#24

MAR 13 2014

Chandler

All-America City

2010

Chandler · Arizona
Where Values Make The Difference

MEMORANDUM **Transportation & Development – CC Memo No. 14-020**

DATE: MARCH 13, 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: FPT13-0022 LA VALENCIANA

Request: Final Plat (FPT) approval

Location: North and east of the northeast corner of Pecos and Cooper roads

Applicant: Bowman Consulting

BACKGROUND

This Final Plat is for a single-family residential subdivision located north and east of the northeast corner of Pecos and Cooper roads that was approved by Council in September 2013. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

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

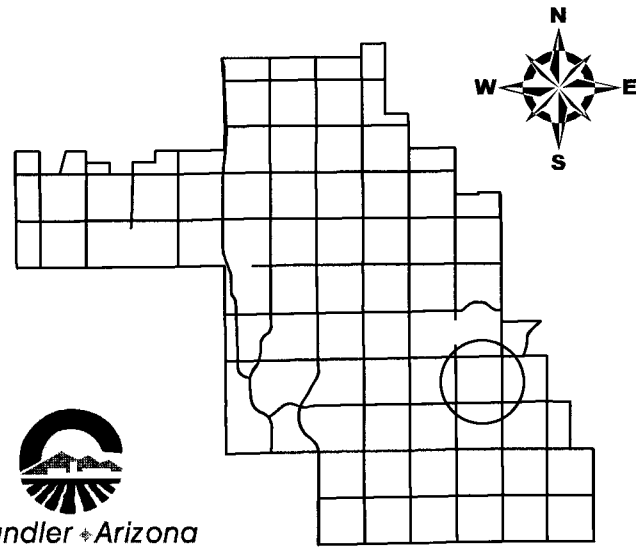
PROPOSED MOTION

Move to approve Final Plat FPT13-0022 LA VALENCIANA, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Final Plat

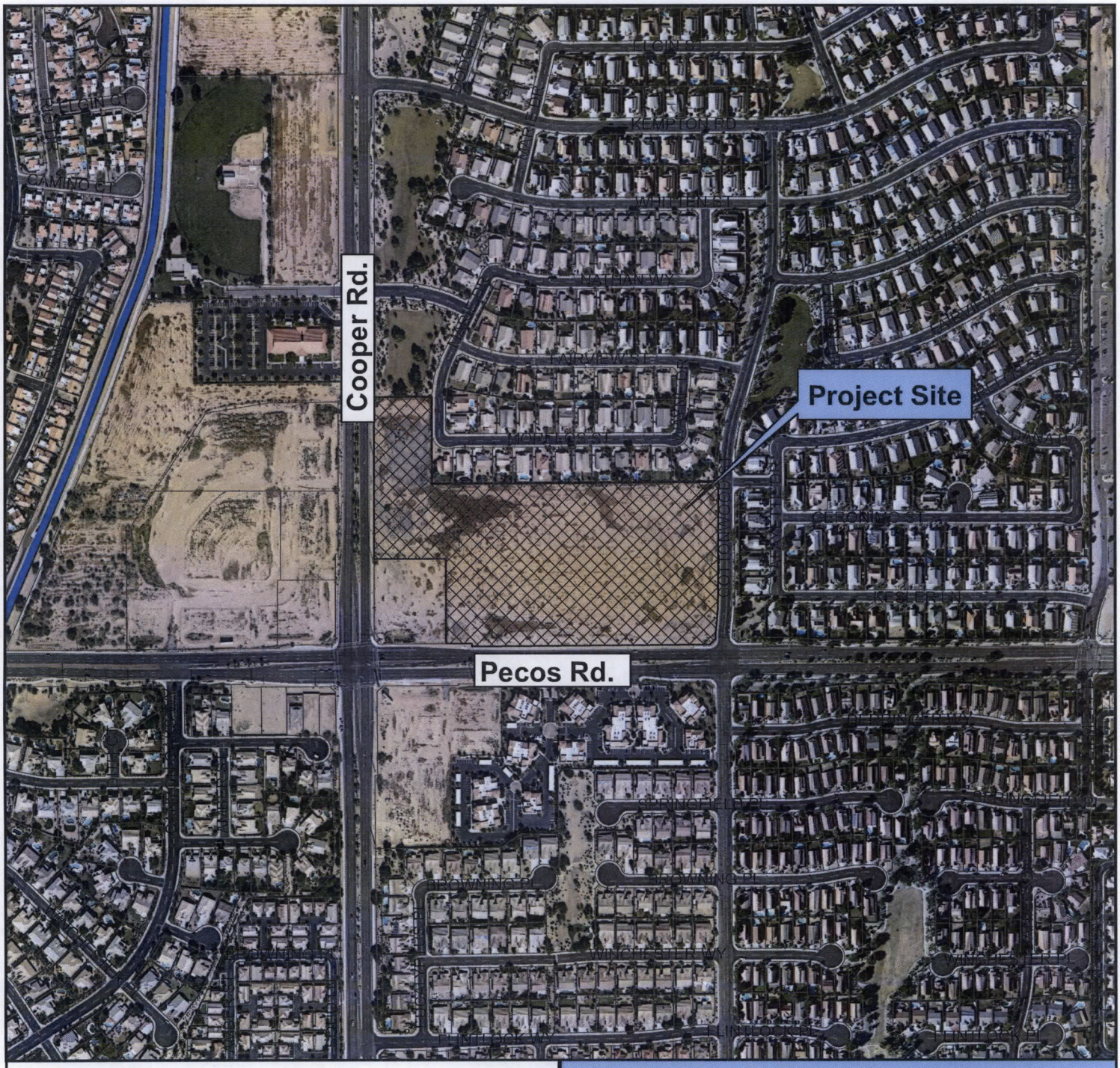
Vicinity Map



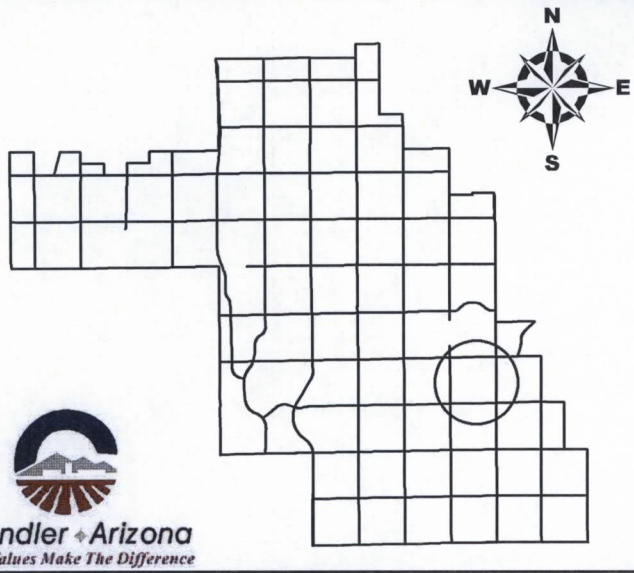
La Valenciana

Chandler • Arizona
Where Values Make The Difference

CITY OF CHANDLER 1/24/2014



Vicinity Map



La Valenciana

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 1/24/2014

A FINAL PLAT OF LA VALENCIANA

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT RYLAND HOMES OF ARIZONA, INC, AN ARIZONA CORPORATION AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "LA VALENCIANA", LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, 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 "LA VALENCIANA" AND HEREBY DECLARE 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.

TRACTS "A", "B", "C", "D", "E", "F" AND "G" WILL NOT BE DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF LA VALENCIANA HOMEOWNERS ASSOCIATION, AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF CHANDLER AND SHALL BE CONVEYED BY WARRANTY (SPECIAL WARRANTY) DEED TO THE HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.

TRACT H IS HEREBY DECLARED AS PRIVATE STREETS FOR INGRESS/EGRESS TO AND FROM EACH LOT BY THE OWNER THEREOF AND ITS INVITEES, CONTRACTORS, EMPLOYEES, AGENTS AND GUESTS. OWNER GRANTS TO THE CITY OF CHANDLER AND APPLICABLE UTILITY PROVIDERS AND SERVICE PROVIDERS AN EASEMENT OVER, UNDER, THROUGH AND ACROSS TRACT H FOR (1) THE INSTALLATION, OPERATION AND FURNISHING OF MAINTENANCE OF PUBLIC UTILITY LINES AND FACILITIES, INCLUDING, WITHOUT LIMITATION, ELECTRICITY, GAS, TELEPHONE, CABLE TV, PUBLIC WATER AND PUBLIC SEWER LINES, AND (2) INGRESS AND EGRESS FOR THE OPERATION AND MAINTENANCE OF SUCH UTILITIES, AND FOR TRASH REMOVAL AND EMERGENCY SERVICE VEHICLES.

EASEMENTS ARE DEDICATED AS SHOWN ON THE PLAT.

THE LANDSCAPE MAINTENANCE OF ALL TRACTS IS THE RESPONSIBILITY OF THE THE LA VALENCIANA HOMEOWNERS ASSOCIATION. THE MAINTENANCE OF THE LANDSCAPING WITHIN THE RIGHT OF WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE LA VALENCIANA HOMEOWNERS ASSOCIATION OR ABUTTING PROPERTY OWNERS. ALL TRACTS SHALL BE IMPROVED IN ACCORDANCE WITH APPROVED PLANS AND DEEDED TO THE LA VALENCIANA HOMEOWNERS ASSOCIATION AFTER FINAL PLAT RECORDATION.

IN WITNESS WHEREOF: RYLAND HOMES OF ARIZONA, INC, AN ARIZONA CORPORATION; 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.

RYLAND HOMES OF ARIZONA, INC, AN ARIZONA CORPORATION

BY: ____________________

NAME: ____________________

TITLE: ____________________

ACKNOWLEDGMENT

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

ON THIS __ DAY OF ________ 2014, 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:

____________________, 2014

LEGEND

- ▣ FOUND BRASS CAP IN A HANDHOLE
- • FOUND PROPERTY CORNER AS NOTED
- ● SET MONUMENT PER MAG STANDARDS
- o 1/2" REBAR TO BE SET AT COMPLETION OF MASS GRADING
- PUE PUBLIC UTILITY EASEMENT DEDICATED TO THE CITY OF CHANDLER
- VNAE VEHICULAR NON-ACCESS EASEMENT
- MCR MARICOPA COUNTY RECORDER
- WSLE WATER & STREET LIGHT EASEMENT
- R/W RIGHT OF WAY
- VE 30'x30' VISIBILITY EASEMENT

OWNERS ASSOCIATION RATIFICATION

RATIFICATION:

BY THIS RATIFICATION ____________________
(PRINTED NAME)

DULY ELECTED ____________________
(PRINTED TITLE)

OF SITE ADDRESS

ACKNOWLEDGES RESPONSIBILITIES DEDICATED 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 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:

____________________, 2014

LIEN HOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED AS BENEFICIARY OF ____________ PER THAT CERTAIN DEED OF TRUST RECORDED IN DKT. ________ 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 HAVE SIGNED THEIR NAMES THIS DAY OF ________, 2014.

BY: ____________________

PRINT NAME: ____________________

TITLE: ____________________

ACKNOWLEDGMENT

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

ON THIS __ DAY OF ________ 2014, 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:

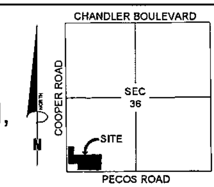
____________________, 2014

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.

BY: ____________________

ITS: ____________________



VICINITY MAP
NTS

COUNTY RECORDER

ENGINEER:

BOWMAN CONSULTING GROUP
1295 WEST WASHINGTON, SUITE 108
TEMPE, ARIZONA 85281
(480) 629-8830
ATTN: SHERRI KOSHIOL

DEVELOPER:

RYLAND HOMES
890 WEST ELLIOTT ROAD, SUITE 101
TEMPE, ARIZONA 85233
(480) 556-1216
REED PORTER

ZONING

PAD (SINGLE FAMILY RESIDENTIAL)

SHEET INDEX:

1 COVER SHEET, NOTES, DEDICATION, CERTIFICATIONS
2 DETAILS, LOT AREA TABLE, TRACT TABLE
3 FINAL PLAT

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 12KV 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) 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 LA VALENCIANA COMMUNITY ASSOCIATION. THE LA VALENCIANA COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.

11) THESE PRIVATE STREETS WILL REMAIN PRIVATE AND WILL NEVER CONVERT TO PUBLIC OWNERSHIP.

BASIS OF BEARING

BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 15 IS NORTH 89°21'15" EAST FOR THIS PLAT.

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.

KENT M. GROH R.L.S. #44808 01-20-14
DATE
kgroh@bowmancg.com

REGISTERED LAND SURVEYOR #
1295 E. WASHINGTON STREET, SUITE 108
TEMPE, ARIZONA 85281

APPROVALS

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

BY: ____________________ DATE: ________
PLANNING DIRECTOR

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.

BY: ____________________ DATE: ________
CITY ENGINEER

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

APPROVED BY THE COUNCIL OF THE CITY OF ________, ARIZONA, THIS ______ DAY OF ________, 2014

BY: ____________________
MAYOR DATE

BY: ____________________
CITY CLERK DATE

Bowman
CONSULTING
Bowman Consulting Group, Ltd.
1295 E. Washington St. #108
Tempe, Arizona 85281
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowmanconsulting.com

REGISTERED LAND SURVEYOR
44808
KENT M.
GROH
ARIZONA, U.S.A.

FINAL PLAT
LA VALENCIANA
CHANDLER, ARIZONA

DATE	REVISION
DATE:	01-20-14
PROJ NO:	9668-01-002
TASK NUM:	
DRAWN BY:	RFR
CHECKED:	KG
QUALITY:	KG
CLIENT NO:	
SCALE	
1 OF 3	

© Bowman Consulting Group, Ltd.

C.O.C. LOG NO. FPT 13-0022

FPT13-0022

COUNTY RECORDER

TRACT AREA TABLE			
TRACT	SQ. FT.	ACRES	DESCRIPTION
TRACT A	16,224	0.3725	OPEN SPACE, LANDSCAPE & DRAINAGE
TRACT B	73,038	1.6767	OPEN SPACE, LANDSCAPE, DRAINAGE & SIDEWALK EASEMENT
TRACT C	1,683	0.0386	OPEN SPACE & LANDSCAPE
TRACT D	3,024	0.0694	OPEN SPACE & LANDSCAPE
TRACT E	32,313	0.7418	OPEN SPACE, LANDSCAPE & DRAINAGE
TRACT F	46,488	1.0672	OPEN SPACE, LANDSCAPE & DRAINAGE & SIDEWALK EASEMENT
TRACT G	3,043	0.0699	OPEN SPACE & LANDSCAPE
TRACT H	123,080	2.8255	PRIVATE STREETS

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
1	6,700	0.1538
2	6,630	0.1522
3	6,600	0.1515
4	6,570	0.1508
5	6,874	0.1578
6	6,896	0.1583
7	6,896	0.1583
8	6,896	0.1583
9	6,896	0.1583
10	6,896	0.1583
11	6,896	0.1583
12	6,896	0.1583
13	6,896	0.1583
14	6,896	0.1583
15	6,896	0.1583
16	6,896	0.1583
17	6,896	0.1583
18	6,896	0.1583
19	6,896	0.1583
20	6,896	0.1583
21	8,075	0.1854
22	15,400	0.3535
23	10,375	0.2382
24	6,700	0.1538
25	6,712	0.1541
26	6,840	0.1570
27	6,704	0.1539
28	6,537	0.1501
29	6,555	0.1505

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
30	6,555	0.1505
31	6,555	0.1505
32	6,555	0.1505
33	6,555	0.1505
34	6,555	0.1505
35	6,528	0.1499
36	6,537	0.1501
37	6,555	0.1505
38	6,555	0.1505
39	6,555	0.1505
40	6,555	0.1505
41	6,555	0.1505
42	6,555	0.1505
44	6,751	0.1550
45	6,897	0.1583
46	6,897	0.1583
47	6,612	0.1518
48	6,612	0.1518
49	6,897	0.1583
50	6,897	0.1583
51	6,897	0.1583
52	6,875	0.1578
53	9,222	0.2117
54	9,905	0.2274
55	7,975	0.1831
56	6,840	0.1570
57	6,840	0.1570
58	6,813	0.1564

CURRENT RECORD DESCRIPTION OF THE SURVEYED PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

STONY GROUND, LLC PROPERTY
CTAT211633

TRACT 'D', KEMPTON CROSSING, ACCORDING TO BOOK 483 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING WITHIN A PORTION OF LOT 1, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THEREFROM THAT PORTION OF SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 36;

THENCE TO A POINT HAVING A BEARING OF NORTH 00 DEGREES 11 MINUTES 54 SECONDS EAST, A DISTANCE OF 382.90 FEET;

THENCE TO A POINT HAVING A BEARING OF NORTH 89 DEGREES 40 MINUTES 24 SECONDS EAST, PARALLEL TO THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 65.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE TO A POINT HAVING A BEARING OF NORTH 89 DEGREES 40 MINUTES 24 SECONDS EAST, A DISTANCE OF 260.48 FEET;

THENCE TO A POINT HAVING A BEARING OF SOUTH 00 DEGREES 11 MINUTES 54 SECONDS WEST, A DISTANCE OF 307.90 FEET;

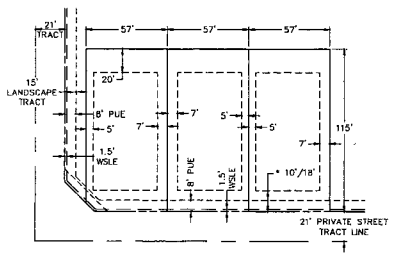
THENCE TO A POINT HAVING A BEARING OF SOUTH 89 DEGREES 40 MINUTES 24 SECONDS WEST, A DISTANCE OF 240.57 FEET;

THENCE TO A POINT HAVING A BEARING OF NORTH 45 DEGREES 03 MINUTES 51 SECONDS WEST, A DISTANCE OF 28.02 FEET;

THENCE TO A POINT HAVING A BEARING OF NORTH 00 DEGREES 11 MINUTES 54 SECONDS EAST, A DISTANCE OF 288.00 FEET TO THE TRUE POINT OF BEGINNING; AND

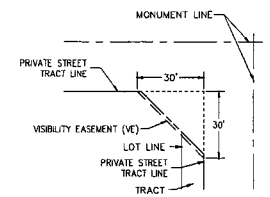
EXCEPT ANY INTEREST CONVEYED TO THE CITY OF CHANDLER BY SUPERIOR COURT OF THE STATE OF ARIZONA, FINAL ORDER OF CONDEMNATION CASE CV 2006-092387 RECORDED JUNE 05, 2007 IN RECORDING NO. 2007-0652477, RECORDS OF MARICOPA COUNTY, ARIZONA.

SAID PARCEL CONTAINS 710,234 SQUARE FEET, OR 16.3047 ACRES, MORE OR LESS.



TYPICAL LAYOUT
N.T.S.

* FRONT SETBACK IS 10' TO SIDE ENTRY GARAGE OR LIVING SPACE. SETBACK TO FORWARD FACING GARAGE IS 18'



30'x30' VISIBILITY TRIANGLE EASEMENT
(N.T.S.)

VISIBILITY TRIANGLE 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.

Bowman CONSULTING
Bowman Consulting Group, Ltd.
3216 E. Washington St. #108
Tempe, Arizona 85281
Phone (480) 629-8830
Fax: (480) 629-8841
www.bowmanconsulting.com

JABOB KENT W. GRON
Date Signed: 01/20/14
Expires 09/30/15

FINAL PLAT
LA VALENCIANA
CHANDLER, ARIZONA

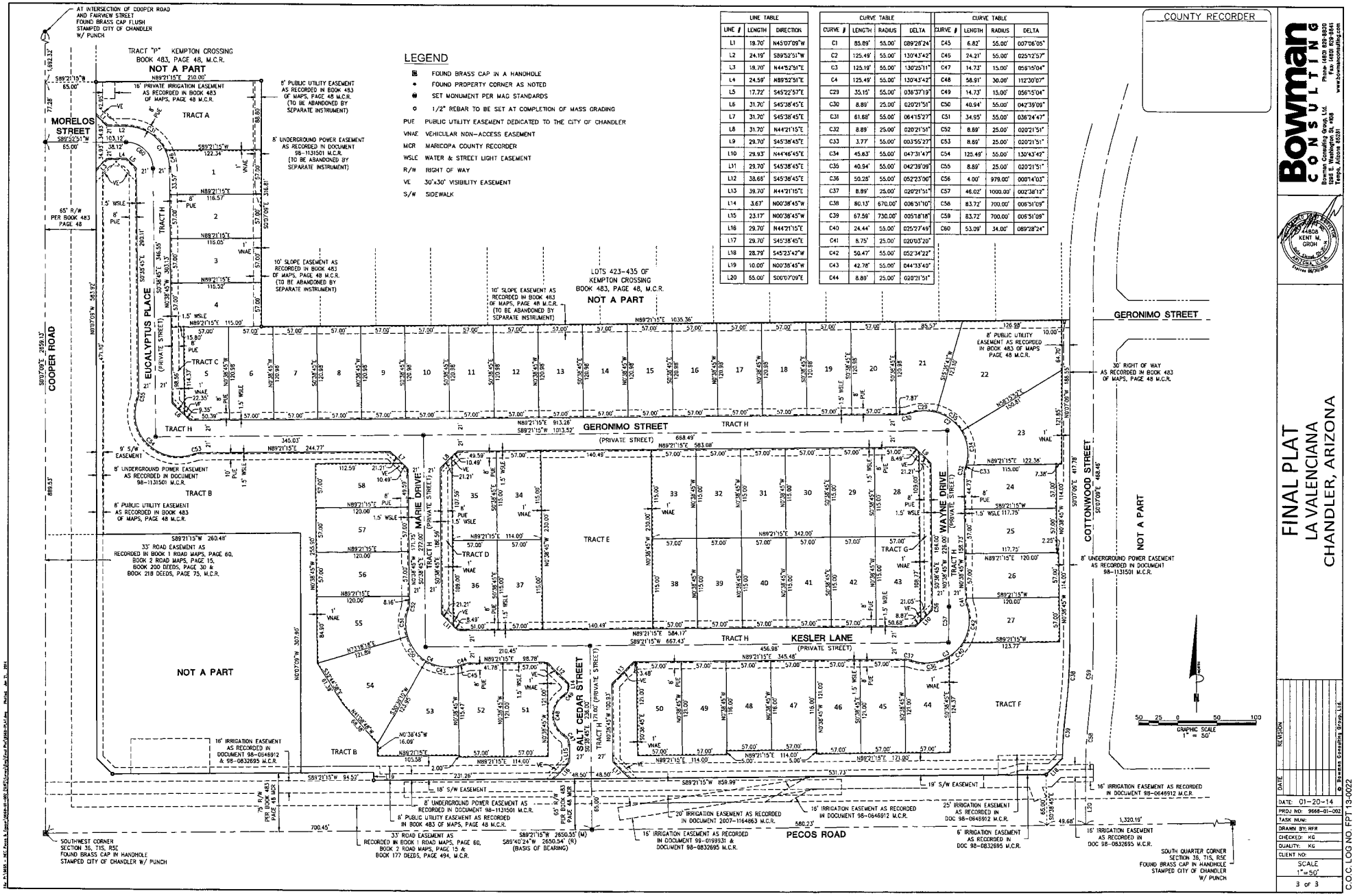
DATE	REVISION

© Bowman Consulting Group, Ltd.

DATE: 01-20-14
PROJ NO: 9658-01-032
TASK NUM:
DRAWN BY: RFR
CHECKED: KG
QUALITY: KG
CLIENT NO:
SCALE 1"=50'
2 of 3

C.O.C. LOG NO. FPT 13-0022

FPT13-0022



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	19.70'	N45°07'09"W
L2	24.19'	S89°52'51"W
L3	18.70'	N44°52'51"E
L4	24.59'	N89°52'51"E
L5	17.72'	S45°22'57"E
L6	31.70'	S45°38'45"E
L7	31.70'	S45°38'45"E
L8	31.70'	N44°21'15"E
L9	29.70'	S45°38'45"E
L10	29.93'	N44°46'45"E
L11	29.70'	S45°38'45"E
L12	38.68'	S45°38'45"E
L13	39.70'	N44°21'15"E
L14	3.67'	N00°38'45"W
L15	23.17'	N00°38'45"W
L16	29.70'	N44°21'15"E
L17	29.70'	S45°38'45"E
L18	28.79'	S45°23'42"W
L19	10.00'	N00°38'45"W
L20	55.00'	S00°07'09"E

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	85.89'	55.00'	089°28'24"
C2	125.49'	55.00'	130°43'42"
C3	125.19'	55.00'	130°25'11"
C4	125.49'	55.00'	130°43'42"
C29	35.15'	55.00'	036°37'19"
C30	8.89'	25.00'	020°21'51"
C31	61.88'	55.00'	064°15'27"
C32	8.89'	25.00'	020°21'51"
C33	3.77'	55.00'	003°55'27"
C34	45.83'	55.00'	047°31'47"
C35	40.94'	55.00'	042°39'09"
C36	50.28'	55.00'	052°23'00"
C37	8.89'	25.00'	020°21'51"
C38	80.13'	670.00'	006°51'10"
C39	67.59'	730.00'	005°18'18"
C40	24.44'	55.00'	025°27'49"
C41	8.75'	25.00'	020°03'20"
C42	50.47'	55.00'	052°34'22"
C43	42.78'	55.00'	044°33'40"
C44	8.89'	25.00'	020°21'51"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C45	6.82'	55.00'	007°06'05"
C46	24.21'	55.00'	025°12'57"
C47	14.73'	15.00'	056°15'04"
C48	58.91'	30.00'	112°30'07"
C49	14.73'	15.00'	056°15'04"
C50	40.94'	55.00'	042°39'09"
C51	34.95'	55.00'	036°24'47"
C52	8.89'	25.00'	020°21'51"
C53	8.89'	25.00'	020°21'51"
C54	125.49'	55.00'	130°43'42"
C55	8.89'	25.00'	020°21'51"
C56	4.00'	979.00'	000°14'03"
C57	46.02'	1000.00'	002°38'12"
C58	83.72'	700.00'	006°51'09"
C59	83.72'	700.00'	006°51'09"
C60	53.09'	34.00'	089°28'24"

Bowman CONSULTING
Bowman Consulting Group, Ltd.
1295 E. Washington St. #108
Tempe, Arizona 85281
Phone (480) 629-8830
Fax (480) 629-8841
www.bowmanconsulting.com

44808 KENT M. GROH

FINAL PLAT
LA VALENCIANA
CHANDLER, ARIZONA

REVISION	DATE

DATE: 01-20-14
PROJ NO: 9668-01-002
TASK NUM:
DRAWN BY: RFR
CHECKED: KG
QUALITY: KG
CLIENT NO:
SCALE 1"=50'
3 OF 3

© Bowman Consulting Group, Ltd.

C.O.C. LOG NO. FPT 13-0022

FPT 13-0022