#85
SEP 24 2015

Chandler
All-America City
2010

Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 15-112**

DATE: SEPTEMBER 24, 2015

TO: MAYOR AND COUNCIL

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

FROM: ERIK SWANSON, SENIOR CITY PLANNER ES

SUBJECT: FPT15-0013 CHANDLER HEIGHTS

Request: Final Plat (FPT) approval

Location: East of the southeast corner of Cooper and Chandler Heights roads

Applicant: Michael Cronin, TerraWest Communities.

BACKGROUND

This Final Plat is for an 84-lot single-family residential subdivision located on 34.7 acres that was approved by Council in May. The subdivision is located east of the southeast corner of Cooper and Chandler Heights roads. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

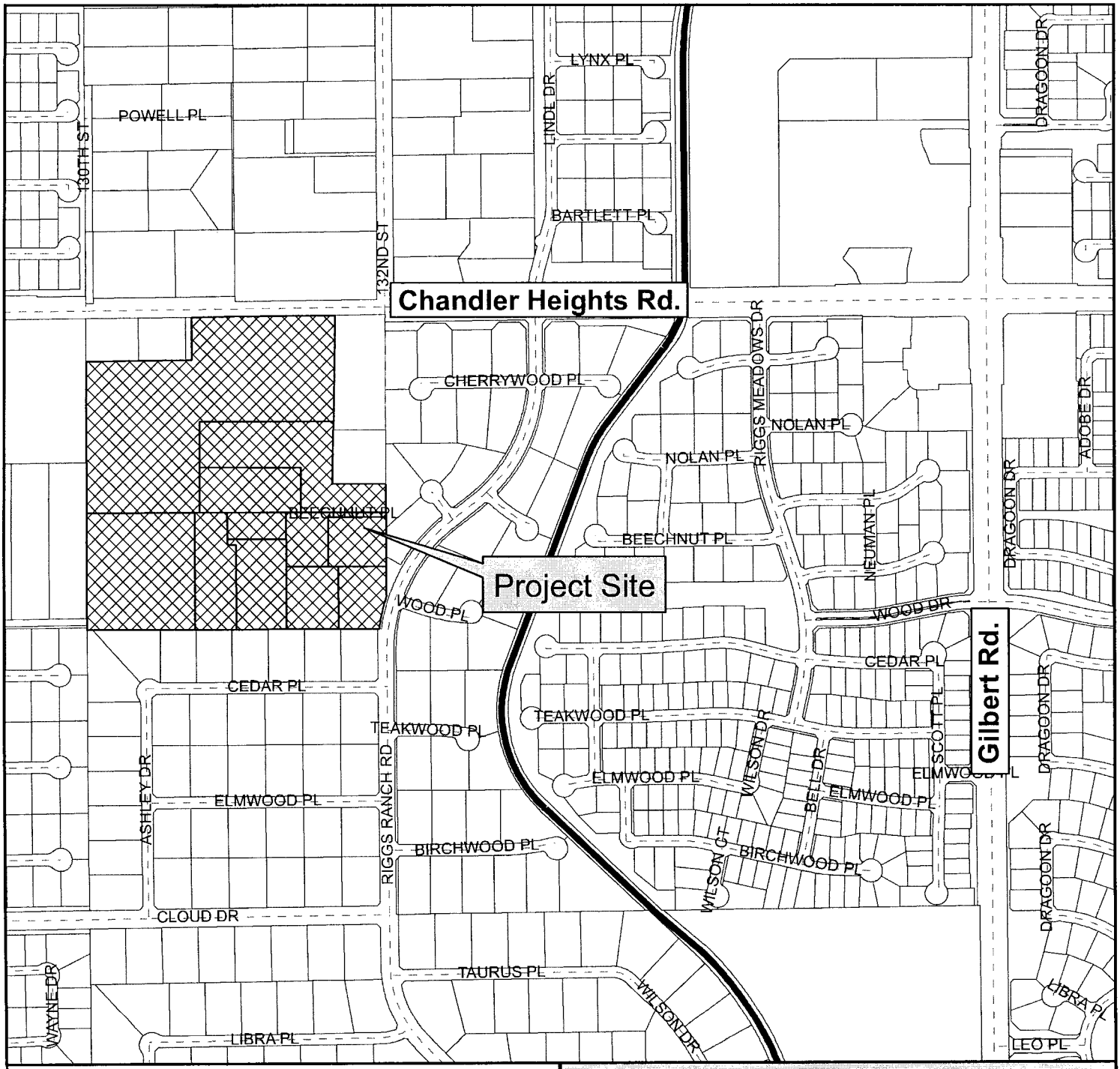
Planning Staff recommends City Council approve the Final Plat.

PROPOSED MOTION

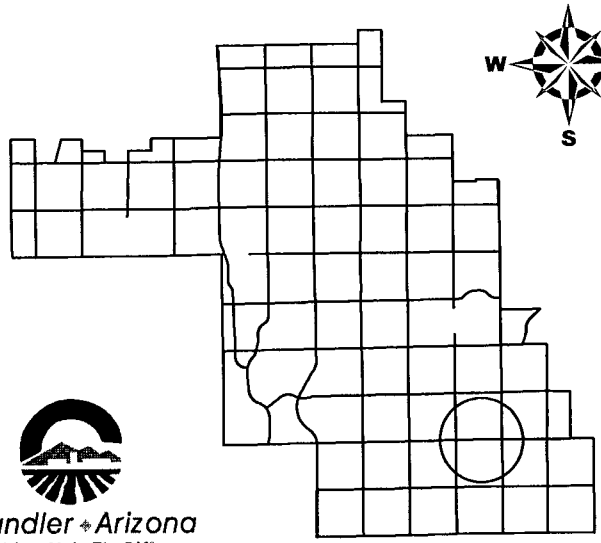
Move City Council approve Final Plat FPT15-0013 CHANDLER HEIGHTS, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Final Plat



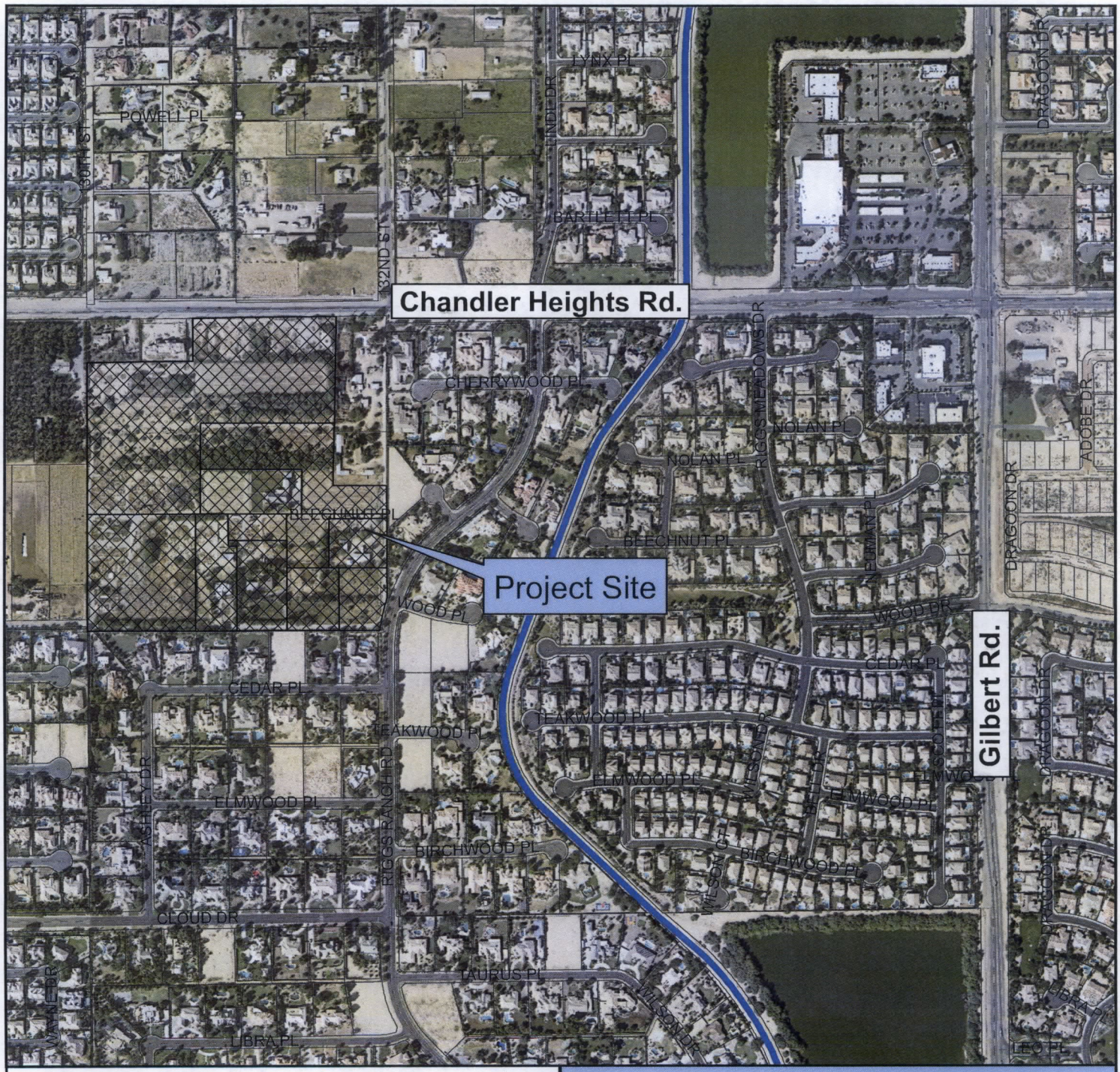
Vicinity Map



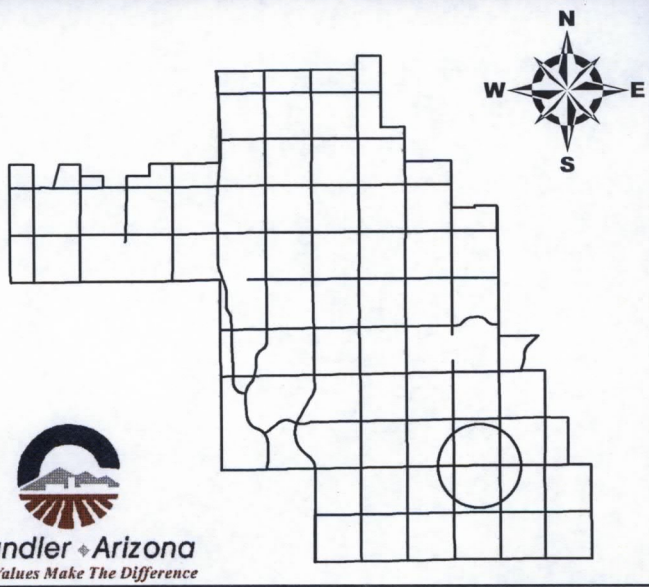
Chandler Heights

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 8/13/2015



Vicinity Map



Chandler Heights

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 8/13/2015

FINAL PLAT
OF
"CHANDLER HEIGHTS"
A PRIVATE STREET DEVELOPMENT
CHANDLER, ARIZONA
A PORTION OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

THAT **JEN ARIZONA 20 LLC, AN ARIZONA LIMITED LIABILITY COMPANY**, AS OWNER DOES HEREBY PUBLISH THIS PLAT AS THE PLAT OF "CHANDLER HEIGHTS" BEING LOCATED IN A PORTION OF THE A PORTION OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. **JEN ARIZONA 20 LLC, AN ARIZONA LIMITED LIABILITY COMPANY**, DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, STREET AND TRACT AND THAT EACH LOT, STREET AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME AND/OR LETTER GIVEN TO EACH RESPECTIVELY. **JEN ARIZONA 20 LLC, AN ARIZONA LIMITED LIABILITY COMPANY**, AS OWNER, HEREBY DEDICATE TO THE CITY OF CHANDLER THE STREETS AS SHOWN ON THE PLAT (CHANDLER HEIGHTS ROAD) AND THOSE OTHER AREAS DESIGNATED ON THE PLAT FOR PUBLIC USE. LANDSCAPE EASEMENTS, PEDESTRIAN ACCESS EASEMENTS, PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN HEREON.

THE CITY OF CHANDLER IS HEREBY GRANTED EMERGENCY VEHICLE ACCESS OVER TRACT A. (SEE TRACT TABLE)

TRACTS A THROUGH L ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE **CHANDLER HEIGHTS HOMEOWNERS ASSOCIATION** AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. ALL PROPERTY AMENITIES AND FACILITIES WILL BE MAINTAINED BY THE **CHANDLER HEIGHTS HOMEOWNERS ASSOCIATION** ARE HEREWITH PLATTED AS COMMON PROPERTY WITH AN UNDIVIDED INTEREST OWNED IN COMMON BY EACH LOT OWNER.

THE LANDSCAPE MAINTENANCE OF ALL TRACTS IS THE RESPONSIBILITY OF THE **CHANDLER HEIGHTS HOMEOWNERS ASSOCIATION**. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE **CHANDLER HEIGHTS HOMEOWNERS ASSOCIATION** OR THE ABUTTING PROPERTY OWNER. ALL TRACTS SHALL BE IMPROVED IN ACCORDANCE WITH THE APPROVED PLANS AND DEEDED TO THE **CHANDLER HEIGHTS HOMEOWNERS ASSOCIATION** AFTER PLAT RECORDATION.

PUBLIC UTILITY EASEMENTS ARE DEDICATED FOR THE BENEFIT OF PUBLIC UTILITIES AND PUBLIC SIDEWALKS AND ARE LOCATED WHERE SHOWN, IN, OVER, AND UNDER THE AREAS DESIGNATED AS SUCH HEREON, FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF NECESSARY UTILITIES. PUBLIC UTILITIES LOCATING UTILITY FACILITIES IN THIS PUBLIC UTILITY EASEMENT SHALL COMPLY WITH THE CODES AND REGULATIONS OF THE CITY OF CHANDLER, ARIZONA. SUCH PUBLIC UTILITIES SHALL BE AND REMAIN RESPONSIBLE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE AND REPAIR OF THEIR UTILITY FACILITIES.

IN WITNESS WHEREOF:

JEN ARIZONA 20 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF MICHAEL K. JERSBERGER AS AUTHORIZED AGENT.

JEN ARIZONA 20 LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: ____________________ DATE: ____________

TITLE: AUTHORIZED AGENT

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA

ON THIS ________ DAY OF ____________________, 2015, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED MICHAEL K. JESBERGER, WHO ACKNOWLEDGED HIMSELF 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

BY: ____________________ MY COMMISSION EXPIRES: ____________
NOTARY PUBLIC

HOMEOWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION MICHAEL K. JESBERGER, DULY ELECTED PRESIDENT OF **CHANDLER HEIGHTS HOMEOWNERS ASSOCIATION**, ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREON.

CHANDLER HEIGHTS HOMEOWNERS ASSOCIATION

BY: ____________________
MICHAEL K. JESBERGER
ITS: PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA

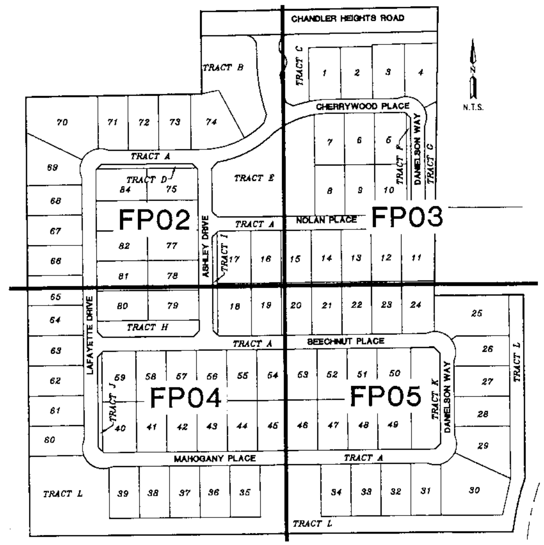
ON THIS ________ DAY OF ____________________, 2015, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED MICHAEL K. JESBERGER, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: ____________________ MY COMMISSION EXPIRES: ____________
NOTARY PUBLIC

LEGEND

○	FOUND MONUMENT AS NOTED	S.V.T.	SIGHT VISIBILITY EASEMENT TRIANGLE
⊡	FOUND BRASS CAP IN HAND HOLE	V.N.A.E.	VEHICLE NON-ACCESS EASEMENT
⊙	FOUND BRASS CAP FLUSH	M.C.R.	MARICOPA COUNTY RECORDS
●	SET 1/2" REBAR W/ CAP, RLS #19344 OR AS NOTED	ESMT	EASEMENT
———	BOUNDARY LINE	WSSE	WATER METER, PRIVATE SIDEWALK AND PRIVATE STREETLIGHT EASEMENT
— — —	SECTION LINE	WLE	WATER LINE EASEMENT
— - —	CENTER LINE	ELEC	ELECTRIC
— - - —	RIGHT OF WAY	(1)	30'X30' SITE VISIBILITY TRIANGLE
— —	PARCEL LINE	*	TO BE ABANDONED BY SEPARATE INSTRUMENT (PRIOR TO RECORDATION OF THIS PLAT)
R/W	RIGHT-OF-WAY		
P.U.E.	PUBLIC UTILITY EASEMENT		



NOTES:

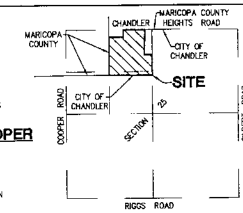
1. THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.
2. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
3. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
4. IN EASEMENTS FOR 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 ELECTRIC LINES ARE TO BE INSTALLED UNDERGROUND.
6. ALL INDIVIDUAL LOT PROPERTY CORNERS SHALL BE SET WITH 1/2" REBAR CAP OR TAG BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
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 PLACES NOT LESS THAN 8' APART.
8. THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X", HAVING A DEFINITION OF: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREA 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. DESIGNATIONS DETERMINED BY FEMA FLOOD ZONE MAP 04013C3110L, PANEL NUMBER 3110 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.
9. THE PERSON(S) HOLDING TITLE TO THE COMMON AREA TRACTS ("TITLEHOLDER(S)") SHALL BE RESPONSIBLE FOR THE 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 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.
10. 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 **CHANDLER HEIGHTS HOMEOWNERS ASSOCIATION**. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
11. THIS DEVELOPMENT IS SUBJECT TO THE CC&R'S FOR THE **CHANDLER HEIGHTS HOMEOWNERS ASSOCIATION**. THE CC&R'S PROVIDE PRIVATE EASEMENTS FOR PEDESTRIAN ACCESS, VEHICULAR ACCESS, DRAINAGE AND DRAINAGE FACILITIES, PRIVATE SIDEWALKS AND PRIVATE STREETLIGHTS.
12. THESE PRIVATE STREETS WILL REMAIN PRIVATE AND WILL NEVER CONVERT TO PUBLIC OWNERSHIP.
13. THE ELECTRIC, WELL, UTILITY AND INGRESS/EGRESS EASEMENTS PREVIOUSLY AFFECTING THIS SITE WERE ABANDONED BY DOCUMENT NO. ____________

SURVEYOR

HILGARTWILSON
2141 EAST HIGHLAND AVENUE
SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
CONTACT: KIRK J. PANGUS, PS

CLIENT/DEVELOPER

TERRAWEST COMMUNITIES
20045 NORTH 19TH AVENUE
BUILDING #10, SUITE #3
PHOENIX, ARIZONA 85027
PHONE:
CONTACT: MR. MICHAEL CRONIN



VICINITY MAP
NOT TO SCALE

TRACT TABLE

TRACT	AREA (ACRES)	USE
TRACT A	4.7926	PRIVATE ACCESSWAY, PUBLIC WATER AND SEWER EASEMENT, EFFLUENT EASEMENT DRAINAGE EASEMENT, REFUSE COLLECTION EASEMENT, PUE AND EMERGENCY EQUIPMENT ACCESS EASEMENT FOR SERVICE VEHICLES
TRACT B	0.7261	LANDSCAPE, DRAINAGE EASEMENT, OPEN SPACE, PUE AND WSSE
TRACT C	0.5659	LANDSCAPE, OPEN SPACE, PUE, WLE AND WSSE
TRACT D	0.0694	LANDSCAPE, OPEN SPACE, PUE AND WSSE
TRACT E	1.2690	LANDSCAPE, DRAINAGE EASEMENT, OPEN SPACE, AMENITIES, PUE AND WSSE
TRACT F	0.0700	LANDSCAPE, OPENS SPACE, PUE AND WSSE
TRACT G	0.2026	LANDSCAPE, OPEN SPACE, PUE AND WSSE
TRACT H	0.2636	LANDSCAPE, DRAINAGE EASEMENT, OPEN SPACE, PUE AND WSSE
TRACT I	0.0722	LANDSCAPE, OPEN SPACE, PUE AND WSSE
TRACT J	0.0694	LANDSCAPE, OPEN SPACE, PUE AND WSSE
TRACT K	0.4741	LANDSCAPE, DRAINAGE EASEMENT, OPEN SPACE, PUE AND WSSE
TRACT L	3.1267	LANDSCAPE, DRAINAGE EASEMENT, OPEN SPACE, AMENITIES, PUE, WSSE AND EMERGENCY ACCESS EASEMENT

SHEET INDEX

FP01 – COVER SHEET, TRACT TABLE, KEY MAP
FP02–FP05 – PLAT SHEETS

SITE DATA

OVERALL BOUNDARY (GROSS) – 1,555,257.62 SQ.FT. OR 35.7038 ACRES
OVERALL BOUNDARY (NET) – 1,514,334.78 SQ.FT. OR 34.7643 ACRES
TOTAL LOT AREA – 1,004,611.81 SQ.FT OR 23.0627 ACRES
TOTAL TRACT AREA – 509,722.97 SQ.FT. OR 11.7016 ACRES
RIGHT-OF-WAY AREA – 40,922.84 SQ.FT. OR 0.9394 ACRES

BASIS OF BEARING

BASIS OF BEARING IS S00°07'45"E ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 25, AS DEFINED IN A SPECIAL WARRANTY DEED FILED AS DOCUMENT 2014-0731219 LYING WITHIN TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

CITY OF CHANDLER 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.

____________________ DATE
TRANSPORTATION & DEVELOPMENT DIRECTOR

CITY OF CHANDLER 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 AS ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576, ARIZONA REVISED STATUTES.

____________________ DATE
CITY ENGINEER

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS ________ DATE OF ____________, 2015.

BY: ____________________ DATE
MAYOR

ATTEST: ____________________ DATE
CITY CLERK

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.

KIRK J. PANGUS, RLS
RLS# 19344
HILGARTWILSON
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
P: (602) 490-0535
kpangus@hilgartwilson.com

REGISTERED LAND SURVEYOR CERTIFICATE NO. 19344 KIRK J. PANGUS ARIZONA, U.S.A. Expires 12/31/2015

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HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
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PHOENIX, AZ 85016 www.hilgartwilson.com

CHANDLER HEIGHTS
A PRIVATE STREET DEVELOPMENT
SWC 132ND STREET AND CHANDLER HEIGHTS ROAD
CHANDLER, ARIZONA

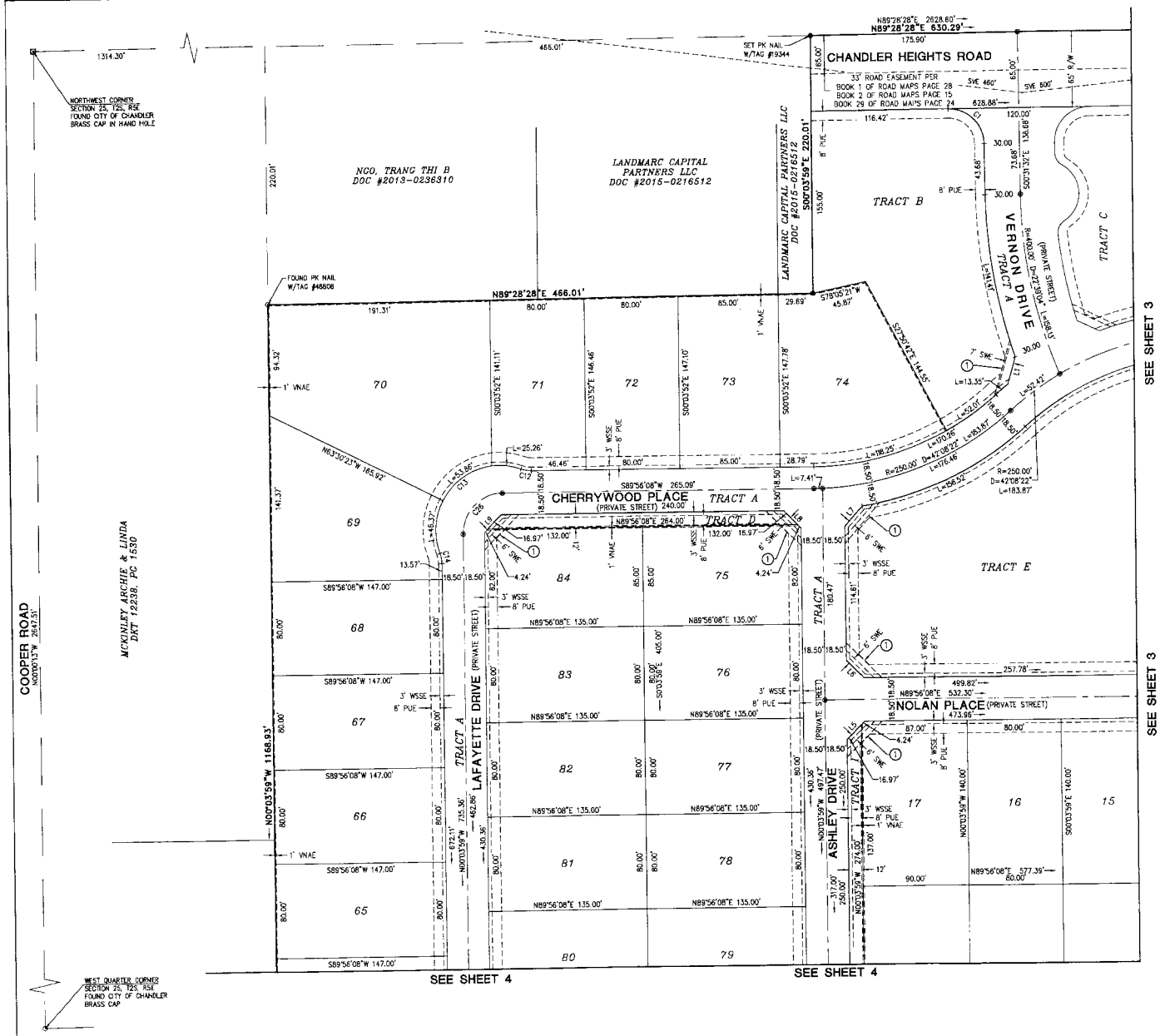
FINAL PLAT

STATUS:
MUNICIPAL TRACKING NO:

PROJ. NO.: 1496
DATE: JULY 2015
SCALE: NONE
DRAWN: DSP/KO
APPROVED: KJP

DWG. NO.
FP01
SHT. 1 OF 5

C.O.C. LOG NO. FPT15-0013



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N15°55'57"E	24.17'
L2	S65°11'59"E	20.70'
L5	N44°56'05"E	21.21'
L6	S45°03'56"E	21.21'
L7	S41°21'55"W	22.49'
L8	N45°03'55"W	21.21'
L9	N44°56'05"E	21.21'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	30.00'	90°00'00"	47.12'
C2	30.00'	89°59'59"	47.12'
C3	11.92'	60°00'00"	12.48'
C4	28.08'	117°20'19"	57.51'
C5	11.92'	62°44'05"	13.05'
C12	25.00'	20°21'51"	8.89'
C13	55.00'	130°43'48"	125.49'
C14	25.00'	20°21'51"	8.89'
C26	34.50'	90°00'07"	54.19'

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND BRASS CAP IN HAND HOLE
- FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS #19344 OR AS NOTED
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- R/W — RIGHT-OF-WAY
- P.U.E. — PUBLIC UTILITY EASEMENT
- S.V.T. — SIGHT VISIBILITY EASEMENT TRIANGLE
- V.N.A.E. — VEHICLE NON-ACCESS EASEMENT
- M.C.R. — MARICOPA COUNTY RECORDS
- ESMT — EASEMENT
- WSSE — WATER METER, PRIVATE SIDEWALK AND PRIVATE STREETLIGHT EASEMENT
- WLE — WATER LINE EASEMENT
- ELEC — ELECTRIC
- 30'X30' SITE VISIBILITY TRIANGLE
- * TO BE ABANDONED BY SEPARATE INSTRUMENT (PRIOR TO RECORDATION OF THIS PLAT)
- SWE — SIDEWALK EASEMENT

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250 | PHOENIX, AZ 85016
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CHANDLER HEIGHTS

A PRIVATE STREET DEVELOPMENT
SWC 132ND STREET AND CHANDLER HEIGHTS ROAD
CHANDLER, ARIZONA

FINAL PLAT

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PROJ. NO.: 11496
STATUS:
DATE: JULY 2015
SCALE: 1" = 40'
DRAWN: DSP/KO
APPROVED: KJP
MUNICIPAL TRACKING NO:

DWG. NO.
FP02
SHT. 2 OF 5

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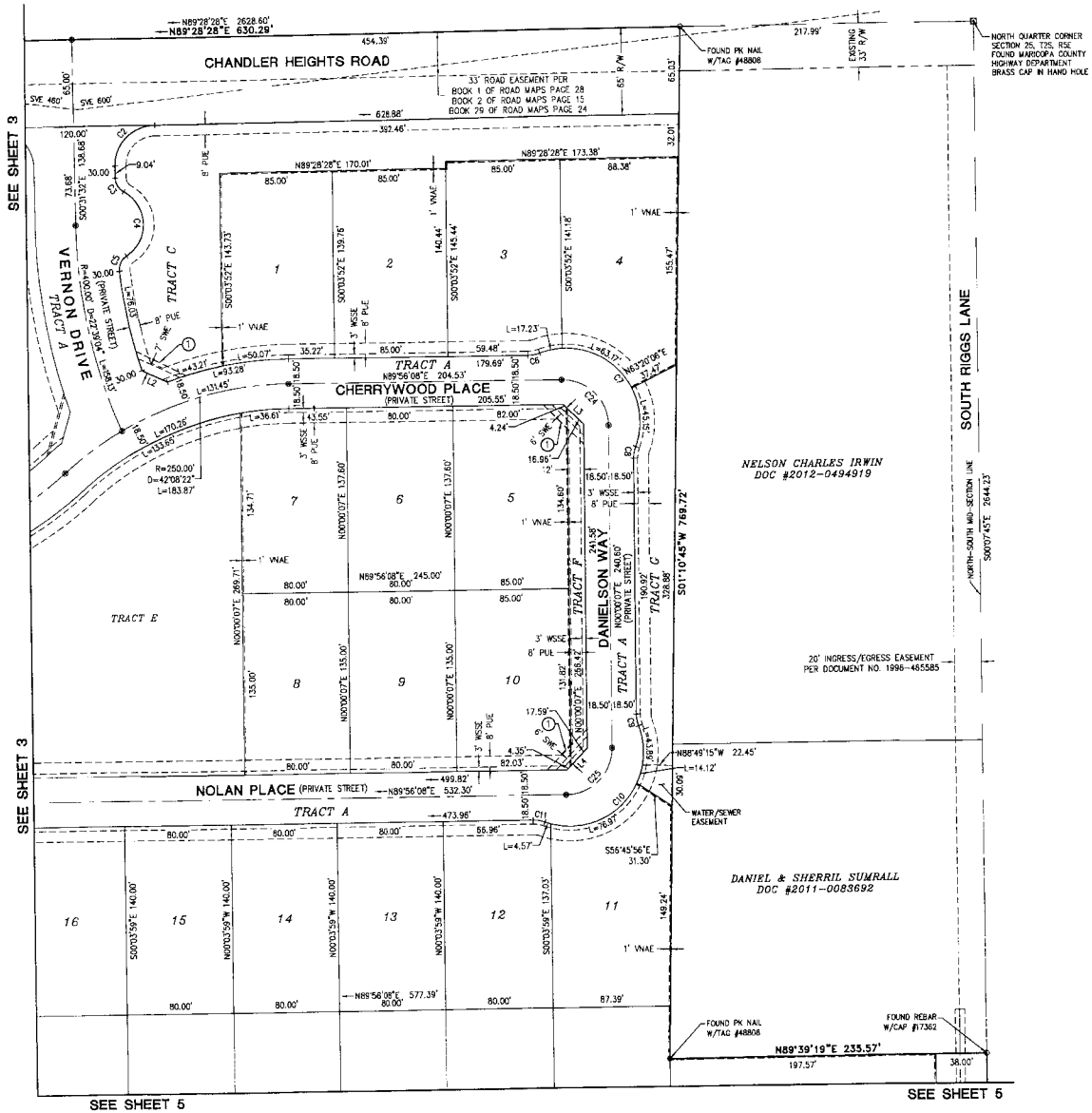
C.O.C. LOG NO. FPT15-0013



LINE TABLE		
LINE #	DIRECTION	LENGTH
L2	S65°11'59"E	20.70'
L3	S45°01'53"E	21.20'
L4	N43°02'00"E	17.59'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C2	30.00'	89°59'59"	47.12'
C3	11.92'	60°00'00"	12.48'
C4	28.08'	117°20'19"	57.51'
C5	11.92'	62°44'05"	13.05'
C6	25.00'	20°21'51"	8.89'
C7	55.00'	130°47'41"	125.55'
C8	25.00'	20°21'51"	8.89'
C9	25.00'	20°21'51"	8.89'
C10	55.00'	130°39'43"	125.43'
C11	25.00'	20°21'51"	8.89'
C24	34.50'	90°03'59"	54.23'
C25	34.50'	89°56'01"	54.15'

LEGEND

○	FOUND MONUMENT AS NOTED
⊡	FOUND BRASS CAP IN HAND HOLE
⊕	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS #19344 OR AS NOTED
	BOUNDARY LINE
	SECTION LINE
	CENTER LINE
	RIGHT OF WAY
	PARCEL LINE
R/W	RIGHT-OF-WAY
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S.V.T.	SIGHT VISIBILITY EASEMENT TRIANGLE
V.N.A.E.	VEHICLE NON-ACCESS EASEMENT
M.C.R.	MARICOPA COUNTY RECORDS
ESMT	EASEMENT
WSSE	WATER METER, PRIVATE SIDEWALK AND PRIVATE STREETLIGHT EASEMENT
W.E.	WATER LINE EASEMENT
ELEC	ELECTRIC
①	30'X30' SITE VISIBILITY TRIANGLE
*	TO BE ABANDONED BY SEPARATE INSTRUMENT (PRIOR TO RECORDATION OF THIS PLAT)
SWE	SIDEWALK EASEMENT

N

40 20 0 40 80
SCALE FEET

HILGARTWILSON
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2144 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016 www.hilgartwilson.com

CHANDLER HEIGHTS
A PRIVATE STREET DEVELOPMENT
SWC 132ND STREET AND CHANDLER HEIGHTS ROAD
CHANDLER, ARIZONA

FINAL PLAT

PROJ. NO.: 1496
DATE: JULY 2015
SCALE: 1" = 40'
DRAWN: DSP/KO
APPROVED: KJP
STATUS:
MUNICIPAL TRACKING NO:

DWG. NO.
FP03
SHT. 3 OF 5

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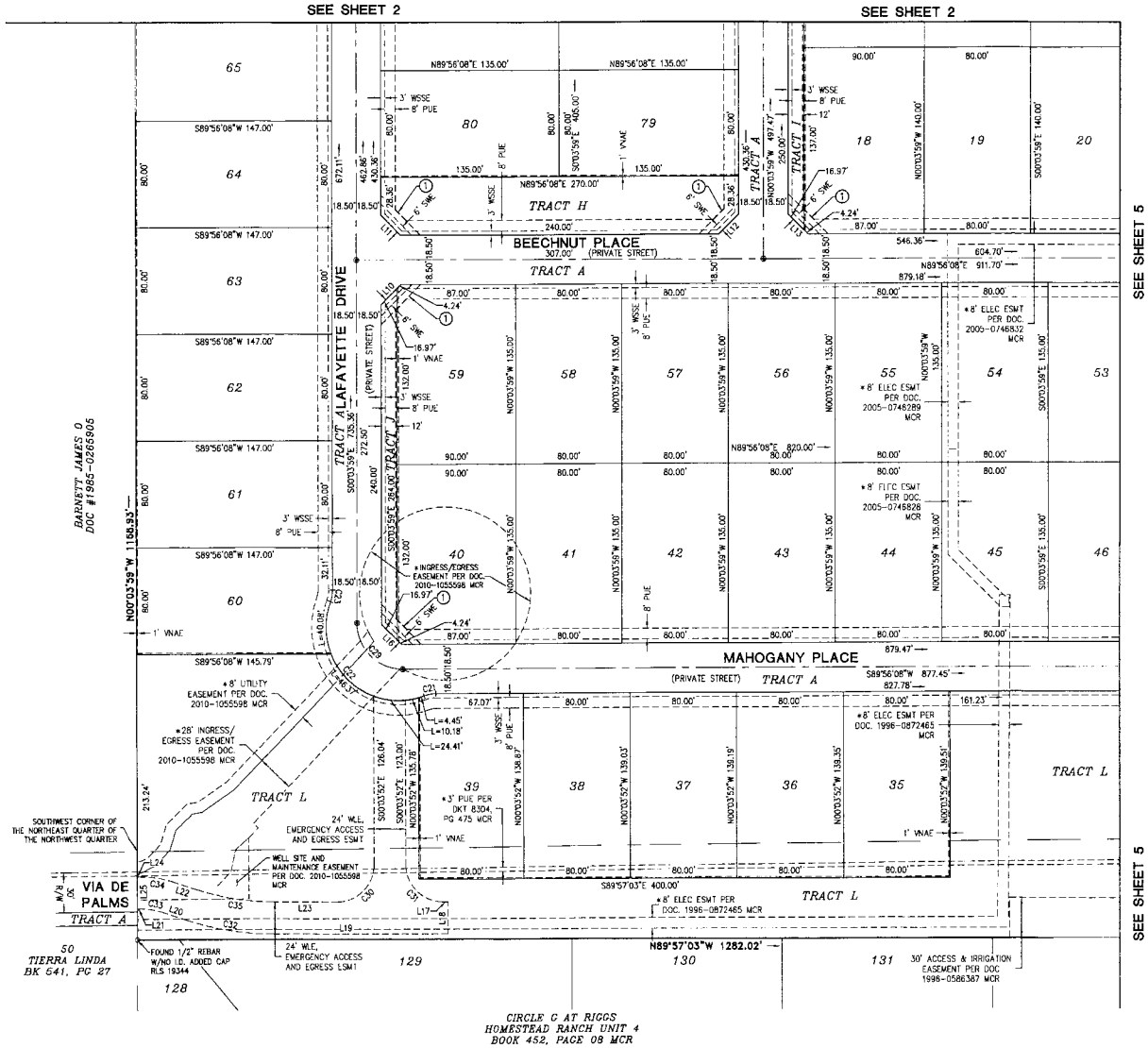

LINE TABLE		
LINE #	DIRECTION	LENGTH
L10	N44°56'05"E	21.21'
L11	S45°03'55"E	21.21'
L12	N44°56'05"E	21.21'
L13	S45°03'55"E	21.21'
L16	S45°03'55"E	21.21'
L17	S89°57'03"E	4.06'
L18	S00°03'52"E	24.00'
L19	S89°57'03"E	132.94'
L20	S71°21'47"E	19.39'
L21	S89°32'43"W	2.52'
L22	S71°21'47"E	19.39'
L23	S89°57'03"E	48.83'
L24	S89°32'43"W	2.35'
L25	N00°03'59"W	24.00'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C21	25.00'	20°21'51"	8.89'
C22	55.00'	130°43'35"	125.49'
C23	25.00'	20°21'51"	8.89'
C29	34.50'	89°59'53"	54.19'
C30	28.00'	90°06'49"	44.04'
C31	28.00'	89°53'11"	43.93'
C32	202.00'	18°35'17"	65.53'
C33	48.00'	19°05'30"	15.99'
C34	72.00'	19°05'30"	23.99'
C35	178.00'	18°35'17"	57.75'

LEGEND

○	FOUND MONUMENT AS NOTED
⊠	FOUND BRASS CAP IN HAND HOLE
⊗	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS #19344 OR AS NOTED
	BOUNDARY LINE
	SECTION LINE
	CENTER LINE
	RIGHT OF WAY
	PARCEL LINE
R/W	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
S.V.T.	SIGHT VISIBILITY EASEMENT TRIANGLE
V.N.A.E.	VEHICLE NON-ACCESS EASEMENT
M.C.R.	MARICOPA COUNTY RECORDS
ESMT	EASEMENT
WSSE	WATER METER, PRIVATE SIDEWALK AND PRIVATE STREETLIGHT EASEMENT
WLE	WATER LINE EASEMENT
ELEC	ELECTRIC
①	30'X30' SITE VISIBILITY TRIANGLE
*	TO BE ABANDONED BY SEPARATE INSTRUMENT (PRIOR TO RECORDATION OF THIS PLAT)
SWE	SIDEWALK EASEMENT

N

40 20 0 40 80
SCALE FEET

19344
KIRK J. PANGUS
08-06-2015
ARIZONA, U.S.A.
Expires 12/31/2016

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016 | WWW.HILGARTWILSON.COM

CHANDLER HEIGHTS

A PRIVATE STREET DEVELOPMENT
SWC 132ND STREET AND CHANDLER HEIGHTS ROAD
CHANDLER, ARIZONA

FINAL PLAT

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PROJ. NO.: 1496
DATE: JULY 2015
SCALE: 1" = 40'
DRAWN: DSP/KO
APPROVED: KJP
STATUS:
MUNICIPAL TRACKING NO:

DWG. NO.
FP04
SHT. 4 OF 5

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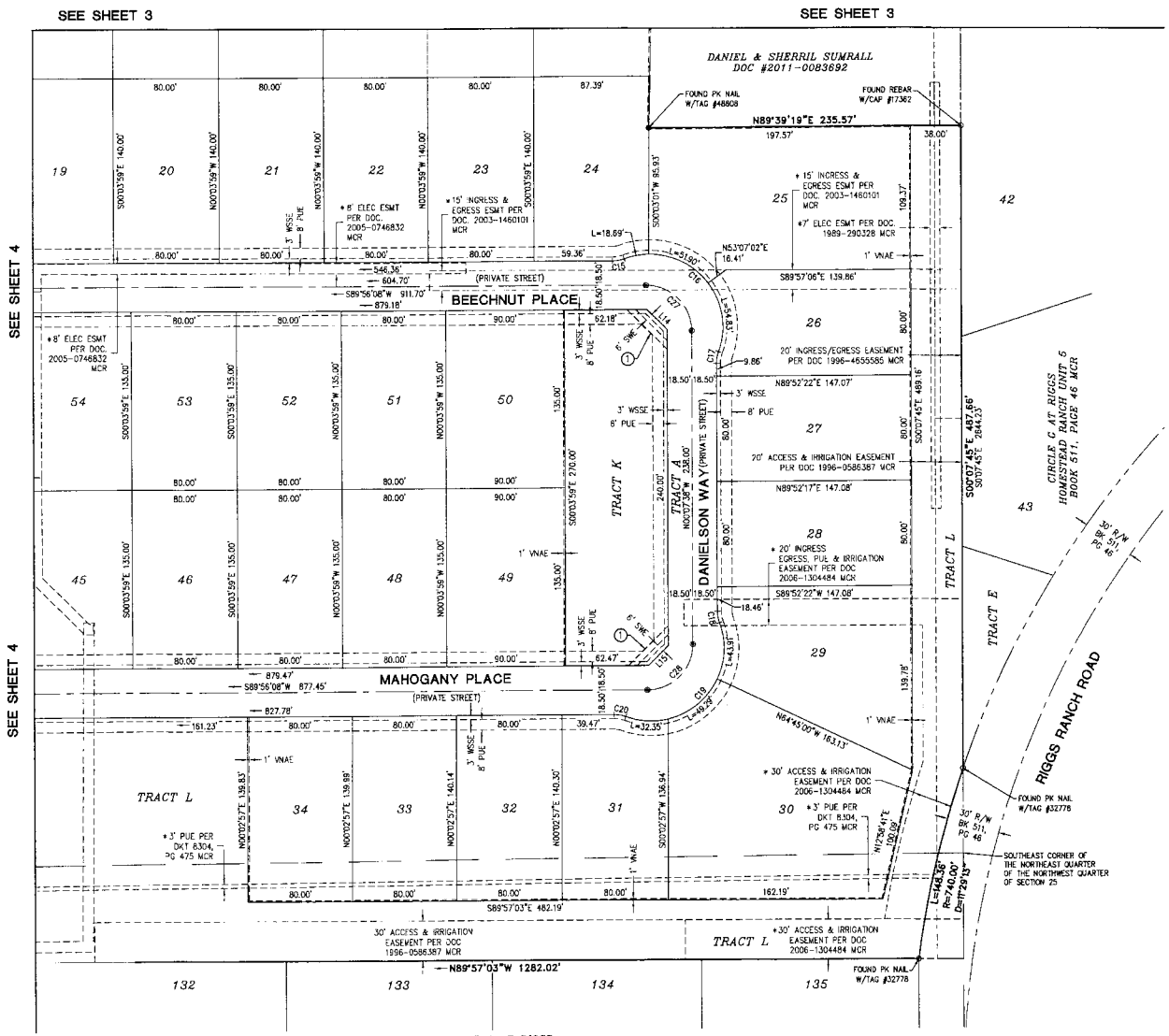
C.O.C. LOG NO. FPT15-0013



LINE TABLE		
LINE #	DIRECTION	LENGTH
L14	N45°05'45"W	21.22'
L15	N44°54'15"E	21.20'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C15	25.00'	20°21'51"	8.89'
C16	55.00'	130°39'56"	125.43'
C17	25.00'	20°21'48"	8.89'
C18	25.00'	20°21'51"	8.89'
C19	55.00'	130°47'28"	125.55'
C20	25.00'	20°21'51"	8.89'
C27	34.50'	89°56'14"	54.15'
C28	34.50'	90°03'46"	54.23'

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND BRASS CAP IN HAND HOLE
- FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS #19344 OR AS NOTED
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- R/W — RIGHT-OF-WAY
- P.U.E. — PUBLIC UTILITY EASEMENT
- S.V.T. — SIGHT VISIBILITY EASEMENT TRIANGLE
- V.N.A.E. — VEHICLE NON-ACCESS EASEMENT
- M.C.R. — MARICOPA COUNTY RECORDS
- ESMT — EASEMENT
- WSSE — WATER METER, PRIVATE SIDEWALK AND PRIVATE STREETLIGHT EASEMENT
- WLE — WATER LINE EASEMENT
- ELEC — ELECTRIC
- ① — 30'X30' SITE VISIBILITY TRIANGLE
- * — TO BE ABANDONED BY SEPARATE INSTRUMENT (PRIOR TO RECORDATION OF THIS PLAT)
- SWE — SIDEWALK EASEMENT

40 20 0 40 80
SCALE FEET

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FINAL PLAT

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PROJ. NO.: 1496
DATE: JULY 2015
SCALE: 1" = 40'
DRAWN: DSP/KO
APPROVED: KJP

DWG. NO.
FP05
SHT. 5 OF 5

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C.O.C. LOG NO. FPT15-0013