C.O.C. Log No. FPT13-0009

FPT13-0009

13-070

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD DIR.	CHORD
C2	37.00'	53.26'	82°28'29"	32.43'	N10°10'14"E	48.78'
C3	127.00'	179.34'	80°54'40"	108.30'	H28°23'17"E	164.81'
C18	9.50'	9.20'	55°28'14"	5.00'	N39°48'10"W	8.84'
C19	4.00'	4.25'	60°53'24"	2.35'	N37°05'35"W	4.05'
C20	9.50'	10.98'	66°07'47"	6.18'	N63°40'28"W	10.37'
C21	4.00'	4.59'	65°47'11"	2.59'	N63°50'47"W	4.34'
C22	2040.00'	258.66'	7°15'58"	129.52'	N27°28'02"W	258.52'
C29	5.00'	7.85'	90°00'00"	5.00'	N12°22'05"E	7.07'
C30	5.00'	2.62'	30°00'00"	1.34'	N17°37'55"W	2.59'
C31	5.00'	2.62'	30°00'00"	1.34'	N17°37'55"W	2.59'
C32	5.00'	2.62'	30°00'00"	1.34'	N47°37'55"W	2.59'
C33	5.00'	2.62'	30°00'00"	1.34'	N47°37'55"W	2.59'
C34	5.00'	7.85'	90°00'00"	5.00'	N77°37'55"W	7.07'
C35	5.00'	7.85'	90°00'00"	5.00'	N12°26'16"E	7.07'
C36	5.00'	2.62'	30°00'00"	1.34'	N12°33'34"W	2.59'
C37	5.00'	2.62'	30°00'00"	1.34'	N12°33'34"W	2.59'
C38	5.00'	2.62'	30°00'00"	1.34'	N42°33'34"W	2.59'
C39	5.00'	2.62'	30°00'00"	1.34'	N42°33'34"W	2.59'
C40	5.00'	7.85'	89°56'20"	4.99'	N72°31'44"W	7.07'
C41	5.00'	7.85'	90°00'00"	5.00'	N86°09'23"W	7.07'
C42	5.00'	2.62'	30°00'00"	1.34'	N83°50'37"E	2.59'
C43	5.00'	2.62'	30°00'00"	1.34'	N83°50'37"E	2.59'
C44	5.00'	2.62'	30°00'00"	1.34'	N53°50'37"E	2.59'
C45	5.00'	2.62'	30°00'00"	1.34'	N53°50'37"E	2.59'
C46	5.00'	7.85'	90°00'00"	5.00'	N23°50'37"E	7.07'
C47	50.00'	16.10'	18°26'58"	8.12'	N89°35'36"W	16.03'
C48	5806.24'	25.36'	0°15'01"	12.68'	N81°03'22"E	25.36'
C49	50.00'	12.83'	14°42'23"	6.45'	N17°57'30"W	12.80'
C50	139.50'	6.17'	2°32'09"	3.09'	N08°21'46"E	6.17'
C51	5.00'	7.85'	90°00'00"	5.00'	N53°55'57"E	7.07'
C52	5.00'	2.62'	30°00'00"	1.34'	N02°55'57"E	2.59'
C53	5.00'	2.62'	30°00'00"	1.34'	N02°55'57"E	2.59'
C54	5.00'	2.62'	30°00'00"	1.34'	N27°04'03"W	2.59'
C55	5.00'	2.62'	30°00'00"	1.34'	N27°04'03"W	2.59'
C56	5.00'	7.85'	90°00'00"	5.00'	N57°04'03"W	7.07'
C77	5.00'	7.85'	90°00'00"	5.00'	N83°35'31"W	7.07'
C78	5.00'	2.62'	30°00'00"	1.34'	N68°24'29"E	2.59'
C79	5.00'	2.62'	30°00'00"	1.34'	N68°24'29"E	2.59'
C80	5.00'	2.62'	30°00'00"	1.34'	N36°24'29"E	2.59'
C81	5.00'	2.62'	30°00'00"	1.34'	N36°24'29"E	2.59'
C82	5.00'	7.85'	90°00'00"	5.00'	N08°24'29"E	7.07'
C83	5.00'	7.85'	90°00'00"	5.00'	N66°09'23"W	7.07'
C84	5.00'	2.62'	30°00'00"	1.34'	N83°50'37"E	2.59'
C85	5.00'	2.62'	30°00'00"	1.34'	N83°50'37"E	2.59'
C86	5.00'	2.62'	30°00'00"	1.34'	N53°50'37"E	2.59'
C87	5.00'	2.62'	30°00'00"	1.34'	N53°50'37"E	2.59'
C88	5.00'	7.85'	90°00'00"	5.00'	N23°50'37"E	7.07'

LINE TABLE		
LINE	BEARING	DISTANCE
L5	N32°37'55"W	5.81'
L6	N02°37'55"W	9.32'
L7	N62°37'55"W	9.32'
L8	N32°37'55"W	5.81'
L9	N27°33'34"W	5.81'
L10	N02°26'26"E	9.32'
L11	N57°33'34"W	9.32'
L12	N27°33'34"W	5.81'
L13	N68°50'37"E	5.71'
L14	N81°09'23"W	9.32'
L15	N38°50'37"E	9.32'
L16	N68°50'37"E	6.29'
L17	N80°22'09"W	15.32'
L18	N70°36'16"W	7.65'
L19	N08°46'08"W	7.31'
L20	N12°04'03"W	6.23'
L21	N17°55'57"E	9.32'
L22	N42°04'03"W	9.32'
L23	N12°04'03"W	5.77'
L38	N51°24'29"E	5.81'
L39	N81°24'29"E	9.32'
L40	N21°24'29"E	9.32'
L41	N51°24'29"E	5.70'
L42	N68°50'37"E	5.81'
L43	N11°09'23"W	9.32'
L44	N38°50'37"E	9.32'
L45	N68°50'37"E	5.18'

eps group, Inc.
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VILLA DEL LAGO
CHANDLER, ARIZONA
FINAL PLAT

Project:
Revisions:

811 CALL TWO WORKS DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
OUTSIDE MARICOPA COUNTY

Designer:
Drawn by: GM

REGISTERED LAND SURVEYOR
15573
GERALD HUGHES
ARIZONA U.S.A.
EXPIRES 3/31/2015

Job No.
13-070
FP02

Sheet No.
2
of 3

C.O.C. Log No. FP T13-0009

FPT13-0009

13-070

LOT & TRACT AREAS

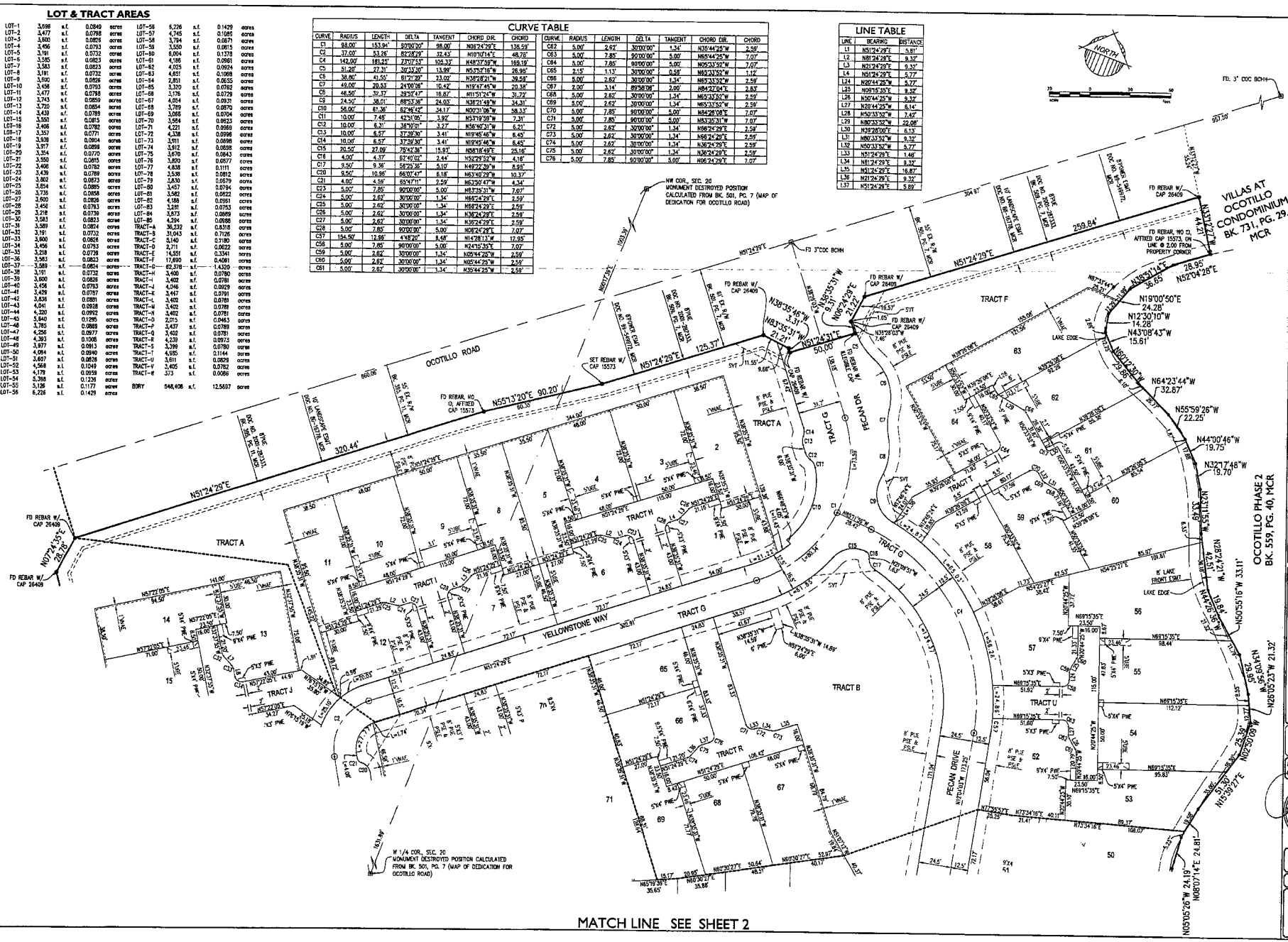
LOT-1	3,698	s.f.	0.0849	acres	LOT-56	6,226	s.f.	0.1429	acres
LOT-2	3,477	s.f.	0.0798	acres	LOT-57	4,745	s.f.	0.1089	acres
LOT-3	3,800	s.f.	0.0826	acres	LOT-58	3,794	s.f.	0.0871	acres
LOT-4	3,456	s.f.	0.0793	acres	LOT-59	3,550	s.f.	0.0815	acres
LOT-5	3,191	s.f.	0.0732	acres	LOT-60	8,004	s.f.	0.1378	acres
LOT-6	3,585	s.f.	0.0823	acres	LOT-61	4,186	s.f.	0.0961	acres
LOT-7	3,583	s.f.	0.0823	acres	LOT-62	4,025	s.f.	0.0924	acres
LOT-8	3,191	s.f.	0.0732	acres	LOT-63	4,651	s.f.	0.1068	acres
LOT-9	3,800	s.f.	0.0826	acres	LOT-64	2,851	s.f.	0.0655	acres
LOT-10	3,456	s.f.	0.0793	acres	LOT-65	3,320	s.f.	0.0762	acres
LOT-11	3,477	s.f.	0.0798	acres	LOT-66	3,176	s.f.	0.0729	acres
LOT-12	3,743	s.f.	0.0859	acres	LOT-67	4,054	s.f.	0.0931	acres
LOT-13	3,720	s.f.	0.0854	acres	LOT-68	3,789	s.f.	0.0870	acres
LOT-14	3,439	s.f.	0.0789	acres	LOT-69	3,065	s.f.	0.0704	acres
LOT-15	3,550	s.f.	0.0815	acres	LOT-70	3,584	s.f.	0.0823	acres
LOT-16	3,406	s.f.	0.0782	acres	LOT-71	4,221	s.f.	0.0969	acres
LOT-17	3,357	s.f.	0.0771	acres	LOT-72	4,338	s.f.	0.0996	acres
LOT-18	3,939	s.f.	0.0904	acres	LOT-73	3,911	s.f.	0.0898	acres
LOT-19	3,917	s.f.	0.0899	acres	LOT-74	3,912	s.f.	0.0898	acres
LOT-20	3,354	s.f.	0.0770	acres	LOT-75	3,670	s.f.	0.0843	acres
LOT-21	3,550	s.f.	0.0815	acres	LOT-76	3,820	s.f.	0.0877	acres
LOT-22	3,408	s.f.	0.0782	acres	LOT-77	4,838	s.f.	0.1111	acres
LOT-23	3,439	s.f.	0.0789	acres	LOT-78	3,538	s.f.	0.0812	acres
LOT-24	3,802	s.f.	0.0873	acres	LOT-79	3,830	s.f.	0.0879	acres
LOT-25	3,854	s.f.	0.0885	acres	LOT-80	3,457	s.f.	0.0794	acres
LOT-26	3,735	s.f.	0.0858	acres	LOT-81	3,962	s.f.	0.0922	acres
LOT-27	3,600	s.f.	0.0826	acres	LOT-82	4,186	s.f.	0.0961	acres
LOT-28	3,456	s.f.	0.0793	acres	LOT-83	3,281	s.f.	0.0753	acres
LOT-29	3,218	s.f.	0.0739	acres	LOT-84	3,873	s.f.	0.0889	acres
LOT-30	3,583	s.f.	0.0823	acres	LOT-85	4,294	s.f.	0.0986	acres
LOT-31	3,589	s.f.	0.0824	acres	TRACT-A	36,232	s.f.	0.8318	acres
LOT-32	3,191	s.f.	0.0732	acres	TRACT-B	31,043	s.f.	0.7126	acres
LOT-33	3,800	s.f.	0.0826	acres	TRACT-C	5,140	s.f.	0.1180	acres
LOT-34	3,456	s.f.	0.0793	acres	TRACT-D	2,711	s.f.	0.0622	acres
LOT-35	3,218	s.f.	0.0739	acres	TRACT-E	14,551	s.f.	0.3341	acres
LOT-36	3,583	s.f.	0.0823	acres	TRACT-F	17,690	s.f.	0.4061	acres
LOT-37	3,589	s.f.	0.0824	acres	TRACT-G	62,378	s.f.	1.4320	acres
LOT-38	3,191	s.f.	0.0732	acres	TRACT-H	3,400	s.f.	0.0780	acres
LOT-39	3,800	s.f.	0.0826	acres	TRACT-I	3,402	s.f.	0.0781	acres
LOT-40	3,456	s.f.	0.0793	acres	TRACT-J	4,046	s.f.	0.0929	acres
LOT-41	3,429	s.f.	0.0787	acres	TRACT-K	3,447	s.f.	0.0791	acres
LOT-42	3,836	s.f.	0.0881	acres	TRACT-L	3,402	s.f.	0.0781	acres
LOT-43	4,041	s.f.	0.0928	acres	TRACT-M	3,402	s.f.	0.0781	acres
LOT-44	4,320	s.f.	0.0992	acres	TRACT-N	3,402	s.f.	0.0781	acres
LOT-45	5,640	s.f.	0.1295	acres	TRACT-O	2,015	s.f.	0.0463	acres
LOT-46	3,785	s.f.	0.0869	acres	TRACT-P	3,437	s.f.	0.0789	acres
LOT-47	4,256	s.f.	0.0977	acres	TRACT-Q	3,402	s.f.	0.0781	acres
LOT-48	4,393	s.f.	0.1008	acres	TRACT-R	4,239	s.f.	0.0973	acres
LOT-49	3,977	s.f.	0.0913	acres	TRACT-S	3,399	s.f.	0.0780	acres
LOT-50	4,094	s.f.	0.0940	acres	TRACT-T	4,985	s.f.	0.1144	acres
LOT-51	3,607	s.f.	0.0828	acres	TRACT-U	3,611	s.f.	0.0829	acres
LOT-52	4,568	s.f.	0.1049	acres	TRACT-V	3,405	s.f.	0.0782	acres
LOT-53	4,179	s.f.	0.0959	acres	TRACT-W	373	s.f.	0.0086	acres
LOT-54	5,398	s.f.	0.1239	acres					
LOT-55	5,126	s.f.	0.1177	acres	BDRY	548,408	s.f.	12.5897	acres
LOT-56	6,226	s.f.	0.1429	acres					

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD DIR.	CHORD
C1	98.00'	153.94'	90°00'00"	98.00'	N06°24'29"E	138.59'
C2	37.00'	53.26'	82°28'29"	32.43'	N10°10'14"E	48.76'
C4	142.00'	181.25'	73°07'53"	105.33'	N48°37'59"W	169.19'
C5	51.20'	27.31'	30°33'30"	13.99'	N53°52'16"W	26.98'
C6	38.80'	41.50'	61°21'00"	23.02'	N38°28'21"W	39.58'
C7	49.00'	20.83	24°09'06"	10.42'	N19°47'46"W	20.38'
C8	46.50'	37.37	39°52'47"	19.82'	N11°51'24"W	31.72'
C9	24.50'	38.01'	88°53'36"	24.03'	N38°21'49"W	34.31'
C10	56.00'	61.36'	62°46'42"	34.17'	N00°31'06"W	58.33'
C11	10.00'	7.48'	42°51'05"	3.92'	N53°19'59"W	7.31'
C12	10.00'	6.31'	36°10'01"	3.27'	N56°46'31"W	6.21'
C13	10.00'	6.57'	37°39'30"	3.41'	N19°45'46"W	6.45'
C14	10.00'	6.57'	37°39'30"	3.41'	N19°45'46"W	6.45'
C15	20.50'	27.09'	75°42'36"	15.93'	N58°18'49"E	25.16'
C16	4.00'	4.37'	62°46'02"	2.44'	N52°29'52"W	4.16'
C17	9.50'	9.36'	56°29'36"	5.10'	N49°22'29"W	8.98'
C20	9.50'	10.98'	66°07'47"	6.16'	N63°40'29"W	10.37'
C21	4.00'	4.59'	65°47'11"	2.59'	N63°50'47"W	4.34'
C23	5.00'	7.85'	90°00'00"	5.00'	N83°35'31"W	7.07'
C24	5.00'	2.62'	30°00'00"	1.34'	N66°24'29"E	2.59'
C25	5.00'	2.62'	30°00'00"	1.34'	N66°24'29"E	2.59'
C26	5.00'	2.62'	30°00'00"	1.34'	N36°24'29"E	2.59'
C27	5.00'	2.62'	30°00'00"	1.34'	N36°24'29"E	2.59'
C28	5.00'	7.85'	90°00'00"	5.00'	N06°24'29"E	7.07'
C57	154.50'	12.98'	4°48'20"	6.48'	N14°28'13"W	12.95'
C58	5.00'	7.85'	90°00'00"	5.00'	N24°15'35"E	7.07'
C59	5.00'	2.62'	30°00'00"	1.34'	N05°44'25"W	2.59'
C60	5.00'	2.62'	30°00'00"	1.34'	N05°44'25"W	2.59'
C61	5.00'	2.62'	30°00'00"	1.34'	N35°44'25"W	2.59'
C62	5.00'	2.62'	30°00'00"	1.34'	N35°44'25"W	2.59'
C63	5.00'	7.85'	90°00'00"	5.00'	N65°44'25"W	7.07'
C64	5.00'	7.85'	90°00'00"	5.00'	N05°33'52"W	7.07'
C65	2.15'	1.13'	30°00'00"	0.58'	N65°33'52"W	1.12'
C66	5.00'	2.62'	30°00'00"	1.34'	N65°33'52"W	2.59'
C67	2.00'	3.14'	89°58'08"	2.00'	N84°27'04"E	2.83'
C68	5.00'	2.62'	30°00'00"	1.34'	N65°33'52"W	2.59'
C69	5.00'	2.62'	30°00'00"	1.34'	N65°33'52"W	2.59'
C70	5.00'	7.85'	90°00'00"	5.00'	N84°26'08"E	7.07'
C71	5.00'	7.85'	90°00'00"	5.00'	N83°35'31"W	7.07'
C72	5.00'	2.62'	30°00'00"	1.34'	N66°24'29"E	2.59'
C73	5.00'	2.62'	30°00'00"	1.34'	N66°24'29"E	2.59'
C74	5.00'	2.62'	30°00'00"	1.34'	N36°24'29"E	2.59'
C75	5.00'	2.62'	30°00'00"	1.34'	N36°24'29"E	2.59'
C76	5.00'	7.85'	90°00'00"	5.00'	N06°24'29"E	7.07'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N51°24'29"E	5.81'
L2	N81°24'29"E	9.32'
L3	N21°24'29"E	9.32'
L4	N51°24'29"E	5.77'
L24	N20°44'25"W	5.77'
L25	N09°15'35"E	9.32'
L26	N50°44'25"W	9.32'
L27	N20°44'25"W	6.14'
L28	N50°33'52"W	7.42'
L29	N80°33'52"W	22.08'
L30	N39°28'00"E	6.13'
L31	N80°33'52"W	9.32'
L32	N50°33'52"W	5.77'
L33	N51°24'29"E	1.46'
L34	N81°24'29"E	9.32'
L35	N51°24'29"E	16.87'
L36	N21°24'29"E	9.32'
L37	N51°24'29"E	5.89'



MATCH LINE SEE SHEET 2

eps group, inc.
Engineers, Planners & Surveyors
2045 S. Vineyard, Ste. 101, Mesa, Arizona 85210
Phone (480) 503-2250 Fax (480) 503-2258

VILLA DEL LAGO
CHANDLER, ARIZONA
FINAL PLAT

Project:
Revisions:

Call Before You Dig
Arizona Blue Stake, Inc.
263-1100
1-800-STAKE-IT
(Outside Maricopa County)

Designer:
Drawn by: GH

REGISTERED LAND SURVEYOR
13573
GERALD HUGHES
ARIZONA U.S.A.
EXPIRES: 3/31/2015

Job No. 13-070
FP02
Sheet No. 3 of 3

C.O.C. Log No. FPT13-0009

FPT13-0009