#49
JUL 09 2015

Chandler
All-America City
2010

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*Where Values Make The Difference*

**MEMORANDUM** **Planning Division – CC Memo No. 15-086**

**DATE:** JULY 9, 2015

**TO:** MAYOR AND COUNCIL

**THRU:** MARSHA REED, ACTING CITY MANAGER
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER

**FROM:** ERIK SWANSON, SENIOR CITY PLANNER

**SUBJECT:** FPT15-0004 PESCARA

Request: Final Plat (FPT) approval

Location: East of the northeast corner of Gilbert and Riggs roads

Applicant: Troy Peterson; Bowman Consulting Group, Ltd.

## BACKGROUND

This Final Plat is for a 46-lot gated, single-family residential subdivision located on 19 acres, that was approved by Council in May of last year. The subdivision is located east of the northeast corner of Gilbert and Riggs roads. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

## RECOMMENDED ACTION

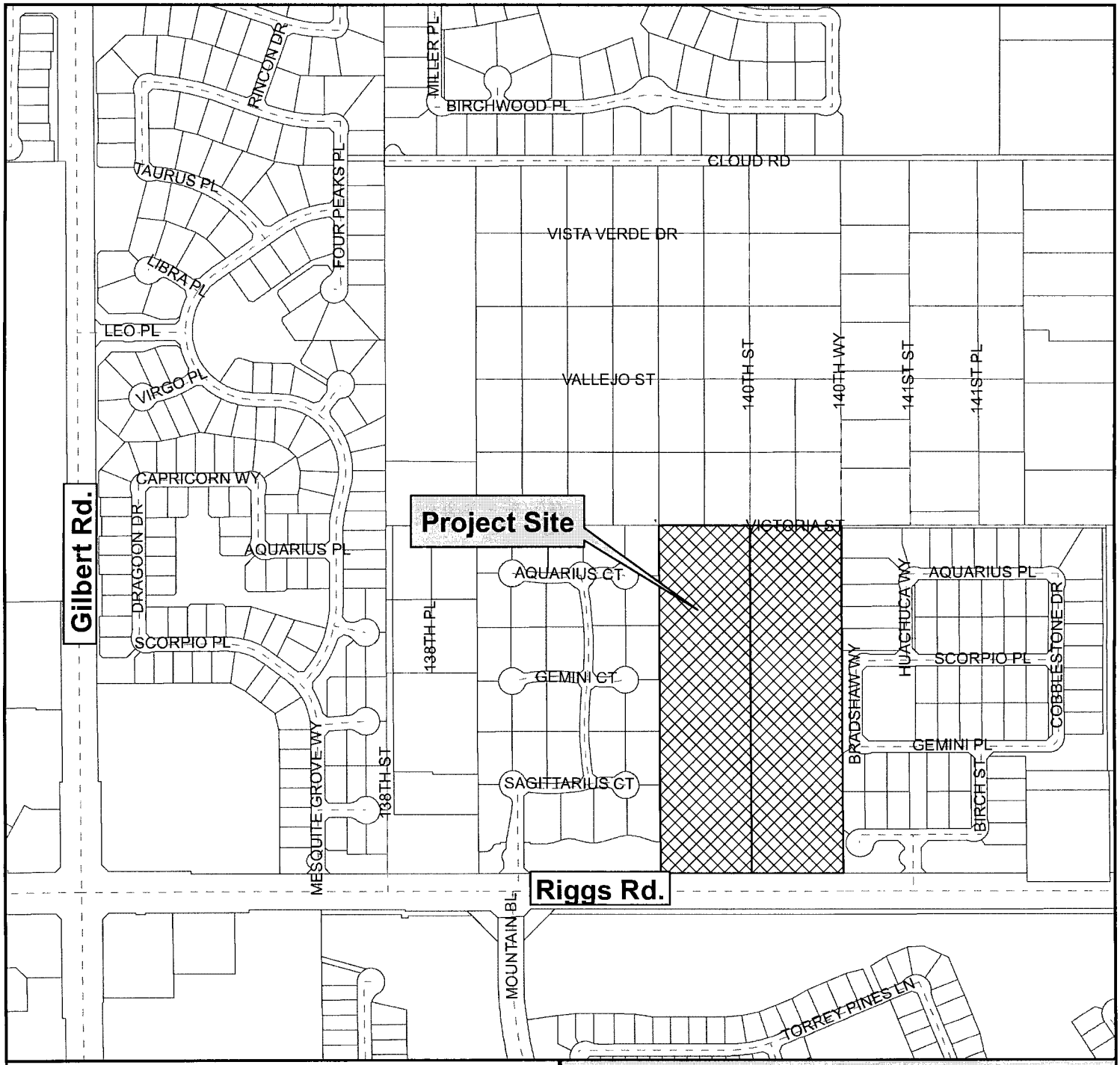
Upon finding the request to be consistent with the General Plan, Southeast Chandler Area Plan, and Planned Area Development zoning, Planning Staff recommends approval.

## PROPOSED MOTION

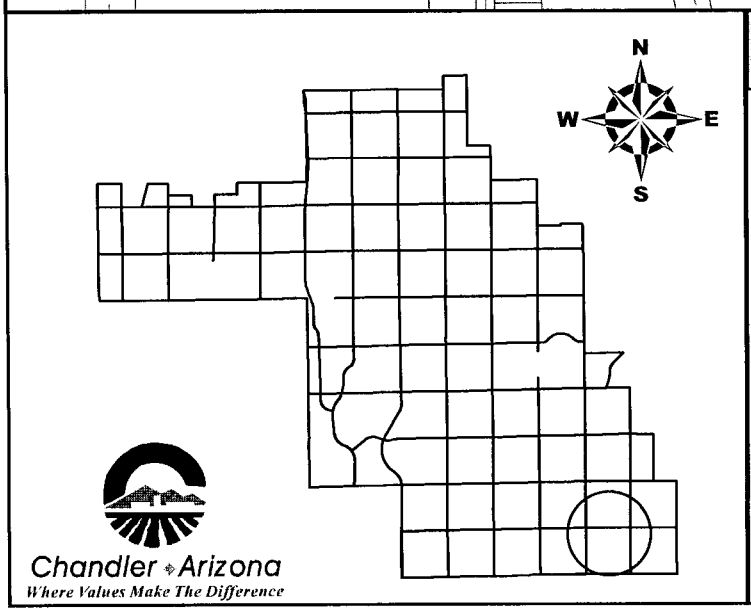
Move to approve Final Plat FPT15-0004 PESCARA, per Planning Staff recommendation.

## Attachments

1. Vicinity Maps
2. Final Plat



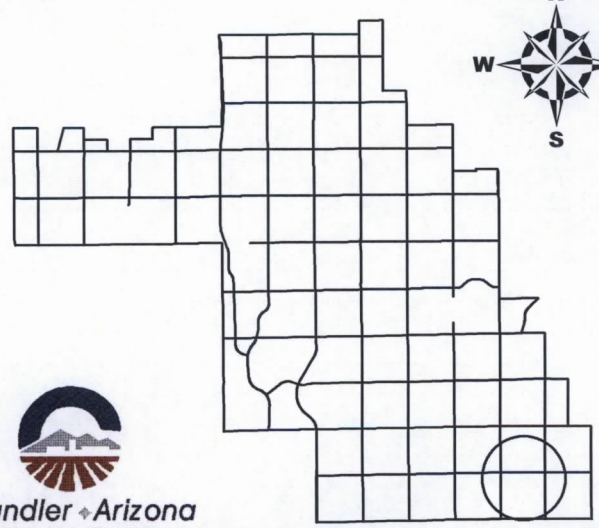

# Vicinity Map




Pescara

CITY OF CHANDLER 6/18/2015

# Vicinity Map



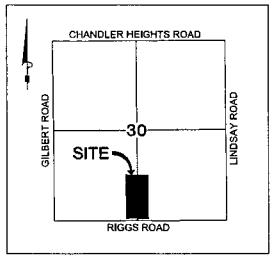

Pescara

Chandler Arizona
*Where Values Make The Difference*

CITY OF CHANDLER 6/18/2015

# A FINAL PLAT OF
# PESCARA

## LOCATED IN THE SOUTH HALF OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.




VICINITY MAP
NTS

## DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT LGP ENTERPRISES, INC., AN ARIZONA CORPORATION AND PICTURE PROPERTIES # 1, AN ARIZONA GENERAL PARTNERSHIP ARE OWNERS, HAS SUBDIVIDED UNDER THE NAME OF "PESCARA", LOCATED IN THE SOUTH HALF OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 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 "PESCARA" AND HEREBY DECLARE THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS 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.

TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O" AND "P" WILL NOT BE DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF PESCARA HOMEOWNERS ASSOCIATION, AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF CHANDLER AND SHALL BE CONVEYED BY WARRANTY (SPECIAL WARRANTY) DEED TO THE HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.

TRACT "O" IS HEREBY DECLARED AS PRIVATE STREETS FOR INGRESS/EGRESS TO AND FROM EACH LOT BY THE OWNER THEREOF AND ITS INVITEES, CONTRACTORS, EMPLOYEES, AGENTS AND GUESTS. OWNER GRANTS TO THE CITY OF CHANDLER AND APPLICABLE UTILITY PROVIDERS AND SERVICE PROVIDERS AN EASEMENT OVER, UNDER, THROUGH AND ACROSS TRACT "O" FOR (1) THE INSTALLATION, OPERATION AND FURNISHING OF MAINTENANCE OF PUBLIC UTILITY LINES AND FACILITIES, INCLUDING, WITHOUT LIMITATION, ELECTRICITY, GAS, TELEPHONE, CABLE TV, PUBLIC WATER AND PUBLIC SEWER LINES, AND (2) INGRESS AND EGRESS FOR THE OPERATION AND MAINTENANCE OF SUCH UTILITIES, AND FOR TRASH REMOVAL, AN EMERGENCY VEHICULAR ACCESS EASEMENT IS DEDICATED TO THE CITY OF CHANDLER OVER TRACT "O" AND "M".

EASEMENTS ARE DEDICATED AS SHOWN ON THE PLAT.

THE LANDSCAPE MAINTENANCE OF ALL TRACTS IS THE RESPONSIBILITY OF THE THE PESCARA HOMEOWNERS ASSOCIATION. THE MAINTENANCE OF THE LANDSCAPING WITHIN THE RIGHT OF WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE PESCARA HOMEOWNERS ASSOCIATION OR ABUTTING PROPERTY OWNERS. ALL TRACTS SHALL BE IMPROVED IN ACCORDANCE WITH APPROVED PLANS AND DEEDED TO THE PESCARA HOMEOWNERS ASSOCIATION AFTER FINAL PLAT RECORDATION.

IN WITNESS WHEREOF: LGP ENTERPRISES, INC., AN ARIZONA CORPORATION AND PICTURE PROPERTIES # 1, AN ARIZONA GENERAL PARTNERSHIP; 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.

LGP ENTERPRISES, INC., AN ARIZONA CORPORATION

BY: _____

ITS: _____

PICTURE PROPERTIES # 1, AN ARIZONA GENERAL PARTNERSHIP

BY: _____

ITS: _____

## ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

ON THIS ___ DAY OF _____ 2015, 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: _____

## ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

ON THIS ___ DAY OF _____ 2015, 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 12KV 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 X PER FEMA FLOOD INSURANCE RATE MAP 04013C3110L, 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.
10) 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 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.
11) ALL TRACTS THAT WILL NOT BE CONVEYED TO THE CITY OF CHANDLER AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED THE CITY OF CHANDLER AND SHALL BE CONVEYED BY WARRANTY (OR SPECIAL WARRANTY) DEED TO THE PESCARA COMMUNITY ASSOCIATION. THE PESCARA COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
12) THESE PRIVATE STREETS WILL REMAIN PRIVATE AND WILL NEVER CONVERT TO PUBLIC OWNERSHIP.

## LEGEND

- ■ FOUND BRASS CAP IN A HANDHOLE
- ▬ FOUND PROPERTY CORNER AS NOTED
- ● SET MONUMENT PER MAG STANDARDS
- ▲ SUBDIVISION CORNER TO BE SET AT COMPLETION OF MASS GRADING

PUE PUBLIC UTILITY EASEMENT DEDICATED TO THE CITY OF CHANDLER
VNAE VEHICULAR NON-ACCESS EASEMENT
MCR MARICOPA COUNTY RECORDER
WSLE WATER & STREET LIGHT EASEMENT
R/W RIGHT OF WAY
VE 30'x30' VISIBILITY EASEMENT
S/W SIDEWALK
PWE PUBLIC WATER EASEMENT
PSE PUBLIC SEWER EASEMENT
PSWE PUBLIC SIDEWALK EASEMENT

## HOMEOWNERS ASSOCIATION RATIFICATION

RATIFICATION:

BY THIS RATIFICATION _____
(PRINTED NAME)

DULY ELECTED _____
(PRINTED TITLE)

OF SITE ACKNOWLEDGES RESPONSIBILITIES DEDICATED HEREON.

_____
SIGNATURE DATE

## ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

ON THIS ___ DAY OF _____ 2015, 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: _____

## 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.

## SITE DATA

| | |
|---|---|
| ZONING | PAD (SINGLE-FAMILY RESIDENTIAL) |
| NUMBER OF LOTS | 46 |
| GROSS AREA | 20.0468 ACRES |

## BASIS OF BEARING

BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID BEARING BEING:

NORTH 89 DEGREES 45 MINUTES 13 SECONDS EAST, AS RECORDED IN BOOK 1166, PAGE 27, M.C.R.

## OWNER:

LGP ENTERPRISES, INC
PO BOX 1285
CHANDLER, AZ 85244

## OWNER:

PICTURE PROPERTIES # 1
PO BOX 1285
CHANDLER, AZ 85244

## ENGINEER:

BOWMAN CONSULTING
1295 WEST WASHINGTON ST.
SUITE 108
TEMPE, AZ 85281
PHONE: (480) 629-8830
CONTACT: TROY PETERSON

## DEVELOPER:

LGP PROPERTIES C/O WARD REAL ESTATE & DEVELOPMENT
2152 SOUTH VINEYARD ROAD #123
MESA, ARIZONA 85210
PHONE: (480) 899-4330
CONTACT: SCOTT WARD

## SHEET INDEX:


1 COVER, NOTES, DEDICATION, SITE DATA, BASIS OF BEARING, CERTIFICATIONS
2 SHEET LAYOUT, DETAILS, LOT AREA TABLE, TRACT AREA & USAGE TABLE, BOUNDARY OVERVIEW
3-4 FINAL PLAT PLAN SHEETS


## CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREON HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

_____ 05-08-15
KENT M. GROH DATE
kgroh@bowmancg.com

REGISTERED LAND SURVEYOR # 44808
BOWMAN CONSULTING GROUP
1295 W. WASHINGTON ST., SUITE 108
TEMPE, ARIZONA 85281
(480) 629-8830

## APPROVALS

THIS IS TO CERTIFY THAT IN MY OPINION ALL LOTS, PARCELS AND TRACTS SHOWN UPON THIS PLAT CONFORM TO GOOD LAND PLANNING POLICIES AND ARE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE PLATTED.

BY: _____
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.

BY: _____
CITY ENGINEER DATE

BY ACCEPTANCE OF THIS PLAT, THE CITY OF CHANDLER AGREES TO THE VACATION OR EXTINGUISHMENT OF THE EASEMENTS DESCRIBED OR SHOWN HEREON AS BEING VACATED OR EXTINGUISHED.

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

THIS _____ DAY OF _____, 2015

BY: _____
MAYOR DATE

ATTEST: _____
CITY CLERK DATE

C.O.C. LOG NO. FPT 15-0004


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


44808 KENT M. GROH ARIZONA U.S.A. DATE OF REGISTRATION

A FINAL PLAT OF
PESCARA
CHANDLER, ARIZONA

| DATE | REVISION |
|---|---|
| | |

© Bowman Consulting Group, Ltd.

DATE: 05-08-15
PROJ NO: 5849-01
TASK NUM: 002
DRAWN BY: AG
CHECKED: DT
QUALITY: KG
CLIENT NO:
SCALE N.T.S.

## LEGAL DESCRIPTION

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

PARCEL NO.1:

THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ONE HALF OF ALL MINERAL RIGHTS AS RESERVED IN DEED RECORDED IN DOCKET 8409 PAGE 315, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPTING THEREFROM, THAT PORTION CONVEYED TO CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION, BY GENERAL WARRANTY DEED RECORDED SEPTEMBER 05, 2008 AS 2008-774055 OF OFFICIAL RECORDING AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 32.00 FEET OF THE SOUTH 65.00 FEET OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTIONS 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTIONS 30;

THENCE NORTH 00° 05' 15" WEST, ALONG THE NORTH-SOUTH MID-SECTIONS LINE OF SAID SECTIONS 30, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00° 05' 15" WEST ALONG SAID LINE, A DISTANCE OF 32.00 FEET;

THENCE NORTH 89° 56' 19" EAST, BEING PARALLEL WITH AND 65.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 330.26 FEET;

THENCE SOUTH 00° 05' 31" EAST, ALONG THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTIONS, A DISTANCE OF 32.00 FEET;

THENCE SOUTH 89° 56' 19" WEST, BEING PARALLEL WITH AND 33.00 FEET NORTH OF SAID SOUTH LINE, A DISTANCE OF 330.29 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTIONS 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ONE-HALF OF ALL MINERAL RIGHTS AS RESERVED IN DEED RECORDED IN DOCKET 8409 PAGE 312, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPTING THEREFROM, THAT PORTION CONVEYED TO CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION, BY GENERAL WARRANTY DEED RECORDED SEPTEMBER 05, 2008 AS 2008-774053 OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 32.00 FEET OF THE SOUTH 65.00 FEET OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTIONS 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30;

THENCE NORTH 00° 05' 15" WEST, ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 30, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89° 56' 19" WEST, BEING PARALLEL WITH AND 33.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 330.26 FEET;

THENCE NORTH 00° 05' 50" WEST, ALONG THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 30, A DISTANCE OF 32.00 FEET;

THENCE NORTH 89° 56' 19" EAST, BEING PARALLEL WITH AND 65.00 FEET NORTH OF SAID SOUTH LINE A DISTANCE OF 330.27 FEET;

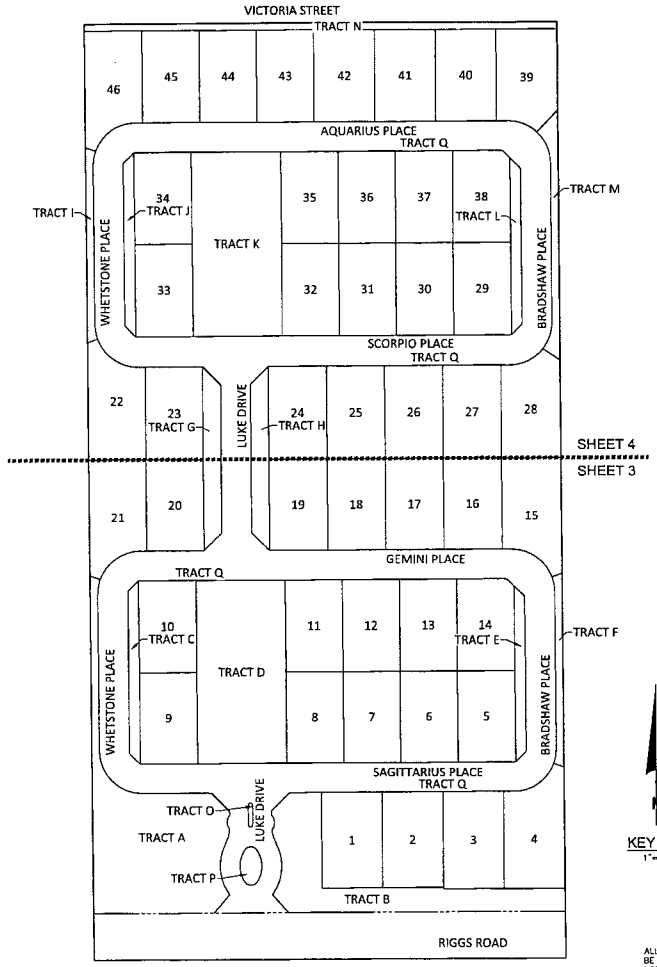
THENCE SOUTH 00° 05' 15" EAST, ALONG SAID NORTH-SOUTH MID-SECTION LINE OF SECTION 30, A DISTANCE OF 32.00 FEET TO THE POINT OF BEGINNING.

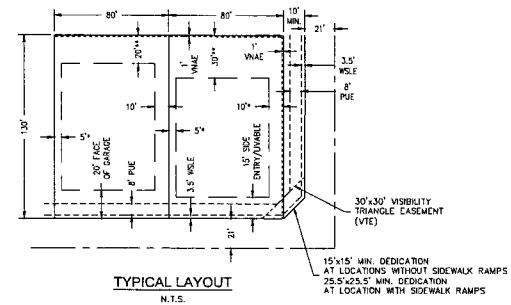
### TRACT AREA TABLE

| TRACT | SQ. FT. | ACRES | DESCRIPTION |
|---|---|---|---|
| TRACT A | 34,847 | 0.8000 | OPEN SPACE, LANDSCAPE, RETENTION AND SEWER EASEMENT |
| TRACT B | 21,553 | 0.4948 | OPEN SPACE AND LANDSCAPE |
| TRACT C | 3,675 | 0.0844 | OPEN SPACE AND LANDSCAPE |
| TRACT D | 32,455 | 0.7451 | OPEN SPACE, LANDSCAPING, RETENTION AND AMENITY |
| TRACT E | 3,525 | 0.0809 | OPEN SPACE AND LANDSCAPE |
| TRACT F | 2,928 | 0.0672 | OPEN SPACE AND LANDSCAPE |
| TRACT G | 5,875 | 0.1349 | OPEN SPACE AND LANDSCAPE |
| TRACT H | 5,875 | 0.1349 | OPEN SPACE AND LANDSCAPE |
| TRACT I | 2,903 | 0.0666 | OPEN SPACE AND LANDSCAPE |
| TRACT J | 3,675 | 0.0844 | OPEN SPACE AND LANDSCAPE |
| TRACT K | 32,538 | 0.7470 | OPEN SPACE, LANDSCAPING, RETENTION AND AMENITY |
| TRACT L | 3,525 | 0.0809 | OPEN SPACE AND LANDSCAPE |
| TRACT M | 4,337 | 0.0996 | OPEN SPACE, LANDSCAPE AND 20' WATER & EMERGENCY VEHICULAR ACCESS EASEMENT |
| TRACT N | 6,607 | 0.1517 | EXISTING 10' EASEMENT – DOCKET 15244, PAGE 385, M.C.R. |
| TRACT O | 198 | 0.0046 | OPEN SPACE AND LANDSCAPE |
| TRACT P | 1,297 | 0.0298 | OPEN SPACE AND LANDSCAPE |
| TRACT Q | 169,733 | 3.8965 | PUBLIC WATER & PUBLIC SEWER EASEMENT, EMERGENCY VEHICULAR ACCESS EASEMENT AND PRIVATE STREET |

### OVERALL AREA TABLE

| PARCEL | SQ. FT. | ACRES |
|---|---|---|
| GROSS BOUNDARY | 873,238 | 20.0468 |
| ROW | 42,936 | 0.9857 |
| NET AREA | 830,302 | 19.0611 |



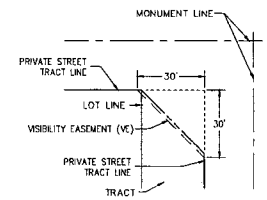




### TYPICAL LAYOUT

N.T.S.

** 30' REAR SETBACK FOR TWO STORY HOMES AND 20' REAR SETBACK FOR SINGLE STORY HOMES.

* 10' SIDE SETBACK AT CORNER LOTS AND LOTS THAT BACK UP TO RIGGS ROAD




### 30'x30' VISIBILITY TRIANGLE EASEMENT

N.T.S.

VISIBILITY TRIANGLE 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.

KEY MAP
1"=80'

### NOTE

ALL CORNER LOTS ARE TO BE SINGLE STORY HOMES PER CITY OF CHANDLER COUNCIL STIPULATIONS

### LOT AREA TABLE

| LOT | SQ. FT. | ACRES |
|---|---|---|
| 1 | 11,475 | 0.2634 |
| 2 | 11,475 | 0.2634 |
| 3 | 11,645 | 0.2673 |
| 4 | 12,813 | 0.2941 |
| 5 | 10,466 | 0.2403 |
| 6 | 10,400 | 0.2388 |
| 7 | 10,400 | 0.2388 |
| 8 | 10,400 | 0.2388 |
| 9 | 10,422 | 0.2393 |
| 10 | 10,466 | 0.2403 |
| 11 | 10,400 | 0.2388 |
| 12 | 10,400 | 0.2388 |
| 13 | 10,400 | 0.2388 |
| 14 | 10,372 | 0.2381 |
| 15 | 11,950 | 0.2743 |
| 16 | 10,580 | 0.2429 |
| 17 | 10,580 | 0.2429 |
| 18 | 10,580 | 0.2429 |
| 19 | 10,580 | 0.2429 |
| 20 | 10,400 | 0.2388 |
| 21 | 11,512 | 0.2643 |
| 22 | 11,543 | 0.2650 |
| 23 | 10,400 | 0.2388 |

### LOT AREA TABLE

| LOT | SQ. FT. | ACRES |
|---|---|---|
| 24 | 10,580 | 0.2429 |
| 25 | 10,580 | 0.2429 |
| 26 | 10,580 | 0.2429 |
| 27 | 10,580 | 0.2429 |
| 28 | 11,450 | 0.2629 |
| 29 | 10,466 | 0.2403 |
| 30 | 10,400 | 0.2388 |
| 31 | 10,400 | 0.2388 |
| 32 | 10,400 | 0.2388 |
| 33 | 10,400 | 0.2388 |
| 34 | 10,400 | 0.2388 |
| 35 | 10,400 | 0.2388 |
| 36 | 10,400 | 0.2388 |
| 37 | 10,400 | 0.2388 |
| 38 | 10,372 | 0.2381 |
| 39 | 11,344 | 0.2604 |
| 40 | 11,053 | 0.2537 |
| 41 | 11,056 | 0.2538 |
| 42 | 11,060 | 0.2539 |
| 43 | 10,409 | 0.2390 |
| 44 | 10,406 | 0.2389 |
| 45 | 10,404 | 0.2388 |
| 46 | 11,557 | 0.2653 |

C.O.C. LOG NO. FPT 15-0004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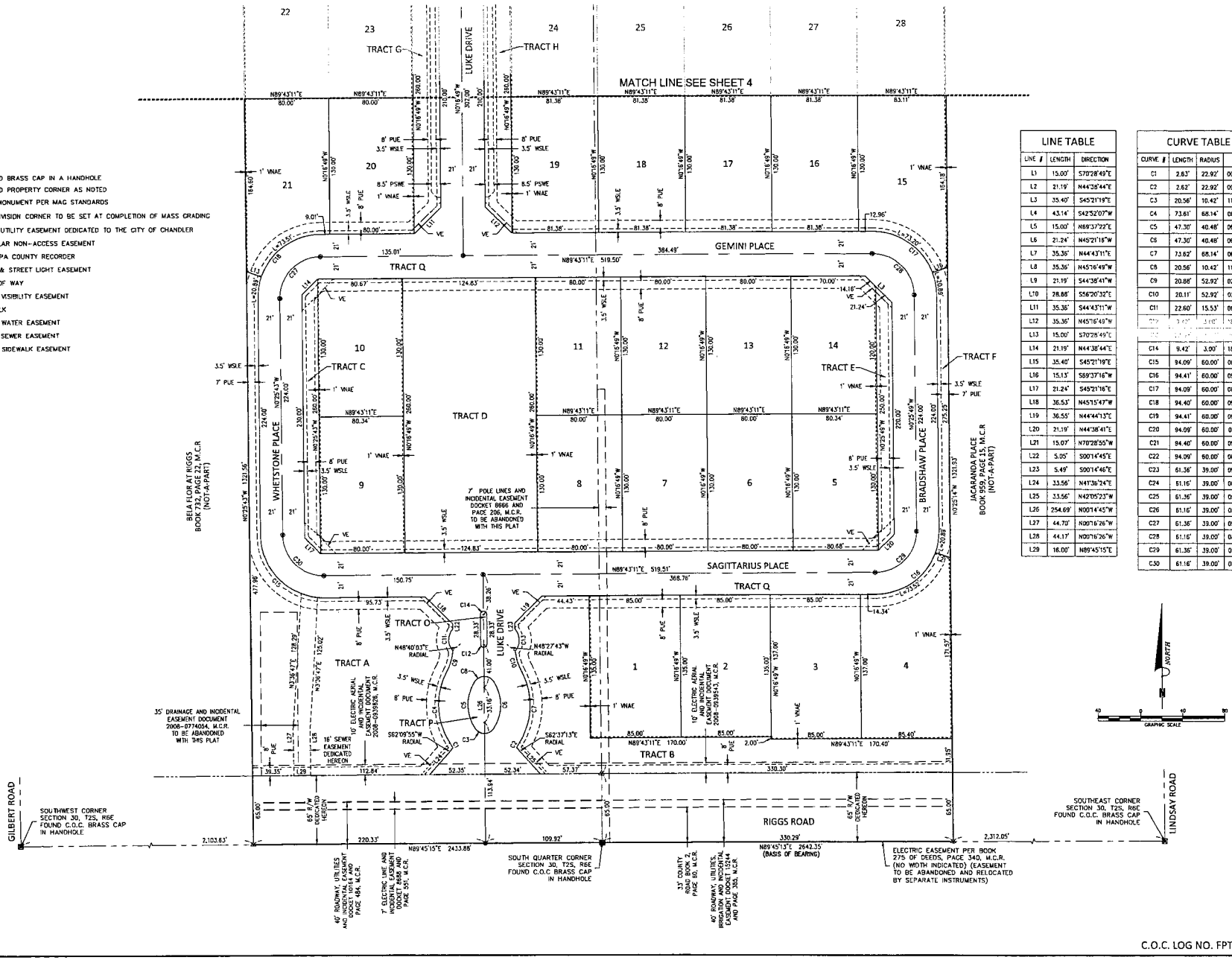
14808 KENT M. GROH ARIZONA U.S.A. Expires 06/30/15

# A FINAL PLAT OF PESCARA CHANDLER, ARIZONA

| REVISION | DATE |
|---|---|
| | |

© Bowman Consulting Group, Ltd.

DATE: 05-08-15
PROJ NO: 9849-01
TASK NUM: 002
DRAWN BY: AG
CHECKED: DT
QUALITY: KG
CLIENT NO:
SCALE N.T.S.




## LEGEND

- ■ FOUND BRASS CAP IN A HANDHOLE
- • FOUND PROPERTY CORNER AS NOTED
- ● SET MONUMENT PER MAG STANDARDS
- ▲ SUBDIVISION CORNER TO BE SET AT COMPLETION OF MASS GRADING

PUE PUBLIC UTILITY EASEMENT DEDICATED TO THE CITY OF CHANDLER
VNAE VEHICULAR NON-ACCESS EASEMENT
MCR MARICOPA COUNTY RECORDER
WSLE WATER & STREET LIGHT EASEMENT
R/W RIGHT OF WAY
VE 30'x30' VISIBILITY EASEMENT
S/W SIDEWALK
PWE PUBLIC WATER EASEMENT
PSE PUBLIC SEWER EASEMENT
PSWE PUBLIC SIDEWALK EASEMENT

### LINE TABLE

| LINE # | LENGTH | DIRECTION |
|---|---|---|
| L1 | 15.00' | S70°28'49"E |
| L2 | 21.19' | N44°38'44"E |
| L3 | 35.40' | S45°21'19"E |
| L4 | 43.14' | S42°52'07"W |
| L5 | 15.00' | N89°37'22"E |
| L6 | 21.24' | N45°21'16"W |
| L7 | 35.36' | N44°43'11"E |
| L8 | 35.36' | N45°16'49"W |
| L9 | 21.19' | S44°38'41"W |
| L10 | 28.88' | S56°20'32"E |
| L11 | 35.36' | S44°43'11"W |
| L12 | 35.36' | N45°16'49"W |
| L13 | 15.00' | S70°28'49"E |
| L14 | 21.19' | N44°38'44"E |
| L15 | 35.40' | S45°21'19"E |
| L16 | 15.13' | S89°37'16"W |
| L17 | 21.24' | S45°21'16"E |
| L18 | 36.53' | N45°15'47"W |
| L19 | 36.55' | N44°44'13"E |
| L20 | 21.19' | N44°38'41"E |
| L21 | 15.07' | N70°28'55"W |
| L22 | 5.05' | S00°14'45"E |
| L23 | 5.49' | S00°14'46"E |
| L24 | 33.56' | N41°36'24"E |
| L25 | 33.56' | N42°05'23"W |
| L26 | 254.69' | N00°14'45"W |
| L27 | 44.70' | N00°16'26"W |
| L28 | 44.17' | N00°16'26"W |
| L29 | 16.00' | N89°45'15"E |

### CURVE TABLE

| CURVE # | LENGTH | RADIUS | DELTA |
|---|---|---|---|
| C1 | 2.63' | 22.92' | 006°34'23" |
| C2 | 2.62' | 22.92' | 006°32'47" |
| C3 | 20.56' | 10.42' | 113°03'34" |
| C4 | 73.61' | 68.14' | 061°53'32" |
| C5 | 47.30' | 40.48' | 066°56'26" |
| C6 | 47.30' | 40.48' | 066°56'26" |
| C7 | 73.62' | 68.14' | 061°54'07" |
| C8 | 20.56' | 10.42' | 113°03'34" |
| C9 | 20.88' | 52.92' | 022°36'26" |
| C10 | 20.11' | 52.92' | 021°46'32" |
| C11 | 22.60' | 15.53' | 083°20'45" |
| C12 | [illegible] | [illegible] | 180°00'00" |
| C13 | [illegible] | [illegible] | [illegible] |
| C14 | 9.42' | 3.00' | 180°00'05" |
| C15 | 94.09' | 60.00' | 089°51'06" |
| C16 | 94.41' | 60.00' | 090°09'03" |
| C17 | 94.09' | 60.00' | 089°50'59" |
| C18 | 94.40' | 60.00' | 090°08'54" |
| C19 | 94.41' | 60.00' | 090°09'04" |
| C20 | 94.09' | 60.00' | 089°51'10" |
| C21 | 94.40' | 60.00' | 090°08'55" |
| C22 | 94.09' | 60.00' | 089°50'59" |
| C23 | 61.36' | 39.00' | 090°08'54" |
| C24 | 61.16' | 39.00' | 089°50'59" |
| C25 | 61.36' | 39.00' | 090°09'01" |
| C26 | 61.16' | 39.00' | 089°51'06" |
| C27 | 61.36' | 39.00' | 090°08'54" |
| C28 | 61.16' | 39.00' | 089°50'59" |
| C29 | 61.36' | 39.00' | 090°09'01" |
| C30 | 61.16' | 39.00' | 089°51'06" |

C.O.C. LOG NO. FPT 15-0004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Tempe, AZ 85281


44808 KENT M. CROW ARIZONA, U.S.A. Expires 06/30/16

# A FINAL PLAT OF PESCARA CHANDLER, ARIZONA

| REVISION | DATE |
|---|---|
| | |

DATE: 05-08-15
PROJ NO: 0040-01
TASK NUM: 002
DRAWN BY: AC
CHECKED: DT
QUALITY: KG
CLIENT NO:
SCALE 1" = 40'



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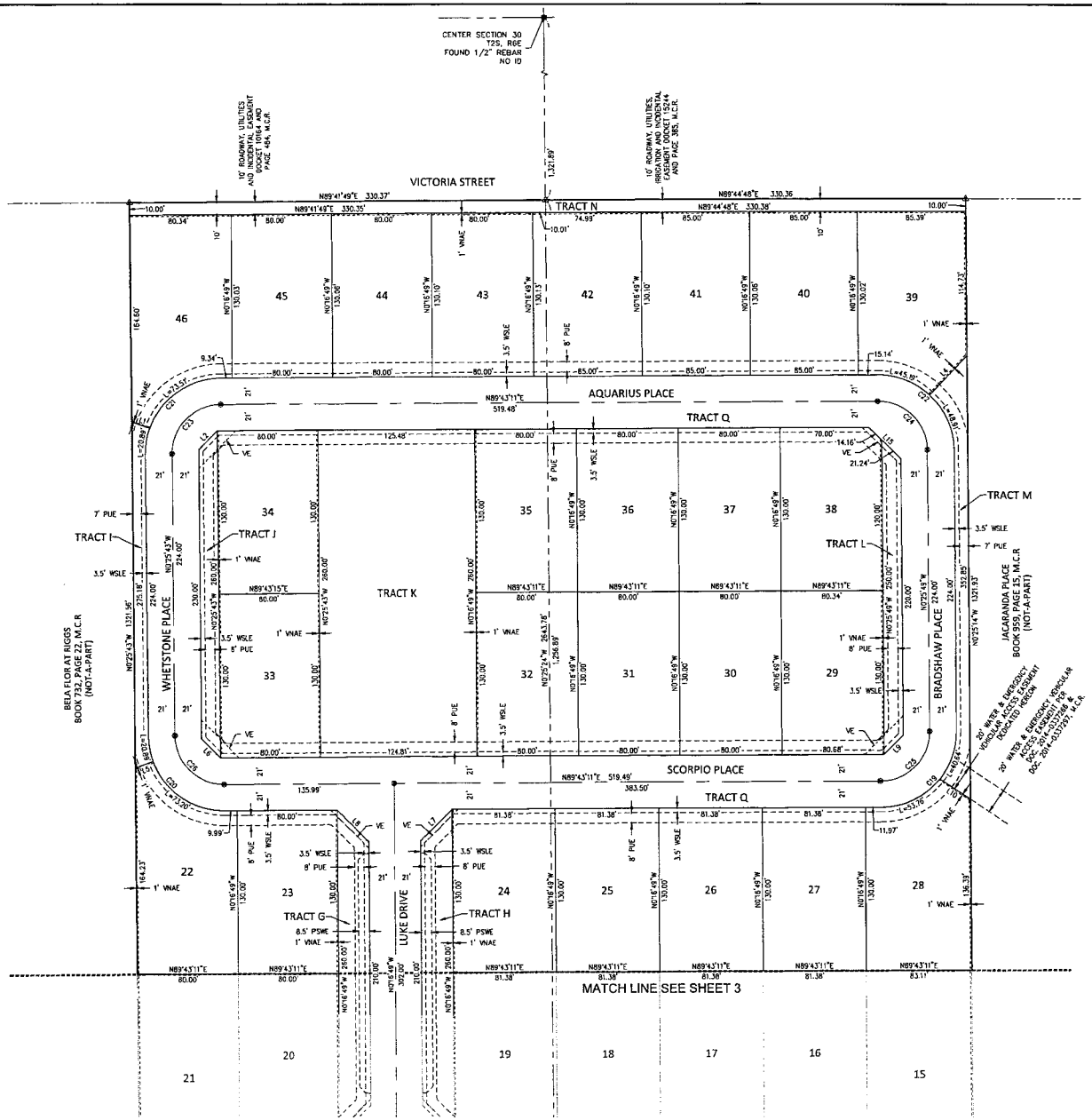


## LEGEND

- FOUND BRASS CAP IN A HANDHOLE
- FOUND PROPERTY CORNER AS NOTED
- SET MONUMENT PER MAG STANDARDS
- SUBDIVISION CORNER TO BE SET AT COMPLETION OF MASS GRADING

PUE PUBLIC UTILITY EASEMENT DEDICATED TO THE CITY OF CHANDLER
VNAE VEHICULAR NON-ACCESS EASEMENT
MCR MARICOPA COUNTY RECORDER
WSLE WATER & STREET LIGHT EASEMENT
R/W RIGHT OF WAY
VE 30'x30' VISIBILITY EASEMENT
S/W SIDEWALK
PWE PUBLIC WATER EASEMENT
PSE PUBLIC SEWER EASEMENT
PSWE PUBLIC SIDEWALK EASEMENT

| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | DIRECTION |
| L1 | 15.00' | S70°28'49"E |
| L2 | 21.19' | N44°38'44"E |
| L3 | 35.40' | S45°21'19"E |
| L4 | 43.14' | S42°52'07"W |
| L5 | 15.00' | N89°37'22"E |
| L6 | 21.24' | N45°21'16"W |
| L7 | 35.36' | N44°43'11"E |
| L8 | 35.36' | N45°16'49"W |
| L9 | 21.19' | S44°38'41"W |
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| L11 | 35.36' | S44°43'11"W |
| L12 | 35.36' | N45°16'49"W |
| L13 | 15.00' | S70°28'49"E |
| L14 | 21.19' | N44°38'44"E |
| L15 | 35.40' | S45°21'19"E |
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| L17 | 21.24' | S45°21'16"E |
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| L19 | 36.55' | N44°44'13"E |
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| L23 | 5.49' | S00°14'46"E |
| L24 | 33.56' | N41°36'24"E |
| L25 | 33.56' | N42°05'23"W |
| L26 | 254.69' | N00°14'45"W |
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| L28 | 44.17' | N00°16'26"W |
| L29 | 16.00' | N89°45'15"E |

| CURVE TABLE | | | |
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| C8 | 20.56' | 10.42' | 113°03'34" |
| C9 | 20.88' | 52.92' | 022°36'26" |
| C10 | 20.11' | 52.92' | 021°46'32" |
| C11 | 22.60' | 15.53' | 083°20'45" |
| C12 | 9.42' | 3.00' | 180°00'00" |
| C13 | 23.08' | 15.53' | 085°07'29" |
| C14 | 9.42' | 3.00' | 180°00'05" |
| C15 | 94.09' | 60.00' | 089°51'06" |
| C16 | 94.41' | 60.00' | 090°09'03" |
| C17 | 94.09' | 60.00' | 089°50'59" |
| C18 | 94.40' | 60.00' | 090°08'54" |
| C19 | 94.41' | 60.00' | 090°09'04" |
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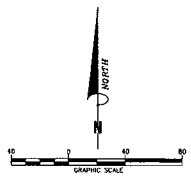
| C24 | 61.16' | 39.00' | 089°50'59" |
| C25 | 61.36' | 39.00' | 090°09'01" |
| C26 | 61.16' | 39.00' | 089°51'06" |
| C27 | 61.36' | 39.00' | 090°08'54" |
| C28 | 61.16' | 39.00' | 089°50'59" |
| C29 | 61.36' | 39.00' | 090°09'01" |
| C30 | 61.16' | 39.00' | 089°51'06" |




C.O.C. LOG NO. FPT 15-0004

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# A FINAL PLAT OF PESCARA CHANDLER, ARIZONA

| REVISION | DATE |
|---|---|
| | |

DATE: 05-08-15
PROJ NO: 8849-01
TASK NUM: 002
DRAWN BY: KG
CHECKED: DT
QUALITY: KG
CLIENT NO:
SCALE 1" = 40'



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