#67
JUL 28 2016

Chandler · Arizona
Where Values Make The Difference

Chandler
All-America City
2010

MEMORANDUM **Planning Division – CC Memo No. 16-075**

DATE: JULY 28, 2016

TO: MAYOR AND COUNCIL

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

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

SUBJECT: FPT16-0017 MAINSTREET TRANSITIONAL CARE FACILITY

Request: Final Plat approval

Location: Southeast corner of Arizona Avenue and Queen Creek Road

Applicant: MS Chandler, LLC

BACKGROUND

This Final Plat is for a post-acute transitional health care facility that was approved by Council in February 2016. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

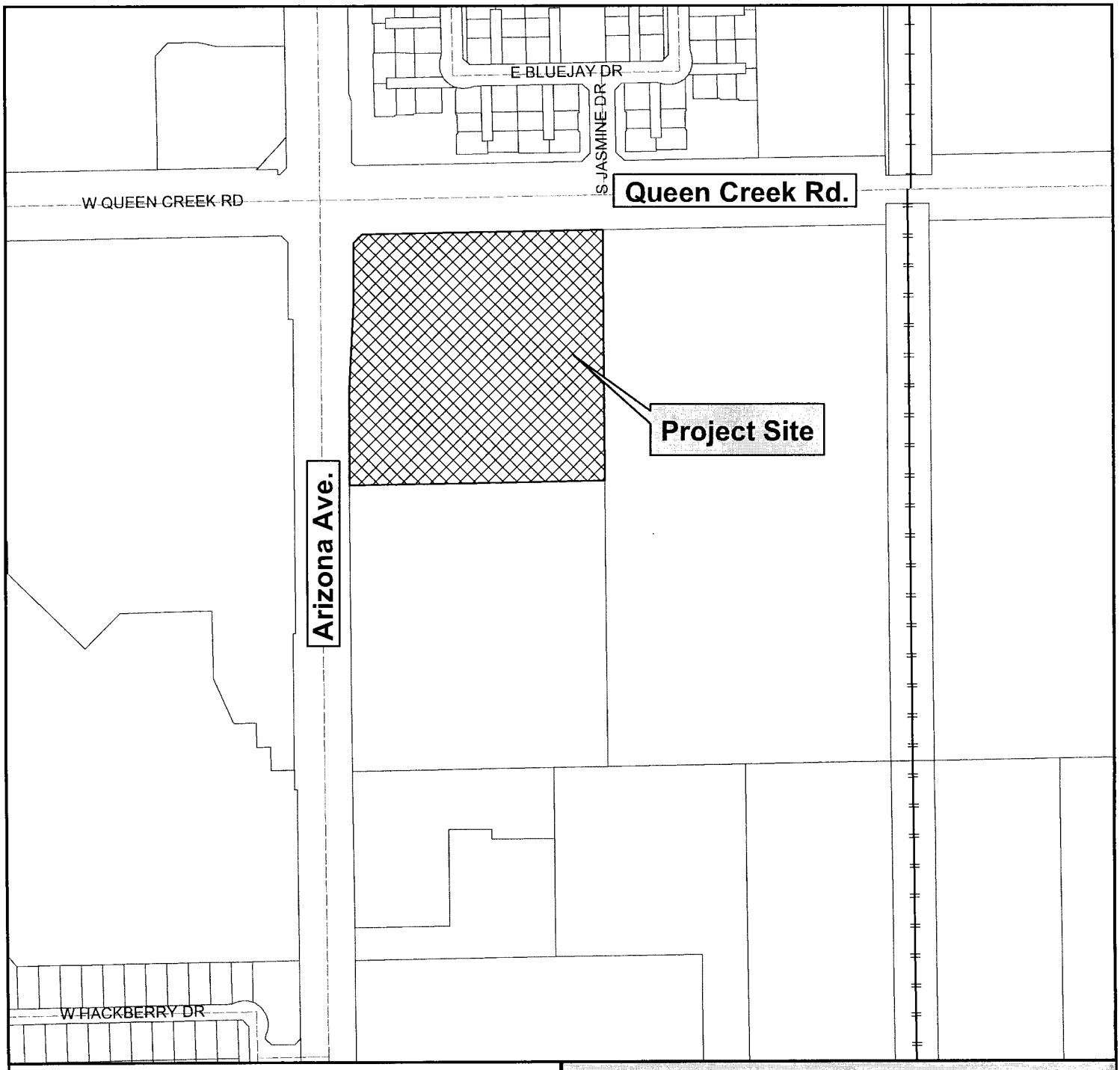
Upon finding consistency with the General Plan, Planning Staff recommends City Council approve Final Plat, FPT16-0017 MAINSTREET TRANSITIONAL CARE FACILITY.

PROPOSED MOTION

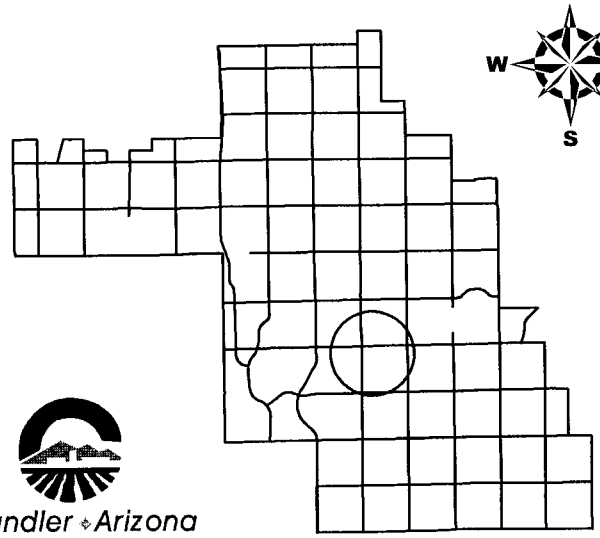
Move City Council approve Final Plat FPT16-0017 MAINSTREET TRANSITIONAL CARE FACILITY, as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Final Plat



Vicinity Map

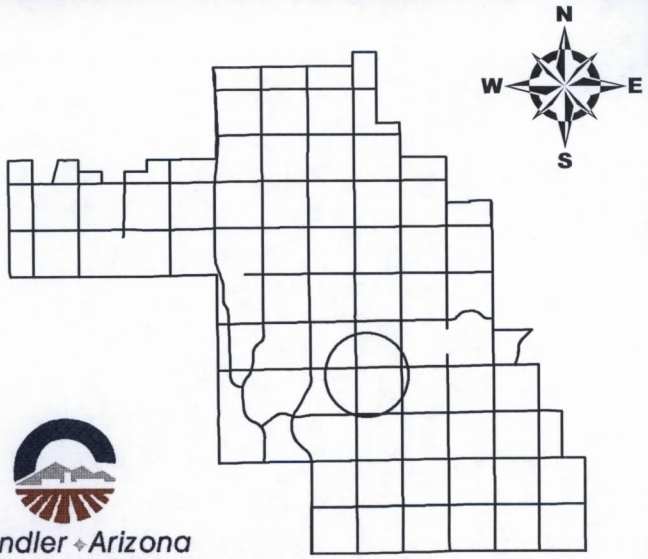


Mainstreet Transitional Care Facility

Chandler ◆ Arizona
Where Values Make The Difference

CITY OF CHANDLER 7/6/2016

Vicinity Map



Chandler • Arizona
Where Values Make The Difference

Mainstreet Transitional Care Facility

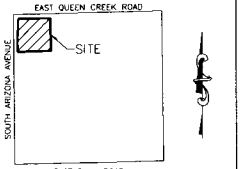
CITY OF CHANDLER 7/6/2016

MAINSTREET TRANSITIONAL CARE FACILITY

A FINAL PLAT

OF

MAINSTREET TRANSITIONAL CARE FACILITY A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT MS CHANDLER, LLC., AN INDIANA LIMITED LIABILITY COMPANY, AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME "MAINSTREET TRANSITIONAL CARE," A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID "MAINSTREET TRANSITIONAL CARE" AND HEREBY DECLARE THAT SAID PLAT SETS FORTH THE LOCATION AND GIVE THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

THAT MS CHANDLER, LLC., AN INDIANA LIMITED LIABILITY COMPANY, AS OWNERS, HEREBY DEDICATE TO THE PUBLIC, FOR USE AS SUCH, THE STREET RIGHT-OF-WAY AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE-DESCRIBED PREMISES.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

AN EASEMENT FOR EMERGENCY VEHICLE ACCESS OVER ALL LOTS AND TRACTS AS SHOWN HEREON IS DEDICATED TO THE CITY OF CHANDLER.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE MS CHANDLER, LLC., AN INDIANA LIMITED LIABILITY COMPANY, SERVICE ASSOCIATION OR ABUTTING PROPERTY OWNER.

IN WITNESS WHERE OF, MS CHANDLER, LLC., AN INDIANA LIMITED LIABILITY COMPANY, AS OWNERS, HAVE HEREUNTO CAUSED THEIR NAMES TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF THE OFFICERS LISTED BELOW, THEREUNTO DULY AUTHORIZED

BY: MS CHANDLER, LLC.

BY:_____DATE_____

ITS:_____

ACKNOWLEDGEMENT

STATE OF INDIANA)
) S.S.
COUNTY OF HAMILTON)

ON THIS ___ DAY OF _____ 2016, 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.

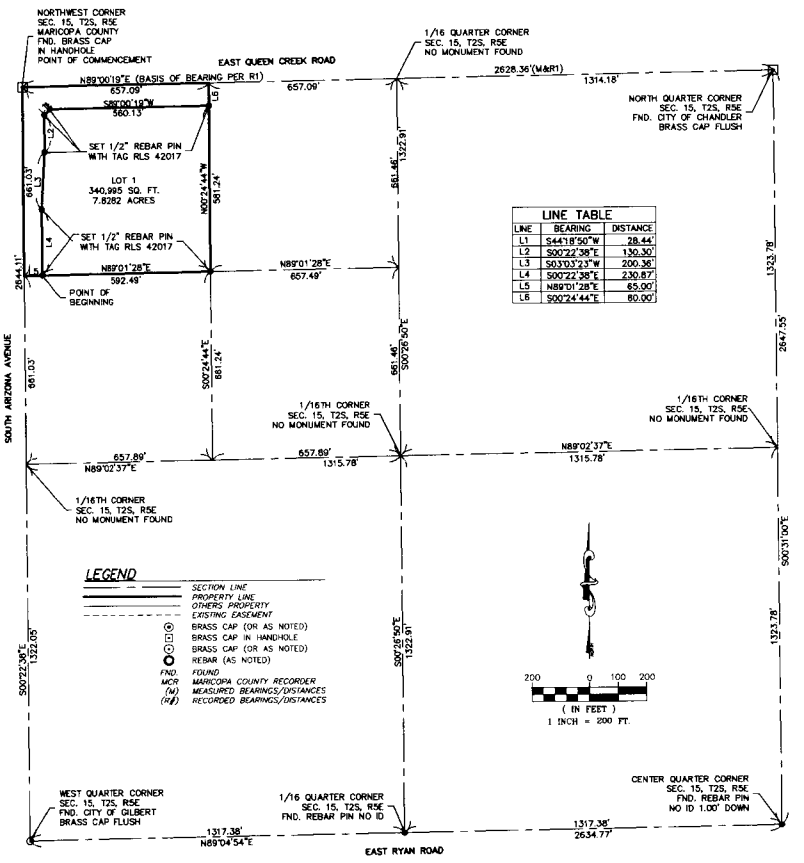
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:_____
DATE

NOTES

1. ALL UTILITIES AND ELECTRIC LINES ARE TO BE INSTALLED UNDERGROUND.
2. CONSTRUCTION WITHIN EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
3. ALL INDIVIDUAL LOT CORNERS SHALL BE SET WITH 1/2" REBAR PIN AND CAP BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT. PROPERTY CORNERS WILL BE SET AT COMPLETION OF MASS GRADING.
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 OTHER COMBINATION THEREOF, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ARE ALLOWED.
6. THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE "X" PER FEMA FLOOD INSURANCE RATE MAP 0401C2740L, WITH A DATE OF MAP REVISION OF OCTOBER 16, 2013.
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 GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.
8. 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 AVIATION EASEMENT GRANTED TO THE CITY OF CHANDLER.
9. 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.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S44°18'50"W	28.44'
L2	S00°22'38"E	130.30'
L3	S03°03'23"W	200.36'
L4	S00°22'38"E	230.87'
L5	N89°01'28"E	65.00'
L6	S00°24'44"E	80.00'

LEGEND

- SECTION LINE
- PROPERTY LINE
- OTHERS PROPERTY
- EXISTING EASEMENT
- BRASS CAP (OR AS NOTED)
- BRASS CAP IN HANDHOLE
- BRASS CAP (OR AS NOTED)
- REBAR (AS NOTED)
- FND. FOUND
- MCR MARICOPA COUNTY RECORDER
- (M) MEASURED BEARINGS/DISTANCES
- (R#) RECORDED BEARINGS/DISTANCES

AVIGATION EASEMENT

MS CHANDLER, LLC., AN INDIANA 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 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 OPERATION 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 OWNER'S (GRANTOR') 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, VIBRATIONS, 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 COVENANT RUNNING WITH THE LAND.

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.

_____ _____
TRANSPORTATION AND DEVELOPMENT DIRECTOR DATE

C.O.C. LOG NO: FPT16-0017

LIENHOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED AS BENEFICIARY OF THE CERTAIN DEED OF TRUST RECORDED IN DOCUMENT NO. _____ OF OFFICIAL RECORDS OF _____ COUNTY, _____, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS PLAT, THE DECLARATION OF RESTRICTIONS RECORDED CURRENTLY HEREWITH, AND EACH AND EVERY DEDICATION CONTAINED HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS SIGNED THEIR NAME THIS ___ DAY OF _____, 2016.

_____(BANK)

BY: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF _____)
) S.S.
COUNTY OF _____)

ON THIS ___ DAY OF _____ 2016, 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: _____
DATE

RECORD LEGAL DESCRIPTION

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE NORTH AND WEST 33 FEET;

ALSO EXCEPTING THAT PORTION CONVEYED TO THE CITY OF CHANDLER IN THAT CERTAIN WARRANTY DEED RECORDED MARCH 01, 1996 AS 96-0140204 OF OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA.

ALSO EXCEPTING THAT PORTION CONDEMNED TO MARICOPA COUNTY FOR FEE SIMPLE RIGHT OF WAY AS DESCRIBED IN EXHIBIT "C" IN THAT CERTAIN FINAL ORDER OF CONDEMNATION RECORDED JANUARY 05, 2007 AS 2007-0020894 OF OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA.

ONE IN THE SAME AS

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15 FROM WHENCE THE WEST QUARTER CORNER BEARS SOUTH 00 DEGREES 22 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 2644.11 FEET;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15 SOUTH 00 DEGREES 22 MINUTES 38 SECONDS EAST, A DISTANCE OF 661.03 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15;

THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15 NORTH 89 DEGREES 01 MINUTES 28 SECONDS EAST, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE EASTERLY ALONG SAID LINE, A DISTANCE OF 592.49 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15;

THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15 NORTH 00 DEGREES 24 MINUTES 44 SECONDS WEST, A DISTANCE OF 581.24 FEET TO THE SOUTHERN RIGHT OF WAY LINE OF EAST QUEEN CREEK ROAD;

THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 89 DEGREES 00 MINUTES 19 SECONDS WEST, A DISTANCE OF 560.13 FEET;

THENCE SOUTH 44 DEGREES 18 MINUTES 50 SECONDS WEST, A DISTANCE OF 28.44 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTH ARIZONA AVENUE AS DESCRIBED IN DOCUMENT NUMBER 96-0140204, MARICOPA COUNTY RECORDER;
THENCE ALONG SAID EAST RIGHT OF WAY LINE SOUTH 00 DEGREES 22 MINUTES 38 SECONDS EAST, A DISTANCE OF 130.30 FEET;

THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE SOUTH 03 DEGREES 03 MINUTES 23 SECONDS WEST, A DISTANCE OF 200.36 FEET;

THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE SOUTH 00 DEGREES 22 MINUTES 38 SECONDS EAST, A DISTANCE OF 230.87 FEET TO THE POINT OF BEGINNING

CONTAINING 340,995 SQUARE FEET OR 7.8282 ACRES, MORE OR LESS.

VICINITY MAP

SCALE: NOT TO SCALE

BASIS OF BEARING

THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEARING N00°22'38"W. (R1)

BENCHMARK

CITY OF CHANDLER BENCHMARK NUMBER 43A DESCRIBED AS A BRASS CAP IN CONCRETE, 100 FEET NORTH AND 70 FEET WEST OF THE INTERSECTION OF ARIZONA AVENUE AND QUEEN CREEK ROAD ON ROADSIDE BY SRP STRUCTURE, MARICOPA COUNTY, ARIZONA. ELEVATION = 1215.57' (NAVD 88 DATUM)

REFERENCE DOCUMENTS

(R1) – MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION SURVEY, PROJECT NO. 69010, AS RECORDED IN BOOK 717, PAGE 8, MCR.

CERTIFICATION

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

_____ _____
CITY ENGINEER DATE

ABANDONED EASEMENT NOTICE

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.

CITY OF CHANDLER APPROVAL

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS ___ DAY OF _____, 2016.

BY:_____ _____
MAYOR DATE

ATTEST:_____ _____
CITY CLERK DATE

PROPERTY ADDRESS

3033 SOUTH ARIZONA AVENUE
CHANDLER, ARIZONA 85248

SHEET INDEX

SHEET 1 COVER PAGE
SHEET 2 FINAL PLAT SHEET(S)

ACKNOWLEDGEMENT

STATE OF _____)
) S.S.
COUNTY OF _____)

ON THIS ___ DAY OF _____ 2016, 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: _____
DATE

SURVEYOR CERTIFICATE

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.

_____
COLIN D. HARVEY
ARIZONA R.L.S. 42017
461 E. DARTMOUTH DRIVE
CASA GRANDE, AZ. 85122

OWNER/DEVELOPER

MS CHANDLER, LLC.
14,990 CLAY TERRACE, STE. 205
CARMEL IN 46032
CONTACT: CHRIS ALEXANDER
PHONE: (317) 582-6925

ARCHITECT

ARCHITECTURAL RESOURCE TEAM, INC.
99 EAST VIRGINIA AVENUE, STE. 120
PHOENIX, AZ 85004
CONTACT: DEV PAWAR
PHONE: (602) 307-5399

CIVIL ENGINEER

COLE & ASSOCIATES, INC.
2701 E. CAMELBACK ROAD,
SUITE 175
PHOENIX, AZ 85016
CONTACT: TED LUTHER
PHONE: (602) 795-4111

LAND SURVEYOR

HARVEY LAND SURVEYING, INC.
461 EAST DARTMOUTH DRIVE
CASA GRANDE, ARIZONA 85122
CONTACT: COLE HARVEY
PHONE: (520) 876-4786

AIRPORT IMPACT OVERLAY NOTICE

THIS DEVELOPMENT IS WITHIN THE CHANDLER MUNICIPAL AIRPORT IMPACT OVERLAY DISTRICT. AN AVIATION EASEMENT SHALL BE PROVIDED AT THE TIME OF FINAL PLATTING.

HARVEY LAND SURVEYING, INC.
461 EAST DARTMOUTH DRIVE
CASA GRANDE, ARIZONA 85122
PHONE: (520) 876-4786
E-MAIL: COLEHARVEY@COX.NET

DRAWN BY: CGR	CHECKED BY: CDH
SCALE: 1" = 200'	
REVISION DATE: 06/24/2016	
JOB NUMBER	SHEET
2015-017	1 OF 2

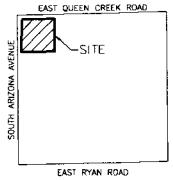
FINAL PLAT FOR
MAINSTREET TRANSITIONAL CARE FACILITY

MAINSTREET TRANSITIONAL CARE FACILITY

A FINAL PLAT

OF

MAINSTREET TRANSITIONAL CARE FACILITY A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP

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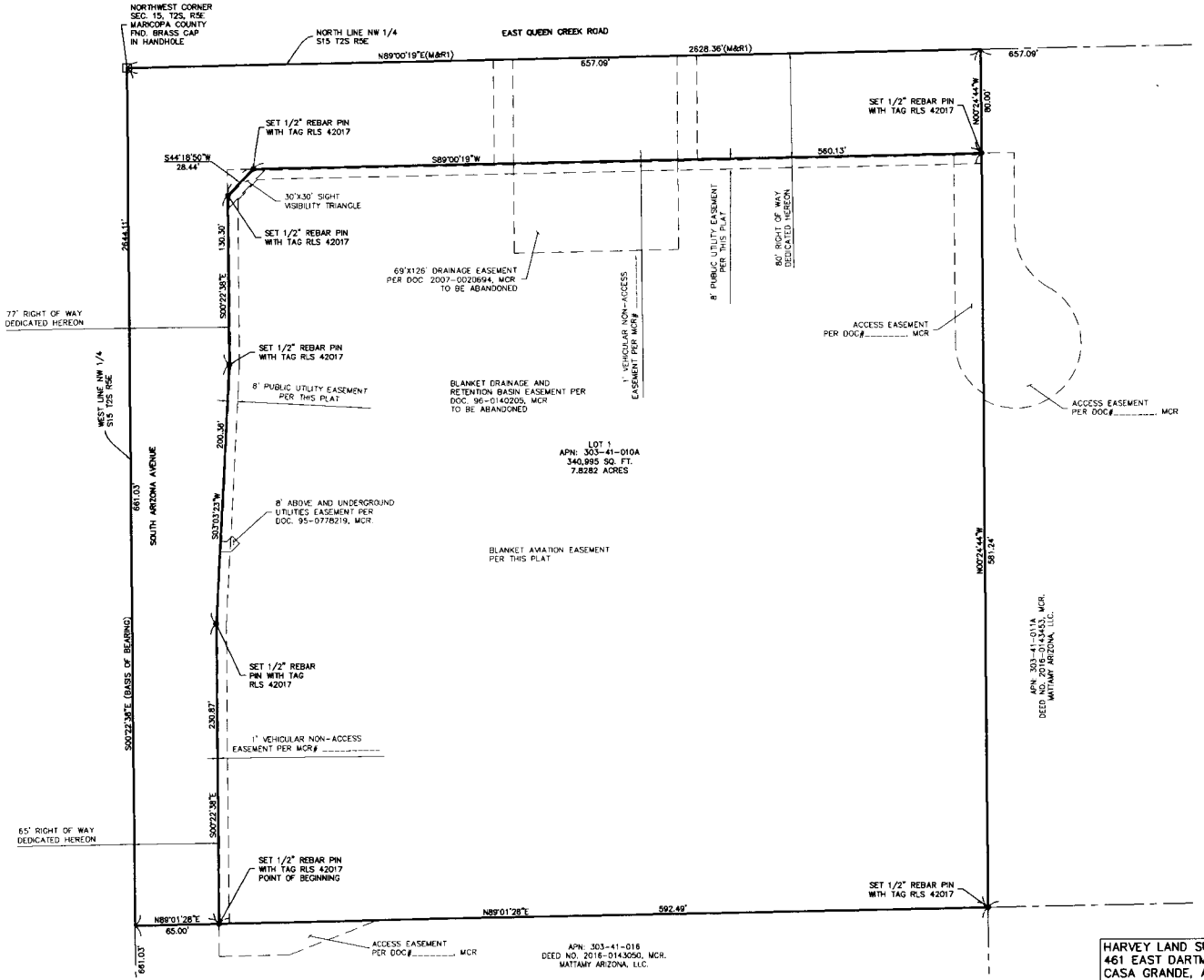

LEGEND

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- BRASS CAP (OR AS NOTED)
- BRASS CAP IN HANDHOLE
- BRASS CAP (OR AS NOTED)
- REBAR (AS NOTED)
- FND. FOUND
- MCR MARICOPA COUNTY RECORDER
- (M) MEASURED BEARINGS/DISTANCES

40 0 20 40

(IN FEET)

1 INCH = 40 FT.

C.O.C. LOG NO. _____

HARVEY LAND SURVEYING, INC. 461 EAST DARTMOUTH DRIVE CASA GRANDE, ARIZONA 85122 PHONE: (520) 876-4786 E-MAIL: COLEHARVEY@COX.NET	DRAWN BY: CGR	CHECKED BY: CDH
	SCALE: 1" = 40'	
	DATE: 06/24/2016	
	JOB NUMBER	SHEET
FINAL PLAT FOR MAINSTREET TRANSITIONAL CARE FACILITY	2015-017	2 OF 2