#40
NOV 19 2015

Chandler · Arizona
Where Values Make The Difference

Chandler
All-America City
2010

MEMORANDUM **Planning Division – CC Memo No. 15-141**

DATE: NOVEMBER 19, 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: FPT15-0002 WILLIS GATED COMMUNITY

Request: Final Plat (FPT) approval

Location: East of the southeast corner of McQueen and Willis roads

Applicant: David Klein; Superior Surveying Services, Inc.

BACKGROUND

This Final Plat is for a 35-lot single-family residential subdivision located on 6.5 acres that was approved by Council in May of last year. The subdivision is located east of the southeast corner of McQueen and Willis roads. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Staff recommends City Council approve Final Plat, FPT15-0002 WILLIS GATED COMMUNITY.

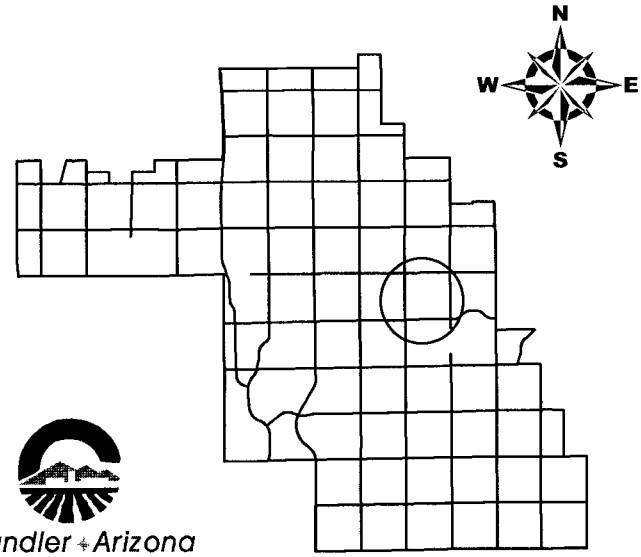
PROPOSED MOTION

Move City Council approve Final Plat FPT15-0002 WILLIS GATED COMMUNITY, as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Final Plat

Vicinity Map



Willis Gated Community

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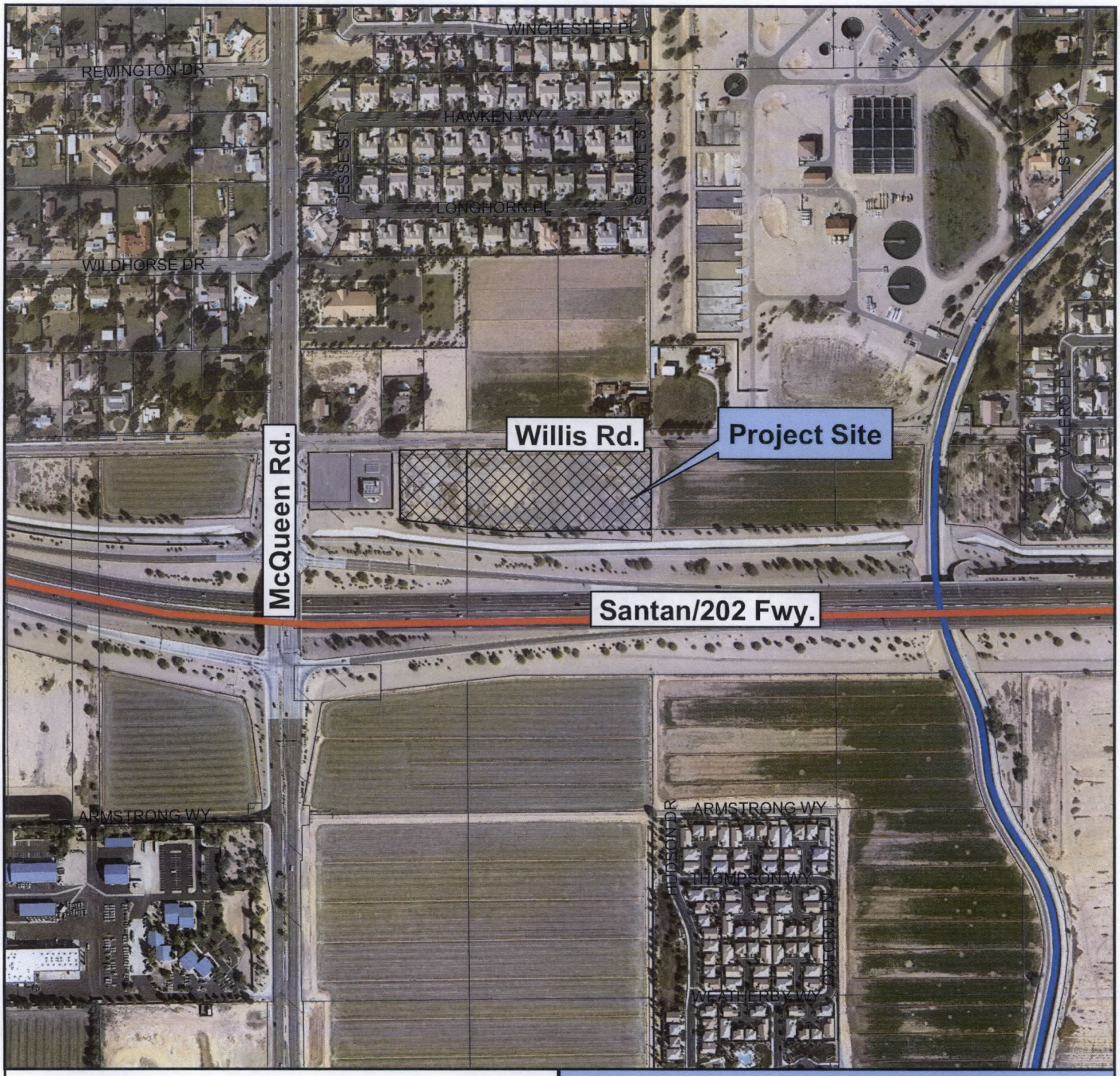
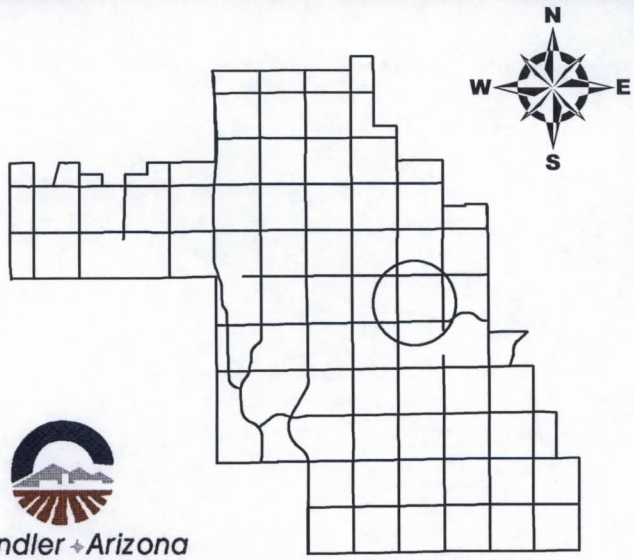
Where Values Make The Difference

CITY OF CHANDLER 10/13/2015



Vicinity Map



Willis Gated Community

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 10/13/2015

FINAL PLAT FOR WILLIS GATED COMMUNITY

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, 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 }

KNOWN ALL MEN BY THESE PRESENTS: SANA REAL ESTATE GROUP, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF WILLIS GATED COMMUNITY, A PLAT LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, 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 PLAT AS AND FOR THE PLAT MAP OF SAID WILLIS GATED COMMUNITY AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER LETTER, OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.

EASEMENTS AND RIGHT OF WAY ARE DEDICATED AS SHOWN ON THIS PLAT. AN EASEMENT FOR EMERGENCY VEHICLE ACCESS PURPOSES OVER AND ACROSS ALL LOTS, TRACTS, AND PARCELS OF SAID SUBDIVISION IS DEDICATED BY THIS PLAT.

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

ALL PROPERTY, AMENITIES AND FACILITIES PROPOSED TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION ARE HEREWITH PLATTED AS COMMON PROPERTY WITH AN UNDIVIDED INTEREST OWNED IN COMMON BY EACH LOT OWNER.

TRACTS A THROUGH P ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF WILLIS GATED COMMUNITY HOMEOWNERS ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION, AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

SANA REAL ESTATE GROUP, LLC, AN ARIZONA LIMITED LIABILITY COMPANY DO/DOES HEREBY GRANT AND CONVEY TO THE CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION, AN EASEMENT FOR AVIGATION PURPOSES OVER AND ACROSS ALL LOTS, TRACTS, AND PARCELS OF 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 TO 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 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 ABOVE THREE HUNDRED FIFTY (350) FEET, TO AN INFINITE HEIGHT ABOVE SAME, WHETHER SUCH DAMAGES SHALL ORIGINATE FROM NOISE, VIBRATION, 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 CAUSE BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES.

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

IN WITNESS WHEREOF, SANA REAL ESTATE GROUP, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERE UNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF _[NAME]_ ITS _[TITLE]_, THIS _____ DAY OF _____, 2015.

_____
[NAME]
SANA REAL ESTATE GROUP, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF ARIZONA } ss
COUNTY OF MARICOPA }

ON THIS, THE _____ DAY OF _____, 2015, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _[NAME]_ 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: _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

_____
DATE

AREA TABLE

	GROSS	NET
LOT 1	3,905 SQ. FT. 0.090 ACRES	-
LOT 2	3,905 SQ. FT. 0.090 ACRES	-
LOT 3	3,905 SQ. FT. 0.090 ACRES	-
LOT 4	3,905 SQ. FT. 0.090 ACRES	-
LOT 5	3,905 SQ. FT. 0.090 ACRES	-
LOT 6	3,905 SQ. FT. 0.090 ACRES	-
LOT 7	3,900 SQ. FT. 0.090 ACRES	-
LOT 8	3,903 SQ. FT. 0.090 ACRES	-
LOT 9	3,905 SQ. FT. 0.090 ACRES	-
LOT 10	4,016 SQ. FT. 0.092 ACRES	-
LOT 11	3,882 SQ. FT. 0.089 ACRES	-
LOT 12	3,905 SQ. FT. 0.090 ACRES	-
LOT 13	3,905 SQ. FT. 0.090 ACRES	-
LOT 14	3,905 SQ. FT. 0.090 ACRES	-
LOT 15	3,905 SQ. FT. 0.090 ACRES	-
LOT 16	3,905 SQ. FT. 0.090 ACRES	-
LOT 17	3,905 SQ. FT. 0.090 ACRES	-

	GROSS	NET
LOT 18	4,233 SQ. FT. 0.097 ACRES	-
LOT 19	3,905 SQ. FT. 0.090 ACRES	-
LOT 20	3,905 SQ. FT. 0.090 ACRES	-
LOT 21	3,905 SQ. FT. 0.090 ACRES	-
LOT 22	3,905 SQ. FT. 0.090 ACRES	-
LOT 23	3,905 SQ. FT. 0.090 ACRES	-
LOT 24	4,009 SQ. FT. 0.092 ACRES	-
LOT 25	3,849 SQ. FT. 0.088 ACRES	-
LOT 26	3,968 SQ. FT. 0.091 ACRES	-
LOT 27	3,905 SQ. FT. 0.090 ACRES	-
LOT 28	3,905 SQ. FT. 0.090 ACRES	-
LOT 29	3,905 SQ. FT. 0.090 ACRES	-
LOT 30	3,905 SQ. FT. 0.090 ACRES	-
LOT 31	3,905 SQ. FT. 0.090 ACRES	-
LOT 32	3,905 SQ. FT. 0.090 ACRES	-
LOT 33	3,905 SQ. FT. 0.090 ACRES	-
LOT 34	3,905 SQ. FT. 0.090 ACRES	-

	GROSS	NET
LOT 35	3,905 SQ. FT. 0.090 ACRES	-
TRACT A	71,360 SQ. FT. 1.686 ACRES	69,381 SQ. FT. 1.595 ACRES
TRACT B	2,162 SQ. FT. 0.050 ACRES	760 SQ. FT. 0.017 ACRES
TRACT C	12,592 SQ. FT. 0.289 ACRES	4,174 SQ. FT. 0.096 ACRES
TRACT D	12,935 SQ. FT. 0.296 ACRES	4,240 SQ. FT. 0.096 ACRES
TRACT E	5,925 SQ. FT. 0.135 ACRES	-
TRACT F	5,926 SQ. FT. 0.135 ACRES	-
TRACT G	6,021 SQ. FT. 0.137 ACRES	-
TRACT H	1,195 SQ. FT. 0.027 ACRES	-
TRACT I	1,396 SQ. FT. 0.032 ACRES	-
TRACT J	984 SQ. FT. 0.023 ACRES	-
TRACT K	6,817 SQ. FT. 0.156 ACRES	-
TRACT L	10,118 SQ. FT. 0.231 ACRES	-
TRACT M	1,709 SQ. FT. 0.039 ACRES	-
TRACT N	1,580 SQ. FT. 0.036 ACRES	-
TRACT O	1,539 SQ. FT. 0.035 ACRES	-
TRACT P	2,459 SQ. FT. 0.055 ACRES	-
TOTAL	283,918 SQ. FT. 6.518 ACRES	261,423 SQ. FT. 6.001 ACRES

RATIFICATION

BY THIS RATIFICATION _[NAME]_

DULY ELECTED _[TITLE]_

OF WILLIS GATED COMMUNITY HOMEOWNERS ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION

ACKNOWLEDGES THE RESPONSIBILITIES IDENTIFIED HEREON.

_____
SIGNATURE DATE

ACKNOWLEDGMENT

STATE OF ARIZONA } ss
COUNTY OF MARICOPA }

ON THIS, THE _____ DAY OF _____, 2015, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _[NAME]_ 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: _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

_____
DATE

AVIGATION EASEMENT

THIS PROPERTY IS WITHIN THE CHANDLER MUNICIPAL AIRPORT POTENTIAL AIRPORT INFLUENCE AREA AND IS SUBJECT TO AIRCRAFT NOISE AND OVERFLIGHT ACTIVITY, AND IS ENCUMBERED BY AN AVIGATION EASEMENT GRANTED TO THE CITY OF CHANDLER.

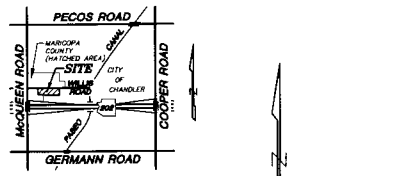
PARENT DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, WHICH LIES BETWEEN THE EAST – WEST MID SECTION LINE OF SAID SECTION 2 AND THE FOLLOWING DESCRIBED EXISTING NORTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 202L (SANTAN FREEWAY):

EXISTING NORTHERLY RIGHT-OF-WAY LINE DESCRIPTION:
COMMENCING AT A CITY OF CHANDLER (COC) BRASS CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION 2, FROM WHICH A COC BRASS CAP MARKING THE NORTHWEST CORNER OF SAID SECTION 2 BEARS NORTH 00 DEGREES 27 MINUTES 28 SECONDS WEST, 2715.03 FEET;
THENCE ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 2 NORTH 89 DEGREES 17 MINUTES 08 SECONDS EAST, 420.22 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 00 DEGREES 42 MINUTES 52 SECONDS EAST, 33.00 FEET TO THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROUTE 202L;
THENCE CONTINUING ALONG SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 42 MINUTES 52 SECONDS EAST, 247.34 FEET;
THENCE CONTINUING ALONG SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, SOUTH 83 DEGREES 59 MINUTES 56 SECONDS EAST, 405.79 FEET;
THENCE CONTINUING ALONG SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, NORTH 88 DEGREES 47 MINUTES 15 SECONDS EAST, 1546.21 FEET;
THENCE CONTINUING ALONG SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, SOUTH 85 DEGREES 28 MINUTES 14 SECONDS EAST, 146.25 FEET;
THENCE CONTINUING ALONG SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, SOUTH 62 DEGREES 22 MINUTES 14 SECONDS EAST, 139.60 FEET TO THE POINT OF ENDING ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 2, FROM WHICH A REBAR WITH CAP MARKING THE CENTER OF SAID SECTION 2 BEARS NORTH 00 DEGREES 23 MINUTES 23 SECONDS WEST, 394.00 FEET.

LEGEND

- SUBDIVISION LINE
- LOT LINE
- CENTER LINE OR MONUMENT LINE
- EXISTING EASEMENT LINE
- EASEMENT LINE DEDICATED HEREON
- ▲ SUBDIVISION CORNER FOUND MONUMENT AS NOTED
- ● LOT CORNER – TO BE SET AT COMPLETION OF MASS GRADING
- A.P.N. ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- BK. BOOK
- PG. PAGE
- (R) RECORD PER PARENT DESCRIPTION
- (M) MEASURED



VICINITY MAP

NOT TO SCALE

SCALE : 1" = 40'

OWNER

A.P.N.: 303-29-023E & 032G
NAME: SANA REAL ESTATE GROUP, LLC.
AN ARIZONA LIMITED LIABILITY COMPANY
DEED: 2012-0654626 M.C.R.

BASIS OF BEARINGS

THE BASIS OF BEARING IS THE MONUMENT LINE OF WILLIS ROAD, ALSO BEING THE EAST-WEST MID-SECTION LINE OF SECTION 2, USING A BEARING OF NORTH 89 DEGREES 17 MINUTES 08 SECONDS EAST, PER THE SPECIAL WARRANTY DEED RECORDED IN 2012-0654626, MARICOPA COUNTY RECORDS.

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.

SEPTEMBER 16, 2015
DAVID S. KLEIN
R.L.S. 42137
21415 N. 23RD AVENUE
PHOENIX, AZ 85027

-FOR REVIEW- NOT FOR CONSTRUCTION OR RECORDING

REGISTERED LAND SURVEYOR
42137
DAVID S. KLEIN
9/16/15
CERTIFICATE NUMBER

EXPIRES 3/31/17

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

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

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. FPT15-0002

FINAL PLAT FOR WILLIS GATED COMMUNITY
CHANDLER, AZ 85286

21415 N. 23rd Avenue, Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR SURVEYING SERVICES, INC.

DWN: JW CHK: DK
SHEET 1 OF 4
DATE: 9/16/15
JOB NO.: 150103

LINE TABLE		
LINE	BEARINGS	LENGTH
L1	N 00°00'00" E	126.51'
L2	S 89°17'08" W	305.05'
L3	N 00°42'56" W	73.93'
L4	S 83°59'53" E	322.60'
L5	S 88°47'19" W	67.59'
L6	S 88°47'19" W	335.37'
L7	S 00°20'14" E	108.17'
L8	N 00°20'14" W	126.50'
L9	S 89°17'08" W	336.07'
L10	S 89°17'08" W	82.92'
L11	N 00°42'52" W	111.08'
L12	N 89°17'08" E	347.80'
L13	N 89°17'08" E	94.08'
L14	N 89°17'08" E	336.72'
L15	N 43°16'53" W	16.29'
L16	N 43°16'53" W	9.86'
L17	S 00°30'00" W	63.67'
L18	S 89°17'08" W	13.77'
L19	S 89°17'08" W	55.00'
L20	S 89°17'08" W	55.00'
L21	S 89°17'08" W	55.00'
L22	S 89°17'08" W	55.00'
L23	S 89°17'08" W	31.00'
L24	S 45°42'54" E	7.42'
L25	S 00°42'52" E	72.63'
L26	N 89°17'08" E	55.00'
L27	N 89°17'08" E	55.00'
L28	N 89°17'08" E	55.00'
L29	N 89°17'08" E	55.00'
L30	N 89°17'08" E	55.00'
L31	N 89°17'08" E	7.82'
L32	S 00°42'52" E	71.00'
L33	S 00°42'52" E	71.00'
L34	S 00°42'52" E	71.00'
L35	S 00°42'52" E	71.00'
L36	S 00°42'52" E	71.00'
L37	S 89°17'08" W	59.57'
L38	S 45°42'54" E	18.99'
L39	S 00°42'56" E	31.00'
L40	S 00°42'56" E	23.33'
L41	N 37°48'22" E	13.99'
L42	S 89°17'08" W	71.00'

LINE TABLE		
LINE	BEARINGS	LENGTH
L43	S 89°17'08" W	71.00'
L44	S 83°59'53" E	55.00'
L45	S 83°59'53" E	55.00'
L46	S 83°59'53" E	55.00'
L47	S 83°59'53" E	55.00'
L48	S 83°59'53" E	55.00'
L49	S 83°59'53" E	37.42'
L50	N 88°47'19" E	17.72'
L51	N 88°47'19" E	55.00'
L52	N 88°47'19" E	55.00'
L53	N 88°47'19" E	55.00'
L54	N 88°47'19" E	55.00'
L55	N 88°47'19" E	55.00'
L56	N 88°47'19" E	55.00'
L57	N 88°47'19" E	44.06'
L58	S 06°00'07" W	71.00'
L59	S 06°00'07" W	71.00'
L60	S 06°00'07" W	71.00'
L61	S 06°00'07" W	71.00'
L62	S 06°00'07" W	71.00'
L63	S 06°00'07" W	71.00'
L64	S 01°12'41" E	71.00'
L65	S 01°12'41" E	71.00'
L66	S 01°12'41" E	71.00'
L67	S 01°12'41" E	71.00'
L68	S 01°12'41" E	71.00'
L69	S 01°12'41" E	71.00'
L70	S 01°12'41" E	71.00'
L71	S 28°00'33" E	11.90'
L72	S 01°10'32" E	60.92'
L73	S 89°39'46" W	71.00'
L74	S 38°45'06" E	14.61'
L75	S 00°20'14" E	22.48'
L76	S 00°20'14" E	55.00'
L77	S 00°20'14" E	55.00'
L78	S 00°20'14" E	51.99'
L79	S 89°39'46" W	71.00'
L80	S 89°39'46" W	71.00'
L81	S 89°39'46" W	71.00'
L82	S 89°39'46" W	68.01'
L83	N 39°46'53" E	15.78'
L84	N 39°46'53" E	8.47'

LINE TABLE		
LINE	BEARINGS	LENGTH
L85	S 00°42'52" E	11.12'
L86	S 89°17'08" W	30.64'
L87	S 89°17'08" W	55.00'
L88	S 89°17'08" W	55.00'
L89	S 89°17'08" W	55.00'
L90	S 89°17'08" W	55.00'
L91	S 89°17'08" W	55.00'
L92	S 89°17'08" W	55.00'
L93	S 89°17'08" W	1.53'
L94	N 44°28'27" E	25.02'
L95	S 00°20'14" E	41.30'
L96	S 44°03'07" E	2.85'
L97	S 00°42'52" E	7.00'
L98	N 89°17'08" E	14.59'
L99	N 89°17'08" E	55.00'
L100	N 89°17'08" E	55.00'
L101	N 89°17'08" E	55.00'
L102	N 89°17'08" E	55.00'
L103	N 89°17'08" E	55.00'
L104	N 89°17'08" E	55.00'
L105	N 89°17'08" E	14.37'
L106	S 00°42'52" E	71.00'
L107	S 00°42'52" E	71.00'
L108	S 00°42'52" E	71.00'
L109	S 00°42'52" E	71.00'
L110	S 00°42'52" E	71.00'
L111	S 00°42'52" E	71.00'
L112	S 00°42'52" E	71.00'
L113	S 00°42'56" E	17.97'
L114	S 89°17'08" W	114.57'
L115	S 89°17'08" W	79.00'
L116	N 00°42'52" W	0.50'
L117	N 89°17'08" E	50.83'
L118	S 89°17'08" W	32.21'
L119	S 00°42'52" E	68.77'
L120	N 88°47'19" E	44.63'
L121	S 83°59'53" E	103.90'
L122	S 06°00'07" W	0.50'
L123	N 83°59'53" W	89.92'
L124	N 83°59'53" W	103.40'
L125	S 06°00'07" W	19.00'
L126	S 83°59'53" E	89.92'

LINE TABLE		
LINE	BEARINGS	LENGTH
L127	S 00°42'52" E	20.00'
L128	N 89°17'08" E	79.00'
L129	N 00°42'52" W	20.00'
L130	N 00°42'52" W	17.71'
L131	S 06°00'07" W	4.96'
L132	S 06°00'07" W	19.00'
L133	N 89°17'08" E	2.75'
L134	N 89°17'08" E	55.00'
L135	N 89°17'08" E	55.00'
L136	N 89°17'08" E	55.00'
L137	N 89°17'08" E	55.00'
L138	N 89°17'08" E	55.00'
L139	N 89°17'08" E	7.94'
L140	N 89°17'08" E	7.00'
L141	S 00°20'14" E	51.60'
L142	N 89°17'08" E	76.00'
L143	N 88°47'19" E	9.56'
L144	N 88°47'19" E	276.03'
L145	S 00°42'52" E	62.89'
L146	S 00°42'52" E	71.00'
L147	S 00°42'52" E	71.00'
L148	S 00°42'52" E	71.00'
L149	S 00°42'52" E	71.00'
L150	S 00°42'52" E	71.00'
L151	S 00°42'52" E	71.00'
L152	S 89°17'08" W	55.00'
L153	S 89°17'08" W	55.00'
L154	S 89°17'08" W	55.00'
L155	S 89°17'08" W	55.00'
L156	S 89°17'08" W	55.00'
L157	S 00°20'14" E	57.01'
L158	N 90°00'00" W	1.50'
L159	S 00°00'00" W	6.00'
L160	S 01°12'41" E	12.50'
L161	N 89°17'08" E	65.12'
L162	N 89°17'08" E	56.00'
L163	N 45°42'52" W	16.97'
L164	N 45°42'52" W	4.24'
L165	N 44°28'27" E	4.24'
L166	N 44°28'27" E	17.04'
L167	S 45°31'33" E	21.14'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	RADIAL BEARING
C1	29.00'	40°17'22"	20.39'	S 00°42'52" E
C2	29.00'	28°19'43"	14.34'	S 41°00'14" E
C3	29.00'	21°22'59"	10.82'	S 69°19'56" E
C4	29.00'	45°36'25"	23.08'	N 89°17'04" E
C5	29.00'	37°40'32"	19.07'	N 43°40'39" E
C6	29.00'	11°09'52"	5.65'	N 01°12'41" W
C7	29.00'	31°21'20"	15.87'	N 12°22'32" W
C8	29.00'	46°36'22"	23.59'	N 43°43'52" W
C9	25.50'	107°41'15"	47.93'	S 40°38'40" W
C10	14.50'	59°02'46"	14.94'	S 31°40'06" E
C11	11.00'	87°23'45"	16.78'	S 88°06'44" E
C12	54.59'	76°11'27"	72.59'	N 37°22'51" E
C13	5.50'	89°30'01"	8.59'	S 89°17'08" W
C14	11.00'	80°57'50"	15.54'	N 05°41'49" E
C15	15.50'	63°56'21"	17.30'	N 65°29'01" W
C16	9.50'	90°29'42"	15.00'	N 01°12'41" W
C17	9.50'	35°22'36"	5.87'	N 89°17'08" E

NOTES

1. THESE PRIVATE STREETS WILL REMAIN PRIVATE AND WILL NEVER CONVERT TO PUBLIC OWNERSHIP.
2. THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.
3. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
4. 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.
5. 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.
6. 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) BENEFITTING OR OTHERWISE APPLICABLE TO THE COMMON AREA TRACTS.
7. ALL TRACTS THAT WILL NOT BE CONVEYED TO THE CITY OF CHANDLER AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF CHANDLER AND SHALL BE CONVEYED BY WARRANTY (OR SPECIAL WARRANTY) DEED TO THE HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
8. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 8' ABOVE THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.

TRACT TABLE

TRACT	LAND USE
A	PRIVATE STREET, PRIVATE SIDEWALK, INGRESS AND EGRESS EASEMENT, EMERGENCY AND SERVICE VEHICLE, STORM DRAINAGE, PUBLIC WATER AND SEWER EASEMENT, AND PUBLIC UTILITY EASEMENT
B	LANDSCAPE, OPEN SPACE
C	LANDSCAPE, OPEN SPACE
D	LANDSCAPE, OPEN SPACE, DRAINAGE, RETENTION
E	LANDSCAPE, OPEN SPACE, DRAINAGE, RETENTION
F	LANDSCAPE, OPEN SPACE, DRAINAGE, RETENTION
G	LANDSCAPE, OPEN SPACE, DRAINAGE, RETENTION
H	LANDSCAPE, OPEN SPACE
I	LANDSCAPE, OPEN SPACE
J	LANDSCAPE, OPEN SPACE
K	LANDSCAPE, OPEN SPACE, DRAINAGE, RETENTION
L	COMMUNITY BUILDING, LANDSCAPE
M	PARKING
N	PARKING
O	PARKING
P	LANDSCAPE, OPEN SPACE

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

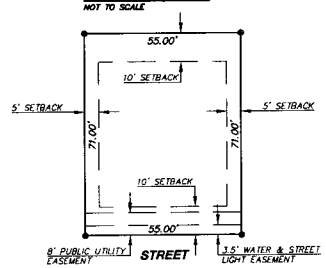
FINAL PLAT FOR "LA PALOMA" RECORDED IN BOOK 669 OF MAPS, PAGE 13, MARICOPA COUNTY RECORDS

PLSS SUBDIVISION – MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY IN BOOK 589, OF MAPS, PAGE 48, MARICOPA COUNTY RECORDS

SPECIAL WARRANTY DEED IN 2012-0654626, MARICOPA COUNTY RECORDS

TYPICAL LOT

NOT TO SCALE



**SIDE YARDS MAY VARY BASED ON RESIDENCE TYPE (SEE ARCHITECTS PLAN). MINIMUM 5' SIDE SETBACKS AND TOTAL MINIMUM OF 15' FOR LEFT SIDE PLUS RIGHT SIDE ON A SINGLE LOT

-FOR REVIEW-
NOT FOR CONSTRUCTION OR RECORDING

REGISTERED LAND SURVEYOR
42137
DAVID C. KLEIN
8/18/15
EXPIRES 1/31/17

C.O.C. LOG NO. FPT15-0002

FINAL PLAT FOR WILLIS GATED COMMUNITY
CHANDLER, AZ. 85286

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SUPERIOR SURVEYING SERVICES, INC.

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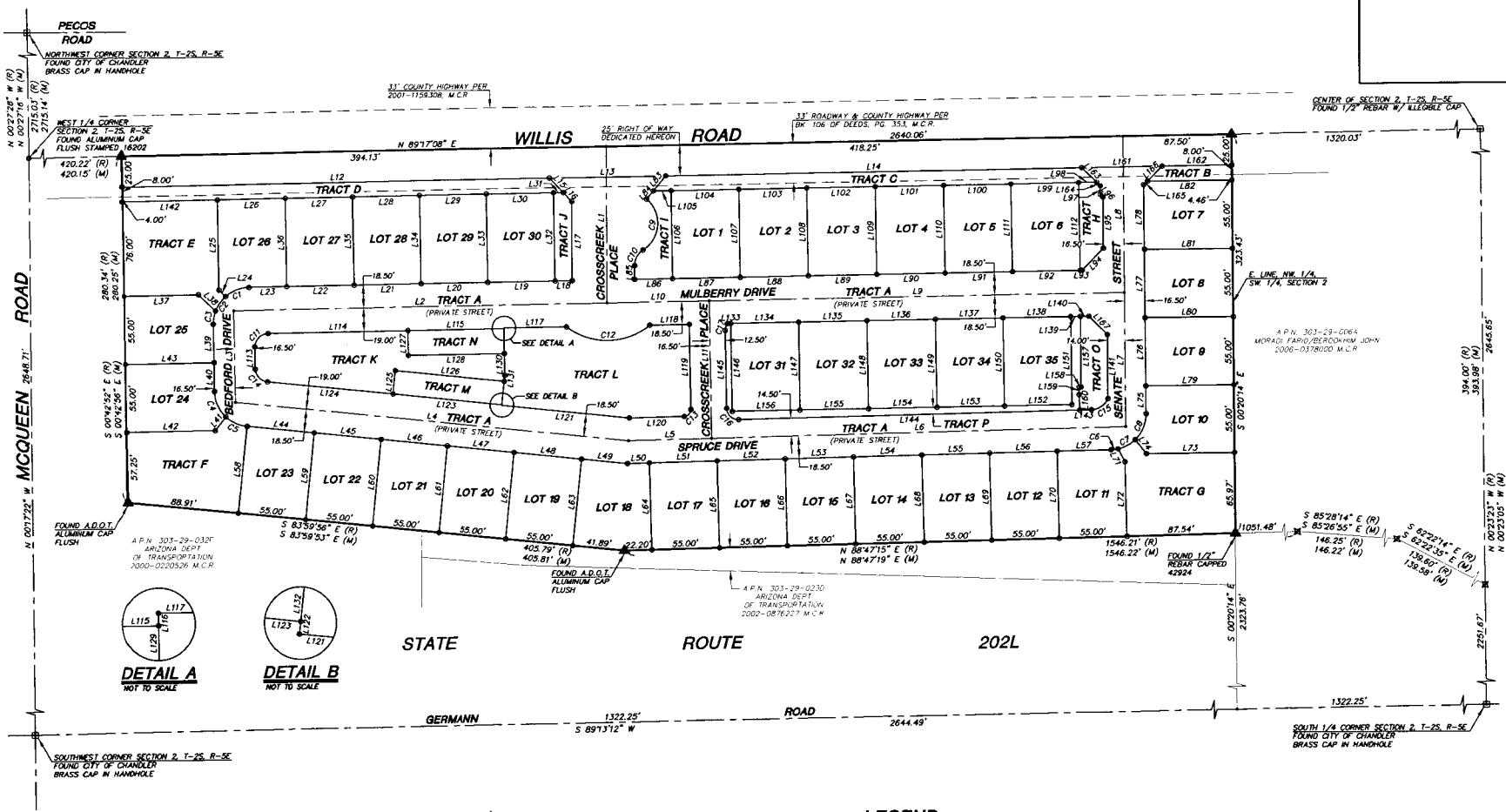
SHEET 2 OF 4
DATE: 8/18/15
JOB NO.: 150103



LEGEND

- SUBDIVISION LINE
- LOT LINE
- CENTER LINE OR MONUMENT LINE
- EXISTING EASEMENT LINE
- EASEMENT LINE DEDICATED HEREON
- ▲ SUBDIVISION CORNER FOUND MONUMENT AS NOTED
- ● LOT CORNER – TO BE SET AT COMPLETION OF MASS GRADING
- A.P.N. ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- BK. BOOK
- PG. PAGE
- (R) RECORD PER PARENT DESCRIPTION
- (M) MEASURED
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- S.V.E. SIGHT VISIBILITY EASEMENT

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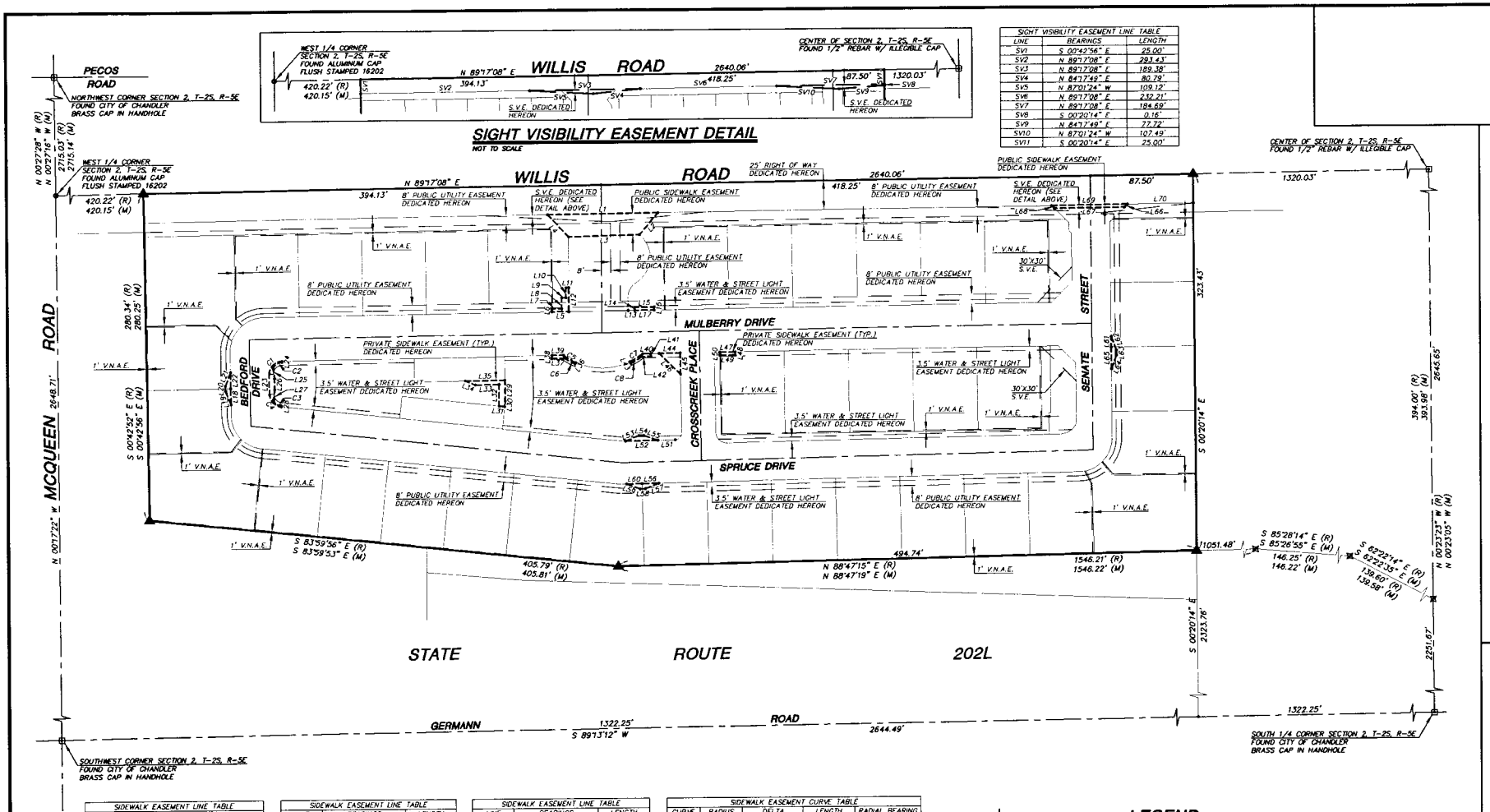


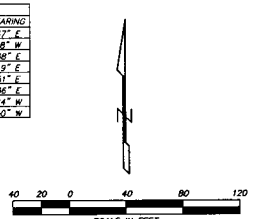
SIGHT VISIBILITY EASEMENT LINE TABLE		
LINE	BEARINGS	LENGTH
SV1	S 00°42'56" E	25.00'
SV2	N 89°17'08" E	293.43'
SV3	N 89°17'08" E	189.38'
SV4	N 84°17'49" E	80.79'
SV5	N 87°01'24" W	109.12'
SV6	N 89°17'08" E	232.21'
SV7	N 89°17'08" E	184.69'
SV8	S 00°20'14" E	0.16'
SV9	N 84°17'49" E	77.29'
SV10	N 87°01'24" W	107.49'
SV11	S 00°20'14" E	25.00'

SIDEWALK EASEMENT LINE TABLE		
LINE	BEARINGS	LENGTH
L1	N 89°17'08" E	94.08'
L2	N 39°46'53" E	24.25'
L3	S 88°26'04" W	60.58'
L4	N 43°16'53" W	26.26'
L5	S 89°17'08" W	15.01'
L6	N 00°42'52" W	2.50'
L7	N 89°17'08" E	8.96'
L8	N 00°42'52" W	9.24'
L9	S 90°00'00" W	3.73'
L10	S 00°00'00" E	8.67'
L11	N 90°00'00" W	2.47'
L12	S 00°00'00" W	20.33'
L13	S 89°17'08" W	5.49'
L14	N 00°00'00" E	2.50'
L15	S 89°17'08" W	16.50'
L16	S 00°00'00" E	2.50'
L17	S 89°17'08" W	16.50'
L18	S 00°42'56" E	13.83'
L19	S 21°57'57" E	12.42'
L20	N 00°42'56" W	4.38'
L21	N 20°32'06" E	12.42'
L22	S 00°42'56" E	13.68'
L23	S 00°42'56" E	17.97'

SIDEWALK EASEMENT LINE TABLE		
LINE	BEARINGS	LENGTH
L24	N 00°27'08" E	1.00'
L25	N 08°11'11" W	8.21'
L26	S 00°42'56" E	9.43'
L27	S 06°35'06" W	8.86'
L28	N 00°39'19" W	1.01'
L29	N 00°42'52" W	17.71'
L30	S 06°30'07" W	4.96'
L31	S 83°56'53" E	4.75'
L32	S 00°00'00" E	18.58'
L33	N 89°17'08" E	20.38'
L34	N 88°54'47" W	9.42'
L35	N 89°17'08" E	14.19'
L36	S 28°10'17" W	1.46'
L37	S 89°17'08" W	10.85'
L38	N 00°42'52" W	2.50'
L39	N 89°17'08" E	10.00'
L40	S 89°17'08" W	7.18'
L41	N 00°42'52" W	2.50'
L42	S 89°17'08" W	8.00'
L43	S 27°10'55" E	1.50'
L44	S 89°17'08" W	18.00'
L45	S 00°42'52" E	18.00'
L46	N 45°42'52" W	25.45'

SIDEWALK EASEMENT LINE TABLE		
LINE	BEARINGS	LENGTH
L47	N 89°17'08" E	13.42'
L48	S 00°00'00" E	2.50'
L49	S 89°17'08" W	13.39'
L50	S 00°42'52" E	2.50'
L51	N 88°47'19" E	14.38'
L52	N 88°47'19" E	27.52'
L53	S 67°32'18" W	12.42'
L54	S 88°47'19" W	4.38'
L55	S 69°57'39" E	12.42'
L56	N 88°47'19" E	14.26'
L57	S 67°32'18" W	12.42'
L58	S 88°47'19" W	4.38'
L59	N 69°57'39" W	12.42'
L60	N 88°47'19" E	13.26'
L61	S 00°20'14" E	9.11'
L62	N 21°35'15" W	12.42'
L63	N 00°20'14" W	4.38'
L64	N 20°54'48" E	12.42'
L65	S 00°20'14" E	18.41'
L66	S 44°28'27" W	3.52'
L67	S 89°17'08" W	60.14'
L68	N 45°42'52" W	3.51'
L69	N 89°17'08" E	65.12'
L70	N 89°17'08" E	56.00'

SIDEWALK EASEMENT CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	RADIAL BEARING
C1	11.00'	87°23'45"	16.78'	S 88°06'37" E
C2	7.59'	74°01'34"	9.80'	S 02°24'08" W
C3	6.55'	76°17'40"	8.72'	N 75°07'38" E
C4	11.00'	80°57'50"	15.54'	N 05°41'49" E
C5	54.58'	13°00'39"	12.40'	N 37°22'51" E
C6	57.22'	10°26'21"	10.43'	N 24°25'36" E
C7	54.59'	13°19'11"	12.69'	N 25°29'24" W
C8	56.00'	11°03'08"	10.80'	N 36°34'50" W



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