#52

DEC 11 2014

Chandler

All-America City

2010

Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 14-150**

DATE: DECEMBER 11, 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, SENIOR CITY PLANNER ES

SUBJECT: FPT14-0010 LONE TREE

Request: Final Plat (FPT) approval

Location: Southwest corner of Riggs and Lindsay roads

Applicant: Michael Sexton; Cardno

BACKGROUND

This Final Plat is for a 72-lot single-family residential subdivision located at the southwest corner of Riggs and Lindsay roads that was approved by Council in July of this year. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

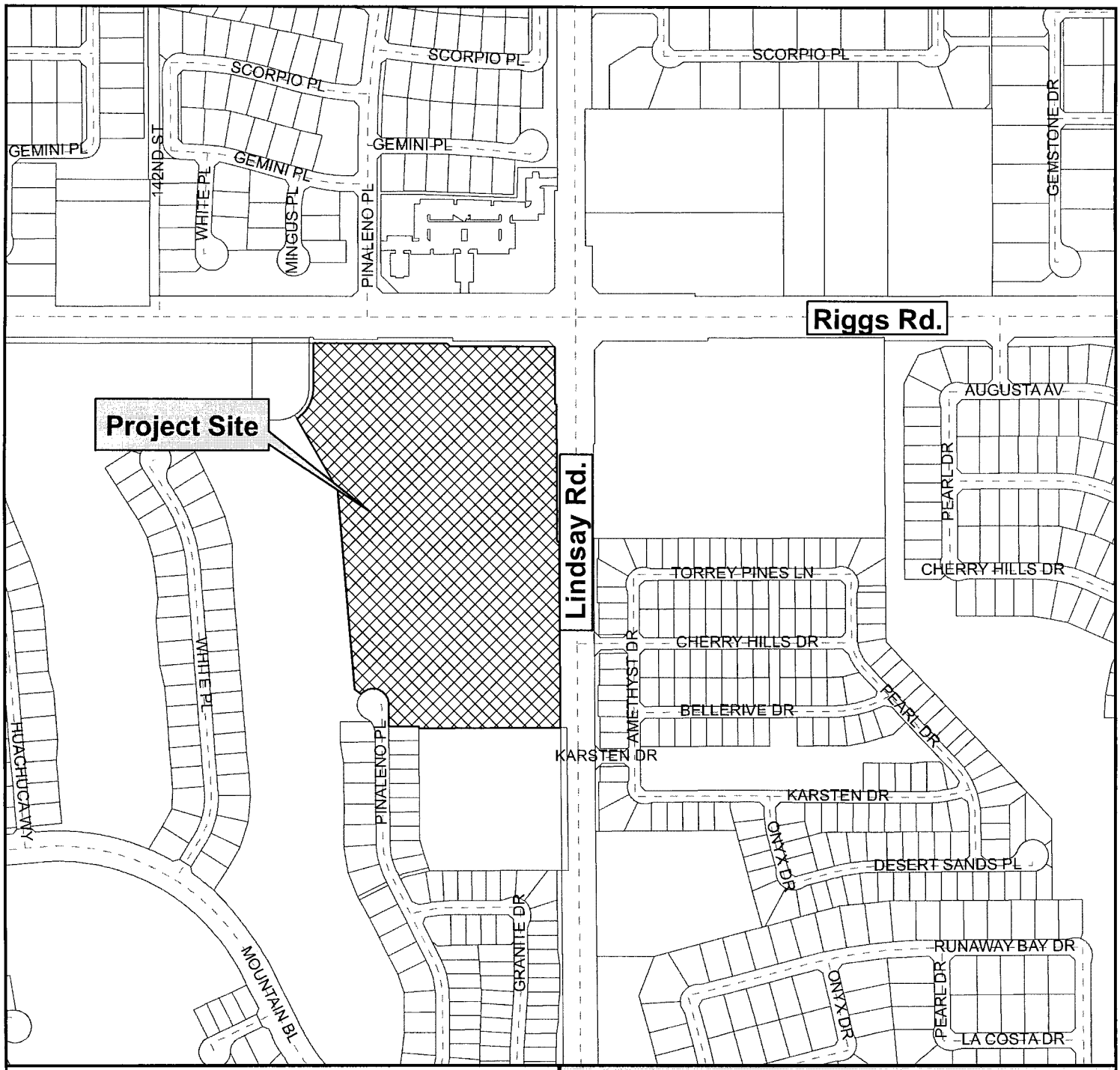
Upon finding the request to be consistent with the General Plan and Planned Area Development zoning, Planning Staff recommends approval.

PROPOSED MOTION

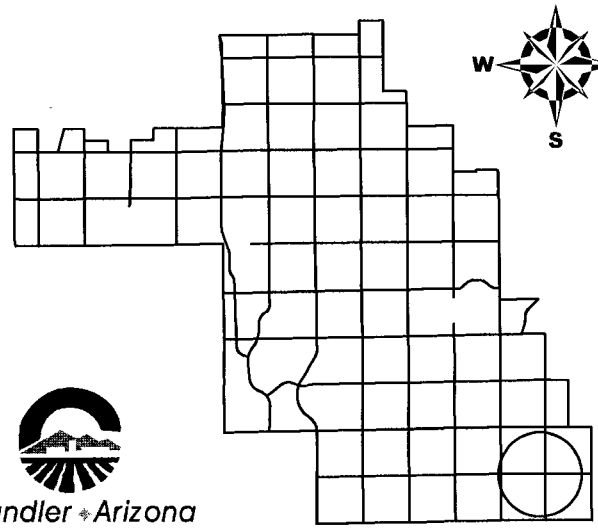
Move to approve Final Plat FPT14-0010 LONE TREE, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Final Plat



Vicinity Map



Lone Tree

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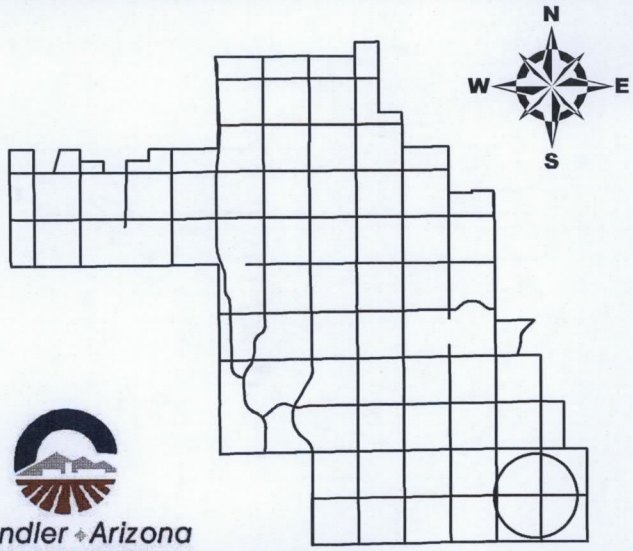
CITY OF CHANDLER 11/14/2014

Vicinity Map



Lone Tree

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 11/14/2014

FINAL PLAT
OF
"LONE TREE"

A PORTION OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THAT PULTE HOME CORPORATION, A MICHIGAN CORPORATION, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT OF "LONE TREE", LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 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 SAID "LONE TREE" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS 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.

ALL STREET RIGHT-OF-WAYS ARE DEDICATED TO THE CITY OF CHANDLER AS SHOWN ON THIS PLAT.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

THE MAINTENANCE OF LANDSCAPING WITHIN THE RIGHT OF WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR ABUTTING PROPERTY OWNERS.

TRACT "A" IS NOT DEDICATED TO THE PUBLIC, BUT IS PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE LONE TREE COMMUNITY ASSOCIATION AND AS A PRIVATE STREET, PUBLIC WATER AND SEWER EASEMENT AND EMERGENCY VEHICLE AND REFUSE COLLECTION VEHICLE ACCESS.

TRACTS "B", "C" AND "H" ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE LONE TREE COMMUNITY ASSOCIATION AND AS OPEN SPACE, LANDSCAPE, PUE, RETENTION, DRAINAGE AND SIDEWALK EASEMENT.

TRACTS "D" AND "I" ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE LONE TREE COMMUNITY ASSOCIATION AND AS OPEN SPACE, LANDSCAPE AND PUE.

TRACTS "E" AND "G" ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE LONE TREE COMMUNITY ASSOCIATION AND AS OPEN SPACE, LANDSCAPE, PUE, RETENTION AND DRAINAGE.

TRACT "F" IS HEREBY DEDICATED TO THE CITY OF CHANDLER FOR USE AS OPEN SPACE, LANDSCAPE, PUE AND EMERGENCY VEHICLE ACCESS.

TRACT "J" IS PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE LONE TREE COMMUNITY ASSOCIATION AND AS OPEN SPACE, LANDSCAPE, PUE AND DRAINAGE.

TRACT "K" IS HEREBY DEDICATED TO THE CITY OF CHANDLER FOR USE AS OPEN SPACE AND LANDSCAPE.

THE LANDSCAPE MAINTENANCE OF ALL THE TRACTS IS THE RESPONSIBILITY OF THE LONE TREE COMMUNITY ASSOCIATION. THE MAINTENANCE OF THE LANDSCAPING WITHIN THE RIGHT OF WAY TO THE BACK OF CURB SHEALL BE THE RESPONSIBILITY OF THE LONE TREE COMMUNITY ASSOCIATION OR THE ABUTTING LOT OWNER. ALL TRACTS SHALL BE IMPROVED IN ACCORDANCE WITH APPROVED PLANS AND DEEDED TO THE LONE TREE COMMUNITY ASSOCIATION AFTER PLAT RECORDATION.

IN WITNESS WHEREOF:

PULTE HOME CORPORATION, A MICHIGAN CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE OFFICER LISTED BELOW, THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2014.

PULTE HOME CORPORATION, A MICHIGAN CORPORATION

BY: _____ ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS, THE _____ DAY OF _____, 2014, BEFORE ME PERSONALLY APPEARED _____
WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE AUTHORIZED AGENT OF PULTE HOME CORPORATION, A MICHIGAN CORPORATION, AND ACKNOWLEDGED THAT HE/SHE AS SUCH OFFICER, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____
NOTARY PUBLIC DATE

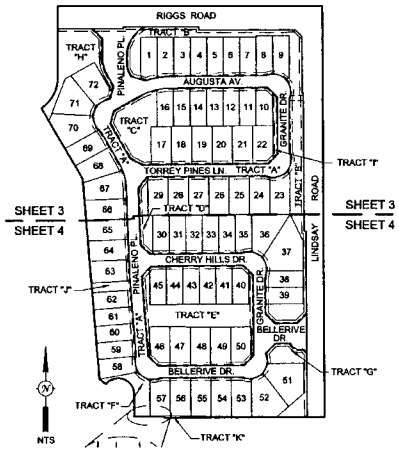
MY COMMISSION EXPIRES: _____

OWNER/DEVELOPER

PULTE HOME CORPORATION
16767 N. PERIMETER DRIVE
SUITE 100
SCOTTSDALE, AZ 85260
CONTACT: RANDY CHRISTMAN

ENGINEER/SURVEYOR

CARDNO, INC.
9977 NORTH 90TH STREET, SUITE 150
SCOTTSDALE, ARIZONA 85258
PHONE: (602) 977-8000
FAX: (602) 977-8099
SURVEYOR: MICHAEL J. SEXTON, R.L.S.
ENGINEER: PAUL M. HAAS, P.E.



SITE AREA

TOTAL GROSS AREA: 987,655 SQ. FT. 22.6734 ACRES
TOTAL NET AREA: 856,522 SQ. FT. 19.6630 ACRES

ZONING

ZONING: PAD – PLANNED AREA DEVELOPMENT
NUMBER OF LOTS : 72

COMMUNITY ASSOCIATION RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED, DULY AUTHORIZED OFFICER OF THE LONE TREE COMMUNITY ASSOCIATION, HEREBY RATIFIES THE RECORDATION OF THIS FINAL PLAT FOR LONE TREE, AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.
PULTE HOME CORPORATION, A MICHIGAN CORPORATION.

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS, THE _____ DAY OF _____, 2014, BEFORE ME PERSONALLY APPEARED _____
WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE AUTHORIZED AGENT OF PULTE HOME CORPORATION, A MICHIGAN CORPORATION, AND ACKNOWLEDGED THAT HE/SHE AS SUCH OFFICER, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

SHEET INDEX

SHEET 1 DEDICATION, CERTIFICATIONS AND NOTES
SHEET 2 LEGAL DESCRIPTION, LEGEND, SIGHT VISIBILITY DETAIL, LOT DETAIL, LOT AND TRACT TABLES
SHEET 3 FINAL PLAT
SHEET 4 FINAL PLAT

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA

ON THIS THE_____DAY OF_____2014.

BY: _____
MAYOR DATE

ATTEST: _____
CITY CLERK 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 THE AREA DESIGNED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576, ARIZONA REVISED STATUES.

_____
CITY ENGINEER DATE

BASIS OF BEARING

NORTH 00°24'19" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 31, PER THE PLSS SUBDIVISION RECORD OF SURVEY MAP RECORDED IN BOOK 589 OF MAPS, PAGE 47, IN THE RECORDS OF MARICOPA COUNTY, ARIZONA, AND AS SHOWN HEREON.

NOTES

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

2.) CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.

3.) THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATES MAY 23, 2002.

4.) NO STRUCTURE OF ANY KIND WILL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT OR TRACT WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT.

5.) THE PERSON(S) HOLDING TITLE TO THE COMMON AREA TRACTS (TITLEHOLDERS(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 HOMEOWNERS 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 HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.

7.) THE PERIMETER MONUMENTS FOR THIS SUBDIVISION WILL BE SET IN THE POSITIONS SHOWN BY THIS SURVEYOR. THE INTERIOR LOT AND TRACT CORNERS WILL BE SET BY THE SURVEYOR WHO PERFORMS THE CONSTRUCTION STAKING AND ONLY AFTER COMPLETION OF THE MASS GRADING OF THE SUBDIVISION. IF THE STAKING IS PERFORMED BY OTHER THAN THE LAND SURVEYOR OF RECORD THEN THAT SURVEYOR WILL NEED TO RECORD A RECORD OF SURVEY FOR THE INTERIOR LOT AND TRACT CORNERS SET UNDER HIS DIRECT SUPERVISION.

8.) 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 8' ABOVE THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.

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 AND DEVELOPMENT DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS PLAT CONSISTING OF FOUR SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF AUGUST, 2013, AND THAT THIS PLAT IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, AND THAT ALL THE DATA SHOWN HEREON IS SUFFICIENT TO ALLOW THE RETRACEMENT OF THE SURVEY AND DIVISION.

11-13-2014

MICHAEL J. SEXTON
RLGSTERED LAND SURVEYOR #23385
9977 NORTH 90TH STREET, SUITE 150
SCOTTSDALE, ARIZONA 85258

C.O.C. LOG NO. FPT14-0010

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FINAL PLAT
LONE TREE
PULTEGROUP
CHANDLER, ARIZONA

REGISTERED LAND SURVEYOR CERTIFICATE 23385 MICHAEL J. SEXTON 11-13-2014 ARIZONA U.S.A. Expires 6/30/2015

DATE	11/13/14
DRAWN	CLL/MJS
SURVEYOR	MS
CHECKED	MJS
PROJECT #	4130461000
SHEET TITLE	0461 - COVER
SHEET NUMBER	1 OF 4

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31;

THENCE, SOUTH 00°24'19" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 94.61 FEET;

THENCE, LEAVING SAID EAST LINE, SOUTH 89°35'31" WEST, A DISTANCE OF 65.00 FEET, TO THE NORTHWEST CORNER OF THE PROPERTY DEEDED TO THE CITY OF CHANDLER IN DOCUMENT NO. 2008-821606, MARICOPA COUNTY RECORDS (M.C.R.), AND THE **POINT OF BEGINNING**;

THENCE, SOUTH 00°24'19" EAST, ALONG THE WESTERLY LINE OF SAID PROPERTY, A DISTANCE OF 180.00 FEET;

THENCE, CONTINUING ALONG SAID WESTERLY LINE THE FOLLOWING 4 COURSES, NORTH 00°35'41" EAST, A DISTANCE OF 4.00 FEET;

THENCE, SOUTH 00°24'18" EAST, A DISTANCE OF 435.52 FEET;

THENCE, NORTH 89°35'39" EAST, A DISTANCE OF 5.99 FEET;

THENCE, SOUTH 00°24'19" EAST, A DISTANCE OF 584.51 FEET, TO THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN DOCUMENT NO. 2010-03081049, M.C.R.;

THENCE, LEAVING SAID WESTERLY LINE, SOUTH 89°35'41" WEST, ALONG THE NORTH LINE OF SAID PROPERTY, A DISTANCE OF 450.00 FEET, TO THE EAST LINE OF SPRINGFIELD LAKES, BLOCK 3, ACCORDING TO BOOK 575 OF MAPS, PAGE 42, M.C.R.;

THENCE, LEAVING SAID NORTH LINE, NORTH 00°24'21" WEST, ALONG SAID EAST LINE, A DISTANCE OF 5.58 FEET, TO THE NORTHEAST CORNER OF LOT 50 OF SAID SPRINGFIELD LAKES;

THENCE, LEAVING SAID EAST LINE, SOUTH 89°35'41" WEST, ALONG THE NORTH LINE OF SAID LOT 50, A DISTANCE OF 95.33 FEET, TO THE RIGHT-OF-WAY LINE OF PINALENO PLACE ACCORDING TO SAID SPRINGFIELD LAKES;

THENCE, LEAVING SAID NORTH LINE, NORTH 00°24'24" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 70.68 FEET, TO A POINT OF TANGENT CURVATURE TO THE LEFT, CONCAVE SOUTHWESTERLY, WITH A RADIUS OF 50.00 FEET, AND CENTRAL ANGLE OF 140°36'59";

THENCE, ALONG SAID RIGHT-OF-WAY AND SAID CURVE, AN ARC DISTANCE OF 122.71 FEET, TO A POINT OF NON-TANGENCY, SAID POINT BEING A CORNER OF TRACT GC-2, ACCORDING TO SPRINGFIELD LAKES UNIT ONE, BOOK 534 OF MAPS, PAGE 17, M.C.R.;

THENCE, LEAVING SAID RIGHT-OF-WAY, NORTH 50°48'26" WEST, ALONG THE EAST LINE OF SAID TRACT GC-2, A DISTANCE OF 25.07 FEET, TO AN ANGLE POINT IN THE EAST LINE OF SAID TRACT GC-2;

THENCE, CONTINUING ALONG THE EAST LINE OF SAID TRACT GC-2, NORTH 04°50'52" WEST, A DISTANCE OF 631.27 FEET, TO AN ANGLE POINT IN THE EAST LINE OF SAID TRACT GC-2;

THENCE, CONTINUING ALONG THE EAST LINE OF SAID TRACT GC-2, NORTH 30°13'40" WEST, A DISTANCE OF 259.37 FEET, TO A POINT ON THE EASTERLY LINE OF TRACT BMF-2, ACCORDING TO SAID SPRINGFIELD LAKES UNIT ONE, SAID POINT BEING A POINT OF NON-TANGENT CURVATURE TO THE LEFT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 114.00 FEET, AND A CENTRAL ANGLE OF 57°08'53", THE CENTER OF SAID CURVE BEARS N 32°56'38" W;

THENCE, ALONG THE ARC OF SAID CURVE, AND THE EASTERLY LINE OF SAID TRACT BMF-2, AN ARC DISTANCE OF 113.64 FEET, TO A POINT OF TANGENCY;

THENCE, CONTINUING ALONG SAID EASTERLY LINE, AND ALONG THE WESTERLY LINE OF TRACT BMF-1 ACCORDING TO SAID SPRINGFIELD LAKES UNIT ONE, NORTH 00°03'31" WEST, A DISTANCE OF 154.73 FEET, TO THE SOUTHWEST CORNER OF THAT PROPERTY DEEDED TO THE CITY OF CHANDLER AS DESCRIBED IN DOCUMENT NO. 2008-821607, M.C.R.;

THENCE, LEAVING SAID EASTERLY LINE, NORTH 89°56'11" EAST, ALONG THE SOUTHERLY LINE OF SAID DEEDED CHANDLER PROPERTY, A DISTANCE OF 204.76 FEET, TO THE EAST LINE OF SAID DEEDED PROPERTY;

THENCE, LEAVING SAID SOUTHERLY LINE, NORTH 00°03'49" WEST, ALONG THE EASTERLY LINE OF SAID DEEDED PROPERTY, A DISTANCE OF 6.00 FEET, TO THE NORTH LINE OF SAID TRACT BMF-1;

THENCE, LEAVING SAID EASTERLY LINE, NORTH 89°56'11" EAST, ALONG THE NORTH LINE OF SAID TRACT BMF-1, A DISTANCE OF 237.86 FEET, TO AN ANGLE POINT IN SAID NORTH LINE;

THENCE, CONTINUING ALONG SAID NORTH LINE, SOUTH 00°03'49" EAST, A DISTANCE OF 10.00 FEET, TO AN ANGLE POINT IN SAID NORTH LINE;

THENCE, CONTINUING ALONG SAID NORTH LINE, NORTH 89°56'11" EAST, A DISTANCE OF 304.99 FEET, TO AN ANGLE POINT IN SAID NORTH LINE;

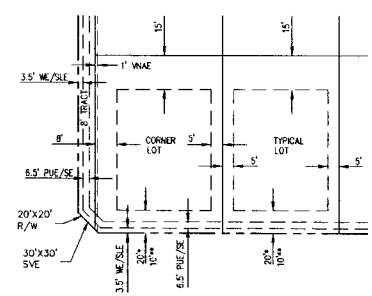
THENCE, CONTINUING ALONG SAID NORTH LINE AND ITS SOUTHERLY PROLONGATION, SOUTH 45°17'55" EAST, A DISTANCE OF 28.36 FEET, TO THE POINT OF **BEGINNING**.

TRACT TABLE			LAND USE
TRACT	SQ.FT.	ACRES	
A	153,767	3.53	PRIVATE STREET, SEWER AND WATER EASEMENT & EMERGENCY AND REFUSE VEHICLE ACCESS
B	53,856	1.24	OPEN SPACE, LANDSCAPE, PUE, RETENTION, DRAINAGE & SIDEWALK EASEMENT
C	22,971	0.52	OPEN SPACE, LANDSCAPE, PUE, RETENTION, DRAINAGE & SIDEWALK EASEMENT
D	7,645	0.18	OPEN SPACE, LANDSCAPE & PUE
E	29,473	0.68	OPEN SPACE, LANDSCAPE, PUE, RETENTION & DRAINAGE
F	8,152	0.19	OPEN SPACE, LANDSCAPE, PUE AND EMERGENCY VEHICLE ACCESS
G	11,704	0.27	OPEN SPACE, LANDSCAPE, PUE, RETENTION & DRAINAGE
H	22,378	0.51	OPEN SPACE, LANDSCAPE, PUE, RETENTION, DRAINAGE & SIDEWALK EASEMENT
I	2,864	0.07	OPEN SPACE, LANDSCAPE & PUE
J	3,629	0.08	OPEN SPACE, LANDSCAPE, PUE, & DRAINAGE
K	1,472	0.03	OPEN SPACE AND LANDSCAPE, DEDICATED TO THE CITY.
TOTAL	317,911	7.30	

LOT AREA TABLE									
LOT	SQ.FT.	ACRES	LOT	SQ.FT.	ACRES	LOT	SQ.FT.	ACRES	
1	6864.75	0.16	25	7776.00	0.18	49	7776.00	0.18	
2	6483.56	0.15	26	7776.00	0.18	50	7534.00	0.17	
3	6416.47	0.15	27	7776.00	0.18	51	12146.44	0.28	
4	6400.38	0.15	28	7776.00	0.18	52	10761.84	0.26	
5	6384.29	0.15	29	7771.88	0.18	53	7863.46	0.18	
6	6368.20	0.15	30	6359.26	0.15	54	7907.48	0.18	
7	6352.11	0.15	31	6357.00	0.15	55	7837.08	0.18	
8	6520.00	0.15	32	6357.00	0.15	56	7775.41	0.18	
9	6709.40	0.15	33	6357.00	0.15	57	7600.75	0.17	
10	6274.42	0.14	34	6357.00	0.15	58	6630.20	0.15	
11	6318.00	0.15	35	6236.16	0.14	59	6264.88	0.14	
12	6318.00	0.15	36	10122.53	0.23	60	6266.00	0.14	
13	6318.00	0.15	37	14697.41	0.34	61	6266.00	0.14	
14	6318.00	0.15	38	6211.38	0.14	62	6415.88	0.15	
15	6247.15	0.14	39	6266.00	0.14	63	8197.36	0.19	
16	6318.00	0.15	40	6193.85	0.14	64	8018.76	0.18	
17	7776.14	0.18	41	6318.00	0.15	65	8191.61	0.19	
18	7776.00	0.18	42	6318.00	0.15	66	8384.46	0.19	
19	7776.00	0.18	43	6318.00	0.15	67	9630.11	0.22	
20	7776.00	0.18	44	6318.74	0.15	68	8922.76	0.21	
21	7776.00	0.18	45	6306.68	0.15	69	7950.07	0.18	
22	7655.88	0.18	46	7577.83	0.17	70	10834.83	0.25	
23	7847.67	0.18	47	7888.32	0.18	71	10328.98	0.24	
24	7754.51	0.18	48	7785.41	0.18	72	9156.66	0.21	
					TOTALS:		495686.25	11.47	

LEGEND

SVE	SIGHT VISIBILITY EASEMENT
SE	SIDEWALK EASEMENT
PUE	PUBLIC UTILITY EASEMENT
WE	WATER LINE EASEMENT
SLE	STREET LIGHT EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
PNAE	PEDESTRIAN NON-ACCESS EASEMENT
R/W	RIGHT OF WAY
M.C.R.	MARICOPA COUNTY RECORDER
●	FOUND SURVEY MONUMENT AS NOTED
●	SURVEY MARKER (BRASS CAP FLUSH) TO BE SET AT TIME OF STREET IMPROVEMENTS BY PAVING CONTRACTOR PER M.A.G. STANDARD DETAIL 120, TYPE "B"
▲	CORNER OF THIS SUBDIVISION FOUND AS NOTED OR WILL BE SET PER M.A.G. STANDARD DETAIL 120, TYPE "C"
———	RIGHT OF WAY LINE
—— — ——	CENTERLINE
— — — — —	PUBLIC UTILITY EASEMENT LINE
- - - - - -	VEHICLE NON-ACCESS EASEMENT
———	LOT LINE
———	BOUNDARY LINE
—— - - ——	SECTION LINE
— — — — —	RADIAL BEARING LINE
—— —— ——	SHEET MATCHLINE



CORNER LOT AND TYPICAL LOT LAYOUT
TYPICAL BUILDING SETBACKS
NTS

20'* SETBACK TO FRONT FACING GARAGE AND ADJACENT LIVABLE SPACE

10'** SETBACK TO SIDE ENTRY GARAGE AND ADJACENT LIVABLE SPACE

C.O.C. LOG NO. FPT14-0010

FPT14-0010

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8607 N 90TH ST, STE 150, SCOTTSDALE, AZ 85258
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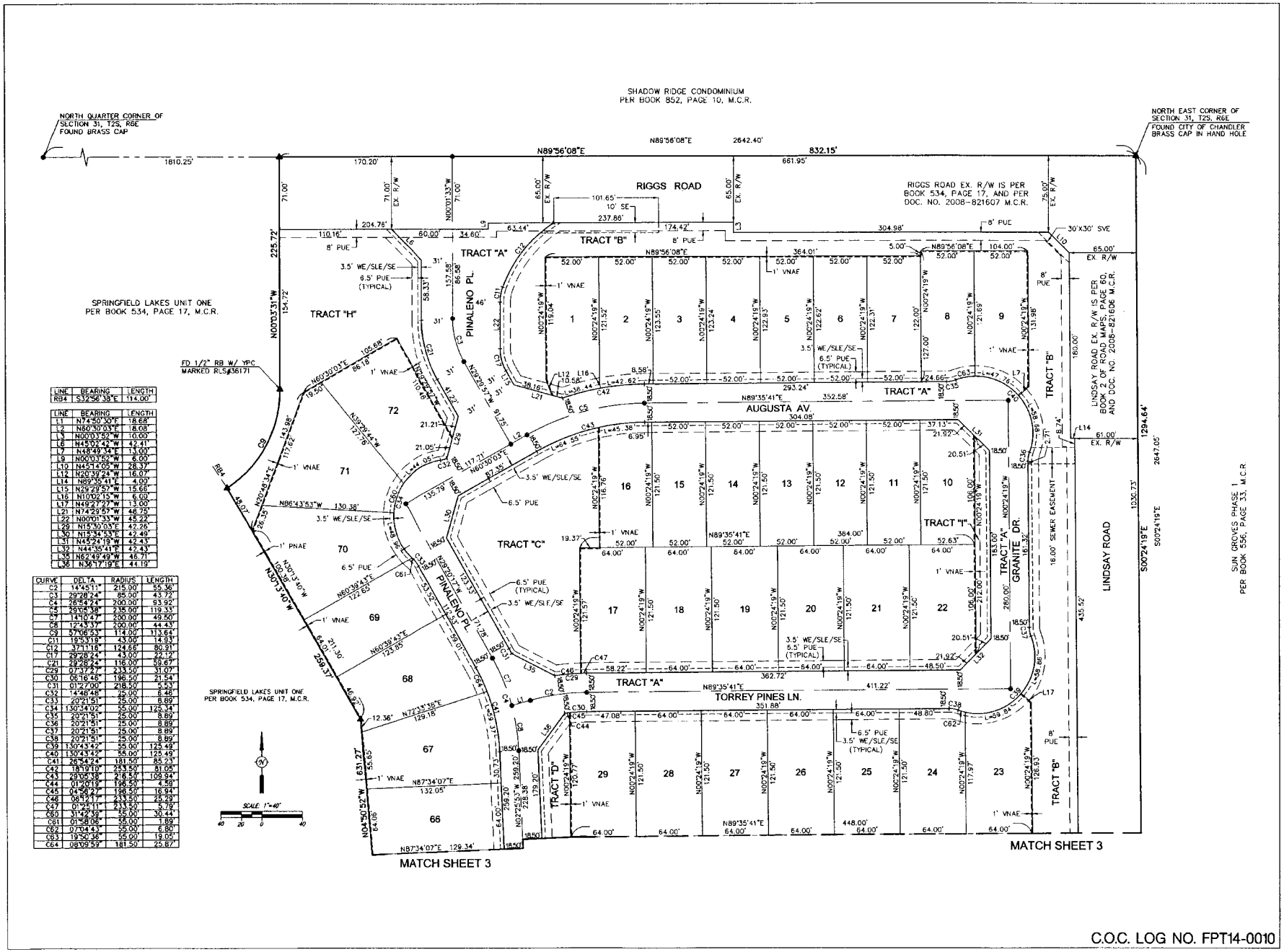
FINAL PLAT
LONE TREE
PULTEGROUP
CHANDLER, ARIZONA

REGISTERED LAND SURVEYOR
23365
MICHAEL J. SEXTON
11-17-2014
ARIZONA U.S.A.
Expires 6/30/2015

DATE	11/18/14
DRAWN	CLL/MJB
SURVEYOR	MS
CHECKED	MJS
PROJECT #	41304/5000
SHEET TITLE	0461 - FP02
SHEET NUMBER	2 OF 4



LINE	BEARING	LENGTH
RB4	S32°56'38"E	114.00'

LINE	BEARING	LENGTH
L1	N74°50'30"E	18.68'
L2	N60°30'03"E	18.08'
L3	N00°03'52"W	10.00'
L6	N45°02'42"W	42.41'
L7	N48°49'34"E	13.00'
L9	N00°03'52"W	6.00'
L10	N45°14'05"W	28.37'
L12	N20°39'24"W	16.07'
L14	N89°35'41"E	4.00'
L15	N29°29'57"W	15.66'
L16	N10°02'15"W	6.00'
L17	N49°27'27"W	13.00'
L21	N74°29'57"W	48.75'
L22	N00°01'33"W	45.22'
L29	N15°30'03"E	42.26'
L30	N15°34'53"E	42.49'
L31	N45°24'19"W	42.43'
L32	N44°35'41"E	42.43'
L35	N62°49'49"W	46.71'
L36	N36°17'19"E	44.19'

CURVE	DELTA	RADIUS	LENGTH
C2	14°45'11"	215.00'	55.36'
C3	29°28'24"	85.00'	43.72'
C4	26°54'24"	200.00'	93.92'
C5	29°05'38"	235.00'	119.33'
C7	14°10'47"	200.00'	49.50'
C8	12°43'37"	200.00'	44.43'
C9	57°06'53"	114.00'	113.64'
C11	19°53'19"	43.00'	14.93'
C12	37°11'16"	124.66'	80.91'
C17	29°28'24"	43.00'	22.12'
C21	29°28'24"	116.00'	59.67'
C29	07°37'27"	233.50'	31.07'
C30	06°16'46"	196.50'	21.54'
C31	01°27'00"	218.50'	5.53'
C32	14°48'48"	25.00'	6.46'
C33	20°21'51"	25.00'	8.89'
C34	130°34'02"	55.00'	125.34'
C35	20°21'51"	25.00'	8.89'
C36	20°21'51"	25.00'	8.89'
C37	20°21'51"	25.00'	8.89'
C38	20°21'51"	25.00'	8.89'
C39	130°43'42"	55.00'	125.49'
C40	130°43'42"	55.00'	125.49'
C41	26°54'24"	181.50'	85.23'
C42	18°19'10"	253.50'	81.05'
C43	29°05'38"	216.50'	109.94'
C44	01°20'19"	196.50'	4.59'
C45	04°56'27"	196.50'	16.94'
C46	06°12'17"	233.50'	25.29'
C47	01°25'11"	233.50'	5.79'
C60	31°42'39"	55.00'	30.44'
C61	01°58'06"	55.00'	1.89'
C62	07°04'43"	55.00'	6.80'
C63	19°50'36"	55.00'	19.05'
C64	08°09'59"	181.50'	25.87'

C.O.C. LOG NO. FPT14-0010

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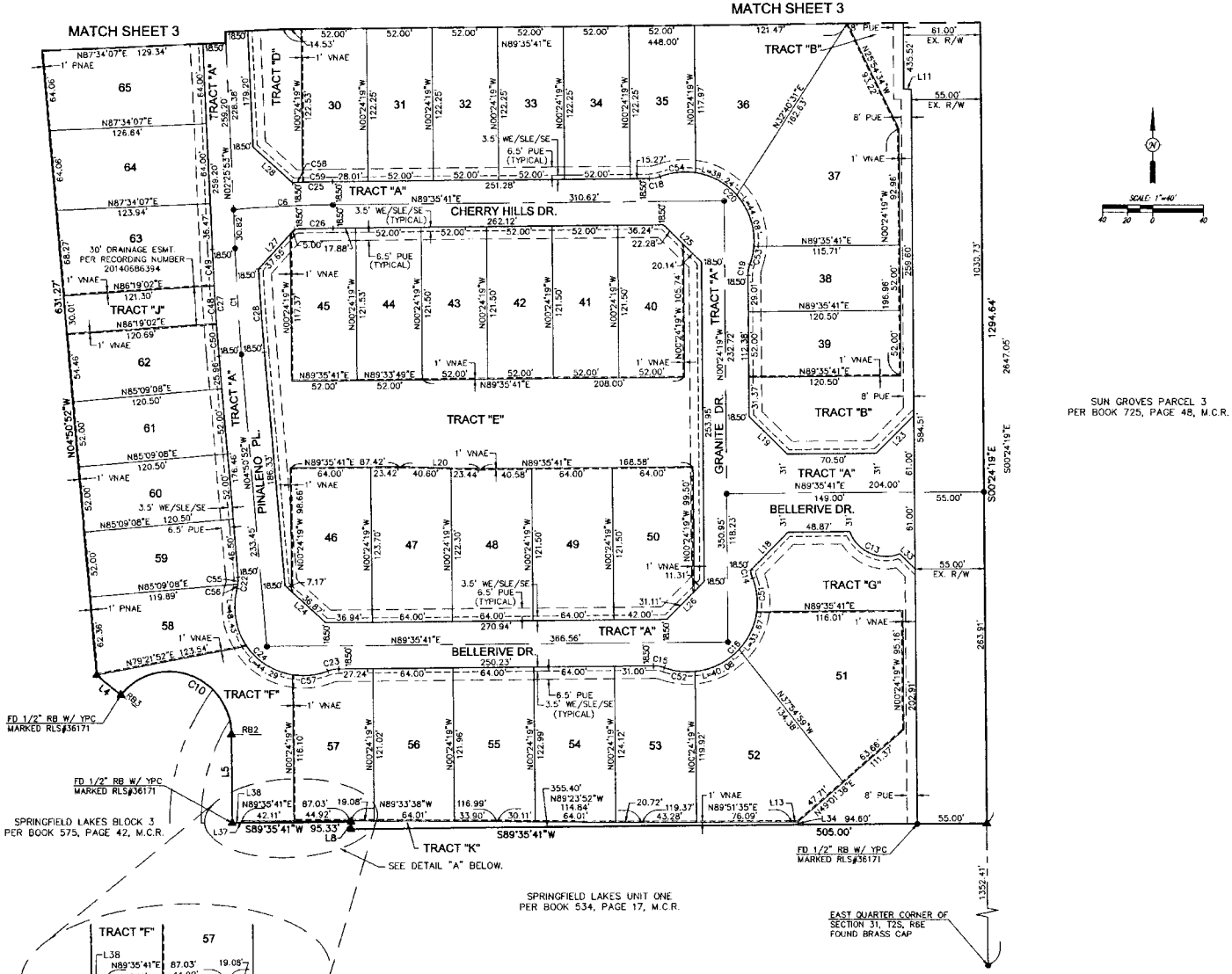
FINAL PLAT
LONE TREE
PULTEGROUP
CHANDLER, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 23385
MICHAEL J. SEXTON
11-15-2014
ARIZONA U.S.A.
Expires 6/30/2016

DATE	11/15/14
DRAWN	CLL/MJS
SURVEYOR	MJS
CHECKED	MJS
PROJECT #	4190461000
SHEET TITLE	0461 - FP03
SHEET NUMBER	3 OF 4

FPT14-0010



LINE	BEARING	LENGTH
RB2	N89°43'00"W	50.00'
RB3	N51°01'24"W	50.00'

LINE	BEARING	LENGTH
L4	N50°48'26"W	25.07'
L5	N00°24'24"W	70.08'
L8	N00°24'21"W	5.88'
L11	N89°35'41"E	6.00'
L13	N89°40'11"E	4.65'
L18	N44°30'34"E	42.36'
L19	N45°24'19"W	42.43'
L20	N88°26'23"W	64.04'
L23	N44°35'41"E	42.43'
L24	N47°37'36"W	44.04'
L25	N45°24'19"W	42.43'
L26	N44°35'41"E	42.43'
L27	N42°12'43"E	42.65'
L28	N47°44'08"W	42.20'
L33	N45°24'19"W	17.02'
L34	N00°19'49"W	2.14'
L37	S00°29'32"E	1.47'
L38	S89°35'41"W	7.90'

CURVE	DELTA	LENGTH	RADIUS
C1	02°24'59"	84.35'	2000.00'
C6	04°34'53"	79.96'	1000.00'
C10	141°18'24"	123.31'	50.00'
C13	90°55'03"	48.40'	30.50'
C14	15°31'19"	6.77'	25.00'
C15	20°21'51"	8.89'	25.00'
C16	130°43'41"	125.49'	55.00'
C18	20°21'51"	8.89'	25.00'
C19	20°21'51"	8.89'	25.00'
C20	130°43'42"	125.49'	55.00'
C22	20°21'51"	8.89'	25.00'
C23	20°21'51"	8.89'	25.00'
C24	126°17'09"	121.23'	55.00'
C25	01°48'20"	32.10'	1018.50'
C26	01°47'41"	30.74'	981.50'
C27	02°24'59"	85.13'	2018.50'
C28	01°55'28"	66.63'	1981.50'
C48	00°51'06"	30.00'	2018.50'
C49	00°49'33"	29.09'	2018.50'
C50	00°44'21"	26.04'	2018.50'
C51	28°08'20"	27.93'	55.00'
C52	25°45'04"	24.72'	55.00'
C53	15°18'22"	14.69'	55.00'
C54	29°40'03"	28.48'	55.00'
C55	12°42'52"	5.55'	25.00'
C56	07°38'57"	3.34'	25.00'
C57	29°42'07"	28.51'	55.00'
C58	00°27'21"	8.10'	1018.50'
C59	01°20'59"	23.99'	1018.50'

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PULTEGROUP
CHANDLER, ARIZONA

REGISTERED LAND SURVEYOR CERTIFICATE NO. 23385 MICHAEL J. SEATON 11-15-14 ARIZONA U.S.A. Expires 6/30/2015

DATE	11/13/14
DRAWN	CLL/MJS
SURVEYOR	MS
CHECKED	MJS
PROJECT #	4100480000
SHEET TITLE	0461 - FP04
SHEET NUMBER	4 OF 4

FPT14-0010