#59

AUG 13 2015

Chandler

All-America City

2010

Chandler · Arizona
Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 15-104**

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: FPT15-0005 CENTRE POINT BUSINESS PARK RE-PLAT

Request: Final Plat (FPT) approval

Location: Northeast corner of Centre Pointe Parkway and Ocotillo Road, east of Arizona Avenue

Applicant: Hunter Engineering

BACKGROUND

This Final Plat is a re-plat of Lots 2 through 9 and Tract A within a larger business park development, Centre Point Business Park, approved by Council in February 2014. This plat modifies the lot layouts and number of lots to be consistent with the approved zoning case. 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 of the Final Plat.

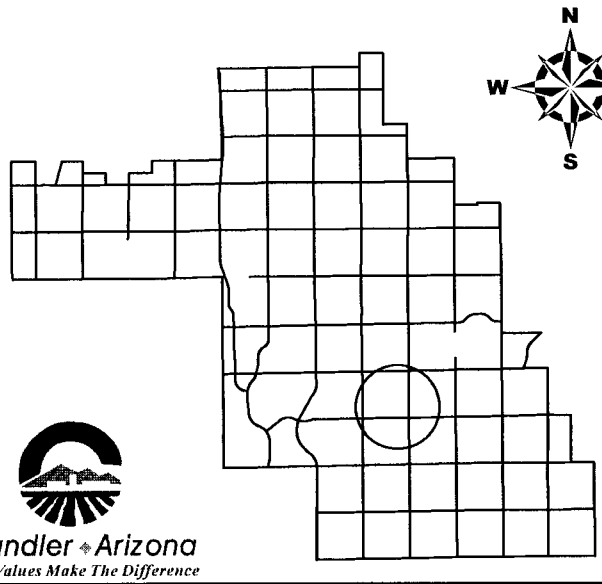
PROPOSED MOTION

Move to approve Final Plat FPT15-0005 CENTRE POINT BUSINESS PARK RE-PLAT, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Final Plat

Vicinity Map



Centre Point
Business Park

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 7/22/2015

Vicinity Map

Centre Point Business Park

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 7/22/2015

A RE-PLAT OF A PORTION "CENTRE POINT BUSINESS PARK"

A REPLAT OF LOTS 2 THROUGH 9 INCLUSIVE AND TRACT A, CENTRE POINTE BUSINESS PARK, RECORDED IN BOOK 899 OF MAPS, PAGE 36 AND CERTIFICATE OF CORRECTION RECORDED AS 2007-802499 AND BUILDINGS A THROUGH H AND TRACT A, CENTRE POINTE PROFESSIONAL OFFICE CONDOMINIUM, ACCORDING TO CONDOMINIUM DECLARATION RECORDED AS 2007-0804986, OF OFFICIAL RECORDS AND AMENDED AND RESTATED CONDOMINIUM DECLARATION RECORDED AS 2008-0980654 OF OFFICIAL RECORDS, PLAT RECORDED AS BOOK 935 OF MAPS, PAGE 37 AND AFFIDAVITS OF CORRECTION RECORDED AS 2008-677554 AND 2011-0382271, OF OFFICIAL RECORDS, EXCEPT THAT PORTION CONVEYED TO THE CITY OF CHANDLER IN DOCUMENT NO. 2013-56545, ALL RECORDS OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER

ICARUS, LLC
25150 N. WINDY WALK DRIVE, #11
SCOTTSDALE, ARIZONA 85255
C/O JACKIM LAW
PHONE: 480-556-1973
CONTACT: MARIO CIMMINO

SURVEYOR

HUNTER ENGINEERING INC.
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: JERRY D. HEATH JR., R.L.S.

DEDICATION:

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT ICARUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "CENTRE POINTE BUSINESS PARK", BEING A REPLAT OF LOTS 2 THROUGH 9 INCLUSIVE AND TRACT A, CENTRE POINTE BUSINESS PARK, RECORDED IN BOOK 899 OF MAPS, PAGE 36 AND CERTIFICATE OF CORRECTION RECORDED AS 2007-802499 AND BUILDINGS A THROUGH H AND TRACT A, CENTRE POINTE PROFESSIONAL OFFICE CONDOMINIUM, ACCORDING TO CONDOMINIUM DECLARATION RECORDED AS 2007-0804986, OF OFFICIAL RECORDS AND AMENDED AND RESTATED CONDOMINIUM DECLARATION RECORDED AS 2008-0980654 OF OFFICIAL RECORDS, PLAT RECORDED AS BOOK 935 OF MAPS, PAGE 37 AND AFFIDAVITS OF CORRECTION RECORDED AS 2008-677554 AND 2011-0382271, OF OFFICIAL RECORDS, ALL RECORDS OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY PUBLISHES THIS FINAL PLAT MAP AS AND FOR SAID FINAL PLAT OF "CENTRE POINTE BUSINESS PARK" AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, AND EASEMENTS CONSTITUTING THE SAME, AND DECLARES THAT EACH LOT, AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME, GIVEN EACH RESPECTIVELY ON SAID FINAL PLAT MAP. EASEMENTS ARE DEDICATED AS SHOWN ON THIS FINAL PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES, A BLANKET EMERGENCY VEHICULAR ACCESS EASEMENT OVER LOTS 1 THROUGH 12 IS DEDICATED TO THE CITY OF CHANDLER.

TRACT A IS NOT DEDICATED TO THE PUBLIC, BUT IS PLATTED AS COMMON PROPERTY WITH AN UNDIVIDED INTEREST OWNED IN COMMON BY EACH LOT OWNER FOR LOT OWNER USE AND ENJOYMENT 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 ABUTTING LOT/TRACT/PARCEL OWNER.

ICARUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY GRANT AND CONVEY TO THE CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION:

AN EASEMENT FOR AVIGATION OVER AND ACROSS ALL LOTS AND TRACTS WITHIN 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 TO 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 DAMAGE ORIGINATES 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 FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN, WITH RESPECT TO NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES.

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

IN WITNESS WHEREOF: THE OWNER HAS HERETO CAUSED THEIR NAMES TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICERS, THEREUNTO DULY AUTHORIZED

THIS ___ DAY OF _____, 2015.

ICARUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT:

STATE OF ARIZONA)
)SS
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: _____

NOTARY SEAL

NOTES:

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

2. 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.

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. ALL LOT, PARCEL AND TRACT MONUMENTATION TO BE SET AT COMPLETION OF MASS GRADING.

5. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 8' ABOVE THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.

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 OWNED IN COMMON, WITH AN UNDIVIDED INTEREST, BY ALL LOT OWNERS OF THIS SUBDIVISION. THE COMMON PROPERTY SHALL BE INCLUDED WITHIN THE SCOPE OF THE DEEDS TRANSFERRING OWNERSHIP OF LOTS IN THIS SUBDIVISION. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.

7. THE FOLLOWING PRIVATE EASEMENTS HAVE BEEN PROVIDED IN THE CC&R'S: POTABLE WATER, SANITARY SEWER, FIRE LINE, PEDESTRIAN ACCESS, VEHICULAR ACCESS, DRAINAGE AND DRAINAGE FACILITIES.

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 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.

LEGAL DESCRIPTION: (PARENT PARCEL)

PARCEL NO. 1:

LOTS 2 THROUGH 9 INCLUSIVE AND TRACT A, CENTRE POINTE BUSINESS PARK, ACCORDING TO PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED AS BOOK 899 OF MAPS, PAGE 36 AND CERTIFICATE OF CORRECTION RECORDED AS 2007-802499.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF CHANDLER IN DOCUMENT NO. 2013-56545.

PARCEL NO.2:

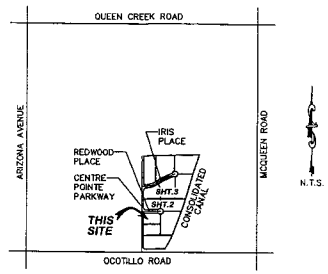
UNITS 101,105,110,115, BUILDING A, AND
UNITS 101,105,110,115, BUILDING B, AND
UNITS 101,105,110,115, BUILDING C, AND
UNITS 101,105,110,115, BUILDING D, AND
UNITS 101,105, 110,115, BUILDING E, AND
UNITS 101,105,110,115, BUILDING F AND
UNITS 101,105,110,115, BUILDING G, AND
UNITS 101,105,110,115, BUILDING H, AND TRACT A, CENTRE POINTE PROFESSIONAL OFFICE CONDOMINIUM, ACCORDING TO CONDOMINIUM DECLARATION RECORDED AS 2007-0804986, OF OFFICIAL RECORDS AND AMENDED AND RESTATED CONDOMINIUM DECLARATION RECORDED AS 2008-0980654 OF OFFICIAL RECORDS, PLAT RECORDED AS BOOK 935 OF MAPS, PAGE 37 AND AFFIDAVITS OF CORRECTION RECORDED AS 2008-677554 AND 2011-0382271. AND RE-PLATTED IN BOOK 1012 OF MAPS, PAGE 38, OF OFFICIAL RECORDS, ALL RECORDS OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF CHANDLER IN DOCUMENT NO. 2013-56545.

LOT AREAS:

LOT 1 NET AREA:	109,407 SQ.FT.±	2.511 AC.±
LOT 2 NET AREA:	129,417 SQ.FT.±	2.971 AC.±
LOT 3 NET AREA:	124,117 SQ.FT.±	2.849 AC.±
LOT 4 NET AREA:	101,468 SQ.FT.±	2.329 AC.±
LOT 5 NET AREA:	94,538 SQ.FT.±	2.170 AC.±
LOT 6 NET AREA:	66,490 SQ.FT.±	1.526 AC.±
LOT 7 NET AREA:	58,754 SQ.FT.±	1.348 AC.±
LOT 8 NET AREA:	84,673 SQ.FT.±	1.943 AC.±
LOT 9 NET AREA:	110,292 SQ.FT.±	2.531 AC.±
LOT 10 NET AREA:	59,286 SQ.FT.±	1.361 AC.±
LOT 11 NET AREA:	60,298 SQ.FT.±	1.384 AC.±
LOT 12 NET AREA:	98,004 SQ.FT.±	2.249 AC.±
TRACT A NET AREA:	15,682 SQ.FT.±	0.360 AC.±

TOTAL NET AREA: 1,112,431 SQ.FT.± 25.537 AC.±



VICINITY MAP:

KEY MAP:

SHEET 1.....COVER SHEET
SHEET 2.....SOUTH HALF OF SITE. (LOTS 7-12)
SHEET 3.....NORTH HALF OF SITE. (LOTS 1-6, TRACT A)

BASIS OF BEARING:

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF SOUTH 89°07'38" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE FINAL PLAT OF CENTRE POINTE BUSINESS PARK AS RECORDED IN BK. 899, PG. 36, M.C.R.

FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAPS (FIRM) FOR THIS AREA ARE MAP NUMBER 04013C 2740L AND 04013C 3105L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), WHICH DESIGNATE THE PROPERTY WITHIN FLOOD HAZARD ZONE X.

ZONE: X IS DEFINED AS 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.

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.

45835
JERRY D. HEATH JR.
REGISTERED LAND SURVEYOR
EXPIRES 9/30/2015

JERRY D. HEATH JR.,
REGISTERED LAND SURVEYOR NO. 45835
10450 N. 74TH STREET, SUITE 200
SCOTTSDALE, ARIZONA 85258

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 & DEVELOPMENT DIRECTOR DATE

CERTIFICATION:

THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE BEEN COMPLIED WITH AND THAT THIS SUBDIVISION IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576, ARIZONA REVISED STATUTES.

_____ _____
CITY ENGINEER DATE

CERTIFICATION:

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. FPT15-0005

NO.	DATE	REVISION	BY

PURPOSE: RE-PLAT

DRAWN BY: PJE
CHECKED BY: JDH

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ. 85258
T 480 991 3985
F 480 991 3986

A RE-PLAT OF A PORTION
"CENTRE POINT BUSINESS PARK"
LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 15
TWNSHP: 2S.
RANGE: 5E.

JOB NO.: LGEC142-SA

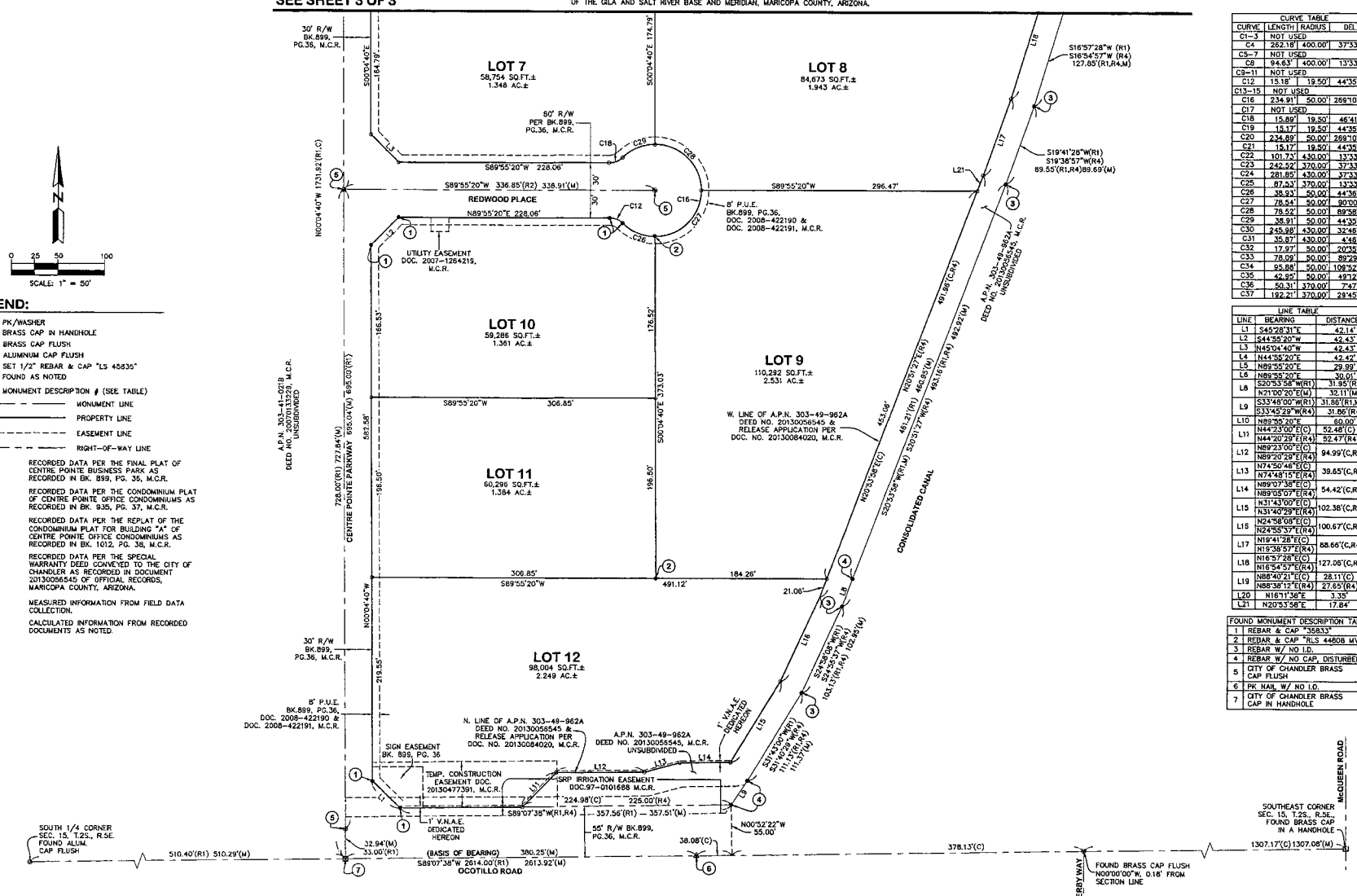
SCALE: N.T.S.

SHEET 1 OF 3

A RE-PLAT OF A PORTION
"CENTRE POINT BUSINESS PARK"

A REPLAT OF LOTS 2 THROUGH 9 INCLUSIVE AND TRACT A, CENTRE POINTE BUSINESS PARK, RECORDED IN BOOK 899 OF MAPS, PAGE 36 AND CERTIFICATE OF CORRECTION RECORDED AS 2007-802499 AND BUILDINGS A THROUGH H AND TRACT A, CENTRE POINTE PROFESSIONAL OFFICE CONDOMINIUM, ACCORDING TO CONDOMINIUM DECLARATION RECORDED AS 2007-0804986, OF OFFICIAL RECORDS AND AMENDED AND RESTATED CONDOMINIUM DECLARATION RECORDED AS 2008-0980854 OF OFFICIAL RECORDS, PLAT RECORDED AS BOOK 935 OF MAPS, PAGE 37 AND AFFIDAVITS OF CORRECTION RECORDED AS 2008-677554 AND 2011-0382271, OF OFFICIAL RECORDS, EXCEPT THAT PORTION CONVEYED TO THE CITY OF CHANDLER IN DOCUMENT NO. 2013-56545, ALL RECORDS OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SEE SHEET 3 OF 3



LEGEND:

- △ PK/WASHER
- ⊡ BRASS CAP IN HANDHOLE
- ⊙ BRASS CAP FLUSH
- ⊛ ALUMINUM CAP FLUSH
- ○ SET 1/2" REBAR & CAP "LS 45835"
- • FOUND AS NOTED
- (1) MONUMENT DESCRIPTION # (SEE TABLE)
- MONUMENT LINE
- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE

(R1) RECORDED DATA PER THE FINAL PLAT OF CENTRE POINTE BUSINESS PARK AS RECORDED IN BK. 899, PG. 36, M.C.R.

(R2) RECORDED DATA PER THE CONDOMINIUM PLAT OF CENTRE POINTE OFFICE CONDOMINIUMS AS RECORDED IN BK. 935, PG. 37, M.C.R.

(R3) RECORDED DATA PER THE REPLAT OF THE CONDOMINIUM PLAT FOR BUILDING "A" OF CENTRE POINTE OFFICE CONDOMINIUMS AS RECORDED IN BK. 1012, PG. 38, M.C.R.

(R4) RECORDED DATA PER THE SPECIAL WARRANTY DEED CONVEYED TO THE CITY OF CHANDLER AS RECORDED IN DOCUMENT 20130056545 OF OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA.

(M) MEASURED INFORMATION FROM FIELD DATA COLLECTION.

(C) CALCULATED INFORMATION FROM RECORDED DOCUMENTS AS NOTED.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1–3	NOT USED		
C4	262.18'	400.00'	37°33'18"
C5–7	NOT USED		
C8	94.63'	400.00'	13°33'18"
C9–11	NOT USED		
C12	15.18'	19.50'	44°35'56"
C13–15	NOT USED		
C16	234.91'	50.00'	269°10'56"
C17	NOT USED		
C18	15.69'	19.50'	46°41'21"
C19	15.17'	19.50'	44°35'00"
C20	234.89'	50.00'	269°10'00"
C21	15.17'	19.50'	44°35'00"
C22	101.73'	430.00'	13°33'18"
C23	242.52'	370.00'	37°33'18"
C24	281.85'	430.00'	37°33'19"
C25	87.53'	370.00'	13°33'18"
C26	38.93'	50.00'	44°36'28"
C27	78.54'	50.00'	90°00'21"
C28	78.52'	50.00'	89°58'33"
C29	38.91'	50.00'	44°35'33"
C30	245.98'	430.00'	32°46'33"
C31	35.87'	430.00'	4°46'47"
C32	17.97'	50.00'	20°35'33"
C33	78.09'	50.00'	89°28'01"
C34	95.88'	50.00'	109°52'29"
C35	42.95'	50.00'	49°12'57"
C36	50.31'	370.00'	7°47'28"
C37	192.21'	370.00'	29°45'50"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S45°28'31"E	42.14'
L2	S44°55'20"W	42.43'
L3	N45°04'40"W	42.43'
L4	N44°55'20"E	42.42'
L5	N89°55'20"E	29.99'
L6	N89°55'20"E	30.01'
L8	S20°53'58"W(R1)	31.95'(R1)
	N21°00'20"E(M)	32.11'(M)
L9	S33°46'00"W(R1)	31.86'(R1,M)
	S33°45'29"W(R4)	31.86'(R4)
L10	N89°55'20"E	60.00'
L11	N44°23'00"E(C)	52.48'(C)
	N44°20'29"E(R4)	52.47'(R4)
L12	N89°23'00"E(C)	94.99'(C,R4)
	N89°20'29"E(R4)	
L13	N74°50'46"E(C)	39.65'(C,R4)
	N74°48'15"E(R4)	
L14	N89°07'38"E(C)	54.42'(C,R4)
	N89°05'07"E(R4)	
L15	N31°43'00"E(C)	102.38'(C,R4)
	N31°40'29"E(R4)	
L16	N24°58'08"E(C)	100.67'(C,R4)
	N24°55'37"E(R4)	
L17	N19°41'28"E(C)	88.66'(C,R4)
	N19°38'57"E(R4)	
L18	N16°57'28"E(C)	127.06'(C,R4)
	N16°54'57"E(R4)	
L19	N88°40'21"E(C)	28.11'(C)
	N88°38'12"E(R4)	27.65'(R4)
L20	N16°11'36"E	3.35'
L21	N20°53'58"E	17.84'

FOUND MONUMENT DESCRIPTION TABLE	
1	REBAR & CAP "35833"
2	REBAR & CAP "RLS 44808 MVE"
3	REBAR W/ NO I.D.
4	REBAR W/ NO CAP, DISTURBED
5	CITY OF CHANDLER BRASS CAP FLUSH
6	PK NAIL W/ NO I.D.
7	CITY OF CHANDLER BRASS CAP IN HANDHOLE

C.O.C Log No. FPT15-0005

NO.	DATE	REVISION	BY

PURPOSE: RE-PLAT

DRAWN BY: PJE
CHECKED BY: JDH

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

45835 JOSEPH D. HEATH REGISTERED LAND SURVEYOR ARIZONA U.S.A. 3/31/15

A RE-PLAT OF A PORTION
"CENTRE POINT BUSINESS PARK"
LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 15
TWNSHP: 2S.
RANGE: 5E.

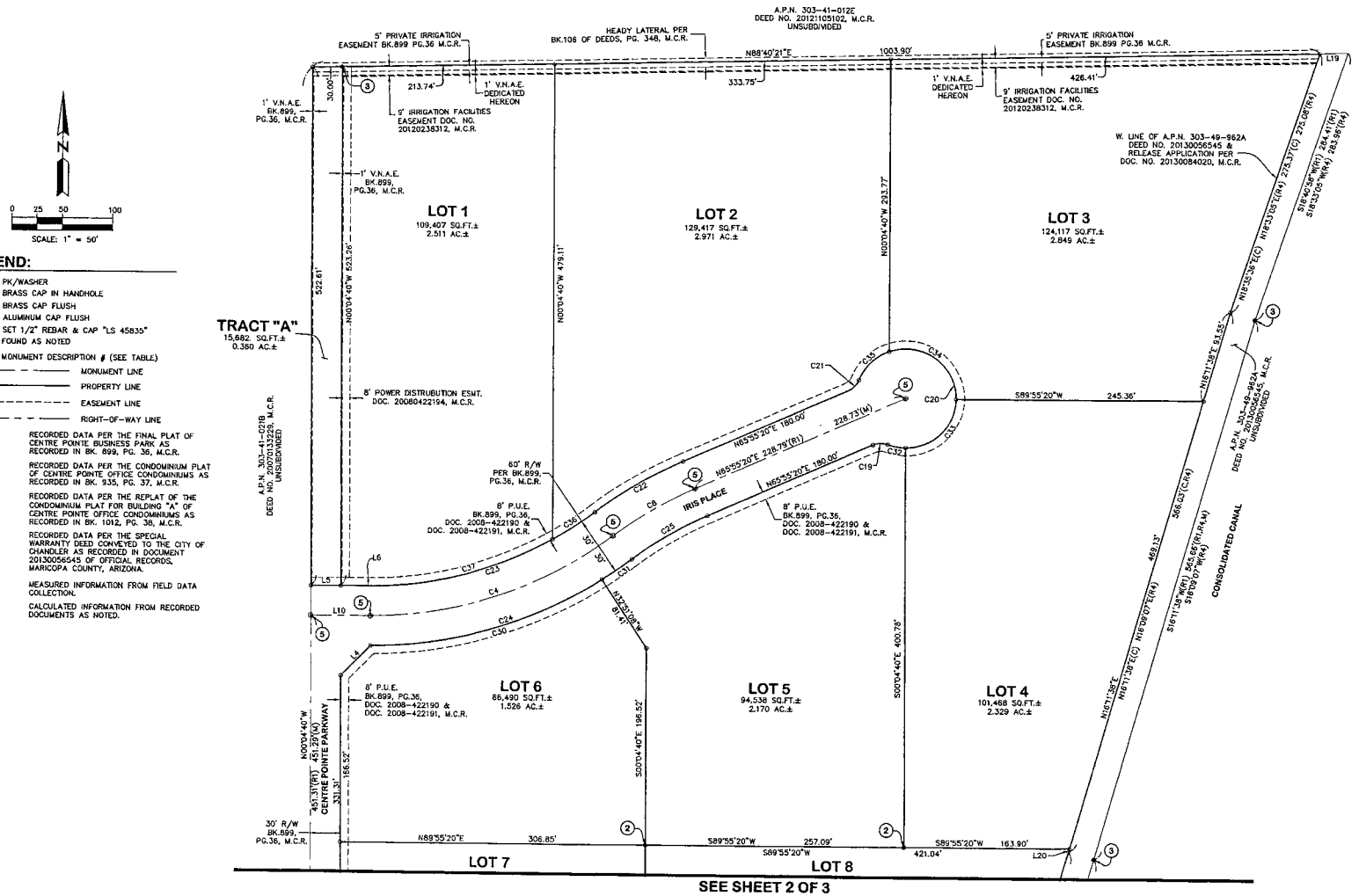
JOB NO.: LGEC142-SA

SCALE 1"=50'

SHEET 2 OF 3

A RE-PLAT OF A PORTION
"CENTRE POINT BUSINESS PARK"

A REPLAT OF LOTS 2 THROUGH 9 INCLUSIVE AND TRACT A, CENTRE POINTE BUSINESS PARK, RECORDED IN BOOK 899 OF MAPS, PAGE 36 AND CERTIFICATE OF CORRECTION RECORDED AS 2007-802499 AND BUILDINGS A THROUGH H AND TRACT A, CENTRE POINTE PROFESSIONAL OFFICE CONDOMINIUM, ACCORDING TO CONDOMINIUM DECLARATION RECORDED AS 2007-0804986, OF OFFICIAL RECORDS AND AMENDED AND RESTATED CONDOMINIUM DECLARATION RECORDED AS 2008-0980854 OF OFFICIAL RECORDS, PLAT RECORDED AS BOOK 935 OF MAPS, PAGE 37 AND AFFIDAVITS OF CORRECTION RECORDED AS 2008-677554 AND 2011-038227), OF OFFICIAL RECORDS, EXCEPT THAT PORTION CONVEYED TO THE CITY OF CHANDLER IN DOCUMENT NO. 2013-56545, ALL RECORDS OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



SCALE: 1" = 50'

LEGEND:

- △ PK/WASHER
- ⊡ BRASS CAP IN HANDHOLE
- ⊕ BRASS CAP FLUSH
- ⊕ ALUMINUM CAP FLUSH
- ○ SET 1/2" REBAR & CAP "LS 45835"
- ● FOUND AS NOTED
- (1) MONUMENT DESCRIPTION # (SEE TABLE)
- MONUMENT LINE
- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE

(R1) RECORDED DATA PER THE FINAL PLAT OF CENTRE POINTE BUSINESS PARK AS RECORDED IN BK. 899, PG. 36, M.C.R.

(R2) RECORDED DATA PER THE CONDOMINIUM PLAT OF CENTRE POINTE OFFICE CONDOMINIUMS AS RECORDED IN BK. 935, PG. 37, M.C.R.

(R3) RECORDED DATA PER THE REPLAT OF THE CONDOMINIUM PLAT FOR BUILDING "A" OF CENTRE POINTE OFFICE CONDOMINIUMS AS RECORDED IN BK. 1012, PG. 38, M.C.R.

(R4) RECORDED DATA PER THE SPECIAL WARRANTY DEED CONVEYED TO THE CITY OF CHANDLER AS RECORDED IN DOCUMENT 20130056545 OF OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA.

(M) MEASURED INFORMATION FROM FIELD DATA COLLECTION.

(C) CALCULATED INFORMATION FROM RECORDED DOCUMENTS AS NOTED.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1-3	NOT USED		
C4	262.18'	400.00'	37°33'18"
C5-7	NOT USED		
C8	94.63'	400.00'	13°33'18"
C9-11	NOT USED		
C12	15.18'	19.50'	44°35'56"
C13-15	NOT USED		
C16	234.91'	50.00'	269°10'56"
C17	NOT USED		
C18	15.89'	19.50'	46°41'21"
C19	15.17'	19.50'	44°35'00"
C20	234.89'	50.00'	269°10'00"
C21	15.17'	19.50'	44°35'00"
C22	101.73'	430.00'	13°33'18"
C23	242.52'	370.00'	37°33'18"
C24	281.85'	430.00'	37°33'19"
C25	87.53'	370.00'	13°33'18"
C26	38.93'	50.00'	44°36'29"
C27	78.54'	50.00'	90°00'21"
C28	78.52'	50.00'	89°58'33"
C29	38.91'	50.00'	44°35'33"
C30	245.96'	430.00'	32°46'33"
C31	35.87'	430.00'	4°46'47"
C32	17.97'	50.00'	20°35'33"
C33	78.09'	50.00'	89°29'01"
C34	95.88'	50.00'	109°52'29"
C35	42.95'	50.00'	49°12'57"
C36	50.31'	370.00'	7°47'26"
C37	192.21'	370.00'	29°45'50"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S45°28'31"E	42.14'
L2	S44°55'20"W	42.43'
L3	N45°04'40"W	42.43'
L4	N44°55'20"E	42.42'
L5	N89°55'20"E	29.99'
L6	N89°55'20"E	30.01'
L8	S20°53'58"W(R1)	31.95'(R1)
	N21°00'20"E(M)	32.11'(M)
L9	S33°48'00"W(R1)	31.86'(R1,M)
	S33°45'29"W(R4)	31.86'(R4)
L10	N89°55'20"E	60.00'
L11	N44°23'00"E(C)	52.48'(C)
	N44°20'29"E(R4)	52.47'(R4)
L12	N89°23'00"E(C)	94.99'(C,R4)
	N89°20'29"E(R4)	
L13	N74°50'46"E(C)	39.65'(C,R4)
	N74°48'15"E(R4)	
L14	N89°07'38"E(C)	54.42'(C,R4)
	N89°05'07"E(R4)	
L15	N31°43'00"E(C)	102.38'(C,R4)
	N31°40'29"E(R4)	
L16	N24°58'06"E(C)	100.67'(C,R4)
	N24°55'37"E(R4)	
L17	N19°41'28"E(C)	88.66'(C,R4)
	N19°38'57"E(R4)	
L18	N16°57'28"E(C)	127.06'(C,R4)
	N16°54'57"E(R4)	
L19	N88°40'21"E(C)	28.11'(C)
	N88°38'12"E(R4)	27.65'(R4)
L20	N16°11'38"E	3.35'
L21	N20°53'58"E	17.84'

FOUND MONUMENT DESCRIPTION TABLE	
1	REBAR & CAP "35833"
2	REBAR & CAP "RLS 44808 MVE"
3	REBAR W/ NO I.D.
4	REBAR W/ NO CAP, DISTURBED
5	CITY OF CHANDLER BRASS CAP FLUSH
6	PK NAIL W/ NO I.D.
7	CITY OF CHANDLER BRASS CAP IN HANDHOLE

C.O.C Log No. FPT15-0005

NO.	DATE	REVISION	BY

PURPOSE: RE-PLAT

DRAWN BY: PJE
CHECKED BY: JDH

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
P 480 991 3985
F 480 991 3986

JESSE E. HEATH
45835
EXPIRES 9/30/2016

A RE-PLAT OF A PORTION
"CENTRE POINT BUSINESS PARK"
LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 15
TWNSHP: 2S.
RANGE: 5E.

JOB NO.: LGEC142-SA

SCALE: 1"=50'

SHEET 3 OF 3