#18
APR 10 2014

Chandler · Arizona
Where Values Make The Difference

Chandler
All-America City
2010

MEMORANDUM **Planning Division – CC Memo No. 14-037**

DATE: APRIL 10, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER RD
MARSHA REED, ASSISTANT CITY MANAGER MR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER KM

FROM: ERIK SWANSON, CITY PLANNER KM for ES

SUBJECT: FPT14-0005 NEC ELLIOT & DOBSON

Request: Final Plat (FPT) approval

Location: Northeast corner of Dobson and Elliot roads

Applicant: Ken Zell; Zell Company, LLC

BACKGROUND

This Final Plat is for a commercial development located at the northeast corner of Dobson and Elliot roads that is currently under construction. The subject site is zoned Community Commercial (C-2). The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

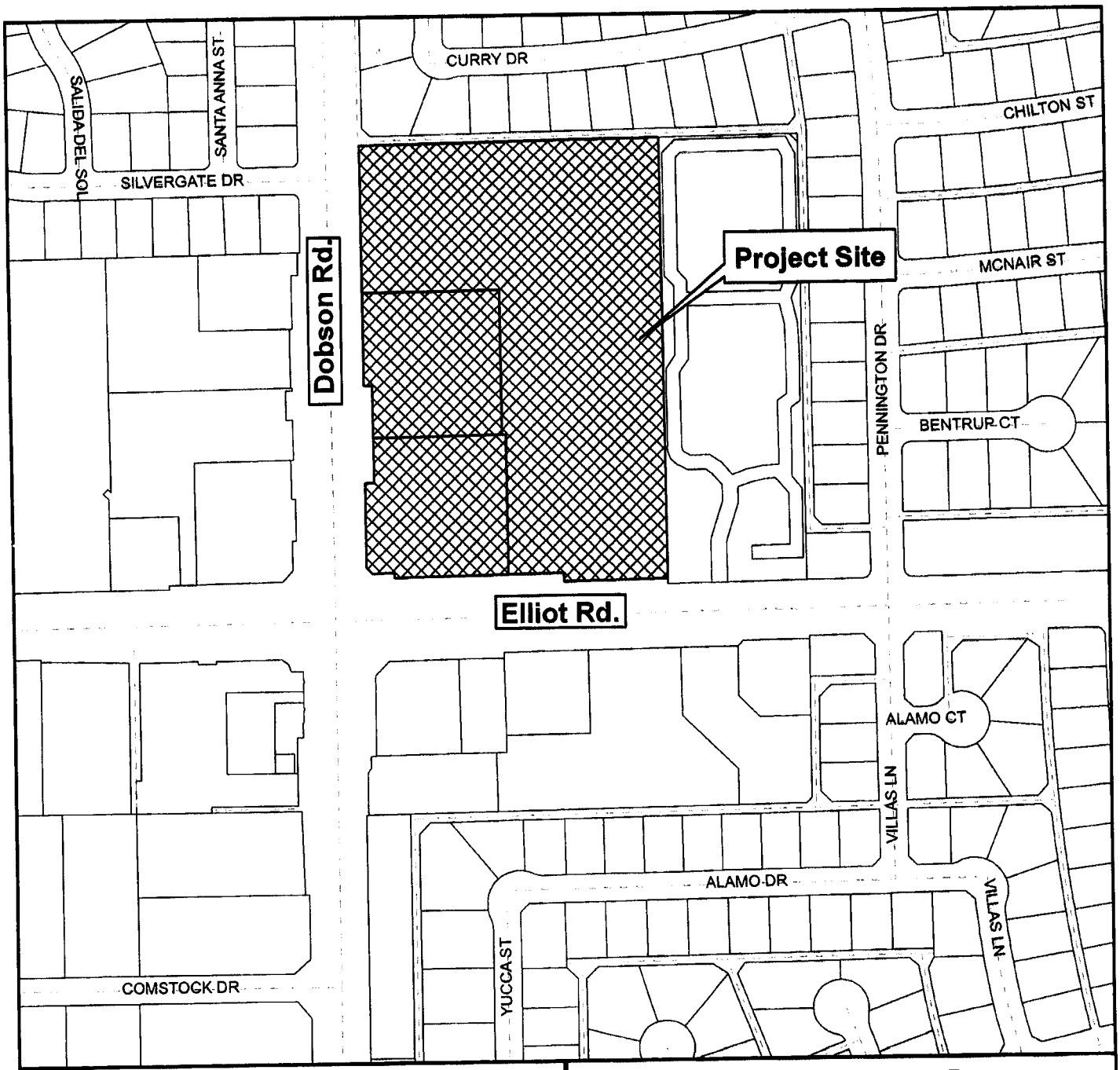
Upon finding the request to be consistent with the General Plan and C-2 zoning, Planning Staff recommends approval.

PROPOSED MOTION

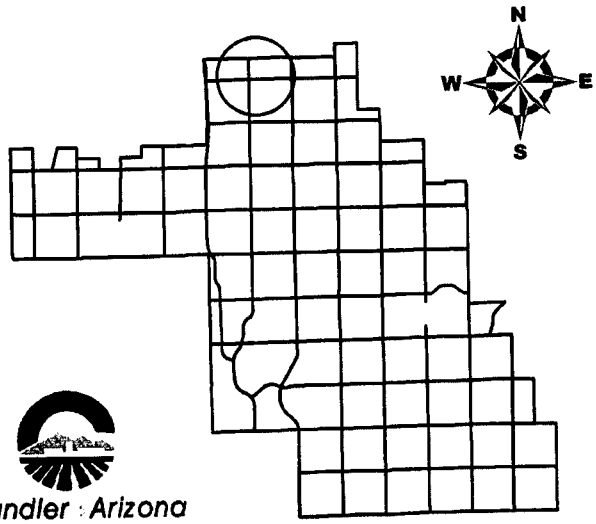
Move to approve Final Plat FPT14-0005 NEC ELLIOT & DOBSON, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Final Plat



Vicinity Map

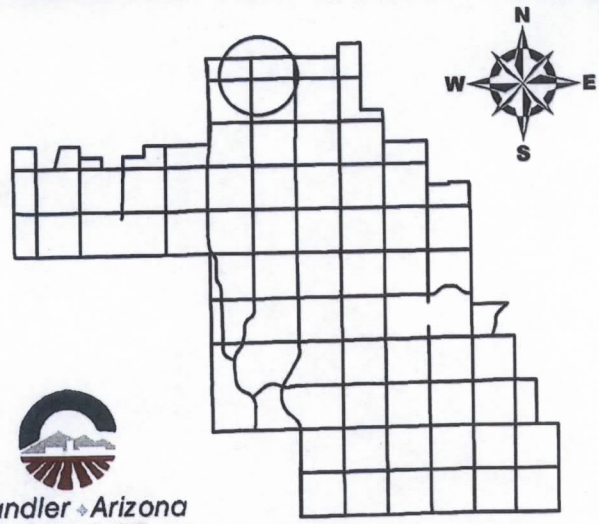


NEC ELLIOT & DOBSON

Chandler · Arizona
Where Values Make The Difference

CITY OF CHANDLER 7/14/2013

Vicinity Map



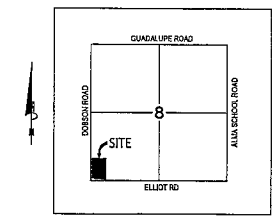
Chandler Arizona
Where Values Make The Difference

NEC ELLIOT & DOBSON

CITY OF CHANDLER 7/14/2013

FINAL PLAT
OF
NEC ELLIOT & DOBSON

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
NTS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: TRUWEST CREDIT UNION, AN ARIZONA CREDIT UNION, CIRCLE K STORES INC., A TEXAS CORPORATION AND CPG DOBSON & ELLIOT RETAIL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF "NEC ELLIOT & DOBSON", A PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 5 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 "NEC ELLIOT & DOBSON" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

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

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

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

EXISTING PRIVATE ACCESS AND PARKING EASEMENTS APPLICABLE TO THIS PLAT ARE PROVIDED IN "CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT" RECORDED IN DOCUMENT NO. 1986-134599 AND RE-RECORDED IN DOCUMENT NO. 1986-135234 AND THEREAFTER THE ACCESS EASEMENT PORTION RE-RECORDED AS A SEPARATE INSTRUMENT IN DOCUMENT NO. 1986-135235.

IN WITNESS WHEREOF: TRUWEST CREDIT UNION, AN ARIZONA CREDIT UNION, CIRCLE K STORES INC., A TEXAS CORPORATION AND CPG DOBSON & ELLIOT RETAIL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY; HAVE HEREUNTO CAUSED THEIR NAMES TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF THE OFFICERS LISTED BELOW, THEREUNTO DULY AUTHORIZED.

TRUWEST CREDIT UNION, AN ARIZONA CREDIT UNION

BY: ____________________

ITS: ____________________

CIRCLE K STORES INC., A TEXAS CORPORATION

BY: ____________________

ITS: ____________________

CPG DOBSON & ELLIOT RETAIL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: ____________________

ITS: ____________________

ACKNOWLEDGMENTS

STATE OF ARIZONA
COUNTY OF MARICOPA } S.S.

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 HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC ____________ DATE ____________

MY COMMISSION EXPIRES: ____________

ACKNOWLEDGMENTS

STATE OF ARIZONA
COUNTY OF MARICOPA } S.S.

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 HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC ____________ DATE ____________

MY COMMISSION EXPIRES: ____________

BASIS OF BEARINGS

BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS DESCRIBED IN INSTRUMENT NO. 2012-0504053, RECORDS OF MARICOPA COUNTY, SAID BEARING BEING:

NORTH 01°22'18" WEST

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 COMMUNITIES DEVELOPMENT, INC., A DELAWARE COMPANY

BY: ____________________

ITS: ____________________

ACKNOWLEDGMENTS

STATE OF ARIZONA
COUNTY OF MARICOPA } S.S.

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 HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC ____________ DATE ____________

MY COMMISSION EXPIRES: ____________

ACKNOWLEDGMENTS

STATE OF ARIZONA
COUNTY OF MARICOPA } S.S.

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 HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC ____________ DATE ____________

MY COMMISSION EXPIRES: ____________

LIENHOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN DOC. NO. 2012-1007638, 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 ____________, 2014.

CALIFORNIA BANK & TRUST, A CALIFORNIA BANKING CORPORATION

BY: ____________________

ITS: ____________________

ACKNOWLEDGMENTS

____
____________ } S.S.

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: ____________

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 AH AND X PER FEMA FLOOD INSURANCE RATE MAP 04013C2710L, DATED OCTOBER 16, 2013.
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.

OWNER
TRUWEST CREDIT UNION

OWNER
CIRCLE K STORES INC

OWNER

OWNER
CPG DOBSON & ELLIOT RETAIL, LLC

DEVELOPER
JOE SUMP
6950 W. MORELOS PLACE #1
CHANDLER, AZ. 85226
PHONE: (602) 264-7263

ENGINEER
BOWMAN CONSULTING
1295 E. WASHINGTON STREET, #108
TEMPE, AZ 85281
PHONE: (480) 629-8830
CONTACT: TROY PETERSON

SHEET INDEX
1. COVER, DEDICATION, SITE DATA, NOTES, BASIS OF BEARING & CERTIFICATIONS
2. LOT AREA TABLE, BOUNDARY OVERVIEW, LEGAL DESCRIPTION & FINAL PLAT PLAN SHEET

SITE DATA

ZONING	C2
NUMBER OF LOTS	4
GROSS AREA	9.4764 ACRES

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.

____
DOUGLAS B. TONEY
REGISTERED LAND SURVEYOR NO. 55030
BOWMAN CONSULTING
1295 E. WASHINGTON STREET, #108
TEMPE, AZ 85281

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.

TRANSPORTATION & 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 2014.

BY: ____________ MAYOR ____________ DATE

ATTEST: ____________ CITY CLERK ____________ DATE

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

DRAFT

REGISTERED LAND SURVEYOR 55030 DOUGLAS B. TONEY ARIZONA, U.S.A.
EXPIRES 9/30/2016

FINAL PLAT
NEC ELLIOT & DOBSON
CHANDLER, ARIZONA

DATE	REVISION

DATE: 03-26-14
PROJ NO: 9735-01
TASK NUM: 001
DRAWN BY: AG
CHECKED: DT
QUALITY: DT
CLIENT NO:
SCALE NOT TO SCALE

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LEGAL DESCRIPTION

PARCEL 1

A PARCEL OF LAND SITUATED IN THE WEST 600.00 FEET OF THE SOUTH 850.00 FEET OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8, BEING A FOUND BRASS CAP IN A HAND HOLE, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 8, BEING A FOUND BRASS CAP IN A HAND HOLE, BEARS NORTH 88 DEGREES 13 MINUTES 20 SECONDS EAST (ASSUMED BEARING), 2647.37 FEET;

THENCE NORTH 01 DEGREES 22 MINUTES 18 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 8 FOR A DISTANCE OF 325.58 FEET TO A POINT;

THENCE NORTH 88 DEGREES 37 MINUTES 42 SECONDS EAST 75.00 FEET TO A POINT ON THE EAST 75-FOOT RIGHT-OF-WAY LINE OF DOBSON ROAD AND THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID 75-FOOT RIGHT-OF-WAY LINE NORTH 88 DEGREES 13 MINUTES 20 SECONDS EAST 240.00 FEET;

THENCE SOUTH 01 DEGREES 22 MINUTES 18 SECONDS EAST 250.04 FEET TO A POINT ON THE NORTH 75-FOOT RIGHT-OF-WAY LINE OF ELLIOT ROAD;

THENCE SOUTH 88 DEGREES 13 MINUTES 20 SECONDS WEST ALONG SAID 75-FOOT RIGHT-OF-WAY LINE 207.00 FEET TO A CHANGE IN THE ELLIOT ROAD NORTH RIGHT-OF-WAY LINE WIDTH;

THENCE ALONG SAID RIGHT-OF-WAY NORTH 01 DEGREES 22 MINUTES 18 SECONDS EAST 12.17 FEET TO A POINT ON THE NORTH 87.17-FOOT RIGHT-OF-WAY LINE OF ELLIOT ROAD;

THENCE SOUTH 88 DEGREES 13 MINUTES 20 SECONDS WEST ALONG SAID 87.17-FOOT RIGHT-OF-WAY LINE 42.16 FEET TO AN ANGLE POINT IN THE ELLIOT ROAD NORTH RIGHT-OF-WAY LINE TRANSITIONING BETWEEN ELLIOT AND DOBSON ROADS RIGHT-OF-WAY LINES;

THENCE ALONG SAID TRANSITION RIGHT-OF-WAY LINE, NORTH 46 DEGREES 34 MINUTES 29 SECONDS WEST 11.03 FEET TO THE EAST 58-FOOT RIGHT-OF-WAY LINE OF DOBSON ROAD;

THENCE NORTH 01 DEGREES 22 MINUTES 18 SECONDS WEST ALONG SAID 58-FOOT RIGHT-OF-WAY LINE 150.00 FEET TO A CHANGE IN THE DOBSON ROAD EAST RIGHT-OF-WAY LINE WIDTH;

THENCE ALONG SAID RIGHT-OF-WAY NORTH 88 DEGREES 13 MINUTES 20 SECONDS EAST 17.00 FEET TO A POINT ON SAID EAST 75-FOOT RIGHT-OF-WAY LINE OF DOBSON ROAD;

THENCE NORTH 01 DEGREES 22 MINUTES 18 SECONDS WEST ALONG SAID 75-FOOT RIGHT-OF-WAY LINE 80.05 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2

A PARCEL OF LAND SITUATED IN THE WEST 600.00 FEET OF THE SOUTH 850.00 FEET OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8, BEING A FOUND BRASS CAP IN A HAND HOLE, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 8, BEING A FOUND BRASS CAP IN A HAND HOLE, BEARS NORTH 88 DEGREES 13 MINUTES 20 SECONDS EAST (ASSUMED BEARING), 2647.37 FEET;

THENCE NORTH 01 DEGREES 22 MINUTES 18 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 8 FOR N DISTANCE OF 325.58 FEET TO A POINT;

THENCE NORTH 88 DEGREES 37 MINUTES 42 SECONDS EAST 75.00 FEET TO A POINT ON THE EAST 75-FOOT RIGHT-OF-WAY LINE OF DOBSON ROAD AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 01 DEGREES 22 MINUTES 18 SECONDS WEST ALONG SAID 75-FOOT RIGHT-OF-WAY LINE 94.87 FEET TO A CHANGE IN THE DOBSON ROAD EAST RIGHT-OF-WAY LINE WIDTH;

THENCE ALONG SAID RIGHT-OF-WAY SOUTH 88 DEGREES 37 MINUTES 27 SECONDS WEST 15.00 FEET TO A POINT ON SAID EAST 60-FOOT RIGHT-OF-WAY LINE OF DOBSON ROAD;

THENCE NORTH 01 DEGREES 22 MINUTES 18 SECONDS WEST ALONG SAID 60-FOOT RIGHT-OF-WAY LINE 165.03 FEET;

THENCE NORTH 88 DEGREES 13 MINUTES 20 SECONDS EAST 248.01 FEET;

THENCE SOUTH 01 DEGREES 22 MINUTES 18 SECONDS EAST 260.00 FEET;

THENCE SOUTH 88 DEGREES 13 MINUTES 20 SECONDS WEST 233.01 FEET TO SAID 75-FOOT RIGHT-OF-WAY LINE AND THE TRUE POINT OF BEGINNING.

PARCEL 3

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8, MONUMENTED WITH A BRASS CAP IN HANDHOLE, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION, MONUMENTED WITH A BRASS CAP IN HANDHOLE, BEARS NORTH 88 DEGREES 13 MINUTES 20 SECONDS EAST, 2647.46 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER NORTH 88 DEGREES 13 MINUTES 20 SECONDS EAST, 315.53 FEET;

THENCE DEPARTING SAID SOUTH LINE NORTH 01 DEGREES 46 MINUTES 40 SECONDS WEST, 75.01 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 01 DEGREES 22 MINUTES 18 SECONDS WEST, 220.53 FEET;

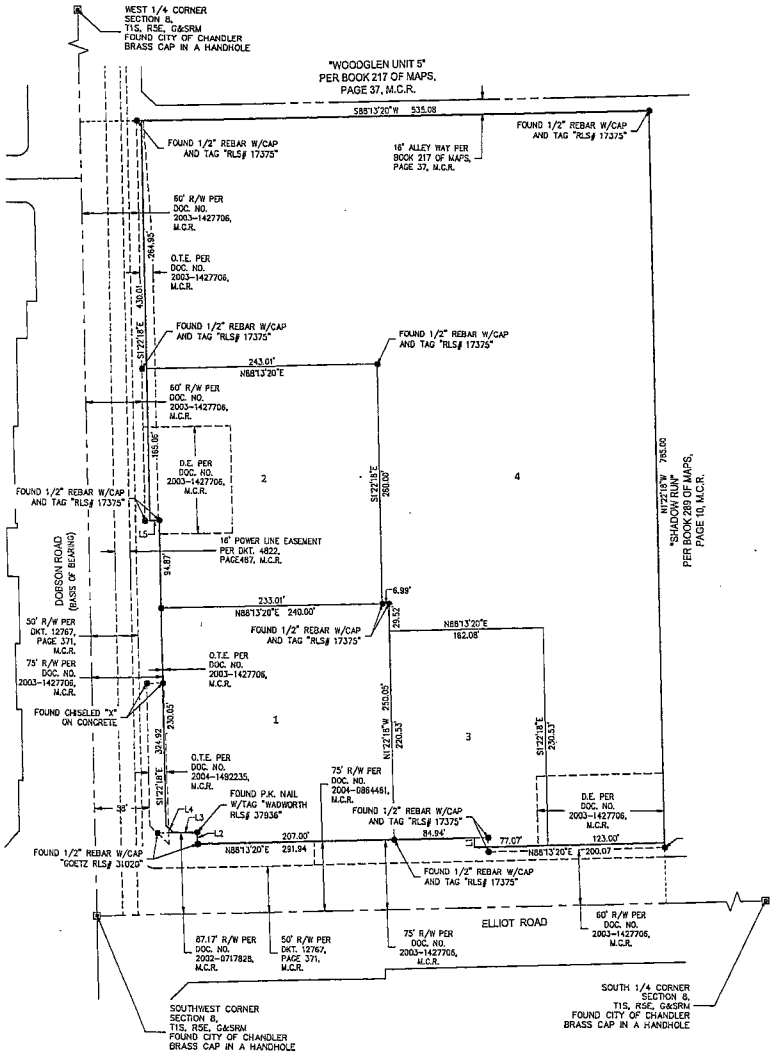
THENCE NORTH 88 DEGREES 13 MINUTES 20 SECONDS EAST, 162.08 FEET;

THENCE SOUTH 01 DEGREES 22 MINUTES 18 SECONDS EAST, 230.53 FEET TO A PROPOSED RIGHT-OF-WAY LINE;

THENCE ALONG SAID PROPOSED RIGHT-OF-WAY LINE SOUTH 88 DEGREES 13 MINUTES 20 SECONDS WEST, 77.23 FEET;

THENCE CONTINUING ALONG SAID PROPOSED RIGHT-OF-WAY LINE NORTH 01 DEGREES 46 MINUTES 40 SECONDS WEST, 10.00 FEET;

THENCE CONTINUING ALONG SAID PROPOSED RIGHT-OF-WAY LINE SOUTH 88 DEGREES 13 MINUTES 20 SECONDS WEST, 84.78 FEET TO THE POINT OF BEGINNING.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.00'	N01°46'40"W
L2	12.17'	N01°22'18"W
L3	25.17'	S88°13'20"W
L4	11.03'	N46°34'29"W
L5	10.00'	N88°37'27"E

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
1	59,578	1.3677
2	62,232	1.4287
3	36,514	0.8382
4	254,470	5.8418

OVERALL AREA TABLE		
PARCEL	SQ. FT.	ACRES
BDRY	412,794	9.4764

LEGEND

●	SET 1/2" REBAR WITH CAP AND TAG RLS# 50640
	FOUND MONUMENT AS NOTED
R/W	RIGHT OF WAY
O.T.E.	OVERHEAD TRANSMISSION EASEMENT
D.E.	DRAINAGE EASEMENT
M.C.R.	MARICOPA COUNTY RECORDER
DOC.	DOCUMENT
DKT.	DOCKET
NO.	NUMBER

Bowman CONSULTING
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Fax 480.629.8841
www.bowmanconsulting.com

DRAFT

REGISTERED LAND SURVEYOR 55078 DOUGLAS B. TONEY ARIZONA U.S.A.

EXPIRES 9/30/2016

FINAL PLAT
NEC ELLIOT & DOBSON
CHANDLER, ARIZONA

DATE	REVISION

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DATE: 03-26-14
PROJ NO: 9735-01
TASK NUM: 001
DRAWN BY: AG
CHECKED: DT
QUALITY: DT
CLIENT NO:
SCALE 1" = 60'
2 OF 2

Fix 8.5X11 - NEC Plat & Detail9735-01 on (3)\9735-plat.dwg, 8.5"x11", Plotted: Jun 26, 2014