#56

NOV 20 2014

Chandler

All-America City

2010

Chandler • Arizona

Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 14-137**

DATE: NOVEMBER 20, 2014

TO: MAYOR AND COUNCIL

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

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

SUBJECT: FPT14-0007 ARIZONA AVENUE AND QUEEN CREEK ROAD

Request: Final Plat (FPT) approval

Location: Northeast corner of Arizona Avenue and Queen Creek Road

Applicant: EPS Group

BACKGROUND

This Final Plat is for a single-family residential development that was approved by Council in May 2014. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

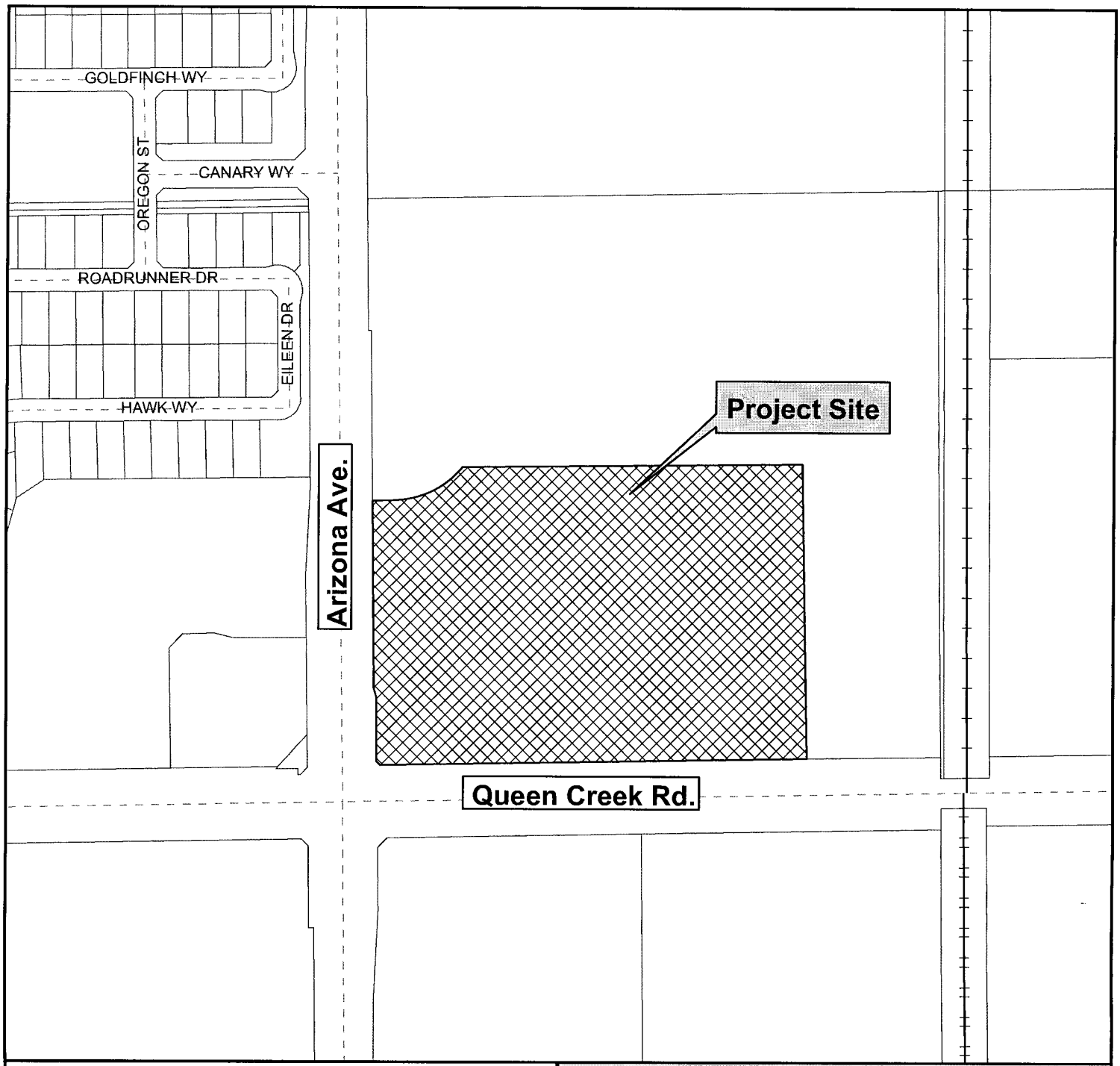
Upon finding the request to be consistent with the General Plan and PAD zoning, Planning Staff recommends approval.

PROPOSED MOTION

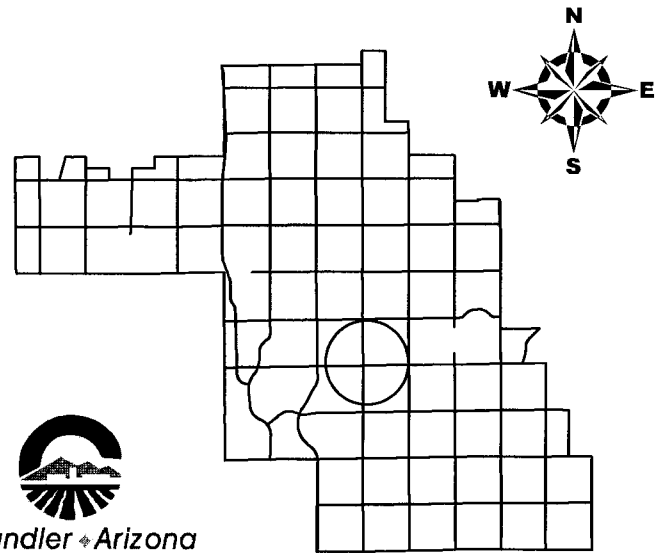
Move to approve Final Plat FPT14-0007 ARIZONA AVENUE AND QUEEN CREEK ROAD, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Final Plat



Vicinity Map

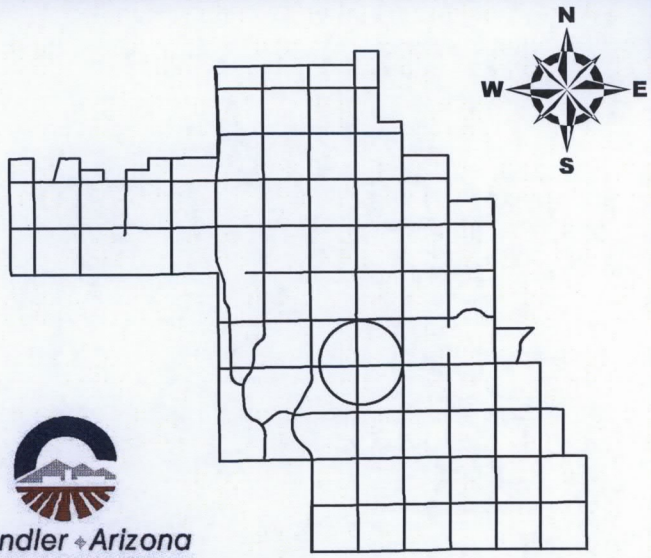


Chandler Arizona
Where Values Make The Difference

Arizona Avenue and Queen Creek Road

CITY OF CHANDLER 11/5/2014

Vicinity Map



Chandler Arizona
Where Values Make The Difference

Arizona Avenue and Queen Creek Road

CITY OF CHANDLER 11/5/2014

FINAL PLAT

ARIZONA AVENUE AND QUEEN CREEK ROAD

A SUBDIVISION OF LOT 2 OF THE FINAL PLAT FOR "ARCHSTONE VILLAGE CROSSING AT CHANDLER", RECORDED IN BOOK 1132, PAGE 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT KB HOME PHOENIX INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY PUBLISHES THIS FINAL PLAT AS AND FOR "ARIZONA AVENUE AND QUEEN CREEK ROAD", SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, 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, STREETS AND EASEMENTS CONSTITUTING THE SAME AND THAT THE LOTS, TRACTS AND STREETS SHALL BE KNOWN BY THE NUMBER, LETTER AND NAME GIVEN, RESPECTIVELY, ON SAID FINAL PLAT. EASEMENTS ARE DEDICATED AS SHOWN ON THIS FINAL PLAT.

OWNER HEREBY DEDICATES TO THE CITY OF CHANDLER, FOR USE AS SUCH THE STREETS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

OWNER HEREBY DEDICATES TO THE CITY OF CHANDLER WATER EASEMENTS ACROSS THOSE AREAS DEPICTED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF WATER LINES, SERVICES AND FACILITIES.

OWNER HEREBY DEDICATES TO THE CITY OF CHANDLER PUBLIC UTILITY EASEMENTS FOR THE BENEFIT OF PUBLIC UTILITIES, AND ARE LOCATED WHERE SHOWN, IN, OVER, AND UNDER THE AREAS DESIGNATED AS SUCH HEREON, FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF NECESSARY UTILITIES. SUCH PUBLIC UTILITIES SHALL BE AND REMAIN RESPONSIBLE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE AND REPAIR OF THEIR UTILITY FACILITIES.

OWNER HEREBY DEDICATES, GRANTS AND CONVEYS RIGHTS OF INGRESS AND EGRESS FOR ALL EMERGENCY VEHICLES AND/OR GOVERNMENT VEHICLES OVER AND ACROSS ALL MOTOR COURT EASEMENTS AS DESIGNATED ON THIS PLAT.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

TRACTS A THROUGH U, INCLUSIVE, ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE PASEO PLACE COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

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

KB HOME PHOENIX INC., AN ARIZONA CORPORATION, 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 CHANDLER MUNICIPAL AIRPORT; AND THE OWNER (GRANTOR) DOES FURTHER RELEASE AND DISCHARGE THE CITY, FOR THE USE AND BENEFIT OF THE PUBLIC AND 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 AN INFINITE HEIGHT ABOVE THE SAME, WHETHER SUCH DAMAGES SHALL ORIGINATE FROM 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 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 NEGLIGENT OR UNLAWFUL AIRCRAFT OPERATION OR BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES GENERATED BY LAWFUL, NORMAL AIRCRAFT OPERATIONS OCCURRING THREE HUNDRED FIFTY (350) FEET OR MORE ABOVE THE SURFACE.

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

IN WITNESS WHEREOF: KB HOME PHOENIX INC., AN ARIZONA CORPORATION, AS OWNER HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED PERSON THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2014

BY: KB HOME PHOENIX INC.,
AN ARIZONA CORPORATION

_____

ITS: _____

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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: _____
DATE

MY COMMISSION EXPIRES: _____

RATIFICATION

BY THIS RATIFICATION _____ DULY ELECTED _____ OF PASEO PLACE COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, ACKNOWLEDGES THE RESPONSIBILITIES IDENTIFIED HEREON.

_____
SIGNATURE DATE

ACKNOWLEDGMENT

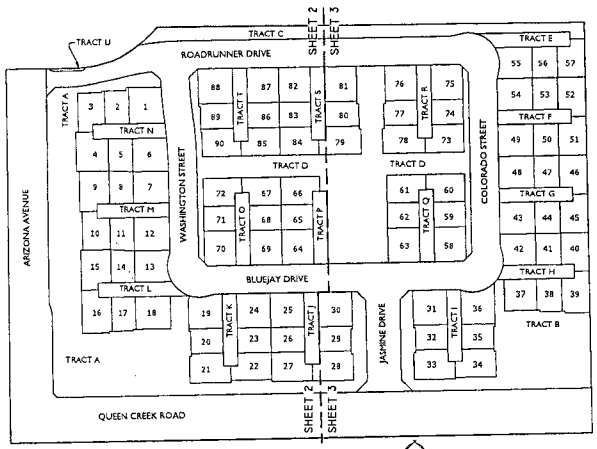
STATE OF ARIZONA)
) S.S.
COUNTY OF MARICOPA)

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

NOTARY PUBLIC: _____
DATE

MY COMMISSION EXPIRES: _____

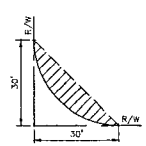


KEY MAP/SHEET INDEX

NOT TO SCALE

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 LOT, PARCEL AND TRACT PROPERTY CORNER AT THE COMPLETION OF MASS GRADING.
4. THERE IS HEREBY DESIGNATED A PUBLIC UTILITY EASEMENT UPON, OVER, UNDER, ACROSS AND THROUGH ALL MOTOR COURT EASEMENTS SHOWN HEREON.
5. USES AND RESTRICTIONS, TERMS AND CONDITIONS GOVERNING THE MOTOR COURT EASEMENTS ARE SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THIS PLAT TO BE RECORDED HEREAFTER.
6. THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.
7. 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.
8. 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 COMMUNITY ASSOCIATION OR TO SOME THIRD PARTY, THE TITLEHOLDER(S) SHALL ASSO 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.
9. 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 WHICH SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREA TRACTS.
10. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (NATURE) 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 6' APART.
11. 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, DOCUMENT NUMBER _____ MARICOPA COUNTY RECORDS.
12. THESE STREETS WILL REMAIN PRIVATE AND WILL NEVER CONVERT TO PUBLIC OWNERSHIP.*
   *THIS NOTE PERTAINS TO MOTOR COURT EASEMENTS WITHIN TRACTS E THROUGH T, INCLUSIVE.
13. THE FOLLOWING PRIVATE EASEMENTS HAVE BEEN PROVIDED IN THE CC&R'S OR BY SEPARATE INSTRUMENTS: A. POTABLE WATER, B. SANITARY SEWER, C. FIRE LINE, D. PEDESTRIAN ACCESS, E. VEHICULAR ACCESS, F. DRAINAGE AND DRAINAGE FACILITIES.
14. SUBJECT TO MATTERS CONTAINED IN DOCUMENT ENTITLED "CHANDLER MUNICIPAL AIRPORT TRAFFIC PATTERN AIRSPACE" RECORDED AS 2004-0240033, M.C.R.
15. SUBJECT TO TRUNK SEWER AGREEMENT FOR REIMBURSEMENT OF OFFSITE CONSTRUCTION COSTS AGREEMENT NUMBER 230-244, RECORDED AS 2006-1366701 M.C.R.
16. SUBJECT TO AGREEMENT FOR WAIVER OF CLAIM UNDER A.R.S. 12-1134 RECORDED AS 2012-0378935, M.C.R.
17. SUBJECT TO MATTERS SET FORTH IN RESTRICTIVE COVENANT, RECORDED AS 2012-1169898, M.C.R.
18. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS IN DOCUMENT NO. 2012-1169899, M.C.R.
19. SUBJECT TO MEMORANDUM OF SITE DEVELOPMENT AGREEMENT, RECORDED IN DOCUMENT NO. 2012-1169900, M.C.R.
20. SUBJECT TO AN EASEMENT FOR OVERLAY AND INCIDENTAL PURPOSES, RECORDED AS 2014-0401018 M.C.R. OVERLAY EASEMENT ONLY AFFECTS PORTIONS OF THE PROPERTY IDENTIFIED AS A PUBLIC UTILITIES EASEMENTS, PUBLIC UTILITIES AND FACILITIES EASEMENTS OR OTHER EASEMENTS OR RIGHT-OF-WAY AUTHORIZING THE INSTALLATION OF PUBLIC UTILITIES ON THAT CERTAIN PLAT ARCHSTONE VILLAGE CROSSING AT CHANDLER RECORDED BOOK 1132 OF MAPS PAGE 1 RECORDS OF MARICOPA COUNTY ARIZONA



SIGHT VISIBILITY TRIANGLE EASEMENT

NOT TO SCALE

DEVELOPER/OWNER

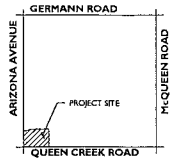
KB HOME PHOENIX INC., AN ARIZONA CORPORATION
10429 SOUTH 51ST STREET, SUITE 100
PHOENIX, AZ 85044
TEL: (480) 758-3045
CONTACT: JANNELLE SPEAKE

ENGINEER

CONSULTANT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480) 503-2250
FAX: (480) 503-2258
CONTACT: DAN "OX" AUXIER, PE

LEGEND

●	FOUND BRASS CAP AS NOTED
⊙	SET BRASS CAP AT COMPLETION OF CONSTRUCTION
■	SET 1/2" REBAR W/CAP RLS# 21071 OR AS NOTED.
BC	BRASS CAP
BCHH	BRASS CAP IN A HAND HOLE
BSL	BUILDING SETBACK LINE
F.O.C.	FINAL ORDER OF CONDEMNATION
MCE	MOTOR COURT EASEMENT
MCR	MARICOPA COUNTY RECORDER
PUE	PUBLIC UTILITY EASEMENT
PUFE	PUBLIC UTILITY AND FACILITIES EASEMENT
R/W	RIGHT-OF-WAY
VNAE	VEHICULAR NON-ACCESS EASEMENT
SWE	SIDEWALK EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
WE	WATER EASEMENT



VICINITY MAP
SECTION 10, T.2S., R.5E
NOT TO SCALE

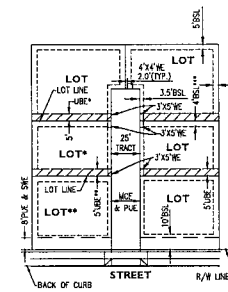
LEGAL DESCRIPTION

LOT 2, ARCHSTONE VILLAGE CROSSING AT CHANDLER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1132 OF MAPS, PAGE 1.

TOGETHER WITH, EASEMENTS FOR INGRESS AND EGRESS, UTILITY AND TEMPORARY CONSTRUCTION PURPOSES AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED AS 2012-1169899, OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA.

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 5 EAST, AS SHOWN ON THE FINAL PLAT OF ARCHSTONE VILLAGE CROSSING AT CHANDLER, RECORDED IN BOOK 1132 AT PAGE 1, M.C.R., THE BEARING OF WHICH IS ASSUMED: NORTH 88°59'57" EAST.



UBE

UBE* BENEFITS LOT* (TYPICAL)
UBE** BENEFITS LOT** (TYPICAL)
***4'BSL PER P.A.D./MINIMUM BUILDING SEPARATION=10'
SEE PLAN FOR ACTUAL WATER EASEMENT LOCATIONS

TYPICAL CLUSTER LOT DETAILS AND USE AND BENEFIT EASEMENT

NOT TO SCALE

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 BURDENED LOT) AND EXTENDING FROM THE FRONT OF THE BURDENED LOT TO THE REAR OF THE BURDENED LOT, AS ILLUSTRATED ON THE USE BENEFIT EASEMENT DETAIL ON THIS SHEET.
2. THE UBE MAY BE USED BY THE BENEFITED LOT FOR LANDSCAPING, DRAINAGE CONVEYANCE AND MAINTENANCE PURPOSES AND BY THE BURDENED LOT FOR DRAINAGE CONVEYANCE AND FOR MAINTENANCE OF THE SIDE YARD RETURN WALLS AND THE EXTERIOR PORTION OF THE RESIDENCE AND GARAGE.
3. USES, TERMS AND CONDITIONS GOVERNING THE UBE'S ARE SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THIS PLAT AS RECORDED HEREAFTER.

BUILDING SETBACKS WITHIN THE CLUSTER LOTS:
FRONT SETBACK:
ARCHITECTURE ADJACENT TO RIGHT OF WAY: 10'
FRONT PORCH FROM RIGHT OF WAY: 8'
GARAGE FACE ADJACENT TO STREET (FROM R/W): 18'
GARAGE FACE ADJACENT TO MOTOR COURT (FROM TRACT) 3.5'
SETBACK:
SIDE/REAR: 4'
REAR SETBACK: 5'
COVERED PATIO SETBACK: 0' (WHEN ADJACENT TO USE/BENEFIT EASEMENT)
MINIMUM BUILDING SEPARATION (EXCLUDING COVERED PATIOS): 10'

AREA SUMMARY TABLE

DESCRIPTION	AREA (SF)	AREA (ACRES)
LOTS (1-80)	274,587 S.F.	6.3037 AC.
TRACTS A-D, U	163,439 S.F.	3.7521 AC.
TRACT E-T (MOTOR COURTS)	52,029 S.F.	1.1944 AC.
NEW RIGHT OF WAY	112,450 S.F.	2.5817 AC.
NET AREA	602,515 S.F.	13.8318 AC.
EXISTING RIGHT OF WAY	126,642 S.F.	2.9384 AC.
GROSS AREA	726,157 S.F.	16.6703 AC.

TRACT USE TABLE

TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE, OPEN SPACE, RETENTION	67,659	1.5532
B	LANDSCAPE, OPEN SPACE, RETENTION	30,810	0.7074
C	LANDSCAPE, OPEN SPACE	16,919	0.3884
D	LANDSCAPE, OPEN SPACE, RETENTION, AMMENITIES & PARKING	47,769	1.0966
E	MOTOR COURT & PUBLIC UTILITY EASEMENT	3,594	0.0825
F	MOTOR COURT & PUBLIC UTILITY EASEMENT	3,200	0.0735
G	MOTOR COURT & PUBLIC UTILITY EASEMENT	3,200	0.0735
H	MOTOR COURT & PUBLIC UTILITY EASEMENT	3,207	0.0736
I	MOTOR COURT & PUBLIC UTILITY EASEMENT	3,153	0.0733
J	MOTOR COURT & PUBLIC UTILITY EASEMENT	3,200	0.0735
K	MOTOR COURT & PUBLIC UTILITY EASEMENT	3,200	0.0735
L	MOTOR COURT & PUBLIC UTILITY EASEMENT	3,554	0.0816
M	MOTOR COURT & PUBLIC UTILITY EASEMENT	3,216	0.0738
N	MOTOR COURT & PUBLIC UTILITY EASEMENT	3,265	0.0749
O	MOTOR COURT & PUBLIC UTILITY EASEMENT	3,200	0.0735
P	MOTOR COURT & PUBLIC UTILITY EASEMENT	3,200	0.0735
Q	MOTOR COURT & PUBLIC UTILITY EASEMENT	3,200	0.0735
R	MOTOR COURT & PUBLIC UTILITY EASEMENT	3,200	0.0735
S	MOTOR COURT & PUBLIC UTILITY EASEMENT	3,200	0.0735
T	MOTOR COURT & PUBLIC UTILITY EASEMENT	3,200	0.0735
U	LANDSCAPE, OPEN SPACE	276	0.0063

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.

_____
TRANSPORTATION & 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

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

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.

MARY F. KENNEDY
REGISTERED LAND SURVEYOR NO. 21071
EPS GROUP, INC.
2045 S VINEYARD AVENUE
SUITE 101
MESA, AZ 85210

EPS GROUP
2045 S. Vineyard Ave., Suite 101
Mesa, AZ 85210 P:480.503.2250
www.epsgroupinc.com

Project: ARIZONA AVENUE AND QUEEN CREEK ROAD
CHANDLER, ARIZONA
Final Plat

Revisions:

Designer: MK
Drawn by: MK

Job No. 13-047
FP01
Sheet No. 1 of 3

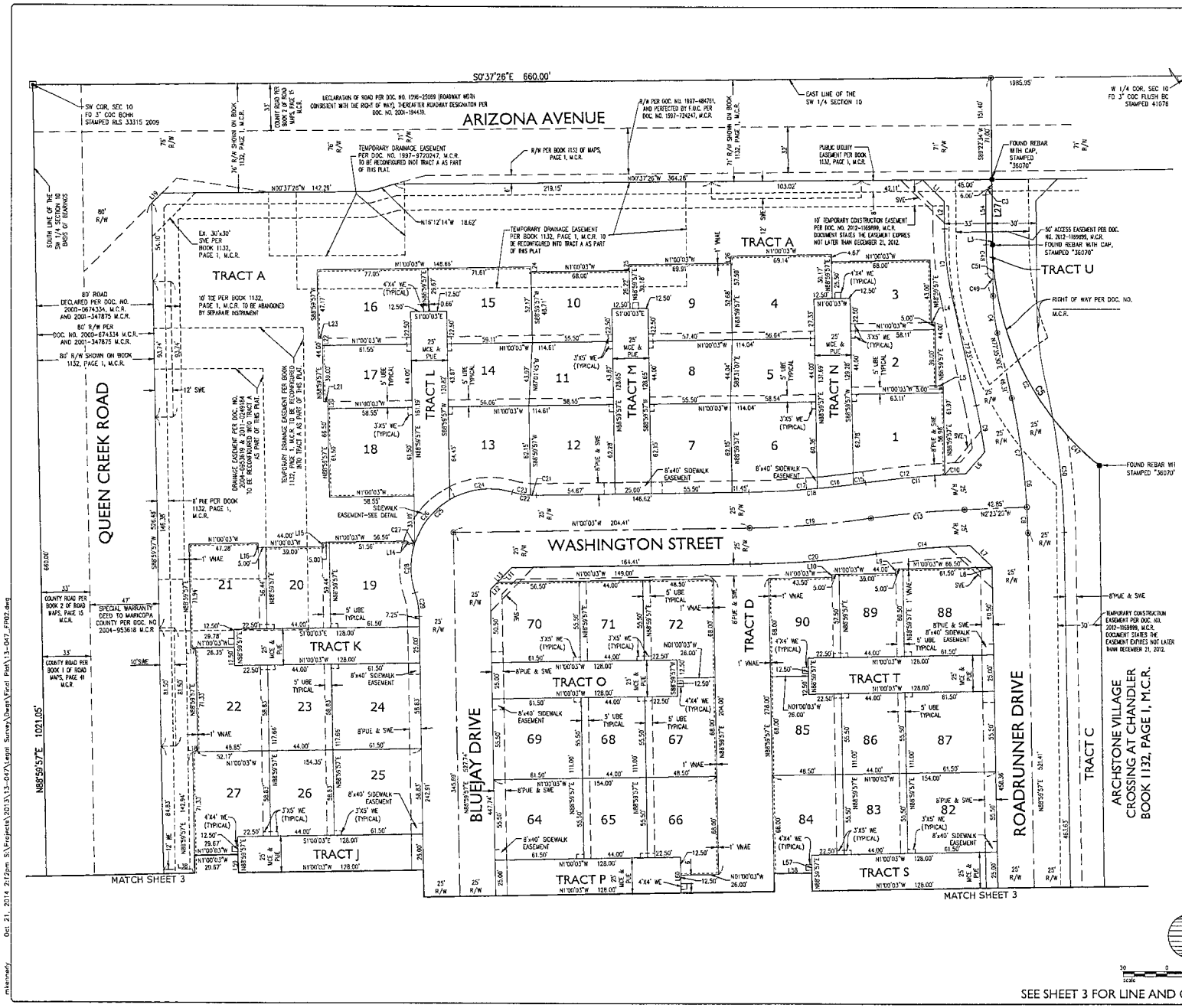
C.O.C. LOG NO. FPT 14-0007

13-047

Oct 21, 2014 2:12pm S:\Projects\2013\13-047\Legal_Survey\Final Plat\13-047_FP01.dwg
mkennedy

FPT14-0007

13-047



LOT AREA TABLE			LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)
1	3,749	0.0861	46	3,017	0.0693
2	2,582	0.0593	47	2,442	0.0561
3	2,996	0.0688	48	3,413	0.0784
4	3,634	0.0834	49	3,413	0.0784
5	2,534	0.0582	50	2,442	0.0561
6	3,610	0.0829	51	3,017	0.0693
7	3,449	0.0792	52	3,017	0.0693
8	2,484	0.0570	53	2,442	0.0561
9	3,401	0.0781	54	3,413	0.0783
10	3,031	0.0696	55	3,290	0.0755
11	2,502	0.0574	56	2,442	0.0561
12	3,646	0.0837	57	2,983	0.0685
13	3,337	0.0766	58	3,401	0.0781
14	2,526	0.0580	59	2,442	0.0561
15	3,455	0.0793	60	3,017	0.0693
16	3,723	0.0855	61	3,017	0.0693
17	2,693	0.0618	62	2,442	0.0561
18	3,601	0.0827	63	3,413	0.0784
19	3,489	0.0801	64	3,413	0.0784
20	2,498	0.0574	65	2,442	0.0561
21	3,465	0.0795	66	3,017	0.0693
22	3,203	0.0735	67	3,017	0.0693
23	2,589	0.0594	68	2,442	0.0561
24	3,618	0.0831	69	3,413	0.0784
25	3,618	0.0831	70	3,401	0.0781
26	2,589	0.0594	71	2,442	0.0561
27	3,440	0.0790	72	3,017	0.0693
28	3,439	0.0789	73	3,017	0.0693
29	2,474	0.0568	74	2,442	0.0561
30	3,622	0.0831	75	3,401	0.0781
31	3,622	0.0831	76	3,413	0.0784
32	2,474	0.0568	77	2,559	0.0587
33	3,512	0.0806	78	3,293	0.0756
34	3,310	0.0760	79	3,293	0.0756
35	2,474	0.0568	80	2,559	0.0588
36	3,542	0.0813	81	3,414	0.0784
37	3,136	0.0720	82	3,413	0.0784
38	2,559	0.0587	83	2,442	0.0561
39	3,256	0.0747	84	3,017	0.0693
40	2,983	0.0685	85	3,017	0.0693
41	2,442	0.0561	86	2,442	0.0561
42	3,318	0.0762	87	3,413	0.0784
43	3,413	0.0784	88	3,721	0.0854
44	2,442	0.0561	89	2,545	0.0584
45	3,017	0.0693	90	3,027	0.0695

COUNTY RECORDER

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Project: ARIZONA AVENUE AND QUEEN CREEK ROAD
CHANDLER, ARIZONA

Final Plat

Revisions:

Designer: HK
Drawn by: AB

REGISTERED LAND SURVEYOR
21071
KNEIT F. KENNEDY
ARIZONA U.S.A.
EXPIRES 6/30/15

Job No. 13-047
FP02
Sheet No. 2 of 3

C.O.C. LOG NO. FPT 14-0007

FPT14-0007

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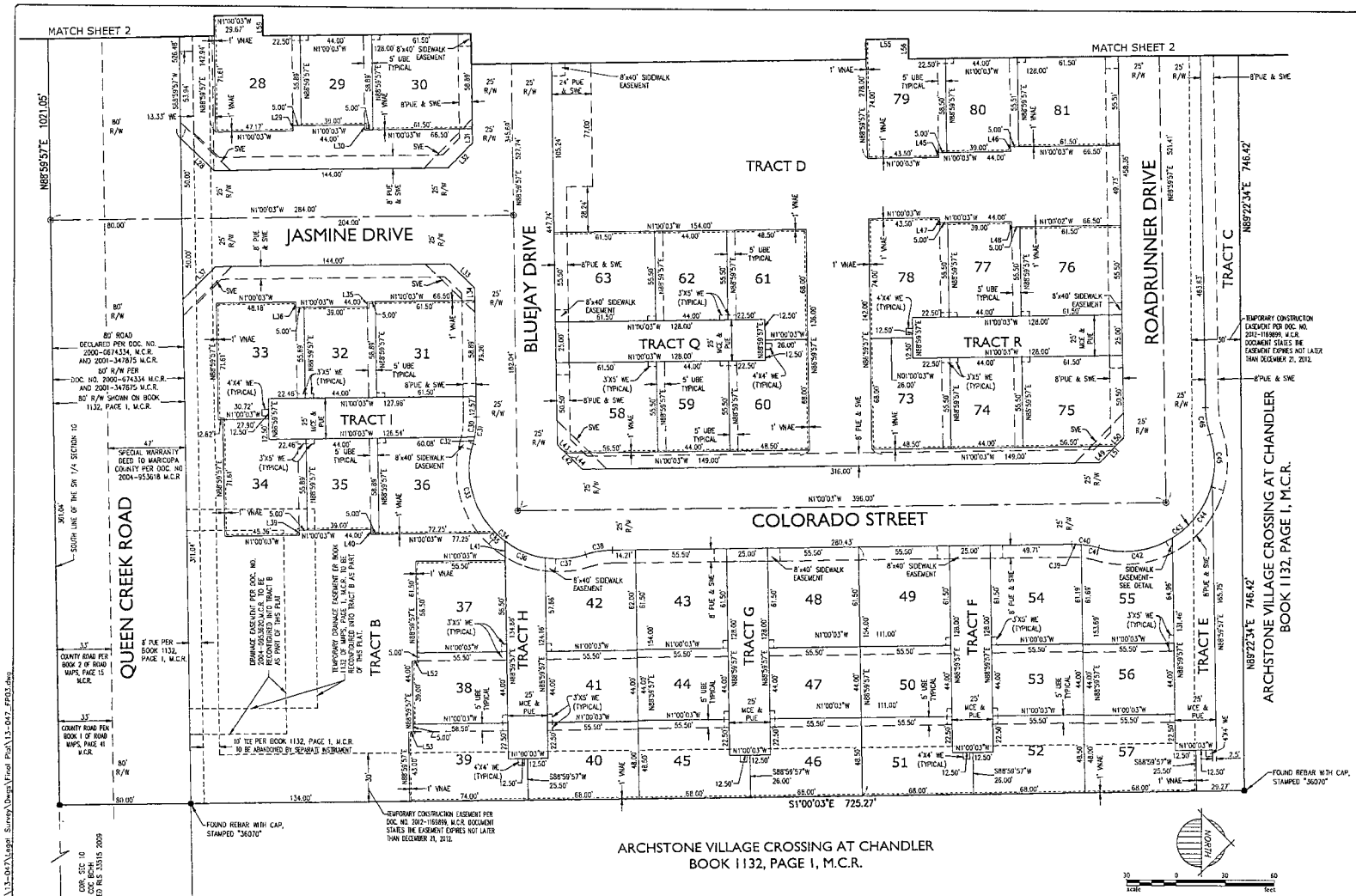

ARCHSTONE VILLAGE CROSSING AT CHANDLER
BOOK 1132, PAGE 1, M.C.R.

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S44°22'34"W	21.21'	L31	S88°59'57"W	9.11'
L2	N89°22'34"E	18.80'	L32	S46°00'03"E	21.21'
L3	S89°22'34"W	74.35'	L33	S43°59'57"W	21.21'
L4	N01°00'03"W	2.61'	L34	S88°59'57"W	7.80'
L5	N01°00'03"W	5.00'	L35	N88°59'57"E	3.00'
L6	S49°25'49"E	20.12'	L36	S88°59'57"W	3.22'
L7	N43°47'36"E	21.14'	L37	S46°00'03"E	28.28'
L8	S88°59'57"W	0.62'	L38	N01°00'03"W	20.00'
L9	S88°59'57"W	3.00'	L39	S88°59'57"W	3.22'
L10	S88°59'57"W	2.00'	L40	N88°59'57"E	3.00'
L11	S46°00'03"E	14.14'	L41	S88°59'57"W	11.88'
L12	S46°00'03"E	7.07'	L42	N43°59'57"E	21.21'
L13	N46°00'03"W	21.21'	L43	S43°59'57"W	7.07'
L14	N16°56'15"E	8.00'	L44	S43°59'57"W	14.14'
L15	S88°59'57"W	3.00'	L45	S88°59'57"W	3.00'
L16	N88°59'57"E	3.00'	L46	S88°59'57"W	3.00'
L17	N01°00'03"W	3.43'	L47	N88°59'57"E	3.00'
L18	N01°00'03"W	3.32'	L48	N88°59'57"E	3.00'
L19	N45°48'26"W	9.86'	L49	S46°00'03"E	14.14'
L20	N88°59'54"E	5.00'	L50	S46°00'03"E	7.07'
L21	S01°00'03"E	3.00'	L51	N46°00'03"W	21.21'
L22	N88°59'57"E	5.00'	L52	S01°00'03"E	3.00'
L23	S01°00'03"E	3.00'	L53	S01°00'03"E	3.00'
L24	N88°59'57"E	3.46'	L54	N89°22'34"E	34.63'
L25	N88°59'57"E	3.96'	L55	N01°00'03"W	26.00'
L26	N88°59'57"E	4.82'	L56	S88°59'57"W	12.50'
L27	S89°22'34"W	116.18'	L57	S88°59'57"W	12.50'
L28	N43°59'57"E	28.28'	L58	N01°00'03"W	26.00'
L29	S88°59'57"W	3.22'	L59	S88°59'57"W	12.50'
L30	N88°59'57"E	3.00'	L60	N88°59'57"E	25.00'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	47.31'	230.00'	11°47'04"	23.74'	47.22'	N63°29'02"E
C2	105.06'	200.00'	30°05'49"	53.77'	103.85'	N67°27'43"E
C3	7.07'	4.50'	90°00'00"	4.50'	6.36'	S45°37'26"E
C4	25.71'	125.00'	11°47'05"	12.90'	25.66'	N63°29'02"E
C5	175.23'	200.00'	50°11'56"	93.68'	169.66'	N64°16'36"E
C6	94.57'	475.00'	11°24'28"	47.44'	94.42'	S83°17'43"W
C7	76.76'	475.00'	9°15'32"	38.46'	76.68'	S82°13'16"W
C8	17.81'	475.00'	2°08'55"	8.91'	17.81'	S87°55'30"W
C9	32.58'	450.00'	4°08'56"	16.30'	32.58'	S79°30'57"W
C10	14.44'	640.00'	1°17'33"	7.22'	14.44'	S02°52'24"E
C11	69.47'	640.00'	6°13'08"	34.77'	69.43'	S05°20'11"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C12	55.03'	640.00'	4°55'35"	27.53'	55.01'	S05°58'58"E
C13	65.00'	615.00'	6°03'20"	32.53'	64.97'	S05°25'05"E
C14	64.93'	590.00'	6°18'15"	32.50'	64.89'	S05°17'36"E
C15	8.37'	620.50'	0°46'22"	4.18'	8.37'	N68°03'34"W
C16	25.12'	620.50'	2°19'11"	12.56'	25.12'	S06°30'48"E
C17	47.14'	620.50'	4°21'10"	23.58'	47.13'	N03°10'38"W
C18	80.63'	620.50'	7°26'42"	40.37'	80.57'	N04°43'24"W
C19	83.88'	645.50'	7°26'42"	42.00'	83.82'	N04°43'24"W
C20	87.13'	670.50'	7°26'42"	43.62'	87.08'	N04°43'24"W
C21	3.88'	55.00'	4°02'29"	1.94'	3.88'	N01°01'12"E
C22	16.65'	55.00'	17°20'28"	8.39'	16.58'	N07°40'12"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C23	12.77'	55.00'	13°18'00"	6.41'	12.74'	N09°41'26"E
C24	45.04'	55.00'	46°55'31"	23.87'	43.80'	S07°07'19"E
C25	119.69'	55.00'	124°40'58"	104.94'	97.43'	S46°00'03"E
C26	40.22'	55.00'	41°54'04"	21.06'	39.33'	S51°32'06"E
C27	0.55'	55.00'	0°34'37"	0.28'	0.55'	S72°46'27"E
C28	33.87'	55.00'	35°16'47"	17.49'	33.33'	N89°17'51"E
C29	16.65'	55.00'	17°20'29"	8.39'	16.58'	S80°19'43"W
C30	12.54'	55.00'	13°03'35"	6.30'	12.51'	N84°28'15"W
C31	16.65'	55.00'	17°20'29"	8.39'	16.58'	N62°19'48"W
C32	4.11'	55.00'	4°16'54"	2.06'	4.11'	N75°48'01"W
C33	59.34'	55.00'	61°48'48"	32.93'	56.50'	N75°26'02"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C34	119.69'	55.00'	124°40'58"	104.94'	97.43'	N43°59'57"E
C35	7.69'	55.00'	8°00'22"	3.85'	7.68'	N40°31'27"E
C36	27.49'	55.00'	28°37'59"	14.04'	27.20'	N22°12'17"E
C37	25.18'	55.00'	26°13'50"	12.81'	24.96'	N05°11'37"W
C38	16.65'	55.00'	17°20'29"	8.39'	16.58'	S09°40'17"E
C39	5.80'	55.00'	6°02'29"	2.90'	5.80'	S02°01'12"W
C40	16.65'	55.00'	17°20'29"	8.39'	16.58'	S07°40'12"W
C41	10.85'	55.00'	11°16'00"	5.44'	10.83'	S10°41'26"W
C42	46.61'	55.00'	48°33'13"	24.81'	45.23'	N07°56'10"W
C43	119.69'	55.00'	124°40'58"	104.94'	97.43'	N46°00'03"W
C44	43.56'	55.00'	45°22'55"	23.00'	42.43'	N54°54'14"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C45	29.52'	55.00'	30°44'31"	15.12'	29.16'	S67°01'53"W
C46	16.65'	55.00'	17°20'29"	8.39'	16.58'	H80°19'43"E
C47	46.20'	200.00'	13°14'10"	23.20'	46.10'	N45°47'43"E
C48	19.90'	204.50'	5°34'35"	9.96'	19.90'	N86°35'17"E
C49	5.68'	4.50'	72°16'49"	3.29'	5.31'	N47°39'35"E
C50	79.93'	500.00'	9°09'35"	40.05'	79.85'	S84°25'10"W
C51	23.87'	200.00'	6°51'57"	12.00'	23.85'	N85°56'36"E

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CHANDLER, ARIZONA

Final Plat

Revisions:

Designer: HK
Drawn by: HK

Job No. 13-047
FP03
Sheet No. 3 of 3

C.O.C. LOG NO. FPT 14-0007

13-047

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