#56

AUG 13 2015

Chandler

All-America City

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Chandler · Arizona

Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 15-098**

DATE: AUGUST 13, 2015

TO: MAYOR AND COUNCIL

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

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

SUBJECT: PPT15-0005 ARTESIAN MARKETPLACE

Request: Preliminary Plat (PPT) approval

Location: Southwest corner of Ocotillo and Gilbert roads

Applicant: SEG

BACKGROUND

This Preliminary Plat is for an approximate 29-acre commercial center located at the southwest corner of Ocotillo and Gilbert roads, approved by Council in December 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, Southeast Chandler Area Plan, and Planned Area Development (PAD) zoning, Planning Commission and Planning Staff recommend approval of the Preliminary Plat subject to the following condition:

1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.

PROPOSED MOTION

Move to approve Preliminary Plat PPT15-0005 ARTESIAN MARKETPLACE, per Planning Commission and Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Preliminary Plat

PRELIMINARY PLAT
OF
"ARTESIAN MARKETPLACE"

A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION:

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THE CITY OF CHANDLER, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "ARTESIAN MARKETPLACE", LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH OF THE STREETS, LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE STREETS, LOTS, TRACTS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

THE CITY OF CHANDLER, HEREBY DEDICATES AND CONVEYS TO THE CITY OF CHANDLER, IN FEE, ALL REAL PROPERTY DESIGNATED ON THIS PLAT AS "RIGHT-OF-WAY" OR "R/W" FOR USE AS PUBLIC RIGHT-OF-WAY.

EACH OF THE OWNERS, AS TO THE PORTION OF THE PROPERTY OWNED BY THAT OWNER, HEREBY DEDICATES TO THE CITY OF CHANDLER FOR USE AS SUCH THE VEHICULAR NON-ACCESS EASEMENTS AND PUBLIC UTILITY AND FACILITY EASEMENTS, AS SHOWN ON THE SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. PUBLIC UTILITY AND FACILITY EASEMENTS ARE FOR PURPOSES OF ESTABLISHING AREAS FOR CITY USE TO CONSTRUCT, INSTALL, ACCESS, MAINTAIN, REPAIR, RECONSTRUCT, REPLACE, REMOVE, UTILITIES AND FACILITIES (INCLUDING, BUT NOT LIMITED TO, WATER, WASTEWATER, GAS, ELECTRIC, STORM WATER, PIPES, CONDUIT, CABLES, AND SWITCHING EQUIPMENT), CONDUCTORS, CABLES, FIBER OPTICS, COMMUNICATION AND SIGNAL LINES, TRANSFORMERS, VAULTS, MANHOLES, CONDUITS, PIPES AND CABLES, FIRE HYDRANTS, STREET LIGHTS, STREET PAVEMENT, CURBS, GUTTERS, SIDEWALKS, TRAFFIC SIGNALS, EQUIPMENT AND SIGNS, PUBLIC TRANSIT FACILITIES, SHELTERS AND IMPROVEMENTS, LANDSCAPING, STORM DRAINAGE, WATER RETENTION AND DETENTION, FLOOD CONTROL, AND ALL APPURTENANCES TO ALL OF THE FOREGOING, AND ALL SIMILAR AND RELATED PURPOSES TO THE FOREGOING, TOGETHER WITH THE RIGHT TO ALTER GROUND LEVEL BY CUT OR FILL AND THE UNRESTRICTED RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO, FROM, AND ACROSS THE EASEMENT PROPERTY. ADDITIONALLY, THE CITY IS AUTHORIZED TO PERMIT OTHERS TO USE THE PUBLIC UTILITY AND FACILITY EASEMENT PROPERTY FOR ALL USES AND FACILITIES ALLOWED HEREIN. ALL OTHER EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN. CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING. UNLESS APPROVED OTHERWISE BY THE CITY OF CHANDLER, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

CITY OF CHANDLER, HEREBY GRANTS TO THE CITY OF CHANDLER, A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "VEHICULAR NON-ACCESS EASEMENT" OR "VNAE" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO VEHICULAR ACCESS IS PERMITTED.

THE DRAINAGE FACILITIES AND RETENTION AREAS SHALL BE MAINTAINED BY THE OWNER, HIS SUCCESSORS AND ASSIGNS AND SHALL PROVIDE STORM WATER CONVEYANCE AND STORAGE AS PRIVATE DRAINAGE FACILITIES AND PRIVATE RETENTION BASINS ADEQUATE TO CONVEY AND STORE DRAINAGE FROM SAID PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF CHANDLER. THE AGREEMENTS CONTAINED HEREIN SHALL BE A COVENANT RUNNING WITH THE LAND AND, UPON RECORDING, SHALL BE BINDING UPON ANY SUBSEQUENT PURCHASER OR OCCUPIER OF SAID PARCEL; AND

THIS COVENANT CAN BE ENFORCED OR REMOVED BY THE CITY OF CHANDLER, WHO CAN BRING PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING OR THREATENING TO VIOLATE ANY OF THESE COVENANTS, TO PREVENT HIM OR THEM FROM SO DOING, AND TO RECOVER DAMAGES FOR SUCH VIOLATIONS. ANY PERSON OR PERSONS OF THE CITY OF MESA PROSECUTING ANY PROCEEDINGS AT LAW OR IN EQUITY HEREUNDER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, A REASONABLE SUM AS AND FOR ATTORNEY'S FEES AND COURT COSTS.

THE CITY OF CHANDLER, WARRANTS AND REPRESENTS TO THE CITY OF CHANDLER THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED BY THIS PLAT, AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON OR ENTITY HAVING ANY INTEREST THAT IS ADVERSE TO OR INCONSISTENT WITH THE FOREGOING DEDICATION, OR ANY OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT, HAS CONSENTED TO OR JOINED IN THIS PLAT AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH THE CITY OF CHANDLER, WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

THE CITY OF CHANDLER, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS ____ DAY OF _____, 2015.

BY: _____

ITS: _____

ACKNOWLEDGEMENT:

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

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.

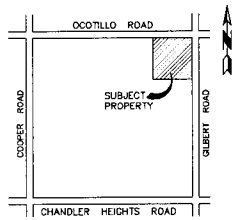
_____
NOTARY PUBLIC DATE
MY COMMISSION EXPIRES:

_____, 2015

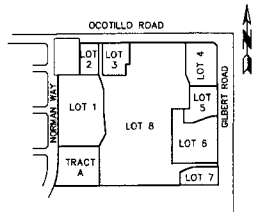
BASIS OF BEARING:

THE BASIS OF BEARING USED FOR THIS SURVEY IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, PER BOOK 1228 OF MAPS, PAGE 7, MARICOPA COUNTY RECORDS:

SAID BEARING = SOUTH 00° 08' 02" WEST



VICINITY MAP
N.T.S.



KEY MAP
N.T.S.

SITE LOCATION:

LATITUDE: 33° 14' 47.6711"

LONGITUDE: -111° 47' 29.5209"

SHEET INDEX

SHEET 1 OF 2:.....COVER SHEET
SHEET 2 OF 2:.....LOTS, TRACT & EASEMENTS DETAIL

OWNER:

CITY OF CHANDLER
4620 SOUTH GILBERT ROAD
CHANDLER, AZ 85249

DEVELOPER:

DERITO PARTNERS DEVELOPMENT, INC.
ARIZONA'S RETAIL EXPERTS
3200 E. CAMELBACK ROAD, SUITE 175
PHOENIX, AZ 85018
ATTN: DAVID SOLOMON
PHONE: 480.834.8500

ENGINEER:

SUSTAINABILITY ENGINEERING GROUP
8280 E. GELDING DR. STE. 101
SCOTTSDALE, AZ 85260
CONTACT: ALI FAKIH
PHONE: (480) 588-7225

NOTES:

1. TOTAL NUMBER OF LOTS = 8 LOTS & 1 TRACT.
2. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAY'S.
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. 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.
5. EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.
6. TRACT A, IS NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF ARTESIAN MARKETPLACE HOMEOWNERS ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.
6. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR ABUTTING PROPERTY OWNER.
7. ALL MONUMENTS SHOWN ON THIS PLAT TO BE SET WITH 1/2 INCH REBAR WITH CAP RLS 54333 AT COMPLETION OF MASS GRADING UNLESS OTHERWISE NOTED.
8. SIGHT VISIBILITY EASEMENTS LIE WITHIN DEDICATED RIGHT OF WAYS AND ARE NOT REQUIRED PER CITY OF CHANDLER.

FLOOD PLAIN CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE 'X' AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C1110L, DATED OCTOBER 16, 2013. ZONE 'X' IS DESIGNATED AS BEING AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER THAT CIRCUMSTANCE.

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

_____DAY OF

_____ 2015

BY:

_____ _____
MAYOR DATE
ATTEST:

_____ _____
CITY CLERK 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

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.

_____ _____
PLANNING & DEVELOPMENT DIRECTOR DATE

CITY OF CHANDLER BENCHMARK # 42:

3" CITY OF CHANDLER BRASS CAP IN CONCRETE, FLUSH, LOCATED 200' NORTH OF INTERSECTION OF QUEEN CREEK ROAD AND COOPER ROAD; 23' EAST OF EDGE OF PAVEMENT.

SAID ELEVATION = 1239.57 (CITY OF CHANDLER DATUM)

EXISTING ZONING:

C-2 COMMERCIAL (SF-10) – CITY OF CHANDLER

ADJACENT ZONING (PAD) – CITY OF CHANDLER

LAND AREA:

LOT 1:	189,609 SQUARE FEET OR 4.35 ACRES MORE OR LESS.
LOT 2:	34,882 SQUARE FEET OR 0.80 ACRES MORE OR LESS.
LOT 3:	50,137 SQUARE FEET OR 1.15 ACRES MORE OR LESS.
LOT 4:	79,158 SQUARE FEET OR 1.82 ACRES MORE OR LESS.
LOT 5:	60,446 SQUARE FEET OR 1.39 ACRES MORE OR LESS.
LOT 6:	125,837 SQUARE FEET OR 2.89 ACRES MORE OR LESS.
LOT 7:	39,842 SQUARE FEET OR 0.91 ACRES MORE OR LESS.
LOT 8:	625,741 SQUARE FEET OR 14.37 ACRES MORE OR LESS.
TRACT 'A':	98,845 SQUARE FEET OR 2.27 ACRES MORE OR LESS.

DEDICATED R/W: 186,202 SQUARE FEET OR 4.27 ACRES MORE OR LESS.

TOTAL GROSS AREA: 1,490,699 SQUARE FEET OR 34.22 ACRES MORE OR LESS.

TOTAL NET AREA: 1,304,497 SQUARE FEET OR 29.95 ACRES MORE OR LESS.

LEGAL DESCRIPTION PER COUNTY ASSESSOR:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24, SAID CORNER BEING A FOUND BRASS CAP IN A HANDHOLE AND FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 24 BEING A FOUND PK NAIL BEARS SOUTH 00° 08' 02" WEST A DISTANCE OF 2647.88 FEET;

THENCE SOUTH 89° 34' 00" WEST A DISTANCE OF 1129.15 FEET ALONG THE NORTH LINE OF SAID SECTION 24;
THENCE, SOUTH 00° 25' 00" EAST A DISTANCE OF 33.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF OCOTILLO ROAD AND POINT OF BEGINNING;
THENCE, NORTH 89° 34' 00" EAST A DISTANCE OF 629.15 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN QUIT CLAIM DEED OF DEDICATION, DOCUMENT 2012-0043778, M.C.R.;
THENCE, SOUTH 00° 25' 00" EAST A DISTANCE OF 32.00 FEET ALONG THE WEST LINE OF SAID DEED;
THENCE, NORTH 89° 34' 00" EAST A DISTANCE OF 404.35 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF OCOTILLO ROAD AS DESCRIBED IN SAID DEED;
THENCE, SOUTH 45° 06' 58" EAST A DISTANCE OF 28.14 FEET TO THE WEST RIGHT OF WAY LINE OF GILBERT ROAD AS DESCRIBED IN SAID DEED;
THENCE, SOUTH 00° 08' 02" WEST A DISTANCE OF 180.30 FEET ALONG SAID WEST RIGHT OF WAY LINE;
THENCE, SOUTH 89° 51' 58" EAST A DISTANCE OF 10.00 FEET;
THENCE, SOUTH 00° 08' 02" WEST A DISTANCE OF 906.86 FEET ALONG SAID GILBERT ROAD RIGHT OF WAY;
THENCE, SOUTH 89° 34' 00" WEST A DISTANCE OF 1255.31 FEET TO THE EAST LINE OF THE FINAL PLAT "FONTE AL SOLE" RECORDED IN BOOK 574, PAGE 28, M.C.R.;
THENCE, NORTH 00° 03' 29" EAST A DISTANCE OF 857.05 FEET ALONG THE EAST LINE OF SAID FINAL PLAT;
THENCE, NORTH 89° 34' 00" EAST A DISTANCE OF 193.00 FEET;
THENCE, NORTH 00° 03' 29" EAST A DISTANCE OF 282.00 FEET TO THE POINT OF BEGINNING.

LAND 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.

REGISTERED LAND SURVEYOR 54333 RYAN DENTON GILBERT 7/8/15 ARIZONA U.S.A. EXPIRES: 3/31/2016

RYAN D. GILBERT, RLS
REGISTERED LAND SURVEYOR #54333
4361 S. SQUIRES LANE
GILBERT, AZ 85297

LEGEND:

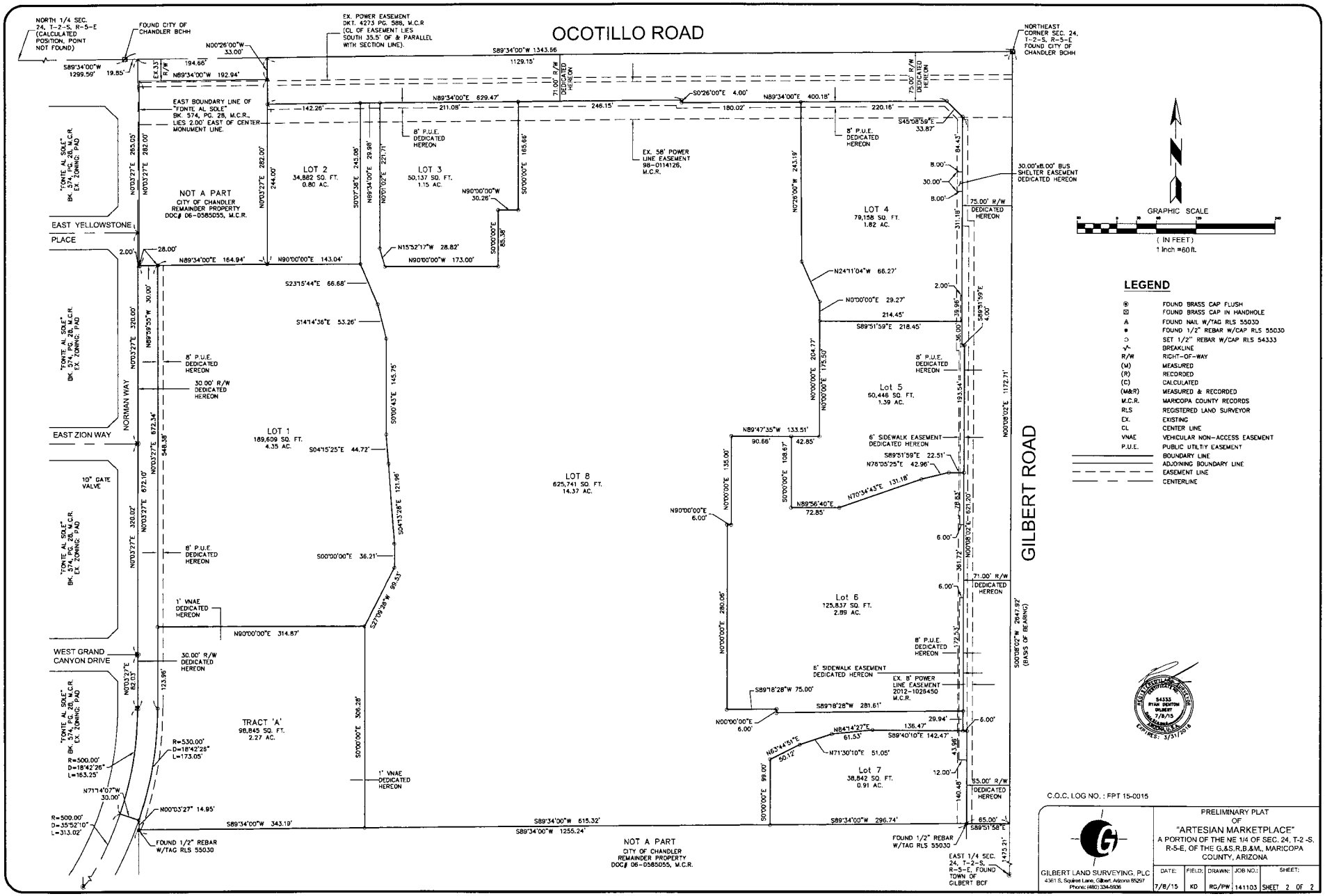
⊗	FOUND BRASS CAP FLUSH
⊠	FOUND BRASS CAP IN HANDHOLE
♣	FOUND NAIL W/TAG RLS 55030
●	FOUND 1/2" REBAR W/CAP RLS 55030
○	SET 1/2" REBAR W/CAP RLS 54333
⚡	BREAKLINE
R/W	RIGHT-OF-WAY
(M)	MEASURED
(R)	RECORDED
(C)	CALCULATED
(M&R)	MEASURED & RECORDED
M.C.R.	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
EX.	EXISTING
CL	CENTER LINE
VNAE	VEHICULAR NON-ACCESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
———	BOUNDARY LINE
———	ADJOINING BOUNDARY LINE
— — —	EASEMENT LINE
——— — ———	CENTERLINE

C.O.C. LOG NO. : FPT 15-0015

GILBERT LAND SURVEYING, PLC
4361 S. Squires Lane, Gilbert, Arizona 85297
Phone: (480) 334-5606

PRELIMINARY PLAT
OF
"ARTESIAN MARKETPLACE"
A PORTION OF THE NE 1/4 OF SEC. 24, T-2-S, R-5-E, OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA

DATE:	FIELD:	DRAWN:	JOB NO.:	SHEET:
7/8/15	KD	RG/PW	141103	SHEET 1 OF 2



LEGEND

⊙	FOUND BRASS CAP FLUSH
⊡	FOUND BRASS CAP IN HANDHOLE
▲	FOUND NAIL W/TAG RLS 55030
●	FOUND 1/2" REBAR W/CAP RLS 55030
○	SET 1/2" REBAR W/CAP RLS 54333
-/\-	BREAKLINE
R/W	RIGHT-OF-WAY
(M)	MEASURED
(R)	RECORDED
(C)	CALCULATED
(M&R)	MEASURED & RECORDED
M.C.R.	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
EX.	EXISTING
CL	CENTER LINE
VNAE	VEHICULAR NON-ACCESS EASEMENT
P.U.E.	PUBLIC UTILTIY EASEMENT
	BOUNDARY LINE
	ADJOINING BOUNDARY LINE
	EASEMENT LINE
	CENTERLINE

C.O.C. LOG NO. : FPT 15-0015

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Phone: (480) 334-5936

PRELIMINARY PLAT
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A PORTION OF THE NE 1/4 OF SEC. 24, T-2 -S, R-5-E, OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA

DATE:	FIELD:	DRAWN:	JOB NO.:	SHEET:
7/8/15	KD	RG/PW	141103	SHEET 2 OF 2