#43
AUG 11 2016

Chandler · Arizona
*Where Values Make The Difference*

Chandler
All-America City
2010

**MEMORANDUM** **Planning Division – CC Memo No. 16-097**

**DATE:** AUGUST 11, 2016

**TO:** MAYOR AND COUNCIL

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

**FROM:** ERIK SWANSON, SENIOR CITY PLANNER

**SUBJECT:** FPT16-0003 AZ 202

Request: Final Plat (FPT) approval

Location: Southwest corner of Arizona Avenue and Pecos Road

Applicant: Adrian Burcham, Hubbard Engineering

## BACKGROUND

The Final Plat is for a retail, office, and hotel development that received Preliminary Development Plan approval by City Council in late 2012. 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, FPT16-0003 AZ 202.

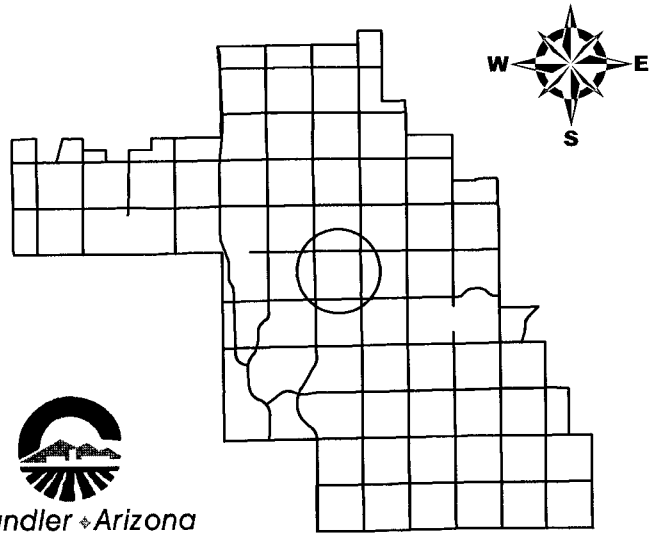
## PROPOSED MOTION

Move City Council approve Final Plat, FPT16-0003 AZ 202, as recommended by Planning Staff.

## Attachments

1. Vicinity Maps
2. Final Plat

# Vicinity Map

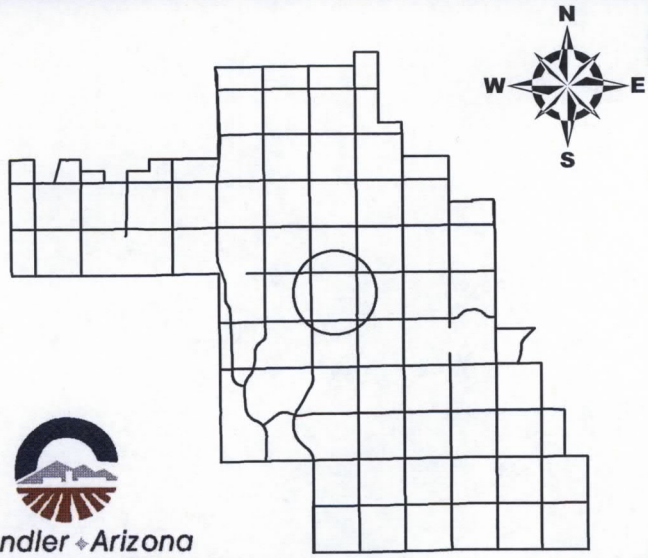



AZ 202

Chandler ◆ Arizona
*Where Values Make The Difference*

CITY OF CHANDLER 5/4/2016

# Vicinity Map




AZ 202

Chandler • Arizona
*Where Values Make The Difference*

CITY OF CHANDLER 5/4/2016

## DEDICATION

STATE OF ARIZONA )
) SS
COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENTS:
MERIDIAN WEST AZ/202 L.L.C, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "AZ 202", BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "AZ 202" A COMMERCIAL DEVELOPMENT AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT, STREETS, TRACTS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH, RESPECTIVELY ON SAID PLAT AND THAT MERIDIAN WEST AZ/202 L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH, THE RIGHT-OF-WAY FOR PUBLIC STREETS AND PUBLIC UTILITIES.
MERIDIAN WEST AZ/202 L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY DEDICATE TO THE CITY OF CHANDLER.

1. A PERPETUAL, NON-EXCLUSIVE VEHICULAR NON ACCESS EASEMENT (V.N.A.E.) UPON, OVER, AND ACROSS THE PARCEL OF LAND AS SHOWN DETAILED HEREON. THE PURPOSE OF THE EASEMENT IS FOR PROHIBITING VEHICULAR ACCESS. CONSTRUCTION OF ANY STRUCTURE OR DEVELOPMENT OF ANY KIND SHALL NOT BE PERMITTED ON OR WITHIN SAID EASEMENT.
2. A PERPETUAL, NON-EXCLUSIVE SIDEWALK EASEMENT UPON, OVER, AND ACROSS THE PARCEL OF LAND SHOWN. THE PURPOSE OF THE EASEMENT IS FOR PROVIDING PEDESTRIAN ACCESS.
3. A PERPETUAL, NON-EXCLUSIVE WATER EASEMENT UPON, OVER, UNDER AND ACROSS A PORTION OF THE PARCEL OF LAND AS SHOWN DETAILED HEREON. THE PURPOSE OF THE EASEMENT IS FOR UNDERGROUND WATER PIPES, ABOVE GROUND APPURTENANCES AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT FROM TIME TO TIME OF PIPES AND FACILITIES RELATED THERETO.
4. A PERPETUAL, NON-EXCLUSIVE SIGHT VISIBILITY TRIANGLE (S.V.T.) UPON, AND ACROSS THE PARCEL OF LAND SHOWN HEREON. THE PURPOSE OF PRESERVING THE PROPERTY AS A TRAFFIC SAFETY VISIBILITY AREA FREE OF ANY OBSTRUCTIONS TO THE VIEW OF PERSONS LOOKING ACROSS THE PROPERTY. 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 SPACES NOT LESS THAN 8' APART.
5. A PERPETUAL, NON-EXCLUSIVE EMERGENCY VEHICULAR ACCESS EASEMENT. THIS IS A BLANKET EASEMENT.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.
THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION OR ABUTTING PROPERTY OWNER.
TRACT "A" IS NOT DEDICATED TO THE PUBLIC, BUT IS PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF PROPERTY OWNERS ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.
IN WITNESS WHEREOF:
MERIDIAN WEST AZ/202 L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF

________ ITS ________ THEREUNTO DULY AUTHORIZED

THIS ___ DAY OF ________, 2016. BY: ________
OWNER/AUTHORIZED SIGNER

## ACKNOWLEDGEMENT

STATE OF ARIZONA )
) SS
COUNTY OF MARICOPA )

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:

________ ________ ________, 2016
NOTARY PUBLIC DATE COMMISSION EXPIRES

## 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, THE DECLARATION OF RESTRICTIONS RECORDED CONCURRENTLY HEREWITH, AND EACH AND EVERY DEDICATION CONTAINED HEREIN.
IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAMES THIS ______ DAY OF ________, 2016
BY: ________ ITS: ________

## ACKNOWLEDGEMENT

STATE OF ARIZONA )
) SS
COUNTY OF MARICOPA )

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:

________ ________ ________, 2016
NOTARY PUBLIC DATE COMMISSION EXPIRES

## RATIFICATION

BY THIS RATIFICATION ________ DULY ELECTED ________ OF ________ ACKNOWLEDGES THE RESPONSIBILITIES IDENTIFIED HEREON.

________ ________
SIGNATURE DATE

## ACKNOWLEDGEMENT

STATE OF ARIZONA )
) SS
COUNTY OF MARICOPA )

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:

________ ________ ________, 2016
NOTARY PUBLIC DATE COMMISSION EXPIRES

## LEGAL DESCRIPTION (PARENT PARCELS)

PARCEL 1:
LOT 1, SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE NORTH 33.00 FEET;
AND EXCEPT THE EAST 33.00 FEET;
AND EXCEPT THE EAST 45.00 FEET OF THE NORTH 63.00 FEET OF LOT 1, SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE NORTH 33.00 FEET; AND
EXCEPT THE EAST 33.00 FEET; AND
EXCEPT THAT PORTION OF LOT 1, SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4;
THENCE SOUTH 00 DEGREES 22 MINUTES 27 SECONDS EAST, 33.03 FEET ALONG THE EAST LINE OF SAID SECTION 4;
THENCE DEPARTING SAID EAST LINE SOUTH 89 DEGREES 37 MINUTES 33 SECONDS WEST, 45.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ARIZONA AVENUE AND THE POINT OF BEGINNING;
THENCE SOUTH 00 DEGREES 22 MINUTES 27 SECONDS EAST, 30.00 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE;
THENCE NORTH 89 DEGREES 35 MINUTES 18 SECONDS EAST, 12.00 FEET;
THENCE SOUTH 00 DEGREES 22 MINUTES 27 SECONDS EAST, 1400.77 FEET TO THE SOUTH LINE OF SAID LOT 1;
THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY SOUTH 89 DEGREES 04 MINUTES 50 SECONDS WEST, 13.24 FEET ALONG SAID SOUTH LINE OF LOT 1;
THENCE DEPARTING SAID SOUTH LINE NORTH 04 DEGREES 21 MINUTES 47 SECONDS WEST, 537.40 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 3884.72 FEET;
THENCE NORTHERLY 339.29 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05 DEGREES 00 MINUTES 15 SECONDS;
THENCE NORTH 00 DEGREES 38 MINUTES 28 SECONDS EAST, 311.49 FEET;
THENCE NORTH 14 DEGREES 44 MINUTES 07 SECONDS WEST, 41.48 FEET;

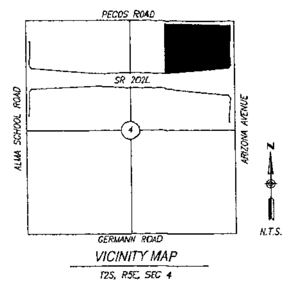
# FINAL PLAT OF
# "AZ 202"

A PORTION OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

## LEGAL DESCRIPTION (PARENT PARCELS)

THENCE NORTH 00 DEGREES 38 MINUTES 28 SECONDS EAST, 75.00 FEET;
THENCE NORTH 08 DEGREES 15 MINUTES 17 SECONDS EAST, 83.03 FEET;
THENCE NORTH 44 DEGREES 53 MINUTES 07 SECONDS WEST, 42.03 FEET;
THENCE SOUTH 89 DEGREES 35 MINUTES 18 SECONDS WEST, 87.09 FEET;
THENCE NORTH 84 DEGREES 42 MINUTES 04 SECONDS WEST, 100.50 FEET;
THENCE NORTH 88 DEGREES 24 MINUTES 25 SECONDS WEST, 200.12 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PECOS ROAD;
THENCE NORTH 89 DEGREES 35 MINUTES 18 SECONDS EAST, 454.98 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING;
EXCEPT THAT PORTION OF LOT 1 OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING WEST OF THE EXISTING WEST RIGHT OF WAY LINE OF ARIZONA AVENUE AND SOUTH AND EAST OF THE FOLLOWING DESCRIBED LINE:
LINE DESCRIPTION:
COMMENCING AT A CITY OF CHANDLER (C.O.C.) BRASS CAP IN A HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 4 FROM WHICH A C.O.C. BRASS CAP IN A HAND HOLE MARKING THE EAST QUARTER CORNER OF SAID SECTION 4 BEARS SOUTH 00 DEGREES 22 MINUTES 08 SECONDS EAST 2788.00 FEET;
THENCE ALONG THE NORTH LINE OF SAID SECTION 4, SOUTH 89 DEGREES 35 MINUTES 04 SECONDS WEST 16.97 FEET TO THE SURVEY CENTERLINE OF SAID ARIZONA AVENUE;
THENCE ALONG SAID SURVEY CENTERLINE OF ARIZONA AVENUE SOUTH 00 DEGREES 38 MINUTES 45 SECONDS WEST 514.56 FEET;
THENCE NORTH 89 DEGREES 21 MINUTES 15 SECONDS WEST 65.00 FEET TO SAID EXISTING WEST RIGHT OF WAY LINE OF ARIZONA AVENUE AND THE POINT OF BEGINNING FOR THIS LINE DESCRIPTION;
THENCE CONTINUING NORTH 89 DEGREES 21 MINUTES 15 SECONDS WEST 17.00 FEET;
THENCE SOUTH 00 DEGREES 38 MINUTES 45 SECONDS WEST 75.56 FEET;
THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 3901.72 FEET, A LENGTH OF 340.77 FEET;
THENCE SOUTH 04 DEGREES 21 MINUTES 30 SECONDS EAST 71.09 FEET TO A POINT HEREINAFTER CALLED POINT "A";
THENCE CONTINUING SOUTH 04 DEGREES 21 MINUTES 30 SECONDS EAST 135.00 FEET;
THENCE SOUTH 39 DEGREES 46 MINUTES 12 SECONDS WEST 88.25 FEET;
THENCE SOUTH 84 DEGREES 46 MINUTES 14 SECONDS WEST 1169.47 FEET;
THENCE NORTH 65 DEGREES 15 MINUTES 24 SECONDS WEST 27.85 FEET;
THENCE SOUTH 84 DEGREES 46 MINUTES 04 SECONDS WEST 23.25 FEET;
THENCE SOUTH 53 DEGREES 46 MINUTES 53 SECONDS WEST 27.03 FEET;
THENCE SOUTH 84 DEGREES 46 MINUTES 14 SECONDS WEST 429.29 FEET;
THENCE NORTH 89 DEGREES 14 MINUTES 08 SECONDS WEST 833.05 FEET TO THE POINT OF ENDING ON THE NORTH-SOUTH MIDSECTION LINE OF SAID SECTION 4 BEING SOUTH 00 DEGREES 55 MINUTES 16 SECONDS EAST 1325.07 FEET FROM A BRASS CAP IN A HANDHOLE MARKING THE NORTH QUARTER CORNER OF SAID SECTION 4;
EXCEPT THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4, SAID CORNER BEING MONUMENTED WITH A BRASS CAP IN HAND HOLE;
THENCE SOUTH 89 DEGREES 35 MINUTES 03 SECONDS WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1326.02 FEET TO THE NORTHWEST CORNER OF GLO LOT 1 OF SAID SECTION 4, SAID CORNER BEING MONUMENTED WITH A BRASS CAP FLUSH;
THENCE SOUTH 00 DEGREES 39 MINUTES 09 SECONDS EAST, ALONG THE WEST LINE OF SAID GLO LOT 1 A DISTANCE OF 33.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 35 MINUTES 03 SECONDS EAST, PARALLEL WITH AND 33.00 FEET SOUTH OF SAID NORTH LINE A DISTANCE OF 825.88 FEET TO THE MOST WESTERLY CORNER OF THAT CERTAIN PARCEL DESCRIBED IN INSTRUMENT 97-0044507, RECORDS OF SAID COUNTY;
THE NEXT FIVE CALLS FOLLOW THE BOUNDARY OF SAID CERTAIN PARCEL;
THENCE SOUTH 88 DEGREES 24 MINUTES 40 SECONDS EAST, A DISTANCE OF 200.12 FEET;
THENCE SOUTH 84 DEGREES 42 MINUTES 19 SECONDS EAST, A DISTANCE OF 100.49 FEET;
THENCE NORTH 89 DEGREES 35 MINUTES 03 SECONDS EAST, A DISTANCE OF 87.09 FEET;
THENCE SOUTH 44 DEGREES 53 MINUTES 22 SECONDS EAST, A DISTANCE OF 42.03 FEET;
THENCE SOUTH 08 DEGREES 15 MINUTES 02 SECONDS WEST, A DISTANCE OF 43.13 FEET;
THENCE DEPARTING SAID BOUNDARY OF CERTAIN PARCEL NORTH 41 DEGREES 04 MINUTES 57 SECONDS WEST, A DISTANCE OF 24.56 FEET;
THENCE SOUTH 89 DEGREES 35 MINUTES 03 SECONDS WEST, PARALLEL WITH AND 104.00 FEET SOUTH OF SAID NORTH LINE A DISTANCE OF 307.60 FEET;
THENCE NORTH 00 DEGREES 24 MINUTES 58 SECONDS WEST, A DISTANCE OF 10.00 FEET;
THENCE SOUTH 89 DEGREES 35 MINUTES 03 SECONDS WEST, PARALLEL WITH AND 94.00 FEET SOUTH OF SAID NORTH LINE A DISTANCE OF 149.80 FEET;
THENCE NORTH 89 DEGREES 16 MINUTES 03 SECONDS WEST, A DISTANCE OF 762.47 FEET TO A POINT ON SAID WEST LINE OF GLO LOT 1;
THENCE NORTH 00 DEGREES 39 MINUTES 09 WEST, ALONG SAID WEST LINE A DISTANCE OF 45.72 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT THAT PORTION CONVEYED TO THE CITY OF CHANDLER BY ORDER OF CONDEMNATION RECORDED IN RECORDING NO. 2011-140606 MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PORTION OF THAT PARCEL DESCRIBED IN DOCUMENT NUMBER 2006-1346783, OFFICIAL RECORDS OF MARICOPA COUNTY, SITUATED IN GLO LOT 1, SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A BRASS CAP IN HAND HOLE AT THE NORTHEAST CORNER OF SAID SECTION 4, FROM WHICH A BRASS CAP IN HAND HOLE AT THE NORTH QUARTER CORNER OF SAID SECTION 4 BEARS SOUTH 89 DEGREES 35 MINUTES 07 SECONDS WEST (AN ASSUMED BEARING) AT A DISTANCE OF 2652.04;
THENCE SOUTH 89 DEGREES 35 MINUTES 07 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, FOR A DISTANCE OF 16.98 FEET TO A POINT ON THE ARIZONA AVENUE CONSTRUCTION CENTERLINE, AS SHOWN ON FINAL PLAT OF SANTAN GATEWAY – PARCEL 1, PER BOOK 694, PAGE 30, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE SOUTH 00 DEGREES 38 MINUTES 39 SECONDS WEST, ALONG SAID CENTER LINE, FOR A DISTANCE OF 176.03 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 176 FEET OF SAID GLO LOT 1;
THENCE SOUTH 89 DEGREES 35 MINUTES 07 SECONDS WEST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 76.01 FEET TO A POINT ON THE WEST LINE OF ARIZONA AVENUE RIGHT-OF-WAY, SAID POINT BEING THE POINT OF BEGINNING;
THENCE SOUTH 00 DEGREES 38 MINUTES 39 SECONDS WEST, ALONG SAID WEST LINE, FOR A DISTANCE OF 48.51 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 224.50 FEET OF SAID GLO LOT 1;
THENCE SOUTH 89 DEGREES 35 MINUTES 07 SECONDS WEST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 4.50 FEET TO A POINT ON A LINE PARALLEL WITH AND 80.50 FEET EAST OF SAID ARIZONA AVENUE CONSTRUCTION CENTERLINE;
THENCE N00 DEGREES 38 MINUTES 37 SECONDS EAST, ALONG SAID PARALLEL LINE, FOR A DISTANCE OF 48.51 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 176 FEET OF SAID GLO LOT 1;
THENCE NORTH 89 DEGREES 35 MINUTES 07 SECONDS EAST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 4.50 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
A PORTION OF LOT 2, SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2;
THENCE SOUTH 00 DEGREES 16 MINUTES 39 SECONDS WEST (SOUTH 00 DEGREES 16 MINUTES 20 SECONDS WEST, RECORD), ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF PECOS ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 00 DEGREES 16 MINUTES 39 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 1316.88 FEET TO A POINT;
THENCE NORTH 89 DEGREES 29 MINUTES 05 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 1319.72 FEET (1320.40 FEET, RECORD) TO A POINT ON THE WEST LINE OF SAID LOT 2, (SAID WEST LINE ALSO BEING THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 4);
THENCE NORTH 00 DEGREES 01 MINUTES 02 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 1316.91 FEET TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF PECOS ROAD;
THENCE SOUTH 89 DEGREES 29 MINUTES 05 SECONDS EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1325.70 FEET (1325.74 FEET, RECORD), TO THE TRUE POINT OF BEGINNING;
EXCEPT THE WEST 890.00 FEET, AS MEASURED ALONG THE NORTH LINE THEREOF; AND ALSO EXCEPT THAT PORTION LYING SOUTH OF THE NORTH LINE OF PROPERTY DESCRIBED IN FINAL ORDER OF CONDEMNATION RECORDED AS 2004-1080917 OF OFFICIAL RECORDS; AND ALSO EXCEPT THAT PORTION TAKEN BY FINAL ORDER OF CONDEMNATION RECORDED AS 2004-1228051 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:
THAT PORTION OF GLO LOT 2 OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2, SAID CORNER BEING MONUMENTED WITH A BRASS CAP FLUSH;
THENCE SOUTH 00 DEGREES 39 MINUTES 09 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 33.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 00 DEGREES 39 MINUTES 09 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 45.72 FEET;
THENCE NORTH 89 DEGREES 16 MINUTES 03 SECONDS WEST, A DISTANCE OF 435.10 FEET TO A POINT ON THE EAST LINE OF STONEBRIDGE RANCH APARTMENTS ACCORDING TO BOOK 595 OF MAPS, PAGE 18, RECORDS OF SAID COUNTY;
THENCE NORTH 00 DEGREES 55 MINUTES 20 SECONDS WEST, ALONG LAST SAID EAST LINE A DISTANCE OF 37.00 FEET;
THENCE NORTH 89 DEGREES 35 MINUTES 03 SECONDS EAST PARALLEL WITH AND 33.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 435.15 FEET TO THE TRUE POINT OF BEGINNING; AND EXCEPT ALL MINERALS, COAL, CARBONS, HYDROCARBONS, OIL, GAS, CHEMICAL ELEMENTS AND COMPOUNDS, WHETHER IN SOLID, LIQUID OR GASEOUS FORMS, AND ALL STEAM AND OTHER FORM OF THERMAL ENERGY ON, IN OR UNDER THE LAND AS RESERVED BY PROPERTY RESERVE ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY IN DEED RECORDED OCTOBER 10, 2006 AS 06-1336201 OF OFFICIAL RECORDS.
THE ABOVE DESCRIBED PROPERTY IS TO BE KNOWN AS: LOTS 1 THROUGH 12, INCLUSIVE, AND TRACT A, AZ 202, ACCORDING TO BOOK ___ OF MAPS, PAGE ___, RECORDS OF MARICOPA COUNTY, ARIZONA.




VICINITY MAP
T2S, R5E, SEC 4

## SHEET INDEX

1 COVER SHEET
2 FINAL PLAT BOUNDARY, NEW R/W & EXISTING EASEMENTS
3 EASEMENTS DEDICATED PER THIS PLAT

## OWNER

MERIDIAN WEST AZ/202 LLC,
1048 N. 44TH STREET – SUITE #325
PHOENIX, AZ 85008

## SURVEYOR/ENGINEER

HUBBARD ENGINEERING
1201 S. ALMA SCHOOL RD. SUITE #12000
MESA, AZ 85210
PHONE: (480) 892-3313
FAX: (480) 892-7051
CONTACT: ADRIAN BURCHAM, RLS

## ZONING

PAD

## PARCEL ACREAGES

LOT 1 – 503,120 SQ. FT. OR 11.5501 AC +\-
LOT 2 – 140,003 SQ. FT. OR 3.2140 AC +\-
LOT 3 – 41,526 SQ. FT. OR 0.9533 AC +\-
LOT 4 – 137,824 SQ. FT. OR 3.1640 AC +\-
LOT 5 – 168,125 SQ. FT. OR 3.8596 AC +\-
LOT 6 – 105,826 SQ. FT. OR 2.4248 AC +\-
LOT 7 – 45,707 SQ. FT. OR 1.0493 AC +\-
LOT 8 – 233,058 SQ. FT. OR 5.3503 AC +\-
LOT 9 – 220,320 SQ. FT. OR 5.0579 AC +\-
LOT 10 – 101,426 SQ. FT. OR 2.3284 AC +\-
LOT 11 – 59,410 SQ. FT. OR 1.3639 AC +\-
LOT 12 – 85,404 SQ. FT. OR 1.9606 AC +\-
TRACT A – 106,702 SQ. FT. OR 2.4495 AC +\-

GROSS AREA (BOUNDARY TO MONUMENT LINE)
TOTAL AREA – 2,147,595 SQ. FT. OR 49.3020 AC +\-

NET AREA (GROSS AREA MINUS EXISTING & DEDICATED RIGH-OF-WAY)
PARCEL #1 – 1,411,358 SQ. FT. OR 32.4003 AC +\-
PARCEL #2 – 536,892 SQ. FT. OR 12.3254 AC +\-
TOTAL AREA – 1,948,251 SQ. FT. OR 44.7257 AC +\-

## PARENT PARCELS

GDACS PLSS SUBDIVISION RECORD OF SURVEY, BK. 589 PG. 48, M.C.R.
ALTA/ACSM LAND TITLE SURVEY, BK. 811 PG. 45
ADOT R/W PLANS, PRICE RD. – ARIZONA AVENUE, RAM 600-7-802

## NOTES

1. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
2. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLATED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
3. 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.
4. 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 REGULATION 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 OF PERMITS HELD BY OR IN THE NAME OF THE TITLEHOLDER(S) BENEFITING OR OTHERWISE APPLICABLE TO THE COMMON AREA TRACTS.
5. 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 PROPERTY ASSOCIATION. THE PROPERTY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
6. ALL INDIVIDUAL LOT PROPERTY CORNERS SHALL BE SET WITH 1/2" REBAR AND CAP OR TAG BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT. PROPERTY CORNERS WILL BE SET AT COMPLETION OF MASS GRADING.
7. THESE PRIVATE STREETS WILL REMAIN PRIVATE AND WILL NEVER CONVERT TO PUBLIC OWNERSHIP.

## BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA HAVING A BEARING OF N89°35'07"W AS SHOWN ON THE PLSS SUBDIVISION RECORD OF SURVEY RECORDED AT BOOK 589 PAGE 48, M.C.R.

## CERTIFICATION

THIS IS TO CERTIFY THAT IN MY OPINION ALL LOTS, PARCELS AND TRACTS SHOWN ON THIS PLAT CONFORM TO GOOD LAND PLANING POLICIES AND ARE SUITABLE FOR THE PURPOSES 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

## APPROVAL

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS

___ DAY OF ________, 2016.

BY: ________ ________
MAYOR DATE

ATTEST:

________ ________
CITY CLERK DATE

## 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.

ADRIAN M. BURCHAM, R.L.S.
REGISTRATION NO. 41282
1201 S. ALMA SCHOOL RD., SUITE #12000
MESA, AZ 85210

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
41282
ADRIAN M. BURCHAM
ARIZONA, U.S.A.

HUBBARD
ENGINEERING
1201 S. Alma School Rd.
Suite 12000
Mesa, AZ 85210
Ph: 480.892.3313
www.hubbardengineering.com

AZ 202
FINAL PLAT – COVER
City of Chandler, Maricopa County, Arizona

| Project No. | Date | Project Manager | Project Eng. |
|---|---|---|---|
| 15152 | 04/05/16 | J. HAWS | |

Sht: 1 of 3

C.O.C. LOG NO.: FPT16-0003

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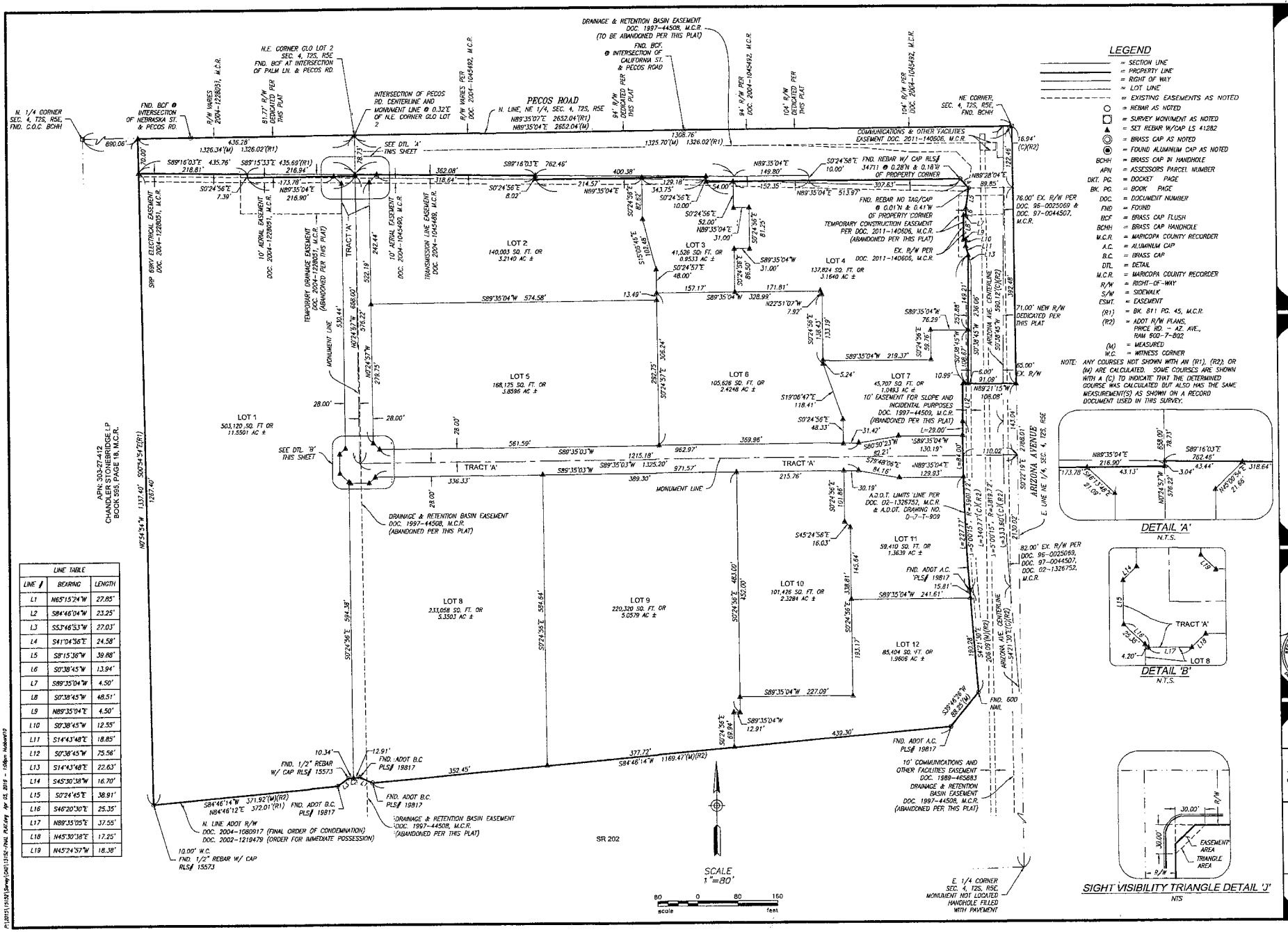



## LEGEND

| | |
|---|---|
| | = SECTION LINE |
| | = PROPERTY LINE |
| | = RIGHT OF WAY |
| | = LOT LINE |
| | = EXISTING EASEMENTS AS NOTED |
| ○ | = REBAR AS NOTED |
| □ | = SURVEY MONUMENT AS NOTED |
| ▲ | = SET REBAR W/CAP LS 41282 |
| ◎ | = BRASS CAP AS NOTED |
| ◉ | = FOUND ALUMINUM CAP AS NOTED |
| BCHH | = BRASS CAP IN HANDHOLE |
| APN | = ASSESSORS PARCEL NUMBER |
| DKT. PG. | = DOCKET PAGE |
| BK. PG. | = BOOK PAGE |
| DOC. | = DOCUMENT NUMBER |
| FND | = FOUND |
| BCF | = BRASS CAP FLUSH |
| BCHH | = BRASS CAP HANDHOLE |
| M.C.R. | = MARICOPA COUNTY RECORDER |
| A.C. | = ALUMINUM CAP |
| B.C. | = BRASS CAP |
| DTL. | = DETAIL |
| M.C.R. | = MARICOPA COUNTY RECORDER |
| R/W | = RIGHT-OF-WAY |
| S/W | = SIDEWALK |
| ESMT. | = EASEMENT |
| (R1) | = BK. 811 PG. 45, M.C.R. |
| (R2) | = ADOT R/W PLANS, PRICE RD. – AZ. AVE., RAM 900-7-802 |
| (M) | = MEASURED |
| W.C. | = WITNESS CORNER |

NOTE: ANY COURSES NOT SHOWN WITH AN (R1), (R2), OR (M) ARE CALCULATED. SOME COURSES ARE SHOWN WITH A (C) TO INDICATE THAT THE DETERMINED COURSE WAS CALCULATED BUT ALSO HAS THE SAME MEASUREMENT(S) AS SHOWN ON A RECORD DOCUMENT USED IN THIS SURVEY.

| LINE TABLE | | |
|---|---|---|
| LINE # | BEARING | LENGTH |
| L1 | N65°15'24"W | 27.85' |
| L2 | S84°46'04"W | 23.25' |
| L3 | S53°46'53"W | 27.03' |
| L4 | S41°04'56"E | 24.58' |
| L5 | S8°15'36"W | 39.88' |
| L6 | S0°38'45"W | 13.94' |
| L7 | S89°35'04"W | 4.50' |
| L8 | S0°38'45"W | 48.51' |
| L9 | N89°35'04"E | 4.50' |
| L10 | S0°38'45"W | 12.55' |
| L11 | S14°43'48"E | 18.85' |
| L12 | S0°38'45"W | 75.56' |
| L13 | S14°43'48"E | 22.63' |
| L14 | S45°30'38"W | 16.70' |
| L15 | S0°24'45"E | 38.91' |
| L16 | S46°20'30"E | 25.35' |
| L17 | N89°35'05"E | 37.55' |
| L18 | N45°30'38"E | 17.25' |
| L19 | N45°24'57"W | 18.38' |










SIGHT VISIBILITY TRIANGLE DETAIL 'J'
NTS

HUBBARD ENGINEERING
1261 S. Alma School Rd. Suite 1200 Mesa, AZ 85210 PH: 480.962.3313
www.hubbardengineering.com

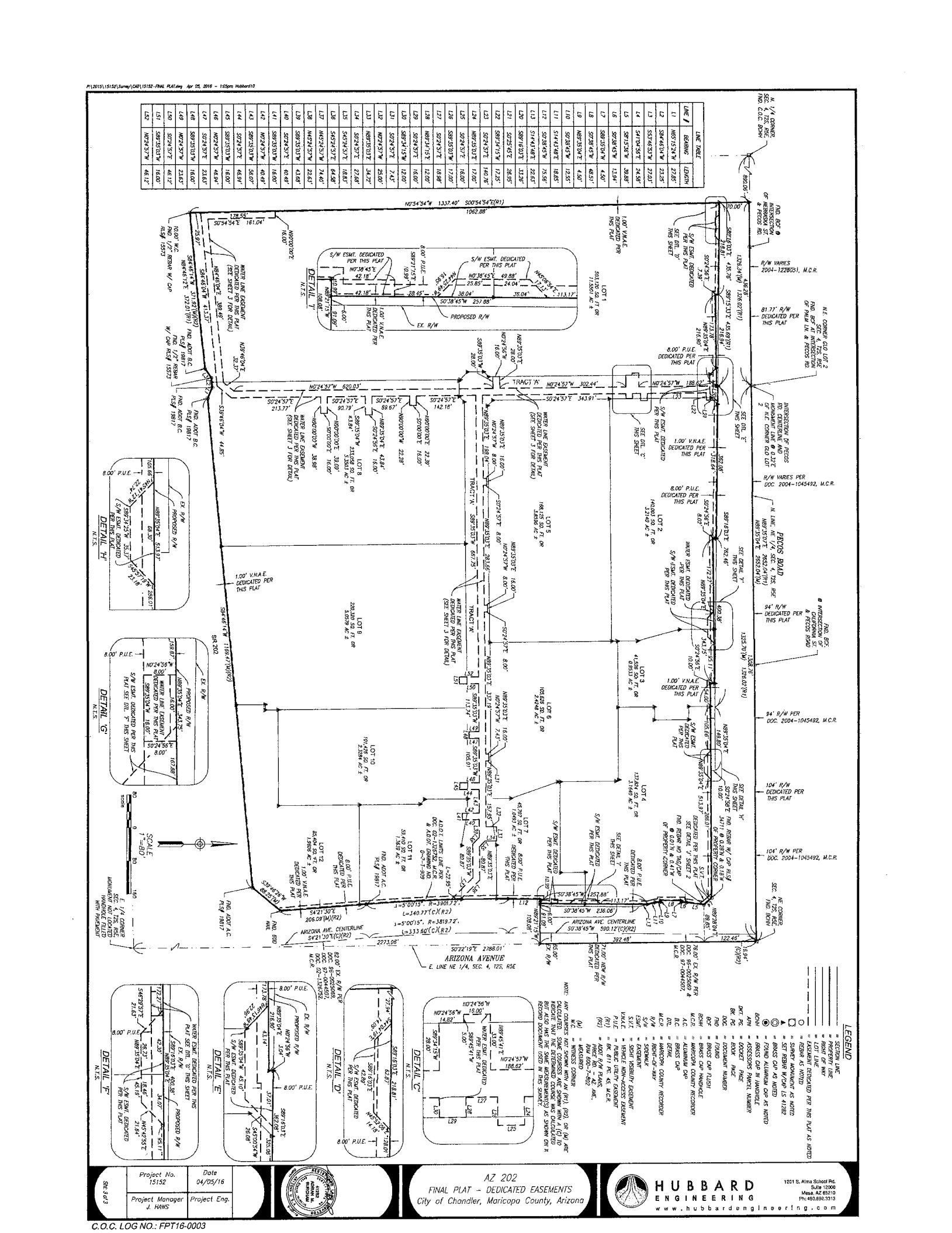
AZ 202
FINAL PLAT – BOUNDARY
City of Chandler, Maricopa County, Arizona

REGISTERED LAND SURVEYOR 41282 ADRIAN M. BURCHAM

| Project No. 15152 | Date 04/05/16 |
|---|---|
| Project Manager J. HAWS | Project Eng. |

Sht. 2 of 3

C.O.C. LOG NO.: FPT16-0003


AZ 202
FINAL PLAT – DEDICATED EASEMENTS
City of Chandler, Maricopa County, Arizona
HUBBARD ENGINEERING
www.hubbardengineering.com
1221 S. Alma School Rd.
Suite 12000
Mesa, AZ 85210
Ph: 480.892.3313
Project No. 15152
Date 04/05/16
Project Manager J. HAWS
Project Eng.
SR 3 of 3
PECOS ROAD
ARIZONA AVENUE
SR 202
DETAIL 'A'
DETAIL 'B'
DETAIL 'C'
DETAIL 'D'
DETAIL 'E'
DETAIL 'F'
DETAIL 'G'
DETAIL 'H'
DETAIL 'I'
TRACT 'A'
TRACT 'B'
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LEGEND
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C.O.C. LOG NO.: FPT16-0003