107

SEP 11 2014

Chandler

All-America City

2010

Chandler • Arizona

Where Values Make The Difference

MEMORANDUM **Planning Division - CC Memo No. 14-105**

DATE: SEPTEMBER 11, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER
MARSHA REED, ASSISTANT CITY MANAGER
JEFF KURTZ, PLANNING ADMINISTRATOR

FROM: KEVIN MAYO, PLANNING MANAGER

SUBJECT: FPT14-0008 ALTA CHANDLER

Request: Final Plat (PPT) approval for an apartment development

Location: Southeast corner of Frye Road and Washington Street

Applicant: Adrian Burcham
Hubbard Engineering

BACKGROUND

This Final Plat is for a 301-unit urban multi-family development located at the southeast corner of Frye Road and Washington Street that was approved by Council in July 2014. The plat creates the lot and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

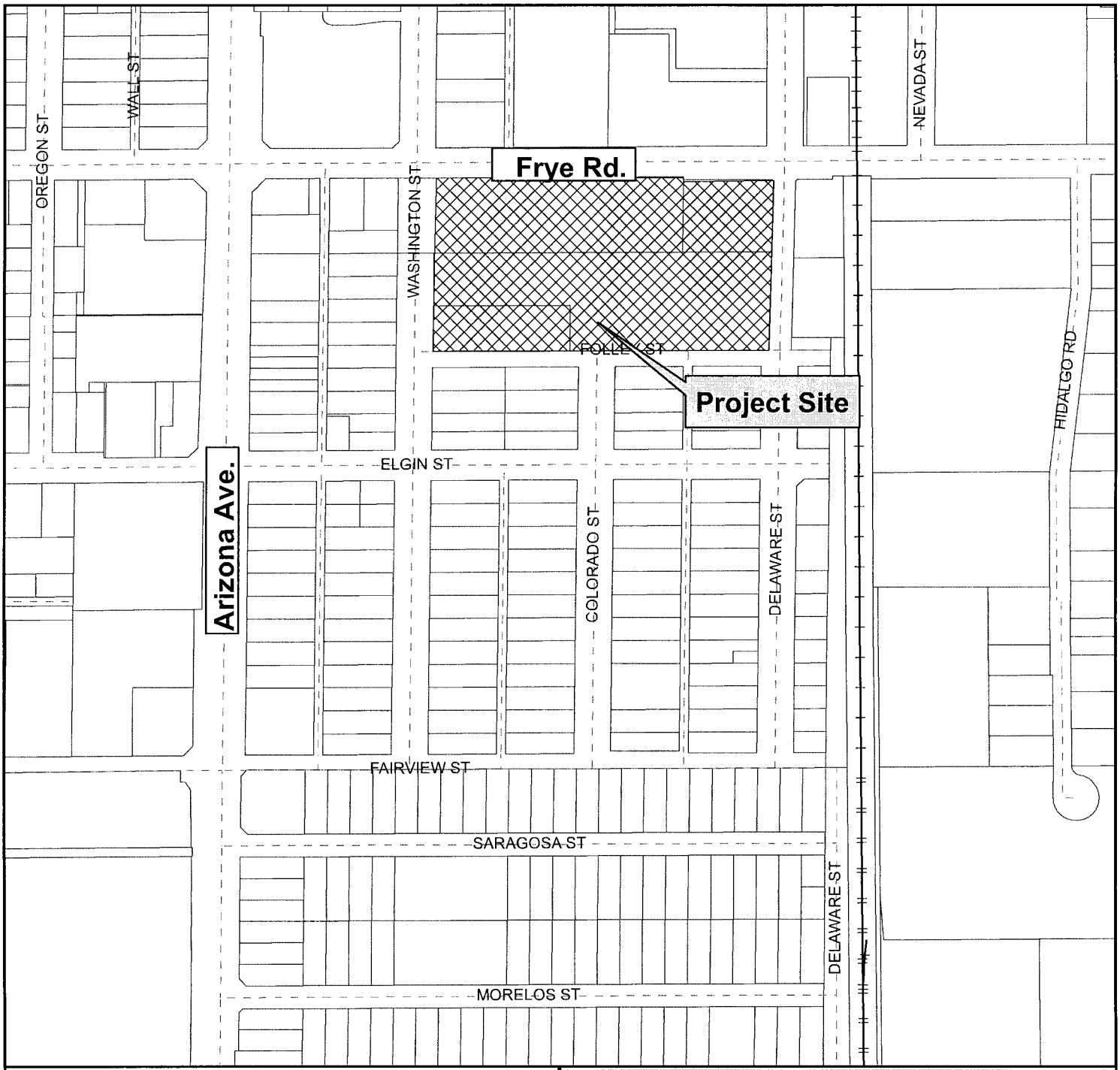
Upon finding the request to be consistent with the General Plan and PAD zoning, Planning Staff recommends approval.

PROPOSED MOTION

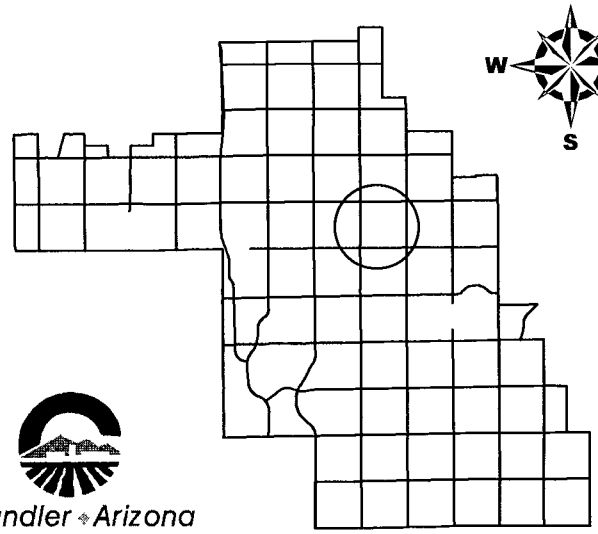
Move to approve Final Plat FPT14-0008 ALTA CHANDLER, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Final Plat



Vicinity Map

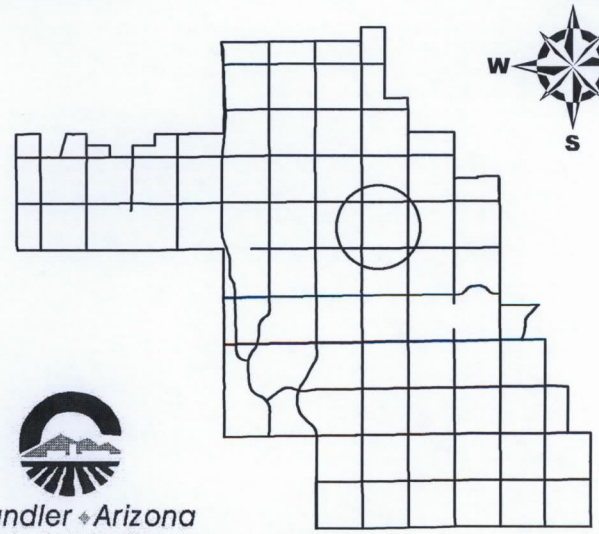


Chandler Arizona
Where Values Make The Difference

Alta Chandler

CITY OF CHANDLER 8/18/2014

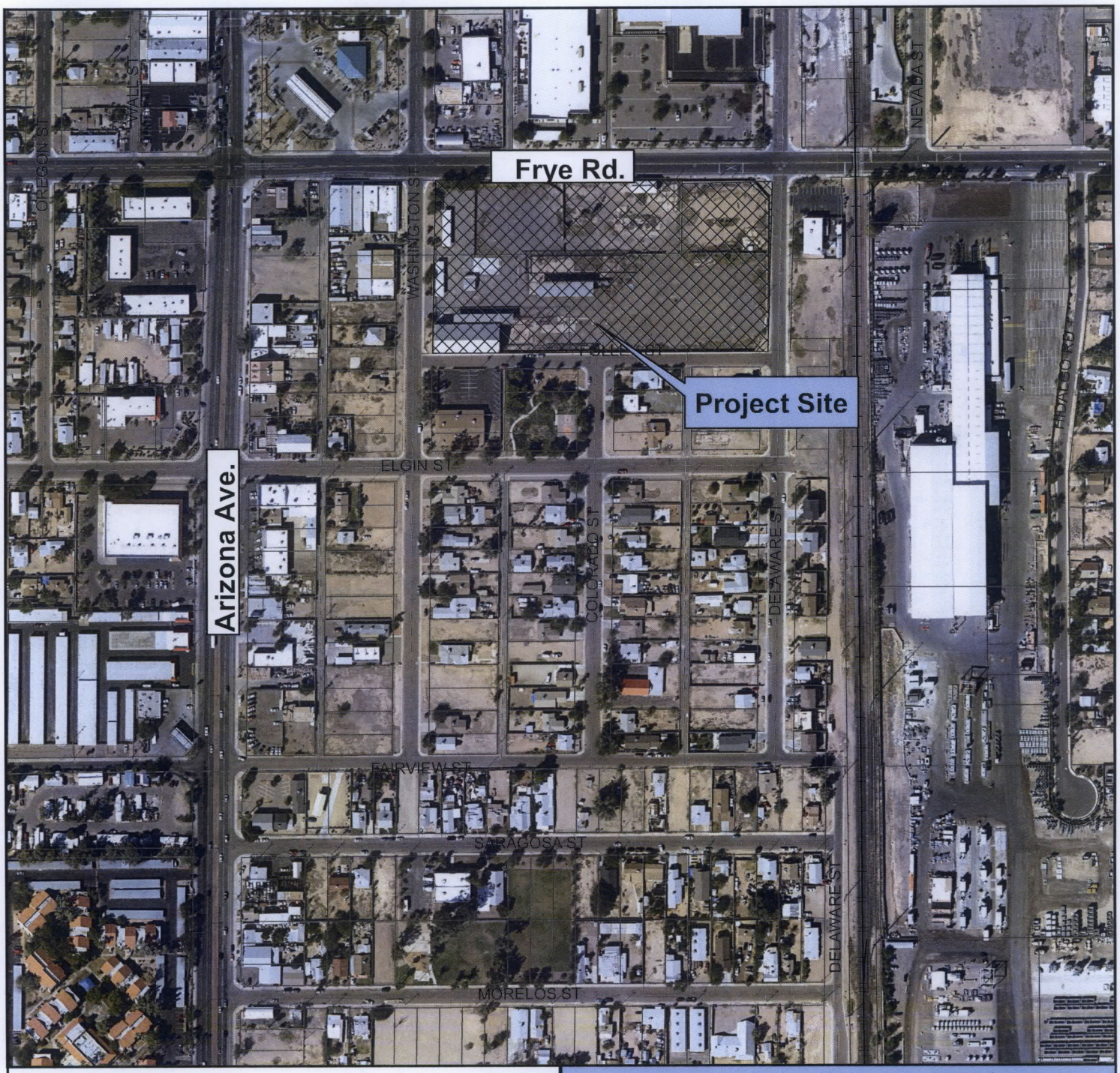
Vicinity Map



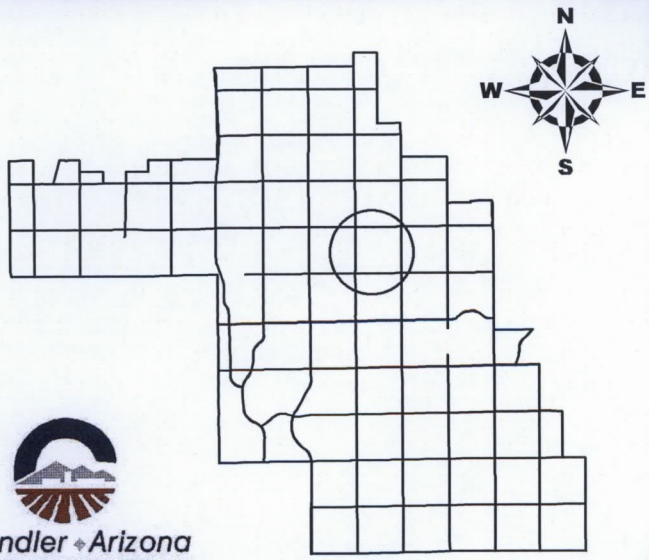
Chandler Arizona
Where Values Make The Difference

Alta Chandler

CITY OF CHANDLER 8/18/2014



Vicinity Map



Chandler Arizona
Where Values Make The Difference

Alta Chandler

CITY OF CHANDLER 8/18/2014

FINAL PLAT OF
"ALTA CHANDLER"

PARCELS 1, 2, 3 & 4 OF RECORD OF SURVEY "CHANDLER STEEL PLANT", RECORDED IN BOOK 677 OF MAPS, PAGE 46, MARICOPA COUNTY RECORDS, SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, 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.

PR III/WOOD CHANDLER APARTMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "ALTA CHANDLER", BEING PARCELS 1, 2, 3 & 4 OF RECORD OF SURVEY "CHANDLER STEEL PLANT", RECORDED IN BOOK 677 OF MAPS, PAGE 46, MARICOPA COUNTY RECORDS, TOGETHER WITH A PORTION OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "ALTA CHANDLER" A RESIDENTIAL DEVELOPMENT AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT, STREETS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH, RESPECTIVELY ON SAID PLAT.

PR III/WOOD CHANDLER APARTMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER; HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH, THE RIGHT-OF-WAY AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

EASEMENTS ARE DEDICATES AS SHOWN ON THIS PLAT.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR ABUTTING PROPERTY OWNER.

THIS PLAT HEREBY DEDICATED AN EMERGENCY VEHICULAR ACCESS EASEMENT TO THE CITY OF CHANDLER.

PR III/WOOD CHANDLER APARTMENT, LLC, A DELAWARE 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 OPERATION AT OR ON STELLAR AIR PARK; AND THE OWNERS (GRANTORS) DO 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 OWNERS' (GRANTORS') 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 CAUSE 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 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.

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

IN WITNESS WHEREOF:
PR III/WOOD CHANDLER APARTMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF

______________ ITS ______________, THEREUNTO DULY AUTHORIZED

THIS ____ DAY OF ______________, 2014.

BY: ______________
OWNER/AUTHORIZED SIGNER

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
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.

LEGAL DESCRIPTION (PARENT PARCELS)

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

PARCEL 1:
THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 198.3 FEET SOUTH OF A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, WHICH IS 450 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;
THENCE SOUTH 215.77 FEET PARALLEL TO THE WEST LINE OF THE SAID SECTION;
THENCE EAST 772.6 FEET (PREVIOUSLY ERRONEOUSLY DESCRIBED AS 722.6 FEET) ON A LINE PARALLEL TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION;
THENCE NORTH 215.77 FEET ON A LINE PARALLEL TO THE WEST LINE OF SAID SECTION TO THE SOUTHEAST CORNER OF THE PROPERTY FORMERLY OWNED BY THE ARIZONA EDISON COMPANY;
THENCE WEST 227.8 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY FORMERLY OWNED BY THE ARIZONA EDISON COMPANY;
THENCE WEST 544.8 FEET TO THE BEGINNING;
EXCEPT THE SOUTH 100 FEET OF THE WEST 300 FEET THEREOF; AND
EXCEPT A STRIP OF LAND 50 FEET WIDE LYING 25 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE OF DELAWARE STREET EXTENDED. STARTING AT THE INTERSECTION OF FRYE ROAD FORMERLY DENVER STREET) WITH DELAWARE STREET AS SHOWN ON THE PLAT OF THE TOWNSITE OF CHANDLER AS RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE IN BOOK 5 OF MAPS, PAGE 34, SAID INTERSECTION BEING THE POINT OF BEGINNING;
THENCE IN A SOUTHERLY DIRECTION 414.09 FEET MORE OR LESS TO THE INTERSECTION OF DELAWARE STREET AND FOLLEY STREET (FORMERLY SHOWN AS AN EASEMENT) AS SHOWN ON THE PLAT OF THE DOBSON ADDITION AS RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE IN BOOK 36 OF MAPS, PAGE 18.

LEGAL DESCRIPTION (PARENT PARCELS)

PARCEL 2:
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, RUNNING THENCE DUE SOUTH A DISTANCE OF 198.3 FEET;
THENCE DUE EAST A DISTANCE OF 994.8 FEET;
THENCE DUE NORTH A DISTANCE OF 198.3 FEET;
THENCE DUE WEST A DISTANCE OF 994.8 FEET TO THE POINT OF BEGINNING, SAID PROPERTY LYING WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER.
EXCEPT THE WEST 370 FEET THEREOF.

PARCEL 3:
THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, A DISTANCE OF 450 FEET EAST OF THE NORTHWEST CORNER THEREOF;
THENCE SOUTHERLY PARALLEL TO THE WEST BOUNDARY LINE OF SAID SECTION 34, A DISTANCE OF 414.07 FEET TO THE POINT OF BEGINNING;
THENCE EASTERLY AND PARALLEL TO THE NORTH BOUNDARY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 300 FEET;
THENCE NORTHERLY AND PARALLEL TO THE EAST BOUNDARY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 100 FEET;
THENCE WESTERLY AND PARALLEL TO THE NORTH BOUNDARY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 300 FEET;
THENCE SOUTHERLY A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

PARCEL 4:
BEGINNING 994.8 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN;
THENCE DUE SOUTH 198.3 FEET;
THENCE DUE EAST 200 FEET, MORE OR LESS, TO A POINT WHICH IS 105 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34;
THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 189.7 FEET;
THENCE EAST 105 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34;
THENCE NORTH ALONG SAID EAST LINE A DISTANCE OF 388 FEET TO THE NORTHEAST CORNER THEREOF;
THENCE WEST 325 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING;
EXCEPT THAT PART LYING EAST OF THE WEST LINE OF A STRIP OF LAND 50 FEET WIDE LYING 25 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE OF DELAWARE STREET EXTENDED. STARTING AT THE INTERSECTION OF FRYE ROAD (FORMERLY DENVER STREET) WITH DELAWARE STREET AS SHOWN ON THE PLAT OF THE TOWNSITE OF CHANDLER AS RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE IN BOOK 5 OF MAPS, PAGE 34, SAID INTERSECTION BEING THE POINT OF BEGINNING;
THENCE IN A SOUTHERLY DIRECTION 414.09 FEET MORE OR LESS TO THE INTERSECTION OF DELAWARE STREET AND FOLLEY STREET (FORMERLY SHOWN AS AN EASEMENT) AS SHOWN ON THE PLAT OF THE DOBSON ADDITION AS RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE IN BOOK 36 OF MAPS, PAGE 18;
AND EXCEPT THE APPROXIMATELY 50 SQUARE FEET AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED IN FAVOR OF THE CITY OF CHANDLER, DATED JUNE 17, 1982, RECORDED JULY 1, 1982, IN DOCKET 16126, PAGE 750;
BEGINNING AT THE INTERSECTION OF A LINE 33.00 FEET SOUTH OF THE CENTER OF FRYE ROAD (FORMERLY DENVER STREET) AND A LINE 25.00 FEET WEST OF THE CENTER OF DELAWARE STREET, AS RECORDED IN BOOK 5 OF MAPS, PAGE 34, OF MARICOPA COUNTY RECORDS, SAID INTERSECTION BEING THE TRUE POINT OF BEGINNING;
THENCE WEST ALONG A LINE 33.00 FEET SOUTH OF AND PARALLEL WITH THE CENTER OF SAID FRYE ROAD, 10.00 FEET;
THENCE SOUTHEAST, TO A POINT 25.00 FEET WEST OF THE CENTER OF DELAWARE STREET AND 10.00 FEET SOUTH OF THE TRUE POINT OF BEGINNING;
THENCE NORTH ALONG A LINE 25.00 FEET WEST OF AND PARALLEL WITH THE CENTER OF DELAWARE STREET, 10.00 FEET, TO THE TRUE POINT OF BEGINNING.

PARCELS 1, 2, 3 AND 4 ABOVE ARE ALSO DESCRIBED AS FOLLOWS:
A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT A BRASS CAP IN HANDHOLE MARKING THE WEST QUARTER CORNER OF SAID SECTION 34, FROM WHICH A BRASS CAP IN HANDHOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 34 BEARS SOUTH 00 DEGREES 38 MINUTES 02 SECONDS EAST, 2645.52 FEET;
THENCE NORTH 89 DEGREES 44 MINUTES 47 SECONDS EAST, ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 34, 448.61 FEET;
THENCE DEPARTING SAID EAST-WEST MID-SECTION LINE SOUTH 00 DEGREES 15 MINUTES 13 SECONDS EAST, 32.98 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF FRYE ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING;
THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 89 DEGREES 44 MINUTES 39 SECONDS EAST, 544.92 FEET;
THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 00 DEGREES 37 MINUTES 58 SECONDS WEST, 7.00 FEET;
THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 89 DEGREES 44 MINUTES 39 SECONDS EAST, 186.74 FEET;
THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 44 DEGREES 48 MINUTES 10 SECONDS EAST, 4.21 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF DELAWARE STREET;
THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00 DEGREES 39 MINUTES 00 SECONDS WEST, 370.52 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF FOLLEY STREET;
THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 89 DEGREES 42 MINUTES 40 SECONDS WEST, 734.58 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF WASHINGTON STREET;
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 00 DEGREES 38 MINUTES 16 SECONDS EAST, 215.64 FEET TO THE NORTHWEST CORNER OF PARCEL 1 RECORDED IN BOOK 667, PAGE 46, MARICOPA COUNTY RECORDER;
THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE SOUTH 89 DEGREES 44 MINUTES 39 SECONDS WEST, 80.01 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WASHINGTON STREET;
THENCE ALONG SAID WEST RIGHT-OF-WAY LINE NORTH 00 DEGREES 38 MINUTES 16 SECONDS EAST, 165.30 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF FRYE ROAD;
THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE OF NORTH 89 DEGREES 44 MINUTES 39 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 80.01 FEET POINT OF BEGINNING.

LEGAL DESCRIPTION LOT 1 (NET AREA)

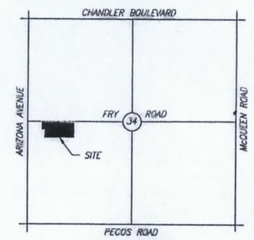
A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT A BRASS CAP IN HANDHOLE MARKING THE WEST QUARTER CORNER OF SAID SECTION 34, FROM WHICH A BRASS CAP IN HANDHOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 34 BEARS SOUTH 00 DEGREES 38 MINUTES 02 SECONDS WEST, 2645.52 FEET;
THENCE NORTH 89 DEGREES 44 MINUTES 47 SECONDS EAST, ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 34, 409.12 FEET TO A BRASS CAP FLUSH, MARKING THE INTERSECTION OF FRYE ROAD & WASHINGTON STREET;
THENCE CONTINUING NORTH 89 DEGREES 44 MINUTES 47 SECONDS EAST, 39.49 FEET;
THENCE DEPARTING SAID EAST-WEST MID-SECTION LINE SOUTH 00 DEGREES 15 MINUTES 13 SECONDS EAST, 32.98 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF FRYE ROAD AND THE POINT OF BEGINNING;
THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 89 DEGREES 44 MINUTES 39 SECONDS EAST, 734.65 FEET TO A POINT ON THE WEST RIGHT-OF-LINE OF DELAWARE STREET;
THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00 DEGREES 39 MINUTES 00 SECONDS WEST, 380.52 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF FOLLEY STREET;
THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 89 DEGREES 42 MINUTES 40 SECONDS WEST, 734.58 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF WASHINGTON STREET;
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 00 DEGREES 38 MINUTES 16 SECONDS EAST, 380.94 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF FRYE ROAD AND THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 279,653 SQUARE FEET OR 6.4199 ACRES, MORE OR LESS.

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.

ADRIAN M. BURCHAM, R.L.S.
REGISTRATION NO. 41282
1840 S. STAPLEY DRIVE, SUITE #137
MESA, AZ. 85204

41282
ADRIAN M.
BURCHAM



VICINITY MAP
N.T.S.

SHEET INDEX

1 COVER SHEET
2 FINAL PLAT DEDICATIONS

ZONING

EXISTING: C-3
PROPOSED: PAD

PARENT PARCELS

APN: 303-18-120C
APN: 303-18-119
APN: 303-18-120B
APN: 303-19-115A

BASIS OF BEARINGS

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST, BEING N00°37'12"E AS RECORDED PER GDACS MAP BK. 669, PG. 47, M.C.R.

OWNER

PR III/WOOD CHANDLER APARTMENT, LLC
A DELAWARE LIMITED LIABILITY COMPANY

SURVEYOR/ENGINEER

HUBBARD ENGINEERING
1840 S. STAPLEY DR. SUITE #137
MESA, AZ 85204
PHONE: (480) 892-3313
FAX: (480) 892-7051
CONTACT: ADRIAN BURCHAM, RLS

PARCEL ACREAGES

GROSS AREA: 291,544 SQ. FT. OR 6.6929 AC. +/-
GROSS AREA = PARENT PARCELS LEGAL DESCRIPTION

NET AREA: 279,653 SQ. FT. OR 6.4199 AC. +/-
NET AREA = LOT 1 LEGAL DESCRIPTION

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 PLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLATED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
3. 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.
4. 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.
5. 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.
6. BY ACCEPTANCE OF THIS PLAT, THE CITY OF CHANDLER AGREES TO THE ABANDONMENT OF THE RIGHT-OF-WAY DESCRIBED OR SHOWN AS BEING ABANDONED.
7. THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE "X" PER FEMA FLOOD INSURANCE RATE MAP NO. 04013C2740L DATED OCTOBER, 16, 2013.
8. THIS SUBDIVISION SHALL HAVE A BLANKET EASEMENT FOR POTABLE WATER, SANITARY WATER, FIRE LINE, PEDESTRIAN ACCESS, VEHICULAR ACCESS, INGRESS/EGRESS, DRAINAGE AND DRAINAGE FACILITIES.
9. ALL DRY UTILITIES TO BE IN PUBLIC RIGHT-OF-WAY.

CERTIFICATION

THIS IS TO CERTIFY THAT IN MY OPINION ALL LOTS, PARCELS AND TRACTS SHOWN ON THIS PLAT CONFORM TO GOOD LAND PLANING POLICIES AND ARE SUITABLE FOR THE PURPOSES 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

BY ACCEPTANCE OF THIS PLAT, THE CITY OF CHANDLER AGREES TO THE ABANDONMENT OF THE RIGHT-OF-WAY SHOWN HEREON AS BEING ABANDONED.

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

____ DAY OF ______________, 2014.

BY: ______________ ______________
MAYOR DATE

ATTEST:

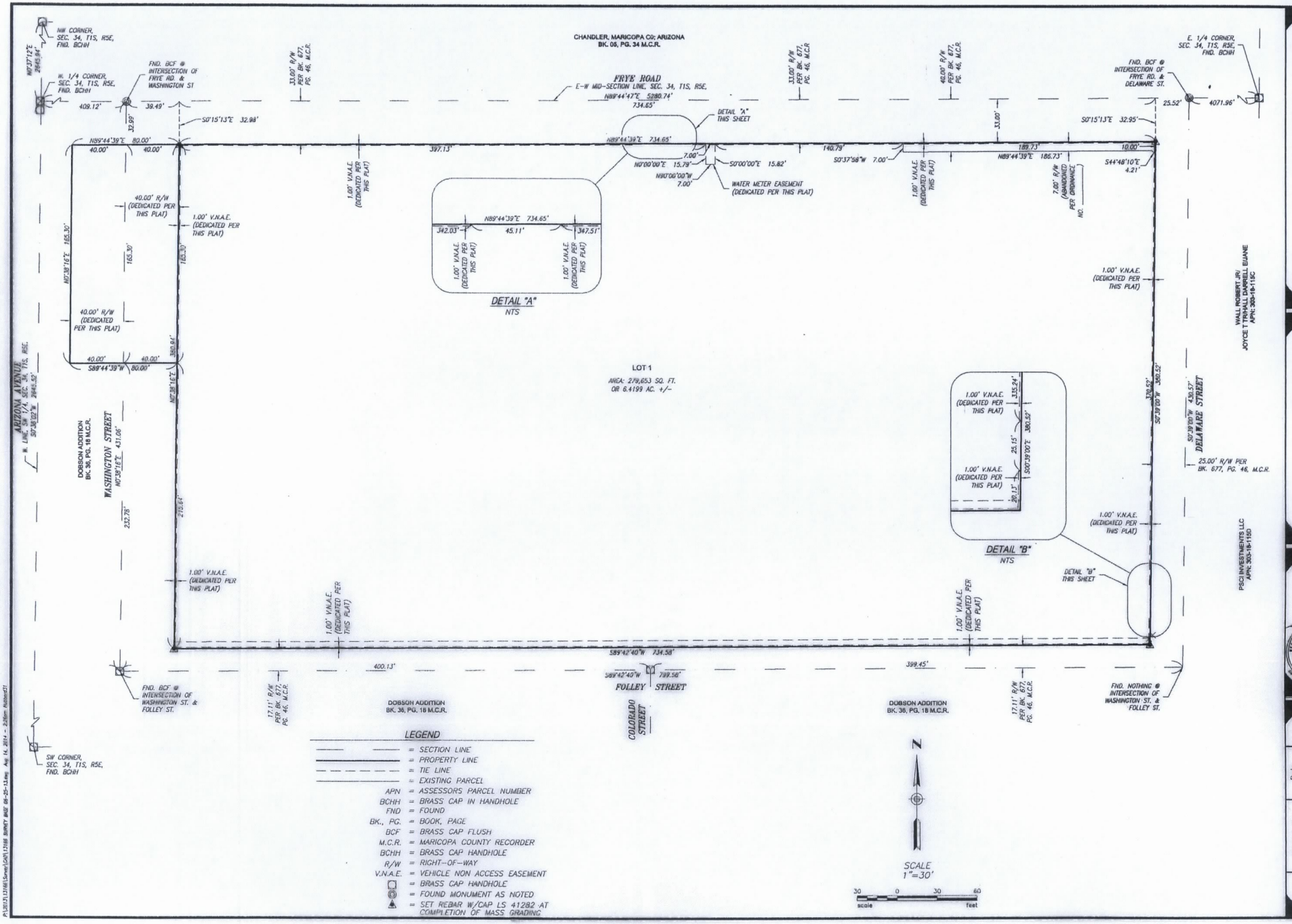
______________ ______________
CITY CLERK DATE

HUBBARD
ENGINEERING
1840 S. Stapley Dr.
Suite 137
Mesa, AZ 85204
Ph: 480.892.3313
www.hubbardengineering.com

"ALTA CHANDLER"
FINAL PLAT-COVER SHEET
City of Chandler, Maricopa County, Arizona

Project No. 13166	Project Manager ADRIAN BURCHAM
Date 07/25/14	Project Eng.

P:\2013\13166\Survey\CAD\13166 SURVEY BASE 06-25-13.dwg Aug 14, 2014 - 2:30pm Hubbard21



HUBBARD ENGINEERING
www.hubbardengineering.com

ALTA CHANDLER
FINAL PLAT
City of Chandler, Maricopa County, Arizona

41282 ADRIAN M. BURCHAM

Project No.	Date
13166	07/25/14
Project Manager	Project Eng.
ADRIAN BURCHAM	

Sht: 2 of 2