#32

MAR 27 2014

Chandler · Arizona
Where Values Make The Difference

Chandler
All-America City
2010

MEMORANDUM **Transportation & Development – CC Memo No. 14-032**

DATE: MARCH 27, 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: FPT13-0025 LA ESQUINA

Request: Final Plat (FPT) approval

Location: Northwest corner of Gilbert and Ocotillo roads

Applicant: Rick Engineering

BACKGROUND

This Final Plat is for a single-family residential subdivision located at the northwest corner of Gilbert and Ocotillo roads that was approved by Council in October 2013. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

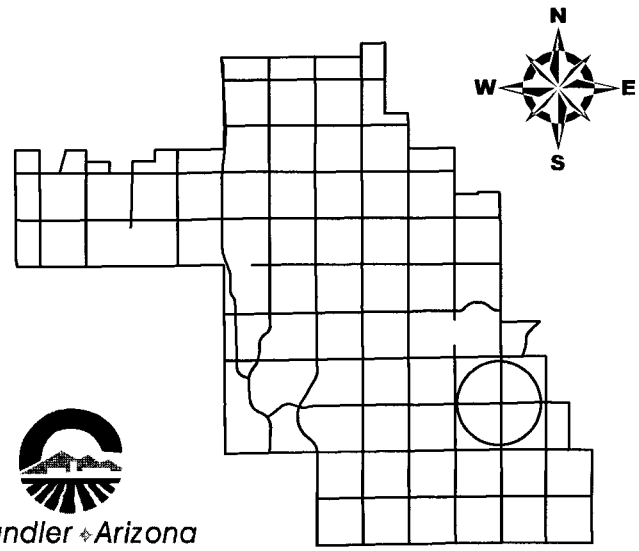
Upon finding the request to be consistent with the General Plan and PAD zoning, Planning Staff recommends approval.

PROPOSED MOTION

Move to approve Final Plat FPT13-0025 LA ESQUINA, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Final Plat

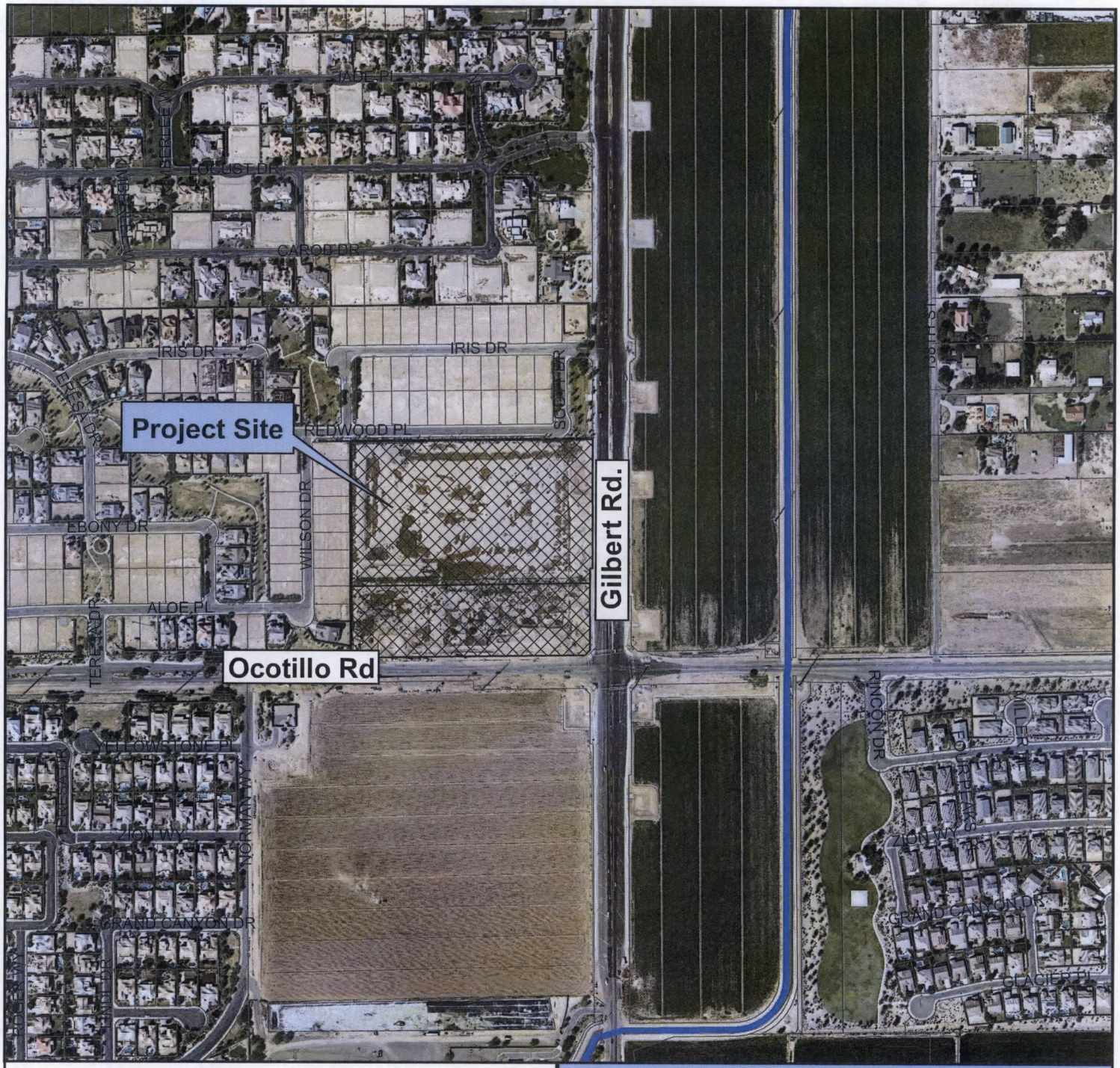


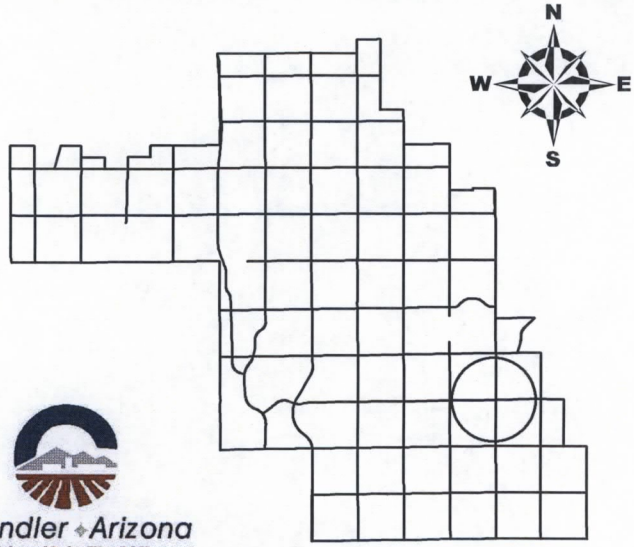
Chandler Arizona
Where Values Make The Difference

Vicinity Map

La Esquina

CITY OF CHANDLER 3/10/2014





Chandler ◆ Arizona
Where Values Make The Difference

Vicinity Map

La Esquina

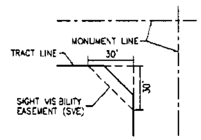
CITY OF CHANDLER 3/10/2014

FINAL PLAT FOR
LA ESQUINA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

GENERAL 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. 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 COMMUNITY 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.
6. ALL TRACTS THAT WILL NOT BE CONVEYED TO THE CITY OF CHANDLER AND ALL COMMON PROPERTY 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 COMMUNITY ASSOCIATION. THE COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
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. THESE PRIVATE STREETS WILL REMAIN PRIVATE AND WILL NEVER CONVERT TO PUBLIC OWNERSHIP.
9. THIS PROPERTY IS LOCATED WITHIN THE CHANDLER MUNICIPAL AIRPORT IMPACT OVERLAY DISTRICT AND IS SUBJECT TO AIRCRAFT NOISE AND OVERFLIGHT ACTIVITY, AND IS ENCUMBERED BY AN AVIGATIONAL EASEMENT TO THE CITY OF CHANDLER.



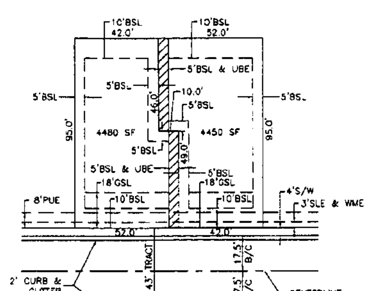
NOTES:
GROUND COVER, FLOWERS, AND GRANITE LESS THAN 2' (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN 5' ABOVE GROUND IN THIS AREA.

TREES SHALL NOT BE SPACED LESS THAN 8' APART.

SEE STANDARD COC SD C-248 FOR SIGHT DISTANCE REQUIRED AT DRIVEWAYS AND INTERSECTION FOR WHICH SIDE STREET APPROACH IS CONTROLLED BY STOP SIGN.

30'x30' SITE VISIBILTY EASEMENT

N.T.S.



BSL - BUILDING SETBACK LINE (TO UVEABLE/SIDE-TURN GARAGE/PORCH)
GSL - GARAGE FRONT SETBACK LINE
UBE - USE-BENEFIT EASEMENT
SLE - STREETLIGHT EASEMENT
WME - WATER METER EASEMENT

"Z-LOT LAYOUT TYPICAL CONFIGURATION

N.T.S.

DEDICATION:

KNOWN BY ALL MEN BY THESE PRESENTS: THAT MARACAY 91, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF LA ESQUINA, A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP-2-SOUTH, RANGE-5-EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS FINAL PLAT AS AND FOR THE FINAL PLAT OF SAID LA ESQUINA, AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES DIMENSIONS OF THE STREETS, LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH STREET, LOT OR TRACT SHALL BE KNOWN BY THE NAME, NUMBER OR LETTER GIVEN TO EACH RESPECTIVELY ON SAID FINAL PLAT AND HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH, THE STREET R.O.W. AS SHOWN ON SAID FINAL PLAT AND INCLUDED WITHIN THE ABOVE DESCRIBED PREMISES.

ALL TRACTS "A" THROUGH "J" INCLUSIVE ARE NOT DEDICATED TO THE PUBLIC BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE SENDERA PLACE COMMUNITY ASSOCIATION LOT OWNERS AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

THE COMMUNITY ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREAS. TRACTS "A" THROUGH "J" INCLUSIVE ARE HEREBY DECLARED FOR USES AS NOTED IN THE "TRACT TABLE.

PUBLIC UTILITY EASEMENTS ARE DEDICATED TO THE CITY OF CHANDLER.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT, INCLUDING A BLANKET EASEMENT FOR EMERGENCY VEHICLE ACCESS TO THE CITY OF CHANDLER.

THE MAINTENANCE OF THE LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE COMMUNITY ASSOCIATION.

MARACAY 91, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS 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 OPERATING AT OR ON THE CHANDLER MUNICIPAL AIRPORT; AND THE OWNER (GRANTOR) DOES FURTHER RELEASE AND DISCHARGE THE CITY, FOR THE USE AND BENEFIT OF THE PUBLIC AGENCIES OF THE CITY, OF AND FROM ALL LIABILITY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS 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 AND INFINITE HEIGHT ABOVE SAME, WHETHER SUCH DAMAGES 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 A", OR TAKING OF FROM, OR OPERATING AT OR ON THE CHANDLER MUNICIPAL AIRPORT.

THE GRANTING OF THIS AVIGATION EASEMENT AND RELEASE DOES NOT RELIEVE THE 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 OWNER (GRANTOR) AND THEIR HEIRS, ASSIGNS AND SUCCESSORS IN INTEREST TO ALL LOTS, TRACTS, AND PARCELS IN THE SAID SUBDIVISION AND THE STATEMENT OF RELEASE SHALL BE A COVENANT RUNNING WITH THE LAND.

IN WITNESS WHEREOF: MARACAY 91, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE SET FORTH HEREON

MARACAY 91, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER

BY ____________________ DATE

ACKNOWLEDGEMENT:

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

ON THIS ______ DAY OF ____________ 20___, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED ____________ WHO ACKNOWLEDGED THEMSELF 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: ____________, 20___

COMMUNITY ASSOCIATION RATIFICATION:

BY THIS RATIFICATION ____________ DULY ELECTED ____________ OF SENDERA PLACE COMMUNITY ASSOCIATION ACKNOWLEDGES THE RESPONSIBILITIES IDENTIFIED HEREON.

BY: ____________________ DATE

ACKNOWLEDGEMENT:

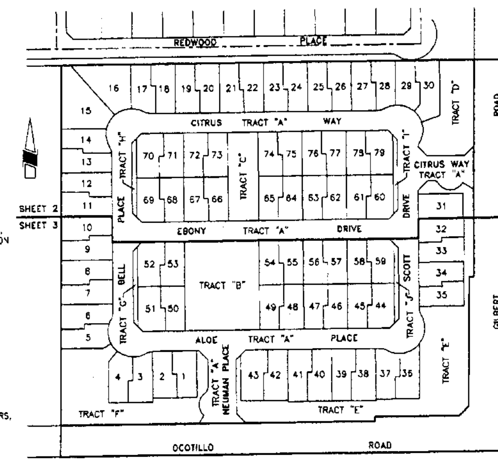
STATE OF ARIZONA)
) S.S.
COUNTY OF MARICOPA)

ON THIS ______ DAY OF ____________ 20___, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED ____________ WHO ACKNOWLEDGED THEMSELF 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: ____________, 20___



KEY MAP

N.T.S.

GROSS AREA:

789,112 SQ. FT. OR 18.115 ACRES (CM)

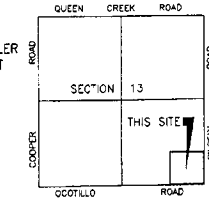
BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PLAT IS SOUTH 00°05'54" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 878 OF MAPS, PAGE 24, MARICOPA COUNTY RECORDS.

LEGEND:

(solid line)	INDICATES PROPERTY/BOUNDARY LINE
(dash-dot line)	CENTERLINE
(line)	LOT LINES
(dashed line)	EASEMENT LINES
⊛	SURVEY MONUMENT, SET 1/2" CAPPED REBAR R.L.S. #28236 EXCEPT AS NOTED
•	LOT, PARCEL AND TRACT MONUMENTATION TO BE SET AT THE COMPLETION OF MASS GRADING WITH 1/2" CAPPED REBAR R.L.S. #28236 EXCEPT AS NOTED
⊠	BRASS CAP FLUSH (TO BE SET AFTER COMPLETION OF STREET CONSTUCTION)
(R)	RECORD VALUE
(M)	MEASURED VALUE
(CM)	CALCULATED VALUE FROM MEASURED INFORMATION
PUE	PUBLIC UTILITY EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
SVE	SIGHT VISIBILITY EASEMENT (SEE DETAIL LEFT)
SLE	STREET LIGHT EASEMENT
WME	WATER METER EASEMENT
IE	IRRIGATION EASEMENT
BSE	BUS STOP EASEMENT
APN	ASSESSORS PARCEL NUMBER
SWE	SIDEWALK EASEMENT
B.O.B.	BASIS OF BEARING
B.C.F.	BRASS CAP FLUSH
B.C.H.H.	BRASS CAP IN HANDHOLE
C.O.C.	CITY OF CHANDLER
SE	SEWER EASEMENT

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.



VICINITY MAP

N.T.S.

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	MAP OF LOTS & EASEMENTS, LOT TABLE
3	MAP OF LOTS & EASEMENTS, LOT TABLE

LOT AREAS: SEE SHEETS 2 & 3

TRACT AREA AND USAGE TABLE:		
AREA	SQ. FT.	LAND USE DESCRIPTION
TRACT A	141692	PRIVATE STREETS, PUBLIC WATER & SEWER EASEMENT, EMERGENCY VEHICLE & REFUSE COLLECTION ACCESS EASEMENTS
TRACT B	30210	POOL AREA, AMENITIES, RETENTION, AND LANDSCAPING
TRACT C	12350	RETENTION, LANDSCAPING, AND PEDESTRIAN ACCESS
TRACT D	17881	RETENTION AND LANDSCAPING
TRACT E	47724	RETENTION AND LANDSCAPING
TRACT F	29010	RETENTION AND LANDSCAPING
TRACT G	1600	LANDSCAPING
TRACT H	1600	LANDSCAPING
TRACT I	1600	LANDSCAPING
TRACT J	1600	LANDSCAPING
TOTAL	285267	

SURVEYORS 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.

YSMAEL A. VEGA, R.L.S.
ARIZONA NO. 28236
6150 N. 16TH STREET
PHOENIX, ARIZONA, 85016

REGISTERED LAND SURVEYOR CERTIFICATE NO. 28236 YSMAEL A. VEGA ARIZONA, U.S.A. EXPIRES 09-30-2015

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

CITY OF CHANDLER:
APPROVAL:

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 CHANDLER, ARIZONA

THIS ________ DAY OF ____________, 20___

BY: ____________________
MAYOR ____________ DATE

ATTEST ____________________
CITY CLERK ____________ DATE

C.O.C. LOG No. FPT13-0025

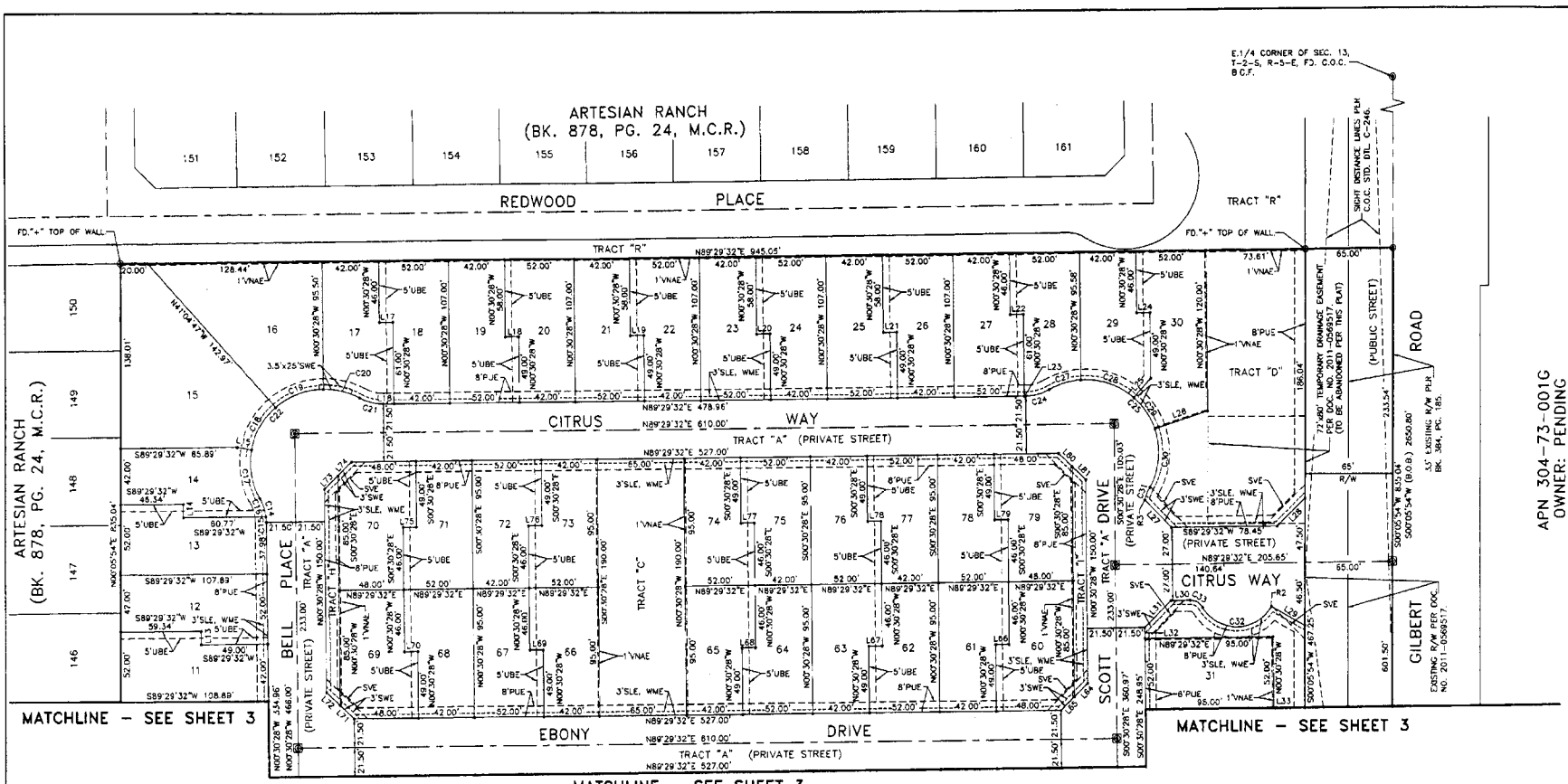
LA ESQUINA
OCOTILLO ROAD & GILBERT ROAD
CHANDLER, ARIZONA
FINAL PLAT

RICK ENGINEERING COMPANY
6150 NORTH 16TH STREET
PHOENIX, AZ 85016
602.957.3350
(FAX)602.285.2396
rickengineering.com
Phoenix · Tucson · San Diego · Sacramento · Riverside · Orange · San Luis Obispo · Bakersfield

JOB NUMBER: 4375
PREPARED BY: D.S.R.
DATE PREPARED: FEBRUARY 13, 2014

SHEET 1 OF 3

S:\4375\4375_PLAT_SHT_1.dwg Scale: 1"=40' February 13, 2014



LOT AREA TABLE:	
Area	Sq. Feet
LOT 1	4508
LOT 2	4506
LOT 3	4856
LOT 4	4567
LOT 5	4757
LOT 6	5078
LOT 7	5137
LOT 8	5238
LOT 9	5131
LOT 10	5151
LOT 11	5158
LOT 12	5031
LOT 13	4985
LOT 14	4694
LOT 15	10330
LOT 16	8581
LOT 17	4832
LOT 18	4954
LOT 19	4984
LOT 20	5074
LOT 21	4984
LOT 22	5074
LOT 23	4984
LOT 24	5074
LOT 25	4984
LOT 26	5074
LOT 27	5104
LOT 28	4717
LOT 29	4748
LOT 30	5963
LOT 31	4940
LOT 32	4584
LOT 33	4554
LOT 34	4480
LOT 35	4450
LOT 36	4740
LOT 37	4823
LOT 38	5230
LOT 39	5110

LOT AREA TABLE:	
Area	Sq. Feet
LOT 40	5230
LOT 41	5110
LOT 42	5074
LOT 43	5577
LOT 44	5000
LOT 45	4450
LOT 46	4480
LOT 47	4450
LOT 48	4480
LOT 49	4450
LOT 50	4450
LOT 51	5000
LOT 52	5000
LOT 53	4450
LOT 54	4450
LOT 55	4480
LOT 56	4450
LOT 57	4480
LOT 58	4450
LOT 59	5000
LOT 60	5000
LOT 61	4450
LOT 62	4480
LOT 63	4450
LOT 64	4480
LOT 65	4450
LOT 66	4450
LOT 67	4480
LOT 68	4450
LOT 69	5000
LOT 70	5000
LOT 71	4450
LOT 72	4480
LOT 73	4450
LOT 74	4450
LOT 75	4480
LOT 76	4450
LOT 77	4480
LOT 78	4450
LOT 79	5000

LINE	BEARING	DISTANCE
L1	S30°15'46"W	20.46'
L2	S45°30'28"E	27.71'
L3	N89°29'32"E	4.47
L4	N89°29'32"E	10.00
L5	N00°30'28"W	8.00
L6	S89°29'32"W	10.00
L7	S39°21'32"W	30.19'
L8	N60°59'05"E	18.83'
L9	S00°30'28"E	10.00'
L10	S00°30'28"E	14.98'
L11	S00°30'28"E	10.00'
L12	S00°30'28"E	10.00'
L13	N00°30'28"W	10.00'
L14	N00°30'28"W	10.00'
L15	N79°53'24"W	10.63'
L16	S89°29'32"W	7.95'
L17	S89°29'32"W	10.00'
L18	S89°29'32"W	10.00'
L19	S89°29'32"W	10.00'
L20	S89°29'32"W	10.00'
L21	S89°29'32"W	10.00'
L22	S89°29'32"W	10.00'
L23	S89°29'32"W	0.98'
L24	S89°29'32"W	10.00'
L25	N41°11'25"E	19.16'
L26	N71°14'47"E	41.32'
L27	N43°52'56"W	28.43'
L28	S44°47'43"W	28.14'
L29	S60°26'28"E	28.44'
L30	N89°29'32"E	14.34'
L31	N44°29'32"E	27.58'
L32	N00°30'28"W	8.07'
L33	S89°29'32"W	2.00'
L34	N00°30'28"W	10.00'
L35	N89°29'32"E	2.00'
L36	N00°30'28"W	10.00'
L37	N00°30'28"W	0.88'
L38	S89°29'32"W	10.00'
L39	N00°30'28"W	3.00'
L40	N89°29'32"E	7.20'

LINE	BEARING	DISTANCE
L41	S89°29'32"W	10.00'
L42	S89°29'32"W	10.00'
L43	S00°30'28"E	3.00'
L44	S89°29'32"W	10.00'
L45	N44°29'32"E	14.72'
L46	N44°29'32"E	14.14'
L47	N45°30'28"W	28.28'
L48	S44°29'32"W	14.14'
L49	S44°29'32"W	14.14'
L50	S89°29'32"W	10.00'
L51	S89°29'32"W	10.00'
L52	S89°29'32"W	10.00'
L53	N89°29'32"E	10.00'
L54	N45°30'28"W	14.14'
L55	N45°30'28"W	14.14'
L56	N44°29'32"E	14.14'
L57	N44°29'32"E	14.14'
L58	N89°29'32"E	10.00'
L59	S89°29'32"W	10.00'
L60	S89°29'32"W	10.00'
L61	S89°29'32"W	10.00'
L62	S45°30'28"E	14.14'
L63	S45°30'28"E	14.14'
L64	S44°29'32"W	14.14'
L65	S44°29'32"W	14.14'
L66	S89°29'32"W	10.00'
L67	S89°29'32"W	10.00'
L68	S89°29'32"W	10.00'
L69	N89°29'32"E	10.00'
L70	N89°29'32"E	10.00'
L71	N45°30'28"W	14.14'
L72	N45°30'28"W	14.14'
L73	N44°29'32"E	14.14'
L74	N44°29'32"E	14.14'
L75	N89°29'32"E	10.00'
L76	N89°29'32"E	10.00'
L77	S89°29'32"W	10.00'
L78	S89°29'32"W	10.00'
L79	S89°29'32"W	10.00'
L80	S45°30'28"E	14.14'
L81	S45°30'28"E	14.14'

CURVE INFORMATION			
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	30.00'	52.83'	100°53'48"
C2	20.00'	18.34'	52°32'44"
C3	35.50'	18.14'	29°16'56"
C4	35.50'	4.31'	6°57'49"
C5	35.50'	13.83'	22°19'08"
C6	54.50'	30.14'	31°41'03"
C7	54.50'	35.64'	37°27'52"
C8	54.50'	20.57'	21°37'33"
C9	54.50'	44.41'	46°40'59"
C10	54.50'	10.56'	11°06'24"
C11	35.50'	18.14'	29°16'56"
C12	54.50'	141.31'	148°33'51"
C13	35.50'	18.14'	29°16'56"
C14	35.50'	4.03'	6°30'07"
C15	35.50'	14.11'	22°46'49"
C16	54.50'	37.95'	39°54'00"
C17	54.50'	36.92'	38°48'37"
C18	54.50'	38.59'	40°34'19"
C20	54.50'	27.85'	29°16'56"
C21	35.50'	18.14'	29°16'56"
C22	54.50'	141.31'	148°33'51"
C24	35.50'	18.14'	29°16'56"
C25	54.50'	141.31'	148°33'51"
C27	54.50'	24.85'	26°07'36"
C28	54.50'	42.88'	44°57'13"
C29	54.50'	28.59'	30°03'22"
C30	54.50'	45.21'	47°31'41"
C31	35.50'	9.92'	16°00'11"
C32	29.50'	61.78'	120°00'00"
C33	10.50'	11.00'	60°00'00"
C34	35.50'	18.14'	29°16'56"
C35	54.50'	141.31'	148°33'51"
C36	35.50'	18.14'	29°16'56"
C38	54.50'	64.27'	67°34'05"
C39	54.50'	48.41'	50°53'43"
C40	54.50'	28.53'	30°00'02"

RADIAL BEARING INFORMATION		
COURSE	BEARING	DISTANCE
R1	N47°08'30"E	30.00'
R2	N60°30'28"W	29.50'
R3	S77°15'44"E	35.50'

LA ESQUINA

OCOTILLO ROAD & GILBERT ROAD
CHANDLER, ARIZONA

FINAL PLAT

GRAPHIC SCALE: 1" = 40'

C.O.C. LOG No. FPT13-0025

SHEET 2 OF 3

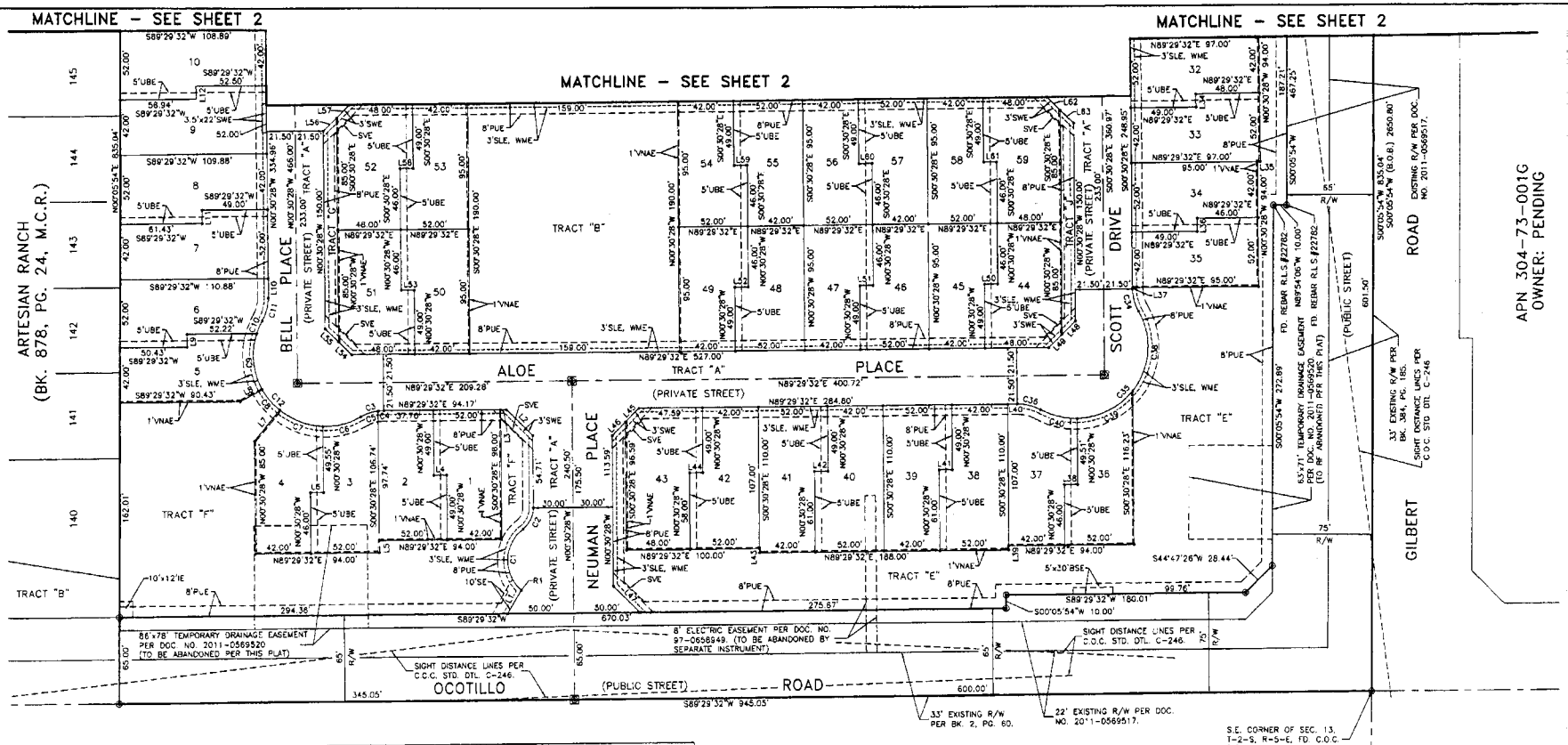
RICK ENGINEERING COMPANY
1745 SOUTH ALMA SCHOOL ROAD, SUITE 103
MESA, ARIZONA 85210
(480) 892-7700 FAX (480) 892-7796
WWW.RICKENGINEERING.COM
Phoenix Tucson Las Vegas Sacramento Riverside Orange San Luis Obispo Bakersfield

ENGINEER(S) / COMPANY
Name

JOB NUMBER 4375
PREPARED BY D.S.R.
DATE PREPARED FEBRUARY 13, 2014

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
28234
YSAAC A. VEGA
ARIZONA U.S.A.
EXPIRES 09-30-2015

S:\4375\4375_PLAT_SHT_2.dwg Scale: 1"=40' February 13, 2014



LOT AREA TABLE:	
Area	Sq. Feet
LOT 1	4606
LOT 2	4606
LOT 3	4656
LOT 4	4657
LOT 5	4757
LOT 6	5078
LOT 7	5137
LOT 8	5238
LOT 9	5131
LOT 10	4950
LOT 11	5158
LOT 12	5031
LOT 13	4986
LOT 14	4694
LOT 15	10330
LOT 16	8581
LOT 17	4832
LOT 18	4954
LOT 19	4984
LOT 20	5074
LOT 21	4984
LOT 22	5074
LOT 23	4984
LOT 24	5074
LOT 25	4984
LOT 26	5074
LOT 27	5104
LOT 28	4717
LOT 29	4748
LOT 30	5963
LOT 31	4940
LOT 32	4564
LOT 33	4554
LOT 34	4480
LOT 35	4450
LOT 36	4740
LOT 37	4823
LOT 38	5230
LOT 39	5110

LOT AREA TABLE:	
Area	Sq. Feet
LOT 40	5230
LOT 41	5110
LOT 42	5074
LOT 43	5572
LOT 44	5000
LOT 45	4450
LOT 46	4480
LOT 47	4450
LOT 48	4480
LOT 49	4450
LOT 50	4450
LOT 51	5000
LOT 52	5000
LOT 53	4450
LOT 54	4450
LOT 55	4480
LOT 56	4450
LOT 57	4480
LOT 58	4450
LOT 59	5000
LOT 60	5000
LOT 61	4450
LOT 62	4480
LOT 63	4450
LOT 64	4480
LOT 65	4450
LOT 66	4450
LOT 67	4480
LOT 68	4450
LOT 69	5000
LOT 70	5000
LOT 71	4450
LOT 72	4480
LOT 73	4450
LOT 74	4450
LOT 75	4480
LOT 76	4450
LOT 77	4480
LOT 78	4450
LOT 79	5000

LINE	BEARING	DISTANCE
L1	S30°15'46"W	20.46'
L2	S43°30'28"E	27.71'
L3	N89°29'32"E	4.47'
L4	N89°29'32"E	10.00'
L5	N00°30'28"W	9.00'
L6	S89°29'32"W	10.00'
L7	S39°21'32"W	30.16'
L8	N07°59'09"E	18.83'
L9	S00°30'28"E	10.00'
L10	S00°30'28"E	14.88'
L11	S00°30'28"E	10.00'
L12	S00°30'28"E	10.00'
L13	N00°30'28"W	10.00'
L14	N00°30'28"W	10.00'
L15	N79°53'24"W	10.63'
L16	S89°29'32"W	7.98'
L17	S89°29'32"W	10.00'
L18	S89°29'32"W	10.00'
L19	S89°29'32"W	10.00'
L20	S89°29'32"W	10.00'
L21	S89°29'32"W	10.00'
L22	S89°29'32"W	10.00'
L23	S89°29'32"W	0.98'
L24	S89°29'32"W	10.00'
L25	N41°11'23"E	19.16'
L26	N71°14'47"E	41.32'
L27	N43°52'56"W	28.43'
L28	S44°47'43"W	29.14'
L29	S60°26'28"E	28.44'
L30	N89°29'32"E	14.34'
L31	N44°28'32"E	27.58'
L32	N00°30'28"W	8.07'
L33	S89°29'32"W	2.00'
L34	N00°30'28"W	10.00'
L35	N89°29'32"E	2.00'
L36	N00°30'28"W	10.00'
L37	N00°30'28"W	0.88'
L38	S89°29'32"W	10.00'
L39	N00°30'28"W	3.00'
L40	N89°28'32"E	7.20'

LINE	BEARING	DISTANCE
L41	S89°29'32"W	10.00'
L42	S89°29'32"W	10.00'
L43	S00°30'28"E	3.00'
L44	S89°29'32"W	10.00'
L45	N44°29'32"E	14.72'
L46	N44°29'32"E	14.14'
L47	N45°30'28"W	28.28'
L48	S44°29'32"W	14.14'
L49	S44°29'32"W	14.14'
L50	S89°29'32"W	10.00'
L51	S89°29'32"W	10.00'
L52	S89°29'32"W	10.00'
L53	N89°29'32"E	10.00'
L54	N45°30'28"W	14.14'
L55	N45°30'28"W	14.14'
L56	N44°29'32"E	14.14'
L57	N44°29'32"E	14.14'
L58	N89°29'32"E	10.00'
L59	S89°29'32"W	10.00'
L60	S89°29'32"W	10.00'
L61	S89°29'32"W	10.00'
L62	S45°30'28"E	14.14'
L63	S45°30'28"E	14.14'
L64	S44°29'32"W	14.14'
L65	S44°29'32"W	14.14'
L66	S89°29'32"W	10.00'
L67	S89°29'32"W	10.00'
L68	S89°29'32"W	10.00'
L69	N89°29'32"E	10.00'
L70	N89°29'32"E	10.00'
L71	N45°30'28"W	14.14'
L72	N45°30'28"W	14.14'
L73	N44°29'32"E	14.14'
L74	N44°29'32"E	14.14'
L75	N89°29'32"E	10.00'
L76	N89°29'32"E	10.00'
L77	S89°29'32"W	10.00'
L78	S89°29'32"W	10.00'
L79	S89°29'32"W	10.00'
L80	S45°30'28"E	14.14'
L81	S45°30'28"E	14.14'

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R3	S77°13'44"E	35.50'

APN 303-44-003D
CITY OF CHANDLER
PO BOX 893
CHANDLER, ARIZONA, 85244

LA ESQUINA

OCOTILLO ROAD & GILBERT ROAD
CHANDLER, ARIZONA

FINAL PLAT

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PHOENIX, AZ 85006
602.957.3350
FAX 602.280.3366

JOB NUMBER: 4375
PREPARED BY: D.S.R.
DATE PREPARED: FEBRUARY 13, 2014

C.O.C. LOG No. FPT13-0025

SHEET 3 OF 3

S:\4375\4375_PLAT_SHT_3.dwg Scale: 1"=40' February 13, 2014