MAR #24 1 7 2016

Chandler

All-America City

2010

Chandler • Arizona

Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 16-025**

DATE: MARCH 17, 2016

TO: MAYOR AND COUNCIL

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

FROM: KEVIN MAYO, PLANNING MANAGER

SUBJECT: FPT15-0014 METRO CHANDLER AIRPORT CENTER

Request: Final Plat (FPT) approval

Location: Southwest corner of Cooper and Germann roads

Applicant: Nate Cottrell; CEG

BACKGROUND

This Final Plat is for an approximate 25-acre business park located at the southwest corner of Cooper and Germann roads that was approved by Council in October of 2014. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

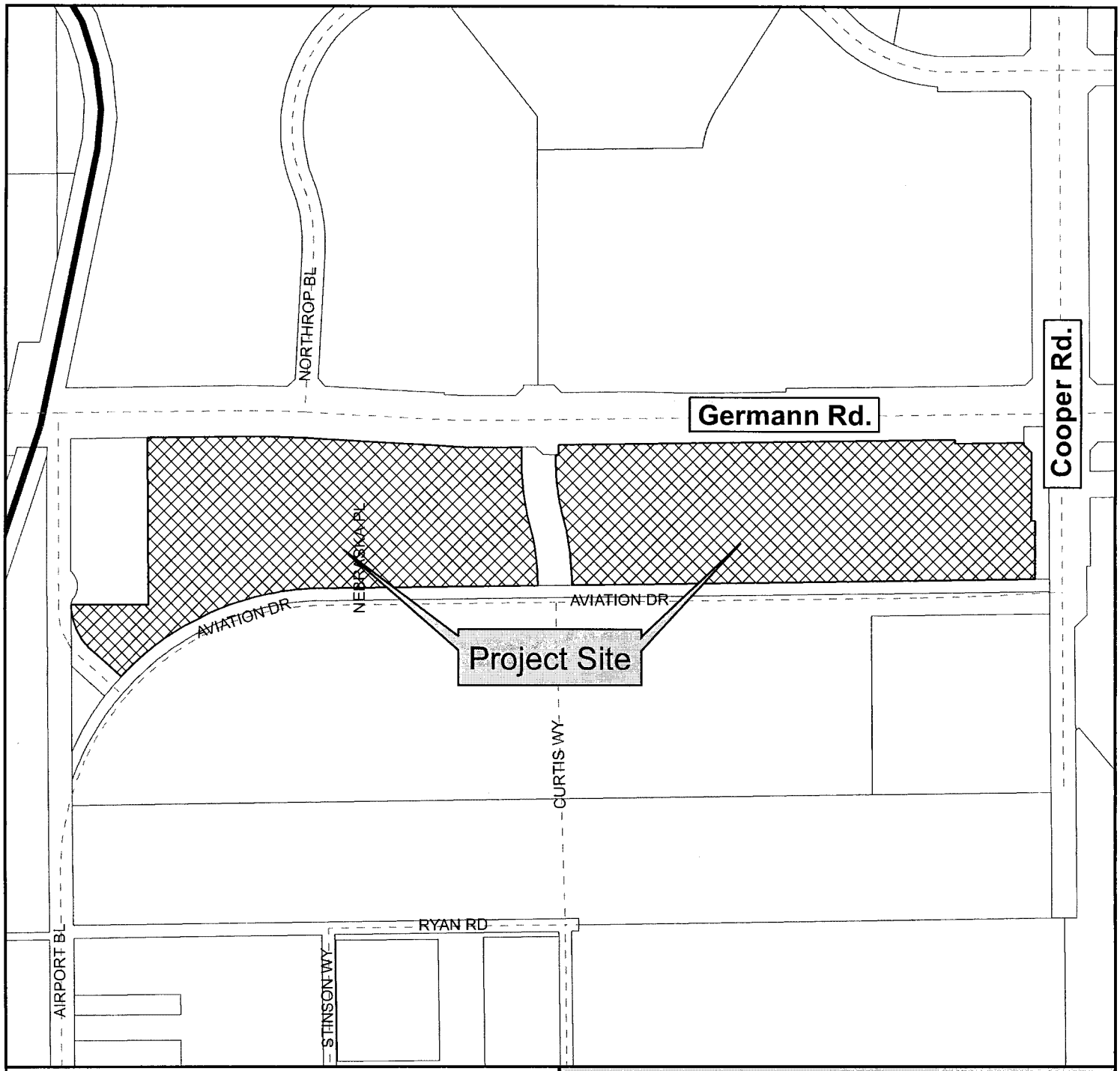
Planning Staff recommends City Council approve the Final Plat.

PROPOSED MOTION

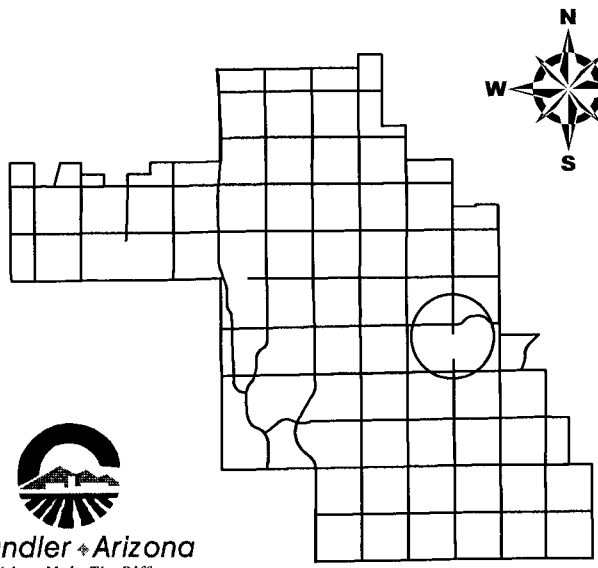
Move City Council approve Final Plat FPT15-0014 METRO CHANDLER AIRPORT CENTER, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Final Plat



Vicinity Map

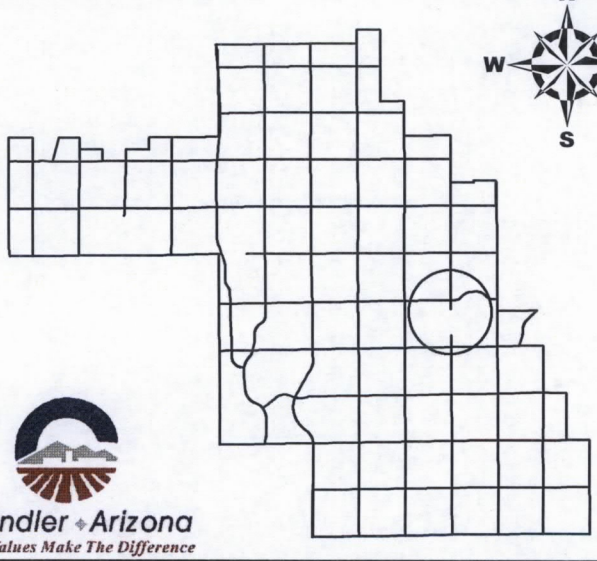


Chandler Airport Center

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 1/19/2016

Vicinity Map



Chandler Airport Center

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 1/19/2016

FINAL PLAT
FOR
"METRO CHANDLER AIRPORT CENTER"

A PORTION OF THE WEST 1/2 OF THE NORTH 1/2 OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

STATE OF)
)SS
COUNTY OF)

KNOW ALL MEN BY THESE PRESENTS: MERITEX CHANDLER, LLC, A MINNESOTA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "METRO CHANDLER AIRPORT CENTER", A PORTION OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "METRO CHANDLER AIRPORT CENTER", A COMMERCIAL SUBDIVISION 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, PARCEL, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.

MERITEX CHANDLER, LLC, A LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. TRACTS AND LOTS ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY WITH AN UNDIVIDED INTEREST OWNED IN COMMON BY EACH LOT OWNER FOR LOT OWNER USE AND ENJOYMENT.

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

MERITEX CHANDLER, LLC, A MINNESOTA LIMITED LIABILITY COMPANY 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 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 THE 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 THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER OR IN CONNECTION WITH THE OWNERS (GRANTOR'S) 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 THE 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, 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.

EMERGENCY VEHICULAR ACCESS SHALL BE PROVIDED ONSITE FOR THE CITY OF CHANDLER.

LEGEND:

- EASEMENT
- PROPERTY LINE
- MONUMENT LINE
- SETBACK LINE
- BRASS CAP FLUSH
- LOT CORNER (TO BE SET AT COMPLETION OF MASS GRADING)

LOT TABLE		
NAME	NET AREA(S.F.; ACRE)	GROSS AREA(S.F., ACRE)
LOT 1	440,435.9; 10.111	494,715.3; 11.357
LOT 2	303,633.9; 6.970	358,005.0; 8.219
LOT 3	147,456.5; 3.385	209,626.0; 4.812
TOTAL	891,526.3; 20.467	1,062,346.3; 24.388

NOTES:

1. CONSTRUCTION WITHIN THE UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCING AND DRIVEWAYS.
2. IN EASEMENTS FOR EXCLUSIVE USE OF WATER, RECLAIMED WATER, SANITARY SEWER, 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. 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.
5. ROADWAY EASEMENTS AS SHOWN ARE DEDICATED TO THE CITY OF CHANDLER FOR PURPOSES OF ROADWAY, WATER, SEWER, RECLAIMED WATER, SIDEWALK, STREETLIGHT, AND UTILITY PURPOSES.

LIEN HOLDER RATIFICATION:

KNOW ALL MEN BY THESE PRESENTS:
THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN DKT. NO _____ RECORDS OF MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS PLAT AND EACH AND EVERY DEDICATION CONTAINED HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAMES THIS _____ DAY OF _____ 20____

WELLS FARGO BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION:

BY: _____
LUKE KORBMACHER, ITS VICE PRESIDENT

ITS _____

ACKNOWLEDGEMENT:

STATE OF)
)SS
COUNTY OF)

ON THIS _____ DAY OF _____ 20____, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED; LUKE KORBMACHER, 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:
_____ 20_____

IN WITNESS WHEREOF:

MERITEX CHANDLER, LLC, A MINNESOTA LIMITED LIABILITY COMPANY

BY: _____
DANIEL K. WILLIAMS, ITS CHIEF INVESTMENT OFFICER

ACKNOWLEDGEMENT:

STATE OF)
)ss
COUNTY OF)

ON THIS_____DAY OF_____2015, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED DANIEL K. WILLIAMS, 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.

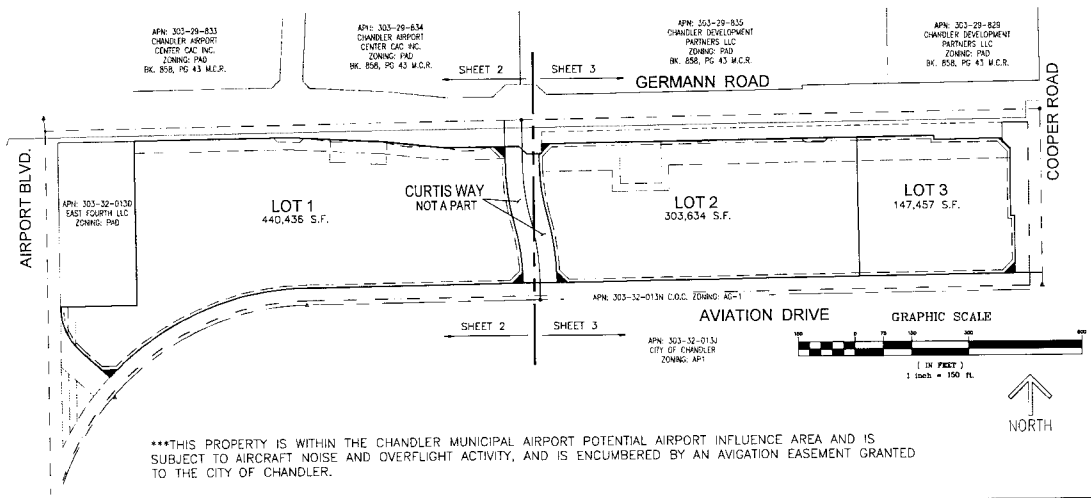
IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

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 CERTIFICATE NO. 33308 GEOFFREY K. BRIMHALL ARIZONA U.S.A.
Expires 3-31-2017

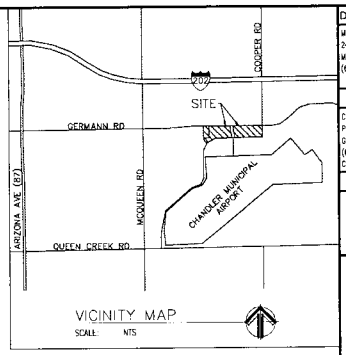


***THIS PROPERTY IS WITHIN THE CHANDLER MUNICIPAL AIRPORT POTENTIAL AIRPORT INFLUENCE AREA AND IS SUBJECT TO AIRCRAFT NOISE AND OVERFLIGHT ACTIVITY, AND IS ENCUMBERED BY AN AVIGATION EASEMENT GRANTED TO THE CITY OF CHANDLER.

C.O.C. LOG NO. FPT15-0014

SHEET INDEX

C6.01 COVER SHEET
C6.02 PLAT – LOT 1
C6.03 PLAT – LOT 2 & 3



BENCHMARK

SECTION 12, T2S, R5E, 3" CITY OF CHANDLER BRASS CAP IN CONCRETE, FLUSH, 200' NORTH OF INTERSECTION OF QUEEN CREEK RD AND COOPER RD; 23' EAST OF EDGE OF PAVEMENT. (NORTHING, 826741.906, EASTING, 733727.263)

CMCN #42
ELEV. = 1237.897 (NGVD29 DATUM)
ELEV. = 1239.57 (NAVD88 DATUM) EQUATION 1.673

FLOOD ZONE

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04013C2740 L AND 04013C2745 L BOTH DATED OCTOBER 16, 2013. THE SUBJECT PROPERTY IS LOCATED IN SHADED ZONE X. SHADED ZONE X IS DESCRIBED AS: "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD."

BASIS OF BEARING

THE NORTH LINE OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID LINE BEARS SOUTH 89 DEGREES 12 MINUTES 46 SECONDS WEST, PER DKT 07-431257, M.C.R.

LEGAL DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN AS CREATED BY THAT CERTAIN DEED RECORDED DECEMBER 19, 2014 AS 2014-0837171.

SEE FULL LEGAL ON SHEET C6.03

APPROVALS

THIS IS TO CERTIFY THAT IN MY OPINION ALL UNITS AND COMMON ELEMENTS 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

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

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, THIS_____DAY OF_____2016.

BY: _____ _____
MAYOR DATE

ATTEST: _____ _____
CITY CLERK DATE

DEVELOPER/OWNER
MERITEX CHANDLER, LLC
24 UNIVERSITY AVENUE NE #200
MINNEAPOLIS, MN 55413
(651) 855-9700

ENGINEER
CEG, INC.
P.O. BOX 2368
GLENDALE, AZ 85311
(623) 536-1993
CONTACT: NATHAN COTTRELL

SURVEYOR

FINAL PLAT COVER SHEET
FOR
"METRO CHANDLER AIRPORT CENTER"
S.W. CORNER OF GERMANN & COOPER RD
CHANDLER, ARIZONA

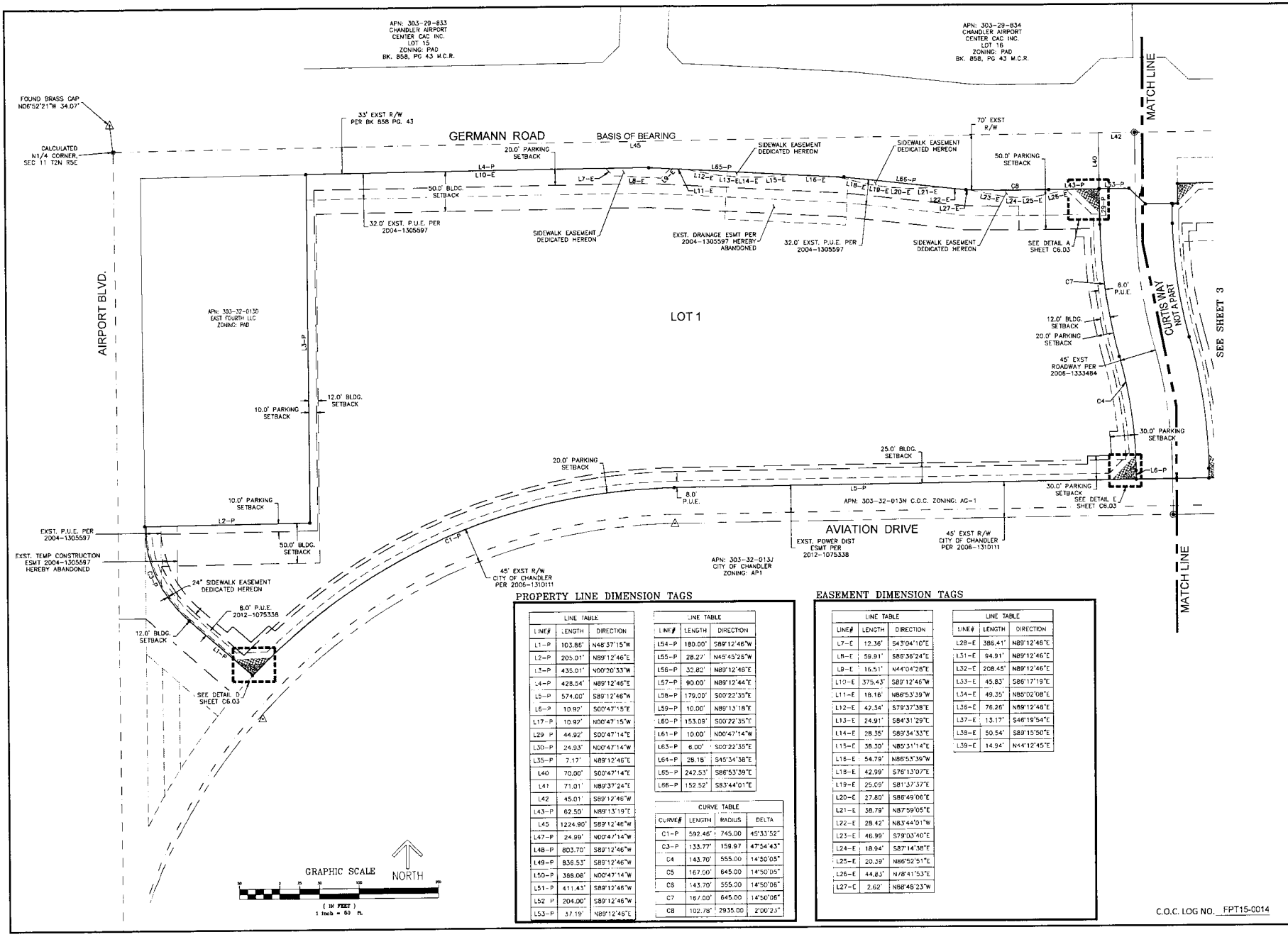
DRAWN BY:	SMZ
CHECKED BY:	NJC
DATE:	12/21/15
SCALE:	
PROJECT #:	14-021
LAST MODIFIED:	
LAST MODIFIED BY:	dk

PO BOX 2368
GLENDALE AZ 85311
PH: (623) 536-1993

REGISTERED LAND SURVEYOR CERTIFICATE NO. 33308 GEOFFREY K. BRIMHALL ARIZONA U.S.A.
Expires 3-31-2017

SHEET 1 OF 3

C6.01



PROPERTY LINE DIMENSION TAGS

LINE TABLE		
LINE#	LENGTH	DIRECTION
L1-P	103.86'	N48°37'15"W
L2-P	205.01'	N89°12'46"E
L3-P	435.01'	N00°20'33"W
L4-P	428.54'	N89°12'46"E
L5-P	574.00'	S89°12'46"W
L6-P	10.92'	S00°47'15"E
L17-P	10.92'	N00°47'15"W
L29-P	44.92'	S00°47'14"E
L30-P	24.93'	N00°47'14"W
L35-P	7.17'	N89°12'46"E
L40	70.00'	S00°47'14"E
L41	71.01'	N89°37'24"E
L42	45.01'	S89°12'46"W
L43-P	62.50'	N89°13'19"E
L45	1224.90'	S89°12'46"W
L47-P	24.99'	N00°47'14"W
L48-P	803.70'	S89°12'46"W
L49-P	836.53'	S89°12'46"W
L50-P	388.08'	N00°47'14"W
L51-P	411.43'	S89°12'46"W
L52-P	204.00'	S89°12'46"W
L53-P	37.19'	N89°12'46"E

LINE TABLE		
LINE#	LENGTH	DIRECTION
L54-P	180.00'	S89°12'46"W
L55-P	28.27'	N45°45'25"W
L56-P	32.82'	N89°12'46"E
L57-P	90.00'	N89°12'44"E
L58-P	179.00'	S00°22'35"E
L59-P	10.00'	N89°13'18"E
L60-P	153.09'	S00°22'35"E
L61-P	10.00'	N00°47'14"W
L63-P	6.00'	S00°22'35"E
L64-P	28.18'	S45°34'38"E
L65-P	242.53'	S86°53'39"E
L66-P	152.52'	S83°44'01"E

CURVE TABLE			
CURVE#	LENGTH	RADIUS	DELTA
C1-P	592.46'	745.00	45°33'52"
C3-P	133.77'	159.97	47°54'43"
C4	143.70'	555.00	14°50'05"
C5	167.00'	645.00	14°50'05"
C6	143.70'	555.00	14°50'05"
C7	167.00'	645.00	14°50'05"
C8	102.78'	2935.00	2°00'23"

EASEMENT DIMENSION TAGS

LINE TABLE		
LINE#	LENGTH	DIRECTION
L7-E	12.36'	S43°04'10"E
L8-E	59.91'	S86°36'24"E
L9-E	16.51'	N44°04'28"E
L10-E	375.43'	S89°12'46"W
L11-E	18.16'	N86°53'39"W
L12-E	42.34'	S79°37'38"E
L13-E	24.91'	S84°31'29"E
L14-E	28.35'	S89°34'33"E
L15-E	38.30'	N85°31'14"E
L16-E	54.79'	N86°53'39"W
L18-E	42.99'	S76°13'07"E
L19-E	25.09'	S81°37'37"E
L20-E	27.80'	S86°49'06"E
L21-E	38.79'	N87°59'05"E
L22-E	28.42'	N83°44'01"W
L23-E	46.99'	S79°03'40"E
L24-E	18.94'	S87°14'38"E
L25-E	20.39'	N86°52'51"E
L26-E	44.83'	N78°41'53"E
L27-E	2.62'	N88°48'23"W

LINE TABLE		
LINE#	LENGTH	DIRECTION
L28-E	386.41'	N89°12'46"E
L31-E	94.91'	N89°12'46"E
L32-E	208.45'	N89°12'46"E
L33-E	45.83'	S86°17'19"E
L34-E	49.35'	N85°02'08"E
L36-E	76.26'	N89°12'46"E
L37-E	13.17'	S46°19'54"E
L38-E	50.54'	S89°15'50"E
L39-E	14.94'	N44°12'45"E

C.O.C. LOG NO. FPT15-0014

DEVELOPER/OWNER

MERITEX CHANDLER, LLC
24 UNIVERSITY AVENUE NE #200
MINNEAPOLIS, MN 55413
(651) 855-9700

ENGINEER

CEC, INC.
P.O. BOX 2368
GLENDALE, AZ 85311
(623) 536-1993
CONTACT: NATHAN COTTRELL

ARCHITECT

FINAL PLAT FOR "METRO CHANDLER AIRPORT CENTER"

S.W. CORNER OF GERMANN & COOPER RD
CHANDLER, ARIZONA

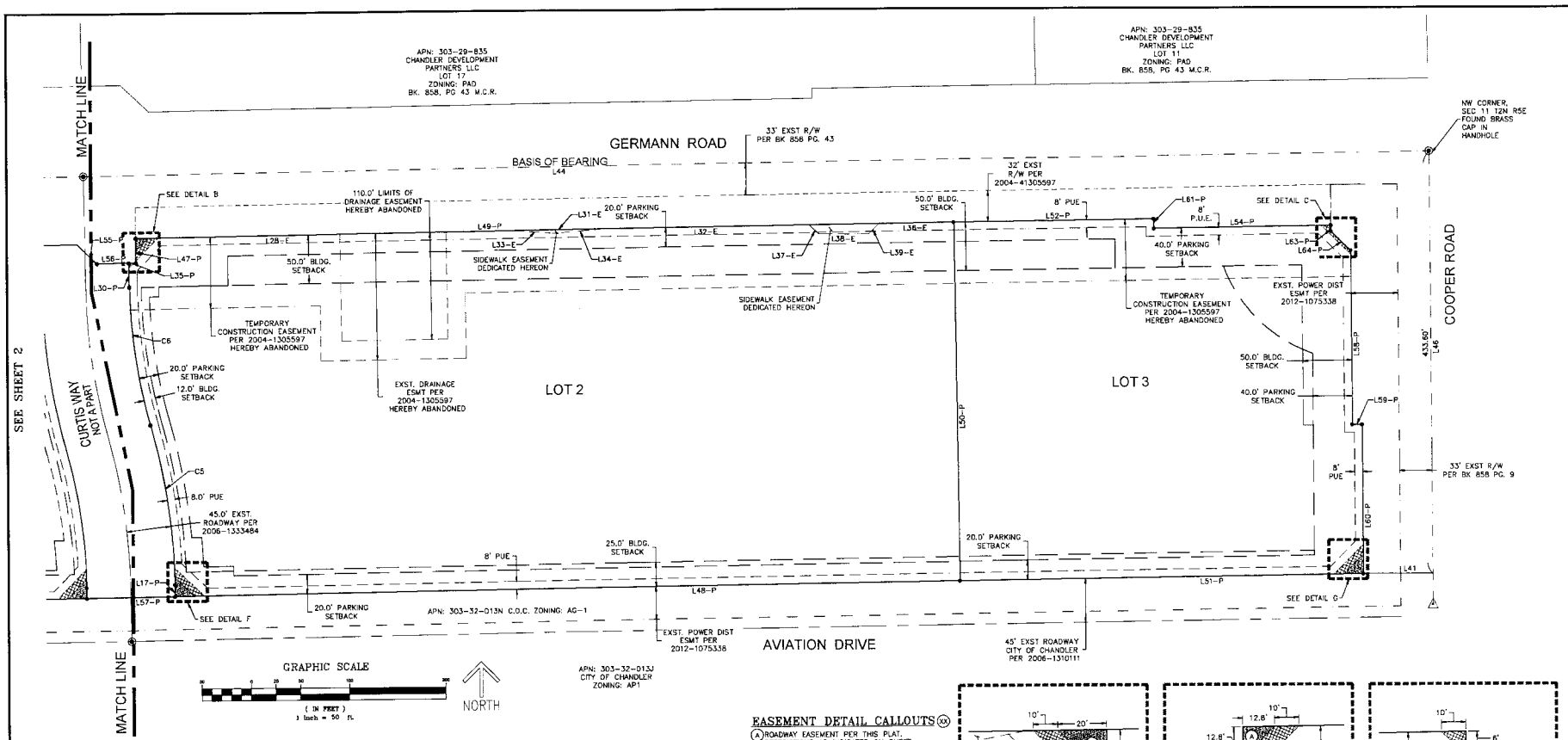
DRAWN BY:	SMZ
CHECKED BY:	NJC
DATE:	12/21/15
SCALE:	
PROJECT #:	14-021
LAST MODIFIED:	
LAST MODIFIED BY:	SK

PO BOX 2368
GLENDALE AZ 85311
PH: (623) 536-1993

REGISTERED LAND SURVEYOR
33308
GEOFFREY K. BRISNALL
Expires 3-31-2017

SHEET 2 OF 3

C6.02



LEGAL DESCRIPTION

THAT PORTION OF SECTION 11, TOWNSHIP OF 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SECTION 11 ALSO BEING THE CENTERLINE INTERSECTION OF GERMANN ROAD AND COOPER ROAD, THENCE SOUTH 00 DEGREES 22 MINUTES 38 SECONDS EAST A DISTANCE OF 433.82 FEET ALONG THE CENTER OF COOPER ROAD; THENCE SOUTH 89 DEGREES 37 MINUTES 22 SECONDS WEST A DISTANCE OF 71.01 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COOPER ROAD AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89 DEGREES 12 MINUTES 46 SECONDS WEST A DISTANCE OF 1215.13 FEET;
THENCE NORTH 00 DEGREES 47 MINUTES 15 SECONDS WEST A DISTANCE OF 10.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 645.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 50 MINUTES 05 SECONDS AN ARC LENGTH OF 167.00 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 555.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 50 MINUTES
06 SECONDS AN ARC LENGTH OF 143.70 FEET; THENCE NORTH 00 DEGREES 47 MINUTES 14 SECONDS WEST A DISTANCE OF 24.93 FEET; THENCE NORTH 89 DEGREES 12 MINUTES 46 SECONDS EAST A DISTANCE OF 7.17 FEET; THENCE NORTH 00 DEGREES 47 MINUTES 14 SECONDS WEST A DISTANCE OF 56.99 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF GERMANN ROAD; THENCE NORTH 89 DEGREES 12 MINUTES 46 SECONDS EAST ALONG SAID GERMANN ROAD SOUTH RIGHT OF WAY A DISTANCE OF 1220.83 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 35 SECONDS EAST A DISTANCE OF 48.00 FEET; THENCE SOUTH 45 DEGREES 34 MINUTES 38 SECONDS EAST A DISTANCE OF 28.18 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 35 SECONDS EAST A DISTANCE OF 179.00 FEET; THENCE NORTH 89 DEGREES 13 MINUTES 18 SECONDS EAST A DISTANCE OF 10.00 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 35 SECONDS EAST A DISTANCE OF 153.10 FEET TO THE TRUE POINT OF BEGINNING.
EXCEPT THAT PORTION SET FORTH AS EXHIBIT "A" OF THAT FINAL ORDER OF CONDEMNATION RECORDED NOVEMBER 5, 2004 AS 2004-1305597 AND BEING MORE PARTICULARLY DESCRIBED AS:
A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11, SAID POINT BEING A FOUND BRASS CAP IN HANDHOLE; FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 11 BEARS SOUTH 89 DEGREES 19 MINUTES 02 SECONDS WEST (BASIS OF BEARING) SAID POINT BEING A FOUND BRASS CAP IN HANDHOLE; THENCE SOUTH 89 DEGREES 19 MINUTES 02 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 101.24 FEET; THENCE SOUTH 00 DEGREES 40 MINUTES 58 SECONDS EAST, 33.00 FEET TO A POINT BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF GERMANN ROAD AND THE WEST RIGHT-OF-WAY LINE OF COOPER ROAD TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 16 MINUTES 12 SECONDS EAST, 42.00 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 02 SECONDS WEST PARALLEL WITH THE AFORESAID NORTH LINE OF SAID SECTION 11, A DISTANCE OF 180.00 FEET; THENCE NORTH 00 DEGREES 40 MINUTES 58 SECONDS WEST, 10.00 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 02 SECONDS WEST PARALLEL WITH THE AFORESAID NORTH LINE OF SAID SECTION 11, A DISTANCE OF 1,042.01 FEET; THENCE NORTH 00 DEGREES 40 MINUTES 58 SECONDS WEST, 32.00 FEET TO A POINT BEING ON THE SAID SOUTH RIGHT-OF-WAY LINE OF GERMANN ROAD; THENCE NORTH 89 DEGREES 19 MINUTES 02 SECONDS EAST PARALLEL WITH THE AFORESAID NORTH LINE OF SAID SECTION 11, A DISTANCE OF 1,221.84 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH:
THAT PORTION OF SECTION 11, TOWNSHIP OF 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING THE NORTH QUARTER OF CORNER SECTION 11, ALSO BEING THE CENTERLINE INTERSECTION OF GERMANN ROAD AND AIRPORT BOULEVARD; THENCE NORTH 89 DEGREES 12 MINUTES 46 SECONDS EAST A DISTANCE OF 1224.90 FEET ALONG THE NORTH SECTION LINE OF SECTION 11; THENCE SOUTH 00 DEGREES 47 MINUTES 14 SECONDS EAST A DISTANCE OF 70.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF GERMANN ROAD ALSO BEING THE TRUE POINT OF BEGINNING;
THENCE SOUTH 00 DEGREES 47 MINUTES 14 SECONDS EAST A DISTANCE OF 44.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 645.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 50 MINUTES 06 SECONDS AN ARC LENGTH OF 167.00 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 555.00 FEET;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 50 MINUTES 05 SECONDS AN ARC LENGTH OF 143.70 FEET; THENCE SOUTH 00 DEGREES 47 MINUTES 15 SECONDS EAST A DISTANCE OF 10.92 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 46 SECONDS WEST A DISTANCE OF 574.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 745.00 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45 DEGREES 33 MINUTES 52 SECONDS AN ARC LENGTH OF 592.46 FEET; THENCE NORTH 48 DEGREES 37 MINUTES 15 SECONDS WEST A DISTANCE OF 103.86 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 159.97 FEET, THE CENTER OF WHICH BEARS NORTH 41 DEGREES 22 MINUTES 52 SECONDS EAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47 DEGREES 54 MINUTES 43 SECONDS AN ARC LENGTH OF 133.77 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF AIRPORT BOULEVARD; THENCE NORTH 89 DEGREES 12 MINUTES 46 SECONDS EAST A DISTANCE OF 205.01 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 33 SECONDS WEST A DISTANCE OF 435.01 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF GERMANN ROAD; THENCE NORTH 89 DEGREES 12 MINUTES 46 SECONDS EAST A DISTANCE OF 428.54 FEET; THENCE SOUTH 86 DEGREES 53 MINUTES 39 SECONDS EAST A DISTANCE OF 242.53 FEET; THENCE SOUTH 83 DEGREES 44 MINUTES 01 SECONDS EAST A DISTANCE OF 152.52 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 2935.00 FEET, THE CENTER OF WHICH BEARS NORTH 01 DEGREES 13 MINUTES 09 SECONDS EAST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02 DEGREES 00 MINUTES 23 SECONDS AN ARC LENGTH OF 102.78 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 12 MINUTES 46 SECONDS EAST A DISTANCE OF 62.51 FEET TO THE TRUE POINT OF BEGINNING.

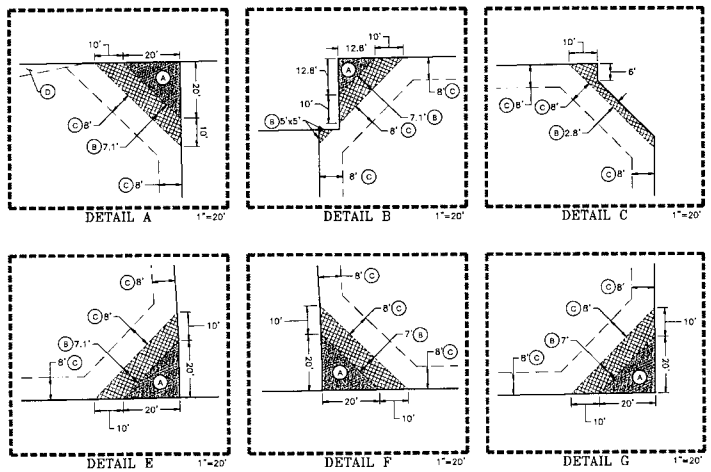
EASEMENT DETAIL CALLOUTS (XX)

(A) ROADWAY EASEMENT PER THIS PLAT. RESTRICTIONS AS INDICATED ON SHEET C6.01.

(B) SITE VISIBILITY EASEMENT PER THIS PLAT. RESTRICTIONS AS INDICATED ON SHEET C6.01.

(C) PUBLIC UTILITY EASEMENT PER THIS PLAT. RESTRICTIONS AS INDICATED ON SHEET C6.01.

(D) SIDEWALK EASEMENT PER THIS PLAN. RESTRICTIONS AS INDICATED ON SHEET C6.01. DIMENSIONS PER PLAN VIEW.



SEE SHEET C6.02 FOR LINE AND CURVE DATA

C.O.C. LOG NO. FPT15-0014

DEVELOPER/OWNER
MERITEX CHANDLER, LLC
24 UNIVERSITY AVENUE NE #200
MINNEAPOLIS, MN 55413
(651) 855-9700

ENGINEER
CEG, INC.
P.O. BOX 2368
GLENDALE, AZ 85311
(623) 336-1993
CONTACT: NATHAN COTRELL

ARCHITECT

FINAL PLAT FOR "METRO CHANDLER AIRPORT CENTER"

S.W. CORNER OF GERMANN & COOPER RD
CHANDLER, ARIZONA

DRAWN BY:	SMZ
CHECKED BY:	NJC
DATE:	12/21/15
SCALE:	
PROJECT #:	14-021
LAST MODIFIED:	
LAST MODIFIED BY:	ck

PO BOX 2368
GLENDALE AZ 85311
PH: (623) 336-1993

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
33308
GEOFFREY K. BRINHALL
Expires 3-31-2017

SHEET 3 OF 3

C6.03